



LEGISLATIVE STAFF REPORT

MEETING DATE: September 11, 2025

ITEM TITLE, PRESENTER: Consideration and Approval of a Sign Permit for CED, 11910 S Highway 191, Michelle Eccles, Buds Signs

RECOMMENDATION: Make a motion approving the Sign Application using the outline of the county Spanish Valley sign ordinance.

Make a motion denying the Sign Application based on findings of fact due to the following reasons: (statements of findings for substantial evidence)

SUMMARY

On July 22, 2025, the County received a Sign Permit Application located at 11910 South Highway 191 within the Moab Business Park for CED from Michelle Eccles.

Based on the application, the location of the building is 11910 South Highway 191 in Spanish Valley which places the business within the current Spanish Valley Residential District. Reviewing this ordinance, signs are allowed in this zone but have to meet the following criteria:

A. Spanish Valley Residential District

The following provisions regulate signs in the Spanish Valley Residential District.

1. Low Profile Signs: Two (2) permanent low profile identification signs which state the official name of the residential subdivisions with will be allowed for residential developments; provided, that these signs conform to the following regulations:

- Shall be located at the entrance of the residential subdivision and be a minimum of ten feet (10') from front property lines.
- Shall be incorporated into a landscape design scheme.
- Shall be limited to a maximum of three feet (3') in height from finished grade.
- Shall be limited to sixteen (12) square feet in area for each sign.
- Shall be limited to only two (2) signs per subdivision.
- Shall contain no animation.
- May not be illuminated.

2. Promotional Signs for Residential Developments: Promotional signs shall be allowed for residential developments to promote, market and advertise the entire development offering the property for sale and providing pertinent sales information to the public. Promotional signs are not allowed for the sale of individual lots, homes, or a portion of the development.

- Signs shall not exceed six feet (6') in height and must be located within the boundaries of the development a minimum of ten feet (10') from a street, shall not project into or be installed on

any public right-of-way and shall not be located within required intersection clear view zones. The signs shall be temporary and shall be removed when all original lots have been sold.

- Residential developments may have up to two (2) signs offering the project for sale or inspection by the public.

3. Property Signs; For Sale, Lease, Or Rent: One temporary on-premises sign identifying the lot or offering the premises for sale, lease, rent, or inspection by the public is permitted and shall not exceed twelve (12) square feet in size. Such sign may be double faced or may be a movable freestanding sign and includes advertising for a model home or an open house at the premises.

I have attached the specific chapters relating to signage.