

# NORTH OGDEN PLANNING COMMISSION

## MEETING MINUTES

April 15, 2015

The North Ogden Planning Commission convened in a regular meeting on April 15, 2015 at 6:30 p.m. in the North Ogden City Municipal Building, 505 E. 2600 N. North Ogden, Utah. Notice of time, place and agenda of the meeting was furnished to each member of the Planning Commission, posted on the bulletin board at the municipal office and posted to the Utah State Website on April 9, 2015. Notice of the annual meeting schedule was published in the Standard-Examiner on December 21, 2014.

### **COMMISSIONERS:**

Eric Thomas	Chairman
Don Waite	Vice-Chairman
Scott Barker	Commissioner
Blake Knight	Commissioner
Brandon Mason	Commissioner (excused)
Steven Prsbrey	Commissioner
Dee Russell	Commissioner

### **STAFF:**

Robert Scott	City Planner
Gary Kerr	Building Official
Jon Call	City Attorney
Stacie Cain	Deputy City Recorder

### **VISITORS:**

Cecil Satterthwaite

### **REGULAR MEETING**

Chairman Thomas called the meeting to order at 6:33 p.m. Commissioner Russell offered the invocation and led the audience in the Pledge of Allegiance.

### **CONSENT AGENDA**

#### **1. CONSIDERATION TO APPROVE THE MARCH 18, 2015 PLANNING COMMISSION MEETING MINUTES**

**Commissioner Russell made a motion to approve the consent agenda. Commissioner Knight seconded the motion.**

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>yes</b>
<b>Vice-Chairman Waite</b>	<b>yes</b>
<b>Commissioner Barker</b>	<b>yes</b>
<b>Commissioner Knight</b>	<b>yes</b>
<b>Commissioner Prisbrey</b>	<b>yes</b>
<b>Commissioner Russell</b>	<b>yes</b>

**The motion passed.**

**ACTIVE AGENDA**

**1. PUBLIC COMMENTS**

There were no public comments.

**2. DISCUSSION AND/OR ACTION TO CONSIDER NORTH VIEW ESTATES PHASE V, LOTS 50 & 51, PRELIMINARY AND FINAL PLAT, LOCATED AT APPROXIMATELY 600 E. 3800 N.**

City Planner Scott explained this is a follow-up item from a recent Planning Commission meeting; the applicant is adding lots 50 and 51 to the plat that received preliminary approval at that meeting and they are now seeking final approval.

The applicant identified the location of the two lots being added to the plat.

Commissioner Barker inquired as to the zoning of the development, to which Chairman Thomas answered R-1-10.

**Commissioner Knight made a motion to grant preliminary and final plat approval for the addition of lots 50 and 51 to North View Estates Subdivision Phase V, located at approximately 600 E. 3800 N. Commissioner Prisbrey seconded the motion.**

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>yes</b>
<b>Vice-Chairman Waite</b>	<b>yes</b>
<b>Commissioner Barker</b>	<b>yes</b>
<b>Commissioner Knight</b>	<b>yes</b>

Commissioner Prisbrey                    yes  
Commissioner Russell                    yes

**The motion passed.**

**3. DISCUSSION TO CONSIDER AMENDMENTS TO THE POLITICAL SIGN CODE**

A staff memo from City Planner Scott explained staff has been requested to provide options on amending the political sign provisions of the zoning ordinance. The North Ogden City zoning ordinance is found in 11-22-12 Political and Ideological Signs. The ordinance provides standards for all residential zones in one subsection and the RE-20 zone and commercial and manufacturing zones in another. Typical standards for height, area, aggregate square footage, not allowed to project into the right of way, and a removal standard are included. In addition to signs already permitted, political signs may be located within the following parameters:

- A. HP-3, HP-2, HP-1, R-1-12.5, R-1-10, R-1-8, R-1-8(A), R-1-8(AG), R-2, R-3 and R-4 zoning districts:
  - 1. Shall not be over four and one-half feet (4 ½') in height.
  - 2. No sign shall exceed six (6) square feet.
  - 3. The aggregate square footage of such signs shall not exceed twenty-four feet (24') on any lot or parcel.
  - 4. Except as otherwise permitted in this title, no such sign or portion of the sign may be located in or project into, a public right of way or an adjoining property.
  - 5. Political signs shall be removed within five (5) days after the election or referendum to which they refer. Signs for candidates successful in a primary election, and who must be elected in a general or runoff election are permitted to leave their political signs in place until five (5) days after the general election, or if necessary, runoff election.
  
- B. RE-20, C-1, CP-1, CP-2, C-2 and MP-1 zoning districts:
  - 1. Shall not be over four and one-half feet (4 ½') in height.
  - 2. Shall not exceed eight feet (8') in width.
  - 3. The aggregate square foot of such signs shall not exceed thirty two feet (32') on any lot or parcel.
  - 4. Except as otherwise permitted in this title, no such sign or portion of the sign may be located in or project into, a public right of way or an adjoining property.
  - 5. Political signs, not otherwise permitted as commercial signs, shall be removed within five (5) days after said election or referendum to which they refer. Signs for candidates successful in a primary election, and who must be elected in a general or runoff election are permitted to leave their political signs in place until five (5) days after the general election, or if necessary, runoff election.

*Adopted by Ord. 2002-05 on 4/19/2002*

Staff suggests that the City Council discuss the following options to this ordinance. Based upon that direction staff will develop an ordinance and send it to the Planning Commission for a recommendation.

- The ability to regulate political signs is bound by the free speech amendment. Add a provision stating that free speech is a key component for all sign regulations, e.g., "It is the city's policy to regulate signs in a manner that is consistent with the free speech protections and provisions of the United States Constitution and of the Constitution of the State of Utah by enacting regulations which do not restrict speech on the basis of its content, viewpoint or message; and do not favor one form of speech over another.
- Establish two categories of political signs, one dealing with elections, e.g., campaign signs, and issue related signs, e.g., political signs.
- Clarify the display periods for putting up and removal
- Provide for a maximum number of signs per property
- Site triangle provisions
- Clarify whether permits are required
- Put the RE-20 provisions with the other residential zones

The applicable General Plan provision is:

Community Aesthetics

(3) Implementation Goal: Attractiveness, orderliness, and cleanliness are qualities that establish North Ogden as a place where people care about visual appearances. These qualities should be preserved and required throughout the city.

The memo offered the following summary of potential Planning Commission considerations:

- Is the proposed amendment consistent with the North Ogden City General Plan?
- Which provisions to the political sign ordinance would the City Council like added?

Staff recommends the Planning Commission provide direction on which provisions to add to the political sign ordinance.

Mr. Scott reviewed his staff memo and reviewed the draft ordinance that he has assembled to make amendments to the sign ordinance. He asked for feedback regarding changes the Commission would like to see made and indicated he would incorporate that feedback into his follow-up recommendation. The Planning Commission had high-level general discussion and made suggestions to Mr. Scott regarding the manner in which to amend the proposed ordinance.

#### **4. PUBLIC COMMENTS**

There were no public comments.

#### **5. PLANNING COMMISSION/STAFF COMMENTS**

Mr. Scott provided a report from the joint Council and Planning Commission work session meeting held April 14. He stated the major outcome of the meeting was a resolve to work on a

mixed-use zone ordinance as well as form based zoning. He then provided the Planning Commission with information regarding upcoming training opportunities for staff and the Planning Commission.

The Planning Commission then had a brief general discussion regarding use of the iPads issued to the Planning Commissioners. Chairman Thomas suggested that the Planning Commissioners be provided with electronic versions of the City Code and zoning ordinance for ease of use on their iPads. Ms. Cain indicated those documents are available for downloading from the City's website.

**6. ADJOURNMENT**

**Commissioner Knight made a motion to adjourn the meeting. Commissioner Russell seconded the motion.**

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>yes</b>
<b>Vice-Chairman Waite</b>	<b>yes</b>
<b>Commissioner Barker</b>	<b>yes</b>
<b>Commissioner Knight</b>	<b>yes</b>
<b>Commissioner Prisbrey</b>	<b>yes</b>
<b>Commissioner Russell</b>	<b>yes</b>

**The motion passed.**

The meeting adjourned at 7:32 p.m.

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Planning Commission Chair

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Stacie Cain,  
Deputy City Recorder

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Date approved