

**PLANNING COMMISSION MINUTES
JANUARY 20, 1998**

Present: Chairman Dean Jolley, Vice-Chairman Lois Williams, Dick Dresher, Ken Cutler, City Council Representative Barbara Holt, City Engineer Paul Rowland, City Attorney Rusty Mahan, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Dean Thurgood and Mark Green.

Dean Jolley welcomed all those present and introduced the Planning Commission Members. The minutes for December 2, 1997 were modified with one correction. Ken Cutler made a motion to approve the minutes as modified. Dick Dresher seconded the motion and voting was unanimous.

Zoning Ordinance Amendments

1. Consider a zone change from R-1-6.5 to R-3-13 at 953-959 S. 200 W., Scott Nelson, owner.

Scott Nelson, owner, was present. Mr. Nelson mentioned that he purchased this four-plex about four years ago. At the time of purchase he was not aware that it was zoned for single family. He has recently purchased the property adjacent to his which faces 1050 South. Both properties have been combined and have one Tax ID number. Mr. Nelson would like to have the property rezoned for several reasons: (1) bring the four-plex into conformity as a multiple family structure in a multiple family zone, (2) to possibly build a duplex on the parcel recently purchased, and (3) be able to sell if desired to do so.

Blaine Gehring explained that this is another piece of property that needs to be changed to bring into conformity as multiple family zone. Mr. Gehring cannot see any problems with the neighborhood or area by changing the zoning.

Staff recommends sending this zone change to the City Council with a favorable recommendation.

Lois Williams made a motion to send a favorable recommendation to the City Council for a rezone of property at 953-959 S. 200 W. from R-1-6.5 to R-3-13. Ken Cutler seconded the motion and voting was unanimous.

2. Consider 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 he received a request from the Bountiful Community Church to replace their existing sign. Mr. Gehring told them they would have to build it no taller than 4 feet high they asked why. The Grace Baptist Church north of them has a similar sign that is 6

feet high. The Grace Baptist Church's sign was put up as an Eagle Scout project without a permit and changing it would be very costly and difficult. The City Attorney, Rusty Mahan, and Mr. Gehring meet with Mayor Cushing and the two pastors from the churches to discuss the issue. Because these types of signs generally carry some kind of changeable copy board for announcements, they need to be a little taller. We all felt that a change from 4 feet to 6 feet for such signs would not be a problem in that there would not be that many of them erected in the City.

Staff recommends sending a favorable recommendation to the City Council to amend Section 11-9031 of the Sign Ordinance (now Chapter 19 of the Zoning Ordinance, p.11-16) to read as follows:

11-9031 Identification Signs

Ground identification signs will be allowed with institutional uses and ~~multiple-unit C and D uses~~ multiple family residential developments of 16 or more units 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 6 feet above finished grade.

There was a discussion to modify the wording to make two separate sections:

1. Multiple family leaving as is with 4 foot signs.
2. Institutional Uses using 6 foot signs.

Paul Rowland has asked for an addition that signs be located so not to present a sight conflict for adjoining streets. Mr. Gehring mentioned that it can be referenced to the clear vision area in Chapter 14. It was suggested to reword the changes and present to the Planning Commission at the next meeting.

Dick Drescher made a motion to table this item pending a minor rewrite from the Staff. Ken Cutler seconded the motion and voting was unanimous.

Blaine Gehring mentioned that when the site plan was approved for Fred Meyers one of the conditions was to upgrade the fencing around the garden area. Mr. Gehring presented a piece of black PVC coated chain link fence for approval. This type of fence has a better appearance, does not rust and has no glaring shine like the galvanized type fence.

Dean Jolley mentioned the concern the Planning Commission had was some type of screening from 200 West. During the time the garden center is not being used and used for storage it is unsightly on 200 West. Some type of screening or slats should be placed along the street.

It was decided that Mr. Gehring could inform Fred Meyers that this type of fence could be used if during the time the garden shop is not being used there should be some type of screening used on the fence to block the view from storage.

Elections for Chairman and Vice-Chairman for the year 1998.

Dean Jolley opened the nominations for Chairman. Ken Cutler made a motion to nominate Lois Williams for Chairman. Dean Jolley seconded the motion and voting was unanimous. Mr. Jolley opened the nominations for Vice-Chairman. Lois Williams made a motion to nominate Ken Cutler for Vice-Chairman. Dick Dresher seconded the motion and voting was unanimous.

Meeting adjourned at 7:35 P.M.