

## **Explanation of Proposed Amendments to Division 10-20.50 (Sign Standards) of the Flagstaff Zoning Code Based on Council Decisions Made at the May 12, 2014 Council Work Session**

Following the May 12, 2014 work session staff has been developing amendments to Zoning Code Division 10-50.100 (Sign Standards). These amendments specifically were developed in response to Council's direction on certain sections and aspects of the Sign Standards, and they include many other amendments suggested by staff.

In the July 8, 2014 work session staff will only present and describe the amendments proposed in response to Council's direction from the May 12<sup>th</sup> work session. A summary of the decisions made at this work session was provided to the Council soon after the work session. This summary, which is included below, forms the structure for a narrative that provides further detail on the amendments prepared so far.

The attached amendments to the Sign Standards are not complete, and further work remains to be done. However, the amendments on the issues specifically requested by the Council for completion by staff are for the most part in a near-final state. Staff, therefore, looks forward to presenting these amendments to Council for your review.

Some notes and comments on the attached draft of amendments to the Sign Standards are provided below:

- The attached draft appears to be exceptional long! This is because staff has been working from a Track Changes version of the document so all new text and all ~~deleted~~ text is included in the document. A careful review of the draft will show that at times many pages of text have been deleted, and the information has been summarized into a table. Also, many tables in the current code have been combined into a single more useable table. This is a working draft, therefore, and considerable work is still needed to ensure that section and table cross-references are corrected, the document is properly formatted (there are many large blank areas on certain pages resulting from tables and illustrations not being correctly placed on a page), additional maps and illustrations are prepared and inserted, and the document is checked so that all errors are eliminated.
- Also, some sections of the draft are incomplete because either further research is required, more staff discussion is necessary, or more formatting work is required. These sections include yellow highlighted notes to draw attention to them.
- All cross references to the Council's list of issues and concerns are highlighted in the draft by a small grey box on the left hand side of the page with the issue number(s) inserted within it.
- A new section that summarizes all of the incentives included in the Sign Standards has not been completed. It will be inserted near the beginning of the Division. Note that the format used for summarizing incentives in the Sign Standards will also be included into the rest of the Zoning Code at the time these amendments are developed.
- In some sections of the draft amendments, an alternative to the proposed amendment is suggested. These alternatives are also highlighted in yellow.
- All amendments and edits to the draft will be completed before it is presented to the public, Planning and Zoning Commission, and ultimately the Council.

Perhaps more importantly, the document has not been fully reviewed and vetted by City staff, and Flagstaff residents have not had a chance to weigh in with their ideas and comments. A

response to each of the Council's issues and concerns is sufficiently developed, however, for staff to present back to the Council at the July 8, 2014 work session. This will allow staff to check-in with Council to make sure that we are on the right track with the proposed amendments. In the weeks and months to come, staff review will be completed, opportunities for public input on the draft will be scheduled, and the draft will be revised and completed for presentation to the Planning and Zoning Commission and the City Council.

This report is based on the summary of the decisions made by the Council at the May 12<sup>th</sup> work session. Each issue or concern is identified with its number on the left hand side of the draft amendments to the Sign Standards. In the narrative below, the issue is briefly stated, followed by statement in *italic font* of the Council's decision on the issue. Thereafter, the page number and section number in the draft amendments is provided, as well as additional notes describing or explaining the amendments.

### **List of Council Identified Issues and Concerns:**

#### **General:**

1. Continue to respect our dark sky ordinance. (Woodson)  
*Council Decision: A majority of councilors agreed this is important.*  
Page 16 – C. Sign Illumination: As the sign illumination standards appropriately provide standards to protect the City's dark skies no major changes are proposed in this section.

#### **Permanent Signs:**

2. Include a provision that sets criteria for off-premises signs for properties that do not have frontage on a major road, such as an arterial like Route 66 or John Wesley Powell Boulevard: How big; primarily directional; how many; under what circumstances? (Mayor Nabours)
3. Allow for off-premise signs. (Woodson)  
*Council Decision: A majority of councilors agreed not to pursue this idea.*
4. Window Sign: Delete the permit requirement for any sign inside a business or on the inside surface of a window. (Mayor Nabours) [See related staff comment #22 and 32]  
*Council Decision: A majority of councilors agreed to eliminate the permit requirements for temporary window signs.*  
Page 65 – Section 10-50.100.070 (Temporary Signs); Window Signs: The requirement for a Temporary Sign Permit has been removed.
5. Sign placement on commercial buildings. Broaden placement options for business signs on commercial buildings. (Oravits) [See related staff comment #17]  
*Council Decision: A majority of councilors agreed this was an appropriate idea.*  
Page 32 – Section 10-50.100.060 (Permanent Signs); Building Mounted Signs: This section has been comprehensively revised to eliminate the restrictive standards on where building mounted signs may be placed, and instead the business owner may decide where best to place signs on their building. Please see Issue #17 below for a more detailed explanation.
6. Freestanding sign replacement incentive: Allow commercial buildings with an older freestanding sign the option to replace it with a new freestanding sign of the same size (or smaller if they chose). There is currently a disincentive for businesses to replace older freestanding signs. (Oravits)

7. Allow the retrofit of existing but old and unsightly signs with a newer sign that would be allowed to have a % larger than if a new sign as an incentive to get the old sign down and something more attractive up in its place. (Woodson)  
*Council Decision: A majority of councilors agreed that staff should pursue the idea of creating an incentive to allow property owners to replace their oversize nonconforming sign with a new sign that does not meet the current code. Consider splitting the difference between the height and area of the nonconforming sign and what the code would allow, or reducing height and area by 50%. Eventually as the sign is replaced over time, it will come into conformance with the code.*  
 Page 105 – Section 10-20.60.110 (Nonconforming Signs); B. Maintenance, Repairs, Alterations, and Removal: A new paragraph B. has been inserted to provide an incentive for the replacement of a nonconforming sign with a new sign that may be 50% the height and 50% the area of the original nonconforming sign.
  
8. Allow signage to face the interstate. (Woodson)  
*Council Decision: A majority of councilors agreed to allow building mounted signs to face the interstate freeways, but not freestanding signs. Do not increase allowable building mounted signage to allow this, but let property owners decide how much of their allowable building mounted signage would be placed anywhere on their building.*  
 Page 11 – Section 10-50.100.040 (General Restrictions for All Signs); A. Location Restrictions: Paragraph 11. has been amended to remove the restriction on building mounted signs facing interstate freeways.
  
9. Allow for more than one group sign [freestanding sign] for a property if the property is large enough. (Woodson)  
*Council Decision: A majority of councilors agreed that staff should study the consequences of reducing the threshold for two freestanding signs on a property from 500' to 400' to allow an additional freestanding sign (Type B) on properties with a frontage of 400'. A majority also agree that keeping the City aesthetically pleasing was very important while balancing the needs of businesses. As an option to allowing a Type A and a Type B sign, considering allowing two signs that are based on the average of the Type A and B sign's height and area. Also, create a standard to exclude the shopping center's name from the sign area requirement.*  
 Page 43 – Section 10-50.100.060 (Permanent Signs); Table H, Standards for Freestanding Signs: When more than one sign is permitted on a frontage the minimum separation between them has been reduced from 500 feet to 400 feet. Please see Issue #18 below for a more detailed explanation. Note that further study is still needed.

### **Temporary Signs:**

10. Include a provision that there can only be one temporary (A-frame; pole banner) sign per 200 feet of street frontage (or per parcel if less than 200 feet). (Mayor Nabours)  
*Council Decision: See summary of the Council's direction under Issue #26.*  
 Page 59 – Section 10-50.100.070 (Temporary Signs); 3. Temporary On-Premises Business Signs: This section has been comprehensively revised and revisions to paragraph b. ensure that no more than one temporary banner per 150 linear feet of property frontage or part thereof is permitted.
  
11. Discuss the prohibition of vertical banners. (Mayor Nabours) [*See related staff comment #31*]  
*Council Decision: A majority of councilors agreed to not prohibit vertical banners, i.e. leave them as a permitted temporary sign type.*

12. A-Frame Signs: (Oravits)

- a. Allow A-Frame signs without a permitting process and allow these signs to be self-regulated on private property with a complaint-driven enforcement.
- b. Develop basic design standards to ensure Flagstaff remains visually pleasing, e.g. construction material of the signs, (i.e. weather proof material) and a maximum size.
- c. Signs need to be properly secured or heavy enough to resist wind.
- d. Signs can only be placed on private property and must only be out during the businesses operating hours - brick and mortar hours, not website hours.
- e. To regulate the amount of signs we should develop a maximum amount allowed per lineal footage or frontage. For example, 100 feet of frontage would be allowed a maximum of 2 signs at any given time.
- f. Limitations on what you can attach to the temporary signs. For example, balloons, flags etc.

*Councilor Oravits agreed that no discussion was needed on these points.*

13. Should we allow event banners, and if so, where and for whom? (Woodson) [See related staff comment #29]

*Council Decision: A majority of councilors agreed that staff would develop a proposal for civic/non-profit event signs at suitable locations within the City.*

Page 59 – Section 10-50.100.070 (Temporary Signs); C.1. Civic or Non-Profit Event Signs: This section has been extensively revised to establish new standards for civic and non-profit event signs to be placed on the site of the event as well as on civic or non-profit event sign support structures to be erected by the City with the use of BBB funds. The City's Beautification and Public Art Commission discussed this proposal on July 2<sup>nd</sup>, after the deadline for submittal of this report. An update on the Commission's discussion will be provided to the Council at the July 8<sup>th</sup> work session.

**List of all Issues and Concerns Identified by Staff:**

**General:**

14. Combine the incentives available in the Sign Standards into one location, possibly a table, so that they are easier to find and apply.

*Council Decision: A majority of councilors agreed with this idea.*

This task has still to be completed by staff.

15. Eliminate many of the tables by combining the regulations in the tables to simplify the code – e.g. Tables 10-50.100.060.D, E, and P can be combined and simplified.

*Council Decision: A majority of councilors agreed with this idea.*

Pages 22 & 23, 33 & 34, and 43-45 show examples of how regulations have been combined into a table for clarity and simplicity. Using Page 22, Table A, Standards for Permanent Signs by Use as an example, former Table P (now shown as deleted on Pages 54 and 55) has been extensively simplified and consolidated. Similarly on Pages 33 & 34 Table D, Standards for Building Mounted Signs, all standards from two tables (former Tables D and E) have been combined into one table.

16. Include additional illustrations for clarity.

*Council Decision: A majority of councilors agreed with this idea.*

Once agreement has been reached on the content of the Sign Standards, appropriate illustrations will be developed and inserted.

## Permanent Signs:

17. Simplify the standards for building mounted signs.

*Council Decision: A majority of councilors agreed with this idea.*

Page 33 – Section 10-50.100.060 (Permanent Signs); Building Mounted Signs: This section has been comprehensively revised to eliminate the restrictive standards on where building mounted signs may be placed, and instead the business owner may decide where best to place signs on their building. Staff has suggested that some important rules should still be maintained from the current Code, such as that no sign should face an adjoining residential zone, or extend above a parapet or fascia. A new standard has been included to support the principle that building signage should relate to a building entry. Additional refinement of this proposed standard is still needed. Staff has also suggested that building signage may be painted directly onto a wall, in which case the sign area may be increased by 10%.

18. Rethink the approach for freestanding signs.

- In Issue #26 below staff offers ideas for comprehensive amendments to the temporary sign standards of the Zoning Code – reassess temporary business signs.
- Consider allowing another freestanding sign so that all the tenants have equal access to signage on the highway.
- Consider also allowing for additional freestanding sign area so that all or most of the tenants in a multi-tenant building such as a strip mall shopping center may have an opportunity to have signage to advertise their business.

*Council Decision: As discussed in Issue #9 a majority of councilors agreed that staff should proceed with developing revisions to this section.*

Page 43 – Section 10-50.100.060 (Permanent Signs); Table H, Standards for Freestanding Signs: This section has been simplified, and former Tables H and I have been consolidated. Consistent with Council direction, the distinction between Type A signs and Type B signs are based on the street classification adjoining the property where the signs are proposed. Type A signs are only permitted on major arterials and Type B signs are permitted on all other types of streets. The threshold for allowing more than one freestanding sign has been lowered from 500 feet to 400 feet consistent with Council's direction, and a new standard is proposed that would require multiple freestanding signs to be separated by a minimum of 150 feet. Council requested that the implications of this proposal be tested. Staff has not yet conducted this testing, and will do so in the weeks ahead. A standard to exclude the shopping center's name from the sign area requirement is also proposed.

The standards for height and area of freestanding signs are established in Table 10-50.100.060.A on Pages 22 and 23. Note that the height of Type A freestanding signs is proposed to be increased from 8 feet to 10 feet, and Type B signs from 6 feet to 8 feet. Council requested that the implications of this increase be tested, and staff will do so in the weeks ahead. The remainder of the amendments in this section are the result of combining text and tables into a more easily understandable format.

19. Reconsider the functionality and purpose of having Type A and Type B signs based on street classification (Refer to Table 10-50.100.060.I: Additional Standards for Freestanding Signs According to Use).

*Council Decision: A majority of councilors agreed with staff that this distinction in sign types based on street classification was important to maintain.*

Page 43 – Section 10-50.100.060 (Permanent Signs); Table H, Standards for Freestanding Signs: The distinction between Type A and Type B signs based on the

functional classification of the road fronting the property where the sign is placed has been retained as described in Issue #18 above.

20. Table 10-50.100.060.P: Increase the freestanding sign allowance standards for multi-family developments.

*Council Decision: A majority of councilors agreed with this idea.*

Page 22 & 23– Section 10-50.100.060 (Permanent Signs); Table A, Standards for Permanent Signs by Use: This is a new table that replaces former Table P in the current Code (Pages 54 & 55). Many of the standards have been retained from former Table P. After considerable staff discussion, staff recommends that because signs in multi-family developments have primarily an identification function rather than an advertising function, the height of a freestanding sign for single-family subdivisions, multi-family developments, and mobile home parks should not be increased. Staff has suggested that the area of building mounted signs should be increased from 2 sq. ft. to 4 sq. ft. Staff agrees with Council's recommendation that freestanding signs for these uses should be included within the Comprehensive Sign Program section (See Issue #21 below) so that increases in sign area and height may be achieved if enhanced design standards are incorporated into the sign.

21. Allow the Comprehensive Sign Program standards to also apply to multi-family residential developments and institutional uses.

*Council Decision: A majority of councilors agreed with this idea.*

Page 84 – Section 10-50.100.090 (Comprehensive Sign Programs): Throughout this Section amendments have been inserted so that a comprehensive sign program may also be applied to multi-family and institutional uses.

22. Table 10.50.100.060.O: Standards for Permanent Window Signs – return to the language of the Land Development Code which only allowed window signs to cover 25% of each window or limit to 25% of the window area in a building elevation.

*Council Decision: Significant discussion on this issue and no specific direction provided. Staff will present options for Council consideration. The City Attorney will provide a legal opinion regarding signs located inside a store but not attached to the window.*

Page 53 – Section 10-50.100.060 (Permanent Signs); Table O, Window Signs: Staff recommends that consistent with the former Land Development Code and the current Sign Standards that permanent window signs should be included in the total allowable area for building mounted signs. This is a commonly applied standard in many cities' sign codes. Amendments are proposed to eliminate the former standard that applied to all the windows on a building, and instead window signs may be applied to 25% of a window's area. As temporary window signs are now better defined in Section 10-50.100.070 (Temporary Signs), the difference between a permanent and a temporary window sign may now be more easily determined.

23. Section 10-50.100.040.A.7 and Section 10-50.100.060.C.5.c.(9): Vehicle parking and vehicle signs - correct the duplication in standards between these two sections. Amend these standards to more clearly define where a vehicle may be parked so that the vehicle is not used as a sign.

*Council Decision: Significant discussion on this issue – staff will provide clearer language for Council consideration that will be easier to implement and enforce.*

Page 10 – Section 10-50.100.040 (General Restrictions for All Signs); A, Location Restrictions: Staff has consolidated the standards regarding vehicle signs into this section, and has drafted more enforceable language to address conditions where certain

business owners intentionally park their vehicles for days at a time without moving them so that they serve as additional signage. Note that two options are included.

24. Section 10-50.100.080.D.6: Include in the Flagstaff Auto Park District a provision to allow dealers to add miniature balloons and to allow for strings of pennant flags for promotional events.

*Council Decision: A majority of councilors were not supportive of this proposal. No amendment will be proposed. The city attorney will provide a legal opinion on whether different standards can be applied within specific and unique districts like the Flagstaff Auto Park or Downtown District.*

25. Section 10-50.100.120 Removal of Signs: Add a new section to better clarify and define when and under what conditions staff may remove an illegal sign.

*Council Decision: Significant discussion on this issue – staff will provide clearer language to allow for the placement of liens when derelict or abandoned signs are not removed by a property owner and are removed by the City.*

Page 91 – Section 10-50.100.120 (Removal of Signs): This new section allows City staff to remove an illegal sign provided that written notice has previously been sent to the owner of the sign or the owner of the premises on which the sign is located. This section would be applied almost exclusively to temporary signs.

### **Temporary Signs:**

26. Section 10-50.100.070: Temporary Signs - more clearly define a temporary sign so that it is clearly understood that it may only be used on a limited basis to advertise a specific sales event or promotion for a finite time.

Perhaps consideration should only be given to allowing banners in these contexts, and only allowing A-frame signs within multi-tenant shopping centers adjacent to their stores?

*Council Decision: Significant discussion on this issue. A majority of councilors agreed that temporary signs should only be used to advertise short term sales or special events, and that they should not be in place semi-permanently. It was also agreed that new standards were necessary to better manage the sign clutter created by the profusion of temporary signs currently in place. It was agreed that staff would draft new standards that would make a landlord/property owner responsible for applying for a temporary sign permit rather than the business owner. One temporary sign per 100- or 200-foot of frontage would be issued and the landlord/property owner would administer which of the tenants in the shopping center would be entitled to a temporary sign. No direction was provided on the number of days that a sign could be in place. The sign would have to change and be specific to each business that chose to use this program.*

Page 58 – Section 10-50.100.070 (Temporary Signs) and Page 93 (Definitions): Temporary signs have been clearly defined as only being allowed for short durations, i.e. “short term advertising of promotional or seasonal sales events”. Staff has also rewritten this section to minimize the proliferation of temporary signs now common in the City.

Some highlights of the proposed amendments are provided below:

- Page 58 – Table 10-50.100.070.A: This table includes new standards for off-premise signs for civic or non-profit events on approved City structures to be located at up to 5 locations within the City, as well as updated standards for civic or non-profit event signs. Refer to Issue #29 below for more details.
- Page 60 – Table 10-50.100.070.G: Promotional or seasonal sales signs may only be displayed for no more than 10 consecutive days a maximum of 6 times per calendar year under a single temporary sign permit.

- Page 62 – Table 10-50.100.070.D: A-frame signs may only be placed on the walkway in front of the store and not in the public right-of-way, parking areas, landscape areas, or driveways. The issue of whether A-frame signs should be allowed in the Downtown District is addressed in Issue #27 below while temporary window signs are discussed in Issue #32.
- Page 66 – Table 10-50.100.070.H: The standards for approved temporary uses have been clarified to confirm that this section applies to temporary uses for which a Temporary Use Permit has been issued.
- Page 67 – Sign Walkers: This subsection has been updated to include recent amendments made by the state legislature in HB2528. Please see Issue #38 below for a more detailed explanation.
- Page 102 – Section 10-50.100.130 (Sign Permits – Temporary Signs): Consistent with Council’s direction the Review and Approval subsection has been amended to state that in a multi-tenant development or shopping center the property owner or manager shall act as the applicant for the stores requesting temporary signs. A limitation of 1 sign per 150 linear feet of property frontage has also been included to reduce the clutter of temporary signs. Note that staff has also proposed alternate language for the Council’s consideration that allows individual tenants or business owners in multi-tenant developments or shopping centers to apply for a temporary sign permit.

27. Section 10-50.100.070.D.3.c.(2): A-Frame Signs – consider not allowing A-frame signs within the Downtown Historic District on both public and private property.  
*Council Decision: Significant discussion on this topic, but no final Council direction. Staff to present a proposal as part of final amendments on this topic for review by the P&Z Commission and the Council.*

Page 75 – Section 10-50.100.080.B (Downtown Historic District): A new subsection 5. (Temporary Signs) is proposed that would not allow A-frame signs in the Downtown District because the sidewalks are already narrow and cluttered. However, downtown merchants have expressed a strong desire to have additional signage permitted on sidewalks within the Downtown District. Staff has, therefore, suggested that a narrow stanchion sign be permitted as temporary signage in the downtown. These signs would be a maximum of 12 inches wide and 4 feet in total height, mounted on a weighted base, and only permitted within the amenity zone of the sidewalk, i.e. the outer area of the sidewalk close to the curb where benches, trees, posts, poles, trash receptacles, and bike racks are already located. This will ensure that a clear zone is maintained for pedestrians’ use of the sidewalks.

28. Consider allowing placement of temporary banners to support NAU sports teams.  
*Council Decision: No Council discussion on this topic. Staff to present a proposal as part of final amendments on this topic for review by the P&Z Commission and the Council.*

Page 6 – Section 10-50.100.020 (Applicability): Staff has added a new paragraph 4.e. to the Exemptions subsection, specifically under Governmental Signs that would allow “signs advertising recreation and cultural events” by government agencies to be exempt from the otherwise applicable provisions of the Sign Standards. This means that banners promoting events at NAU, the Flagstaff Unified School District, Coconino Community College, Coconino County, etc. would be exempt.

29. Table 10-50.100.070.A: Improve and clarify the regulations for temporary event signs, and allow for community/non-profit event signs.

*Council Decision: See Issue #13 above as Council has already agreed to permit civic/non-profit event signs at certain locations within the City.*

30. Section 10-50.100.070: Include standards for temporary real estate development/ construction signs.  
*Council Decision: No Council discussion on this topic. Staff to present a proposal as part of final amendments on this topic for review by the P&Z Commission and the Council.*  
 Page 9 – Section 10-50.100.020.C (Exemptions), 25. New Development and Construction Signs: As the current Sign Standards do not specifically allow for this type of sign which is used to announce the pending construction of a new development project, new standards allowing for a 32 sq. ft. sign per frontage are proposed.
31. Section 10-50.100.070.D.3.c.(4): Vertical banners – prohibit?  
*Council Decision: See Issue #11 above as Council has agreed to not prohibit vertical banners.*
32. Section 10-50.100.070.D.3.c.(5): Temporary window signs – return to the language of the Land Development Code which only allowed window signs to cover 25% of each window.  
*Council Decision: No Council discussion on this topic. Staff to present a proposal as part of final amendments on this topic for review by the P&Z Commission and the Council.*  
 Page 65 – Section 10-50.100.070.D.3.c.(5) (Temporary Signs): This section has been amended to allow temporary window signs to cover up to 25% of the area of a window, and the requirement for a Temporary Sign Permit has been eliminated.

**Some Technical Issues:**

33. Page 18 - Section 10-50.100.050.C.3: More clearly state that neon included on signs does not have to be shielded.
34. Page 29 -Section 10-50.100.060.C.5.c.(1): Change the term “Accessory Sign” to “Directional Sign” to be consistent with the definition for this type of sign.
35. Page 48 - Section 10-50.100.060.C.5.c.(8): Projecting signs - include a provision to define the maximum number of projecting signs allowed per business as this was inadvertently omitted (it should be one consistent with other signs).
36. Page 50 - Section 10-50.100.060.C.5.c.(10): To make this section clearer change the name of this sign to “Service Island Canopy Sign” and remove the term “spanner board” as this term and type of sign is no longer used. It used to be a type of sign mounted between the posts supporting the canopy above gas pumps.
37. Page 62 - Section 10-50.100.070.D.3.c.: Include a new section to allow for “upright signs”. Upright signs are typically vertical signs mounted on a large base often with wheels and weighted to provide stability. They are similar to A-frame signs, but the definition for A-frame signs does not comprehensively provide for them.
38. Page 67 - Section 10-50.100.070.D.4: Sign walkers - Modify these regulations to make it easier for sign walkers to walk and stand on private property (e.g. on a walkway). The state legislature is also addressing the issue of where sign walkers may stand (HB2528) and depending on the outcome of this bill (it prohibits a municipality from restricting a sign walker from using a public sidewalk, walkway or pedestrian thoroughfare) modifications to the sign walker regulations will be developed.
39. Page 90 - Table 10-50.100.100.B: Staff suggests that an end note should be added to this table to explain how cumulative adjustments are applied with regard to the range for the height of freestanding signs.
40. Page 106 - Map 10-90.40.030: This map is incorrectly titled as the “Downtown Overlay Zone Map”, and it should be corrected to be “Downtown Historic District Overlay Zone Map”.

41. Page 93 - Division 10-80.20: Definitions - Add some definitions that are missing, e.g. "halo illumination" and "temporary event"

42. There are numerous clerical and Scribner's errors that will be corrected, including punctuation, grammar, correcting cross-references, etc.

*Council Decision: No Council discussion on these topics. Staff to present a proposal as part of final amendments on this topic for review by the P&Z Commission and the Council.*

All of the technical issues listed above, and many others, have been resolved in the draft amendments to the Sign Standards.

Should any Council member desire a clean version of the proposed amendments (i.e. not in Track Changes format without the underline and strikeout text, please let me know – [reastman@flagstaff.az.gov](mailto:reastman@flagstaff.az.gov) or (928) 213-2640.