

**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**February 8, 2012**

The meeting was called to order at 4:00 p.m. by Chairman Brent Fuller at 3600 Constitution Boulevard, West Valley City, Utah

**WEST VALLEY CITY PLANNING COMMISSION MEMBERS**

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Joe Garcia,  
Barbara Thomas, and Imaan Bilic

**ABSENT**

Phil Conder

**WEST VALLEY CITY PLANNING DIVISION STAFF**

Steve Pastorik, Kevin Despain, and Nichole Camac

**AUDIENCE**

Approximately four (4) people were in the audience

## **CONDITIONAL USE APPLICATIONS**

### **C-2-2012**

#### **King Arthur Storage (Identity Signs)**

**4895 W 3500 S**

#### **C-2 Zone**

The applicant, Identity Signs, on behalf of King Arthur storage is requesting a conditional use amendment to allow for an additional monument sign and also to request bonus sign height. The zoning for this site is C-2, general commercial. The site is bordered by R-1-8, single family residential, to the south and to the west. The properties to the north and east, across 3500 S and 4800 W respectively, are also C-2 zoning.

The original conditional use, C-20-99, entailed the entire King Arthur Self-Storage development, which included two multi-tenant retail buildings, 21,400 square feet in total, and the self storage units. The development is currently on three separate parcels, one for each retail building and one for the King Arthur Self Storage.

One of the conditions of approval was that “signage should be limited to one directory monument sign per frontage to accommodate all businesses including the self-storage units, with the sign on 3500 South to be reviewed by staff.” Two large directory signs were approved on January 3, 2001 and a building permit was obtained. The condition regarding signage applies to the entire development and runs with the land regardless of the separate parcels.

According to the sign ordinance, a single tenant monument sign shall be no greater than 6 feet in height, include no more than 50 square feet of signage, and include a 1 foot minimum masonry base. Signs shall *generally* maintain a 100 foot separation from all other signs. In this case, a billboard sign, which is not owned by King Arthur, is situated 18 feet from the proposed location of the new monument sign. The ordinance requires that only one monument sign be allowed per 200 feet of frontage. The frontage for King Arthur is 160 feet. The sign ordinance does allow planning staff flexibility in determining a sign’s location with situations of limited frontage.

The applicant is proposing an amendment to the condition that prohibits any other signage, besides the one directory sign on each frontage, to allow for a new monument exclusive to King Arthur Self-Storage.

The applicant also requests a 6 inch height bonus to allow for 6 inch finials atop the columns of the sign. According to criteria for bonus sign area, an applicant may request 6 inches of additional height when brick or rock columns are used as a vertical support as per 11-14-111 (1)(g). The sign being proposed will incorporate a stone finish to match the existing building materials. The sign being proposed is 6 feet to the top of the sign and 6’6” to the top of the finials.

### **Staff Alternatives:**

**Denial:** The original condition limiting signage is reasonable and should not be changed.

**Approval:** Amend the condition limiting additional signage and grant approval of 6 inches of bonus sign height for King Arthur Self-Storage.

**Continuance:** For reasons determined at the hearing or to allow time for the applicant to submit an alternative sign design.

**Applicant:**

Brent Albers  
9913 S 500 W  
Sandy, UT

**Discussion:** Kevin Despain presented the application. Jack Matheson clarified that the billboard on the property doesn't count toward signage. Brent Albers, the applicant, stated that existing signs are not close to the entrance of King Arthur's Storage so the property owner would like a monument sign to advertise their business closer to the storefront. Mr. Albers indicated that the castle like features proposed on the monument sign would add character and would tie in well with the building.

Barbara Thomas stated that the signs on the building are significant. She added that a storage unit facility is a destination location so people typically know where they are going and don't require as much signage to draw them in. Commissioner Thomas stated that conditional uses run with the land so the fact that this property has been divided into separate parcels doesn't matter in this particular case. She indicated that she does like the castle like features on the proposed sign but stated that she doesn't feel the original conditional use has reason to be modified. Jack Matheson stated that he understands why the owner would want another sign near the entrance to the storage units. He indicated that he would request that the applicant remove their name from the existing multi-tenant sign. Claire Gillmor stated that she would advise the Planning Commission not to include this recommendation in their conditions for approval because that is not what the applicant has requested with this conditional use. Joe Garcia stated that he likes the way the building looks and believes that current signage is sufficient.

There being no further discussion regarding this application, Chairman Fuller called for a motion.

**Motion:** Commissioner Mills moved for denial.

Commissioner Garcia seconded the motion.

**Roll call vote:**

Commissioner Bilic	Yes
Commissioner Garcia	Yes
Commissioner Matheson	No
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Fuller	Yes

**Majority –C-2-2012 – Denied**

**C-3-2012  
International Paperbox (Identity Signs)  
2003 W 2300 S  
Request for Unique Design  
M Zone (3 Acre)**

The applicant, International Paperbox (Identity Signs), is requesting a conditional use amendment for approval of a unique design for a new monument sign as per the bonus sign criteria. The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates Light Manufacturing uses for this area. All the surrounding properties are zoned manufacturing and include light manufacturing related uses.

This site currently has one monument sign. The applicants are proposing to remove this sign and install a new sign with a unique design. The sign ordinance, title 11, requires that monument signs for single tenants shall be no greater than 6' in height, 50 square feet in area, and that the base of the sign be masonry and the same width as the sign cabinet. The sign being proposed includes a 24 square foot sign cabinet in a box form. The sign cabinet has an aluminum skin over a steel frame and is non-illuminated. The highest point of the sign reaches 7'1". The base of the sign is 3'6" at its widest point and is 2'5" in height. The base is covered by a metallic colored stucco spray. The top cabinet is 6' in width compared to the 3'6" width of the base.

Section 11-4-111 states, "To encourage design excellence, the Planning Commission may increase the maximum sign area and/or height for certain signs, as set forth in title 11, by the square footages or percentages as provided herein. A separate bonus may be granted for compliance with each of the criteria listed below." One of the criteria, 11-14-111(1)(g), allows an applicant to "submit an alternative sign plan or design for unique and special circumstances."

Therefore, the applicant proposes a sign design that is unique and requests additional sign height as per 11-14-111 (g).

The property line of for this property is 10' behind the curb. The sign will need to be setback 7'1" minimum behind the front property line or 16' from the back of curb. The sign is also required to be in a landscaped area.

#### **Staff Alternatives:**

**Approval** of the unique design as per sign plans which includes bonus height for International Paperbox, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. The sign to be built to the unique sign design as per approved sign plans
2. The maximum height for the sign shall be 7'1", the setback shall be at least 17' from the back of curb, (7'1" from the property line) as indicated on the approved site plan and elevations.
3. The sign must be located in a landscaped area at least twice the area of the sign and landscaped with at least 50% live plant material.
4. The base of the sign shall be masonry and at least one foot tall.

**Continuance** for reasons determined at the hearing or to allow time for the applicant to submit an alternative sign design.

#### **Applicant:**

Brent Albers  
9913 S 500 W  
Sandy, UT

**Discussion:** Kevin Despain presented the application. Joe Garcia asked what type of material will be used for the sign. Brent Albers, the applicant, stated that a white aluminum material will be used. Terri Mills asked if the picture submitted by the applicant is to scale. The applicant replied no and explained that the sign will also set further back from the property line to meet requirements. Jack Matheson stated that he likes the sign and feels that it will be effective. Harold Woodruff asked if the existing monument sign will be removed. Kevin replied yes.

There being no further discussion regarding this application, Chairman Fuller called for a motion.

**Motion:** Commissioner Matheson moved for approval subject to the 4 staff conditions.

Commissioner Woodruff seconded the motion.

**Roll call vote:**

Commissioner Bilic	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Fuller	Yes

**Unanimous –C-3-2012 – Approved**

**PLANNING COMMISSION BUSINESS**

Approval of minutes from January 4, 2012 (Study Session) **Continued**  
Approval of minutes from January 11, 2012 (Regular Meeting) **Approved**  
Approval of minutes from February 1, 2012 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:18 p.m.

Respectfully submitted,

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Nichole Camac, Administrative Assistant