

MEMO



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: July 19, 2024

RE: Code Amendment Clarifying Wall Sign Requirements and Approval Process

It is proposed that the Planning Commission and City Council consider amending language related to wall sign approvals found in Santaquin City Code Section 10.44.080.

Staff is recommending the following code amendment to the sign ordinance. Currently, the code requires the Planning Commission to approve signage on more than two sides of the building and the rear of the building. In some instances, requiring Planning Commission approval has delayed a business from opening. The business had to wait several weeks to get Planning Commission approval when they were meeting code requirements. Staff is proposing the following changes to the wall sign code to make the approval process more efficient.

1. Making the Zoning Administrator the land use authority for additional sign requests, signs on more than two sides of a building, and signs on the rear of the building.
2. Clarifying that the Historic Preservation Committee must approve painted signs on historic buildings.
3. Clarifying a few code requirements to make it easier to understand. No requirements have changed.

The attached draft ordinance has the proposed language. The Planning Commission's responsibility is to forward a recommendation to the City Council.

Recommended Motion: “Motion to recommend approval of the proposed code amendment which amends Santaquin City Code 10.44.080.E.”

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO CLARIFY WALL SIGN REQUIREMENTS AND ALLOW THE ZONING ADMINISTRATOR TO APPROVE MULTIPLE WALL SIGNS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth-class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the State Legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 44 Section 080 to clarify wall sign requirements and allow the Zoning Administrator to approve multiple wall signs; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on July 23, 2024, which hearing was preceded by the posting of public notice on the City’s website (www.santaquin.org), on the State of Utah’s Public Notice Website, and in at least three public places within the City limits of Santaquin City in accordance with Section 10-3-711 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 44, Section 080 is amended as follows: (underlined text is added, stricken text is deleted)

- E. Wall Signs: Wall signs should be the primary form of identification for business uses in the city. Each business is entitled to one wall sign if the following criteria are met:
 - 1. Area Occupied: The sign may not occupy more than fifteen percent (15%) or six hundred (600) square feet, whichever is less, of the flat wall area. If a sloping facade or roof exists, the sign may not exceed fifteen percent (15%) or six

hundred (600) square feet, whichever is less, of that area. A wall sign may not use a combination of both flat and sloping areas in calculating the fifteen percent (15%). On a sloping roof the vertical projection is used to calculate area not actual length of the slope.

2. Multiple Signs: The fifteen percent (15%) area of the primary wall and the five percent (5%) area of all secondary walls may be divided into more than one sign with the approval of the building official under the following guidelines and restrictions:
 - a. Guidelines:
 - (1) The sign package blends with the aesthetics of the building and surrounding natural and manmade environment.
 - (2) The sign package color, style, size, scale and proportion enhances the exterior of the building and does not place too much bulk and external distractions on the exterior of the building.
 - (3) The number of signs are appropriate to the scale of the building.
 - b. Restrictions:
 - (1) The maximum number of wall signs on any given wall, including multi-tenant buildings, shall be seven (7). For the purpose of this title, a sign will be considered a complete phrase and the suggested layout of the sign package (i.e., the individual words may either be lumped together as 1 phrase to equal 1 sign, or spread out to be many different signs, such as "1 Hour Photo" would be considered 1 sign).
 - (2) ~~The maximum number of multiple wall signs on any given wall shall be limited to seven (7).~~ The maximum combined square footage of wall signs on any given wall shall be limited to six hundred (600) square feet or fifteen percent (15%) of the wall (5 percent if a secondary wall), whichever is less.
 - (3) Multi-tenant buildings ~~may receive a conditional use permit so that the building~~ may exceed the maximum number of signs to accommodate ~~the an~~ additional sign if the planning commission Zoning Administrator judges the additional sign to be consistent with the criteria set forth above.
 - (4) Multiple wall signs shall utilize individual lettering and logos only. No multiple cabinet signs or combination of cabinet and individual lettering signs shall be approved. It is encouraged that the use of multiple materials and lettering styles, such as exposed neon, different type styles, use of logos in conjunction with the lettering be implemented.
3. Painted Signs: Painted signs applied directly to any building face, must have specific approval of the ~~community development department~~ Zoning Administrator. ~~If the building is in historic Santaquin,~~ If the sign is located on a

historic building, the sign must have approval ~~of the planning commission upon recommendation~~ of the ~~h~~Historic Preservation ~~commission~~ Committee.

4. Changeable Copy: Wall signs with changeable copy, reader board, or electronic message capability are not allowed.
5. Wall Specified: Buildings or businesses with exposure on the side(s) and front may choose which wall to mount their primary sign upon. Signs are allowed on the rear of the building with ~~planning commission~~ Zoning Administrator approval.
6. Multiple Walls: A sign on a third and fourth wall must be approved by the ~~planning commission~~ Zoning Administrator using the criteria as listed in paragraph E,2.
7. Multi-Tenant Buildings: Owners of buildings that have small offices inside, accessory and/or secondary to the main use, are required to create a building identification sign instead of trying to obtain signage for every tenant. This is especially true for buildings with two (2) or more levels.
8. Sloping Roofs: Wall signs on sloping roofs shall be erected so as to appear as a sign applied to a similarly vertical wall surface and finished in such a manner that the visual appearance from all sides is such that they appear to be part of the building itself. All such signs shall be installed or erected in such a manner that there is no visual support structure such as guywires or braces.
9. Projection: No part of any wall sign or of the sign structure shall project above or below the highest or lowest part of the wall upon which the sign is mounted or painted.
10. Projection From Face Of Building: No wall sign including any light box or structural part, shall project more than eighteen inches (18") from the face of the building to which it is attached. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered,

and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, August 7th, 2024. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 6th day of August 2024.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Brian Del Rosario	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember Travis Keel	Voted	___

ATTEST:

Amalie R. Ottley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 6th day of August 2024, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO CLARIFY WALL SIGN REQUIREMENTS AND ALLOW THE ZONING ADMINISTRATOR TO APPROVE MULTIPLE WALL SIGNS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 6th day of August 2024.

Amalie R. Ottley
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, at the City Hall Building at 110 S. Center Street and on the State of Utah’s Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

AMALIE R. OTTLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ____ day of ____ 2024,
by AMALIE R. OTTLEY.
My Commission Expires:

Notary Public