

HB0343S01 compared with HB0343

~~{deleted text}~~ shows text that was in HB0343 but was deleted in HB0343S01.

Inserted text shows text that was not in HB0343 but was inserted into HB0343S01.

DISCLAIMER: This document is provided to assist you in your comparison of the two bills. Sometimes this automated comparison will NOT be completely accurate. Therefore, you need to read the actual bills. This automatically generated document could contain inaccuracies caused by: limitations of the compare program; bad input data; or other causes.

Representative Brad M. Daw proposes the following substitute bill:

DEVELOPMENT ADVERTISING AMENDMENTS

2019 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Brad M. Daw

Senate Sponsor: _____

LONG TITLE

General Description:

This bill enacts provisions related to notice and hearing requirements by municipality or county for certain sign regulations.

Highlighted Provisions:

This bill:

- ▶ requires a municipality or county to provide certain notice to owners of parcels impacted by proposed signs for certain developments;

~~{~~ → requires a study of the impacts of proposed signs;

‡ ▶ requires certain construction related to certain signs to commence within one year;{

→ requires developers or owners of certain signs to turn off illuminated signs after dusk in certain areas;‡ and

- ▶ provides a municipality, county, or owner adversely impacted by an illuminated sign

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a cause of action in the district court.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

ENACTS:

10-9a-213, Utah Code Annotated 1953

17-27a-213, Utah Code Annotated 1953

Be it enacted by the Legislature of the state of Utah:

Section 1. Section **10-9a-213** is enacted to read:

10-9a-213. Hearing and notice procedures for modifying sign regulations.

(1) Prior to any hearing or public meeting to consider a proposed land use regulation or land use application modifying sign regulations for any unified commercial development, as defined in Section 72-7-504.6, or any planned unit development, a municipality shall:

~~{ (a) require the property owner or applicant to obtain a third-party study of all parcels impacted or potentially impacted by the proposed or allowed signs that establishes the potential degree of impact resulting from the proposed change in sign regulations;~~

‡ ~~(~~b~~)^a give written notice to each owner of each impacted or potentially impacted parcel:~~

~~(i) that the proposed change in sign regulations will potentially impact their property;~~

~~(ii) the nature and degree of the potential impact;~~‡

~~— (iii) the Internet website address where the third-party study can be viewed;~~‡ and

~~(~~iv~~)ⁱⁱⁱ the schedule of public meetings at which the proposed changes to land use regulations or land use application will be discussed;~~

~~{ (c) require that all proposed illuminated signs within the unified commercial development, as defined in Section 72-7-504.6, or planned unit development that will be within ‡,000 feet of pre-existing residential parcels be shut off at dusk and not be turned on again until dawn;~~

‡ ~~(~~d~~)^b require the property owner or applicant to commence construction of the~~

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balance of the commercial or industrial development within one year after approval of any changes in the sign regulations; and

(~~f~~~~e~~~~c~~) require that the property owner or applicant remove any sign constructed more than one year before commencement of the balance of the commercial or industrial development.

(2) Any municipality or owner of adversely impacted real estate within 1,000 feet of the illuminated sign or proposed illuminated sign, which violates this section or is about to violate this section, may institute in the district court:

- (a) any action to enforce the provisions of this section;
- (b) an injunction, mandamus, abatement; or
- (c) a proceeding to prevent, enjoin, abate, or remove the unlawful sign.

Section 2. Section **17-27a-213** is enacted to read:

17-27a-213. Hearing and notice procedures for modifying sign regulations.

(1) Prior to any hearing or public meeting to consider a proposed land use regulation or land use application modifying sign regulations for any unified commercial development, as defined in Section 72-7-504.6, or any planned unit development, a county shall:

~~{ (a) require the property owner or applicant to obtain a third-party study of all parcels impacted or potentially impacted by the proposed or allowed signs that establishes the potential degree of impact resulting from the proposed change in sign regulations;~~

~~†~~ ~~(~~f~~~~b~~~~a~~)~~ give written notice to each owner of each impacted or potentially impacted parcel:

~~(i) that the proposed change in sign regulations will potentially impact their property;~~

~~(ii) the nature and degree of the potential impact;~~~~†~~

~~— (iii) the Internet website address where the third-party study can be viewed;~~~~†~~ and

~~(~~f~~~~i~~~~v~~~~)~~~~iii~~) the schedule of public meetings at which the proposed changes to land use regulations or land use application will be discussed;~~

~~{ (c) require that all proposed illuminated signs within the unified commercial development, as defined in Section 72-7-504.6, or planned unit development that will be within †,000 feet of pre-existing residential parcels be shut off at dusk and not be turned on again until dawn;~~

~~†~~ ~~(~~f~~~~d~~~~)~~~~b~~)~~ require the property owner or applicant to commence construction of the

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balance of the commercial or industrial development within one year after approval of any changes in the sign regulations; and

(f)(c) require that the property owner or applicant remove any sign constructed more than one year before commencement of the balance of the commercial or industrial development.

(2) Any county or owner of adversely impacted real estate within 1,000 feet of the illuminated sign or proposed illuminated sign, which violates this section or is about to violate this section, may institute in the district court:

- (a) any action to enforce the provisions of this section;
- (b) an injunction, mandamus, abatement; or
- (c) a proceeding to prevent, enjoin, abate, or remove the unlawful sign.