

**PLANNING COMMISSION MINUTES  
FEBRUARY 3, 1998**

Present: Chairman Lois Williams, Mark Green, Dick Dresher, Dean Thurgood, City Council Representative Barbara Holt, City Attorney Rusty Mahan, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Vice-Chairman Ken Cutler, Dean Jolley and City Engineer Paul Rowland.

Lois Williams welcomed all those present and introduced the Planning Commission Members. Barbara Holt made a motion to approve the minutes for January 20, 1998 as written. Dick Dresher seconded the motion and voting was unanimous.

**Zoning Ordinance Amendments**

Continuation of consideration of amending Section 11-9031 of the sign ordinance to allow 6 foot tall monument signs for institutional uses in residential zones.

Blaine Gehring explained that Mr. Mahan, Mr. Rowland and himself have reviewed the Planning Commission's suggestions concerning sign obstruction and to separate institutional and multiple family uses. They have separated the institutional uses and multiple family residential projects with regards to ground signs and written separate provisions for both. The one additional item that has been added is a sight revision regarding signs not creating traffic hazards (Section 11-801). The changes are as follows:

11-801 Signs Not To Constitute a Traffic Hazard

No sign or other advertising structure shall be erected at the intersection of any street, or in any location, in such a manner as to obstruct free and clear vision of traffic by vehicles on or entering a public street, or at any location where by reason of the position, shape, or color, it may interfere with, obstruct view of, or be confused with any authorized traffic sign, or device, or which makes use of the words "STOP," "DRIVE-IN," "DANGER," or any other words phrases, symbol, or character in such a manner as to interfere with, mislead, or confuse traffic.

11-9031 Identification Signs for Institutional Uses in Residential Zones

Ground identification signs will be allowed with institutional uses and ~~multiple-unit C and D~~ uses provided these signs:

- a. Shall be located a minimum of 2 feet from all property lines.
- b. Shall be incorporate into a landscape design scheme.

c. \_\_\_\_\_ Shall be limited to a maximum height of 4-6 feet above finished grade.

d. \_\_\_\_\_ Shall not constitute a traffic hazard as required in Section 11-801 of this Chapter.

11-9032 Identification Signs for Multiple Family Residential Developments of 16 Units or More Per Acre

Ground identification signs will be allowed with multiple family residential development of 16 units or more per acre provided these signs:

a.. \_\_\_\_\_ Shall be located a minimum of 2 feet from all property lines.

b. \_\_\_\_\_ Shall be incorporate into a landscape design scheme.

c. \_\_\_\_\_ Shall be limited to a maximum height of 4 feet above finished grade.

d. \_\_\_\_\_ Shall not constitute a traffic hazard as required in Section 11-801 of this Chapter.

Mick Johnson , Landscape Architect, was present. Mr. Johnson presented some suggestions for changes with the Sign Ordinance that he would like to see made. He would like to be able to divide the square footage for one sign into several smaller signs. Multiple signs can look much nicer than one large one. Mr. Johnson is proposing to rewrite the current Sign Ordinance.

Rusty Mahan mentioned that, in the previous meeting, the concerns from the Planning Commission have been rewritten. Signs obstructing the view from parking lots have been addressed with amended Section 11-801. Allowing signs for churches but not apartment complexes has been amended with Section 11-9031 and 11-9032. Blaine Gehring mentioned that the square footage of 32 feet needs to be added to Sections 11-9031 and 11-9032.

There was a discussion on how confusing the current Sign Ordinance has been written. The ordinance needs to be rewritten, not just for residential but also the commercial. It was suggested to add the 32 square feet to Sections 11-9031 and 11-9032 and eliminate “per acre” in Section 11-9032. It was also suggested to make a motion for approve of the current changes so the two local churches can have their signs.

Blaine Gehring suggested that there be a joint meeting with the Planning Commission and the City Council to discuss the philosophy and direction they would like to have. What are some problems with the different types of signs and what changes would they like to have? Mr. Gehring would like the direction of the City Council and the support of the Planning Commission on these changes. With this information Mr. Gehring can draft a new ordinance for their approval.

Mark Green cautioned to be prepared for a debate from Bountiful residents and the business community on some of the changes. Mr. Green suggested to approach the business community for their involvement and input on the changes. Be careful with the existing signs, there will be some that will be non-conforming uses.

Mark Green made a motion to recommend the revision to the sign ordinance for institutional uses including 11-801 as amended. It is also recommended to approve 11-9031 and 11-9032 with the exception that item "e." be added to 11-9031 and 11-9032 which makes maximum size of 32 square feet. The first and second sentence of 11-9032 having the words "per acre" eliminated from the these sentences. Barbara Holt seconded the motion and voting was unanimous.

Lois Williams asked for a motion to review the Sign Ordinance. Dick Dresher made a motion to request to the City Council to arrange a time for a work session with the Planning Commission to review issues with ground signs, pole signs, wall signs and signage in the different zones. Dean Thurgood seconded the motion and voting was unanimous.

Meeting adjourned at 7:50 PM