



Board Summary Report

File #: 24-615

Agenda Date: 11/12/2024

Agenda #:

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:
Kat Hammer, Senior Planner, Public Works and Development

Presenter: Kat Hammer, Senior Planner, Public Works and Development

Subject:
LDC24-002 Land Development Code Sign Regulations Amendment

Purpose and Request:

This county-initiated project proposes amending the Land Development Code (LDC), specifically, Section 4-1-.5, Signs, Section 5-4.4, Planned Sign Program, and Chapter 7, Definitions. Staff is requesting approval from the Board of County Commission (BOCC) on the draft regulations.

Background and Discussion: Staff worked with Clarion Associates to produce proposed revisions to the LDC to match more common practices and simplify the sign regulations and process. The proposed revisions allow for increased freestanding signage depending on the adjacent street frontage and the size of parcel (s) and are intended to simplify the permitted number and size of fascia signs, remove special sign allowances for specific uses, update and include definitions for certain types of signs, and revise the process and clarify the regulations of the Planned Sign Program.

Staff brought this proposal to the Board of County Commissioners (BOCC) for a study session on April 16, 2024. The BOCC raised concerns about the definition of a vehicle sign and a pole sign (pole signs are prohibited in the LDC). The BOCC was concerned that signage on vehicles for businesses is what the LDC was regulating. Staff revised the definition of a vehicle sign to clarify that a vehicle sign is an advertisement painted or affixed to a car, truck, trailer, or other similar motorized or non-motorized vehicle that is parked and visible from the public right-of-way and used primarily as a sign and not as a vehicle. Staff also revised the definition of pole sign, to clarify that a pole sign is mounted on a freestanding pole or other support so that the bottom edge of the sign face is at least three feet or more above grade, which distinguishes a pole sign from a permanent freestanding sign, which is permitted per the LDC.

The Planning Commission held a public hearing on August 6, 2024. The Planning Commission had questions regarding the maximum height of agricultural property entrance signs and whether or not election or garage sale signs were considered pole signs. Agricultural property entrance signs would be subject to the maximum building height in the A-E and A-1 zone districts, 50 feet, and election and garage sale signs would not be considered pole signs but would fall under the temporary sign regulations in the Land Development Code. Please refer to the attached Planning Commission staff report and Planning Commission minutes for a summary of the comments on this hearing item. Planning Commission voted 6-0 to recommend approval of the

proposed amendments. No members of the public spoke regarding this item.

The proposed regulations (Attachment 3) were posted on the County website for public comment from May 21, 2024, to June 20, 2024. An email including the proposed regulations was sent to more than 60 email addresses associated with sign contractors that the county had on file on May 22, 2024. No comments were received during the public comment period.

Fiscal Impact: The proposed amendment is not anticipated to have any fiscal impact.

Alternatives: The Board has several options:

1. Approve the proposed amendment as currently written.
2. Approve the proposed amendment with other specific changes, provided that the other specific changes can be said to have been submitted to the Planning Commission for recommendations. The Board may specify the nature of the change and allow staff to finalize language or may direct staff to bring updated language back to the Board for further consideration.
3. Continue the hearing to a date certain for additional information; or
4. Deny the proposed amendment.

Alignment with Strategic Plan:

- Be fiscally sustainable
- Provide essential and mandated service
- Be community focused

Staff Recommendation: Staff recommends that the Board adopt the amendments considered by the Planning Commission on August 6, 2024.

Concurrence: The Public Works & Development Department and the Planning Commission support the proposed amendment to the Land Development.

Suggestion Motion(s): The recommended motions are attached.

Resolution: The recommended draft resolution is attached.