



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

APPLICATION INFORMATION

Agenda Item: ZTA 2022-03 A public hearing for consideration of an ordinance and applicant driven text amendment to amend the Ogden Valley Signs ordinance to allow a neighborhood identification sign to be placed on a retaining wall.

Agenda Date: Tuesday, April 18, 2023

Applicant: Wolf Creek Utah

Representative: Taylor Lewis

File Number: ZTA 2022-03

STAFF INFORMATION

Report Presenter: Steve Burton
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801-399-8766

Report Reviewer: CE

Applicable Ordinances

Weber County Code, Part II, Title 110, Chapter 2

Legislative Decisions

This is a legislative matter. There is wide discretion in making legislative decisions. Criteria for recommendations on a legislative matter suggest compatibility with the general plan, existing ordinances, and best practices. Examples of legislative actions are general plan, zoning map, and land use code amendments.

Summary

The applicant is proposing to allow a neighborhood identification sign to be placed on a retaining wall. The applicant is proposing to allow neighborhood identification retaining wall signs to be 4.5 feet in height and 40 feet in width. Staff is proposing to allow the wall sign to go up to five feet in height and 40 feet in width.

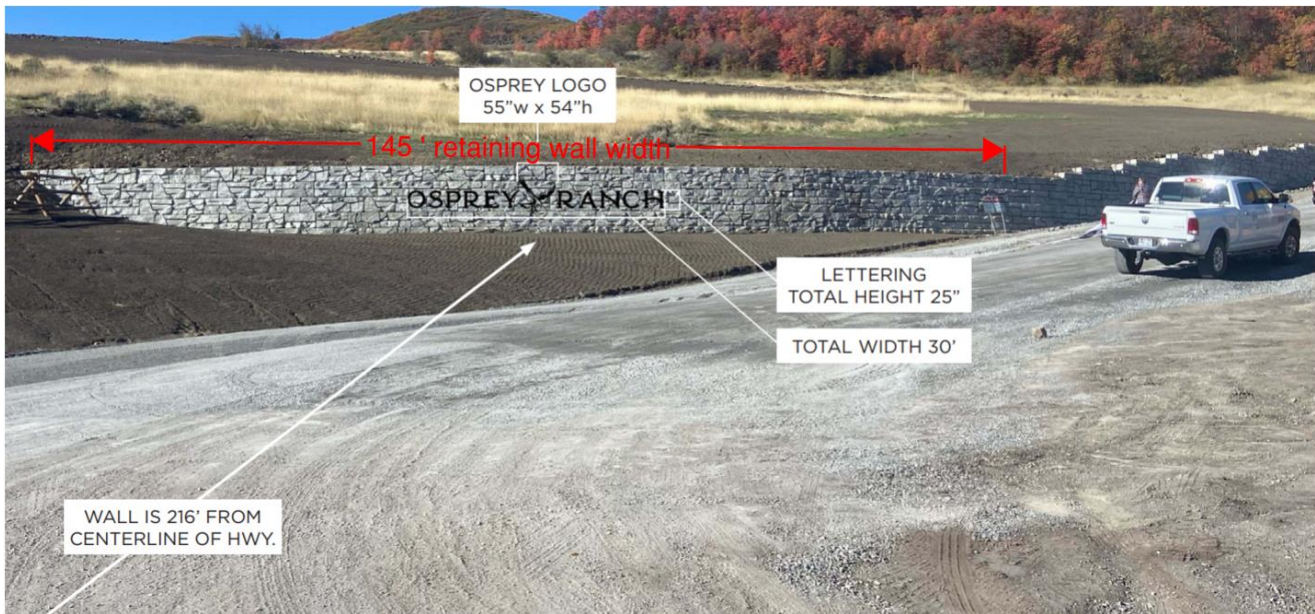
On February 7, 2023, the Ogden Valley Planning Commission made a recommendation (4-2 vote) to the County Commission to adopt the following language, as originally proposed by the applicant:

Subdivision entry signs may also be placed on a retaining wall. The signage in this case is not to exceed a height of 4.5 feet nor a width of 40 feet.

The recommendation of the Planning Division is different from the recommendation of the Planning Commission. The Planning Division's recommended ordinance language is written into the draft ordinance that is attached to this report as Exhibit A. The following policy analysis was written based on the language in the draft ordinance.

Policy Analysis

This proposal is not anticipated to impact the Ogden Valley General Plan. The proposal will add a new signage option for land owners and HOAs. Below is an example, provided by the applicant, of the maximum sign face area on a retaining wall, which would be allowed by the current proposal.



In areas of the Ogden Valley where retaining walls are needed along streets in neighborhoods, signage on the retaining wall can provide visual breaks on wide retaining walls. The design requirements of the Ogden Valley Signs code as well as the requirements of the Outdoor Lighting chapter will still apply to retaining wall signs. The setback requirement for a retaining wall sign, as proposed, would be none, because a retaining wall can be placed along a property line.

Currently, the maximum sign allowance for a similar sign in the Ogden Valley (monument sign) is eight feet by twelve feet. The proposed sign allowance by the applicant is 4.5 feet in height by 40 feet in width. The proposed language included in this report as exhibit A, includes an allowance of five feet in height by 40 feet in width.

Staff supports the sign width allowance of 40 feet because neighborhood retaining walls can be several hundred feet in length. Under the current draft language, the sign code would not restrict the height of a retaining wall, only the sign height to five feet. A land owner or HOA would be allowed to place the sign anywhere on the retaining wall. In the concept image of the proposal, the retaining wall width facing the viewer is approximately 145 feet wide to give context.

Staff Recommendation

Staff recommends that the County Commission consider the text included as Exhibit A.

Model Motion

The following are suggested model motions for the Commission to consider. The model motions are optional and meant to help the Commission to provide clear and decisive motions in acting on the proposal. The model motions listed are not meant to steer the final decision of the Commission.

Motion for approval **as-is:**

I move that we approve File # ZTA 2022-03, an applicant driven text amendment to the Ogden Valley Signs Code, permitting neighborhood identification signs to be placed on retaining walls, including Ordinance #_____, as proposed by staff, and supported by applicant. I do so with the following findings:

1. The proposal is an additional signage option.
2. The proposal is not contrary to the goals and principles of the general plan.

Motion to **table:**

I move we table action on File # ZTA 2022-03, an applicant driven text amendment to the Ogden Valley Signs Code, permitting neighborhood identification signs to be placed on retaining walls, to [state a date certain], so that:

Examples of reasons to table:

- We have more time to review the proposal.
- Staff can get us more information on [specify what is needed from staff].
- The applicant can get us more information on [specify what is needed from the applicant].
- More public noticing or outreach has occurred.
- [any other desired reason here].

Motion to **deny:**

I move that we **deny** File # ZTA 2022-03, an applicant driven text amendment to the Ogden Valley Signs Code, permitting neighborhood identification signs to be placed on retaining walls, as proposed by staff, and supported by applicant, **as provided in Exhibit A. I do so with the following findings:**

Examples of findings for denial:

- The proposal is not adequately supported by the General Plan.
- The proposal is not supported by the general public.
- The proposal runs contrary to the health, safety, and welfare of the general public.
- The area is not yet ready for the proposed changes to be implemented.
- [add any other desired findings here].

Exhibits

Exhibit A. Draft ordinance language

WEBER COUNTY
ORDINANCE NUMBER 2023-_____

AN AMENDMENT TO THE OGDEN VALLEY SIGNS ORDINANCE TO ALLOW WALL SIGNS TO BE PLACED ON RETAINING WALLS

WHEREAS, the Board of Weber County Commissioners has heretofore adopted land use regulations governing uses of land in unincorporated Weber County; and

WHEREAS, these land use regulations include allowances for various types of signs, including subdivision entry signs; and

WHEREAS, the existing Ogden Valley Signs Ordinance does not allow neighborhood entry signs to be placed on retaining walls; and

WHEREAS, the Board of Weber County Commissioners wishes to allow neighborhood entry signs to be placed on retaining walls; and

WHEREAS, the amendments proposed herein are not contrary to the goals and policies of the 2016 Ogden Valley General Plan; and

WHEREAS, the Board of Weber County Commissioners has received a positive recommendation from the Ogden Valley Planning Commission, after holding a public hearing, in their February 7, 2023 regular meeting, for an amendment that would allow subdivision entry signs to be placed on retaining walls;

NOW THEREFORE, be it ordained by the Board of County Commissioners of Weber County, in the State of Utah, as follows:

SECTION 1: AMENDMENT. The Weber County Code is hereby *amended* as provided in **Exhibit A**.

PASSED AND ADOPTED BY THE BOARD OF WEBER COUNTY COMMISSIONERS
ON THIS _____ DAY OF _____, 2023

Gage Froerer:	AYE _____	NAY _____	ABSENT _____	ABSTAIN _____
Jim "H" Harvey:	AYE _____	NAY _____	ABSENT _____	ABSTAIN _____
Sharon Bolos:	AYE _____	NAY _____	ABSENT _____	ABSTAIN _____

Presiding Officer

Attest

Gage Froerer, Chair

Ricky D. Hatch, Clerk

EXHIBIT A

1 Sec 101-2-20 Si Definitions

2 Sign, wall. The term "wall sign" means a sign which is affixed to an exterior wall of a building or
3 structure and which projects not more than 18 inches from the building or structure wall and, if affixed to
4 the wall of a building, which does not extend more than four feet above the parapet, eaves or building
5 facade of the building on which it is located.

6
7 **Sec 110-2-5 Allowable Signs By Zoning District**

8

9 *(b) Commercial Valley Resort Recreation Zone (CVR-1), Agricultural Valley (AV-3), Forest Valley (FV-*
10 *3), FR-1, FR 3, F-5, F-10, and F-40.*

11

12 *(2) Residential uses./*

- 13 a) Single-family and residential units of less than eight units. One wall sign identifying the name of
14 the owner and/or property, not to exceed six square feet is permitted.
15 b) Multifamily residential uses of eight units or more. One wall sign not to exceed 20 square feet in
16 area is permitted.
17 c) ~~Subdivision entry signs (monument sign). Each subdivision may be allowed one monument sign,~~
18 ~~not to exceed six feet in height and ten feet in width. The sign may be placed on a landscaped,~~
19 ~~mounded berm up to two feet from grade.~~

20

21

22 **Sec 110-2-9 Other Allowed Signs**

- 23 a) The following signs are allowed in all zoning districts in the Ogden Valley of Weber County:
24

25 ~~(3) Subdivision entry signs. An approved, recorded subdivision may locate one sign at each entrance. The~~
26 ~~sign shall be a ground or monument sign, and shall meet all specifications/requirements for monument~~
27 ~~signs in section 110-2-5. In the event the location of the subdivision entry sign is in a zone not governed~~
28 ~~by section 110-2-5, the dimensions of the sign shall be no greater than allowed in the AV-3 zone. The~~
29 ~~planning commission shall approve location and design style. A double entry sign may be approved by~~
30 ~~the planning commission where there is a divided center island entry street. Neighborhood entry signs.~~
31 Each neighborhood or development may be allowed one ground/monument sign or, if affixed to a
32 retaining wall, wall sign.

33 a. Ground/monument sign. If a ground/monument sign, it shall not exceed six feet in height and
34 ten feet in width. The ground/monument sign may be placed on a landscaped, mounded berm up to two
35 feet from grade. In neighborhoods where a divided center island has been approved in a public or private
36 street, the planning commission may approve two entry signs, with one sign on either side of the street.

37 b. Wall sign. If affixed to a retaining wall specifically engineered to retain land, the sign area
38 shall not exceed five feet in height and 40 feet in width.