

**West Bountiful City
Planning Commission**

January 24, 2012

Posting of Agenda -The agenda for this meeting was posted on the State of Utah and City of West Bountiful Web-Site and sent to Clipper Publishing Company on January 20, 2012 per state statutory requirement.

Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, January 24, 2012, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson; Alan Malan, Terry Turner, Mike Cottle; Commissioners, Laura Charchenko (Alternate) Commissioner.

MEMBERS/STAFF EXCUSED: Craig Howe; City Administrator, Steve Schmidt; Planning Commissioners.

STAFF PRESENT: Ben White; City Engineer, Heidi Voordeckers (City Recorder), Cathy Brightwell and Debbie McKean (Secretary).

VISITORS: Terry Olsen.

The Planning and Zoning Meeting was called to order at 7:30 p.m. by Chairman Hopkinson. Denis Hopkinson offered a thought.

I. Accept Agenda

Chairman Hopkinson reviewed the agenda. Steve Schmidt moved to accept the agenda as posted. Alan Malan seconded the motion. Voting was unanimous in favor with those members present.

Business Discussed:

II. Discuss Sign Ordinance and possible modifications regarding temporary signs.

Commission Packets included a memorandum dated January 20, 2012, from Ben White and Cathy Brightwell regarding Sign Code modifications giving a brief synopsis of why the ordinance that was forwarded for Council approval is now back before the commission for their review. City Council requested that the Planning Commission review and consider whether temporary signs should be allowed in the public right of way. Steve Doxey: City Legal Council, reviewed and made suggestions to the recommended changes from the City Council.

Mr. Hopkinson explained how the prior Commission has looked at various cities to try and develop our sign ordinance to suit our city's needs and asked what we wanted to allow in our city.

The Planning Commission recommended draft of the Sign Ordinance was forwarded to the City Council. However, during this year's election process, a question arose to why political signage would not be allowed in the rights of ways (specifically home owner's park strips). Chairman Hopkinson explained that the current language prohibits use of this space. Prior language suggested for adoption was to help avoid the nuisance signage and not the necessarily the political signage. Mr. Hopkinson noted that several cities were reviewed and language was pulled out that would best suit our city's needs.

Steve Schmidt asked if commercial and political speech can be separated. He expressed that political speech is seasonal. He would be more liberal to allow the political signs and more constrained with the commercial.

Ben White explained that the current ordinance that was being reviewed has not been approved yet but just a working document. He asked if they were serious about considering allowing political signs in the public right of way, then we need to have another public hearing to let the public comment these changes. He noted that we cannot just limit temporary signs to political only per Steve Doxey's research.

Mr. Hopkinson pointed out the changes being suggested throughout the Ordinance document.

Terry Turner's feelings are similar to Steve Schmidt. He referenced the signs in The Commons area. Some discussion took place regarding the types of signs that are currently allowed and being suggested to be placed with or without a permit. Chairman Hopkinson noted that the original reason for reviewing the sign ordinance was for concerns in the business area of the city and the amount of clutter that is placed in those areas.

Mike Cottle asked what the other cities that were looked at practiced regarding political signs. Mr. White noted that of the eighteen cities reviewed, fifteen did not allow the placement of political signs in park strips and three did. He informed the commission that the decision is totally up to us as a city. Mr. Doxey is comfortable defending either choice the city makes.

Mr. Schmidt wants us to be realistic in what we can enforce. He noted that we expect signs in our commercial areas but not so much in our residential. Mr. White told the Commission that he would be sending information their way in regard to different scenarios and cases regarding this subject for their review. Mr. Malan feels safety is the number one thing to consider.

Mr. Hopkinson noted that the content in public space is different from private space. He explained the options that the commission had this evening.

Those being the following:

1. We could go back to the table and work on this ordinance further.
2. We could set a public hearing to allow public comment.
3. We could keep the current language and send it back to the Council with no changes.

Chairman Hopkinson asked each commissioner to share their thoughts concerning the matter:

- Laura Charchenko explained that property owners move the signs to the park strips and feels they should be more lenient on political signs, but she does not want to see more and more commercial signs.
- Mike Cottle does not like the clutter of temporary signs. He mentioned his experience with real estate signage.
- Terry Turner feels some signs are acceptable and need the placement in the park strip to be successful. He would be for leaving things as proposed prior to this meeting if it is going to create a way more clutter signs can be placed.
- Steve Schmidt feels some signs are helpful but does not like the commercial signs that clutter the area in residential zones. He noted that we need to represent the feelings of our neighbors and not what our own narrow opinion is.
- Alan Malan agrees with Steve Schmidt. He feels torn between allowing those signs which are helpful and those which are a nuisance.
- Denis Hopkinson explained the decision is an either or situation.
- Ben White noted that enforcement is limited. Signs on Stop signs are not allowed or tolerated, but others have not been enforced much.
- Mr. Hopkinson noted that holding a public hearing would allow them to see what the public wants and allow the commissioners to review this ordinance further. He explained that we have legal support for either decision.

III. Set Public Hearing to receive input on modifications to the City's Sign Code (Chapter 17.48) including, but not limited to, temporary signs.

ACTION TAKEN:

Alan Malan moved to set a public hearing on February 14th, 2012 at 7: 40 p.m. or as soon there after as time permits to receive input on modifications to the City's Sign Code (Chapter 17.48) including but not limited to temporary signs. Motion was seconded by Steve Schmidt and voting stood unanimous in favor.

Denis Hopkinson directed staff to advertise the public hearing.

Staff Report:

- Ben White noted that the Widdison family will be coming forth with a request for a flag lot in the near future. Mr. White suggested that the survey be done as a plat.
- City has had input regarding the Strand property for a Senior Community. It is approximately a 9 acre parcel. It is located in the R-1-10 zone. Ben has invited the developer to submit a plan. He encouraged the Commissioners to review the PUD ordinance and become familiar with its content.
- Cathy Brightwell included in the packets a zoning map and general building and setback standards for their information and review.
- Cathy announced the ULCT training and she needs to know who would like to attend so she can get them registered.
- Cathy reminded commissioners of the work session for the Animal Ordinance on Tuesday, January 31 at 7:30 p.m.
- City emails have been set up and Cathy asked how it is working. She will continue to send the email to both personal and city email addresses.
- Denis Hopkinson handed out planning commission by-laws to each of the commissioners. He would like each of them to review them so they know the procedures.
- Denis would like to appoint Terry Turner as the Vice Chair and would like the approval of the commission.

ACTION TAKEN:

Mike Cottle moved that the commission accepts the appointment of Terry Turner as the Planning Commission Vice Chairman. Steve Schmidt seconded the motion and voting was unanimous in favor.

Approval of Minutes dated January 6, 2012

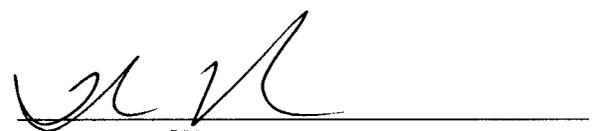
ACTION TAKEN:

Terry Turner moved to approve of the minutes dated January 6, 2012 with the noted corrections. Mike Cottle seconded the motion and voting was unanimous in favor.

Adjournment

Terry Turner moved to adjourn the regular session of the Planning Commission meeting. Alan Malan seconded the motion. Voting was unanimous in favor. The meeting adjourned at 8:40 p.m.


DENIS HOPKINSON /CHAIRMAN


HEIDI VERNEBECKERS/CITY RECORDER


DEBBIE MCKEAN /SECRETARY

