



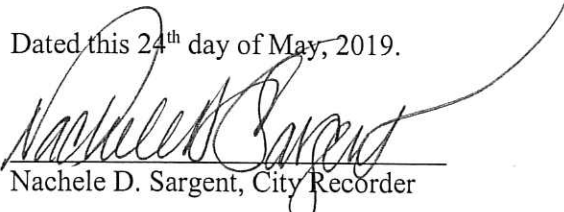
COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regular meeting on **Tuesday, May 28, 2019** at the Coalville City Hall, 10 North Main, Coalville, Utah. This meeting will begin at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
 - A. **Public Hearing:** Continued Review, Discussion, and Possible Adoption Of Lighting And Signing Development Code Update Amendments – Ordinance No. 2019-3
 - B. Discussion Of Veteran's Memorial – Phil Geary
 - C. Discussion And Possible Approval Of The Summit County Library Summer Reading Program Sidewalk Painting
 - D. Planning Consultant Updates
 - E. Public Works Updates
 - F. Community Development Updates
 - a. Business Licenses
 - G. Legal Updates
 - H. Council Updates
 - I. Mayor Updates
 - J. Executive Session
4. Review And Possible Approval of Minutes
5. Adjournment

** Coalville City reserves the right to change the order of the meeting agenda as needed.*

Dated this 24th day of May, 2019.


Nachele D. Sargent, City Recorder

Mayor
Trever Johnson

Council
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

****In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Hall (435-336-5981) at least three days prior the meeting.**

Posted: May 24, 2019 City Hall, Coalville City Website, Utah Public Notice Website

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Coalville City Council
Regular Meeting
HELD ON
May 28, 2019
IN THE
CITY HALL

Mayor Trevor Johnson opened the meeting at 6:00 P.M.

COUNCIL PRESENT: Mayor Trevor Johnson
Council: Arlin Judd,
Cody Blonquist, Rodney Robbins
Adrianne Anson, Tyler Rowser

CITY STAFF PRESENT:

Sheldon Smith, City Attorney
Zane DeWeese, Public Works Director
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Camellia Robbins, Eric Blonquist, David
Bell, Bill Battersby, Thomas Moore, Allan
Bell, Don C Winters, Lori Winters, Noe
Rodriguez, Jeff White

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge Of Allegiance:

Mayor Trevor Johnson led the Council, Staff, and Public in the Pledge of Allegiance.

Mayor Trevor Johnson stated he would be testing a camera at the meeting tonight to see how it would work for future live meeting coverage.

Item A – Public Hearing: Continued Review, Discussion, And Possible Adoption Of The Lighting and Signing Development Code Update Amendments – Ordinance No. 2019-3:

Mayor Trevor Johnson stated Don Sargent had implemented the changes that were requested at the last meeting and had met with some of the business owners in the City. Don Sargent stated he incorporated the public comments, staff comments, and business owner's comments into the current draft for the Mayor and Council review. Don Sargent gave a PowerPoint presentation to explain the outdoor lighting and signing information (Exhibit A). He stated the lighting was now up in the higher LED ranges and verified someone could choose to go lower, but they could not exceed the maximum. He stated

the downward directing fixtures would be the most important part of lighting and he was recommending the full cutoff fixture directed downward. Don Sargent stated on signage standards; the old Code was more restrictive than the proposed revision.

Don referred to the Staff report (Exhibit B) and reviewed the red lined items in the proposed language for lighting. Mayor Trever Johnson stated he had asked for the amortization schedule to be stricken from the revisions. Don Sargent stated the intent was to make it more protective for the City and not more restrictive, it was to have growth be a benefit and not a deterrent to the City. He stated a manufactured cut sheet would be used for light projection. The Mayor, Council, and Staff discussed the exemptions including holiday lighting, defining lighting that was "temporary" in nature, and listing the 90-day National Code for electric cord safety. Council Member Cody Blonquist gave the analogy referencing 125,000 lumens per acre was the equivalent of 156 lights like the ones in the Council Chambers room and he didn't think it needed to be more than that.

Don reviewed the red lined items for the proposed language for signage. The Mayor, Council, and Staff discussed the pole size for free standing signs and requested changing the language to include "at the discretion of the Engineer". Council Member Adrienne Anson questioned where the signage revisions stood in reference to industry and trend standards. Don Sargent stated the proposed revisions were exceeding the trend. He stated the recommendations from the Planning Commission were close to the standards for cities our size. Council Member Cody Blonquist suggested adding between 2000-4000 for lighting instead of "not to exceed". Council Member Rodney Robbins had the following list of questions for discussion:

Page 14 –Item D, #2 - Commercial Fixtures – after speaking with Bell's, the canopy lights were putting out 18,000 lumens and it was currently listed for 3,500 lumen output. The Mayor, Council, and Staff discussed having more light to get the higher light source, having the area lit for safety but not as an attraction, the total light output for the property, directing or having a cut off for canopies instead of Lumens, and shutting down some of the lighting after 9:00 P.M.

Page 15 -Item C, #6 – Allowing at least one light to remain on.

Page 15 – Item F, #2 – Concerned that the color white could be considered reflective.

Page 21 – 9-1-020 – Permit requirements – Concerned that required logo changes were not addressed. Don stated it would technically require a permit to verify it would still conform within the parameters for the sign. Mayor Johnson suggested writing in something for a brand change.

Page 30 – Item A, #3 – Concerned about the display size for Moore's Chevron.

Page 34 - #5 E – Questioned whether it was referring to big signs or window signs.

Page 36 - #5 – Questioned if something could be added to be able to scroll large words that wouldn't fit otherwise.

Page 38 – Item G – Concerned temporary signs could only be displayed four times a year. It was pointed out to him there were six major holidays and some times beer companies had

special advertising for hunting season. Council Member Robbins suggested changing this to eight times per year.

Page 38 – Item H – Concerned someone would want to bring in an inflatable dancing sign that would be over the height restrictions.

Page 38 – 09-1-060 – Item A – Questioned if the NS School sign would be prohibited. Niki Sargent stated the NS School District had went through the variance BOA process and received approval and specific regulations for their sign. Questioned if it would prohibit Moore's Chevron from getting a different fuel sign. Don stated even though the full sign was electronic it would still be allowed if it was stationary.

Page 40 – Item H – Concerned the restrictions for a flag were too small and if the City wanted to do a large flag it wouldn't be allowed. The Mayor, Council, and Staff discussed the options for flags including a flag being used as an advertisement, having an exemption for the US flag, and painting a flag on the side of a building.

Page 42 – Item S - #3 – Concerned the size was not big enough if the City wanted to advertise what was available in town.

Page 45 – Item A – Concerned that all of the amortization schedule wasn't crossed out and wanted to verify it was all removed from the Code.

Page 46 – Item A – Concerned ten working days was not enough time for someone to appeal a decision. Suggested changing it to 20 working days. Gave the example of going on vacation for three weeks and received the notice after they left. The Mayor, Council, and Staff discussed the options including being able to request an extension, changing the timeframe to 14 days, 10 working days was the standard, allowing 10 working days so the process could move forward within a minimum timeframe, and filing the appeal by a phone call.

Page 46 – Item B – Questioned if the Appeal for Special Exceptions was needed and felt it limited the power of the City Council. Sheldon Smith stated the way it was written actually gave the Council more power.

Mayor Trevor Johnson had the following questions:

Questioned the free-standing sign square footage in the Highway Commercial Zone and asked David Bell what the size was for the Best Western sign. Questioned if the square footage should be increased. The Mayor, Council, and Staff discussed the options including how many parcels were located in the Highway Commercial Zone and what the worst case scenario would be for the number of signs, the readability of signs, missing out on the traffic going by the City, being stuck with not being able to change a sign if it didn't conform to the Code, allowing an existing sign to be changed if it stayed within the original dimensions, David Bell receiving 70% of hotel business because of signage and if signs shrink would the percentage go down, only so much business was allowed in the Highway Commercial Zone and it wouldn't be an issue, in the future it could become an issue, and how to address and keep what was currently there.

Mayor Trevor Johnson opened the public hearing at 7:38 P.M.

Tom Moore – Resident and Business Owner

Tom Moore stated he wanted to clarify on the gas pump signs if it was allowed on both sides. Don Sargent stated yes; they could use both sides. Tom Moore stated he couldn't emphasize enough how critical signage was to the welfare of this community. He gave the example of someone from Lafayette, IN stopping at the station to ask where Denise's was located. They had missed the sign at the intersection and for some reason couldn't see the one for her business. Mr. Moore stated Summer was here and the City needed to do something with the intersection for business signage. Mayor Trever Johnson stated it was under construction right now and he would have something soon. Tom Moore stated he appreciated all the hard work and thanked the Council and Don Sargent for all the time they had put into the revisions.

David Bell – Business Owner

David Bell stated there had been a lot of work put into the revisions and he appreciated it. He stated he didn't have a copy of the latest draft the Council was reviewing and looked forward to receiving a copy of it. He stated he had went through the previous draft and had earmarked a lot of areas that were of concern to him and he could see that some of those items had been handled and he looked forward to going through the latest draft to see what hadn't been handled and to take a closer look. Mr. Bell stated he had concerns for the Main Street Commercial Zone area for both lighting and signage. He stated he hadn't heard or been able to formulate what signs were at risk and what signs would be allowed and it was the same with lighting. He stated this was the largest impact for business that he had seen since he had been in business in Coalville. He stated he thought it would be worth the time and effort to go up and down and do a survey and go back and compare it to what was in the past and ask the question if this was passed, what signage and lighting up and down the town would not have been allowed that was existing. David Bell stated he was asking that because the City was always looking at putting restrictions on things and while they were meant to protect, they also tied the business hands from a business point of view. It made it difficult or it could make it difficult for a new business to come in and existing business to continue to operate. Mr. Bell stated he thought this was so important he hoped these ordinances were not passed without each of the Council Members and even the public having a clear understanding of what the impact would be. He stated he had direct concerns within the Highway Commercial Zone. He stated he was concerned about the Lumens allowed. He didn't have a problem with keeping the light to the property and thought that was doable, but if they were keeping it on the property, why did it matter how many they had. If they tied their hands too tight, then it really did matter. He stated the small canopy at the Sinclair would almost max out the 125,000 limit and that was just for the bulbs under the canopy and nothing else on the property. He stated at the Holiday Hills location with a much larger canopy, he had already blown past the not to exceed limit. He encouraged the Council to know for sure where they were currently at and what they would be giving up if they passed the ordinance and what they would be restricting for someone new to come in. Mr. Bell stated he believed there were

two elements that needed to be the top consideration for driving this and one would be safety for the town and off the highway. He wanted to make sure they didn't compromise safety. He was concerned that the changes being done didn't address this nearly enough. The other was if they cut too much, then they wouldn't get the traffic because it would be a dark scary town and the people would pass by and go down the road. If that happened, then business would suffer and when business suffers, they go out of business and then what would happen with just the empty shell left sitting there that no one wanted to run because they couldn't make money with it. He encouraged the Council to be very careful in these arenas and not to worry too much about what might be happening in another town or across the Nation, but to be very concerned about what it should be for Coalville. David Bell stated he would like to see the Lumen restrictions go completely out the window and not be part of the requirements. He would rather concentrate on where the light was used and focused and if it was being contained to the property. He thought that was the most important part that was in the revisions and he thought that part was very doable. He stated he appreciated the amortization part had been removed from the revisions. Mr. Bell stated he was very concerned about the signage restrictions. He had been through the issue when a brand decided to pull their logo and they had no control over it. Amoco did that to him a number of years ago when they pulled out of Utah and the United States. Businesses change and these kinds of things happen and it would be really difficult if he hadn't been able to change his existing signage over to Phillips. He stated he thought it was important for any business owner, when they didn't have any control, to be able to make the changes necessary. They weren't trying to increase the size of their signs or do something they shouldn't. They were put in a critical position to move with something they had no choice on and were trying to do it and stay in business during the process. Mr. Bell stated he thought they really should consider some exemptions for that kind of situation where a business would be allowed to make those kinds of changes without creating a burden on the business or cause them to not be as profitable. David Bell stated the poles he had holding up the Best Western sign were very large poles. He hadn't measured them, but he believed they would exceed the size allowed in the Highway Commercial Zone. They didn't look very big from a distance, but they were very large poles. He would encourage the Council not to set restrictions on the diameter and leave that in the hands of the Engineers. They were already setting the height and they should leave the pole part in the hands of the Engineers to decide what would need to be put in place to safely hold the sign in the air. Mr. Bell stated across the Freeway he had some very large square footage signs. If they passed the revisions today, he would only be able to put up a very small fraction of the amount of square footage for the signs he currently had. As was pointed out earlier for his hotel, 70% of his business from the Freeway was without reservations and showed up that night, at that point in time, and that meant everything. If he was to lose even 25% of that, he would be out of business and that was where the economics were at. He stated he ran on a thin line and was not making money hand over foot and he couldn't take this kind of a large hit and keep the business doors open. It was very important to him. His sign was facing forward and people driving past at upwards of 80MPH only had one to three and half seconds to read the size of the signage

that was out there right now and then make the decision with enough safe time to pull off the Exit and they were doing it. If they started to restrict that, it would take their decision time down and they would lose the business if they couldn't adequately advertise. David Bell stated he thought we wanted to see Coalville grow. There were some additional vacant parcels over there that could use some retail business that would benefit Coalville. He hoped people would come forward and do that. He thought that would be great, but if they tied their hands and they thought they couldn't do it or they couldn't do it, then it would never happen and he hoped to see it happen. Mayor Trevor Johnson questioned what the size was for the large Best Western sign and stated he thought it was a great point that the citizens didn't see the sign as it was turned to face the Highway and people didn't see the full sign. David Bell agreed and stated those signs were not designed to advertise to Coalville or to block the views of the City mountains. They were designed to catch the attention of the motorists on the Freeway and the Coalville residents would only see the blunt edge of those signs. Mayor Trevor Johnson questioned if David Bell thought his sign of 225 square feet was enough and was that a good bench mark. David Bell stated he thought 300 square feet was a good bench mark because there were already two signs over there that were that size. He stated the other reason was because the Best Western sign between the poles didn't go all the way to the poles. There was a pretty big area between the poles and they could put a 300 square foot sign on the poles and if it was done without the Mayor's knowledge, he wouldn't even know the difference. Those signs were very specific to the Highway corridor. He stated the little logo signs before the Exits were huge signs when you were up close to them, but when you were driving the Freeway speeds past them, they looked very small. David Bell stated limiting the signs from 100 square feet for the sign to 200 square feet for the property wouldn't be doable for him coming in as a new business, but where he would be "Grandfathered" in, he would be okay as long as nothing bad happened. A new business would never come close with those sizes for what would be needed in the Highway corridor. He would ask again to reconsider that and would suggest for them to survey and see what was out there, to help make their decision. He stated he knew they easily exceeded the lighting restrictions now and he hoped to switch out to LED lighting and as they made the changes, they would contain the light to the property and he was in favor of that. He stated he appreciated their time. Council Member Rodney Robbins questioned when the hotel chain wanted more lighting around the hotel if they had any kind of a set amount that they wanted or if it was left up to the owner. David Bell stated Best Western was a membership driven hotel and it was left up to the owner, but most were franchise driven and they would give the orders of what had to be done to get the brand. He stated the Best Western employee that came wouldn't even go around the back of their hotel and stated as a woman it was too dark even in the parking lot. They don't tell you what to do, they suggest what was needed and then you have to draw up the plans and submit them for approval. Council Member Robbins questioned if they recommended a certain amount of Lumens. David Bell stated no; it was up to them to figure it out with their own consultant. He stated he hadn't seen that on the hotel or the oil side of his business where they specified they had to have a certain amount of Lumens.

Don Winters – Resident and Business Owner

Don Winters referenced Council Member Cody Blonquist's comment about the Lumens and questioned what he thought the total Lumens were in the room. Council Member Blonquist stated a flood lamp had 800 total Lumens and that would be 156 flood lamps on an acre. Don Winters stated this room was 1,000 square feet and when you were talking about an acre which was over 42,000 square feet, that was a big difference. If the light was divided down, you wouldn't even be able to see them and the per square foot would almost be nothing. Council Member Blonquist stated he would need to consider that it would be nighttime. Don Winters stated he had 80,000 inside his gun shop and when you divided that into 42,000 square feet, it wasn't very much light. Council Member Blonquist stated he agreed, but the amount of light that you wanted cast out in the night was nowhere near what you would use inside a room per square foot. Don Winters stated he didn't think they should base the standard on how many Lumens, but thought it should be based on a per basis, on what was needed per parking lot or whatever. He stated he didn't think it should be limited per acre as that would make it unsafe. Mayor Trever Johnson questioned if the Code addressed where the light could go, and if a cut sheet could be followed for best use that would make coverage feasible for where the light was directed. Council Member Cody Blonquist stated no matter how much the cut off was restricted, it was still a light source and you would still see it even if it was pointed at the ground if it was enough Lumens. Mayor Trever Johnson gave the example of the proposal from the Black Willow Subdivision that recommended what they thought the Development needed for their project and then it was reviewed and approved and questioned if that was a way to measure and regulate lighting. Don Winters stated he had lived here his whole life and Coalville had went backwards. He stated when he was a kid, there was a lot more business here than there was now. He stated signage really wasn't an issue because we had lost a lot of business. There used to be three car dealerships, gas stations galore, grocery stores, a lumber yard, movie theater, and just a lot more stuff than there was now. He stated Coalville needed business and don't cut the signs down to where no one would want to come here and do business or bring business in. He stated he didn't even look at Bell's sign when he drove up the Freeway and questioned if anyone looked at it and said it was too big. He stated we don't even look at it, but they need it to bring people off of the Freeway and signs were very important. Mr. Winters stated the trees out on Main Street were too big now and when they got more mature, you wouldn't be able to see the businesses when you drove down Main Street. He stated he thought they needed to be trimmed more and kept smaller. You couldn't see their place when people drove by because of the trees. He stated from a business point of view, signage was important and don't restrict everything so businesses don't want to come in.

Noe Rodriguez – Resident and Business Owner

Noe Rodriguez stated he came here in 1983 and agreed with Don Winters that many businesses had gone away. He stated he had a problem with Don Sargent 16 years ago about his sign when none of them was here, and now he was mad because the issue with signs had come again. He agreed with Don Winters that Coalville didn't have a problem with signs and we needed the signs to bring business here. If we don't have signs, then the businesses don't grow, especially him since he located on the other end of town. Mr. Rodriguez stated instead of concentrating on sign issues, the City should concentrate on fixing the town. He stated since his heart attack, he had been walking the streets around Coalville and there were a lot of sidewalks that needed repair instead of worrying about signs. He stated he loved Coalville and he liked to participate with anything for Coalville. He stated he had 60% of Coalville supporting him at the Polar King and the other 40% were missing out. Noe Rodriguez stated he loved this town and loved the flag he has on top of the Polar King. He has been told he needs to put a light on top of the flag because he loves the USA. He stated he had a normal size flag and wished he had the money to put an even bigger flag up. He stated if he had the money Henefer had, he would put up a 50X100 foot flag because it was beautiful to him. He stated we needed the signs for our town and we should look at fixing the town like we were fixing the water. Fixing our sidewalks would do more for our town. We used to have Dean's Coffee Shop and Torman's that used to have big signs that have now gone away. Mr. Rodriguez stated this was a booming town back in the '80's and he loved this town; it was his town and he liked it the way it was. He stated they should worry about fixing the town instead of worrying about things like this. He stated they probably wouldn't be here, but another business could come in and want a sign like Bell's and they would need it. They probably wouldn't be on the Council anymore because he had been here a lot of years and had seen a lot of Mayors and Council Members come and go. He stated they used to worry about fixing the town and making it more attractive. He stated the kids need to have jobs here and questioned where our kids were going to work. He stated he had five kids and most them had to leave the area to work, but he did have two working for the County. Mayor Trever Johnson stated he wanted to address some of Mr. Rodriguez's comments. He stated he agreed with everything he said, but if Mr. Rodriguez had the impression they were just sitting there looking for things to screw up and thought maybe signs would be fun to mess with, that was not the reality. He stated the City was just trying to clean-up and make the Code more streamlined and simpler to understand. He stated the current Code referenced the same items in several different areas and often in some places, the argument could be made that it contradicted itself. He stated that was the goal for the revisions. They were not saying they had too many signs and he hadn't received many sign complaints other than there wasn't enough opportunity to have signs and they needed to be bigger. He stated this effort was actually broadening, expanding, and giving the businesses more leeway. He stated this meeting was just to fine tune it and he was hearing the idea to be more flexible with certain aspects of the provision. Mayor Johnson stated he and the Public Works Department took pride in doing more than one thing and they were aware of the roads, sidewalks, and some of the other things and hoped to take care of those things too. He stated he didn't think Coalville had a sign problem.

Bill Battersby – Commercial and Residential Property Owner

Bill Battersby stated he had sent in some comments for consideration, but he was able to make it to the meeting. He stated he felt the signs were imperative, but lighting was where his concerns were based. He stated he moved out of Park City because of Kimball Junction because you could see it from here and thought he had moved far enough away. He questioned the limits for Holiday lighting. You could say 90 days was fine, but you unplug them for one day and then plug them back in. He stated he would hate to see this place become lighted up 24/7. Mr. Battersby stated signs were another thing as signage was very, very important whether they were lighted up or in the Highway corridor. He stated they needed as much signage as they could get, but personally for lights, they needed as few as they could get.

Allan Bell – Business Owner

Allan Bell stated he thought there had been some really good comments made tonight. He referenced Noe Rodriguez comments and stated it was a different time when the Freeway came through town and Coalville was in its heyday. He stated it gave an idea of what was out there and there was an opportunity for the next 90 days with the influx of traffic coming across the bridge all day and all night with the UDOT detour if they could just let them know Coalville was open for business and get them to come into town instead of watching them turn and head back on the Freeway. He stated a few dribbled in, but most turned and headed back to Wyoming. Mr. Bell stated he liked to tweak something that worked really well and try to make it better. He stated the technology they had now with the LED lights was impressive. He stated he had talked to some of the manufacturers and with the lower poles, they were wasting their efforts and wouldn't get what they needed or wanted. He stated they were actually doing studies with how many Lumens would be needed to light up a given area. He stated they were getting to the point where they didn't need to have as many lights. He stated you used to need all you could get to end up with what they could have right now with one light. Mr. Bell stated the canopies take 180,000 Lumens to make people feel secure. He stated they cut them back after business hours, but still keep some on to let people know they offer 24hour fueling. He questioned if the City had ever involved the Sheriff's Department with the lighting issues because they were the people that had to patrol this town. He stated he didn't know if they would want to see more light or less light, but he was certain for the safety and welfare of the citizens they would have some input. Allan Bell stated he thought the Lumen restrictions would take care of themselves because they wouldn't want to spend any more money for the power needed, but he did think it could be controlled. They wanted to light up where their people and guests would be so they could see what they were doing. He stated Kelvin was the temperature with the color and down in the 2,000-3,000 it was soft yellow; around 6,000 -7,000 it was blue. He stated Light Manufacturers say they you should be around 5,000 Kelvins for good definition for people to be able to see what they were doing and not

to stumble around. He stated 4,000 Kelvin would be on the lower end for good definition. Mr. Bell stated he would encourage them not to worry so much about the Lumens, but focus on controlling the light. He stated at the last meeting, the canopy at Holiday Hills was used as an example of what not to do, but that was the technology they had when they put that together. It was also the smallest store that made the least amount of money for what they own and so it would not be the first store to have the canopy upgraded, but it was on the list to pull the fixtures down and put up something similar to what was used on the other canopies today which was a nice white light that was directed on the area they were concerned about. Mr. Bell stated he appreciated the effort the Council put in and knew they sat up there and felt the spit balls from them and they moan and complain, but he did appreciate the effort they put into things. Council Member Cody Blonquist questioned what the acreage was for the Sinclair parking lot and what the Lumens were. Allan Bell stated it was around a 1/2 acre and the canopy had around 160,000 Lumens. Council Member Cody Blonquist stated if that much light was spread over an acre outside it was a lot of light. He stated he understood for certain uses their lighting needs may be different than just a vacant parking lot. Allan Bell stated the complaints he had heard was more about the lights shining in their eyes. He stated the fixtures available for a canopy were limited. He stated if he had a restaurant instead of a station there would be different lighting requirements for where the customers were. Council Member Cody Blonquist stated he was just trying to get a feel for what they thought they needed and wondered if 140,000 per 1/2 acre was enough. Allan Bell stated he would need at least that much lighting for his store.

Mayor Trever Johnson read a letter from Linda Vernon (Exhibit C) as requested for the minutes and stated he had spoken with her and his response to her was lighting and signage was very subjective. He stated Linda Vernon was part of the Planning Commission. Council Member Adrienne Anson stated Linda Vernon had a point because the Planning Commission worked really hard on the revisions and the City had spent a lot of money on Planners and Consultants for the revisions. She stated about a year ago the Council had discussed what they would like to see cleaned up and worked on in the City, but there was still the process of finding out and understanding what needed to happen. She stated she could understand Mrs. Vernon's frustration, but she also thought they had to recognize the businesses knew exactly what they needed to be viable and the City needed to be understanding toward them too. Council Member Anson stated she didn't want Linda Vernon's letter to be disregarded because she understood the heat and feelings in her situation and she didn't want her to be slighted because she wasn't here. Council Member Arlin Judd agreed Linda Vernon made a point, but as he stated a couple of meetings ago and his opinion grows when he reads her comments; that none of the Planning Commissioners were business owners and the revisions were slanted too much toward benefiting residential and were detrimental toward business in the community. None of them had ever been in business in Coalville and they didn't understand what it took to operate business. Council Member Judd stated every one of them was looking from the perspective of what was good for their neighborhood and not what was good for the

commercial aspect of the City. He stated he read that all the way through her comments instead of that people were trying to make a living with their businesses. Mayor Trever Johnson stated he agreed Linda Vernon made a lot of good points including the City had spent a lot of time and money on the revisions, but that didn't mean it was a blank check for their recommendations. The Council were Elected Officials and they were charged with making the decision and this Body also appointed the Planning Commission Members to give their recommendations and that was all it was, a recommendation. He stated he wasn't minimizing the importance, but at the end of the day the Council answered to the voters and they were here voicing their opinions and putting in their time. Mayor Johnson stated he didn't think the Planning Members put in any more time than the Council had with all of the reviews. He stated there were a lot of things in here and Linda Vernon may have the wrong perception of why they were doing this. It wasn't to favor a business or resident; it was to clean up the Code to not contradict themselves and not place themselves in a situation where the City could be sued and have a huge liability when there were people that did want to invest and participate in Coalville. He stated it wasn't to go out and shine lights on every resident and destroy the night view and while he could appreciate and certainly respect Linda Vernon's opinion, he hadn't received any complaints here other than from Sheldon Smith about bright lights. In the five years that he had been Mayor, he hadn't received one letter complaining about signs or lighting and in reading Linda Vernon's letter, it felt like the City had a huge problem that needed to be addressed before Coalville exploded with light or signage and he didn't see the problem. Mayor Johnson stated that was his opinion and his experience in terms of light. He stated light didn't bother him like it bothered others, but he could respect that it did bother others. He stated he wasn't disregarding Linda Vernon's letter and he tried when he was reading it to show the intent and tone and frustration that she showed and not in a mocking way. He respected the Planning Commissions time and effort which they signed up and volunteered for to be considered to be part of the program and this was all part of the process. He stated they made a recommendation and parts of the recommendation were being kept, but if they kept the perception of why they were here, in his view, it wasn't to address problems the City had with too much light or too much or too little signage, but to clean up the Code so they weren't in a position to be liable. Mayor Johnson referred to the revisions of 10-5-010 and stated he didn't necessarily agree with some of the purposes listed in the proposal and now Linda Vernon was referencing those as something they were going against. He stated again the purpose for the revision was to make it easier for the businesses and residents to participate. Mayor Johnson stated he like uplighting on homes and others didn't and that was a difference of opinion, but not a difference of moral high ground or discrepancy in character. He stated it was the Council's duty to hear the public and apply the impact from those comments and the recommendation from the Planning Commission and from Sheldon Smith with his legal advice and to make a decision on their own and go from there. He stated he didn't think they had "gutted" the Planning Commission's recommendations. Council Member Adrienne Anson stated she understood they were really trying to clean up the books. She stated in the last few months the City did have a problem with the lighting at the Car Wash and a lot of that came from not

having anything clarified in the Code for them to follow when they were building it. She stated she didn't think it was a matter of anyone wanting to be sneaky or devious, but the information and direction wasn't available to them. Council Member Cody Blonquist stated it was their job to find a baseline that was fair to both businesses and residents and make it fair for everyone. He stated there had been a lot of good points brought up about the freestanding signs and especially with the time it took someone driving on the Freeway to be able to read the sign and respond. He stated almost every other city had two Exits where someone could take the second Exit and come back, but Coalville only had one and if they couldn't capitalize on that when they needed to, there was no second chance at getting the business and that was something else to consider.

Sheldon Smith – City Attorney and Resident

Sheldon Smith stated he wasn't going to make any comments tonight, but since Mayor Johnson brought his name into it, he would. He stated he agreed with a lot of what had been said here tonight and he thought a lot of focus needed to be on containing the light. He stated he was very concerned about the lights. Coalville City had a light issue right now. He stated you could go outside right now and there were lights shining all over, especially from the NS High School, and if you couldn't see that then you were blind. He stated he had one room in his house at night that had light shining into it directly from the NS High School. He stated it was almost like being in a lit room. They parked an enclosed trailer to try and block some of the light. Sheldon stated he didn't think they should have to do that and to say that the City didn't have light issues was wrong. He stated he understood the businesses needed to have lights, but at the same time residents needed to be protected. He stated there were a lot of residents that had complained about the lights and they may not have written letters, but they had complained about the lights that were shining in their houses and they shouldn't have to put up with it. Mr. Smith stated he had been retained by someone in another community to represent them on this issue. There was a business that came into their City that put up a facility and then shined the lights directly into these people's home. He stated it was horrible there at night and the business wouldn't move the lights. He stated the people first went to the State Property Ombudsmen to see if they had any reason or rights about being upset and he wrote back saying the town should have done something to protect them. Sheldon stated the town now had an ordinance that would prohibit that from happening and the City needed to make sure they were taking care of the same thing. The light ordinance needed to protect the residents and he was speaking on behalf of the residents that were affected by lighting. He stated he liked the dark sky and thought it made this an attractive place to live. He stated he respected everyone's opinion and wasn't saying anyone was wrong, but just thought the Council needed to consider there were lights out there that were affecting people and if the City didn't have an ordinance to protect the citizens, there would be more lights that would affect the people. Mayor Johnson stated he didn't mean to dismiss his comments or imply that it was only Sheldon complaining so it didn't need to be considered when he brought his name up. Sheldon Smith stated he understood that, but

thought it was important to recognize people were affected by the lights. Mayor Johnson stated to the point about the NS High School, they had contacted the City and were willing to make whatever changes were necessary to comply with the Code. He stated he thought the directional lighting would help the residents. Zane DeWeese stated the NS School District wanted to be a good neighbor and was very willing to do what was required.

Mayor Trever Johnson read a letter from Jim Blonquist (Exhibit D) for the minutes.

Mayor Trever Johnson closed the public hearing at 8:55 P.M.

Don Sargent referred to the comment about having the Summit County Sheriff's Office review the revisions and stated they had reviewed and gave input for the Summit County/Snyderville Basin Lighting Code and the City was less restrictive than that and so he didn't feel the need to have them review this one as they were the same group to patrol our City. He referred to Linda Vernon's letter and stated any of the ordinances that were being reviewed had started at the base of the current Code and a lot of the restrictions for signage had not been enforced to date. He agreed it did need to be more viable and consideration given. Don stated he had noted the comments and just needed clear direction of what the Council would like him to do.

Page 14 – the number of Kelvins and Lumens; the Council suggested 2,700 – 4,000 Kelvins for both residential and commercial. The Mayor, Council, and Staff discussed the options for the Lumens including finding a good compromise between residential and commercial, understanding the commercial need for security and the residential need to not have to use blackout curtains, having a standard for a gas station canopy only, the output light and illumination standard, finding a baseline and err on the side of darker, 125,000 may be too bright for a neighborhood but not commercial, mitigating by turning off some lights at night, considering the affect of the surrounding area, addressing light trespass instead of Lumens, requiring the business owner to protect the neighboring residents, reviewing the Kamas City Code to see how they addressed these issues, and having 25,000 Lumens for a residential parcel.

Page 17 – Holiday lighting; The Mayor, Council, and Staff discussed the options including two weeks before the Holiday and two weeks after, using the 90-day National Cord safety guidelines, make Holiday lighting exempt, listing 45 days before and 15 days after the holiday, and using the National holidays or listing certain holidays.

Page 41 – Council Member Rodney Robbins questioned the measurement for a religious symbol and plaque and stated the sign on the LDS Stake Center was larger than what was allowed. Don Sargent stated this was referring to symbols only.

The Mayor and Council requested for Don to implement the items he noted on signage.

Mayor Trever Johnson reopened the public hearing at 9:25 P.M.

A motion was made by Council Member Arlin Judd to continue the Public Hearing for the Lighting and Signage Code Revisions to a later date. Council Member Rodney Robbins seconded the motion. All Ayes. Motion Carried.

Item C – Discussion And Possible Approval Of The Summit County Library Summer Reading Program Sidewalk Painting:

Niki Sargent stated Michelle Williams with the Summit County Library was planning an activity for the youth and wanted to know if the City would approve for them to paint six of the sidewalk squares in the business district along Main Street. Mrs. Williams would be willing to come to a Council meeting if they wanted more information about the project. The paintings would be washable paint and would be done by the teens participating in the program and under her supervision and would be based on Story Books to apprise the citizens about the Summer Reading Program.

A motion was made by Council Member Tyler Rowser to allow the Summer Reading Program to paint the sidewalks in the business district along Main Street. Council Member Adrienne Anson seconded the motion. All Ayes. Motion Carried.

Item B – Discussion Of A Veteran's Memorial:

Mayor Trever Johnson stated he had spoken with Phil Geary about the Veteran's Memorial and had pitched his idea of the monument he was working on with Eric Blonquist. He stated he also met with Albert Richins and Gordon Hill with the American Legion. He stated he had invited Eric Blonquist to be here tonight to discuss the project, but Phil Geary wasn't able to be here tonight. Eric Blonquist stated the idea was to have a sandstone slab with stainless steel panels with the names engraved which would be easier than having something sandblasted into stone. Mayor Johnson stated he envisioned something like a two-dimensional metal statue with the "all gave some, and some gave all" theme and he really liked the idea of the sun coming through and lighting something on the ground like the picture in (Exhibit E). He stated he thought they could do it for quite a bit cheaper and wanted to have something that had more symbolism that illustrated a theme. Eric Blonquist questioned if they knew how far back they were going with the War battles. Mayor Johnson stated the flags for the branches of the Military had been donated and Holcim and Flare Construction had also agreed to help with the project. Mayor Johnson suggested they could maybe put the names on pavers or have the pavers make a wall. He stated he would come up with a concept drawing and take it to meet with them at their meeting.

Mayor Trever Johnson stated he was having Eric Blonquist build a new sign for the entrance to Main Street. Eric Blonquist stated he pictured using something like the lighting for the sign on D & J Gun Shop above the sign. He stated the sign would be 12 feet long

and questioned how big the business signs would be that they would want displayed. Mayor Johnson stated he would work with him on the layout.

Item D – Planning Consultant Updates:

Don Sargent stated the Planning Commission had held a site visit on the Wohali property at the last meeting. He stated the Applicants had identified some tee locations, key survey points, and access for the property which was very insightful and gave them a better idea of what they were trying to accomplish. He stated it was surprising how much of the property was hidden from the City view. Don stated the Council would also have the opportunity to go for a site visit when the project came to them for review.

Don Sargent stated the Planning Commission had started the review of the Phase III Code Revisions for the Master Planned Development (MPD) provisions. He stated they would be holding a work session and public hearing for those provisions at the June meeting with a possible public hearing with the City Council in July.

Don Sargent stated the Wohali Partners LLC application would be coming to the Planning Commission for a public hearing in July.

Item E – Public Works Updates:

Zane DeWeese stated he had a meeting scheduled with JUB Engineers and UDOT about the Main Street project on Thursday and he would give an update after that meeting.

Zane DeWeese stated they were continuing the work on the Water projects.

Item F – Community Development Updates:

There were no updates tonight.

Item G – Legal Updates:

Sheldon Smith had no updates tonight.

Item H – Council Updates:

Council Member Cody Blonquist questioned when they were going to patch Main Street. Zane DeWeese stated he was pushing to have it completed by the event on June 15th. He stated the entryway on 100 South would be completed this week.

Council Member Cody Blonquist stated one of the trenches from the Black Willow subdivision was a tire buster and questioned when they would be patched. Zane DeWeese

stated he would check with Shane McFarland and have him notify the Developer that those trenches needed maintenance.

Council Member Arlin Judd questioned if UDOT had informed the City when they would be routing traffic down Main Street. Zane DeWeese stated he hadn't been informed when they would be sending traffic through town.

Item I – Mayor Updates:

Mayor Trever Johnson didn't have any other updates.

Item J – Executive Session:

There wasn't an executive session tonight.

Item 4 – Review And Possible Approval Of Minutes:

The Mayor and Council reviewed the minutes of the May 13, 2019 meeting.

A motion was made by Council Member Arlin Judd to approve the minutes of May 13, 2019 as amended. Council Member Adrienne Anson seconded the motion. All Ayes. Motion Carried.

Item 5 – Adjournment:

A motion was made by Council Member Tyler Rowser to adjourn the meeting. Council Member Rodney Robbins seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 9:43 P.M.

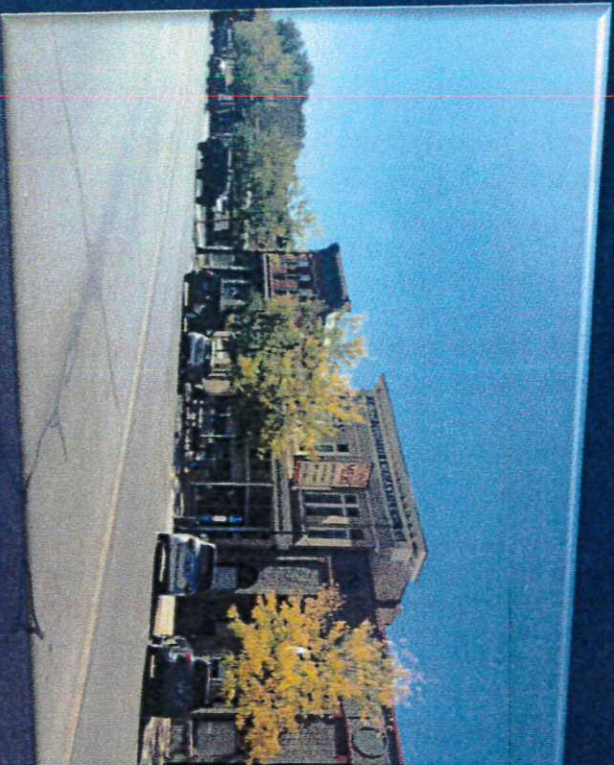
Mayor Trever Johnson

Attest:

Nachele D. Sargent, City Recorder

PUBLIC HEARING

Lighting and Signing



Proposed Phase II Development Code Amendments

City Council Meeting
May 28, 2019

OUTDOOR LIGHTING

SIGNING



LED Lumens and Kelvin Lighting Technology

LIGHTING

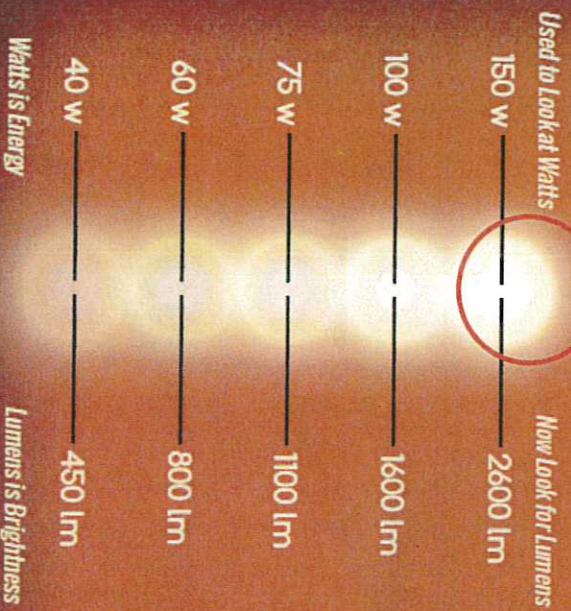


What to Look for When Buying an LED Light Bulb

Choose the LUMENS and KELVIN That Fit Your Needs

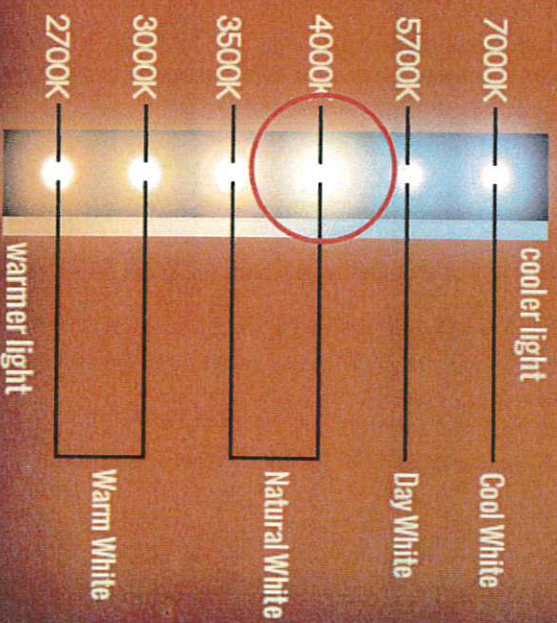
Lumens: How Bright the Light is?

The Higher the Lumens, the Brighter the Light



KELVIN: What Color the Light is?

The Higher the Kelvin, the Cooler the Light



Colour Temperature Chart



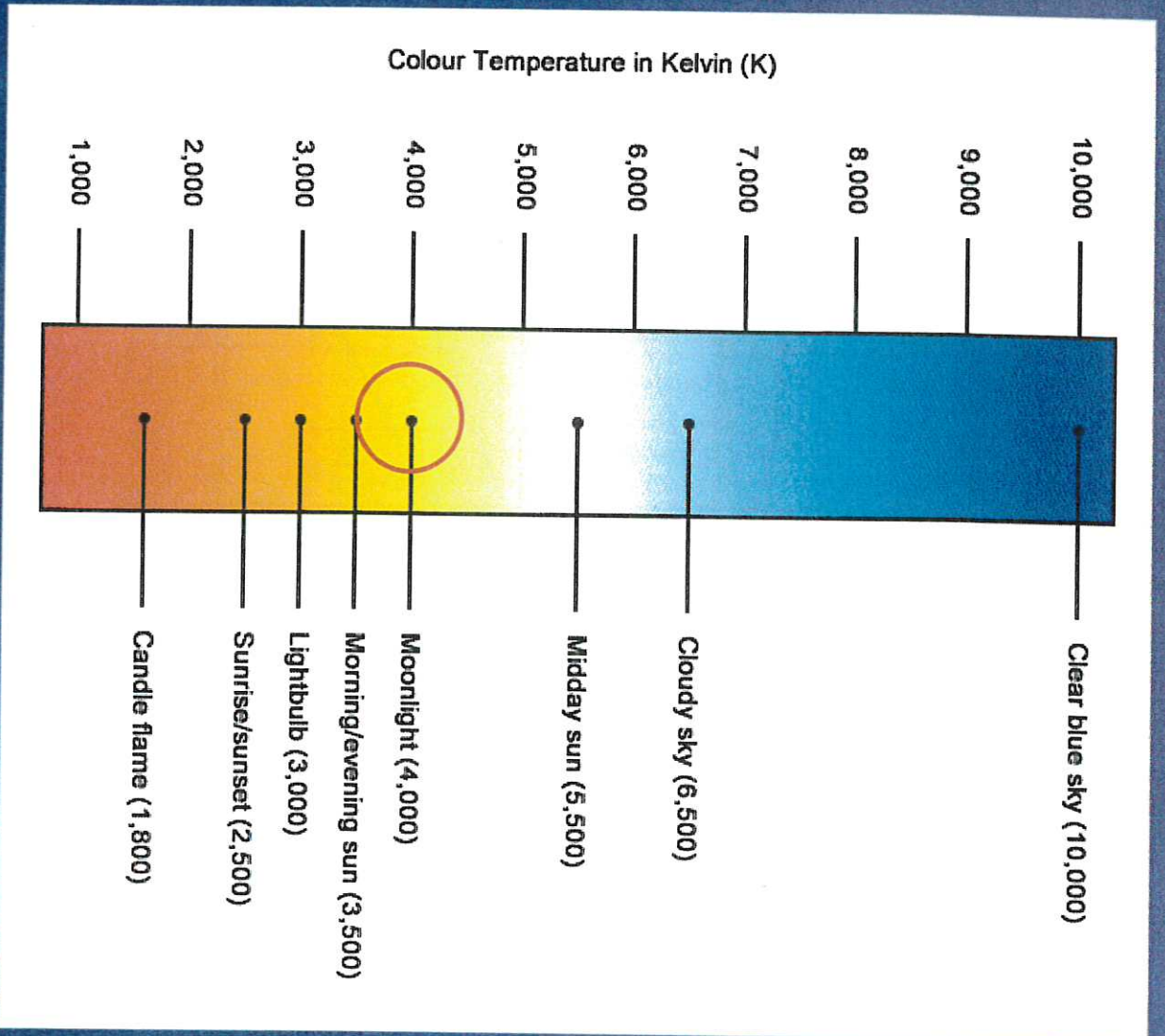
3000k 4000k
Warm White Cool White

1800k	2800k	5000k	6500-7500k	8000k-12000k
Candlelight	Extra Warm White	Daylight	Overcast Sky	Blue Sky

LIGHTING

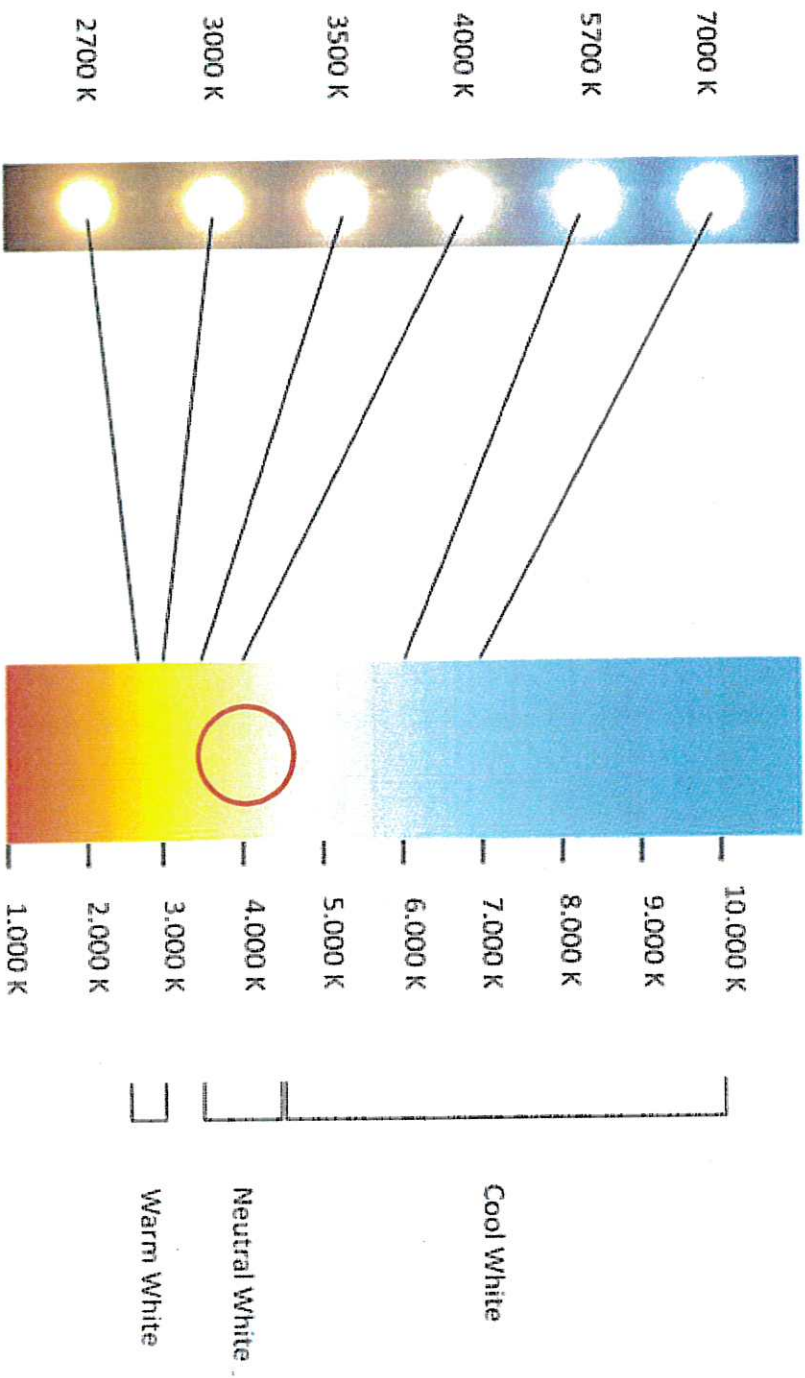


LIGHTING



LED Example

Kelvin Color Temperature Scale



LIGHTING



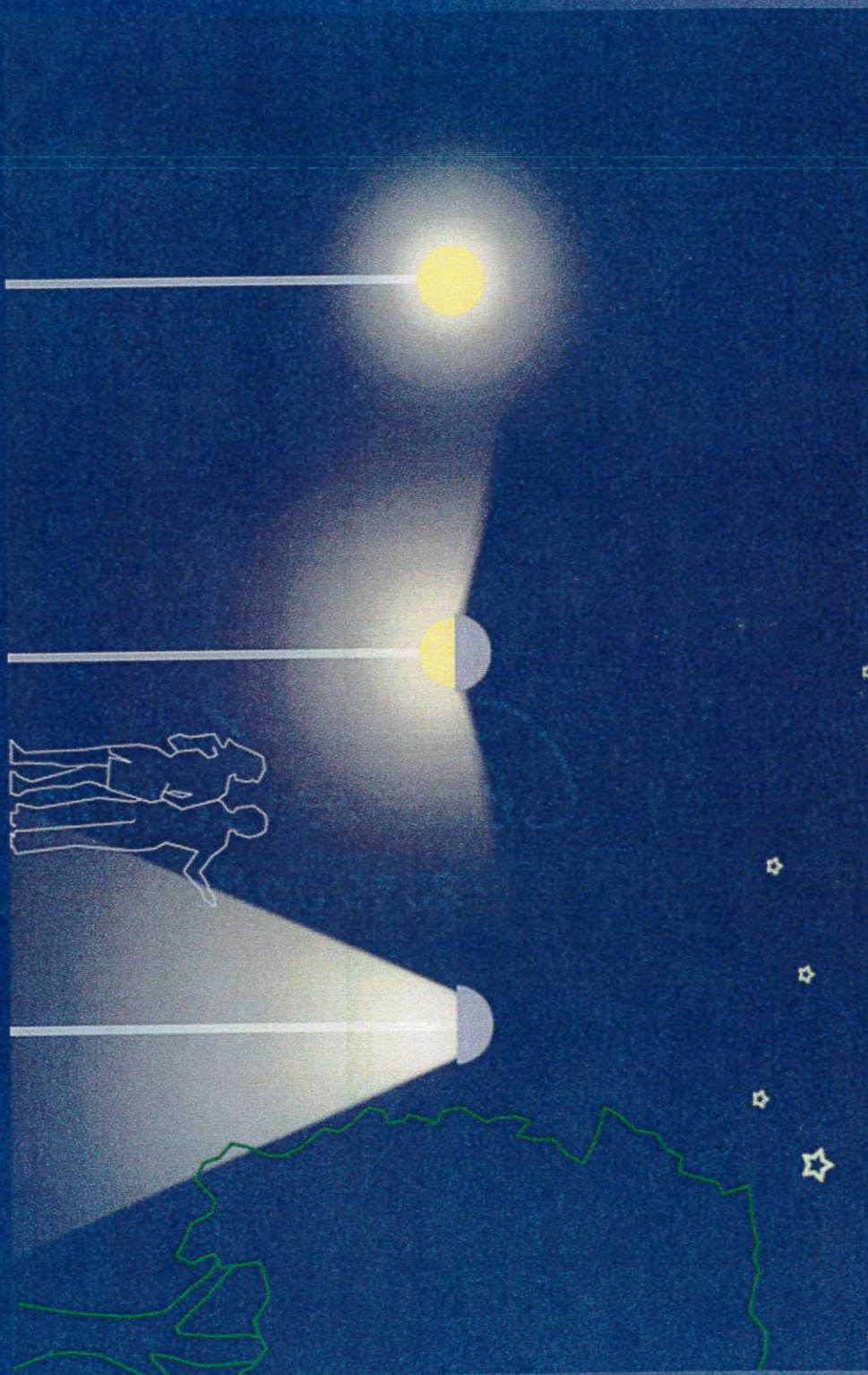
BRIGHTNESS		BULB			
450 lumens	800 lumens	1100 lumens	1600 lumens	2600 lumens	5800 lumens
6W	9-10W	13W	16-18W	24W special high voltage lamps	45W
LED					
8-9W	13-14W	18-19W	23W	40W	85W
CFL					
40W	60W	75W	100W	150W	300W
Regular Incandescent					
29W	43W	53W	72W	150W	300W
Halogen					



LIGHTING



LIGHTING





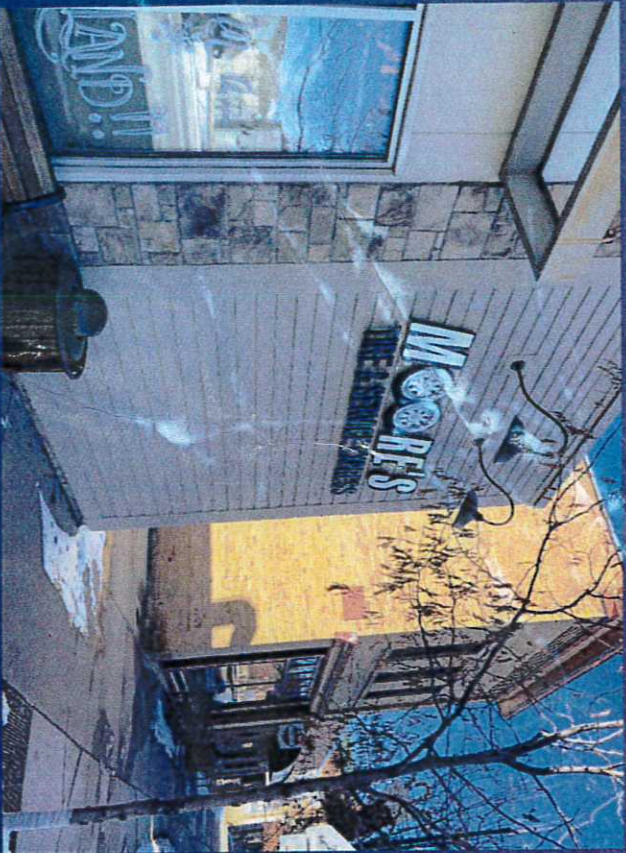
LIGHTING



OUTDOOR SIGNING

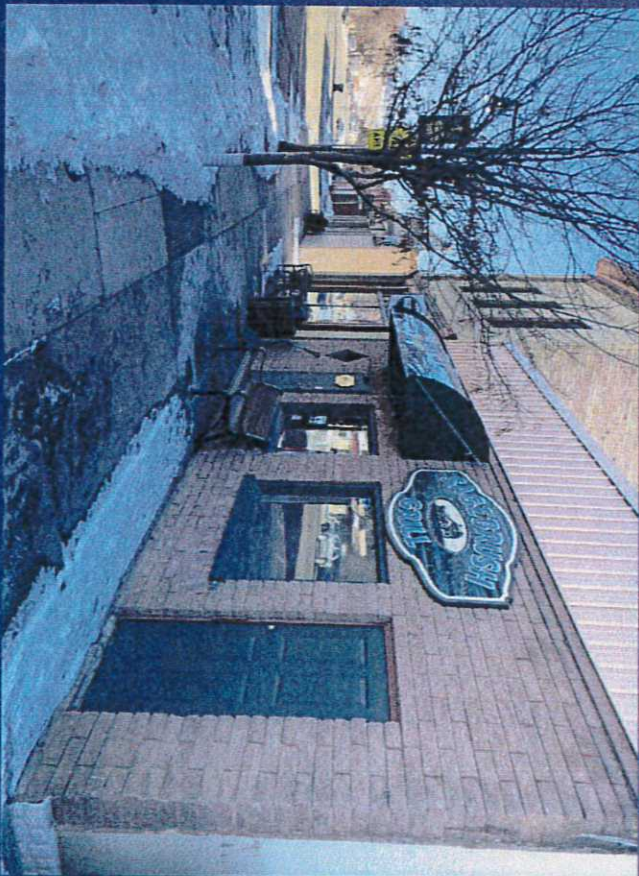
SIGNING





SIGNING





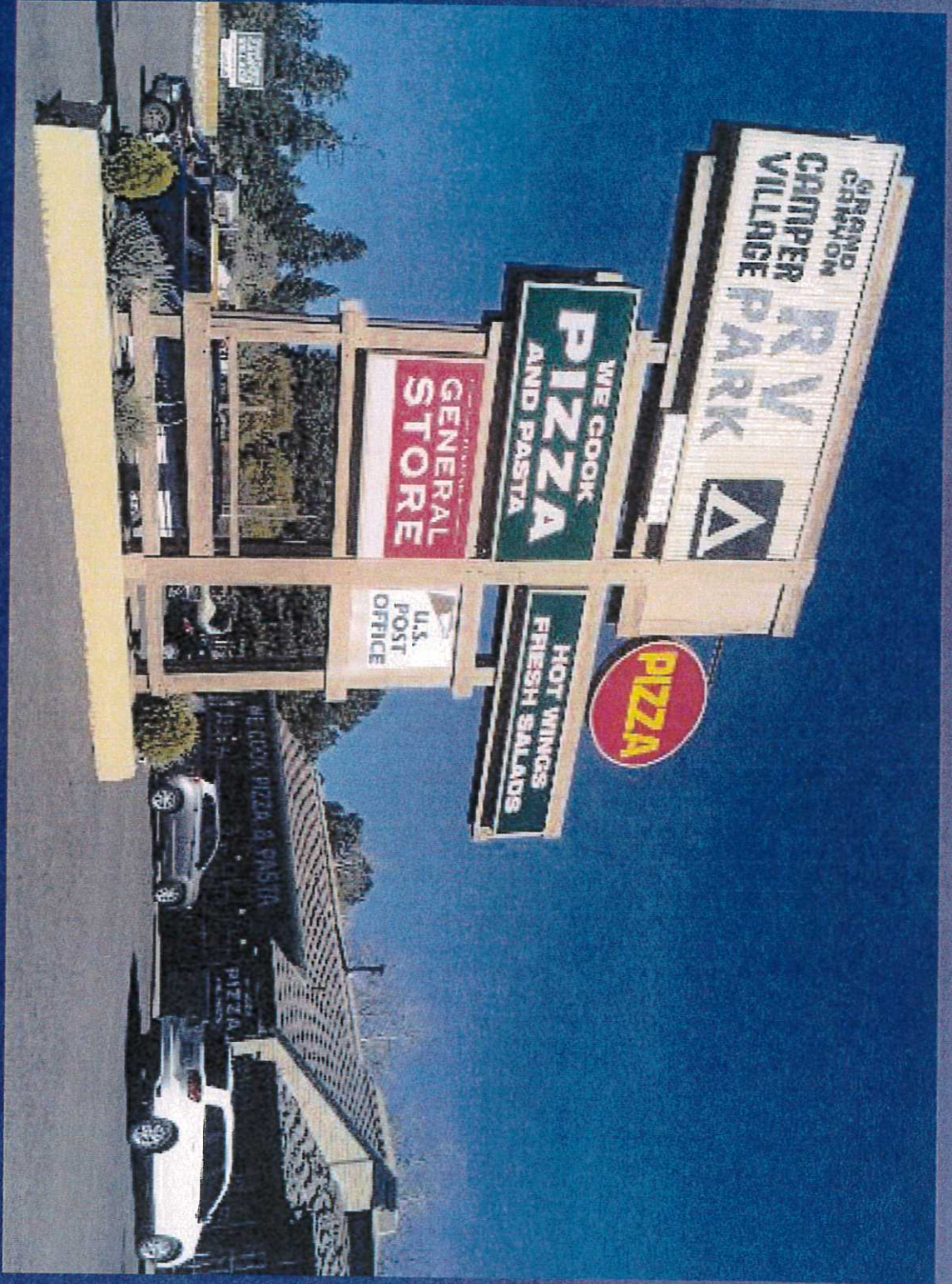
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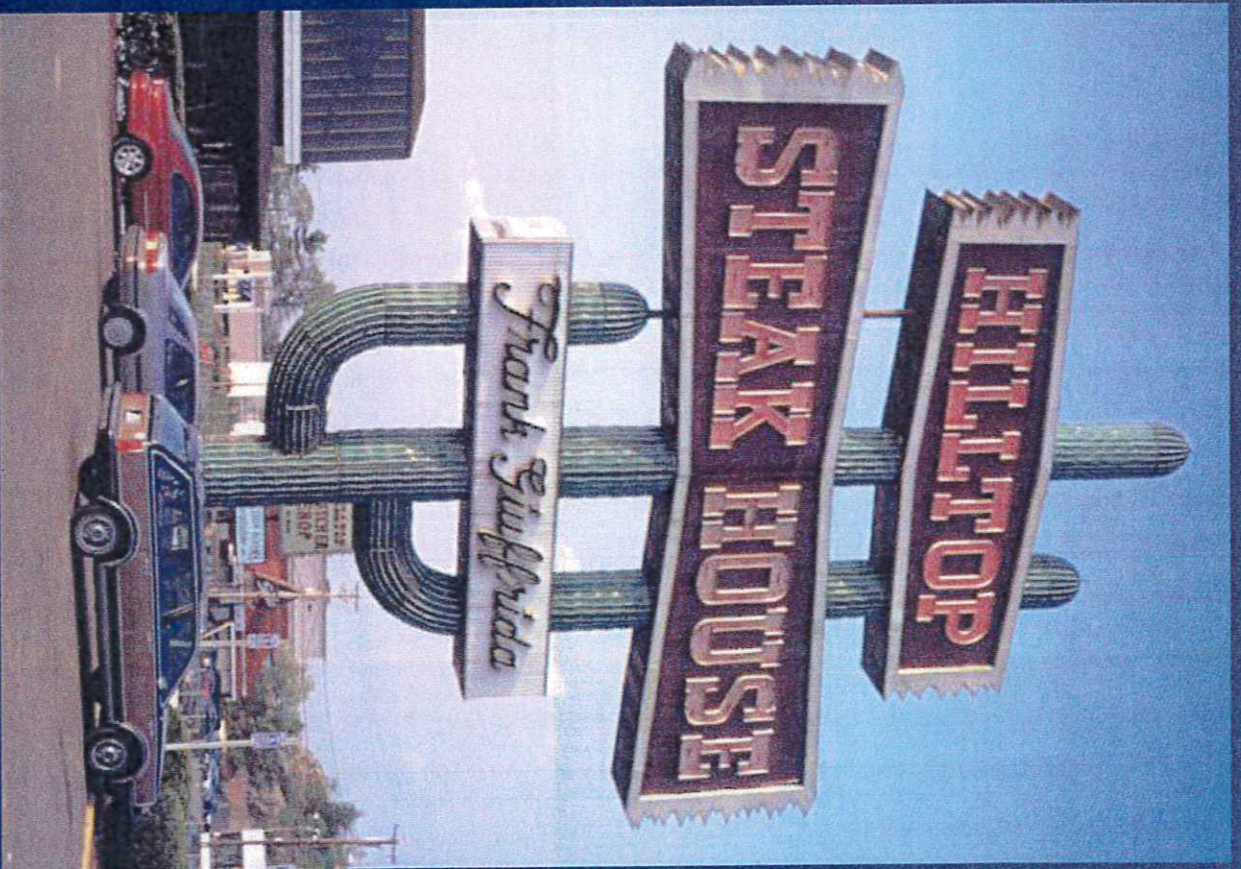
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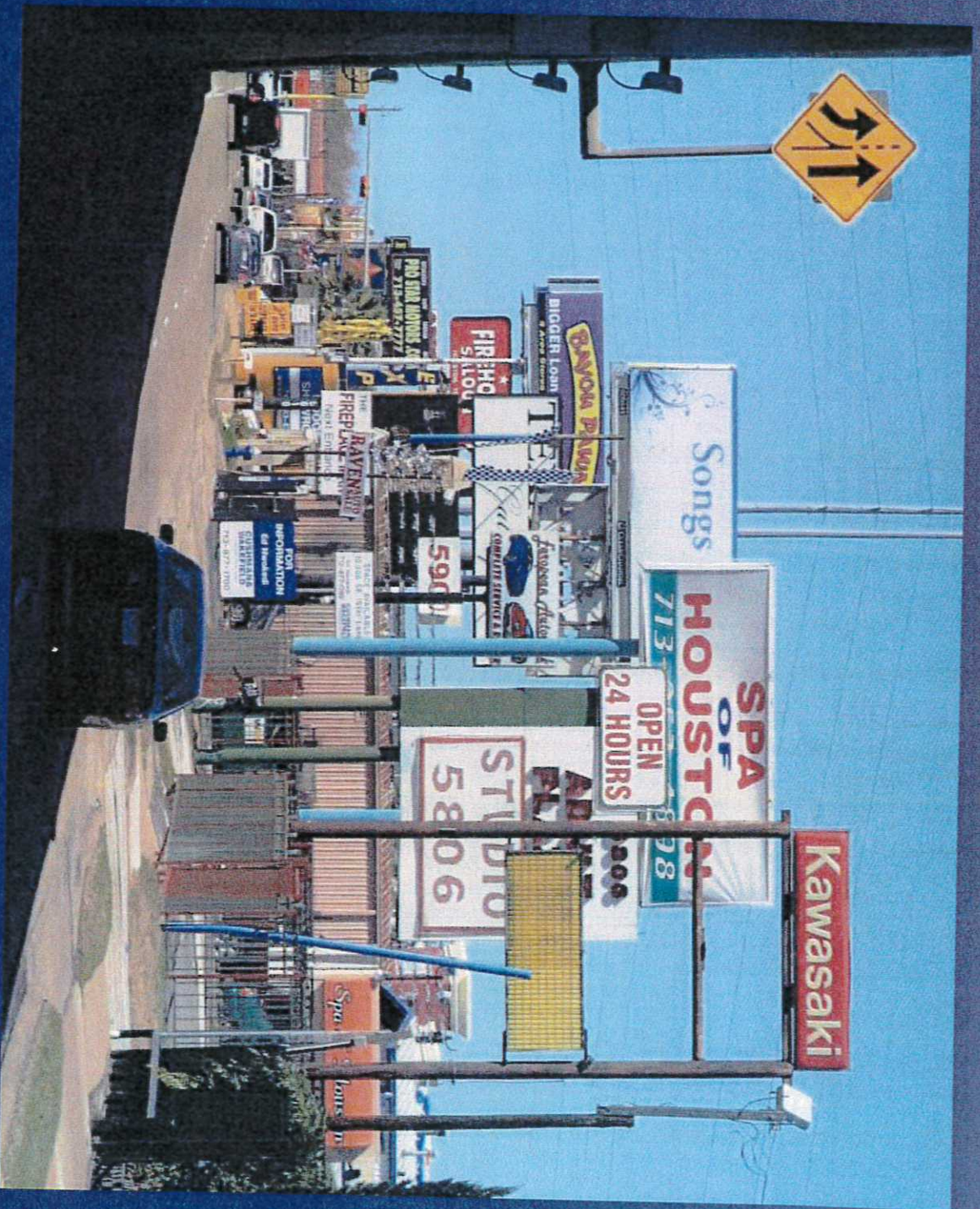
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SIGNING



Questions?

QUESTIONS





"Exhibit B"
Council 5/28/19

Staff Report

Coalville City
Project Coordinator

To: Coalville City Council
From: Don Sargent, City Project Coordinator
Date of Meeting: May 28, 2019
Re: Lighting and Signing Development Code Amendments
Action: Public Hearing and Possible Adoption

Development Code Amendments

REQUEST: Review, discuss and possibly adopt Amendments to the City Development Code. The amendments address the following provisions:

- Outdoor Lighting
- Sign Regulations

BACKGROUND: The amendments include revisions in whole or in part to the following existing Chapters in the Development Code:

- Title 10: Chapter 5
- Title 9: Chapters 1 through 15

A public hearing was conducted on the Phase II Amendments by City Council on April 8, 2019. The public hearing was closed, and direction was given to staff to address the revisions and bring back updated drafts of the amendments for review and approval. A work session was conducted by the City Council on April 22, 2019 wherein the council adopted the following amendments to the development code:

- Noise Disturbances
- Right to Farm Provisions
- Fences and Walls

The City Council directed staff to schedule an additional public hearing to further address and receive comment on the proposed lighting and signing amendments. A letter (Attachment A) was also mailed to business owners by the Mayor soliciting specific comment and input from the business owners. The City has received correspondence from several of the business owners which is also included in Attachment A.

Redlined drafts of the Lighting and Signing amendments, including direction from the Mayor and City Council as well as input from several business owners are included as Attachment B and C to this report.

ANALYSIS: The amendments were reviewed in accordance with the applicable City Standards for Decision, Section 10-3-080:E, to amend the text of the Development Code in consideration of the following findings:

1. Is the amendment consistent with the goals, objectives, and policies of the General Plan. *COMPLIES:*

The amendments are consistent with and support the following applicable elements of the general plan.

- *Community Vision – The amendments will help to beautify the city, preserve rural heritage and character, encourage high-quality amenities, and remain a family oriented, clean and friendly community.*
- *Land Use – The amendments support rural planning and design principles.*
- *Economics – The amendments preserve the economic, architectural and historical quality of Main Street and other commercial areas.*
- *Transportation – The amendments will help to ensure safe travel throughout the community.*

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property. *COMPLIES:*

The amendments are harmonious with and will help to preserve the overall rural small-town character of the community.

3. Whether the proposed amendment is consistent with the standards of any applicable overlay zone. *N/A*

4. Will the proposed amendment adversely affect adjacent property? *COMPLIES:*

The amendments will enhance the quality of the community and not adversely impact adjacent properties.

5. The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and waste water and refuse collection. *N/A*

RECOMMENDATION: Staff recommends the Mayor and City Council review and discuss the updated amendments and determine if the revised amendments adequately address the discussion points to-date and conduct a public hearing to receive any additional comment and input prior to adoption.

ATTACHMENTS:

- A. Letter by Mayor Johnson and Business Owner Correspondence
- B. Outdoor Lighting - Title 10: Chapter 5
- C. Sign Regulations - Title 9: Chapters 1 through 15

ATTACHMENT A

Letter by Mayor Johnson and Business Owner Correspondence



May 13, 2019

Dear Coalville City Business Owner,

As you may be aware the City is in the process of updating the Development Code, including Signing and Lighting Provisions for the community. Several Works Sessions and Public Hearings have been held before both the Planning Commission and City Council on the proposed Signing and Lighting language (the latest drafts can be obtained from City Hall or accessed from this Dropbox link:

<https://www.dropbox.com/sh/u2grh8tlfl8n2x/AACTxhc0cwWm1Aiioa3cZCuwa?dl=0>)

The City Council is interested in your comment and input prior to taking a final action on the proposed amendments. The intent of the proposed amendments is to provide adequate provisions for effective signing and lighting in the City while maintaining the rural small-town character and charm of our community. Any input you can provide will be helpful including the number and size of your current signs, what you feel would best address your signage and lighting needs, and anything else you think would be helpful for understanding your business.

If possible, please email your response to Niki Sargent at City Hall by May 24, 2019. Her email address is niki.sargent@coalvillecity.org.

The next public hearing scheduled on the proposed signing and lighting provisions is at the May 28, 2019 City Council Meeting. The meeting will be held at City Hall and your attendance is encouraged.

Sincerely,

Mayor Trever Johnson

5-21-19 From Jim Blonquist – Summit Merc.

Jim Blonquist stopped in to respond to the letter that was sent. He stated that he didn't have a problem with the Code revisions for signage or lighting for Commercial, but he did have a problem with the revisions for Residential lighting. He didn't think Residential lighting should have an amortization schedule and that the City should go around and tell people they would have to make changes to something they have had for years. He is okay with having to comply with the Code when making changes and a permit is needed, but didn't think a timeframe of a certain number of years was necessary or enforceable.

From: RaeShel Hortin <raeshel.hortin@coalvillecity.org>

Sent: Thursday, May 23, 2019 9:39 AM

To: niki.sargent@coalvillecity.org

Subject: Noe Rodriguez ~ Sign Ordinance

Hi Niki,

Just wanted to make you aware that Noe Rodriguez came in regarding his sign at the Polar King @ 126 North Main Street. His sign size is 3Ft 5 inches wide and 12 Ft 1 Inch long. The arrow is 31X31. He stated that at the meeting Don Sargent was supposed to meet with each business owner to discuss their sign and was upset that he was only meeting and listening to the Bells. If we have any questions regarding his sign call him on his cell#435-655-1559.

From: william battersby <bill@pcpcllc.com>
Sent: Wednesday, May 22, 2019 10:50 AM
To: Niki Sargent <niki.sargent@coalvillecity.org>
Subject: Lighting comments

Niki, In case I can't make the meeting

I am for keeping the light pollution down. But the way it is drafted for holiday lights

Holiday lighting. Holiday lighting which is temporary in nature shall be exempt from the provisions of this Chapter.

means to me that EVERYDAY is a holiday. I can envision a temporary light show all year. There should be some restrictions on time. Like the holiday plus one or two weeks after . holidays that overlap should be fine.

What is a holiday? birthdays? pet birthday? christmas? easter? Id hate to see town turn into Kimball junction for 6 months a year with holiday lighting.

Neol and florescent lighting refers to Chapter 9 but only reference is 9-5-060 so Im confused on th [proposed vs the ref to 9-5-060

Thank you

william battersby
bill@pcpcllc.com
Direct & Text 847-867-1887

Confidentiality Note: This message and any attachments may contain legally privileged and/or confidential information. Any unauthorized disclosure, use or dissemination of this e-mail message or its contents, either in whole or in part, is prohibited. If you are not the intended recipient of this e-mail message, kindly notify the sender and then destroy it.

ATTACHMENT B

Outdoor Lighting

Title 10: Chapter 5

Chapter 5

OUTDOOR LIGHTING

Commented [DS1]: This chapter in the existing development code is replaced in its entirety with the following provisions.

- 10-5-010: Purpose**
- 10-5-020: Applicability**
- 10-5-030: Application and Review Procedures**
- 10-5-040: Definitions**
- 10-5-050: Lighting Standards and Fixtures**
- 10-5-060: Specific Requirements for Lighting Applications**
- 10-5-070: Exemptions**
- ~~10-5-080: Amortization of Nonconforming Lighting~~
- 10-5-0890: Penalty**
- 10-5-10090: Appeals**

10-5-010: PURPOSE

The purpose of the Outdoor Lighting regulations is to:

- A. To prevent the degradation of the nighttime visual environment by production of unsightly, annoying, or dangerous glare;
- B. To minimize light pollution for the enjoyment of Coalville City residents and visitors;
- C. To create lighting practices that promote the health and safety of Coalville City residents and visitors;
- D. To prevent the unnecessary waste of energy and resources in production of excessive light or wasted light;
- E. To prevent interference of the use or enjoyment of property which is not intended to be illuminated at night and the loss of the scenic view of the night sky due to increased urban sky-glow and light trespass.

10-5-020: APPLICABILITY

All exterior outdoor lighting installed after the effective date of this Chapter in all zones in Coalville City shall conform to the requirements established by this Chapter.

- A. These regulations do not apply to indoor lighting, except Window Display Lighting.
- B. Should this Chapter be found to conflict with other sections of this Code, or a Development Agreement, Settlement Agreement or other agreement or regulation, the more restrictive shall apply.

10-5-030: APPLICATION AND REVIEW PROCEDURES

Lighting Plans Required: All Development Project permit applications or submittals that propose exterior outdoor lighting or street lighting shall include a lighting plan that shows evidence that the proposed lighting fixtures and light sources comply with this Chapter and shall include the following:

- A. Plans or drawings indicating the proposed location of lighting fixtures, height of lighting fixtures on the premises, and type of illumination devices, lamps, supports, shielding and reflectors used, with installation and electrical details.
- B. Illustrations, including but not limited to a manufacturer's catalog cut sheets of all proposed lighting fixtures. For commercial, and industrial uses, photometric cut-sheet diagrams of proposed lighting fixtures are also required. In the event photometric diagrams are not available, the applicant must provide enough information regarding the light fixture, lumens, degrees kelvin, and shielding mechanisms for the Planning Commission or Community Development Director to be able to determine compliance with the provisions of this Chapter.
- C. A table showing the total number of proposed exterior lights, by fixture type, degrees kelvin, lumens, and lamp type.

10-5-040: DEFINITIONS

For purposes of these regulations the following terms, phrases, and words shall have the meaning herein given:

- A. COLOR TEMPERATURE (KELVINS): Color temperature (correlated color temperature) is a way to describe the light appearance provided by a light fixture and is a gauge of how yellow or blue the color of light emitted from a light source appears. It is measured in degrees of kelvin on a scale from 1,000 to 10,000.
- B. DEVELOPMENT PROJECT: Any residential, commercial, industrial or mixed-use subdivision plan, development plan or building permit application which is submitted to the City for approval.
- C. DIFFUSE: To spread or scatter widely, or thinly.
- D. DIRECT ILLUMINATION: Illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent fixtures or reflected from other surfaces such as the ground or building facades.
- E. DISPLAY LOT or AREA: Outdoor areas where active nighttime sales activity occurs and where accurate color perception of merchandise by customers is required. To qualify as a display lot, one of the following specific uses must occur: automobile sales, boat sales, tractor sales, building supply sales, gardening or nursery sales, assembly lots, swap meets. Uses not on this list must be approved as display lot uses by the City.

- F. FLOOD LAMP or LIGHT: A specific form of lamp designed to direct its output in a specific direction (a beam) with a diffusing glass envelope
- G. FULL CUT-OFF LIGHT FIXTURE: A luminaire light distribution where no light is emitted above the horizontal.
- H. FULLY SHIELDED LIGHT FIXTURE: A lighting fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal as determined by photometric cut-sheets test or as certified by the manufacturer. Any structural part of the light fixture providing this shielding must be permanently affixed.
- I. GLARE: A light ray emanating directly from a lamp, reflector or lens such that it falls directly on the eye of the observer.
- J. INSTALLED: The attachment, or assembly fixed in place, whether or not connected to a power source, of any outdoor light fixture.
- K. LIGHT POLLUTION: Any adverse effect of manmade light.
- L. LIGHT TRESPASS: Light falling where it is not needed or wanted, typically across property boundaries.
- M. LUMENS: The measurement of the total amount of visible light (to the human eye) from a lamp or light source. The higher the lumen rating the "brighter" the lamp or light source will appear. The acceptability of a light fixture is determined by its Lumen output, not wattage.
- N. LUMINAIRE: The complete lighting assembly, less the support assembly. For purposes of determining total light output from luminaire, lighting assemblies which include multiple unshielded or partially shielded lamps on a single pole or standard shall be considered as a single unit.
- O. OPAQUE: Opaque means that a material does not transmit light from an internal illumination source.
- P. OUTDOOR LIGHT FIXTURE: An outdoor illuminating device, outdoor lighting or reflective surface, lamp or similar device, permanently installed or portable, used for illumination or advertisement. Such devices shall include but are not limited to lights used for:
1. Parking lot lighting;
 2. Roadway lighting;
 3. Buildings and structures;
 4. Recreational areas;
 5. Landscape lighting;

- 6. Signs (advertising or other);
- 7. Product display area lighting;
- 8. Building overhangs and open canopies.

Q. **OUTDOOR RECREATION FACILITY:** An area designed for active recreation, whether publicly or privately owned, including, but not limited to, baseball diamonds, soccer and football fields, golf courses, tennis courts and swimming pools.

R. **PERSON:** Any individual, tenant, lessee, owner, or any commercial entity including, but not limited to firm, business, partnership, joint venture or corporation.

S. **SPECIAL USES/EVENTS:** Uses and Events because of their temporary nature, uniqueness or public purpose, that warrant special lighting consideration. Special Uses and Events include schools and events, community events, churches, publicly-owned buildings, civic centers and events, filming activities, or similar uses and events.

T. **SPOT LAMP or LIGHT:** A specific form of lamp designed to direct its output in a specific direction (a beam) and with a clear or nearly clear glass envelope.

U. **TEMPORARY LIGHTING:** Lighting which will not be used on a continuous or permanent basis which by their nature are of limited duration, such as holiday lighting decorations, civic events or construction projects.

V. **TRANSLUCENT:** Permitting light to pass through but diffusing it so that the light source is not directly visible.

W. **WINDOW DISPLAY LIGHTING:** Window display lighting includes glass enclosures, top of window or side valance lighting at the exterior frontage walls of a building. They are often designed with elaborate displays intended to attract and draw customers instore.

X. **TOTAL OUTDOOR LIGHT OUTPUT:** The total outdoor light output is the maximum total amount of light, measured in lumens, from all outdoor light fixtures. For lamp types that vary in their output as they age (such as high-pressure sodium, fluorescent and metal halide), the initial output, as defined by the manufacturer, is the value to be considered.

10-5-050: LIGHTING STANDARDS AND FIXTURES

A. Full-Cutoff Fixture Requirements:

- 1. Unless specifically exempted by this Chapter, all outdoor lighting shall use full cutoff fixtures and shall be installed so light is directed downward with no light emitted above the horizontal plane of the fixture.

2. Lighting shall not be placed at a location, angle, or height that directs illumination or horizontal trespass outside the property boundaries where the light fixtures are located.
3. In order to qualify as a "full-cutoff" fixture, a light fixture top and sides must be opaque material so that light only escapes through the bottom of the fixture. Any glass or diffuser on the bottom of the fixture must be flush with the fixture (no drop lenses). Merely placing a light fixture under an eave, canopy, patio cover, or other similar cover does not qualify as full-cutoff.
4. In certain cases, such as but not limited to steep topography, significant changes in grade, development near or within identified ridgelines may require additional shielding to mitigate glare or light trespass. Requirements for additional shielding will be considered as part of the lighting plan review process.

B. Prohibited Lighting: The following types of lights are prohibited:

1. Floodlights or spotlights affixed to buildings or poles for the purpose of lighting parking lots or sales display areas where the light source is directly visible.
2. Search lights, laser source lights or any similar high intensity lighting is prohibited except in emergencies by police and fire personnel or at their direction.
3. Flashing, blinking, intermittent or other lights that move or give the impression of movement, ~~unless approved with a sign~~.
4. Neon or luminous tube lighting except as permitted in the Sign Regulations of Chapter 9.
5. Window Display Lighting between the hours of 10 p.m. and 7 a.m.
6. Completely transparent light fixture materials, such as clear glass.
7. Single, or multiple light bulb fixtures that directly emit light.
8. ~~Architectural lighting intended to accent or draw attention to architectural features of a building or structure.~~
9. ~~Landscape lighting intended to accent or draw attention to landscape elements of the property.~~
10. ~~Up lighting to illuminate buildings and other structures.~~

C. Color Temperature (Kelvins (Color Temperature) Per Fixture: The maximum correlated color temperature for Outdoor Light Fixtures is as follows:

1. All lighting shall make use of lamps with correlated color temperature not exceeding ~~3,000~~ 4,000 degrees kelvin, except for roadway lighting as specified in Section 10-5-060:E herein.
2. The correlated color temperature of lighting may exceed ~~3,000~~ 4,000 degrees kelvin in situations where the City determines that accurate color rendition is crucial to public safety or the activities of law enforcement. In no case shall the correlated color temperature of such critical lighting exceed 6,000 degrees kelvin.

D. Lumens (Brightness) Per Fixture: The maximum lumens allowed for Outdoor Light Fixtures are as follows:

1. For single-family residential uses, fixtures up to ~~2,000~~ 2,500 Lumens output per lamp.
2. For commercial, industrial, and multi-family uses, fixtures up to ~~2,500~~ 3,500 lumens output per lamp.
3. **Total Outdoor Light Output:** Total outdoor light output, excluding streetlights used to illuminate public rights-of-way, shall not exceed the following limits averaged over the entire project:
 - a. For single-family detached dwellings and duplexes, the maximum total outdoor light output shall not exceed ~~20,000~~ 25,000 lumens per parcel.
 - b. For commercial, industrial and multi-family dwelling units, the maximum total outdoor light output shall not exceed ~~75,000~~ 125,000 lumens per acre.

10-5-060: SPECIFIC REQUIREMENTS FOR LIGHTING APPLICATIONS

- A. **Light Trespass:** Fixtures shall be located at the necessary distance from property boundary lines to ensure light does not trespass onto adjacent property.
- B. **Wall Mounted Area Lighting:** All wall mounted or building mounted fixtures shall not exceed twelve feet (12') above Finished Grade, measured directly below the light fixture. In cases where there is second story access directly from the outdoors, a single fixture may be placed above or adjacent to the access.
- C. **Parking Lot Lighting:**
 1. Pole top mounted fixtures shall not be mounted higher than ~~sixteen feet (16')~~ twenty feet (20') above Finished Grade, as measured to the top of the fixture.
 2. All parking lot lighting shall include Full Cut-Off Fixtures.

3. All pole mounted parking lot lights shall be set back from property lines a distance equal to two (2) times the height of the pole.
4. Pole mounted fixtures shall be limited to two (2) light sources per pole.
5. Spot or flood lighting of parking lots from a building, pole or other structure is prohibited.
6. On parking lots greater than one-fourth (1/4) acre in size, programmable full cut-off fixtures shall be used. These fixtures shall be dimmable and paired with motion sensors that are incorporated into the lighting system. Commercial businesses located within the Highway (HC) Zone are exempt from this requirement.

D. Walkway/Pathway Lighting: All pathway pole top fixtures shall not be mounted higher than ten feet (10') above Finished Grade directly below the fixture, as measured to the top of the fixture.

E. Roadway Lighting:

1. Residential Street Lighting shall not exceed fourteen feet (14') above Finished Grade to the top of the fixture. All residential streetlights shall utilize lamp types that are full cut-off with correlated color temperature not exceeding 4,000 degrees kelvin.
2. Major Roadway lighting, including arterial and collector roads, shall not exceed twenty feet (20') above Finish Grade to the top of the fixture. All major roadway lighting fixtures shall utilize lamp types that are full cut-off with correlated color temperature not exceeding 5,000 degrees kelvin.

F. Gas Station Canopy Lighting:

1. Lighting levels of gasoline station canopies shall be limited to illuminating the activities taking place under the canopy, not to attract attention to the business.
2. Gas station canopies may be illuminated provided all light fixtures are mounted on the undersurface of the canopy and all light fixtures are full cut-off. Light fixtures mounted under canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture.
3. ² The undersurface of the canopy shall be a nonreflective material and color ⁹ be painted with low reflectivity colors.

G. Soffit Lighting:

1. For Detached Single-Family Dwellings if lighting with fixtures mounted in the soffit of a building, the fixture shall not be mounted above twelve feet (12') in height, as measured from the fixture to Finish Grade.
2. For Commercial, Industrial and Multi-Family Dwellings, if lighting with fixtures mounted in the soffit of a building, the fixture shall not be mounted above twenty feet (20') in height, as measured from the fixture to Finish Grade.
3. Light fixtures mounted in soffits shall be recessed so that the lens cover is recessed or flush with the bottom surface of the soffit and/or shielded by the fixture.

H. Outdoor Recreation and Athletic Facility Lighting: Recreational lighting shall minimize the Glare of spill light and up-light by using louvers, hoods, or shielding.

1. Recreational lighting shall only illuminate the field or court area avoiding any direct illumination beyond those areas or into adjoining properties
2. Pole mounted recreational lighting shall be limited to twenty feet (20') in height.
3. Pole mounted recreational lighting must be set back a minimum of fifty feet (50') from adjacent residential properties.
4. Lighting for outdoor sports fields and courts shall be shut-off no later than eleven o'clock (11:00) P.M.
5. Lighting for non-field and non-court areas shall conform to the provisions of this Chapter.

Exemption-Public Recreational Facilities: Because of their unique requirements for nighttime visibility and limited hours of operation, lighting fixtures for public baseball diamonds, playing fields and tennis courts may exceed the twenty-foot (20') height limit subject to the following:

- a. All applications for pole height greater than twenty feet (20') shall be reviewed by the ~~Planning Commission~~ City Staff.
- b. In no case shall any lighting fixture exceed sixty feet (60') in height as measured from the top of the fixture to the adjacent grade.
- c. Lighting fixtures shall be subject to all other requirements in this Chapter.

I. Towers:

1. All monopole, antenna, tower or support facility lighting not required by the Federal Aviation Administration (FAA) or the Federal Communication Commission (FCC) is prohibited.

2. When lighting is required by the FAA or the FCC, such lighting shall not exceed the minimum requirements of those agencies. Collision markers should have a dual mode for day and night to minimize impact to the night sky and migrating birds.
3. All other lighting used on the property not regulated by the FAA or FCC shall conform to this Chapter.

10-5-070: EXEMPTIONS: The following lighting shall be exempt from the requirements and review standards of this Chapter, provided such lighting does not create dangerous glare on adjacent streets or properties, is maintained, and does not constitute a public hazard or nuisance:

1. Exemptions to Full Cut-off Fixture Requirements:
 - a. Fixtures having a total light output less than one thousand (1,000) lumens (allowing a maximum of a 60-watt incandescent or a 15-watt compact fluorescent bulb) are exempted from the full cut-off requirement provided:
 - i. The fixture has a top that is completely Opaque such that no light is directed upwards.
 - ii. The fixture has sides that completely cover the light source and are made of Opaque or semi Opaque material. Fixtures with Opaque sides may have incidental decorative perforations that emit small amounts of light.
 - iii. Semi Opaque material such as dark tinted glass or translucent plastic may be used if the light source is not discernable behind the material.
 - iv. The direct light source is not visible beyond the property on which the fixture is located.
2. Low voltage lights used to illuminate pathways, provided the lights are installed no more than eighteen inches (18") above finish grade.
3. Holiday lighting. Holiday lighting which is temporary in nature shall be exempt from the provisions of this Chapter.
4. Traffic control signals and devices.
5. Temporary emergency lighting in use by law enforcement or government agencies or at their direction.
6. The lighting of federal or state flags, provided that the light is a narrow beam aimed and shielded to illuminate only the flag. Flag lighting should use appropriate illumination levels to light the flag, while at the same time fulfilling the purposes of this Chapter.

7. Historic lighting in the Historic Downtown Commercial District if the lighting is consistent with the exterior lighting provisions of the Coalville City Architectural Design Guidelines.

8. Architectural lighting intended to accent or draw attention to architectural features of a building or structure.

9. Landscape lighting intended to accent or draw attention to landscape elements of the property.

8-10. Agriculture lighting. Lighting for agriculture activities or agricultural buildings is exempt from the requirements of this chapter, provided such lighting is directed downward and shielded to prevent Glare on adjacent streets or properties.

9-11. Special Uses and Events Lighting. Uses, events and buildings, defined as Special Uses/Events, may ~~include have architectural lighting intended to accent or draw attention to architectural features of a building or structure, landscape lighting intended to accent or draw attention to landscape elements of the property, or lighting to illuminate buildings and other structures or activities.~~

10-5-080: AMORTIZATION OF NONCONFORMING LIGHTING

A. ~~Amortization: The City shall require the termination of use of any and compliance of all nonconforming outdoor lighting fixtures, structures, lamps, bulbs or other devices that emit or generate light which are not otherwise exempted by this chapter, pursuant to the amortization schedule contained in this Section.~~

~~A.~~

B. ~~Schedule of Amortization: All non-conforming outdoor lighting legally existing and installed prior to the effective date of this chapter shall be considered legal non-conforming "grandfathered" lighting, and which is not exempted shall be considered nonconforming and Such legal non-conforming lighting shall be brought into compliance by the property owner as follows:~~

~~B.~~

~~1. Immediate abatement as a condition of approval upon application for a building permit, sign permit, conditional use permit, development review or similar City permit.~~

2-1. All damaged or inoperative or dilapidated non-conforming lighting, including bulb or lamp replacement, which does not require a sign or building permit may shall be replaced or repaired with the same conforming lighting sources, equipment and fixtures.

3. All outdoor lighting not previously scheduled for amortization or otherwise exempted shall be brought into conformance with this chapter within two (2) years from the effective date of this chapter.

10-5-0890: PENALTY

Any person found guilty of violating any of the provisions, rules and regulations of this Chapter, is guilty of a Class "C" misdemeanor, pursuant to Utah Code Annotated, as amended. Each violation shall be subject up to a \$100 fine for each day the violation continues beyond the correction notice date issued by the City for such violation.

10-5-40090: APPEALS

Any Person aggrieved by an administrative action by the Staff or Planning Commission may appeal the decision to the City Council who shall have authority to reverse, affirm or modify the decision of the Staff or Planning Commission.

ATTACHMENT C

Sign Regulations

Title 9: Chapters 1 - 15

Chapter 9

~~SIGN REGULATIONS~~ OUTDOOR SIGNS

Commented [DS1]: Title 9 Chapters 1-15 in the existing development code is replaced in its entirety with the following provisions.

09-1-010: Purpose

09-1-020: Permit Requirements

09-1-030: Approval

09-1-040: Definitions

09-1-050: Permitted Signs

09-1-060: Prohibited Signs

09-1-070: Exempted Signs

09-1-080: Nonconforming Signs

~~09-1-090: Amortization of Nonconforming Signs~~

~~09-1-09100: Enforcement~~

~~09-1-110100: Penalty~~

~~09-1-120110: Appeals~~

09-1-010: PURPOSE

The purpose of this chapter is to promote and protect the public health, safety and welfare of the general public by implementing outdoor advertising regulations that promote scenic quality, protect property values and reduce visual clutter:

- A. Create an attractive economic and business advertising climate that enhances the aesthetic appearance of the community.
- B. Ensure that the constitutionally guaranteed right of free expression is protected.
- C. Reduce signs or advertising distractions and obstructions that may contribute to visual clutter or traffic accidents.

09-1-020: PERMIT REQUIREMENTS

It is unlawful for any person to erect, construct, alter or relocate any sign, other than exempt signs specifically described in Section 09-1-070 of this chapter, without first obtaining a sign permit. Routine maintenance or repairing existing like parts shall not be considered an alteration; provided, that such change does not alter the surface dimensions, height, message, or copy of the sign. An application for a sign permit shall be submitted to the City and include the following:

- A. The name, address and telephone number of the applicant, owner and occupant of the property.

- B. Location of the structure or parcel of property on which the sign will be attached or erected.
- C. Position of the sign in relation to nearby buildings, property lines, rights-of-way, sidewalks and streets.
- D. A copy of plans and specifications showing materials and method of construction for the sign including applicable supports, illumination and electrical wiring.
- E. A colored rendering showing the sign face, colors, exposed surfaces and proposed Copy, accurately represented in scale as to size, height from finish grade, and proportions.
- F. The name and contact information of the person erecting the sign.
- G. Written consent from the owner of the building, structure or land on which the sign is to be erected.
- H. For an application for a temporary sign the applicant shall list the earliest date on which the sign may be established and the date on which the sign shall be removed.

09-1-030: APPROVAL

The community development director or designated planning staff member shall approve, approve with conditions, or deny the sign permit within thirty (30) days from the date of the submittal of a complete application.

- A. **Sign Design:** It is recognized that it is desirable to have some diversity of sign design within the City. However, it is also desirable to ensure that materials and color schemes used on signs be compatible with the image of the Coalville City community and rural small-town character.
- B. **Permit Fees:** Prior to issuance of a sign permit by the City, the applicant shall pay the required permit fee for each sign permitted.

09-1-040: DEFINITIONS

For the purposes of this chapter, the following definitions will be used:

- A. **ALTERATIONS:** Alterations as applied to a sign means change or rearrangement in the structural parts or its design, whether by extending on a side, by increasing in area or height, or in moving from one location or position to another.
- B. **AREA OF SIGN:** The area of a sign is measured by drawing the smallest square, circle, rectangle, triangle, or combination thereof that encompasses the extreme limits of the copy, representation, emblem, graphic or other display on the sign backing. Sign area does not include structural supporting framework, bracing or sign backing or wall to which the sign is attached. If individual letters are mounted directly

on a wall or canopy, the sign area shall be the square feet of the smallest rectangle, which encloses the sign, message, logo or other graphic.

- C. BALCONY: A platform that projects from the wall of a building and is surrounded by a railing or balustrade.
- D. BANNER: A strip of cloth, plastic, paper or other material on which letters or logos are painted or written, hung up or carried on a crossbar, staff, string or between two (2) poles.
- E. BILLBOARD: A permanent outdoor advertising sign that advertises goods, products, or services not necessarily sold on the premises on which the sign is located.
- F. BUILDING FACE OR WALL: All window and wall area of a building on one (1) plane or elevation.
- G. CANOPY: A roofed structure constructed of fabric or other material that extends outward from a building, generally providing a protective shield for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.
- H. COMMUNITY OR CIVIC EVENT: A public event not intended for the promotion of any product, political candidate, religious leader or commercial goods or services.
- I. DISPLAY BOX: A freestanding or wall sign faced with glass or other similar material designed for the express purpose of displaying menus, current entertainment or other like items.
- J. ELECTRONIC DISPLAY TERMINAL: An electronic terminal, screen, or monitor used to receive or provide information, advertise a good or service or promote an event.
- K. FLAG: A piece of cloth, plastic or similar material, usually rectangular or triangular, attached by one (1) edge to a staff/pole as a distinctive symbol of a country, government, organization or other entity or cause.
- L. GRADE: The ground surface elevation of a site or parcel of land.
 - 1. Grade, Existing: The grade of a property prior to any proposed development or construction activity.

2. Grade, Natural: The grade of land prior to any development activity or any other man-made disturbance or grading. Planning Staff shall estimate the natural grade, if not readily apparent, by reference elevations at points where the disturbed area meets the undisturbed portions of the property.
3. Grade, Finish: The final or resulting grade where earth meets the building or sign after completion of the proposed development activity.
- M. HANDBILL: A paper, sticker, flyer, poster, pamphlet, or other type of medium distributed by hand for identification, advertisement, or promotion of the interest of any person, entity, product, event, or service.
- N. HEIGHT OF SIGN: The height of a sign is the vertical distance measured from natural or finish grade to the top of the sign.
- O. OPAQUE: Opaque means that a material does not transmit light from an internal illumination source. Applied to sign backgrounds, opaque means that the area surrounding any letters or symbols on the sign either is not lighted from within or allows no light from an internal source to shine through it.
- P. MULTIPLE USES: Any lot, building, or other structure or tract of land that has been designated for multiple nonresidential uses, through the approval of a development permit.
- Q. NAME PLATE: A sign that identifies the name, occupation, and/or professions of the occupants of a premise.
- R. PREMISE: Land and the buildings owned or rented, upon it.
- S. PRIVATE PLAZA: Private property in excess of 1,000 square feet that generally serves as common area to adjoining commercial development and is free of structures, is hard surfaced and/or landscaped. Private plazas generally provide an area for pedestrian circulation, common amenities, and act as a gathering space for private or public purposes.
- T. PUBLIC PROPERTY: Any property owned by a governmental entity.
- U. REPRODUCTION: An object that has been designed and built to resemble a product or service.
- V. SIGN: Sign shall mean and include a display of an advertising message, usually written, such as an announcement, declaration, demonstration, product reproduction, illustration, insignia, surface or space erected or maintained in view of the observer primarily for identification, advertisement, or promotion of the interest of

any person, entity, product, or service. The definition of a sign shall also include the sign structure, supports, lighting system, and any attachments, flags, ornaments or other features used to draw attention of observers.

1. Sign, Abandoned. Any sign applicable to a use which has been discontinued for a period of ~~three (3)~~ six (6) months.
2. Sign, A-Frame. Any sign or structure composed of two (2) sign faces mounted or attached back-to-back in such a manner as to form a basic triangular shape.
3. Sign, Awning. Any sign painted on or attached to an awning or canopy.
4. Sign, Cabinet. A frame covered by translucent material. The entire structure is one (1) unit and the copy is not intended to include the individual letters.
5. Sign, Campaign. A temporary sign on or off-premises, announcing, promoting, or drawing attention to a candidate seeking public office; or announcing political events or issues.
6. Sign, Canopy. Any sign painted or attached to a canopy.
7. Sign, Changeable Copy. A manually operated sign that displays graphics or a message that can be easily changed or altered without altering the face or surface of the sign—(also see Sign, Electronic).
8. Sign, Construction. A temporary sign placed on a site identifying a new development or building construction.
 - a. Project Marketing Sign. A sign identifying the financial institution of a development, and may include a plat map, and real estate information.
 - b. Construction Identification Sign. A sign identifying the contractor and or builder responsible for a project or development.
 - c. Construction/Project Marketing Sign. A combination of a construction sign and project marketing sign.
9. Sign, Copy. Copy is all the written matter, illustrations, logo's or slogans on a sign expressed in words, sentences, or figures designed to convey the desired message of the sign.
10. Sign, Directional. Signs which serve as directional guides to recognized areas of local or regional importance and patronage, including:

- a. Recreational and entertainment centers of recognized regional significance.
 - b. Major sports stadiums, entertainment centers or convention centers.
 - c. Historic landmarks, churches, schools, community centers, hospitals and parks.
 - d. Public safety, municipal directional, parking and essential services.
11. Sign, Directory. A sign located on the premise to direct traffic, that contains the name of a building, complex or center and name and address of two (2) or more businesses being part of the same sign structure or interior to the building which can be seen from the outdoors.
 12. Sign, Electronic. A window, wall, or other sign that changes messages through a marquee, reader board, electronic message center, or other replaceable copy area (also see Sign, Changeable Copy).
 13. Sign, Externally Illuminated. A sign illuminated by light sources from the outside.
 14. Sign, Free-Standing. A sign that is supported by one (1) or more uprights or braces which are fastened to or embedded in the ground.
 15. Sign, Ghost. A sign on an exterior building wall, which has been weathered and faded to the extent that it has lost its original brightness of color and visibility.
 16. Sign, Hanging. A sign attached underneath a canopy, awning or colonnade.
 17. Sign, Historic. A sign that by its construction materials, age, prominent location, unique design, or craftsmanship, provides historic character, individuality, and a sense of place or orientation regarding clues to a buildings history.
 18. Sign, Historic Replication. A sign, which is an exact replication, including materials and size, of a historic sign which once existed in the same location.
 19. Sign, Hours of Operation. A sign that displays the hours during which the buildings tenant serves the public, this includes "open" and "closed" signs.
 20. Sign, Hybrid. A sign which is a combination of two or more common types of signs. (ex. Electronic- monument, electronic- projection.)
 21. Sign, Identification. A sign which identifies only the name and/or logo and/or address of a commercial, industrial, or multi-family complex and the owner and tenants thereof.

22. Sign, Illegal. Any sign which does not conform to the regulations of this chapter as currently adopted or as amended at the time of construction.
23. Sign, Internally Illuminated. A sign illuminated by light sources enclosed entirely within the sign cabinet and not directly visible from outside the sign.
24. Sign, Luminous Tube (Neon). A sign, that is outlined, or has characters, letters, figures, or designs that are illuminated by gas filled luminous tubes, such as neon, argon or fluorescent.
25. Sign, Monument. A sign that is supported by a foundation embedded in the ground and not attached to any building or wall.
26. Sign, Municipal Identification. A sign designed specifically for the purpose of notifying motorists of a City's municipal boundary and welcoming them.
27. Sign, Neighborhood Information. A sign located entirely on private property, designed to provide information or notifications to local residents regarding neighborhood events or issues.
28. Sign, Non-commercial Opinion. A sign, which does not advertise products, goods, businesses, or services and which expresses an opinion or point of view, such as, a political, religious, or other ideological sentiment or support or opposition to a candidate or proposition for a public election.
29. Sign, Non-Conforming (Legal). Any advertising structure or sign which was lawfully erected and maintained prior to such time as it came within the purview of the development code and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this chapter.
30. Sign, Off-Premise. A sign identifying a business, commodity, service, or industry, which is not conducted upon the premises on which the sign is placed.
31. Sign, On-Premise. A sign that identifies the name, occupation, and/or professions of the occupants of the premises.
32. Sign, Permanent. Any sign which is not temporary by definition, and is intended to be displayed for more than sixty (60) consecutive days
33. Sign, Pole. A freestanding sign that is supported by one (1) upright not greater than ~~twenty inches (12")~~ twenty four inches (24") in diameter and is not attached or braced by any other structure.

34. Sign, Political. A sign advertising a candidate for public office, proposition or other issue to be voted on by the electorate.
35. Sign, Portable. A sign that can be moved from place to place and is not permanently affixed to the ground or a building.
36. Sign, Projecting. A sign attached to a building or other structure, perpendicular to the street and extending in whole or in part more than six inches (6") beyond any wall of the building or structure.
37. Sign, Projection. A sign that utilizes a beam of light to project a visual image or message onto a surface.
38. Sign, Public Necessity. A sign that informs the public of danger or a hazard.
39. Sign, Real Estate. A temporary sign advertising the sale, rental or lease of the premises or part of the premises on which the sign is displayed. Real Estate signs are typically T-Post style signs.
40. Sign, Roof. A sign erected or painted upon or above the roof or parapet of a building.
41. Sign, Solicitation. Sign used to communicate no solicitations.
42. Sign, Special Purpose. A sign advertising a special event pertaining to drives or events of a civic, philanthropic, educational, or religious organization.
43. Sign, Special Sale. Temporary signs used to advertise a special sale.
44. Sign, Spot-Lit. A sign illuminated by spot lights intended to broadcast light on the sign.
43. Sign, Temporary. A banner, pennant, valance or other advertising display with or without frames, intended to be displayed in or out of doors for a short period of time; A temporary sign shall include, but is not limited to, the following:
 - a. Open house signs
 - b. Political signs
 - c. Special events signs
 - d. Yard or garage sale signs
 - e. Grand Opening signs
 - f. Special business promotional display signs
 - g. Mobile signs
 - h. Banners

- i. Wind signs
- j. Portable signs
- k. Inflatables

- 43. Sign, Unsafe or Dangerous. A sign constituting a hazard to public safety, or which does not meet lateral and/or vertical load requirements, or applicable wiring and installation standards of the city building codes.
- 44. Sign, Vehicle. Any sign, logo or advertisement placed, painted, attached, or displayed on a vehicle.
- 45. Sign, Wall. A sign with messages or copy erected parallel to and attached to or painted on the outside wall of a building.
- 46. Sign, Window. A sign installed upon or within three feet (3') from the window, visible from the street and exceeds two (2) square feet in area, for the purpose of viewing from outside of the premises. Window signs do not include merchandise displays.
- 47. Sign, Yard. A temporary sign that announces a garage sale, open house or similar event.

W. SINGLE USE: Any lot, building, or other structure or tract of land that has been designated for one nonresidential use, through the approval of a development permit.

X. THEATER MARQUEE: A permanent sign with changeable copy, which is used to advertise theater events.

Y. WALL MURAL: A work of art, such as a painting applied directly to a wall, fence, pavement, or similar surface that is purely decorative in nature and content and does not include advertising by picture or verbal message.

Z. ZONE DISTRICT: Refers to land use regulatory zones under the zoning ordinances of Coalville City.

09-1-050: PERMITTED SIGNS

The following types of signs are allowed:

- 09-1-050: A. Freestanding Signs
- 09-1-050: B. Monuments Signs
- 09-1-050: C. Building Signs
- 09-1-050: D. Subdivision, Multi-Family Dwellings, and Residential Complex Signs
- 09-1-050: E. Highway Commercial (HC) Zone Sign Exceptions

09-1-050: F. Off-Premise Signs

09-1-050: G. Temporary Signs

A. FREESTANDING SIGNS. Each nonresidential use may erect an on-premise freestanding sign. All freestanding signs shall comply with the following standards:

1. **Number of Signs:** One (1) freestanding sign shall be permitted for the primary vehicular access to the parcel. The primary vehicular access is that access located adjacent to the primary parking area.
2. **Location/Setbacks:** Freestanding signs shall be located adjacent to the primary vehicular access to the parcel. In no case shall a freestanding sign encroach into a road right-of-way, nor shall any sign be situated near an intersection in such a manner to interfere with vehicular sight distance. The sign, including supports, base and sign face, shall be setback at least ~~five~~ three feet (3) (~~5~~) from the edge of the right-of-way.
3. **Display Area Size:** The display area of all freestanding signs for a single use shall not exceed ~~thirty-five~~ (50) (~~30~~) square feet in size. The display area of all freestanding, on premises signs for a parcel containing Multiple Uses shall not exceed ~~fifty-seventy~~ (70) (~~50~~) square feet. The display area of a sign, which may be double sided, shall include all copy and architectural embellishments that are an integral part of the sign message and appearance.
4. **Freestanding Sign Height:** In no case shall the highest point of a freestanding sign be more than twenty feet (20') above the grade elevation at the base of the sign.
5. **Materials:** Freestanding signs shall be constructed of wood or other natural or natural appearing materials, excluding supports. Plastic, Lexan or similar materials are allowed for individual letters and internally illuminated sign cabinets only.
6. **Illumination:** Signs may be illuminated provided that only indirect or internal lighting is utilized and that the light source is not visible. Backlit full sign face illuminated signs are prohibited. Backlighting through individual letters/copy on a dark translucent or opaque material that comprises the letters/copy of the sign face is permitted, if the light source is not visible.
7. **Landscaped Area:** Where feasible, a All freestanding signs shall be located within a landscaped area. Landscaping, including shrubs, perennials, trees, lawn other appropriate vegetative materials, and landscape boulders where appropriate, shall be designed in a manner that softens the visual impact of the sign and maintains pedestrian and vehicular sight distances. Designs shall integrate the sign into the land form where possible.

B. MONUMENT SIGNS. Each nonresidential use may erect an on-premise monument sign. All monument signs shall comply with the following standards:

1. **Number of Signs:** One monument sign shall be permitted for each separate primary vehicular access to the parcel, up to a maximum of two (2) signs. The primary vehicular access is that access located adjacent to the primary parking area.
2. **Location/Setbacks:** Monument signs shall be located adjacent to the primary vehicular access to the parcel. In no case shall a monument sign encroach into a road right-of-way, nor shall any sign be situated near an intersection in such a manner to interfere with vehicular sight distance. The sign, including base and sign face, shall be set back at least ~~five~~ three feet (3') ~~(5')~~ from the edge of the right-of-way.
3. **Monument Sign Base:** All monument signs shall be constructed with a base of stone, stone veneer, textured concrete or weather resistant wood.
4. **Display Area Size:** The display area of all monument signs shall not exceed thirty ~~two~~ (320) square feet in size. The display area of a sign, which may be double sided, shall include all copy and architectural embellishments that are an integral part of the sign message and appearance.
5. **Monument Sign Height:** In no case shall the highest point of a monument sign be more than eight feet (8') above the grade elevation at the base of the sign.
6. **Materials:** Monument signs shall be constructed of wood, stone or other natural or natural appearing materials. Plastic, Lexan or similar materials are allowed for individual letters and internally illuminated sign cabinets only.
7. **Illumination:** Signs may be illuminated provided that only indirect or internal lighting is utilized and that the light source is not visible. Backlit full sign face illuminated signs are prohibited. Backlighting through individual letters/copy on a dark translucent or opaque material that comprises the letters/copy of the sign face is permitted, if the light source is not visible.
8. **Landscaped Area:** All monument signs shall be located within a landscaped area. Landscaping, including shrubs, perennials, trees, other appropriate vegetative materials, and landscape boulders where appropriate, shall be designed in a manner that softens the visual impact of the sign and maintains pedestrian and vehicular sight distances. Designs shall integrate the sign into the land form where possible.

C. BUILDING SIGNS: Primary and Secondary Wall Signs, Projecting Sign, Suspended Sign, Awning Sign: Each nonresidential use may choose to utilize three (3) out of the

five (5) types of signs, as described below. In no case shall two (2) or more same types of signs be used per use.

1. **Wall Signs:** Wall signs are those signs that are attached to or painted on the wall of a building, the display surface of the sign being parallel to the wall of the building on which the sign is placed. Wall signs shall not project out more than six inches (6") from the wall on which they are mounted.

a. **Display Area:** The area of all wall signs shall be the extreme limits of the display surface. The display surface includes any architectural embellishments or background materials that are an integral part of the display used to differentiate the sign from the wall of which it is mounted.

b. **Materials:** Wall signs shall be wood, metal, other natural or natural appearing materials, or painted on the side of the building. Plastic, Lexan, or similar materials are allowed for individual letters or internally illuminated sign cabinets only.

1.1. **Primary Wall Sign:** A wall sign that is located on the facade of the building that contains the primary access to the particular use. A primary wall sign shall not exceed one square foot of sign area for each ~~one (1) two (2)~~ linear feet of building facade frontage, up to a maximum of fifty (50) square feet.

In the case of multiple users in one building, the frontage shall include the length of the individual suite that is exposed to the exterior of the building where the primary access to the use is located.

In cases where a use does not contain exterior exposure to a building for the purposes of measuring sign area, that use may have a ~~twelve (12)~~ twenty-four (24) square foot sign.

1.2. **Secondary Wall Sign:** A sign that is located on a building facade that is separate from the facade on which the primary wall sign is located. A secondary wall sign shall not exceed a maximum of one-half ($1/2$) the size of the permitted primary wall sign.

2. **Projecting Signs:** Projecting signs are supported by a building or other structure and project out from the building or structure over sidewalks or similar area in a manner that the display area is generally perpendicular to the face of the building or structure.

a. **Size:** Projecting signs shall not exceed ~~thirty (30) eight (8)~~ square feet.

b. **Display Area:** The area of a projecting sign shall be the extreme limits of the display surface. The display surface also includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the sign from its surroundings.

- c. Height: Signs which project over a pedestrian walkway shall allow at least seven and one-half feet (7.5') of clearance between the bottom of the sign and the sidewalk or ground.
 - d. Lighting: Projecting signs may be illuminated; provided, that only indirect or internal lighting is utilized and that the light source is not visible.
 - e. Materials: Projecting signs shall be constructed of wood, metal or similar natural or natural appearing materials. Plastic, Lexan or similar materials are allowed for individual letters or internally illuminated sign cabinets only.
3. **Suspended Signs**: A sign that is suspended parallel or perpendicular from a building roof, facade, porch, overhang or other structural element by brackets, hooks, cables or chains.
- a. Size: Suspended signs shall not exceed fifteen (15) eight (8) square feet.
 - b. Display Area: The area of a suspended sign shall be the extreme limits of the display surface. The display surface also includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the sign from its surroundings.
 - c. Height: Suspended signs shall allow at least seven and one-half feet (7.5') of clearance between the bottom of the sign and the sidewalk or ground.
 - d. Lighting: Suspended signs may be illuminated; provided, that only indirect or internal lighting is utilized, and that the light source is not visible.
 - e. Materials: Suspended signs shall be constructed of wood, metal, or similar natural or natural appearing materials. Plastic, Lexan or similar materials are allowed for individual letters or internally illuminated sign cabinets only.
4. **~~Awning~~/Canopy Signs**: ~~Awning and canopy signs are comprised of letters and logos that are attached to the valance of an awning or canopy.~~
- a. Size: The words and logos on any ~~awning or canopy~~ sign shall not exceed eight inches (8") in height. Sign copy shall not exceed a maximum of fifteen percent (15%) of each side or face of the ~~awning or canopy~~.
 - b. Lighting: Backlighting ~~awnings or canopies~~ are permitted provided that the light source is not visible.
 - c. Number of Signs: Up to three (3) sides of the ~~awning or canopy~~ may be used for a total of three (3) signs. Only one (1) sign is allowed on each side of the ~~awning or canopy~~.

5. Gas Station Canopy Signs: : Canopy signs are comprised of letters, numbers and logos that are attached to the sides of a canopy.

d. Size: The words, numbers and logos on any canopy sign shall not exceed twenty-four inches (24") in height. Sign copy shall not exceed a maximum of twenty-five percent (25%) of each side or face of the canopy.

e. Lighting: Backlighting canopies are permitted provided that the light source is not visible.

f. Number of Signs: Up to three (3) sides of the canopy may be used for a total of three (3) signs. Only one (1) sign is allowed on each side of the canopy.

6.

5.7. **Luminous Tube (Neon) Signs:** Luminous tubes (Neon) signs used to draw attention or advertise a business in any manner shall comply with the following standards:

a. Size: All luminous-tube signs are limited to fifteen (15) square feet or less in size.

b. Height Limit: Luminous-tube signs shall be limited to the ground-floor elevation.

c. Number of Signs: ~~One (1)~~ Two (2) luminous-tube sign is allowed for every twenty-five feet (25') of building façade width. One (1) luminous-tube sign of less than two (2) square feet in size is allowed per building or commercial tenant space without a permit.

d. Setback and Orientation: Luminous-tube signs may be attached to the exterior of the building as a wall sign, installed as projecting sign or suspended sign.

e. Zoning Restrictions: Luminous-tube signs are permitted in the Historic District of the Commercial (CC) Zone. Luminous-tube signs are prohibited in all other zoning districts.

f. Design: Luminous-tube signs may not flash, move, alternate, or show animation. The outlining of a building's architectural features is prohibited.

g. Illumination: No additional illumination other than the sign itself is permitted.

D. SUBDIVISION, MULTI-FAMILY DWELLINGS, and RESIDENTIAL COMPLEX SIGNS: These signs are intended to identify and state the name of a subdivision, multi-family development, or residential townhome or condominium complex.

1. **Monument Signs:** One monument sign shall be permitted for each separate primary vehicular access to a subdivision, multi-family dwelling development, or residential townhome or condominium complex. All monument signs shall comply with the following standards:

- a. **Monument Base:** All monument signs shall be constructed with a base of stone, stone veneer, textured concrete or weather resistant wood. The monument sign base structure is not subject to the sign display area size requirement.
- b. **Size:** The sign display area shall not exceed ~~thirty (30)~~ twenty (24) square feet in size. The display area of a sign, which may be double sided, shall include all copy and architectural embellishments that are an integral part of the sign message and appearance.
- c. **Height:** In no case shall the highest point of the sign be more than six feet (6') above the grade elevation at the base of the sign.
- d. **Materials:** All monument signs shall be constructed of wood, stone or other natural or natural appearing materials. Plastic, Lexan or similar materials are allowed for individual letters and internally illuminated sign cabinets only.
- e. **Landscaped Area:** All monument signs shall be located within a landscaped area. Landscaping, including shrubs, perennials, trees, other appropriate vegetative materials, and landscape boulders where appropriate, shall be designed in a manner that softens the visual impact of the sign and maintains pedestrian and vehicular sight distances. Designs shall integrate the sign into the land form where possible.
- f. **Location/Setbacks:** In no case shall a monument sign encroach into a road right-of-way, nor shall the sign be situated near an intersection in such a manner to interfere with vehicular sight distance. Monument signs shall be set back at least ~~five-three~~ feet (3') (5') from the edge of the right-of-way or property line.

E. HIGHWAY COMMERCIAL (HC) ZONE SIGN EXCEPTIONS: In addition to the sign standard provisions described in this chapter, the following sign exceptions are allowed in the Highway Commercial (HC) Zone District:

- 1. **Freestanding Sign Height:** The highest point of a freestanding sign located in the HC Zone shall not exceed ~~forty-seventy-five~~ feet (75) (40') above the grade elevation at the base of the sign.
- 2. **Freestanding Sign Display Area Size:** The display area of freestanding signs for a single use in the Highway Commercial (HC) Zone shall not exceed ~~sixty-one~~ hundred (100) (60) square feet. The display area of all freestanding signs for a

parcel containing multiple uses shall not exceed ~~one hundred~~ two hundred (200) ~~(100)~~ square feet.

3. Primary Wall Sign: A wall sign that is located on the facade of the building that contains the primary access to the particular use shall not exceed one square foot of sign area for each one (1) linear foot of building facade frontage, up to a maximum of one hundred (100) square feet.

In the case of multiple uses in one building, the frontage shall include the length of the individual suite that is exposed to the exterior of the building where the primary access to the use is located.

In cases where a use does not contain exterior exposure to a building for the purposes of measuring sign area, that use may have a fifty (50) square foot sign.

2. Secondary Wall Sign: A sign that is located on a building facade that is separate from the facade on which the primary wall sign is located shall not exceed a maximum of one-half ($1/2$) the size of the permitted primary wall sign.

4. Gas Pump Signs: Signs located on or above gas pumps are exempt up to a maximum of two (2) signs for each pump for a total eight (8) square feet of sign area.

- 3-5. Changeable Copy Signs: Changeable copy signs are permitted in the Highway Commercial (HC) Zone provided - The sign message ~~shall only change~~ intermittently ~~at irregular intervals~~ and ~~does not~~ continuously stream across the sign face. ~~they~~ Changeable copy signs shall comply with the following standards:

- a. Number of Signs: The maximum number of changeable copy signs for a commercial or non-profit business is ~~one (1)~~ two (2) signs.
- b. Design: The sign materials and design shall be compatible with the color, materials and architecture design of the building. The sign shall be colorfast and resistant to ultraviolet radiation. The individual letters shall be uniform in size and color. ~~The individual letters shall not exceed twelve inches (12") in height~~
- c. Illumination: Illumination of changeable copy signs shall be limited to a case with a dark translucent or opaque face which enclose the sign letters.

- F. **OFF-PREMISE SIGNS**: Off-premise signs are intended to identify a business, commodity, service, or industry, which is not located within and readily visible from the entry corridors of the City. Off-premise signs shall be limited to provide direction to a business or use located in the City and shall be constructed in accordance with the following:

1. **Size:** Off-premise signs shall not exceed ~~thirty-five (35)~~ fifty (50) square feet.
 2. **Sign Copy:** Off-premise signs shall contain the business name and directional information only.
 3. **Number of Signs:** There shall be no more than one sign face per direction of facing for each business or use.
 4. **Location:** An off-premise sign shall not be located within a 300-foot radius of any other off-premise sign intended to be read from the same right-of-way. The sign shall not be within a 100-foot radius of any other off-premise sign intended to be read from a different right-of-way. All spacing measurements in this subsection shall refer to a measurement made along the edge of the right-of-way and shall apply only to structures located on the same side of the roadway. These spacing provisions do not apply to signs separated by buildings or other obstructions in such a manner that only one sign facing located within the above spacing distance is visible from the road right-of-way at any one time.
 5. **Lighting.** Off-premise signs shall not be illuminated nor shall blinking or flashing lights be used.
 6. **Height:** In no case shall the highest point of the sign be more than ~~fifteen~~ twenty (20) ~~(15')~~ feet above the grade elevation at the base of the sign.
 7. **Setback:** In no case shall an off-premise sign encroach into a road right-of-way, nor shall the sign be situated near an intersection in such a manner to interfere with vehicular sight distance. Off-premise signs shall be set back at least 10 feet (10') from the edge of the right-of-way.
 8. **Written Permission:** Off-premise signs shall only be located on property for which the permit applicant has written permission from the land owner or person lawfully in control of the property to erect and maintain an off-premise sign.
- G. TEMPORARY SIGNS:** "Temporary sign" means any sign or advertising display constructed of cloth, wood, canvas, light fabric, paper, vinyl or other materials with or without frames intended to be displayed for a limited time period and not permanently affixed to a building or the ground.
1. **General Provisions for All Temporary Signs:** The following standards shall apply to all temporary signs:
 - a. **Permit Required:** A sign permit is required for a temporary sign prior to installation, unless otherwise exempted in Section G.
 - b. **Location:** Signs shall be located on the parcel on which the entity requesting the sign is located and may not encroach into the public right-of-way, nor

impede pedestrian traffic. Signs shall not be attached to utility poles, fences, trees, or other similar objects.

- c. Illumination: Illumination of temporary signs is prohibited.
- d. Size: Signs may not exceed a maximum size of twenty (20) square feet.
- e. Display: All temporary signs must be subordinate to and be positioned in such a way so that any permanent signage display on the same property remains completely visible.
- f. Maintenance: Temporary signs must always be properly maintained. Any faded, torn, ripped, detached, defaced, sagging or otherwise damaged sign must be promptly repaired, replaced, repositioned or removed.
- g. Timeframe: Temporary signs may be displayed up to four (4) times per calendar year, for a period not to exceed ~~ten-fourteen (10-14)~~ (14) calendar days in length. These periods may run consecutively.
- h. Height: Freestanding temporary signs may not exceed ~~six-eight feet (6'-8')~~ in height, measured from the top of the sign to the grade directly below. Signs attached to a building may not exceed fifteen feet (15') in height, measured from the top of the sign to the grade directly below.
- i. Number of Signs: Only one (1) temporary sign is allowed for each use.

09-1-060: PROHIBITED SIGNS

The following signs are prohibited in Coalville City:

- A. **Changeable Copy Signs**: A sign where informational content can be changed or altered on a fixed surface composed of electrically illuminated or mechanically driven changeable segments. Changeable Copy Signs may be allowed in the Highway Commercial (HC) Zone as exempted in Section D.
- B. **Flashing Signs**: Any illuminated sign on which the light is not stationary or constant in intensity and color.
- C. **Roof Mounted Signs**: A sign that is mounted on the roof of a structure, or signs that project above a roof edge or eave.
- D. **Moving Signs**: Any sign or part of a sign that changes physical position by any movement or rotation or that gives the visual impression of movement. Such signs also include strings of pennants, banners, ribbons, streamers, balloons, spinners, or other similar moving or fluttering or inflated devices.

- E. **Signs Imitating Official Traffic Signs:** Signs imitating official traffic signs in any manner which are visible from public areas.
- F. **Portable Signs:** Portable signs not permanently affixed to the ground, except as otherwise allowed as an off-premise temporary sign in Section G.
- G. **Mobile Signs:** Signs attached to stationary vehicles, equipment, trailers and related devices, when used in a manner to augment approved signage for a business as opposed to normal operation or parking of the vehicle or device.
- H. **Obstructing Signs:** Signs which, by reason of size, location, content, coloring or manner of illumination, obstruct the vision of motorists or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on any road or street, as determined by the City.
- I. **Hazardous Signs:** Any sign or sign structure which constitutes a hazard to public health or safety, as determined by the City.
- J. **Signs on Public Property:** Signs on trees, utility poles, and on other public property, other than public information signs.
- K. **Off Premises Signs:** Off premises signs are prohibited except as provided for in Section 09-01-050: E herein.
- L. **Signs in Disrepair:** Any sign in disrepair or which the sign message face has been removed or destroyed, leaving only the supporting frame or other components, and said condition exists for more than ~~thirty~~ ninety (90) days is prohibited and shall be removed.

09-1-070: EXEMPTED SIGNS

The following signs are exempt from obtaining a sign permit with the following requirements:

- A. **Informational Signs:** Signs which are not more than six (6) square feet in size and not more than four feet (4') in height and which are used to direct vehicular and pedestrian traffic or to direct parking and traffic circulation on private property. Informational signs shall not contain advertising material or message. These signs shall not be permitted in a public right-of-way.
- B. **Public Signs:** Legal notices, identification, informational or directional signs erected or required by governmental entities or authorized by the City for public purposes. These signs can be in the public right-of-way.
- C. **Public Regulatory Signs:** All public regulatory signs located in the City which meet all the state requirements.

D. **Interior Signs:** Signs located on the interior of any building, or within an enclosed lobby of any building or group of buildings and which cannot readily be seen from the exterior of the building, and the signs are located to be viewed exclusively by the patrons of such use or uses.

E. **Utility Signs:** Signs of public utility or cable television companies which show the locations of underground facilities.

F. **Street Address and Identifications Signs:** A sign with content including only the name or professional title of the occupant and address of the premises. Such signs shall not exceed two (2) square feet in size. The sign shall be limited to flush mounted or window type signs with only one sign per premises. These signs shall not be permitted in the public right-of-way.

G. **Customer Information Signs:** Customer information signs located on or near the building and outside of required setback areas may display such items as "credit cards accepted", prices and menus. Signs shall not exceed two (2) square feet in size.

H. **Flags:** Single or multiple-use developments may have no more than three (3) freestanding flagpoles at any time. Flagpoles are restricted to only flying one flag per pole. The maximum size of any one flag shall be twenty-four (24) square feet. Flagpoles may not exceed twenty-eight feet (28') in height, measured from the top of the pole to the grade directly below. Up lighting of all flags, except the flag of the United States of America, is prohibited.

I. **Window Signs:** Window signs shall not exceed fifty (50%) of the area of a single window in which it is placed. A single window is any window, or section of windows, that is separated from another window by twelve inches (12") or more. Any door with windows is considered a separate window. Window signs may not be combined in order to gain a larger sign for one particular window.

J. **Neon Signs:** ~~One (1)~~ Two (2) neon signs ~~is~~ are allowed for each nonresidential use. The sign may be located on the inside of any window. These signs may not exceed two (2) square feet in size and may not flash or be animated in any manner. Neon signs are considered window signs and may not exceed fifty percent (50%) of the area of the window in which they are placed.

K. **Light Pole Banners:** Banner signs on light poles are allowed in all developments. Banner signs may not exceed ~~eight-twelve (128)~~ eighty-two (82) square feet in size.

L. **No Trespassing or No Dumping Signs:** No trespassing or no dumping signs may not exceed sixteen (16) square feet in area for a single sign or are limited to four (4) signs at four (4) square feet for each lot or parcel unless the land use administrator, or other authorized officer, finds more signs are required to prevent violation.

M. Plaques: Plaques or nameplate signs not more than two (2) square feet which are fastened directly to the building.

N. Symbols or Insignia: Religious symbols, commemorative plaques of recognized historical agencies, or identification emblems of religious orders or historical agencies, provided that no such sign shall exceed eight (8) square feet in area, and provided further that all such signs be placed flat against the building.

O. On Premises Real Estate Signs:

1. Signs advertising the sale, rent, or lease of property shall be limited to one real estate sign on each lot. Each sign shall not exceed six (6) square feet in size and six feet (6') in height.
2. One real estate sign per street frontage is allowed for any multiuse residential or professional office building or lot intended for such and may not exceed twenty-four (24) square feet in area or eight feet (8') in height. If the parcel is over two (2) acres in size, the sign may not exceed thirty-two (32) square feet.
3. Model home signs shall not exceed sixteen (16) square feet in area, nor exceed six feet (6') in height and shall be placed entirely upon the premises of the model home.

P. Temporary Open House Real Estate Signs: Open house signs not to exceed six (6) square feet in area and four feet (4') in height, advertising real estate open houses may be placed on private property in the vicinity of the property open for inspection. They shall not be attached to trees, poles, street signs, etc. Signs may be displayed in the City right-of-way if they are not disruptive to the regular flow of traffic or pedestrians. Open house signs shall be displayed only during those hour(s)/day(s) which the property is open for actual inspection.

Q. On Premises Signs for Home Occupation in Residential Zones: Home occupations may have one non-illuminated flat wall sign two (2) feet by three (3) feet for a total of six (6) square feet in size which identifies the name of the business. This exemption applies to uses operated out of a single-family home.

R. Political or Campaign Signs: In addition to signage otherwise authorized by this chapter, political or campaign signs on behalf of candidates for public office or measures on election ballots are allowed as follows:

1. Signs for all candidates, regardless of participation in a primary election, may not be erected earlier than sixty (60) days prior to a primary election and shall be removed by the Monday following a general election. Candidates who lose a primary election shall remove signs by the Monday following the primary election.

Signs relating to elections on special issues may be installed and must be removed on the same basis.

2. Any one sign shall not exceed twenty-four (24) square feet in size and shall not exceed six feet (6') in height. Such sign shall not be erected in a manner as to constitute a roof sign. No more than 2 signs of the same candidate or issue shall be posted on the same property. Signs may not be placed on public property or in a public street right of way, ~~or in any place in which the sign location would~~ impede traffic visibility or safety. Signs along roadways which do not contain improvements of curb, gutter, and/or sidewalks may not be placed closer than ten feet (10') to the edge of the paved surface.
3. Campaign signs shall not be placed closer than one hundred fifty feet (150') to a building where any official voting station is located.

S. Community Signs: Community signs require review by the community development department including recommendation of the other pertinent city department, for compliance with the following criteria:

1. No sign(s) shall be permitted which is unsafe for vehicular or pedestrian traffic, is inappropriate with respect to location, size, time, or duration of display, or is maintained in a deteriorated condition.
2. Sign(s) must be made of durable, weather resistant material and maybe located at various gateway areas to the city, along major streets and important intersections adjacent to nonresidential properties, as approved by the community development department.
3. Sign(s) shall be uniform in size for each individual display and shall be no larger than four feet (4') wide and ten feet (10') tall for signs attached to light or utility poles. Freestanding community signs shall be allowed on parcels with the permission of the owner and approval of the city staff.
4. Sign(s) shall not be attached to another temporary sign or a permanent traffic or business sign.
5. Sign(s) may be part of a "rotating permanent feature" of the city or community for such events as:
 - a. Coalville annual celebration(s).
 - b. County Fair.
 - c. Holidays.
 - d. Cultural and/or arts events.

- e. Change in seasons.
- f. General community promotion; i.e., business, with the prohibition of commercial endorsement or name on any such sign.

- 6. Sign(s) for any single purpose or event may not be displayed for more than thirty (30) days. However, the city staff may approve community purpose signs for long-term purposes subject to review on a ninety (90) day basis.

T. Properties Under Development or Construction: Properties which have an approved subdivision plat, site plan, or other type of development permit upon which construction or development is occurring are exempt subject to the following sign standards:

- 1. Size: Signs may not exceed a maximum of twenty (20) square feet in size.
- 2. Materials: Signs may only be freestanding and must be made of a rigid material. Banners or other similar signs applied to cloth, paper, flexible plastic, vinyl, or fabric of any kind are not permitted.
- 3. Height: Signs may not exceed six feet (6') in height, measured from the top of the sign to the grade directly below.
- 4. Number of Signs: Only one (1) sign is allowed per street frontage.
- 5. Location: The sign must be located on the parcel that is subject to the approved development permit and may not encroach into the right of way, nor impede pedestrian traffic.
- 6. Timeframe: The sign(s) are allowed for the duration of the construction of the development. and shall be removed upon completion of the project.

U. Non-commercial Opinion Signs: Noncommercial opinion signs are subject to all requirements and provisions of the Utah State Code annotated and other laws as may be applicable. There are no time frames for noncommercial opinion signs. Such signs are regulated as follows:

- 1. Residential Properties: Residential properties are permitted nine (9) square feet of a sign area, not to exceed three feet (3') in height. The sign square footage may be split between two (2) or more signs, but the total square footage may not exceed nine (9) square feet.
- 2. Non-residential Properties: Nonresidential properties are permitted six (6) square feet of sign area, not to exceed three feet (3') in height. The sign square footage

may be split between two (2) or more signs, but the total square footage may not exceed six (6) square feet.

09-1-080: NONCONFORMING SIGNS

Existing signs which were lawfully established before the adoption of this chapter, but which are now prohibited, regulated, or restricted, may remain until such time as they are removed or otherwise required to be brought into conformance:

- A. **Property Owner Responsibility:** The property owner bears the burden of establishing that any nonconforming sign lawfully exists.
- B. **Enlargement of Nonconforming Signs:** A nonconforming sign may not be enlarged in any way unless it conforms to the provisions of this chapter.
- C. **Location:** Signs conforming to the provisions of this chapter may be erected on a parcel that contains a nonconforming sign(s); however, the new sign(s) must be a different type than the existing nonconforming sign(s) (i.e., if the nonconforming sign is a freestanding sign, a conforming freestanding sign may not be erected).
- D. **Alterations:** A nonconforming sign may be altered to decrease its nonconformity.
- E. **Maintenance and Repair of Nonconforming Signs:** All nonconforming signs shall be maintained in a state of good repair; provided, however, that any repainting, cleaning and other normal maintenance or repair of the sign or sign structure shall not modify the sign structure or copy in any way which makes it more nonconforming. Routine maintenance or changing like parts shall not be considered an alteration; provided, that such change does not alter the surface dimension, height or sign copy.

09-1-090: AMORTIZATION OF NONCONFORMING SIGNS

- A. ~~Amortization:~~ The City shall require signs to be brought into compliance which are not otherwise exempted by this chapter, pursuant to the amortization schedule contained in this Section.
- B. ~~Removal of Nonconforming Signs:~~ If a nonconforming sign is demolished or removed at the will of the property owner, any subsequent sign thereafter shall be required to conform to the regulations specified in this chapter.
- C. ~~Destroyed Signs:~~ If a nonconforming sign is destroyed by fire or other natural cause, it may be replaced. If the sign is not repaired or replaced within one year from the date of loss, it shall not be reconstructed or replaced except in conformance with the provisions of this chapter.
- D. ~~Low value Signs:~~ If the cost of the nonconforming sign is valued at less than one hundred dollars (\$100.00), the sign shall be removed. Sign value shall be

determined based on an actual sales receipt for the sign or a cost estimate for the replacement cost provided by a qualified professional.

E-A Schedule of Amortization: All non-conforming signs legally existing and installed prior to the effective date of this chapter shall be considered legal non-conforming "grandfathered" signs, and which are not exempted shall be considered nonconforming and Such signs shall be brought into compliance over time by the property owner as follows:

1. Immediate removal or replacement as a condition for approval upon application for a building permit, sign permit, conditional use permit, development review or similar City permit.
2. All damaged, inoperative or dilapidated non-conforming signs shall be replaced or repaired with conforming sign types, copy, height, size, setback and lighting.

4.

2. All signs not previously scheduled for amortization or otherwise exempted shall be brought into conformance with this chapter within five (5) years from the effective date of this chapter.

09-1-090100: ENFORCEMENT:

- A. The CDD or designated planning staff member shall be responsible for enforcing the provisions of the sign regulations established herein.
- B. Violation of the sign provisions established herein may result in fines or other remedial actions in accordance with the provisions of this code and state law.
- C. If signs not conforming to the requirements of this chapter are installed within a public right-of-way, City personnel may remove and impound the signs if notice to remove the signs has been sent to the property owner and they have failed to comply with that notice.

09-1-1010: PENALTY:

Any person found guilty of violating any of the provisions, rules and regulations of this Chapter, is guilty of a Class "C" misdemeanor, pursuant to Utah Code Annotated, as amended. Each violation shall be subject up to a \$100 fine for each day the violation continues beyond the correction notice date issued by the City for such violation.

09-1-1120: APPEALS

- A. **Right To Appeal:** Any person who has been ordered to alter or remove any sign, or any person whose application for a sign permit has been denied because of conflict

with regulations stated herein, may appeal to the City Council by serving a written notice to the CDD, or designated staff member, within ten (10) working days of the order or denial. An applicant may also appeal to the City Council an alleged error by the CDD or designated staff member.

B. Appeal for Special Exceptions: Upon appeal by the sign owner or business, the City Council is empowered to grant a special exception to allow the retention, alteration, movement, or expansion of an existing nonconforming sign, provided the City Council determines that:

1. The nonconforming sign poses an alternative equivalent means of meeting the intent of this chapter and the City's general plan;
2. The action will not impose a burden on other properties in the City beyond that posed by a conforming sign; and
3. Approval will provide a forum for free expression or other measurable benefits to the public.

Special Considerations:

Unfair competitive disadvantage of businesses in the City whose signs do comply with this chapter is to be construed as a burden to be considered by the City Council.

A new business generally shall not qualify for a special exception for reuse of a nonconforming sign left by a previous business.

Purely economic factors, such as the expense of removing or altering a nonconforming sign or of purchasing a new conforming sign are not to be considered as reasons for granting a special exception by the City Council.

The City Council is empowered to attach reasonable requirements with which the petitioner must comply as a condition of approval of a special exception.

Niki Sargent

"Exhibit C"
Council 5/28/19

From: Linda Vernon ~~Linda.Vernon@cityofmilton.com~~
Sent: Friday, May 24, 2019 2:15 AM
To: Niki Sargent; dbs ~~dbs@cityofmilton.com~~
Subject: Letter to Council about the gutting of the Lighting and Signage Code Amendments
Attachments: Lighting and signage letter to Council.pdf

Niki,

Please forward this letter to the Council Members and Mayor with the Packet for the May 28th Council Meeting. Also please send a copy to the other members of the Planning Commission and Sheldon Smith.

I would like this read at the meeting, but I don't know if it would be appropriate. Council and Sheldon will have to decide. I will be unable to attend the meeting to offer my thoughts, as I will be out of town.

Thank you
Linda Vernon

Linda Vernon
Coalville City Planning Commission Chair

May 23, 2019

Dear Council Members and Mayor,

Where do I start with my disappointment at your gutting of the Lighting and Signage Code Amendments?

We as a Planning Commission have worked very hard on the Code Amendments and have not taken our responsibility and recommendations lightly. We have had multiple meetings and discussions on how best to balance existing lighting and signage with pressures and impacts of current and future growth in our city. This includes how best to preserve our small town charm, look and feel. Our residents love to live here, where we can enjoy peace, quiet, and a rural atmosphere. Part of the beauty and appeal to living in this area is our ability to actually enjoy the vistas available to us without the monstrosity of signage everywhere, and see the stars in the night sky, away from the bright lights of other cities.

As we have seen an increase in commercial growth over the past few years, that night sky appeal has been diminished. The Milky Way is now barely visible. Trying to watch meteor showers and astronomy events is becoming more difficult. We are can no longer just walk out our back door and enjoy these wonders of nature We have to retreat to darker areas away from Coalville and away from the intruding glare of modern LED light bulbs which are ever brighter and more intrusive as new technology is developed. We can't enjoy our own yards, or a walk down the street without being assaulted by light reflecting off of trees, building, or even directly flooding our yards and windows from nearby (and in some cases distant) lighting being installed for 'security' or attraction purposes on commercial or public buildings, as well as unnecessary architectural lighting on homes which is becoming ever more popular.

I have heard numerous complaints from residents (and I am sure the City has received numerous complaints also) regarding the annoying and intrusive lighting that is going up all over Coalville. If business owners (and residents) were concerned about their negative impact to their neighbors, and voluntarily designing their lighting and signage to be considerate of the things we value here (such as our viewable night sky, and not having light pollution flooding our homes at night), we wouldn't have to even consider regulating heights, Kelvins, Lumens, glass transparency, architectural lighting, landscape lighting, type of lit signage, moving and flashing lights, neon signs etc. They would self-regulate. Good examples of Good neighbors are Moore's new building, Moore's Tire Shop, D & J Gun Shop. Unfortunately some do not self-regulate and are unconcerned about the impact they are having on their neighbors. This is the reason we, as a city have to set limits, and exactly the reason we are addressing these issues in the new code amendments. THERE ARE PROBLEMS! We are obligated to address those problems before they become even more unsightly and a bigger aggravation to our residents.

This is the reason we included an amortization schedule.... to give businesses and residents a chance to plan, budget and repair the damage that has already been done to our way of life here as a result of codes that were not restrictive enough to begin with – exactly what we are trying to fix with the amendments that you are proposing to do away with. Why are we letting the offenders rewrite the code to suit their own needs? Why are we not looking to the greater good of EVERY resident? The offending business owners are not the ones living next to their businesses and being disturbed and annoyed every night by the obnoxious glare of the lighting. According to the claims from various manufacturers LED lighting has a life expectancy of 50,000 to 100,000 hours¹. At 8 hours per day this would be approximately 14 years at the lowest rating. This is roughly 30 times longer than incandescent bulbs and 5 times longer than compact fluorescents. Some bulbs are designed to last 25 years! ² And technology will only improve over time. These type of bulbs are the reason we need an amortization schedule to phase out the already existing problems. Buildings are designed to last 20, 30, 40, 50 years without requiring another building permit. How long do we expect the residents to wait before we address these issues? Those time frames are too long. We considered a 2 or 3 year amortization

¹ <http://www.greentechsolutionsgroup.com/10-led-fun-facts/>

² <https://www.ledsmaster.com/High-Power-LED-Flood-Light-For-Football-Stadium-226.html>

schedule but felt 5 years was more reasonable. If you don't feel 5 years is enough time for people to address and fix the issues, then possibly put in an option to apply for an extension, for extenuating circumstances or proof of hardship, but don't just remove the amortization schedule altogether, or nothing will ever be done. How convenient for the owners of problem properties, and how unfortunate for Coalville.

I could go point by point and defend the original recommendations on lighting from the Planning Commission, they were carefully considered and addressed over months of meetings. Let's consider just one example:

"For commercial, industrial and multi-family dwelling units, the maximum total outdoor light output shall not exceed 75,000 125,000 lumens per acre."

(The following is from <https://www.noao.edu/education>)

Lux: The amount of light that is cast on a surface is called *illuminance*, which is measured in lux. This can be thought of as light intensity within a specific area.

Lumens: The total output of visible light from a light source is measured in lumens. Typically, the more lumens a light fixture provides, the brighter it is.

One lux is equal to one lumen per square meter ($\text{lux} = \text{lumens}/\text{m}^2$). 1 acre = 4046.86 sq meter

Common Light Levels Outdoors from Natural Sources

Common light levels outdoor at day and night can be found in the table below:

Condition	Illumination	
	(ftcd)	(lux)
Sunlight	10,000	107,527
Full Daylight	1,000	10,752
Overcast Day	100	1,075
Very Dark Day	10	107
Twilight	1	10.8
Deep Twilight	.1	1.08
Full Moon	.01	.108
Quarter Moon	.001	.0108
Starlight	.0001	.0011
Overcast Night	.00001	.0001

Although we would have to go measure the lux on a particular site to get a definitive lux value, we can use these figure as an estimate.

The council's change to Total Lumens per acre from 75,000 to 125,000 is unnecessary for what we are trying to accomplish in minimizing light pollution. 125,000 lumens would be the equivalent of 30 lux per square meter. This is 3 times greater than twilight, 27 times greater than a full moon. There is no reason in the world that we need 125,000 lumens of outdoor lighting per acre of commercial, industrial, or multi-family space.

If the gutting of the Code Amendments is the direction the Council wished to go, then why address changes to the Code to begin with? You are not only wasting our time as a Planning Commission, but sending a message that you do not value or respect our work and efforts on the Cities behalf, nor do you respect or value the work and effort of your consultant who has researched each issue and tried to come up with a fair and impartial set of guidelines that fits our City's goals and the purpose of the Code:

10-5-010: PURPOSE

The purpose of the Outdoor Lighting regulations is to:

- A. To prevent the degradation of the nighttime visual environment by production of unsightly, annoying, or dangerous glare;
- B. To minimize light pollution for the enjoyment of Coalville City residents and visitors;
- C. To create lighting practices that promote the health and safety of Coalville City residents and visitors;
- D. To prevent the unnecessary waste of energy and resources in production of excessive light or wasted light;
- E. To prevent interference of the use or enjoyment of property which is not intended to be illuminated at night and the loss of the scenic view of the night sky due to increased urban sky-glow and light trespass.

Not one of these goals is met by your current changes to the recommended Code Amendments.

Another Example:

Your reversing the restrictions for architectural lighting and upward cast landscape lighting. This should be an obvious restriction for lighting as it serves no purpose other than 'show', and is in direct conflict to section 10-5-010 – PURPOSE. It puts the pretentious wants of the "one" in opposition to the greater good of the many. Isn't that what we are trying to avoid? With growth coming faster than we anticipated, and new homes being built with this trend to light up the entire outside of a home, it won't take long until we completely eliminate our view of the stars.

Now let me touch on signage changes for a moment. Some of your signage changes are not quite as impactful as the lighting changes, but the council's proposed changes to the signage recommendations are also short sighted.

For example:

Landscaped Area: Where feasible, All freestanding signs shall be located within a landscaped area. Landscaping, including shrubs, perennials, trees, lawn other appropriate vegetative materials, and landscape boulders where appropriate, shall be designed in a manner that softens the visual impact of the sign and maintains pedestrian and vehicular sight distances. Designs shall integrate the sign into the land form where possible.

What a difference a word makes! How is a sign located on a lawn, standing alone in a clearly open space designed to "soften the visual impact of the sign?" It is our obligation to provide clear and beneficial guidelines to help minimize the impact of commercial sprawl. These guidelines do not affect the ability of the business to advertise. They merely make it more palatable to the public and visitors of our City.

Another example:

Projecting Signs: Projecting signs are supported by a building or other structure and project out from the building or structure over sidewalks or similar area in a manner that the display area is generally perpendicular to the face of the building or structure.

- a. Size: Projecting signs shall not exceed thirty (30) eight (8) square feet.

Why does a sign projecting out from a building need to be 30 square feet? It takes away from the charm and visual beauty of the City we have worked hard to improve, and instead of a tasteful marker for a business, allows an eyesore to impede the view down Main Street or any other part of town. That is just one example of the drastic changes from our recommendations.

Here is another:

Freestanding Sign Display Area Size: The display area of freestanding signs for a single use in the Highway Commercial (HC) Zone shall not exceed ~~sixty~~ one hundred (100) ~~(60)~~ square feet. The display area of all freestanding signs for a parcel containing multiple uses shall not exceed ~~one hundred~~ two hundred (200) ~~(100)~~ square feet.

Some communities have banned billboards (or are fighting to remove exiting billboards) as they are such an eyesore. With your proposed change, as more businesses come into our Highway Commercial Zone, we are inviting the problems that they are trying to get rid of. Let's avoid this billboard problem altogether in our community with thoughtful and proactive Code revisions.

Another example:

Why are we removing the "canopy" verbiage from the code? Why should awnings be subject to improved signage restrictions and canopies not?

I could go on through your proposed changes to gut the signage code amendments with the same arguments I have used for lighting, but I have already spent months doing just that both in preparation for, and at our Planning Meetings. I think you get the idea. What is the point of making all these changes to cater to the existing problems we have, when the REAL point of a Code amendment is to improve the quality and appearance of our City and the keep the clutter of advertising from getting out of hand and becoming an eyesore. Growth is coming, we have invited it. By making your proposed changes to the signage and lighting Code, there will be no protection from future development destroying those things we value about living here. We will literally be opening the doors wide open for unlimited light pollution, and unsightly signage everywhere, especially in the highway corridor. Is that the impact we want to make and the reason we are "noticed" as a visitors come to our City?

Council and Mayor, I beg you to reconsider your changes to the signage and lighting code amendments given to you by the Planning Commission. Please consider the silent majority of residents that trust us to do the right thing for the community as a whole, and for the future of our City and not just maintain the status quo. At the very least, if our recommendations are so egregious, please send these sections of the Code Amendments back to the Planning Commission with your request for review and reconsideration of REASONABLE changes with your arguments for those changes.

Sincerely,

Linda Vernon
Coalville City Planning Commission Chair

"Exhibit D"
Council 5/28/19

5-21-19 From Jim Blonquist – Summit Merc.

Jim Blonquist stopped in to respond to the letter that was sent. He stated that he didn't have a problem with the Code revisions for signage or lighting for Commercial, but he did have a problem with the revisions for Residential lighting. He didn't think Residential lighting should have an amortization schedule and that the City should go around and tell people they would have to make changes to something they have had for years. He is okay with having to comply with the Code when making changes and a permit is needed, but didn't think a timeframe of a certain number of years was necessary or enforceable.

"Exhibit E"
Council 5/28/19

