

# Mapleton City Planning Commission Staff Report

Meeting Date: June 27, 2013

**Item:** 3

**Applicant:** Maple Mountain Pharmacy

**Location:** 724 S 1600 W

**Prepared by:** Sean Conroy, Community Development Director

**Public Hearing Item:** Yes

**Zone:** GC-1

## **REQUEST**

Consideration of a roof top business sign for the Maple Mountain Pharmacy located in the General Commercial GC-1 zone.

## **BACKGROUND AND PROJECT DESCRIPTION**

The project site is part of the Harvest Park Commercial Plat "A" subdivision. Maple Mountain Pharmacy recently opened for business in building #4 that has been constructed on the site. On March 28, 2013 the Planning Commission reviewed a signage plan for the pharmacy. The Commission approved all of the proposed signage except for a monument sign near the front property line and a roof top sign due to conflicts with the sign ordinance. The Commission directed staff to revise the ordinance to allow the proposed monument sign and roof top sign.

On June 18, 2013 the City Council adopted an ordinance that allows monument signs with a setback of at least three feet from the front property line, or back edge of the sidewalk, whichever is more restrictive. The monument sign can be approved administratively by staff. However, the ordinance requires Planning Commission review of all roof top signs. The applicant is returning to the Commission for approval of the roof top sign.

## **EVALUATION**

**Roof top sign:** Below is a summary of the requirements for rooftop signs followed by a staff response on how the application does or does not comply.

*CMC Chapter 18.86.040*

*4. Roof signs that are not prohibited by Chapter 18.86.090 of this code shall require review and approval by the planning commission. The following standards shall apply to roof signs:*

*a. Informative of the business name and use. The business name shall be the primary design feature on the sign, and all logos and other graphics shall be subordinate to the business name;*

**Response:** The proposed sign contains only the name of the business and does not include a logo or any other graphic depictions.

*b. Simple in design. Any creative graphic depictions should be related to the business use and in scale with sign text;*

**Response:** The sign contains only channel letters of the business name and is simple in design.

*c. Compatible in design, color, size and scale to the business storefront, adjoining structures and surroundings;*

Response: The sign is compatible in design, color and scale with the building and does not appear oversized. The sign provides visual interest and adds to the character of the building.

*d. Made of permanent and durable materials (i.e. wood, wrought iron, metal, slate, etc.) unless otherwise approved by the planning commission ; and*

Response: The proposed channel letters consist of aluminum returns and backs with an acrylic face. The sign is lit with a 12 volt LED light during night time hours.

*e. Consistent with the size limitations as outlines in Chapter 18.86.040.C of this code.*

Response: The proposed sign meets the size limitations as outlined in Chapter 18.86.040.C.

**Monument Sign:** The applicant is now proposing that the monument sign include an electronic message board. MCC Chapter 18.86.090 prohibits signage that “*includes movement*” that “*displays flashing or intermittent lights*” or “*that has motion either constantly or at intervals or that gives the impression of movement through intermittent flashing, scintillating, or varying the intensity of illumination.*”

Based on the current sign ordinance, an electronic message board could not be approved. If the Commission is supportive of this type of signage, it could direct staff to prepare an amendment that could allow the sign in the future.

#### **STAFF RECCOMENDATION**

Approve the proposed sign application for a roof top sign with the attached special condition.

#### **SPECIAL CONDITIONS**

1. The sign shall be installed in a manner consistent with the presentations and statements submitted in the application and at the hearing. Any substantive changes to the sign design would require approval by staff prior to installation.

#### **ATTACHMENTS**

1. Application Materials.
2. Excerpts from the Sign Ordinance.

# EAST ELEVATION - PCL ON RACEWAY

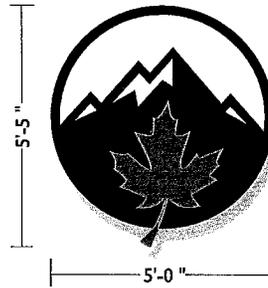
## MANUFACTURE AND INSTALL (1) SET CHANNEL LETTERS ON RACEWAY

- Ⓐ FACES: 3/16" TRANS WHITE SG PLEX WITH V1-V2 APPLIED
- Ⓑ TRIM: 1" DURONODIC BRONZE TRIMCAP
- Ⓒ RETURNS: .040 ALUMINUM 5" DEEP PAINTED P1
- Ⓓ BACKS: .063 ALUMINUM STOCK COLOR
- Ⓔ ILLUMINATION: WHITE CAO LEDs
- Ⓕ POWER SUPPLY: REMOTE HOUSED IN POWER SUPPLY BOX
- Ⓖ RACEWAY: .063 ALUMINUM 3" DEEP PAINTED P1
- Ⓗ MOUNTED TO ROOF LINE: STEEL ANGLE FRAME PAINTED P1 (SEE ATTACHEMENT DETAIL)

• ELECTRICAL: CLIENT/LANDLORD'S ELECTRICIAN TO PROVIDE PRIMARY POWER WITHIN 5 FEET OF PROJECT.

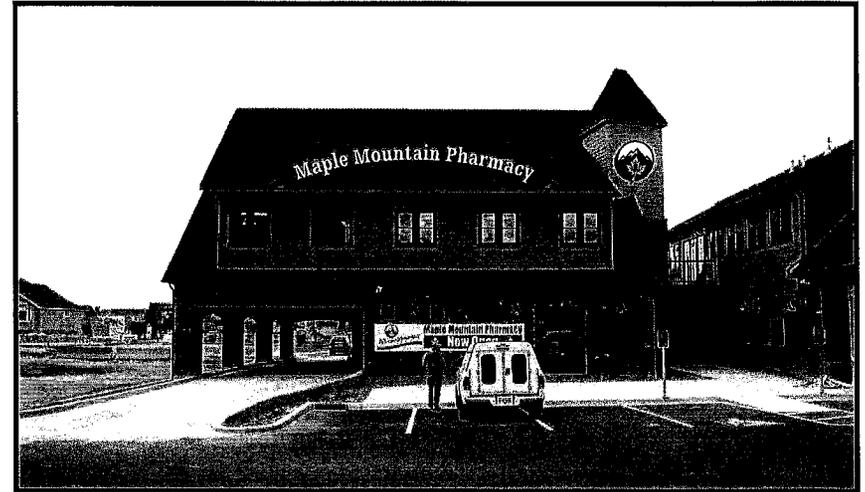
• DISCONNECT SWITCH AT SIGN

**\$ 1,647.42**



**PROPOSED LAYOUT**

SCALE: 1/16"=1'0"



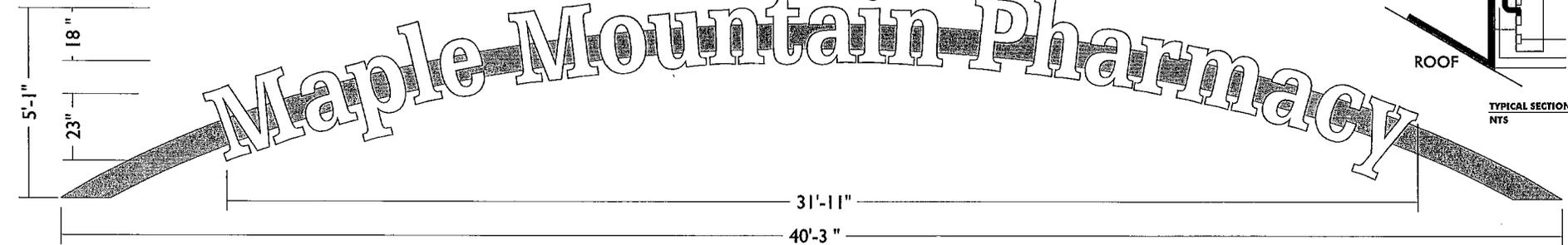
**PROPOSED ELEVATION**

SCALE: 1/16"=1'0"

VINYL SCHEDULE	
<small>(SCREEN AND PRINT COLORS MAY VARY FROM FINISHED PRODUCT)</small>	
	V1: 3M BURGANDY 230-49
	V1: 3M GOLD 230-131

PAINT SCHEDULE	
<small>(SCREEN AND PRINT COLORS MAY VARY FROM FINISHED PRODUCT)</small>	
	P1: BLACK

**\$ 8,791.20**



**PROPOSED ELEVATION**

SCALE: 1/16"=1'0"



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**DRAWING STEPS**  
 CONCEPT  
 ESTIMATING  
 PERMIT/LANDLORD  
 PRODUCTION

**DRAWING REVIEW**  
**PRODUCTION REVIEW**

Client: Maple Mountain Pharmacy  
Address: 724 South 1600 West  
Mapleton, Utah 84664  
Date: 04-25-2013

**SALES APPROVAL:**  
Designer: Richard  
Sales: Jeff  
File: Maple Mt. Pharmacy - Sign Package - 04-25-2013

**CUSTOMER APPROVAL:**

SALT LAKE CITY: 1920 S 900 W, SLC, UT 84104 • (801) 972-5503 OGDEN: 2924 Pennsylvania Avenue • (801) 621-4612



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# MONUMENT SIGN SPECIFICATIONS

## MANUFACTURE AND INSTALL (1) D/S MONUMENT SIGN

- Ⓐ FACES: TRANS WHITE SG PLEX WITH V1 APPLIED
- Ⓑ MAIN SIGN BODY: ALL ALUMINUM CONSTRUCTION PAINTED P1-P2
- Ⓒ RETAINERS: .090 ALUMINUM 1-1/2" PAINTED P1
- Ⓓ EMC: WATCHFIRE 19MM AMBER MONOCHROME LED DISPLAY 32X128 MATRIX
- Ⓔ BRICK: ALL ALUMINUM CONSTRUCTION PAINTED P1
- Ⓕ ILLUMINATION: VERTICAL T12 LAMPING
- Ⓖ BRICK: TO MATCH BUILDING (BY OTHERS)
- Ⓗ BALLAST: HOUSED IN CABINET
- Ⓘ SUPPORT/EMBEDMENT: TBD (SEE ENGINEERING FOR SPECS)

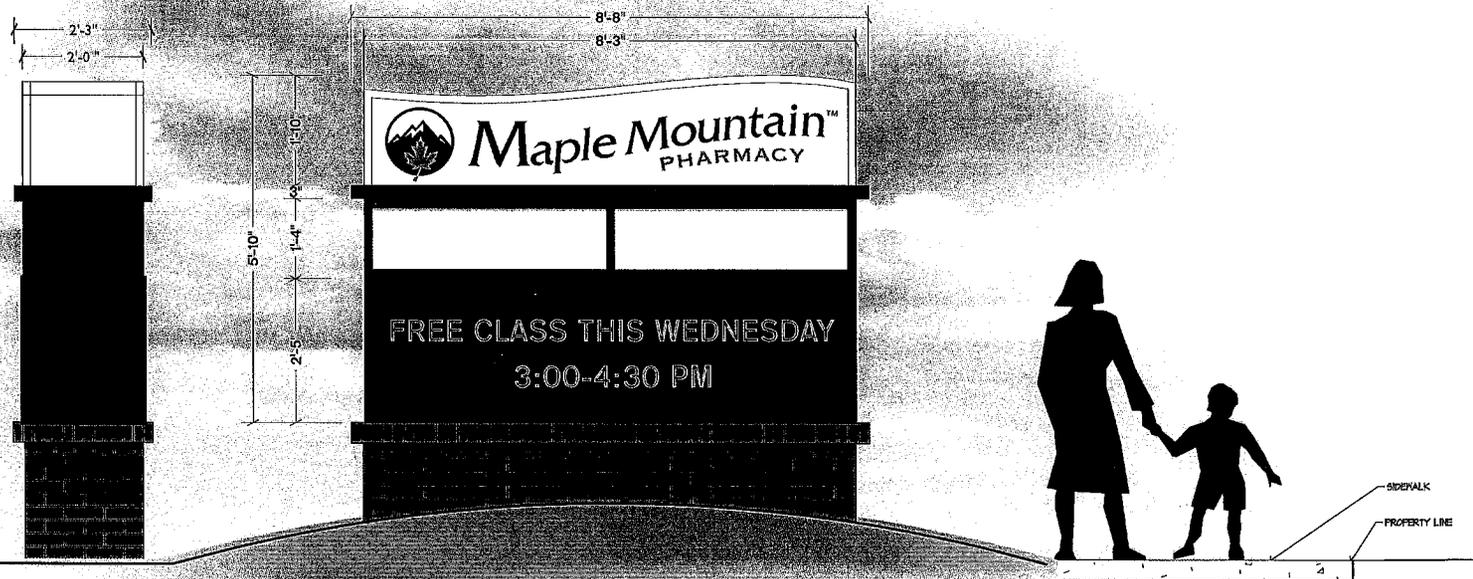
• ELECTRICAL: CLIENT/LANDLORD'S ELECTRICIAN TO PROVIDE PRIMARY POWER WITHIN 5 FEET OF PROJECT.  
 • DISCONNECT SWITCH AT SIGN

PAINT SCHEDULE	
<small>(SCREEN AND PRINT COLORS MAY VARY FROM FINISHED PRODUCT)</small>	
<span style="display: inline-block; width: 15px; height: 10px; background-color: white; border: 1px solid black;"></span>	P1: WHITE
<span style="display: inline-block; width: 15px; height: 10px; background-color: black; border: 1px solid black;"></span>	P2: BLACK
<span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span>	P3: PTM 3M BURGANDY

VINYL SCHEDULE	
<small>(SCREEN AND PRINT COLORS MAY VARY FROM FINISHED PRODUCT)</small>	
<span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span>	V1: 3M BURGANDY 230-49
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span>	V1: 3M GOLD 230-131

MONOCHROME EMC

**\$ 12,472.15**



**PROPOSED ELEVATION**

SCALE: 1/2" = 1'0"

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- DRAWING STEPS**
- CONCEPT
  - ESTIMATING
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PRODUCTION REVIEW

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## **Attachment “2” Sign Ordinance Excerpts**

### **18.86.040: COMMERCIAL AND INDUSTRIAL ZONES:**

4. Roof signs that are not prohibited by Chapter 18.86.090 of this code shall require review and approval by the planning commission. The following standards shall apply to roof signs:
  - a. Informative of the business name and use. The business name shall be the primary design feature on the sign, and all logos and other graphics shall be subordinate to the business name;
  - b. Simple in design. Any creative graphic depictions should be related to the business use and in scale with sign text;
  - c. Compatible in design, color, size and scale to the business storefront, adjoining structures and surroundings;
  - d. Made of permanent and durable materials (i.e. wood, wrought iron, metal, slate, etc.) unless otherwise approved by the planning commission; and
  - e. Consistent with the size limitations as outlines in Chapter 18.86.040.C of this code.

### **18.86.090: PROHIBITED SIGNS:**

**ANIMATED OR FLASHING SIGN:** A sign that includes movement or optical illusion of movement or rotation of any part by mechanical, artificial or atmospheric means or a sign that displays flashing or intermittent lights. Time and temperature devices and banners and flags shall be exempted from this definition.

**MOTION SIGN:** A sign that has motion either constantly or at intervals or that gives the impression of movement through intermittent flashing, scintillating, or varying the intensity of illumination whether or not said illumination is reflected from an artificial source or the sun.