

AMENDED AGENDA

MORGAN CITY PLANNING COMMISSION MEETING

August 15th, 2023– 6:30 pm

Morgan, Utah

The Planning Commission meeting will be held in-person on Tuesday, August 15th, 2023, at 7:00pm in the City Council room located at 90 W. Young Street with the work session starting at 6:30pm.

The public meeting will be live streamed on YouTube and a recording available on morgancityut.org.

6:30 p.m. PLANNING COMMISSION WORK SESSION MEETING

Agenda items.

7:00 p.m. PLANNING COMMISSION GENERAL SESSION MEETING **MINUTES**

July 18th, 2023.

AGENDA ITEMS

- ITEM #1** Public Hearing-Amending Ordinance 10-30-040 Access Requirements.
- ITEM #2** Historic Overlay Review-Signage for Morgan Nutrition-101 Commercial Street.
- ITEM #3** Historic Overlay Review-Signage for Larry's Spring Chicken Inn 185 Commercial Street.
- ITEM #4** Draft Ordinance Review-Accessory Dwelling Units.
- ITEM #5** Commercial Street Parking Discussion.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and service) during this meeting should notify the Morgan City Office, 801-829-3461, at least twenty-four hours prior to the meeting. This meeting will be held electronically. Please contact the Morgan City office to participate.

Posted this 1st day of August 2023

Amended this 8th day of August 2023

Amended this 10th, day of August 2023

Teresa Shope, Planning & Zoning Secretary

Planning Commission Meeting

Minutes of Morgan City Planning Commission GENERAL meeting held in open public session on July 18th, 2023, at 7 p.m.

MINUTES

JULY 18TH, 2023

7:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chair, Nathan McClellan
MEMBERS	In-person: Wes Woods, Lance Prescott, Ray Little, Mark Francis, Erin Bott. Electronically: Jay Ackett, Justin Rees
EXCUSED	Mark Francis
CITY STAFF	In-person: Tony London; City Council Member, Eric Turner; City Council Member, Jeff Wardell. Electronically: Planning Legal Counsel, Steve Garside; City Planner, Jake Young; City Council Member, David Alexander; Denise Woods, City Recorder.
OTHERS PRESENT	
INTRODUCTION	Chair, Nathan McClellan welcomed those in attendance. Mr. McClellan advised the group that the meeting will be a video as well as audio recording. That the video and audio will be on the Morgan City website as well as you tube account and will be a permanent record.

GENERAL SESSION 7:00pm

MINUTES JUNE 20TH, 2023, PLANNING COMMISSION MEETING

DISCUSSION	Wes Woods indicated a minor verbiage change on page 3, paragraph 5.
MOTION	Lance Prescott moved to approve the Planning Commission minutes of June 20 th , 2023, with a minor verbiage change on page 3, paragraph 5. Second: Ray Little Unanimous

ITEM #1 **ELECTION OF CHAIR AND VICE CHAIR PLANNING COMMISSION (As per Planning Commission By-Laws and Rules of Procedure)**

DISCUSSION/ NOMINATION CHAIR	As per Planning Commission By-Laws and Rules of Procedure; The Commission, at its first regular meeting in July of each year, shall elect a Chair and a Vice-Chair from the duly appointed members of the Commission by a majority of the total membership. The Chair and Vice-Chair may be elected to subsequent terms. Nathan McClellan called for nominations of the Planning Commission Chair. Wes Woods nominated Nathan McClellan as Planning Commission Chair with a second by Lance Prescott. Nathan McClellan accepted the nomination. No other nominations for Planning Commission Chair.
MOTION	Ray Little moved to appoint Nathan McClellan to the position of Planning Commission Chair by acclamation. Second: Justin Rees Unanimous

NOMINATION VICE CHAIR	Wes Woods nominated Justin Rees as Planning Commission Vice Chair with a second by Ray Little. Justin Rees regretfully declined the nomination. Ray Little nominated Wes Woods as Planning Commission Vice Chair with a second by Lance Prescott. Wes Woods accepted the nomination. No other nominations for Planning Commission Vice Chair.
MOTION	Ray Little moved to appoint Wes Woods to the position of Planning Commission Vice Chair by acclamation. Second: Lance Prescott Unanimous

ITEM #2

DRAFT ORDINANCE REVIEW-ACCESSORY DWELLING UNITS

DISCUSSION	<p>The Planning Commission had a discussion and presentation of Accessory Dwelling Units at the June Planning Commission meeting. The draft ordinance is a result of that meeting and prior meetings. Nathan McClellan turned the time over to Planner, Jake Young to go over the draft ordinance.</p> <p>Jake started the review by discussing the purpose of an Accessory Dwelling Unit (ADU). How ADUs are an important tool in the overall housing goals/needs of City and are probably the most family-friendly housing tool. Mr. Young continued with the definition portion of the proposed code. Accessory Dwelling Unit (ADU) is an independent habitable living unit, with a kitchen, bath facilities, sleeping quarters, and its own entryway. Internal Accessory Dwelling Unit (IADU) is an ADU created within the primary dwelling footprint and/or attached garage. Attached Accessory Dwelling Unit (AADU) means an ADU that is constructed directly part of the existing primary dwelling home. Detached Accessory Dwelling Unit (DADU) is an independent habitable living unit which is separate from the primary dwelling unit.</p> <p>State statute requires cities to allow Internal ADU/Attached ADU and has given guidelines and options for the adoption of code. The State does not, however, require cities to allow Detached ADU's but is encouraged. City Council members had sent directions to the Planning Commission to draft an ordinance for internal and attached ADU's and to wait on the detached ADU portion of the code. At the last Planning Commission meeting, some commission members along with staff felt the city should also include the Detached ADU section in this draft. Jake stated he included detach ADU language in the draft and that after the review, the commission can determine if the detach portion should be included in this draft for recommendation to the City Council or to remove that portion for a later date.</p> <p>The presentation and discussion continued with ADU application, being a permitted use with staff review and approval. Standards for all ADUs, development standards for attached ADUs, development standards for detached ADUs, termination, addressing, enforcement and noticing, existing buildings, etc.</p> <p>Key points during the discussion, would be the requirement of owner occupied, determining the zoning designation allowing ADUs, size of detached units, ADU not allowed in motorhomes, fifth wheels, travel trailers, campers, etc., design standards, no separate utilities, parking, prohibit ADUs on a flag lot, etc.</p> <p>During the review, commission members along with staff and the planner discussed some additions and changes to the language. At the conclusion of the meeting, City Planner Jake Young asked the members to review the document whether they would like to include or exclude the proposed detached ADU portion and to also look at the ordinance in more detail and come back in August 2023 Planning Commission meeting with their findings.</p>
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ADJOURNMENT:

This meeting was adjourned at 9:00 pm.

Teresa Shope, Secretary

These minutes were approved at the _____ Meeting.

10.30.040 ACCESS REQUIREMENTS

- A. Required: Adequate ingress and egress to and from all uses shall be provided. (Ord. 08-02, 2-12-2008)
- B. Residential: Each residential lot that has frontage on a public right of way shall have its own driveway.
1. The maximum slope of all driveways shall not exceed twelve percent (12%);
 2. All driveways shall drain toward the street at a minimum of one-half percent (0.5%). At a minimum, and when topographically feasible, this applies to the first twenty five feet (25') of each driveway measured from the street right of way;
 3. Each residential driveway shall be a minimum of twenty five feet (25') in length as measured from the public right of way, or as measured from a required sidewalk in a private development, or thirty feet (30') from the near edge of a private road;
 4. There shall be not more than two (2) driveways, the total width of which does not exceed one-half (1/2) of the linear frontage of the lot, or fifty feet (50'), whichever is less.
 5. Driveway(s) shall be no closer than three feet (3') from a side property line on an interior lot and twenty feet (20') from a corner lot line. (Ord. 13-04, 4-9-2013)
- C. Private Lanes: An access not less than twenty feet (20') of clear pavement width having additional drivable surface of at least six feet (6'), constructed to serve not more than five (5) dwellings, which have a setback of more than one hundred feet (100'), shall be called a "private lane" and shall meet the following standards:
1. Any private lane longer than one hundred fifty feet (150') shall be provided with a turnaround meeting the standards of a public street and the number and location(s) of which will be determined by the city.
 2. Dead end, private lanes shall not be longer than five hundred feet (500') except as may be allowed by city council, upon recommendation from the planning commission based on a finding of a topographic, geologic, or other natural hardship, and based upon information from city staff, that the longer lane is the only reasonable means by which the property may be accessed. Such a determination must take into consideration the intent of the city's general plan. Additional requirements may be imposed to address enhanced needs created by additional length.
 3. Private lanes shall be posted as no parking and shall be kept free of any device placed solely for controlling the speed of vehicle traffic, i.e., "speed bumps".
 4. Private lanes may not be converted to public ownership without the city's approval, which must be based on a finding that said acceptance is critical to the protection of the health, safety, and welfare of the citizenry.
 5. Private lanes shall be constructed to city standards regarding compaction, depth of materials, etc.
 6. Any gates or planters within a private lane must first receive approval from the city.
- D. Maintenance: The developer or subsequent homeowners' association will be responsible for the maintenance of all private facilities within the property lines of the development and those facilities off the property as designated by the city and which, either in part or wholly, service the

private subdivision/development. An easement shall be deeded to the city over any street or driveway as deemed necessary by the city.

E. Stipulations: The provisions of subsection C of this section are available in limited circumstances and are not to be utilized as primary development tools. In order to employ these provisions, the applicant must demonstrate, and the planning commission must find, that:

1. Due to topographic, geologic, or other natural concerns, these methods are the only way that reasonable access can be had to and/or through the subject property; or
2. Due to parcel configuration, location, configuration of surrounding parcels, developed or otherwise, or developed or developing infrastructure patterns, these methods are the only way that reasonable access can be had to and/or through the subject property.
(Ord. 08-02, 2-12-2008)

Morgan City

101 commercial street

08/01/2023 - 07/31/2024

Building Permit

General

Application Status

New

Printed: 08/01/2023

Permit/License #

0708965

Reference Number

3b31d150-3033-11ee-9a3e-5b508584b23e

Status

Active

Application Review Status

Pre-Review

Not Reviewed

Date Submitted

Final-Review

Not Reviewed

08/01/2023

Fees

Base Permit Fee

\$100.00

Subtotal

\$100.00

Amount Paid

\$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

First Name

crithian

Last Name

espinoza

Contact Email

morgannutrition@hotmail.com

Cell Phone

(801) 654-5825

Project Type

Sign

Project Description

Sign to be placed on historic building which is where we will have our new small local smoothie shop. The dimensions are 118 inch by 40 inch, the material is aluminum, and I will attach a copy of the graphic.

Will contractors be completing the work?

No

Construction Type

I-A

Is a new electrical connection needed?

No

Street Address

101 commercial street

City

morgan

State

UT

Zip

84050

Owner First Name

cristhian

Owner Last Name

espinoza

Phone

(801) 654-5825

Mailing Address

1977 west fallwood drive apt. 20

City

taylorsvile

State

UT

Zip

84129

Type of Construction

Steel


Will a water connection need to be added?

No

Total Finished Area Square Footage

30

Site Plan/Plot & Building Plans

 363532790_721656646435943_7259652508270162240_n.jpg

Signature

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or conceal the provisions of any other state or local law regulation construction or the performance of construction and that I make this statement under penalty of perjury.

Electronically Signed

cristhian Espinoza - 08/01/2023 12:18 am

Teresa Shope

From: Laurel Orr <laurelborr@gmail.com>
Sent: Tuesday, August 1, 2023 8:43 AM
To: Teresa Shope
Subject: Sign for Morgan Nutrition

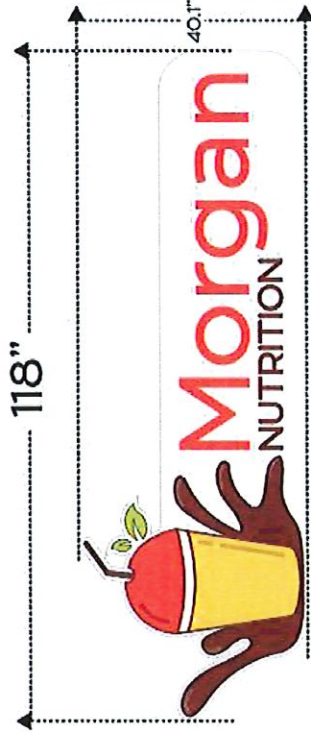
Hello Teresa,

We have reviewed the sign design, size, and placement proposed by Morgan Nutrition for their 101 Commercial store. We approve of their proposal.

Best,

Laurel Orr
Director of Operations / Property Manager Doug Buys Utah Homes
214-908-7760

Sent from my iPhone



1

- ☐ ROUTE
- ☒ METAL FAB
- ☐ PAINT
- ☒ PATTERN PAPER
- ☐ PRINT
- ☒ INSTALL

Material

Color Detail

Font

Illumination

Install

NOTE: Colors shown do not always accurately depict color. See color detail or account manager.
 ARTWORK FOR APPROVAL: This artwork is submitted for your proposed project. It is not to be used for reproduction, copied, or altered without written consent of Chameleon Graphic Solutions.
 GROUNDING AND BONDING STATEMENT: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes.
 DRAWING IS REPRESENTATIONAL ONLY - SCALE, SIZING AND COLOR MAY VARY

Customer Approval

Signature

Date

Client: MORGAN NUTRITION

Client Contact:

Phone:

Install/Ship Address:

Account Manager

Michael H.

Designer

Diego H.

Sales / Design

Account Manager/Designer/Production

X

X

X





Morgan City – Project Review: Morgan Nutrition

Staff Report for Morgan City Planning Commission

From: Prepared by Jake Young, City Planner

To: Morgan City, Teresa Shope

RE: Morgan Nutrition Sign–Review (sent 08.15.2023)

Project Description: Applicant applied for a sign permit. The building and sign are located in the Historical Overlay Zone and require review and approval by the Planning Commission.

Zone Requirements for Sign Ordinance and Historic Overlay:

See the links below in the report.

Summary comments:

1. The sign application does not meet the sign ordinance and Historical Overlay requirements. Sign must be hung at least 10' above sidewalk.
2. Recommendations to Planning Commission: Staff does not recommend approval of the Sign application.



Figure 1: Zoning Map and Property Location. The property is in the Central Commercial (C-C) Zone.

For planning review:

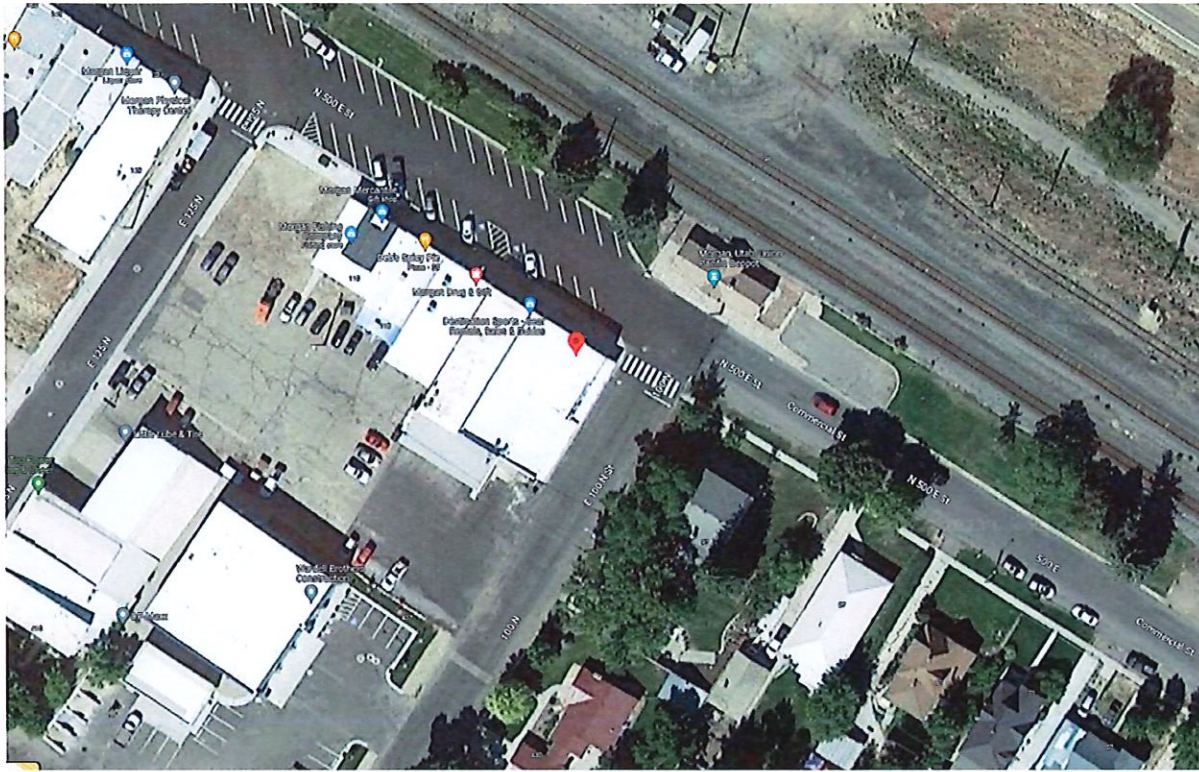


Figure 2: Building Identification. Provided by City.



Figures 3-4: Pictures of Building and Sign Location. Provided by City.



GRAPHIC SOLUTIONS

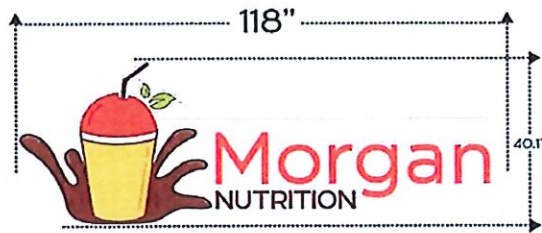


Figure 5: Sign Dimensions and Appearance. Provided by the Applicant.

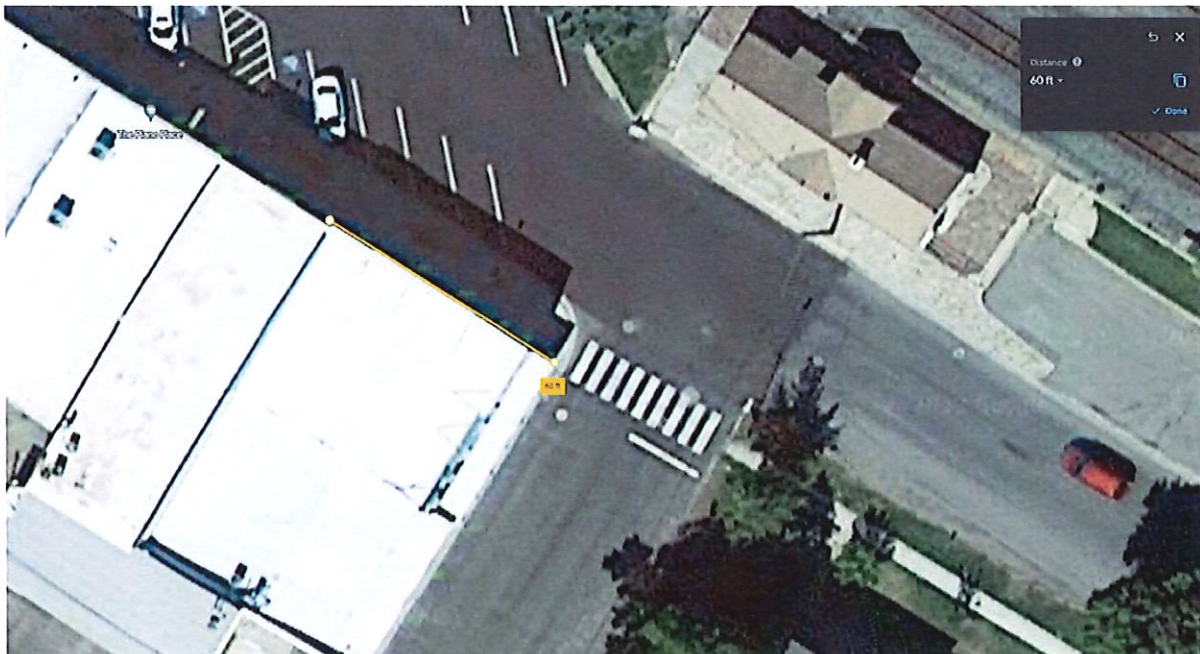


Figure 6: Building Width. Provided by City.



Morgan City – Project Review: Morgan Nutrition

Site Address:	101 N Commercial Street (500 E)
Parcel(s) Size:	.30 acres (entire parcel)
Zone(s):	Central Commercial/Historic Overlay
Uses Allowed in Zone:	Not Applicable
Proposed uses:	Sign
Sign Ordinance:	https://morgan.municipalcodeonline.com/book?type=ordinances#name=10.32.150 ATTACHED SIGNS
Historical Commercial Overlay Ordinance:	https://morgan.municipalcodeonline.com/book?type=ordinances#name=10.14.090 HC HISTORIC COMMERCIAL OVERLAY ZONE
Sensitive Lands Zone:	Not Applicable
Sign Permit:	Permits are required for signs. Signs are required to be approved by the PC in the Historical Overlay Zone.
Sign Type:	"SIGN, ATTACHED: A sign which is fastened, attached, painted, connected or supported in whole or in part by a building or structure" (MCC 10.32.020).
<p>Applicable Attached Sign Requirements: Attached signs shall be allowed as follows:</p> <ol style="list-style-type: none"> 1. Area: Attached signs are not to exceed a total area of three (3) square feet of sign area for each front foot of building occupancy (see definition of "sign, area of" in MCC 10.32.020). Said signs may be placed flat against a building may be projecting or nonprojecting signs and may be located on an architectural projection. 2. Flat Signs; Location And Depth: Signs placed flat against a building may extend no more than eighteen inches (18") from the wall of such buildings. Said signs may project over a public right of way a distance not exceeding said eighteen inch (18") depth. The minimum height shall be ten feet (10') or more above the sidewalk. 3. Height Regulations For Signs On Parapet Walls, Sloping And Shed Roofs: The following regulations shall apply to the location and height of signs on parapet walls and various roof structures: <ol style="list-style-type: none"> 1. Parapet Wall: A sign may be attached to the face of a parapet wall. The sign projection above the top of the parapet 	<p>Area:</p> <ul style="list-style-type: none"> • Sign maximum size is 60' (building width) x 3 = 180 SF (square feet of façade) • Proposed sign size = 33 SF • The sign appears to fit the area requirements. <p>Location and Depth:</p> <ul style="list-style-type: none"> • Maximum sign depth is 18". Proposed sign depth is ¼". • The minimum sign height is 10' above the sidewalk. The proposed sign height is ~6' above the sidewalk. • The sign does not appear to meet the height regulations. <p>Parapet Wall:</p> <ul style="list-style-type: none"> • The proposed sign will not project above the parapet wall.



<p>wall may not exceed one-fourth (1/4) of the sign height or a maximum of four feet (4').</p> <p>2. Height Limit: No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this chapter are complied with.</p>	
<p>"Projecting signs are allowed. They may not project more than four feet (4') from the building's facade, and must be a minimum of eleven feet (11') above any walkways....</p> <p>1. Consider the building front as part of an overall sign program.</p> <p>1. The overall facade composition, including ornamental details and signs, should be coordinated.</p> <p>2. Signs also should be in proportion to the building, such that they do not dominate the appearance.</p> <p>3. A master sign plan should be developed for the entire building front, and should be used to guide individual sign design decisions.</p> <p>2. A sign should be subordinate to the overall building composition.</p> <p>1. A sign should appear to be in scale with the facade.</p> <p>2. Locate a sign on a building such that it will emphasize design elements of the facade itself. In no case should a sign obscure architectural details or features.</p> <p>3. Mount signs to fit within existing architectural features. Signs should help reinforce the horizontal lines of moldings and transoms seen along the street.</p> <p>4. A window sign should not dominate or obscure the view through the window.</p> <p>3. A sign should be in character with the material, color, and detail of the historic context of the district. Simple letter styles and graphic designs are more appropriate in the context of the simple wordage or language on structures historically found on Commercial Street.</p> <p>Sign Materials:</p>	<p>Projecting:</p> <ul style="list-style-type: none">• The proposed sign does not project out more than 4' from the building. <p>Design:</p> <ul style="list-style-type: none">• The sign appears to be in scale and in harmony with facade and historic character of the district. <p>Materials:</p> <ul style="list-style-type: none">• The sign is made of a non-illuminated aluminum, logo and letters in color. <p>Interpretation of historical compatibility is up to the Planning Commission.</p>



<ol style="list-style-type: none">1. Sign materials shall be compatible with that of the building facade.<ol style="list-style-type: none">1. Painted wood and metal are appropriate material for signs. Their use is encouraged. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the historic context and do not withstand the weather.2. Highly reflective materials are inappropriate.2. Plastic is inappropriate as the primary sign material. Internally lighted box signs are not allowed. <p>Any applicant desiring to use an alternative material, or desires to use a restricted material with the objective of satisfying the intent of this code, may submit an application for review to the Commission."</p>	
<p>Historical lighting requirements "Sign Lighting: Lighting designs should enhance one's ability to perceive and interpret the historic character of individual buildings and of the district as a whole, both during the day and at night. Sign lighting should not overwhelm the significant architectural features of the building. In this regard, sign lighting should be compatible with the historic character of the street.</p> <ol style="list-style-type: none">1. The light for a sign shall be an indirect source.<ol style="list-style-type: none">1. Light shall be directed at the sign from an external, shielded lamp.2. Internal illumination of a sign is not allowed.3. A warm light, similar to daylight, is appropriate. Incandescent lighting may be used in the district."	<p>Lighting conforms to historical requirements.</p>

Morgan City

Printed: 08/08/2023

185 Commercial St #2,
Morgan, UT 84050

1436896

08/07/2023 - 08/06/2024

Building Permit

5803fd10-357b-11ee-9de1-215661e87a0a

General

Active

New

Application Review Status

Pre-Review Not Reviewed

Final-Review Not Reviewed

08/07/2023

Fees

Base Permit Fee \$100.00

Subtotal \$100.00

Amount Paid \$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

First Name

JUSTIN

Last Name

WESTMORELAND

Contact Email

sales@desertdogsigns.com

Cell Phone

(801) 627-3600

Project Type

Sign

Project Description

non-lighted wall sign

Will contractors be completing the work?

Will contractors be completing the work:

Yes

Construction Type

V-A

Is a new electrical connection needed?

No

Street Address

185 Commercial St #2, Morgan, UT 84050

City

Morgan

State

UT

Zip

84050

Owner First Name

COMMERCIAL

Owner Last Name

STREET LLC

Phone

(801) 829-3277

Mailing Address

5834 S 2550 E

City

Ogden

State

UT

Zip

84403

Name	Type	State Lic. #	Phone	Address
Desert Dog Signs llc	Other	7370991-5501	(801) 627-3600	2600 Industrial Drive

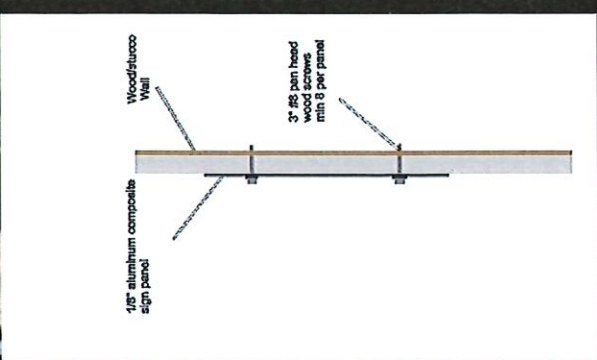
Site Plan/Plot & Building Plans

 Chicken Inn.jpg

Signature

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or conceal the provisions of any other state or local law regulation construction or the performance of construction and that I make this statement under penalty of perjury.

Justin WEstmoreland - 08/07/2023 5:37 pm



Please sign and email back to sales@desertdogsigns.com

Desert Dog
SIGNS
 & Graphics
 801.627.3600

Approved: _____

Date: _____

Artwork & layout are property of Desert Dog Signs, unless released by written consent. It cannot be transferred or reproduced by any means.



Morgan City – Project Review: Larry's To-Go

Staff Report for Morgan City Planning Commission

From: Prepared by Jake Young, City Planner

To: Morgan City, Teresa Shope

RE: Larry's To-Go Sign–Review (sent 08.12.2023)

Project Description: Applicant applied for a sign permit. The building and sign are located in the Historical Overlay Zone and require review and approval by the Planning Commission.

Zone Requirements for Sign Ordinance and Historic Overlay:

See the links below in the report.

Summary comments:

1. The sign application meets the sign ordinance and Historical Overlay requirements.
2. Recommendations to Planning Commission: Staff recommends approval of the Sign application.

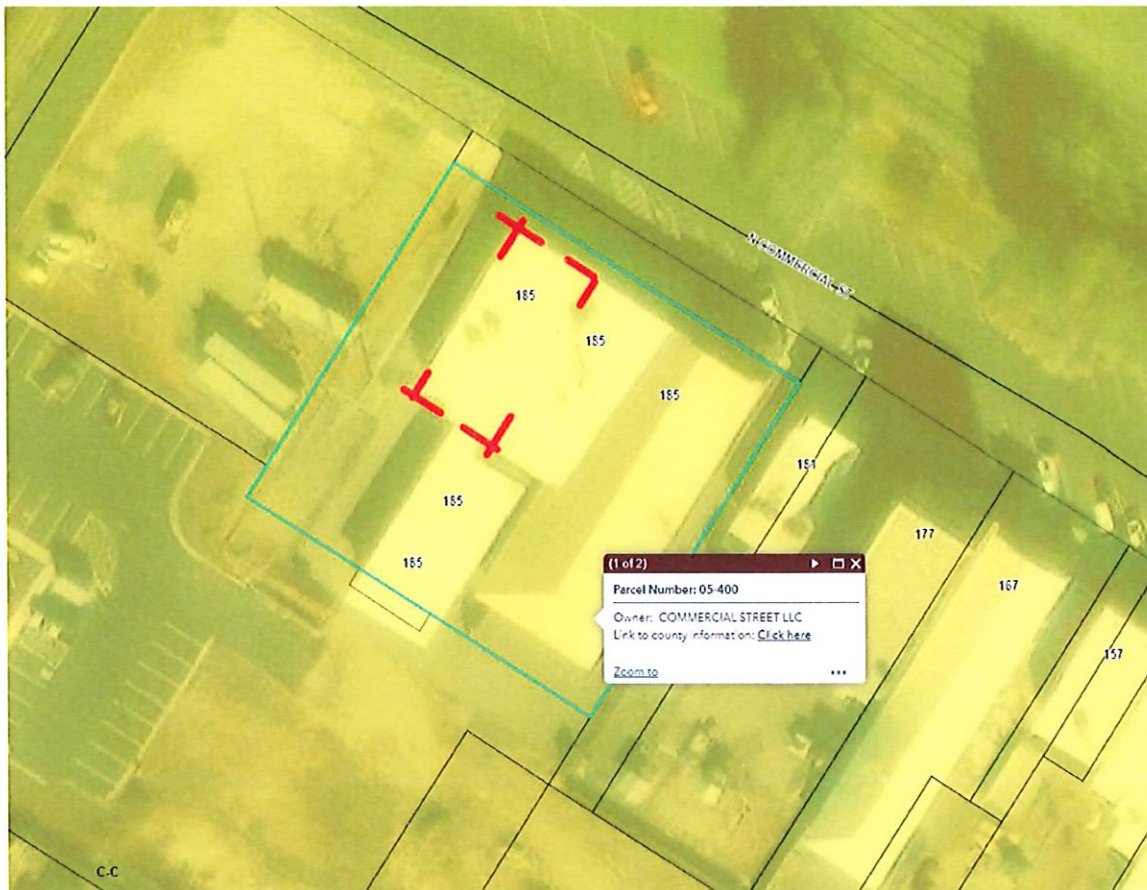


Figure 1: Zoning Map and Property Location. The property is in the Central Commercial (C-C) Zone.

For planning review:

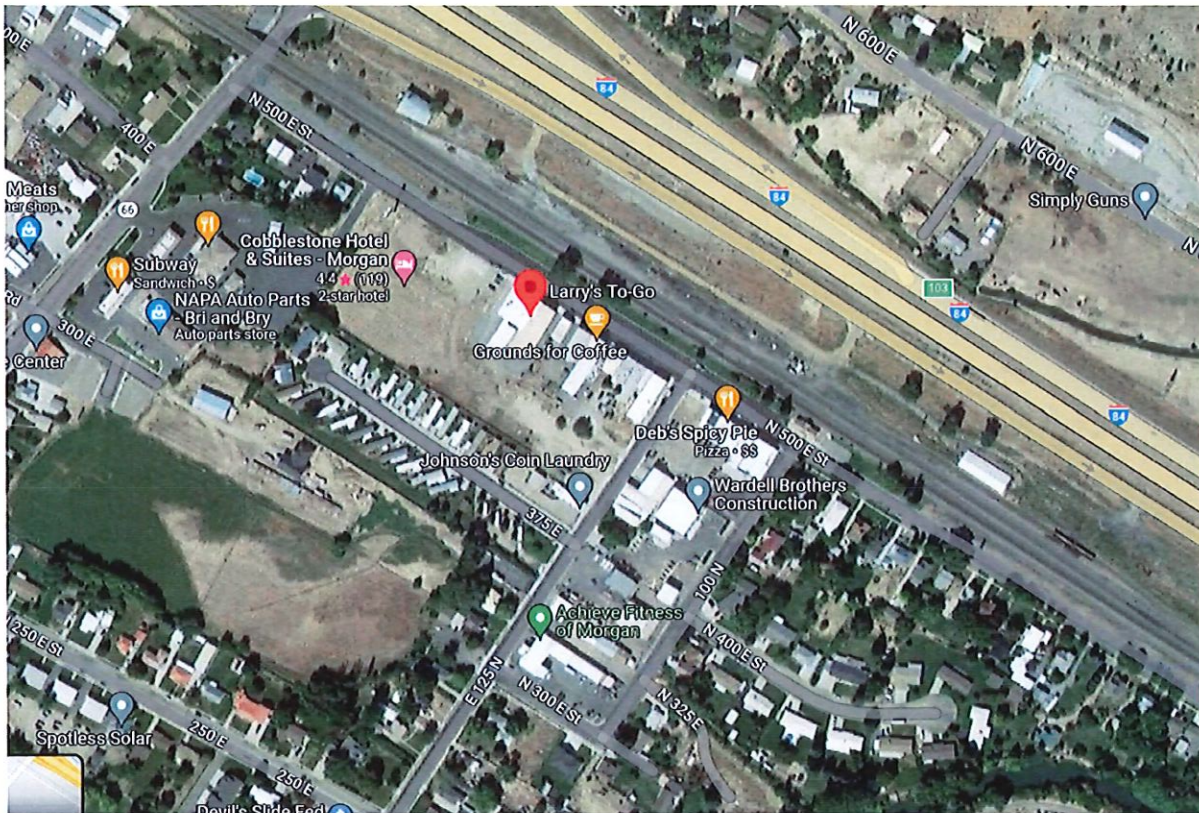


Figure 2: Building Identification. Provided by City.



Figure 3: Picture of Building and Lighting. Provided by City.



Figure 4: Sign Appearance. Provided by the Applicant.



Morgan City – Project Review: Larry's To-Go

Applicant

89.43" tall X 142" wide

9:28 am (4 hours ago)

Applicant

25' frontage

9:29 am (4 hours ago)

Applicant

22' tall frontage

9:30 am (4 hours ago)

Desert Dog Signs & Graphics

to me ▾

25' is the building width and 22' is the building height.

...

Desert Dog Signs & Graphics

to me ▾

88.19 square feet signage

156" from sidewalk to bottom of sign

Thank you,

Justin Westmoreland

Desert Dog Signs & Graphics

2600 Industrial Drive

Ogden, Utah 84401

Phone: 801-827-3600

email: sales@desertdogsigns.com

Your One Source For Custom Professional Signs.

Figures 5-6: Building & Sign Dimensions. Provided by Applicant.

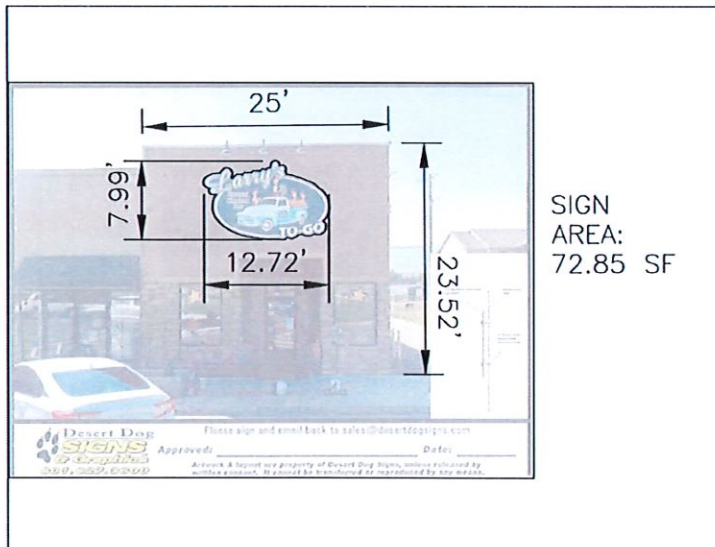


Figure 7: Sign Circular Area Calculation. Provided by the City.

Site Address:	185 N Commercial Street (500 E)
Parcel(s) Size:	.51 (entire parcel)
Zone(s):	Central Commercial/Historic Overlay
Uses Allowed in Zone:	Not Applicable
Proposed uses:	Sign
Sign Ordinance:	https://morgan.municipalcodeonline.com/book?type=ordinances#name=10.32.150 ATTACHED SIGNS
Historical Commercial Overlay Ordinance:	https://morgan.municipalcodeonline.com/book?type=ordinances#name=10.14.090 HC HISTORIC COMMERCIAL OVERLAY ZONE
Sensitive Lands Zone:	Not Applicable
Sign Permit:	Permits are required for signs. Signs are required to be approved by the PC in the Historical Overlay Zone.
Sign Type:	"SIGN, ATTACHED: A sign which is fastened, attached, painted, connected or supported in whole or in part by a building or structure" (MCC 10.32.020).
<p>Applicable Attached Sign Requirements: Attached signs shall be allowed as follows:</p> <ol style="list-style-type: none"> 1. Area: Attached signs are not to exceed a total area of three (3) square feet of sign area for each front foot of building occupancy (see definition of "sign, area of" in MCC 10.32.020). Said signs may be placed flat against a building may be projecting or nonprojecting signs and may be located on an architectural projection. 2. Flat Signs; Location And Depth: Signs placed flat against a building may extend no more than eighteen inches (18") from the wall of such buildings. Said signs may project over a public right of way a distance not exceeding said eighteen inch (18") depth. The minimum height shall be ten feet (10') or more above the sidewalk. 3. Height Regulations For Signs On Parapet Walls, Sloping And Shed Roofs: The following regulations shall apply to the location and height of signs on parapet walls and various roof structures: <ol style="list-style-type: none"> 1. Parapet Wall: A sign may be attached to the face of a parapet wall. The sign projection above the top of the parapet 	<p>Area:</p> <ul style="list-style-type: none"> • Sign maximum size is 25' (building width) x 3 = 75 SF (square feet of façade) • Proposed sign size = Although the rectangular square footage of the sign is 88 SF, the calculated circular square footage of the sign is 72.85 SF. • The sign appears to fit the area requirements. <p>Location and Depth:</p> <ul style="list-style-type: none"> • Maximum sign depth is 18". Proposed sign depth is 1/8" • The minimum sign height is 10' above the sidewalk. The proposed sign height is 13' above the sidewalk. <p>Parapet Wall:</p>

<p>wall may not exceed one-fourth (1/4) of the sign height or a maximum of four feet (4').</p> <p>2. Height Limit: No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this chapter are complied with.</p>	<ul style="list-style-type: none"> The proposed sign will not project above the parapet wall.
<p>"Projecting signs are allowed. They may not project more than four feet (4') from the building's facade, and must be a minimum of eleven feet (11') above any walkways....</p> <p>1. Consider the building front as part of an overall sign program.</p> <p>1. The overall facade composition, including ornamental details and signs, should be coordinated.</p> <p>2. Signs also should be in proportion to the building, such that they do not dominate the appearance.</p> <p>3. A master sign plan should be developed for the entire building front, and should be used to guide individual sign design decisions.</p> <p>2. A sign should be subordinate to the overall building composition.</p> <p>1. A sign should appear to be in scale with the facade.</p> <p>2. Locate a sign on a building such that it will emphasize design elements of the facade itself. In no case should a sign obscure architectural details or features.</p> <p>3. Mount signs to fit within existing architectural features. Signs should help reinforce the horizontal lines of moldings and transoms seen along the street.</p> <p>4. A window sign should not dominate or obscure the view through the window.</p> <p>3. A sign should be in character with the material, color, and detail of the historic context of the district. Simple letter styles and graphic designs are more appropriate in the context of the simple wordage or language on structures historically found on Commercial Street.</p> <p>Sign Materials:</p>	<p>Projecting:</p> <ul style="list-style-type: none"> The proposed sign does not project out more than 4' from the building. The sign is more than 11' feet above the walkway. <p>Design:</p> <ul style="list-style-type: none"> The sign appears to be in scale and in harmony with facade and historic character of the district. <p>Materials:</p> <ul style="list-style-type: none"> The sign is made of a non-illuminated aluminum composite logo and letters in color. <p>Interpretation of historical compatibility is up to the Planning Commission.</p>

<ol style="list-style-type: none"> 1. Sign materials shall be compatible with that of the building facade. <ol style="list-style-type: none"> 1. Painted wood and metal are appropriate material for signs. Their use is encouraged. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the historic context and do not withstand the weather. 2. Highly reflective materials are inappropriate. 2. Plastic is inappropriate as the primary sign material. Internally lighted box signs are not allowed. <p>Any applicant desiring to use an alternative material, or desires to use a restricted material with the objective of satisfying the intent of this code, may submit an application for review to the Commission."</p>	
<p>Historical lighting requirements "Sign Lighting: Lighting designs should enhance one's ability to perceive and interpret the historic character of individual buildings and of the district as a whole, both during the day and at night. Sign lighting should not overwhelm the significant architectural features of the building. In this regard, sign lighting should be compatible with the historic character of the street.</p> <ol style="list-style-type: none"> 1. The light for a sign shall be an indirect source. <ol style="list-style-type: none"> 1. Light shall be directed at the sign from an external, shielded lamp. 2. Internal illumination of a sign is not allowed. 3. A warm light, similar to daylight, is appropriate. Incandescent lighting may be used in the district." 	<p>Lighting conforms to historical requirements.</p>