

Harrisville City Planning Commission Meeting
Held at 363 W. Independence Boulevard
7:00 p.m. November 10, 2010

Commissioners:	Jeff Pearce	Visitors:	Ruth Pearce
	Ed Saunders		
	Paula Knighton		
	Steve Weiss		
	Roger Shuman		
	Bob Howard		
	Kathy Hohosh		
Staff	Shanna Edwards (Secretary)		
	Greg Montgomery		
	Grover Wilhelmsen (City Council)		

Chairman Pearce called the meeting to order and turned the time over to Greg Montgomery to review amendments to the sign ordinance.

1. Review / discuss proposed new sign ordinance

Commissioners were given a copy of the proposed amendments to the existing sign ordinance. Greg Montgomery explained that he added things into the ordinance that were missing and took out conflicting or contradictory elements. He added a purpose. He listed definitions to include in the ordinance. Later in the discussion it was determined that “projection sign” needed to be added to the definition list.

DISCUSSION:

The ordinance allows that a sign that meets requirements can receive a permit without planning commission review.

A signs face advertising a nonexistent use has to be removed but not the conforming sign structure.

Existing off premise signs (bill boards) are allowed to be maintained restored, or repaired in accordance with requirements of section 10-9-511, Utah Code Annotated, but nonconforming signs cannot be remodeled or replaced. The ordinance does not allow off premise signs. A shopping center sign is not considered an off premise sign.

Signs placed illegally on public right-of-way can be removed by the city. Removal of illegal temporary signs on private property must follow the current enforcement procedure.

Greg Montgomery said he did not know what “Blanketing” refers to so he changed this to cover “sign projection.” Awning signs were discussed like the one at Zeppes Italian Water Ice (883 North Washington Boulevard). Commissioners agreed to include these as “projection signs” with a limit on how far the sign can project out from the building. Commissioners discussed controlling colors on this type of sign, but they decided that sometimes a contrast color works well and some companies have their own signature colors. Commissioner Saunders said hopefully people will be tasteful with color.

Banner signs were discussed as something allowed by the ordinance that is temporary only. Greg Montgomery pointed out that there are several businesses in the city currently using banner signs on a

permanent basis which is technically not allowed under the current ordinance. Banner signs may put these businesses over the square footage allowed for signs.

Vehicles with signs on them are like mobile bill boards but that is hard to control. Greg Montgomery said it is better to enforce these with the parking ordinance than the sign ordinance because the city would have a hard time defending these as signs if challenged in court.

Commissioners discussed limiting electric signs to one per lot.

Commissioners wanted political or campaign signs to be removed within seven days after the election rather than fifteen days, and they agreed to allow more than one of these signs per lot in residential zones.

Greg Montgomery added noncommercial opinion signs to the ordinance with regulations controlling the size allowed.

Electronic message display signs were discussed. Chairman Pearce said the city wants to put one up at the city office which is located in a residential zone not commercial. Commissioners agreed to include that they are "allowed in residential zones for nonresidential usage." Commissioners agreed not to limit the hours of operation for electronic message display signs. Greg Montgomery reminded commissioners that schools are not subject to city law and this includes signs.

Greg Montgomery referred commissioners to the section that was added covering design standards to insure that the sign structure is a safe.

The section on speciality signs prohibited was discussed. Wind signs are prohibited under the present ordinance. These are signs to get attention, even annoy, not necessarily related to the business. Commissioners seemed to agree with leaving them prohibited.

Greg Montgomery suggested leaving banner signs as prohibited but add "except for grand openings and closings, and except for special occasions other than commercial." Commissioner Weiss expressed concern about limiting banners as a choice of advertising. Greg Montgomery said that banner signs were originally prohibited in most cities because the material they were made out of would not withstand the weather and because it is hard to control them. The materials being used now are more sturdy. Greg Montgomery suggested that as long as the business is not exceeding the square footage of signage allowed, maybe it does not matter whether it is a banner sign or other signage. He said it may allow the building more flexibility in signage if they want to leave an area where they could change out the signage by using a banner. Commissioner Weiss said that if he had a business that was having a super sale, he would consider that a special occasion. Commissioners discussed limiting banner signs only to grand openings and closings. This would eliminate the city from being able to put up the Heritage Days sign on the city building. Commissioner Knighton referred to the ordinance section where banner signs are allowed for special occasions if a permit issued by the building official upon approval of the city council. Greg Montgomery pointed out the banner signs for special occasion is limited to events on public property. Commissioner Shuman expressed concern about appearing unfriendly to businesses by not permitting wind signs and banner signs. Greg Montgomery suggested businesses be allowed one banner sign and specify the size. Commissioner Knighton's concern is that banner signs remain forever and they are not always well maintained. She suggested limiting not only the size for a banner sign, but also put a time limit on how long they can remain in place. Since no decision could be reached concerning banner signs, Greg Montgomery said he will include two options when the ordinance comes back for review.

Other changes: Greg Montgomery explained that he removed the amortization period for off premise signs since these are not allowed. He updated the residential zone districts. He identified the types of signs allowed for identification and information signs. The section on public necessity signs was eliminated because it was unclear what constitutes a public necessity sign. The type of sign allowed was added to the section on business signs. Greg Montgomery stated he intended to include wall mounted or free standing signs in the section on bulletin board signs, but it was not there so he will add that, and he included protection for residential dwellings from lighting. Business signs included square footage of signs allowed, but not the type of sign permitted so that was included. He added a description to the illuminated sign section. He clarified height regulations for signs rather than just the 50 feet from the ground rule. Since the ordinance does not allow temporary signs, he eliminated that section.

Commissioners agreed to schedule the amended sign ordinance for public hearing December 8, 2010.

4. Approval of Minutes of meeting held October 13, 2010.

MOTION: Commissioner Shuman motioned and Commissioner Saunders seconded to approve minutes of the meeting held October 13, 2010, as written. Voting was unanimous except for Commissioner Hohosh who abstained from voting since she was not in attendance at that meeting.

3. Public Comments. None

4. City Council Report. None

5. Adjournment.

At 8:55 p.m., Commissioner Hohosh motioned and Commissioner Saunders seconded to adjourn the meeting. The next regular planning commission meeting will be held December 8, 2010, 7:00 p.m. at the city hall.

Shanna C. Edwards
Secretary

Jeff Pearce
Chairman