



RESOLUTION
(20 - 2019)

**A RESOLUTION OF THE FAIRVIEW CITY COUNCIL DENYING
APPLICATION 2018-61-TA**

WHEREAS, Ordinance 08-1997 prohibited the construction of new billboards and the replacement of existing billboards; and

WHEREAS, Ordinance 08-1997 is implemented through Fairview Municipal Code Chapter (FMC) 19.170 "Sign Regulations"; and

WHEREAS, Meadow Outdoor Advertising submitted a Type IV application (#2018-61-TA) to amend the City's FMC 19.170 "Sign Regulations" to allow the replacement of existing billboards under certain conditions; and

WHEREAS, the Planning Commission considered the application during a public hearing on October 9, 2019 and recommended approval to the City Council; and

WHEREAS, the City Council considered the application during a public hearing on January 16, 2019 and deliberated on the proposal during a Work Session on February 20, 2019; and

WHEREAS, based on the evidence provided at the public hearing and through the deliberation at the work session meeting, the Council determined the proposed amendment does not meet the requirements of FMC 19.205.020(B) because reconstructed or replaced billboards will have an adverse visual impact and is not in the general interests of the community

NOW, THEREFORE, BE IT RESOLVED BY THE FAIRVIEW CITY COUNCIL AS FOLLOWS:

Section 1 Application 2018-61-TA is denied based on the findings attached as Exhibit A.

Section 2 This resolution is and shall be effective from the day of its passage.

Resolution adopted by the City Council of the City of Fairview, this 6th day of March, 2019.

Mayor, City of Fairview
Brian Cooper

ATTEST

City Recorder, City of Fairview
Devree Leymaster

3-7-2019

Date



**BEFORE THE CITY COUNCIL
CITY OF FAIRVIEW
TYPE IV LAND USE APPLICATION**

AN APPLICATION FOR AN AMENDMENT)	
FAIRVIEW MUNICIPAL CODE CHAPTER)	2018-61-TA
19.170 "SIGN REGULATIONS" TO ALLOW)	Meadow Outdoor Advertising
NON-CONFORMING BILLBOARDS TO BE)	Findings, Conclusion & Order
REBUILT ON THE SAME PROPERTY)	
UNDER CERTAIN CONDITIONS)	

A public hearing was opened on January 26, 2019 upon a Type IV application from the applicant, Meadow Outdoor Advertising, for legislative text amendments to Fairview Municipal Code Chapter 19.170 "Sign Regulations". The Planning Commission closed the public hearing at the January 26, 2019 meeting.

Brian Cooper, Mayor, presided at the hearing.

A permanent record of this proceeding is to be kept on file in the Fairview City Hall, along with the original of this Type IV City Council Order.

The City Council orders that Land Use Application #2018-61-TA is **denied** based on the following findings.

Standard:

Fairview Municipal Code Section 19.205.020.B provides: "The amendment will not be detrimental to the general interests of the community."

Finding:

The vision of the 1997 sign code amendment (Ord. 08-1997) was to improve neighborhood livability and aesthetic by prohibiting the construction of new billboards and the replacement of existing billboards.

The proposed amendment (Application #2018-61-TA) would allow existing billboards to be replaced and increased in height above their current level.

Resolution Exhibit A

While recognizing the marketing opportunities that billboards provide, the adverse visual impact created when existing billboards are replaced and increased in height is not in the general interests of the community and is not consistent with the current Code provisions or the intent of the Code provisions when adopted. For this reason, based on the evidence in the record, the City Council finds that approving the application is not in the best interest of the City or the "general interest of the community." Accordingly, the criterion is not met.



Brian Cooper, City of Fairview Mayor
Signed Original in File

3/7/19

Date