

**MINUTES OF THE  
PUBLIC HEARING OF THE  
PLANNING COMMISSION OF  
GARDEN CITY, UTAH**

The Garden City Planning Commission held a Public Hearing on Wednesday, April 1, 2009 at the Garden City Council Chambers, located at 69 N. Paradise Parkway, Building C. Commission Chair Jennifer Huefner opened the meeting at 6:50 p.m.

Commission Members Present:

Jennifer Huefner  
Frank Smith  
Lance Bourne

Others Present:

Sharlene Millard  
Anita Weston  
Chuck Stocking  
Brian House  
Bobbie Coray

ORDINANCES

Chuck Stocking is the only business owner here tonight. He said he doesn't have any comments about the sign ordinance. He just wants to hear what is being talked about. He does think it's important to have signs to promote businesses and they should be nice looking signs. We should make sure we keep up a good image with the signs.

Mr. Stocking asked if people can only put signs on their own property? Commission Chair Huefner said that's what the present ordinance states. She wondered if there could be a digital sign that could be put up and people could pay for advertising even if it's not on their piece of land. Mr. Stocking said he would like to put up signs on property that he rents. He has a business here at the town office, but doesn't own property, so he can't put up signs outside anywhere to advertise his business.

Commission Chair Huefner said she would like to see more signage, but the opposing argument is that some people view this as a scenic corridor and don't want to see a lot of signage. She thinks we need to be creative. The people here need to have businesses and they need to be able to advertise their businesses.

Mr. Stocking thinks having someone who owns a lot could rent out a portion of it to sell advertising, but there's a risk that people might not want to do that because it would take up a lot of their land and may make it expensive to rent.

Commission Chair Huefner closed the Public Hearing at 7:10 p.m.

APPROVED:

ATTEST:

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Jennifer Huefner, Chair

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Assistant Clerk

**MINUTES OF THE  
REGULAR MEETING OF THE  
PLANNING COMMISSION OF  
GARDEN CITY, UTAH**

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, April 1, 2009 at the Garden City Council Chambers located at 69 N. Paradise Parkway, Building C. Commission Chair Huefner opened the meeting at 7:10 p.m.

Commission Members Present:

Jennifer Huefner  
Frank Smith  
Lance Bourne

Others Present:

Sharlene Millard  
Anita Weston  
Chuck Stocking  
Brian House  
Bobbie Coray

Sign Ordinance

Commission Chair Huefner said there are not enough members of the Planning Commission here to make a quorum, so they can't make any approvals tonight. Commission Member Bourne did recommend a few changes in the sign ordinance.

Commission Member Bourne thinks we should state that a minimum distance of 10-15' be used as a utility easement on the front of a lot. The sign should stay behind that.

The Planning Commission would like to make sure the ordinance states there are to be no flashing or directional signs in the ordinance.

Commission Chair Huefner asked about allowing vehicles with signage on it to display for advertising. She will put the wording in for 11C-607-H-1.

Monument signs are the preferred signs within the town.

Commission Member Smith talked about a sign in a window that you can see from the outside but you don't see it inside the building. He wondered if that would count towards the frontage. Commission Member Bourne said it would still count.

Commission Chair Huefner wondered about putting in the ordinance that off premise signs could be allowed if they rent the space and there would be a limit of distance between the signs. She and Commission Member Bourne don't want to see a clutter of signs when you come around the corner by Chevron. Commission Member Bourne wondered about making an off-premise sign a conditional use permit. Commission Chair Huefner doesn't want to have to worry about that. She thinks we could state it so it would be understood to have a distance between the signs. She also thinks a maintenance statement and a distance limit may work.

Definitions Ordinance

There was no comment.

Architectural Standards Ordinance

There was no comment.

Training

Commission Chair Huefner would like to keep the training for next month. She said the Planning Commission could read the Utah Land Use regulations about Conditional Use Permits and the burdens of new developments for next month.

ADJOURNMENT

Commission Chair Huefner closed the meeting at 8:10 p.m.

APPROVED:

ATTEST:

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Jennifer Huefner, Chair

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Assistant Clerk