



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

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**WORKSESSION MEETING AGENDA**

**May 1, 2012**

**5:00 p.m.**

1. Amendments to the Weber County Zoning Ordinance Chapter 32B (Ogden Valley Signs), Chapter 1 (General Provisions) regarding the provisions for temporary signage including political signs (ZTA-2012-04)
2. Miradi Training
3. Adjourn

*The meeting will be held in the County Commission Break-Out Room or as otherwise posted.  
in the Weber Center, 1<sup>st</sup> Floor, 2380 Washington Blvd., Ogden, Utah.*



*In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings  
should call the Weber County Planning Commission at 801-399-8791*



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Amendments to the Weber County Zoning Ordinance Chapter 32B (Ogden Valley Signs), Chapter 1 (General Provisions) regarding the provisions for temporary signage including political signs

**Agenda Date:** Tuesday, May 01, 2012

**Applicant:** Weber County Planning Staff

**File Number:** ZTA-2012-04

### Property Information

**Approximate Address:** Not Applicable

**Project Area:** Not Applicable

**Zoning:** Not Applicable

**Existing Land Use:** Not Applicable

**Proposed Land Use:** Not Applicable

**Parcel ID:** Not Applicable

**Township, Range, Section:** Not Applicable

### Adjacent Land Use

<b>North:</b> Not Applicable	<b>South:</b> Not Applicable
<b>East:</b> Not Applicable	<b>West:</b> Not Applicable

### Staff Information

**Report Presenter:** Robert Scott  
rscott@co.weber.ut.us  
(801) 399-8791

**Report Reviewer:** SW

## Applicable Ordinances

- Weber County Zoning Ordinance Chapter 1 (General Provisions)
- Weber County Zoning Ordinance Chapter 32B (Ogden Valley Signs)
- Weber County Zoning Ordinance Chapter 23 (Supplementary and Qualifying Regulations)
- Weber County Zoning Ordinance Chapter 30 (Land Use Permit, Building Permit and Certificate of Occupancy)

## Background

The purpose and intent of Chapter 32B is to establish rules and procedures which govern signs in the Ogden Valley Township. The Western Weber County Township has its own sign ordinance Chapter 32.

The County Attorney's office has reviewed the sign ordinance and found that there are provisions that need to be remedied.

This proposed amendment to Chapter 32B (Ogden Valley Signs) addresses the issues the Attorney's office is concerned about. The proposal does three things, i.e., makes political signs content neutral, places them under the umbrella of temporary signs, and makes adjustments to definitions and other minor changes to be consistent with Chapter 30 (Land Use Permit, Building Permit and Certificate of Occupancy), Chapter 32 (Signs), Chapter 23 (Supplementary and Qualifying Regulations), and building and fire codes. Staff researched a number of other jurisdiction's ordinances in making this recommendation.

The following summary identifies the proposed amendments:

### Chapter 1 – 6 Definitions

Chapter 1 has a section providing for definitions. There are three definitions to be considered.

The definition for 'sign, construction' is taken from 32-B and placed here.

SIGN, Construction. Construction signs announcing the construction of a building or project naming owners, contractors, subcontractors and architects.

The definition 'sign, political or campaign' is not proposed for amendment. It is shared to provide the context for the remainder of the amendments.

SIGN, POLITICAL OR CAMPAIGN: A temporary sign soliciting support for a person running for public office or a sign defending or objecting to an issue or proposal being placed before the public.

The third definition is that of 'sign, temporary'. Staff is recommending that this definition be modified as shown below:

~~SIGN, TEMPORARY: Temporary signs as regulated by this Ordinance shall include any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wall board or other light materials with or without frames, intended to be displayed for a short period of time only.~~

SIGN, TEMPORARY: Any exterior sign, banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without light frames, intended to be displayed for a short period of time. Examples of temporary signs include: a grand opening banner; public event banner; political sign, real estate sign; special event sign.

## **Chapter 32B – Ogden Valley Signs**

### **32B-9. Prohibited Signs**

**O. Public Property Signs.** This provision is copied from Chapter 32.

### **32B-10 Other Signs**

**2. Political Signs.** The provision is deleted and a new section provided in 32B-12.

**6. Construction Signs.** This provision is deleted and transferred to Chapter 1-6 Definitions.

**10. Non Commercial Signs.** This provision is deleted and replaced with temporary sign provisions.

**13. Real Estate Signs.** This provision is deleted and placed under the temporary sign provisions.

**15. Minor Residential Signs.** The provision is being renamed and changed to be consistent with Chapter 32 nameplate signs.

**19. Special Event Banner and Special Event Directional Signs.** This is a new provision consistent with Chapter 32. This provision identifies that special event banners and special event direction signs are allowed for public and special events.

**20. Public Event Signs.** Public event signs are identified as those depicting upcoming community events, e.g., youth soccer sign up.

### **32B-12. Temporary Sign Usage**

**6. Temporary Signs.** The existing section is deleted. A revised section addressing temporary signs is provided.

First, fees are not required for temporary signs.

Second, standards for temporary sign setbacks are given for streets with sidewalks, those without sidewalks, and clear view triangle.

Third, there are three tables provided.

Table C-1 identifies temporary sign types, display periods, and removal requirements for all temporary signs.

Table C-2 relates to agricultural, forest, and residential zone standards for the maximum area per sign face, maximum height of the freestanding signs including the support structure, and the number of signs permitted.

Table C-3 relates to commercial and manufacturing zone standards for the maximum area per sign face, maximum height of the freestanding signs including the support structure, and the number of signs permitted.

## Summary of Planning Commission Considerations

- Do the proposed amendments remedy the concerns of County Legal Counsel?
- Are the proposed amendments clear, objective, and reasonable?

## Conformance to the General Plan

This is a legislative matter. The draft ordinance is consistent with both General Plans.

## Conditions of Approval

Not Applicable

## Staff Recommendation

Staff recommends that the Ogden Valley Planning Commission give feedback upon the draft ordinance. Staff will take the Planning Commission comments and incorporate them into a final draft prior to bringing the recommended ordinance before the Ogden Valley Planning Commission to make a recommendation to the Weber County Commission.

## Exhibits

- A. Weber County Zoning Ordinance Chapter 32B (Signs) and Chapter 1 (General Provisions) Proposed Amendments

1 **Chapter 1 GENERAL PROVISIONS**

2 **1-6 Definitions**

3 SIGN, Construction. Construction signs announcing the construction of a building or project naming  
4 owners, contractors, subcontractors and architects.

5 SIGN, POLITICAL OR CAMPAIGN: A temporary sign soliciting support for a person running for public  
6 office or a sign defending or objecting to an issue or proposal being placed before the public.

7 ~~SIGN, TEMPORARY: Temporary signs as regulated by this Ordinance shall include any sign, banner,~~  
8 ~~pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wall board or~~  
9 ~~other light materials with or without frames, intended to be displayed for a short period of time only.~~

10 SIGN, TEMPORARY: Any exterior sign, banner, pennant, valance or advertising display constructed of  
11 paper, cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without light  
12 frames, intended to be displayed for a short period of time. Examples of temporary signs include: a  
13 grand opening banner; public event banner; political sign, real estate sign; special event sign.

14 **Chapter 32-B OGDEN VALLEY SIGNS**

15 **32B-9 Prohibited Signs**

16 The following signs and types of signs are prohibited in all zoning districts in the Ogden Valley of Weber  
17 County:

- 18 A. Moving signs. Flashing, blinking, fluttering, undulating, swinging, changing, rotating or  
19 otherwise moving signs, pennants, tethered “party or weather-type” balloons, holograms, light  
20 beams, lasers or other like decorations.
- 21 B. Moving appurtenances. Moving mechanical or electrical appurtenances attached to a sign or  
22 otherwise intended to attract attention to a sign.
- 23 C. Rotating beacon lights.
- 24 D. Inflatable advertising devices or signs (does not refer to passenger-type hot air balloons being  
25 used for passenger flight).
- 26 E. Portable signs. Changeable copy trailer, a-frame, sandwich, or portable signs, except as permitted  
27 in Section 32B-12, Temporary Sign Usage and Section 32B-6, Destination and Recreation Resort  
28 Zone.
- 29 F. Banners. Banners, except as permitted in Section 32B-12, Temporary Sign Usage and Section  
30 32B-6, Destination and Recreation Resort Zone.
- 31 G. Changeable Copy Signs. Electronic changeable copy signs. Manual changeable copy signs except  
32 as permitted in Section 32B-11, Special Purpose Signs.
- 33 H. Off-site Signs. All off-site, off-premise and directional signs which advertise businesses,  
34 establishments, activities, facilities, goods, products, or services not made, produced, sold or  
35 present on the premises or site where the sign is installed and maintained are prohibited, except as  
36 exempted in Section 32B-10, Other Signs.
- 37 I. Signs on motor vehicles, except for student driver signs. Vehicle signs may be allowed on  
38 vehicles, but they may not be illuminated or parked on a long term basis to be used as a sign for  
39 the purpose of advertising a product or directing people to a business activity as listed in Section  
40 32B-10, Other Signs.

- 41 J. Luminous Tube Signs. External gas filled luminous tubes, such as neon, argon or fluorescent,  
 42 signs or valances, unless inside a building or in a window and not to exceed four (4) square feet in  
 43 area, except as listed in Section 32B-13, Sign Materials and display Standards, and may not flash  
 44 or blink.
- 45 K. Other temporary signs. Any other device in the form of a sign which is of a temporary nature, or  
 46 mobile, and not permanently affixed to a building or an upright support affixed firmly to the  
 47 ground, except as permitted in Section 32B -12, Temporary Use.
- 48 L. Roof signs. Signs mounted on a roof or atop a parapet wall.
- 49 M. Billboards.
- 50 N. Pole signs. Except one (1) pole sign per public, private, and charter school, consisting of not more  
 51 than a six (6) foot tall by ten (10) foot wide changeable reader board sign, located not less than  
 52 ten (10) feet and not more than fifteen (15) feet above the sidewalk, may be permitted.
- 53 O. Public Property Signs. It shall be unlawful for any person to fasten or attach, paint or place any  
 54 sign, handbill, poster, advertisement or notice of any kind or sort, whether political or otherwise  
 55 or to cause the same to be done in or upon the curbstone, lamp post, telephone pole, electric light  
 56 or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or street. It shall  
 57 be unlawful to paste, place, paint or attach any sign defined in this Chapter on any building, street  
 58 or property of the County. No sign shall be erected on or project over public property, except as  
 59 permitted in Section 32B-12, Temporary Sign Usage.

60 **32B-10 Other Signs**

61 In addition to being regulated by other ordinances and State or Federal law, the following signs are only  
 62 regulated in the following manner:

- 63 1. Traffic signs. All signs erected in a public right-of-way by a public agency or in a private road  
 64 right-of-way for the purpose of controlling or directing traffic.
- 65 2. ~~Political signs. Political signs pertaining to a specific election, which are displayed not earlier~~  
 66 ~~than sixty (60) days prior to the election and which are removed by the candidate or property~~  
 67 ~~owner who placed the sign, within fifteen (15) days after the election.~~
- 68 3. Governmental flags. Official governmental flags of the United States, the State of Utah or Weber  
 69 County, and which are properly displayed, and provided they are not mounted on a roof or atop  
 70 other signs. One (1) corporate flag may be displayed along with a proper display of any or all of  
 71 the official flags listed in this paragraph. Flagpole height may not exceed the maximum height  
 72 allowed in the zone for which it is being placed. If over the height allowed in the zone, the  
 73 flagpole shall have a Conditional Use Permit approved by the Planning Commission.  
 74 Governmental uses, such as libraries and schools, shall be exempt from height requirements of  
 75 this sub-section.
- 76 4. Private warning signs. Private warning signs provided they do not exceed four (4) square feet.
- 77 5. Signs on vehicles. Signs for business identification which may include name, address, telephone  
 78 number, not to exceed 2 feet by 3 feet upon the side door of a vehicle.
- 79 ~~6. Construction signs. Construction signs announcing the construction of a building or project~~  
 80 ~~naming owners, contractors, subcontractors and architects, not to exceed on (1) sign of twenty~~  
 81 ~~(20) square feet in area for each street frontage of the building or project.~~
- 82 7. Historical signs. Historical name signs for sites and/or structures designated by the Board of  
 83 County Commissioners as having historical significance to the County. (And as identified in the  
 84 Ogden Valley Master Plan)
- 85 8. Guidance signs. Guidance and other informational signs authorized by the Utah Department of  
 86 Transportation or other governmental agency.

- 87 9. Business signs. No more than one (1) "Open/Closed" and one (1) "Vacancy/No Vacancy" sign,  
88 one (1) "Hours of Operation" sign, and one (1) "Credit Card Acceptance" sign, not to exceed a  
89 total of four (4) square feet in area, displayed for each business.
- 90 10. ~~Non-commercial signs. Signs that contain non-commercial messages that do not advertise a~~  
91 ~~product or service, provided they do not exceed six (6) square feet in area.~~
- 92 11. Statuary and sculptures. Freestanding statuary and sculptures which are considered to be works of  
93 art and which are placed on private property clearly for the benefit and interest of the general  
94 public.
- 95 12. Murals. Murals, when depicted on the sides or rear of a building or storefront, provided that the  
96 mural has no connection or advertising context to any business conducted or any product or  
97 service offered therein.
- 98 13. ~~Real estate signs. Signs of real estate companies or private individuals announcing a property for~~  
99 ~~sale, rent or lease, provided that no such sign exceeds sixteen (16) square feet and that only one~~  
100 ~~(1) sign per property per street frontage is displayed.~~
- 101 14. Gate or arch sign. A gate or arch sign situated over the primary entry of a lot or parcel of land,  
102 provided that the sign face does not exceed eight (8) square feet and that the sign provides a  
103 vertical clearance of at least fourteen and one-half (14.5) feet from the driving surface, not to  
104 exceed eighteen (18) feet in height and a minimum passable width of twenty (20) feet, not to  
105 exceed thirty (30) feet pole to pole. Depth of the Arch shall not exceed two (2) feet. A Land Use  
106 Permit, to assure standards are in compliance, and a Building Permit for proper installation of  
107 footings and to ensure wind tolerance, are required.
- 108 15. ~~Minor residential signs. Nameplate signs. Nameplate signs not to exceed two (2) square feet Wall~~  
109 ~~signs not to exceed one (1) foot by two (2) feet in size that identify the occupants/owners and/or~~  
110 ~~home occupation of a residential property. Larger residential signs shall comply with the~~  
111 ~~provisions of this Zoning Ordinance.~~
- 112 16. Addressing Numbers. Addressing numbers shall be no more than twelve (12) inches in height.
- 113 17. Athletic Field Scoreboard signs. Not to exceed 120 square feet in any zone. The Planning  
114 Commission shall approve the location of all scoreboard signs in all zones except commercial and  
115 manufacturing zones.
- 116 18. Subdivision Entry Signs. An approved, recorded subdivision may locate one (1) entry sign at each  
117 entrance. The sign shall be of the Monument type and meet all specifications/requirements for  
118 Monument signs (Section 32B-6.2.c). The name of the subdivision shall be the only text included  
119 on said sign. The Planning Commission shall approve location and design style. A double entry  
120 sign may be approved by the Planning Commission where there is a divided center island entry  
121 street.
- 122 19. Special Event Banner and Special Event Directional Signs. Permits may be issued for hanging of  
123 display banners or other cloth decorations for special occasions, e.g., religious, charitable, civic,  
124 or festive occurrences, or in celebration of some event of religious, national, state or civic  
125 significance or in honor of a visit from a person or persons of note. Public event banner signs  
126 may be hung over public streets or on walks after proper approval. Special event directional  
127 signs are allowed for public and special events.
- 128 20. Public Event Signs. Signs depicting upcoming community sponsored events, e.g., youth soccer  
129 sign-up,

### 130 **32B-12 Temporary Sign Usage**

131 ~~Signage for the temporary uses listed below, and for one-time grand openings, is permitted, with a Land~~  
132 ~~Use Permit, subject to the conditions and limitation stated herein. Unless otherwise specified, signs shall~~  
133 ~~be removed within 3 days of discontinuance of the use or event.~~

- 134 1. ~~Christmas tree sales. One (1) ground sign, not to exceed six (6) feet in height or one (1) wall sign,~~  
135 ~~or one (1) banner per sales lot is permitted, not to exceed twenty (20) square feet.~~  
136 2. ~~Contractors and real estate/subdivision sales offices. In addition to the construction sign allowed~~  
137 ~~in Section 32B-10, Other Signs, one (1) wall sign affixed to the office and not to exceed twenty~~  
138 ~~(20) square feet in area is permitted.~~  
139 3. ~~Public interest event or Special event. One (1) ground sign not to exceed six (6) feet in height, or~~  
140 ~~one(1) banner is permitted, neither of which shall exceed twelve (12) square feet in area. The sign~~  
141 ~~or banner shall be displayed on the site of the event. Up to two (2) off-premise directional signs,~~  
142 ~~each not to exceed six (6) square feet in area, are also permitted. Signs may be displayed up to~~  
143 ~~sixty (60) days prior to the event and shall be removed within seven (7) days after the event.~~  
144 ~~Location, numbers of signs and time limitation may be adjusted and shall be approved by the~~  
145 ~~Planning Commission.~~  
146 4. ~~Farm stands. Farm stands are permitted one (1) temporary ground or wall sign or banner, not to~~  
147 ~~exceed twelve (12) square feet in area.~~  
148 5. ~~Grand openings. On a one-time basis, a business establishment shall be permitted one (1) banner~~  
149 ~~not to exceed twelve (12) square feet, to be displayed for a period of not more than fourteen (14)~~  
150 ~~calendar days.~~  
151 6. ~~Real Estate sales signs, per 32B-10.M; however, no Temporary Permit is required.~~

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153 Temporary signs shall be permitted in accordance with standards set forth below, unless specified  
154 otherwise in this ordinance:

155 A. Fees: Temporary signs are exempt from fees.

156 B. Setback standards for temporary signs:

157 1. Signs must be placed behind the sidewalk, including those with grass strips between the  
158 street and the sidewalk 5 feet, except for special event banners and special event directional  
159 signs.

160 2. On streets with no sidewalks, signs must be placed behind the curb or pavement 5 feet  
161 and not hang into the street; and

162 3. At intersections, they must be placed beyond the site distance triangle (23-7 Clear View of  
163 Intersecting Streets).

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## C. Additional Standards

<u>Table C-1</u>		
<u>Sign Type</u>	<u>Display Period</u>	<u>Removal Required 3 Days After</u>
<u>Construction Signs</u>	<u>Duration of construction</u>	<u>Completion of construction</u>
<u>Farmers Market</u>	<u>June through October</u>	<u>June through October</u>
<u>Fruit and Vegetable Stand</u>	<u>June through October</u>	<u>June through October</u>
<u>Garage / Yard Sale Sign</u>	<u>3 days prior to event / 4 sales per year (once every 3 months)</u>	<u>End of sale</u>
<u>Grand Openings</u>	<u>One time basis</u>	<u>14 calendar days</u>
<u>Political Sign</u>	<u>No limit</u>	<u>Election / voting day</u>
<u>Public Event Banner (on public property)</u>	<u>30 days prior to the event</u>	<u>End of event</u>
<u>Public Event Sign</u>	<u>30 days prior to the event</u>	<u>End of event</u>
<u>Property / Real Estate Sign</u>	<u>Duration of listing</u>	<u>Closing / lease commencement date</u>
<u>Short Term Vendors</u>	<u>120 days</u>	<u>120 days</u>
<u>Special Event</u>	<u>60 days prior to the event</u>	<u>End of event</u>
<u>Temporary Outdoor Sales</u>	<u>Per state code if applicable or 30 days prior to the event</u>	<u>End of event</u>
<u>Temporary Real Estate Sales Office</u>	<u>Duration of construction</u>	<u>Completion of construction</u>
<u>Temporary Real Estate Sales Office Wall Sign</u>	<u>Duration of construction</u>	<u>Completion of construction</u>

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Table C-2

<u>Types of Temporary Signs Permitted in Agricultural, Forest and Residential Zones</u>	<u>Maximum Area Per Sign Face</u>	<u>Maximum Height of Freestanding Signs (Includes support structure)</u>	<u>Number of Signs Permitted per Sign Type</u>
<u>Construction Sign</u>	<u>32 square feet</u>	<u>6 feet</u>	<u>1 per street frontage</u>
<u>Farmers Market</u>	<u>32 square feet</u>	<u>10 feet</u>	<u>1 sign per street frontage</u>
<u>Fruit and Vegetable Stand</u>	<u>12 square feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Garage / Yard Sale Sign</u>	<u>6 square feet</u>	<u>4 feet</u>	<u>1 per street frontage</u>
<u>Grand Openings</u>	<u>12 square feet banner</u>	<u>6 feet if set in the ground or anywhere on the building</u>	<u>1 per street frontage</u>
<u>Political Sign</u>	<u>16 square feet</u>	<u>6 feet</u>	<u>no limit</u>
<u>Public Event Banner (on public property)</u>	<u>12 square feet</u>	<u>n/a</u>	<u>1 per street frontage</u>
<u>Public Event Sign</u>	<u>4 square feet</u>	<u>3 feet</u>	<u>1 per street frontage</u>
<u>Property / Real Estate Sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>1 per street frontage</u>
<u>Special Event</u>	<u>12 square feet onsite</u>  <u>6 square feet offsite</u>	<u>6 feet</u>	<u>No limit onsite sign either a ground sign or banner</u>  <u>No limit off-premise directional signs</u>
<u>Temporary Real Estate Sales Office</u>	<u>32 square feet</u>	<u>6 feet</u>	<u>1 per street frontage</u>
<u>Temporary Real Estate Sales Office Wall Sign</u>	<u>20 square feet</u>	<u>n/a</u>	<u>1 sign attached to the office</u>

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Table C-3

<u>Types of Temporary Signs Permitted in Commercial and Manufacturing Zones</u>	<u>Maximum Area Per Sign Face</u>	<u>Maximum Height of Freestanding Signs</u>	<u>Number of Signs Permitted per Sign Type</u>
<u>Construction Sign</u>	<u>64 square feet</u>	<u>12 feet</u>	<u>1 per street frontage</u>
<u>Farmers Market</u>	<u>32 square feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Grand Openings</u>	<u>12 square feet banner</u>	<u>6 feet if set in the ground or anywhere on the building</u>	<u>1 per street frontage</u>
<u>Political Sign</u>	<u>32 Square Feet</u>	<u>8 Feet</u>	<u>No limit</u>
<u>Public Event Banner (on public property)</u>	<u>12 square feet</u>	<u>n/a</u>	<u>1 per street frontage</u>
<u>Public Event Sign</u>	<u>6 feet</u>	<u>6 feet</u>	<u>1 per street frontage</u>
<u>Property / Real Estate Sign</u>	<u>64 square feet</u>	<u>12 feet</u>	<u>1 per street frontage</u>
<u>Short Term Vendors</u>	<u>16 square feet</u>	<u>6 feet if set in the ground or anywhere on the building</u>	<u>2 total per frontage, either a ground sign or on vendor trailer, mobile store, tent, or kiosk</u>
<u>Special Event</u>	<u>12 square feet onsite</u>  <u>6 square feet offsite</u>	<u>6 feet</u>	<u>No limit onsite sign either a ground sign or banner</u>  <u>No limit off-premise directional signs</u>
<u>Temporary Outdoor Sales</u>	<u>16 feet</u>	<u>6 feet if set in the ground or anywhere on the building</u>	<u>2 per street frontage</u>
<u>Temporary Real Estate Sales Office</u>	<u>100 square feet</u>	<u>12 feet</u>	<u>1 per street frontage</u>
<u>Temporary Real Estate Sales Office Wall Sign</u>	<u>20 square feet</u>	<u>n/a</u>	<u>1 sign attached to the office</u>