



HISTORIC BEGINNINGS • 1847

**Farmington City Planning Commission**

**October 10, 2013**



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## AGENDA PLANNING COMMISSION MEETING October 10, 2013

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

*Study Session: 6:30 p.m. – Conference Room 3 (2<sup>nd</sup> Floor)*

**Regular Session: 7:00 p.m. – City Council Chambers (2<sup>nd</sup> Floor)**

1. Minutes
2. City Council Report

### SUBDIVISION APPLICATIONS

3. Chris Ensign (Public Hearing) - Applicant is requesting a recommendation for Schematic Plan approval for The Farmington Bungalows Subdivision (7 lots) on 2.51 acres located at 361 West State Street in an OTR zone. (S-15-13)

### OTHER BUSINESS

4. Farmington City (Public Hearing) – Applicant is requesting a zone text amendment regarding driveways (ZT-8-13).
5. Miscellaneous, correspondence, etc.
  - a. Sign Survey
  - b. Other
6. Motion to Adjourn

*Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.*

Posted October 2, 2013

Eric Anderson  
Associate City Planner

**FARMINGTON CITY  
PLANNING COMMISSION MEETING  
September 26, 2013**

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**WORK SESSION**

***Present:** Chairman Bob Murri, Commissioners Brett Anderson Brigham Mellor, Kris Kaufman, Mack McDonald and Alternate Commissioner Nate Creer, Community Development Director David Petersen, Planning Intern Eric Anderson and Recording Secretary Lara Johnson. Commissioners Brad Dutson and Michael Nilson and Alternate Commissioner Rebecca Wayment were excused.*

Brigham Mellor wanted to know how long UDOT has to respond to the City's comments regarding the West Davis Corridor EIS. David Petersen said up to a year and a half.

**Item #4 – Farmington City Zone Text Amendment Regarding Driveways**

David Petersen would like this item continued until the meeting on October 10, 2013. It is a small amendment, but it is not completely ready to be discussed. He also said since it is a public hearing, the item needs to be officially opened and then continued until October 10, 2013.

**Miscellaneous Items – Sign Survey and Potential Skate Park**

David Petersen also asked to postpone the Sign Survey until the next meeting on October 10, 2013 and Brigham Mellor will discuss the potential Skate Park.

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**REGULAR SESSION**

***Present:** Chairman Bob Murri, Commissioners Brett Anderson Brigham Mellor, Kris Kaufman, Mack McDonald and Alternate Commissioner Nate Creer, Community Development Director David Petersen, Planning Intern Eric Anderson and Recording Secretary Lara Johnson. Commissioners Brad Dutson and Michael Nilson and Alternate Commissioner Rebecca Wayment were excused.*

Prior to the Work Session, a Closed Session took place with the Planning Commission as noted below. Upon reconvening, Work Session continued as usual.

**CLOSED SESSION**

***Motion:***

At 6:25 p.m., **Mack McDonald** made a motion to go into a closed meeting for the purpose of current litigation. **Kris Kaufman** seconded the motion which was unanimously approved.

**Sworn Statement**

I, **Bob Murri**, Chairman of Farmington City Planning Commission, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

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**Bob Murri**, Chairman

***Motion:***

At 6:45 p.m., a motion to reconvene into an open meeting was made by **Mack McDonald**. The motion was seconded by **Kris Kaufman** which was unanimously approved.

**#1 – Minutes**

**Kris Kaufman** made a motion to approve the Minutes of the September 17, 2013 Planning Commission meeting. **Mack McDonald** seconded the motion which was unanimously approved.

**#2 – City Council Report**

**Eric Anderson** gave a report from the City Council meeting on September 17, 2013. He said the Council tabled the PUD Overlay and Schematic Plan for Olsen Minor Plat Subdivision as Lagoon expressed concerns with a home being built so close to their property due to the noise from the amusement park. The City Council would like all parties to meet to discuss the issue. The Council also deferred the item regarding the Regulating Plan Amendment. The Todd Jones property located on the west side of Station Park was purchased by the University of Utah. Before the Regulating Plan is amended, the Council would like the University of Utah to have the opportunity to express any concerns before it is passed. The City Council passed the amendment to the Zoning Ordinance to allow for a transfer of development rights (TDR) in Chapter 12, as well as the Westwood Cove Schematic Plan which includes a fence built along Karl Asay's property and a note placed on the Final Plat regarding sights, sounds and smells of agricultural property.

**SUBDIVISION APPLICATIONS**

**#3. Henry Walker Homes – Applicant is requesting a recommendation for Schematic Plan approval for The Village at Station Park subdivision (128 lots) on 12.11 acres located at the northwest corner of Clark Lane and 1100 West in an RMU zone. (S-10-13)**

**David Petersen** said all parties met, including Central Davis, Public Works and the City engineer, and decided to take the storm water, culinary water and sanitary sewer behind the units to avoid the gas line. The only connection left unresolved is how to connect these lines to 1100 West. There are 3 possibilities to resolve this issue so staff now feels confident no buildings will be impacted and they are comfortable recommending the Plan to the Commission.

**Phil Holland**, 500 N Marketplace Dr., Centerville, representative for Henry Walker Homes (HWH), said he is happy to answer any further questions the Planning Commission may have regarding approval for the Schematic Plan.

**Kris Kaufman** wanted to know if HWH meets all four conditions found in the recently recommended amendment to Chapter 18 of the Zoning Ordinance regarding building heights. **David Petersen** said yes, they do. He further explained that if the City Council passes the amendment, HWH will now come back with their development plan that will include exact landscape plans. He said this is the lot and street layout phase. **Brett Anderson** asked if the Commission would then approve if they like 2 stories or 3 stories next to the trail. **David Petersen** said yes, the zone text amendment was a discretion item. HWH will now propose everything else on the site for the Commission's approval.

**Brett Anderson** asked about the project's name being changed. **David Petersen** said the area by the Cinemark Theater in Station Park is referred to as the "village" although it's never been officially named. HWH is now proposing the name to be The Avenues at Station Park.

**Mack McDonald** wanted to know if there are any concerns with the "hammerhead alleys." **David Petersen** said the Fire Department reviewed the Plan very closely; they feel comfortable with all that's being proposed.

**Bob Murri** wanted to know HWH's build-out strategy. He was directed to the phase-out plan that was included in the staff report. **Phil Holland** explained they would like to introduce three product types at one time so a broader market is reached. Each phase will be completed before the next phase begins.

***Motion:***

**Brigham Mellor** made a motion that the Planning Commission recommends that the City Council approve the Schematic Plan for the proposed Avenues at Station Park subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Council must amend Chapter 18 of the Zoning Ordinance, to allow for three story buildings fronting neighborhood (local) streets;
2. Any remaining issues related to "build to" distances and street cross sections must be resolved consistent with the respective standards set forth in the ordinance;
3. The placement of public improvements in relation to gas lines which traverse the property must be approved by the City Engineer and shall be acceptable to the respective gas companies, which acceptance must be received by the City in writing;
4. The applicant shall change the name of the development;
5. The developer shall stub an additional pedestrian connection to the UTA trail to bring the block size in this area in conformance with City standards;
6. The applicant must dedicate r.o.w. and expand the southwest corner of the round-about to enable two lanes instead of one.

**Mack McDonald** seconded the motion which was unanimously approved.

**Findings for Approval:**

1. The property is identified as mixed use on the General Plan, and the proposed Schematic Plan is consistent with that designation.
2. The DRC has reviewed the plan and the last significant unresolved issues which may impact the overall layout of the plan is set forth as conditions of approval.

3. The proposed Schematic Plan is consistent with the regulating and other street, block size and building form standards in the ordinance.
4. The number of parking stalls and the location thereof meets City standards. Chapter 32 of the Zoning requires 243 residential stalls, and the developer is providing 294 parking stalls with additional room for another 92 on-street parking stalls within the interior of the project.
5. The name is too similar to an area at the Station Park development near the Cinemark, which area is commonly known as the “village.”
6. Specific to the Schematic Plan, and the recommended conditions for approval, the plan complies with all Zoning and Subdivision Ordinance requirements, and other appropriate regulations.
7. The round-about at 1100 West and Clark Lane is consistent with the City’s Master Transportation Plan. Elements of the expansion of the southwest area of the round-about are a system improvement and should be paid for by transportation impact fees.
8. Applicant has met with members of the DRC and committed to pursuing one of the several potential solutions to the conflict between the location of public improvements and the gas line.

**Item #4 – Farmington City (Public Hearing) – Applicant is requesting a zone text amendment regarding driveways (ZT-8-13).**

**David Petersen** explained the City’s standards for driveways is 14% and does not allow for any flexibility from that percentage. This standard is causing many problems as this 14% applies to anywhere on the driveway, including the inside of curves like in the Foothill homes in Farmington. Staff feels the City should offer the Zoning Administrator a little leeway by including a few words in the ordinance that says, “or as modified by the Zoning Administrator.” Staff was unable to finish the item so they would like it continued to the next meeting on October 10, 2013.

**Bob Murri opened the public hearing at 7:30 p.m.**

No comments were received.

**Bob Murri ended the public hearing at 7:30 p.m. for this meeting, but continued it until the Planning Commission meeting on October 10, 2013.**

***Motion:***

**Brett Anderson** made a motion that the Planning Commission continue this item until the Planning Commission meeting on October 10, 2013. **Nate Creer** seconded the motion which was unanimously approved.

**OTHER BUSINESS**

**#5. Miscellaneous, correspondence, etc. A) Potential Skate Park B) Sign Survey C) Other**

**David Petersen** advised the Sign Survey will be discussed during the October 10, 2013 meeting.

**Brigham Mellor** said often rides his bike past the overpass; he started thinking this area has the potential to attract visitors and activities. He suggested the City could preemptively avoid these

problems by building something under the overpass, like a skate park. He explained the best skate park in Utah is in American Fork. He provided a visual of the American Fork skate park square footage compared to the area under the overpass in the staff report, as well as visuals from similar skate parks under overpasses around the United States. He said St. George was having a lot of vandalism problems and other damages as kids would skate around historic downtown. Once they built the skate park, vandalism ended as the skate park was more appealing to use. **Brigham Mellor** also said he would have to research more information to find out an approximate cost of building it.

**David Petersen** provided a brief history of the skate park on Frontage Road. Although it is very simple now, it was the first one on the Wasatch Front. Farmington was having similar problems to St. George; many kids would skate in downtown and along Davis School District buildings causing damage. He said the police solicited help from the youth to help design the skate park. Each day there would be approximately 300 kids there using it. Slowly, each city built something bigger and better, leaving our current skate park empty. He feels Farmington is due for an upgrade. He said his only concerns would be UDOT approving it and the cost.

**Nate Creer** suggested going to businesses in the community to look for funding, like Zumiez or Harmon's. He also said many vendors get permits from American Fork to have food stands, competitions, etc. for the skate park there.

**David Petersen** said staff included this on the City Council's agenda for their comments.

## **ADJOURNMENT**

### ***Motion:***

At 7:46 p.m., **Brigham Mellor** made a motion to adjourn the meeting which was unanimously approved.

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**Bob Murri, Chairman**  
**Farmington City Planning Commission**

**WORK SESSION:** A work session will be held at 5:30 p.m. The City Council will be taking a field trip to the Amenti Property located on the South West Corner of Clark Lane and 1100 west. The public is welcome to attend.

## **FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, October 1, 2013, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

*Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

### **REPORTS OF COMMITTEES/MUNICIPAL OFFICERS**

7:05 Executive Summary for Planning Commission held September 17, 2013

### **PUBLIC HEARINGS:**

7:10 Regulating Plan Amendment

7:20 Building Height in RMU Zone

7:35 Avenues at Station Park Schematic Plan

7:50 Bell Estates Schematic Plan

8:00 Villa Susanna Schematic Plan

### **PRESENTATION OF PETITIONS AND REQUESTS:**

8:10 Proposal to Supply Lagoon Water Park with Community Center Well

8:25 Proposed Tanner Property Annexation

### **SUMMARY ACTION:**

8:35 Minute Motion Approving Summary Action List

1. Approval of Minutes from September 3, 2013 and September 17, 2013
2. Re-Approval of a Plat Amendment for Farmington Hills East Plat B
3. Maverik Hold Harmless Agreement
4. Farmington Station Plat Amendment
5. Request for Exemption from Curbside Recycling Program

**NEW BUSINESS:**

- 8:40 Microsurfacing and Restriping of Park Lane
- 8:50 Extension of Farmington Ranches Trail
- 8:55 Procedure Changes for Code Enforcement for Cleaning of Real Property  
(Discussion Only)

**GOVERNING BODY REPORTS:**

- 9:05 City Manager Report
1. August Activity Reports for Police and Fire
- 9:10 Mayor Harbertson & City Council Reports

**ADJOURN**

**CLOSED SESSION**

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 24th day of September, 2013.

**FARMINGTON CITY CORPORATION**

By: Holly Gadd  
Holly Gadd, City Recorder

**\*PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.*



## Planning Commission Staff Report October 10, 2013

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### Item 3: Schematic Plan for the Farmington Bungalows Subdivision

Public Hearing:	Yes
Application No.:	S-15-13
Property Address:	361 West State Street
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	2.51 Acres
Number of Lots:	7
Property Owner:	Michael White
Applicant:	Chris Ensign

Request: *Applicant is requesting a recommendation for approval of a Schematic Plan for the Farmington Bungalows Subdivision.*

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#### **Background Information**

The applicant, Chris Ensign, is requesting a recommendation for Schematic Plan approval for a 7-lot conventional subdivision on 2.51 acres located at approximately 361 West State Street. The underlying zone for this property is an OTR zone. The property is also located in the Clark Lane Historic District and abuts the rear yard of Farmington Junior High School on the southern boundary of the parcel. County records show that the house was built in 1954.

Chris Ensign is proposing a cul-de-sac that enters off of State Street. There is currently a home on the northern portion of the parcel and the property is owned by Michael White. The applicant is proposing that the existing home be demolished so that the access road can fit. In discussions with a representative of the Farmington Historic Preservation Commission, it appears that this house is both a non-contributing structure to the historic district and falls outside of the period of significance. Notwithstanding this, Section 11-39-105(f)(2) states that "proposed repairs, alterations, additions, relocation or demolitions to Historic Resources listed on the Register requiring a building permit are subject to review by the Historic Preservation Commission and shall receive a "Certificate of Historic Appropriateness." Even though the existing home itself is not in the Historic Register, the underlying Clark Lane Historic District is, and therefore a Certificate of Historic Appropriateness may be required.

The current subdivision configuration shows that the side setbacks are 10' each or 20' total. However, the total of both side setbacks needs to be 22' according to the OTR zoning ordinance. Also,

the front setbacks for every lot except lot 6 are currently set at 20'. The OTR zone requires that the front setback is a minimum of 30'. Nevertheless, according to Section 11-17-070(2) of the Zoning Ordinance "the Zoning Administrator may reduce the minimum setback standards," by no more than fifteen feet and only if the proposed setback shall be compatible with the character of the district. In order to come into compliance with the City's zoning ordinance, these setbacks may need to be adjusted. Additionally, there is a question whether a home can fit on some of the lots; in order for the subdivision to be approved, a condition should be attached where the applicant will need to provide an example of how a home will fit on lots 2, 4 and 5.

### **Suggested Motion:**

Move that the Planning Commission recommend that the City Council approve the Schematic Plan for the Farmington Bungalows subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Schematic Plan, including but not limited to conforming with required setbacks of the underlying OTR zone;
2. The applicant must demonstrate that a dwelling can fit onto lots 2, 4, and 5 consistent with the ordinance as approved by staff;
3. Street width cross-section must be 57';
4. The applicant must receive a Certificate of Historic Appropriateness from the Historic Preservation Commission to demolish the existing home prior to consideration of the Preliminary Plat;
5. The proposed dwellings must be consistent with the surrounding OTR Zone as determined by staff in cooperation with the Historic District Commission.

### **Findings for Approval:**

1. The property is identified as Low Density Residential on the General Plan, and the proposed schematic plan is consistent with that designation.
2. The General Plan also states that the City should "recognize and preserve Farmington's heritage of pioneer buildings and traditions for the enrichment of its present and future citizens." The property is in the Clark Lane Historic District, and the applicant will receive a Certificate of Appropriateness before demolition of the existing home takes place.
3. Specific to the schematic plan only, and the recommended conditions of approval, the plan complies with all Zoning and Subdivision Ordinance requirements, and other appropriate regulations.
4. Staff will ensure that the home sizes will fit as, and if, the development proposal moves forward in the planning process.

### **Supplemental Information**

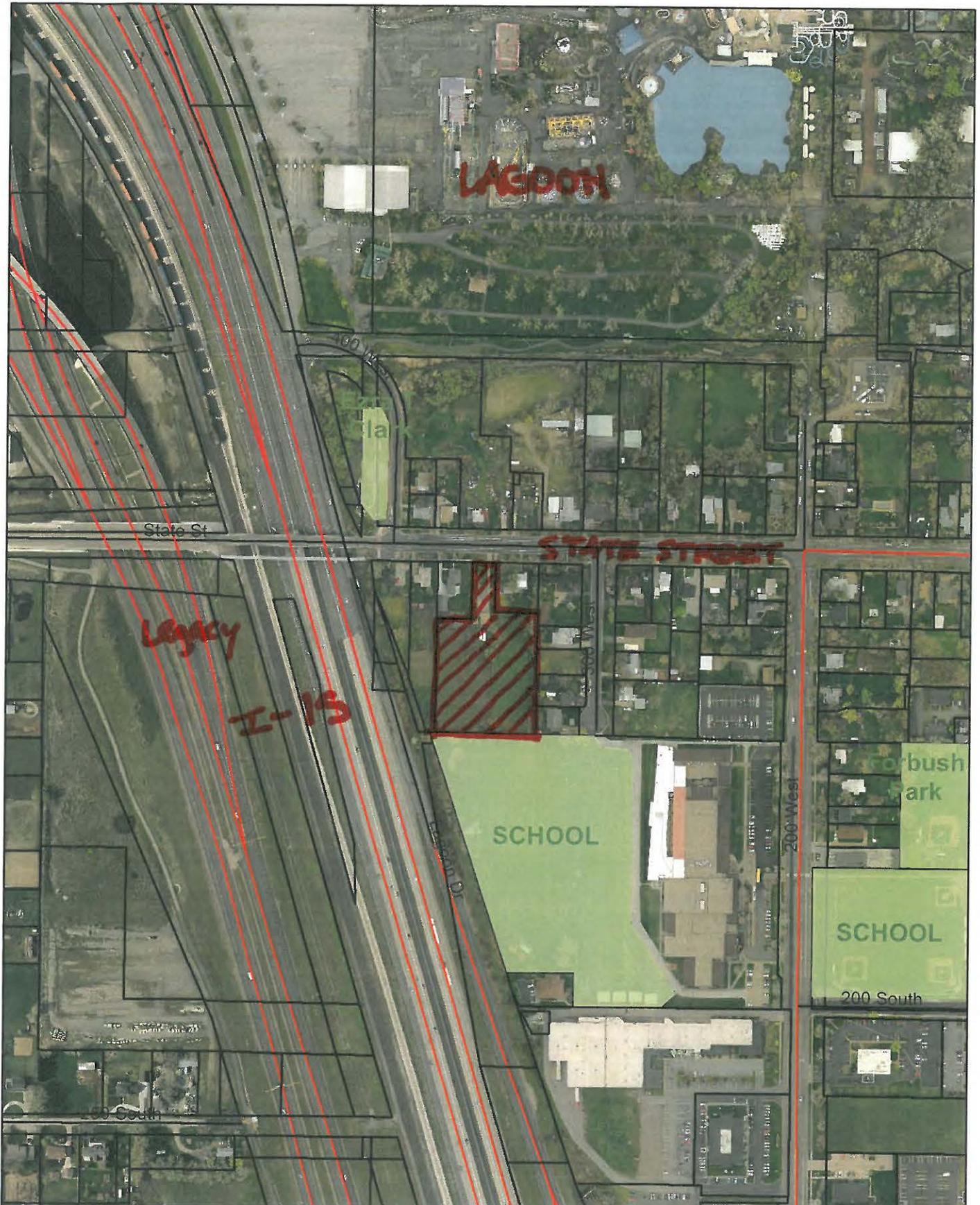
1. Vicinity Map
2. Farmington Bungalows Schematic Plan
3. Clark Lane Historic District Map

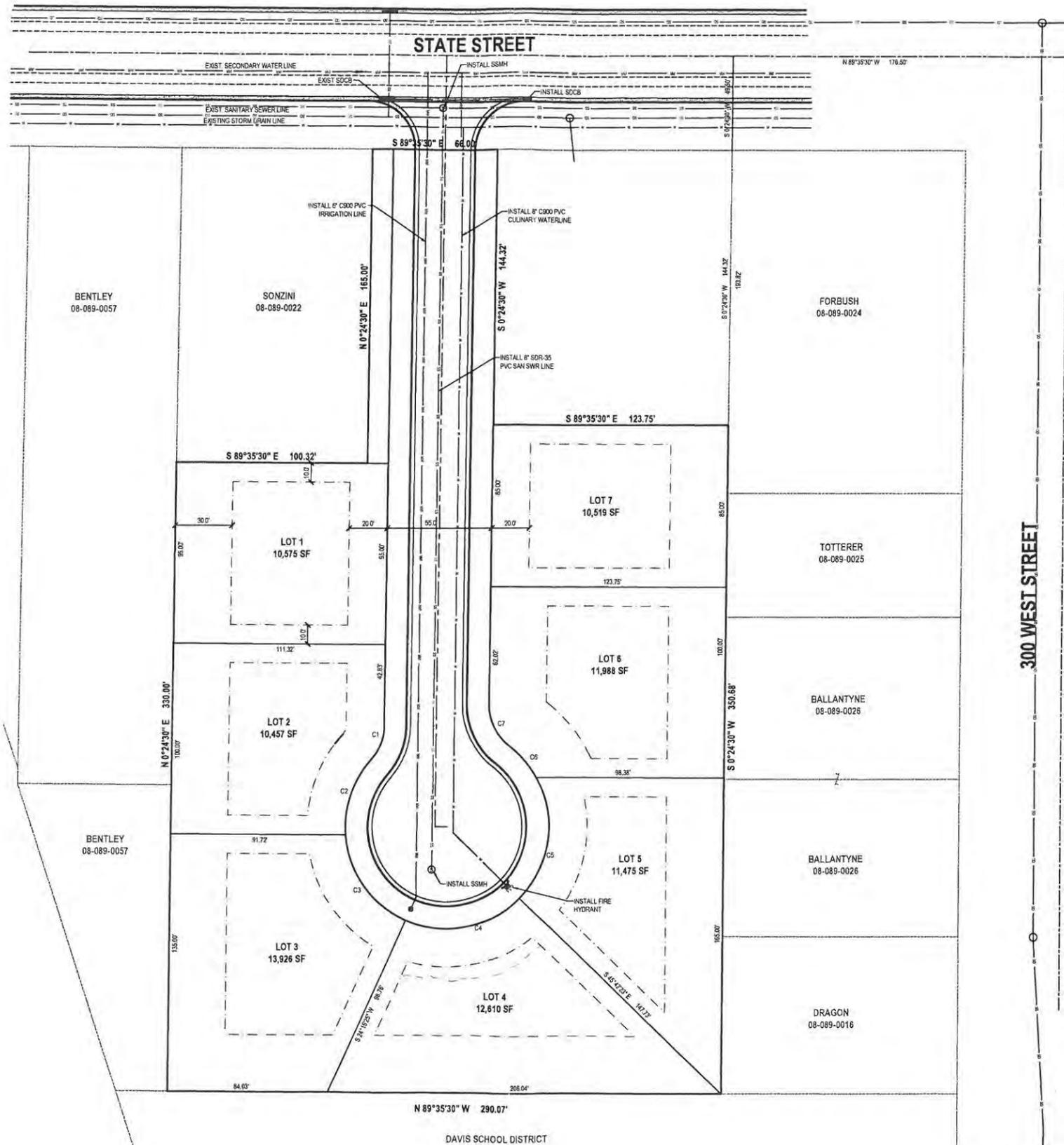
**Applicable Ordinances**

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 5 – Minor Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 17 – Original Townsite Residential Zone
5. Title 11, Chapter 39 – Historic Buildings and Sites



# Farmington City





CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	26.50	19.04	41°10'35"	N20°58'47"E	18.64
C2	53.50	42.65	46°00'01"	S18°29'04"W	41.81
C3	53.50	57.87	81°58'37"	S35°24'14"E	55.09
C4	53.50	64.72	89°18'50"	N78°57'02"E	60.85
C5	53.50	68.34	72°11'03"	N7°42'05"E	63.78
C6	53.50	22.43	24°01'25"	N40°54'08"W	22.27
C7	26.50	24.66	53°19'20"	S28°15'10"E	23.78

**ENSIGN**

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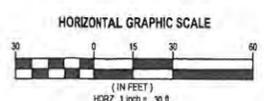
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FOR:  
SOLSTICE HOMES  
84 MANILLA DRIVE  
DRAPER, UTAH 84020

CONTACT:  
MASON DUTTON  
PHONE: 713-373-1172  
FAX:

**FARMINGTON BUNGALOW SUBDIVISION**

**361 WEST STATE STREET  
FARMINGTON, UTAH**

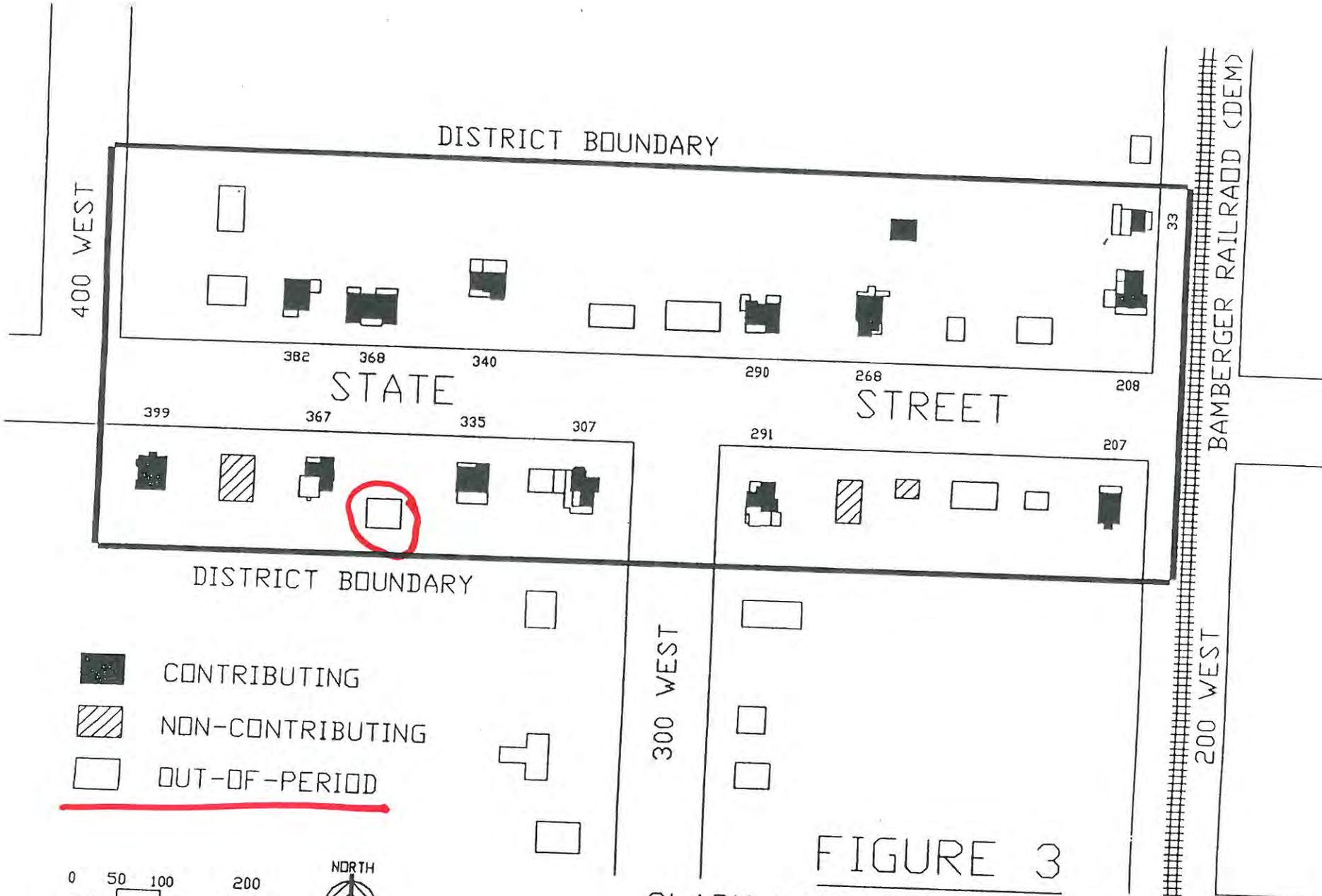


NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			

**CONCEPT PLAN**

PROJECT NUMBER: L2127  
DRAWN BY: B. HADLEY  
PROJECT MANAGER: J. FORD

PRINT DATE: 9/20/13  
CHECKED BY: C. MCFARLANE



-  CONTRIBUTING
-  NON-CONTRIBUTING
-  OUT-OF-PERIOD

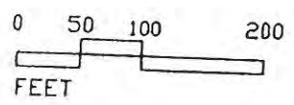


FIGURE 3  
CLARK LANE HISTORIC DISTRICT  
FARMINGTON, UTAH  
MARCH 1994



## Planning Commission Staff Report October 10, 2013

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### Item 4: Amendments to the Zoning Ordinance Regarding Driveway Slope

Public Hearing:	Yes
Application No.:	ZT-8-13
Property Address:	Entire City
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA

Request: *It is proposed that the City Amend Sections 11-30-105(7)(e) and 11-32-106(1)(d) of the Zoning Ordinance regarding driveway slope.*

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#### **Background Information**

The Building Official is requesting that the City grant more flexibility to the Zoning Administrator in determining driveway slope. Currently the slope of a driveway cannot exceed 14% as set forth in the Zoning Ordinance. However, as final inspections are made to building sites, sometimes an inspector (upon using his smart level) will discover that portions of some driveways exceed slope standards, but not significantly as to impair public safety---nor are such slopes in violation of the building code (only the Zoning Ordinance).

#### **Suggested Motion:**

Move that the Planning Commission recommend that the City Council amend the Zoning Ordinance as follows to provide more flexibility regarding driveway slope:

##### *Section 11-30-105(7)(e):*

Points of access shall be provided to all developed and non-developed areas for emergency fire fighting equipment. Driveways shall not exceed a slope of fourteen percent (14%) unless otherwise approved by the Zoning Administrator and shall have direct access to a public street.

##### *11-32-106(1)(d):*

Driveways shall not exceed a slope of fourteen percent (14%) unless otherwise approved by the Zoning Administrator.

Findings: the action ensures flexibility, consistency between the Building Code and Zoning Ordinance related to driveway slopes, and will prevent unreasonable constraints upon the property owner.

# Do you like these signs?

Photo #	Yes	No	Comments
1			
2			
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44			

Do you like or dislike these types of signs?



1.

Directional sign- off-premise, no wording about open house or model home.



2.

Subdivision signs at entrance to subdivisions



3.

Parks and Rec signs place as various sites around the City. Sometimes on a fence. Sometimes on steel posts on City property or in the public ROW.



4.

Subdivision sign plus temporary sign at entrance to subdivision



5.

Temporary sign at entrance to subdivision



6.

Directional sign for soccer in public ROW



7. Soccer club sign in public ROW



8.

Martial arts sign in public ROW- told to reduce size to 16 sf for temp sign, move onto private property.



9.

Home builders putting signs on lots where the house is already sold, advertising the company, not advertising a home or lot for sale.



10.

Oversized signs advertising lots for sale- on-premise



11. Lot for sale in subdivision



12. Sold sign



13.

Sign advertising product for sale that is produced on the parcel on which the sign is located. This sign met the temporary sign requirements, and was allowed.



14.

Home occupations advertising off-premise



15.

Political themed signs in the public ROW.



16. Flags



17. Balloons added to signs



18. Builder banners on houses



19. Sign spinners



20. Banners on model homes



21. Directional signs



22. A-frame signs



Neon signs in windows

23.



24.

Individual homeowner- banner on-site



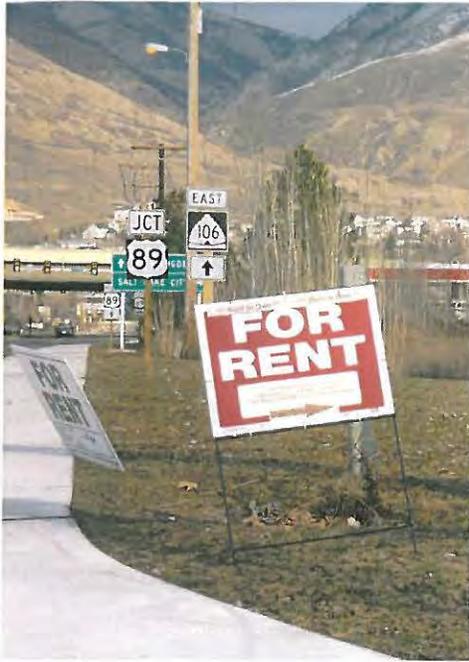
25.

Off-premise advertising for subdivision



26.

800 number signs



27. For rent signs



28.

Individual homeowner for sale signs- Off-premise



29.

For Sale by owner, on-premise but in the park strip



30. Big balloons



31. Signs on parked vehicles



32. Financed by signs



33. Small balloons



34.  
Contractor signs after job complete

35. Contractor signs during job (no photo)



36. Pennants/ fringe



37. Club signs in park strip

38. Club signs on lot (No photo)

39. High school sport/band/club membership signs on lot (no photo)



40. Parade of Homes signs