

ORDINANCE NO. 2021-9-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 18.03 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan to carefully limit any negative impact of commercial facilities or neighboring land-use areas, particularly residential development; and

WHEREAS, the Lindon City Council finds that it is in the best interest of the City to allow for electronic changeable price signs for gasoline stations and where specific standards are met to limit negative effects on surrounding properties; and

WHEREAS, on June 22, 2021, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance amendment and recommended that the City Council adopt the attached ordinance;

WHEREAS, the Council held a public hearing on July 19, 2021, to consider the recommendation and the Council received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

**SECTION I: Amend Lindon City Code 18.03.020 as follows:**

**18.03.020 – Definitions**

“Gasoline Price Sign” A sign which is used to advertise the price of gasoline at gasoline service stations.

**18.03.030 – Specific Regulations**

Changeable Copy Signs – Electronic or Mechanical.

1. Electronic Changeable Copy signs (such as LED’s or flat-panel digital technologies) and mechanically changeable copy signs are only permitted in the T-zone along the I-15 freeway corridor or as a Gasoline Price Sign. See specific Electronic Changeable Copy Sign regulations for Gasoline Price Signs under Gasoline Price Sign type.

**18.03.030 – Specific Regulations**

Gasoline Price Signs.

1. Gasoline Price Signs require a sign permit from the City and are only permitted on the premises of a gasoline service station.

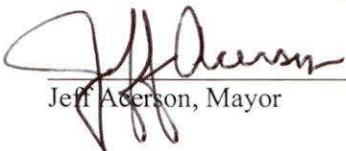
2. Permitted only as a monument sign and shall be included in the overall permitted square footage calculation for the sign area as determined in this chapter.
3. Gasoline price signs are permitted to have electronic or manual changeable copy.
4. Electronic changeable copy shall change only to update gasoline prices. Electronic changeable copy shall not scroll, flash, fade in or out, show video, or transition through multiple fuel prices.
5. The electronic changeable copy sign area for each individual price shall not exceed six (6) square feet.
6. Gasoline Price Signs shall be located along arterial or collector streets only as identified on the Lindon City Street Master Plan Map. A business is only allowed one Gasoline Price Sign along an arterial or collector street unless located on a corner lot where each abutting street is an arterial or connector street, the business then may have one Gasoline Price Sign on each arterial or collector street.
7. Such signs shall be installed with automatic dimmers to adjust the brightness of the electronic changeable copy throughout the day and night.

**SECTION II:** The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

**SECTION III:** Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

**SECTION IV:** This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this 19<sup>th</sup> day of July, 2021.

  
\_\_\_\_\_  
Jeff Anderson, Mayor

ATTEST:

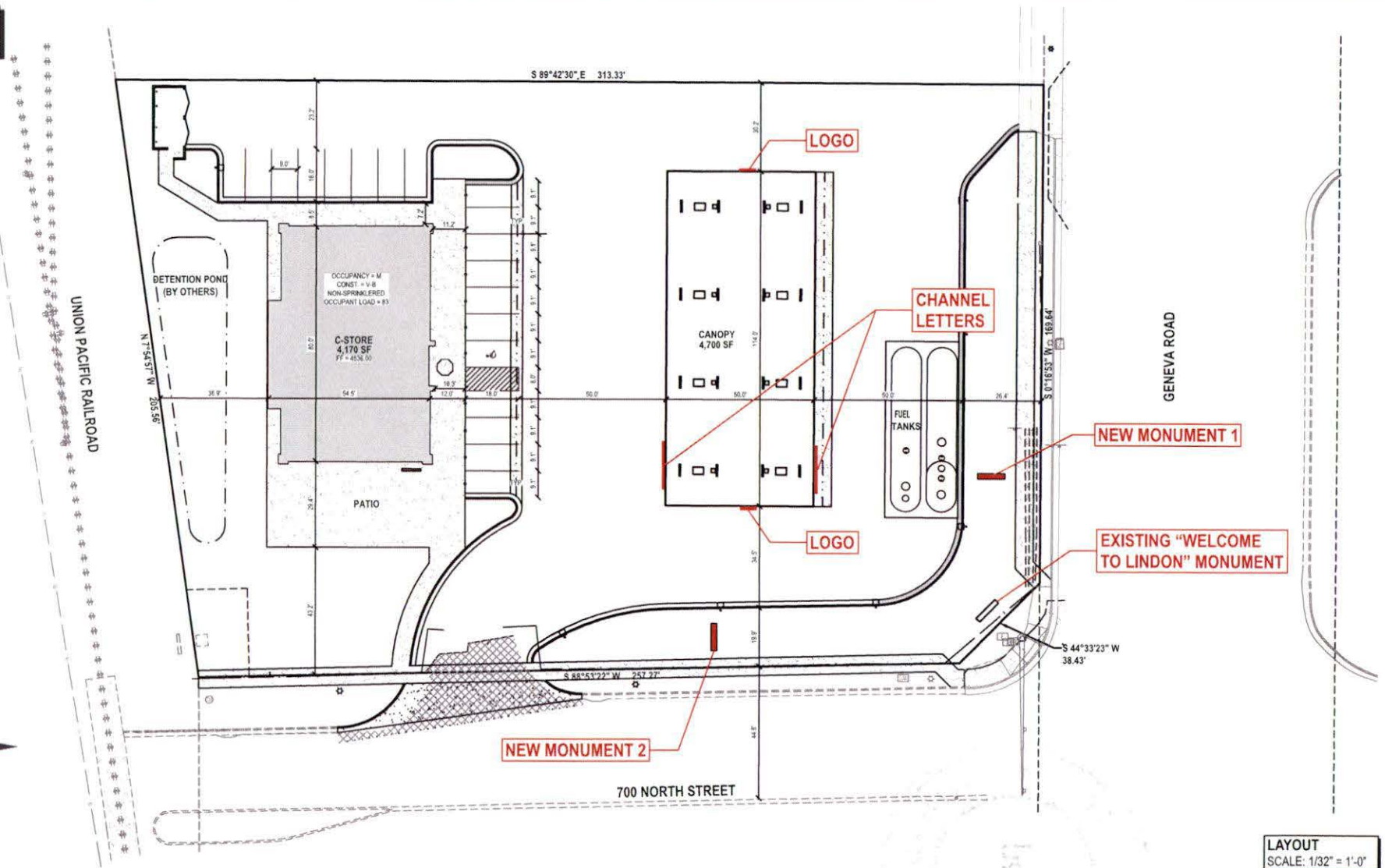
*Kathryn A. Moosman*

Kathryn A. Moosman,  
Lindon City Recorder

SEAL



# SITE PLAN



LAYOUT  
SCALE: 1/32" = 1'-0"



NFP

**IMPACT SIGNS**  
SERVING OUR CLIENTS NATIONALLY

Sales Dept: \_\_\_\_\_ Designer: \_\_\_\_\_ Print Dept: \_\_\_\_\_ Shop Production: \_\_\_\_\_ Install Manager: \_\_\_\_\_

2236 S. 3270 W. Salt Lake City, UT  
Phone: 801-972-5101  
Fax: 801-972-2530  
www.impact-signs.com

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CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

**HOLIDAY OIL - LINTON**

Address 700 N GENEVA ROAD LINTON, UT

Contact CUSTOMER

Origin Date 4-8-21 Revision R1 - 4-8-21

Designer *Nik*

Sales KEVIN

Scale AS SHOWN

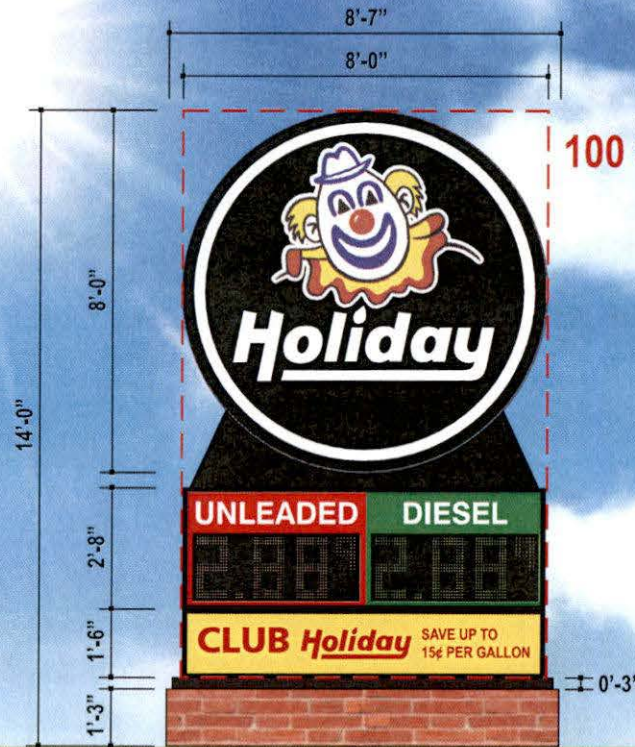
Page 1 of 3



**NEW MONUMENT 2**  
PRIMARY STREET FRONTAGE - 700 N



SIDE VIEW



LAYOUT  
SCALE: 3/8" = 1'-0"



**NFP**

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Contact CUSTOMER

Origin Date 4-8-21 Revision R1 - 4-8-21

Designer *Nik*

Sales KEVIN

Scale AS SHOWN

Page 2 of 3

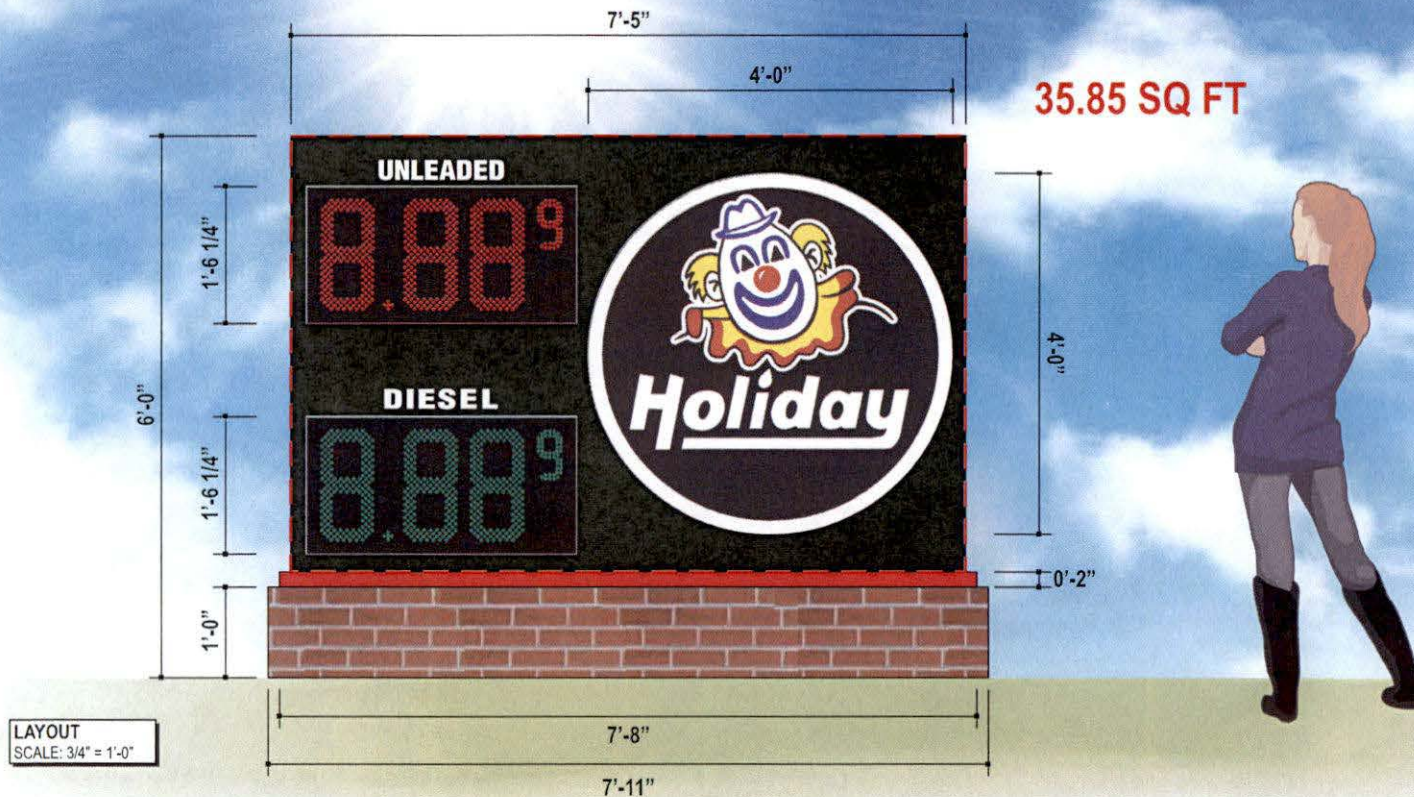


**NEW MONUMENT 1**  
SECONDARY STREET FRONTAGE

**MONUMENT SIGN**

MANUFACTURE & INSTALL  
(2) NEW MONUMENT SIGN

CABINET RETURNS AND RETAINERS TO BE ALL ALUMINUM CONSTRUCTION PAINTED BLACK  
FACES TO BE .090 ALUMINUM PAINTED BLACK WITH CUT OUTS TO INSERT DAKTRONICS DROP IN  
PRICE CHANGER DISPLAYS AND TO USE EXISTING CIRCLE FACE FROM PREVIOUS SIGN  
COPY WILL BE ROUTED AND BACKED WITH WHITE ACRYLIC AND INTERNALLY ILLUMINATED WITH WHITE LEDS  
1' BRICK BASE



**NFP**

**IMPACT SIGNS**  
SERVING OUR CLIENTS NATIONALLY

Sales Dept: \_\_\_\_\_ Designer: \_\_\_\_\_ Print Dept: \_\_\_\_\_ Shop Production: \_\_\_\_\_ Install Manager: \_\_\_\_\_

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Address 700 N GENEVA ROAD LINDON, UT

Contact CUSTOMER

Origin Date 4-8-21 Revision R1 - 4-8-21

Page 3 of 3

Designer *Nik*

Sales KEVIN

Scale AS SHOWN



State Street View – 7-11



State and Center View– 7-11





Lindon City has two existing gasoline convenience stores and the new Holiday Oil under construction. All three stores are located on corners as well as located on arterial or collector streets.

- The 7-11 at 700 N. State Street has monument signs located on both 700 N. and State which could be converted to the Electronic Changeable Gasoline Price Signs if desired. This store just installed a new monument sign on State Street due to a vehicle hitting the previous sign.
- The 7-11 Store at State and Center has a non-conforming detached sign. For this store to install Gasoline Price Signs they may be required to remove the existing sign since it is non-conforming.
- The new Holiday Oil is proposing monument signs for both 700 N. and Geneva. See attached.

### Exhibits

1. Pictures of existing signs at existing convenience stores in Lindon
2. Adopting Ordinance
3. Holiday Oil sign plans
4. Electronic fuel signs in surrounding communities

#### Exhibit 1

700 N. View – 7-11





- Adding the definition of Gasoline Price Sign

### **18.03.020 – Definitions**

“Gasoline Price Sign” A sign which is used to advertise the price of gasoline at gasoline service stations.

- Copy Signs – Electronic or Mechanical. Adding a reference that Electronic Changeable Copy Signs are allowed with specific regulations under the Gasoline Price Sign type requirements.

### **18.03.030 – Specific Regulations by Sign Type**

Changeable Copy Signs – Electronic or Mechanical.

1. Electronic Changeable Copy signs (such as LED’s or flat-panel digital technologies) and mechanically changeable copy signs are only permitted in the T-zone along the I-15 freeway corridor or as a Gasoline Price Sign. See specific Electronic Changeable Copy Sign regulations for Gasoline Price Signs under Gasoline Price Sign type.
- Proposed Language for Gasoline Price Sign
- ### **18.03.030 – Gasoline Price Sign Requirements**
1. Gasoline Price Signs require a sign permit from the City and are only permitted on the premises of a gasoline service station.
  2. Permitted only as a monument sign and shall be included in the overall permitted square footage calculation for the sign area as determined in this chapter.
  3. Gasoline price signs are permitted to have electronic or manual changeable copy.
  4. Electronic changeable copy shall change only to update gasoline prices. Electronic changeable copy shall not scroll, flash, fade in or out, show video, or transition through multiple fuel prices.
  5. The electronic changeable copy sign area for each individual price shall not exceed six (6) square feet.
  6. Gasoline Price Signs shall be located along arterial or collector streets only as identified on the Lindon City Street Master Plan Map. A business is only allowed one Gasoline Price Sign along an arterial or collector street unless located on a corner lot where each abutting street is an arterial or connector street, the business then may have one Gasoline Price Sign on each arterial or collector street.
  7. Such signs shall be installed with automatic dimmers to adjust the brightness of the electronic changeable copy throughout the day and night.

As staff has reviewed the applicant’s proposal, the sign type would be limited to gasoline service stations only and the electronic portion for each advertised pricing area are limited in size to six square feet. These signs will not be allowed to flash, show video, or transition through different pricing. One benefit to these signs is that the sign does look for more professional. There are times when the numbers look worn or are missing for manual changeable copy signs. With electronic signs there are always concerns about brightness. City staff requested information from the applicant and received the following response:

- the electronic components have a photo controlled “eye” that updates constantly 24 hours a day so the lighting is not too dim or bright.

## Ordinance Amendment – Title 18.03.030 – Gasoline Price Signs Holiday Oil – Impact Signs

**Date:** July 19, 2021

**Applicant:** Lindon City

**Presenting Staff:** Michael Florence

**Type of Decision:** Legislative

**Council Action Required:** Yes, the planning commission unanimously recommended approval of the ordinance amendment

### MOTION

I move to (*approve, deny, continue*) ordinance amendment 2021-9-O (*as presented, or with changes*).

### Overview:

- Impacts signs is requesting an amendment to the City sign code.
- Holiday Oil is currently under construction for a new convenience store/gasoline station at the corner of Geneva Road and 700 N.
- The applicant's purpose in requesting an ordinance amendment is that they feel the electronic changeable copy signs are safer and easier for employees since they will not need to go out near the road to change out pricing in bad weather. It also allows corporate to change the pricing from headquarters when they change all the other price changers at other locations.
- A new sign type has been created called Gasoline Price Signs. These signs would be specific to gasoline stations only to allow for electronic changeable copy for gasoline pricing.
- Currently, the City does not permit any type of electronic copy or message center signs for businesses. The proposed amendment would allow Gasoline Price Signs with the following regulations:
  1. Gasoline Price Signs require a sign permit from the City and are only permitted on the premises of a gasoline service station.
  2. Permitted only as a monument sign and shall be included in the overall permitted square footage calculation for the sign area as determined in this chapter.
  3. Gasoline price signs are permitted to have electronic or manual changeable copy.
  4. Electronic changeable copy shall change only to update gasoline prices. Electronic changeable copy shall not scroll, flash, fade in or out, show video, or transition through multiple fuel prices.
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  7. Such signs shall be installed with automatic dimmers to adjust the brightness of the electronic changeable copy throughout the day and night.

### Staff Analysis:

For the ordinance amendment there are three sections of the sign code that are proposed to be amended and are outlined as follows:



Exhibit 4

Lehi



Alpine



Alpine





Pleasant Grove



Pleasant Grove





Pleasant Grove



Orem





Orem



Orem





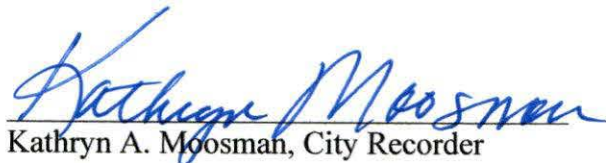
CERTIFICATE OF PASSAGE

STATE OF UTAH                    }  
  }ss.  
COUNTY OF UTAH                }

I, Kathryn A. Moosman, City Recorder of Lindon City, Utah do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed and adopted by the City Council of Lindon City, Utah on the 19<sup>th</sup> day of July 2021 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 18.03 AND PROVIDING FOR AN EFFECTIVE DATE.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Lindon City, Utah, this 20<sup>th</sup> day of July, 2021.

  
Kathryn A. Moosman, City Recorder



AFFIDAVIT OF POSTING

STATE OF UTAH                }  
  } ss.  
COUNTY OF UTAH         }

I, Kathryn A. Moosman, City Recorder of Lindon City, Utah do hereby certify and declare that I posted the attached ordinance in three public places on the 21<sup>st</sup> day of July 2021.

The three public places are as follows:

1. Lindon City Police Department
2. Lindon City Community Development Office
3. Lindon City Center

I further certify that the agenda of the meeting of the City Council containing notice of public hearing was published and posted according to law, and that copies of the ordinance so posted were true and correct copies of the original.

\_\_\_\_\_  
Kathryn A. Moosman, City Recorder

The foregoing instrument was acknowledged before me this 21 day of July, 2021 by Kathryn A. Moosman.

My Commission expires: January 7, 2025

Residing at: Utah County

Britni Laidler  
Notary Public

