



**Memorandum**

**To:** Town Council  
**From:** Thomas Dansie, Director of Community Development  
**Date:** August 3, 2018  
**Re:** **Ordinance 2018-13: Revisions to Standards for Signage in the AG zone**

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In 1998 the Planning Commission approved signage for the Trees Ranch Fruit Market. That signage did not meet the standards for signs in the AG zone (see section 10-24-3). The signs were too big and too tall. However, the Commission approved the signs because they felt larger signs in this location were necessary to adequately advertise the legal fruit market business operating in the building. The Commission also discussed the need to amend the ordinance to allow larger signs in the AG zone and expressed their intention to do so. That ordinance revision was never completed.

The signs were installed and remained on the property for a number of years until they were removed approximately three years ago.

A new restaurant is proposed for the Trees Ranch property (restaurants are an allowed use in the AG zone). The restaurant developer would like to install signage similar to the previously approved signs for the Fruit Market. Because the contemplated ordinance revision for signage in the AG zone was never completed the Town cannot approve these signs.

The restaurant developer applied for a variance for larger signs. The Appeal Authority denied the variance request with the comment that the appropriate method of relief for the applicant is through an ordinance amendment, not a variance.

Based on direction from the Mayor, the Planning Commission prepared an ordinance amendment that changes the sign standards for signs in the AG zone, as detailed in the chart below:

	<b>Current Standard</b>	<b>Proposed Revised Standard</b>
<b>Freestanding Signs</b>		
Size	12 square feet	30 square feet
Height	4 feet	12 feet
Setback	6 feet	6 feet
<b>Building Mounted Signs</b>		
Size	12 square feet	20 square feet
Height	8 feet	15 feet

The Planning Commission found these proposed revisions will allow for adequate identification of commercial enterprises the AG zone currently allows (fruit markets, restaurants) while at the same time limiting sign clutter and visual impacts of large signs. The proposed sign allowances are less than the commercial zones, but more than the AG zone currently allows.

The Planning Commission received one public comment in support of the ordinance at their public hearing on the proposed revision.

The Planning Commission recommends approval of the proposed ordinance revisions.

## **PLANNING COMMISSION MEETING MINUTES 7/18/2018**

**Public Hearing: Ordinance Revision – Changes to section 10-24-3 regarding standards for signage in the Agricultural zone:** Mr. Dansie said this would allow larger signs for commercial businesses in the Agricultural zone. He indicated the Town attorney provided suggested edits.

**Commission questions for staff:** None were asked.

**Public questions for staff:** Leslie Smith, in attendance representing Sanctuary Ranch, asked about the attorney changes.

- Mr. Dansie said changes did not relate to agricultural signage. The edits were language clarifications pertaining to Public Use and Residential zones.

Some Commissioners did not have a chance to review the attorney changes, therefore staff printed copies and allowed time for Commissioners to read through.

The Commission took a brief break. The meeting reconvened at 6:58pm.

Regarding section 10-24-3(B)(4) pertaining to signage for properties in the Public Use zone without frontage on SR-9, Mr. Marriott suggested a text change that would allow a freestanding sign at the closest 'available' intersection with SR-9.

**Commission questions to applicant:** None were made.

**Motion to open public hearing by Mike Marriott; seconded by Jerry Giardina.**

**Staker: Aye**

**Elger: Aye**

**Pitti: Aye**

**Giardina: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

Leslie Smith thanked the Commission for considering changes to the Agricultural zone sign code which allowed them to advertise their business.

**Motion to close public hearing by Suzanne Elger; seconded by Mike Marriott.**

**Staker: Aye**

**Elger: Aye**

**Pitti: Aye**

**Giardina: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

**Commission deliberation:** Mr. Pitti said felt the suggestions made by the Commission and the attorney were good.

**Motion made by Mike Marriott to recommend the Ordinance Revision and changes to section 10-24-3 regarding standards for signage in the Agricultural Zone with all the noted changes made by the attorney and the one change in section four to the closest 'available intersection'; seconded by Jerry Giardina.**

**Staker: Aye**

**Elger: Aye**

**Pitti: Aye**

**Giardina: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

## ORDINANCE 2018-13

**Whereas,** the Springdale Town Council finds it necessary to allow agricultural related businesses and restaurants in the Agriculture zone larger signs than the Town's sign regulations currently allow to help ensure the feasibility and viability of these uses, and

**Whereas,** the processes required by Utah State Code and Springdale Town Code for amending land use regulations have been completed,

**Now therefore be it ordained** by the Springdale Town Council that section 10-24-3 of the Town Code is amended to read as follows:

### 10-24-3: SIGNS PERMITTED IN RESIDENTIAL, PUBLIC AND AGRICULTURAL ZONES:

Signs ~~A sign are is~~ allowed in the FR, VR, PU, and AG Zones, only pursuant to in accordance with the regulations in this section.

A. Noncomplying: Commercially used buildings or structures within the VR or FR zone deemed noncomplying by enactment of this title shall be governed by sign regulations pertaining to commercial zones in section 10-24-4 of this chapter. Signs associated with such noncomplying buildings shall not be deemed noncomplying solely by their location within a residential zone.

B. Permitted Signs in the Residential and Public Use zones: One ~~low-low~~ profile ~~identification~~ sign is allowed on each ~~subdivision, bed and breakfast, institution, agricultural business or the like~~ parcel in the FR, VR, and PU zones. ~~The s~~Signs shall be either freestanding, or attached to a building exterior wall, a fence, or a wall or attached to a wall or fence announcing the site entrance; provided, that:

1. ~~A Freestanding~~ freestanding Signsign: (a) may not be more than twelve square feet or more than four feet tall; (b) shall be located at least six feet from the public right of way; and (c) shall be incorporated into a landscaping design or planter box.

~~a. Do not exceed twelve (12) square feet in area or four feet (4') in height;~~

~~b. Shall be located a minimum of six feet (6') from the public right of way;~~

~~c. Shall be incorporated into a landscaping design or planter box; and~~

2. ~~A Wall~~ sign that is attached to a building exterior, a fence, or a wall ~~Mounted: Signs mounted flat against the building or entrance wall or fence shall:~~ (a) may not be more than twelve square feet; (b) may not extend more than twelve inches at any point from the building exterior, wall, or fence; (c) if the sign is mounted on a building, may not be more than eight feet tall and may not extend above the roofline; (d) shall be flat against the building, fence, or wall; and (e) if the sign is attached to a wall or fence, may not extend above the wall or fence.

- a. ~~Not exceed twelve (12) square feet in area;~~
- b. ~~Not extend more than twelve inches (12") at all points from said wall or fence; and~~
- c. ~~Not exceed eight feet (8') in height nor extend above the roofline, for signs mounted on a building wall; or~~
- d. ~~Not extend above said wall or fence, for signs attached to an entrance wall or fence.~~

3. Additional Street Frontage: One additional sign may be permitted if the property concerned ~~exceeds-is~~ more than five (5) acres and has frontage on more than one public dedicated street. ~~Such-This~~ additional sign shall be located on the additional frontage. ~~Such signs shall be~~ The additional sign allowed by this section is regulated-subject to under the sign standards of this chapter.

4. Properties Without Frontage On SR-9: Institutions in the PU zone ~~located~~ on properties without frontage on Zion Park Boulevard (SR-9) ~~shall be~~ allowed one additional freestanding sign at the closest available intersection with SR-9, provided the sign ~~shall~~:

- a. ~~Not-May not exceed-be more than~~ eight ~~(8)~~ square feet ~~in area-nor~~ more than four feet ~~(4')~~ in height tall;
- b. ~~Be shall be located~~ entirely on private property with permission of the property owner or within the public right of way with the written permission of the managing public agency;
- c. ~~Not-Shall be located nearer than~~ at least two feet ~~(2')~~ of away from any public right of way;
- d. ~~In-Shall not no way~~ interfere with traffic visibility triangles; and
- e. ~~Be-Shall be~~ associated with an institution in the public use zone and no other use.

5. Consolidated Signs: ~~It is the intent of the sign ordinance to reduce sign clutter throughout the town. Therefore, in instances where~~ If two (2) or more public uses on the same street would qualify for ~~the-an~~ additional freestanding sign ~~allowed by~~ under subsection B4 of this section, ~~such-those~~ signs may be consolidated into one sign structure in accordance with this section. ~~Consolidated-A consolidated~~ signs allowed by this section must meet the following standards:

- a. The sign structure may not ~~exceed-be more than~~ eight feet ~~(8')~~ in height tall.
- b. The total sign area ~~for identification of public uses~~ must be equal to or less than three ~~(3)~~ square feet times the number of ~~public uses the sign identifies~~ signs that are substituted with a consolidated sign.
- c. The sign ~~must shall~~ be located entirely on private property with permission of the property owner or within the public right of way with the written permission of the managing public agency.
- d. The sign must not interfere with visibility triangles.

e. The consolidated sign may also provide for additional temporary event signage ~~for special events in the PU zone~~, provided that the total area ~~dedicated to of the~~ temporary event signage is limited to ten ~~(10)~~ square feet and is displayed for no more than three ~~(3)~~ consecutive days, and the temporary signage is displayed at least 10 days after the last temporary signage was displayed at that location.

f. The consolidated sign ~~must~~ shall conform to standards for color, materials, illumination, and landscaping found elsewhere in this chapter.

C. Agricultural zone: Each agriculturally zoned property (or group of properties under common ownership and operated under common management) is allowed one freestanding sign and one building mounted sign, as regulated below:

1. A freestanding sign:

(a.) May not be more than 30 square feet;

(b.) May not be more than twelve feet tall;

(c.) Shall be at least six feet from the public right-of-way; and

(d.) Shall be incorporated into a landscaping design or planter box.

2. A building mounted sign:

(a.) May not be more than 20 square feet;

(b.) Must be mounted on a building wall; and

(c.) May not be more than fifteen feet tall, as measured from the ground to the top of the sign.

PASSED AND ADOPTED by the Springdale Town Council the \_\_\_\_\_ day of \_\_\_\_\_, 2018. This ordinance shall be effective upon passage and posting.

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Mayor Stanley J. Smith

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Attest: Town Clerk Darci Carlson