



# Ogden City

## City Council Meeting Agenda

November 17, 2015 at 6:00 p.m.

City Council Chambers

Municipal Building – Third Floor

2549 Washington Boulevard, Ogden, Utah 84401

**\*\*Amended\*\***

1. Roll Call.
2. Pledge of Allegiance.
3. Moment of Silence.
4. Recognition:
  - a. **Honorary Mayor of Christmas Village.** Joint Proclamation declaring John Nicholas as Honorary Mayor of Christmas Village. (*Approve joint proclamation – voice vote*)
  - b. **Buy Local.** Joint Resolution 2015-28 challenging citizens to join the Ogden City Council and Mayor Caldwell in doing holiday shopping within Ogden City limits. (*Approve joint resolution – voice vote*)
5. Reports from the Planning Commission:
  - a. **Off-premise Sign Cap and Replace Ordinance Amendment.** Ordinance 2015-48 amending the Ogden Municipal Code to allow the relocation of off-premise signs on Riverdale Road between Washington Boulevard and 36<sup>th</sup> Street. (*Receive public input; Adopt/not adopt ordinance – roll call vote*)
6. Public Comments: This is an opportunity to address the Council regarding your concerns or ideas. Please state your name and address for the record, and limit your comments to three minutes.
7. Comments:
  - a. Mayor
  - b. Council members
8. **Closed Executive Session.** Consideration of adjourning into a Closed Executive Session pursuant to one or more of the provisions of Section 52-4-205(1) of the Open and Public Meetings Law:
  - a. Discussion of the character, professional competence, or physical or mental health of an individual
  - b. Strategy session to discuss collective bargaining
  - c. Strategy session to discuss pending or reasonably imminent litigation
  - d. Strategy session to discuss the purchase, exchange, or lease of real property
  - e. Strategy session to discuss the sale of real property
  - f. Discussion regarding deployment of security personnel, devices, or systems
  - g. Investigative proceedings regarding allegations of criminal misconduct.(Adjourn/not adjourn into closed session – roll call vote)
9. Adjournment.

November 17, 2015  
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**REMINDERS:** A Special Redevelopment Agency meeting will be held in the Council Chambers immediately following the City Council meeting which begins at 6:00 p.m.

A City Council work session will be held in the Council Work Room immediately following the Special Redevelopment Agency meeting. The purpose of the work session includes presentations and discussions regarding:

- Council-Mayor discussion;
- \*\*Quality Neighborhoods;
- \*\*Infill Housing Guidelines; and
- Council business.

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In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Management Services Department at 629-8701 (TDD# 629-8949) or by email: [ADACompliance@ci.ogden.ut.us](mailto:ADACompliance@ci.ogden.ut.us) at least 48 hours in advance of the meeting.

#### **CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and/or agenda was posted in three public places within the Ogden City Limits on this 16<sup>th</sup> day of November, 2015. These public places being: 1) City Recorder's Office on the 2nd floor of the Municipal Building; 2) 2nd floor foyer of the Municipal Building; and 3) the Weber County Library. A copy was posted to the Utah State Public Notice Website and the Ogden City Website, as well as provided to the Standard-Examiner.

TRACY HANSEN, MMC  
OGDEN CITY RECORDER

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Ogden City Council Agenda Information Line – 801-629-8159



# City Council Meeting COUNCIL STAFF REVIEW

## JOINT PROCLAMATION DECLARING NOVEMBER 28, 2015 AS “JOHN NICHOLAS DAY” IN OGDEN CITY

### COUNCIL STAFF REVIEW

**ACTION:**                    **Adopt joint proclamation**

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***Request***

The City Council has been invited to join Mayor Michael Caldwell in a joint proclamation declaring John Nicholas as *Honorary Mayor for the 2015 Ogden Christmas Village*. This proclamation also declares Saturday, November 28, 2015 as **“John Nicholas Day” in Ogden City**.

John Nicholas has been invited to be in attendance at the Council meeting to accept the joint proclamation.

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**Council Staff Contact: Amy Sue Mabey, (801)629-8629**

*JOINT PROCLAMATION OF THE  
OGDEN CITY COUNCIL AND MAYOR*

**DECLARING NOVEMBER 28, 2015 AS  
“JOHN NICHOLAS DAY”  
IN OGDEN CITY**

**WHEREAS,** John Nicholas was born at Dee Hospital in Ogden and raised in Sunset, Utah. He attended Davis County schools, where he graduated from Clearfield High School. John joined the U.S. Navy after high school and served two tours of duty in the Vietnam War. He pursued an advanced education at University of Notre Dame, Weber State University and University of Phoenix. John and his sweetheart, Eileen Nicholas, have been married for 38 years and have seven children and 22 grandchildren; and

**WHEREAS,** John is constantly looking for ways to improve the world around him and finds joy in helping others. He has labored tirelessly to provide Ogden residents with opportunities to enhance their lives through the arts, music, commerce and community programs. He has been involved in community service all of his life, including service for Ogden School District, Youth Impact, GOAL Foundation, St. Benedict’s Foundation, Salvation Army, Children’s Justice Center, Ogden City special events and Ogden business special events. If there is ever a need to promote, enhance or magnify a cause or purpose, John can be found like the wizard behind the curtain, quietly pulling the switches and turning the knobs thanklessly for the betterment of the community; and

**WHEREAS,** John worked for Downtown Ogden, Inc. for several years in various capacities and currently works for the Ogden Amphitheater, which he has made “come alive.” For the past 14 years, John has been heavily involved in Christmas Village, with responsibilities including the sound system, hanging decorations and developing and running a Christmas Program every evening throughout the holiday season. He has assisted the Breakfast Exchange Club in seeing that their needs with the hot chocolate stand are always addressed; and

**WHEREAS,** John had a baby daughter born on Christmas Day and always says “believe” when it comes to Christmas. He loves Christmas Village, its meaning and what it brings to the children and families of our community. John’s Christmas Village home has won numerous awards throughout the years for his spectacular lighting effects, nine-foot-tall Santa Claus, two animated windows that show Santa delivering gifts to the Nicholas home and even the Grinch trying to sneak around their house. Christmas Village has always held a special place in John’s life, and he looks forward to walking through the village every year with his family.

**NOW, THEREFORE** Mayor Michael P. Caldwell and the Ogden City Council do hereby proclaim November 28, 2014 as:

**“John Nicholas Day”**

**in Ogden City** and declare him the *Honorary Mayor of Christmas Village for 2015*. We express our sincere gratitude for his unparalleled contributions to our community and hereby encourage everyone to join us in honoring John Nicholas by visiting and enjoying Ogden’s Christmas Village.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of November 2015.

\_\_\_\_\_  
Michael P. Caldwell, Mayor

\_\_\_\_\_  
Richard A. Hyer, Council Chair

ATTEST:

\_\_\_\_\_  
Tracy Hansen, City Recorder



# City Council Meeting COUNCIL STAFF REVIEW

## JOINT RESOLUTION CHALLENGING RESIDENTS TO DO HOLIDAY SHOPPING IN OGDEN

**ACTION:**                    **Adopt Joint Resolution 2015-28**

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***Request***

This joint resolution challenges residents to join the Ogden City Council and Mayor Michael Caldwell in an effort to focus this year's holiday shopping and dining in Ogden City limits.

This also helps to provide information about benefits that come from buying products specifically within the City.

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**Council Staff Contact: Amy Sue Mabey, (801)629-8629**

## ***JOINT RESOLUTION 2015-28***

### **CHALLENGING CITIZENS TO JOIN THE OGDEN CITY COUNCIL AND MAYOR CALDWELL IN DOING HOLIDAY SHOPPING WITHIN OGDEN CITY LIMITS**

**WHEREAS,** This holiday season the Ogden City Council and Mayor Caldwell invite everyone to be aware of the benefits that come from buying locally and to focus this year's holiday shopping and dining in Ogden City limits; and

**WHEREAS,** This is a great opportunity to contribute to our local economy and well-being. Many do not realize that making a conscious effort to purchase within the city can foster local economic growth, enhance product convenience, make shopping areas more vibrant and less susceptible to crime and lessen environmental impacts that come from traveling to shop; and

**WHEREAS,** Shopping locally causes sales tax dollars to stay in Ogden and provide a direct benefit to city residents. These tax dollars afford Ogden City with the means to not only continue city services but to improve the city in which we work, live, learn and play; and

**WHEREAS,** We proudly promote holiday shopping and dining at businesses in Ogden, as this will help encourage our community to unite together as we invest in our great city.

**NOW, THEREFORE BE IT RESOLVED** that the Ogden City Council and Mayor Michael P. Caldwell are committed to focus on buying in Ogden during this holiday season and challenge all citizens to participate in this endeavor by shopping primarily in stores located throughout the city.

We acknowledge and are grateful for the efforts of Local First Ogden and all other community groups who help promote shopping in Ogden.

PASSED AND ADOPTED this 17<sup>th</sup> day of November 2015.

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Richard A. Hyer, Council Chair

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Michael P. Caldwell, Mayor

ATTEST:

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Tracy Hansen, City Recorder



# City Council Meeting COUNCIL STAFF REVIEW

## AMENDMENT TO THE OFF-PREMISE SIGN CAP AND REPLACE PROGRAM LOCATIONS

### COUNCIL DETERMINATION:

- Approve/not approve ordinance amendment

### PLANNING COMMISSION

RECOMMENDATION: Approval of the amendment (8-0)

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### *Executive Summary*

The proposed ordinance amendment would add a small stretch of Riverdale Road to the possible relocation areas for billboards under the City's cap and replace program ordinance. The addition of this stretch would allow Reagan Outdoor Advertising to relocate a billboard to that location instead of a location along Wall Avenue within the City's MU zone.

### *Background*

Currently, billboard companies are not allowed to construct any new billboards in the City and are only able to rebuild existing billboards under certain circumstances. Also, billboard companies can only relocate existing billboards to the areas outlined in the cap and replace program ordinance. The Mixed Use (MU) zone prohibits off-premise outdoor advertising within that zone. When the river project area, the area roughly between 18<sup>th</sup> Street and 20<sup>th</sup> Street between Wall Avenue and Washington Boulevard, was rezoned to the MU zone, the cap and replace program ordinance was not updated to exclude the areas along Wall Avenue and Washington Boulevard from possible relocation areas. As a result, Reagan Outdoor Advertising requested approval to relocate an existing billboard to a spot at 1890 Wall Avenue. The request was denied based on the MU zone's restriction. Through an appeals process, it was decided that Reagan could place the billboard at their preferred location on Wall Avenue because the cap and replace program ordinance did not also reflect the location restriction. The cap and replace program ordinance amendment was made in 2011 but was not made prior to the application from Reagan.

The City has been working with Reagan to reach a compromise in order to protect the integrity of the MU zone along Wall Avenue. The compromise consists of the City adding the Riverdale Road location to the possible relocation areas in the City in exchange for Reagan dropping their pursuit of the Wall Avenue location.



OGDEN CITY COUNCIL TRANSMITTAL

RECEIVED

JUL 07 2015

OGDEN CITY COUNCIL OFFICE

**DATE:** July 2, 2015

**TO:** Ogden City Council

**THRU:** Mark Johnson, CAO

**FROM:** Tom Christopoulos, CED Director

**RE:** Consideration to amend 18-3-27.C.2.a. of the sign ordinance to allow additional cap and replace sign location on Riverdale Road.

**STAFF CONTACT:** Greg Montgomery, Planning Manager

**REQUESTED TIMELINE:** August 4, 2015

**RECOMMENDATION:** Approval of the ordinance amendment subject to Reagan dropping claim of a permit for a sign at 18980 Wall Avenue.

**DOCUMENTS:** Ordinance, Planning Staff report

**DISCUSSION:**

The Planning Staff explained that a few years ago the river development area was zoned MU. That zoning did not allow off premise signs as a sign option in the zone. An application was made to install an off premise sign at 1890 Wall next to the river parkway and planning denied the application based on the zoning ordinance limitation. Through a series of appeals the request was approved however to allow the construction of an off premise sign because a similar change had not happened in the sign ordinance. The city has been working with the sign company for an alternative solution to installing a sign on Wall just south of the river parkway.

Staff explained that the general plan and community policies talk about protecting the river and that it would be more important to do that by allowing another cap and replace off premise sign location that would have little impact to the overall community improvements. The proposed location would be Riverdale Road between Washington and 36<sup>th</sup> Street. This location would allow a maximum of three signs. In return for adding this as a new cap and replace location then the sign company would drop pursuing a sign on 1890 Wall.

The Commission questioned what would keep another sign company from looking at the Wall location? Staff said changes were made in the sign ordinance in 2011 to remove the MU areas on both Washington and Wall as areas of sign cap relocation so no other sign company would have any rights to the location, only what had been court ordered.

The Commission also asked what control does the city have that if the ordinance is passed that a sign would not go up on Wall by this sign company? Staff explained there would be an agreement that once an ordinance was passed and permit applied for on the Riverdale Road location that the sign company would abandoned the permit for 1890 Wall.

**PLANNING COMMISSION ACTION**

The Planning Commission reviewed this item on July 1, 2015. A motion was made based on the findings the proposed amendment is a reasonable accommodation for areas removed from the cap and replace program and the revision will have lesser impact for cap and replace signage.

| <b>PLANNING COMMISSIONERS VOTE</b> | <u>Yes</u> | <u>No</u> |
|------------------------------------|------------|-----------|
| Atencio.....                       | X          |           |
| Blaisdell.....                     | X          |           |
| Holman.....                        | X          |           |
| Herman.....                        | X          |           |
| Patterson.....                     | X          |           |
| Schade.....                        | X          |           |
| Southwick.....                     | X          |           |
| Wright.....                        | X          |           |

**CONCERNS OF CITIZENS:**

None expressed concern.

ORDINANCE NO. 2015-48

**AN ORDINANCE OF OGDEN CITY, UTAH, AMENDING THE OGDEN MUNICIPAL CODE BY AMENDING SECTION 18-3-27.C. TO ALLOW FOR THE RELOCATION OF OFF-PREMISES SIGNS ON RIVERDALE ROAD BETWEEN WASHINGTON BOULEVARD AND 36<sup>th</sup> STREET; AND BY PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AFTER FINAL PASSAGE.**

**The Council of Ogden City hereby ordains:**

**SECTION 1. Section amended.** Section 18-3-27.C. of the Ogden Municipal

Code is hereby amended to read and provide as follows:

**C. [Cap And Replace Program:]**

1. In order to take advantage of the provisions of the cap and replace program the owner of any off premises sign must be a program participant. A "program participant" shall mean a person owning one or more off premises signs within the city who has sought the benefits of this subsection, commonly referred to as "Ogden City's cap and replace program for off premises signs", by voluntarily agreeing and identifying in writing the signs that will be involved in this program and agreeing in writing to comply with the provisions of this subsection. The program participant shall also agree that they will, in matters of relocation that may accrue to such owner under title 72, chapter 7, part 5, outdoor advertising act, section 10-9a-513, Utah Code Annotated or other similar provisions under state law, as to identified off premises signs owned by the program participant within the city, first seek relocation based on the cap and replace program standards. Such agreement shall be in a form approved by the director and the city attorney.
2. A nonconforming off premises sign structure owned by a program participant and placed in the cap and replace program by the program participant may be relocated pursuant to this subsection provided there is no resulting increase in the total number of off premises signs that presently exist in Ogden City as of November 1, 2006. That total number of allowable signs shall be reduced by the number of off premises signs that lose their nonconforming right or the complying signs of the cap and replace program that lose their rights due to abandonment or removal without timely replacement or relocation. Relocation pursuant to this subsection will be allowed if all of the following conditions are met:
  - a. The relocation of off premises signs shall be allowed to occur only in the following approved locations:
    - (1) 12th Street from the west city limits to Washington Boulevard;

- (2) Wall Avenue from 9th Street to 20th Street on the west side of the street, from 9th Street to 18th Street on the east side of the street and from 27th Street to 36th Street on both sides of the street;
- (3) Commercial zones along Washington Boulevard excluding the west side of the street from 18th Street to 20th Street and both sides of the street from 20th Street to 27th Street. An off premises sign which is solely electronic message display or animated and attached to the building and does not extend above the cornice of the building may be allowed on Washington Boulevard between 20th and 27th Streets upon approval of the planning commission of size and location of the sign on the building. The planning commission review will be to determine that important features of the building are not covered up and that the size of the sign is not out of character with the scale of the building to which the sign is attached;
- (4) Commercial zones along Harrisville Road;
- (5) 1900 West;
- (6) Midland Drive;
- (7) Pennsylvania Avenue;
- (8) I-15 corridor according to the state regulations;
- (9) 20th Street and 21st Street west of Wall Avenue;
- (10) 31st Street from 1900 West to Washington Boulevard; or
- (11) On adjacent property of the existing sign on the same or on the other side of the street, one lot either direction parallel of the existing sign provided property is zoned commercial or manufacturing.
- (12) Riverdale Road from its intersection with Washington Boulevard southwest to 36<sup>th</sup> Street.

- b. Off premises signs moved to approved locations shall conform with all sign requirements listed in this section as well as the requirements of this title. When an off premises sign is to be relocated a permit for the approved relocation is required and removal of the off premises sign in the nonconforming location must take place prior to the use of the new sign. If relocation is not planned during the normal time frame of a permit the sign owner may obtain a sign credit permit at the time of removal of the nonconforming sign which will specify the size and height of the sign being removed and allow the replacement sign permit to be issued in conformance with this section within five (5) years from the time of receiving the credit permit, with the ability to receive one 5-year extension of said permit upon request to the community and economic development department prior to

the expiration of the credit permit. If the off premises sign is not reconstructed at the new location under a sign permit issued in the five (5) year time frame or its approved extension the ability to relocate the specific off premises sign is forfeited, and the previously issued permit shall terminate and expire.

- c. When an off premises sign is relocated to any of the above allowed locations the sign must conform with all of the following requirements:
- (1) The square footage of the relocated off premises sign shall not be larger than the square footage of the off premises sign which is being removed. If a larger square footage sign of up to a maximum of six hundred seventy five (675) square feet is desired and the sign removed was not equal size, the program participant may determine to remove multiple smaller signs whose combined square footage will meet six hundred seventy five (675) square feet and thus reduce the number of signs credited in exchange for a larger sign that equals the maximum square footage allowed.
  - (2) Any relocated off premises sign shall have a minimum linear spacing of five hundred feet (500') from any existing off premises sign.
  - (3) The height of the relocated off premises sign shall be restricted to a maximum height of fifty feet (50') or twenty five feet (25') above the adjacent road surface whichever is greater.

**SECTION 2. Effective date.** This ordinance shall be effective immediately upon posting after final passage.

**PASSED, ADOPTED AND ORDERED POSTED** by the Council of Ogden City, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

TRANSMITTED TO THE MAYOR ON: \_\_\_\_\_

MAYOR'S ACTION:  Approved  Vetoed

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

POSTING DATE: \_\_\_\_\_

EFFECTIVE DATE: \_\_\_\_\_

APPROVED AS TO FORM:   MHS      7/6/15  
                                  Legal      Date

\* The headings, catchlines or catchwords suggested for use in the Ogden Municipal Code and which are bracketed at the beginning of sections or subsections, shall not be considered to be a part of the ordinance adopted herein.



Planning Commission Meeting- July 1, 2015

**Application Info:**

**Subject-** **Public Hearing to amend 18-3-27C.2.a. to allow cap and replace sign locations to be on Riverdale Road**

**Why appearing before body:** Planning Commission required to hold public hearing and recommend to city council any proposed changes to sign ordinance.

**Applicant-** Ogden City Planning  
2549 Washington Blvd  
Ogden, Utah 84401

**Staff Info:-** Greg Montgomery

**Staff Recommendation**

Approval of amending 18-3-27.C.2.a. of sign ordinance by adding a subsection (12) to allow Riverdale Road from its intersection with Washington Boulevard to Ogden City limits at 36<sup>th</sup> Street as a location for possible cap and replace signage to be installed subject to Reagan dropping claim of permit for sign at 1890 Wall Avenue.

Based on the following Findings of Fact:

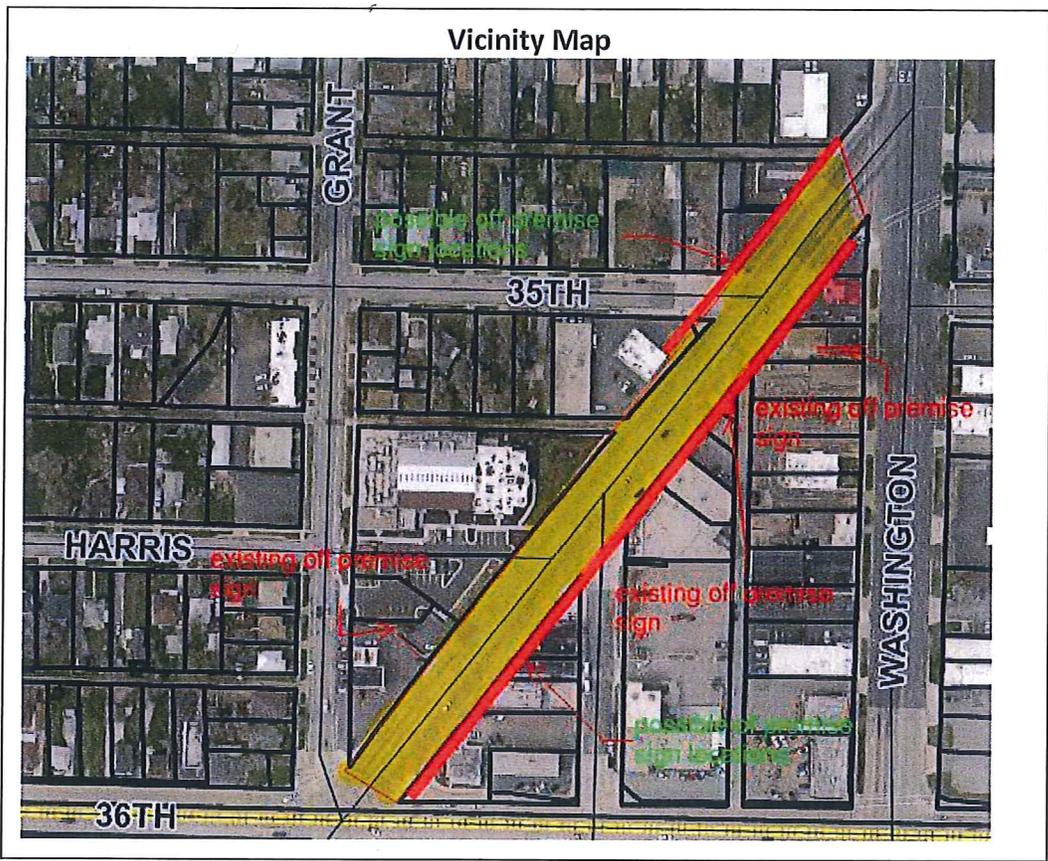
1. Revision will/ *will not* retain intent of having controlled areas of lesser impact for cap and replace signage.
2. Revision will/ *will not* provide reasonable accommodation for areas removed from consideration for cap and replace.
3. Revision will/ *will not* have less overall impact than other sign location alternative that courts have allowed.

**Background**

This proposal comes as a result of actions taken a few years ago when the MU ordinance was developed and the zone extended to Wall Avenue. After being zoned MU, Reagan Sign Company made application to allow a cap and replace billboard sign to be placed on Wall Avenue on the south side of the Ogden River Parkway. The City denied the request stating that the MU ordinance was residential in nature and prohibited off premise signs therefore the location is not available for cap and replace. The decision was appealed and finally taken to 2<sup>ND</sup> District Court where Reagan prevailed and a sign is permitted to be installed at 1890 Wall. Through negotiations, the City has suggested allowing Riverdale Road as a location for Reagan's sign and have proposed to recommend an amendment to the sign ordinance. If the ordinance change is approved and a permit issued for a sign on Riverdale Road then Reagan would forego a permit for a sign at 1890 Wall. This amendment proposal is the first step in seeking to resolve this issue of not having an off premise sign placed next to the Ogden River Parkway.

**Past Actions**

- June 1, 2011- Sign ordinance amended to eliminate off premise cap locations in the MU zoned areas along Washington and Wall.
- November 1, 2006- Planning Commission made revisions to the sign ordinance to allow a cap and replace program for off premise signs.
- March 2, 2005- Planning Commission recommended approval of revisions to sign ordinances to be effective once sign companies sign agreement. City Council never acted on amendment because sign companies did not sign agreement.
- August 20, 2001- City revise sign ordinance to exclude off premise signs as a permitted use.



|                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>General Plan</b><br/>4.D.5- Enhancing the appearance and function of the key entryways into and major corridors throughout.<br/>4.D.5.F. -Creating and enforcing ordinances that limit or prohibit billboard type advertising.</p> | <p><b>Analysis-</b><br/>The cap and replace provisions of the ordinance tried to identify those areas where off premise signage could be allowed without increasing the total number of signs in the city. A balance was struck that corridors such as 12<sup>th</sup> Street, 20<sup>th</sup> and</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>General Plan</b></p> <p>10.D.3.K –Create amenities along the rivers that would enhance the Parkway while being sensitive to the needs of the environment.<br/>10.D.6.G- Provide open space on both sides of the Ogden River which supports the River project.</p>                      | <p><b>Analysis- (contd)</b><br/>21<sup>st</sup> and 31<sup>st</sup> could be possible locations for signage while some other major corridors were prohibited.</p> <p>Remove the potential sign from along the river in the MU zone and replacing it on the small segment of street on Riverdale road where an existing off premise signs exists seems to be an important trade off between the two elements of the plan.</p> |
| <p><b>Community Plan</b></p> <p>14.I.C.3.C- Ensure that development enhances the public open space along the Ogden River and retains general public access along the river.</p>                                                                                                              | <p>Coming to a settlement by allowing a revision to the sign ordinance to allow the sign on Riverdale Road rather than along the river is consistent with this portion of the community plan.</p>                                                                                                                                                                                                                            |
| <p><b>Sign Ordinance</b></p> <p>18-3-27- This section deals with the cap a replace program and identifies locations where relocated signs could be found and gives distance separations of 500 feet minimum between signs, maximum size of 675 square feet and height limits of 50 feet.</p> | <p>The amendment would allow possibly three new locations for off premise signs from what presently exists as viable cap and replace locations. This seems to be a reasonable option in order to protect the parkway from off premise signs.</p>                                                                                                                                                                             |

**What changes or steps need to be taken to bring it into compliance?**

Amend the ordinance by making recommendation to City Council and Council approving revision. Reagan signing agreement they will not pursue a permit on Wall Avenue next to the river as condition of ordinance approval and pulling permit for Riverdale Road location.

**Attachments**

1. Proposed ordinance amendment

**Alternate Motions**

1. Deny making an amendment to the cap and replace locations.
2. Approve with a limit to one side of the street to limit potential numbers