



Public Notice Signs

Planning Commission Presentation
January 23, 2018



Public Notice Requirement

- UDC Section 3.1.7.2 “Posted Notice”: States the requirements for posted public notices signs. Specifically, the number of signs posted, size, and maintenance of the sign(s).



UDC Section 3.1.7.2

2. Posted Notice

- a. For review procedures requiring posted notice, a sign shall be posted on the subject property or at a point visible from the nearest public right-of-way after obtaining permission from the City, according to the following standards:
 - i. One sign shall be required for tracts with less than 300 feet of street frontage on each such street frontage.
 - ii. For tracts with greater than 300 feet of street frontage, one sign shall be required at each interval of 1,000 feet on each such street frontage.
 - iii. The total number of signs shall not be required to exceed a total of four signs per street frontage.
 - b. Signs shall be posted prior to the 14th day in advance of the public hearing at which the application will be reviewed. The sign shall be posted on the property or at a point visible from the nearest public right-of-way. Signs shall not be posted on public right-of-way unless there is no public street frontage.
 - c. The sign shall be a minimum of 3 square feet in area and 18 inches in height.
 - d. The applicant shall be responsible for posting and maintaining the sign and for removing the sign within five days following the public hearing on the application
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UDC Section 3.1.7.2

2. Posted Notice

- a. For review procedures requiring posted notice, a sign shall be posted on the subject property or at a point visible from the nearest public right-of-way after obtaining permission from the City, according to the following standards:
 - i. One sign shall be required for tracts with less than 300 feet of street frontage on each such street frontage.
 - ii. For tracts with greater than 300 feet of street frontage, one sign shall be required at each interval of 1,000 feet on each such street frontage.
 - iii. The total number of signs shall not be required to exceed a total of four signs per street frontage.
 - b. Signs shall be posted prior to the 14th day in advance of the public hearing at which the application will be reviewed. The sign shall be posted on the property or at a point visible from the nearest public right-of-way. Signs shall not be posted on public right-of-way unless there is no public street frontage.
 - c. The sign shall be a minimum of 3 square feet in area and 18 inches in height.
 - d. The applicant shall be responsible for posting and maintaining the sign and for removing the sign within five days following the public hearing on the application
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Proposed Text Amendment

2. Posted Notice

- a. For review procedures requiring posted notice, a sign shall be posted on the subject property or at a point visible from the nearest public right-of-way after obtaining permission from the City, according to the following standards:
 - i. One sign shall be required for tracts with less than 300 feet of street frontage on each such street frontage.
 - ii. For tracts with greater than 300 feet of street frontage, one sign shall be required at each interval of 1,000 feet on each such street frontage.
 - iii. The total number of signs shall not be required to exceed a total of four signs per street frontage.
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Proposed Text Amendment

2. Posted Notice

- a. Signs shall be posted prior to the 14th day in advance of the public hearing at which the application will be reviewed. ~~The sign shall be posted on the property or at a point visible from the nearest public right-of-way.~~ Signs shall be posted on the subject property and within 10 feet of the property line shared with the right-of-way. Signs shall not be posted on public right-of-way unless there is no public street frontage.
 - b. The sign shall be a minimum of ~~4~~ 3 square feet in area and 18 inches in height. (Effective January 2020)
 - c. City Staff ~~The applicant~~ shall be responsible for posting the sign. The applicant shall be responsible for maintaining the sign and for removing the sign within five days following the public hearing on the application.
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Staff Recommendation

Approval of the proposed text amendment to the Unified Development Code (UDC).
