

ORDINANCE NO. 2017-05

**AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING
HIGHLAND CITY DEVELOPMENT CODE SECTION 3-710: COMMERCIAL
CENTER FREESTANDING SIGNS AS SHOWN IN FILENAME TA-17-01.**

WHEREAS, all due and proper notices of public hearings and public meetings on this Ordinance held before the Highland City Planning Commission (the "Commission") and the Highland City Council (the "City Council") were given in the time, form, substance and manner provided by Utah Code Section 10-9a-205; and

WHEREAS, the Commission held a public hearing on this Ordinance on February 28, 2017; and

WHEREAS, the City Council held a public hearing on this Ordinance on March 7, 2017.

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

SECTION 1. That Section 3-710 of the Highland City Development Code, is hereby amended as follows:

...

3-710: Commercial Center Freestanding Signs (Amended 7/15/08). This Section shall permit the developer or business association of a planned commercial development project within a commercially zoned property that is greater than ~~10-acres~~ FOUR (4) ACRES in the C-1, CR, or Town Center Zone to apply for a permit to install ~~one (1)~~ TWO (2) permanent commercial center freestanding sign for each highway frontage per zone. COMMERCIAL FREESTANDING SIGNS CAN ONLY BE PERMITTED IF THERE ARE NO OTHER SINGLE OR MULTI MONUMENT SIGNS. ~~All commercial signs in Highland shall be installed by a licensed sign contractor or general contractor. A sign may only be constructed upon property within Highland City if the following requirements are met (additional requirements may apply within separate zones B see above Table 3-707A). All permanent signs within commercial zones of a sign type that has not been previously approved shall require specific approval by the Highland City Planning Commission. The requirements listed below are required in order to obtain a sign permit prior to installation/ construction of the sign:~~

- (1) Location: For project locations of commercially zoned property equal to ~~ten (10)~~ FOUR (4) acres or more located within the C-1, C-R or Town Center Zones, ~~one~~ TWO commercial freestanding signs may be installed by a Developer or Business Association per zone. This sign type shall only be available within the C-1, C-R or Town Center Zones. ~~The purpose of this sign is to provide advertising opportunity to interior businesses only. A business where any portion of a building the business is located in is a minimum of one lot deep (or one hundred feet, whichever is greater) from SR 92 or SR 74 may advertise on this sign. This sign may not be~~

constructed within 400 feet from the intersection of SR-92 or SR-74 or within 350 330 feet of another commercial center freestanding sign or within 50 feet of a monument sign OR WITHIN 150 FEET OF A RESIDENTIAL ZONE. These signs shall incorporate the commercial project name within the design (Lone Peak Shopping Center, Highland Town Center, or Highland Marketplace). It is suggested that the commercial freestanding sign is located near the main entry of a project.

...

SECTION 2. That the Mayor, the City Administrator, the City Recorder and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

SECTION 3. This Ordinance shall take effect immediately upon its first posting or publication.

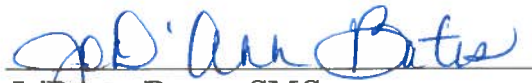
SECTION 4. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED by the Highland City Council, March 7, 2017.

HIGHLAND CITY, UTAH


Mark S. Thompson, Mayor

ATTEST:


Jo'Dann Bates, CMC
City Recorder



COUNCILMEMBER	YES	NO
Brian Braithwaite	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ed Dennis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tim Irwin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dennis LeBaron	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rod Mann	<input type="checkbox"/>	<input type="checkbox"/>

With the absence of Councilmember Rod Mann
Mayor Thompson voted to break the tie.
Mayor Thompson voted yes, approving the Ordinance