

Tooele City Board of Adjustments

March 3, 2003
Minutes

Board Attendees: James Ferguson, Jerry Houghton, Barry Lewis, Cheri Zander, Kevin Shields

Absent: Roy Niskala

Staff Attendees: Cary Campbell, Community Development Director/Building Official
Andrea Cahoon, Contract Secretary

Minutes prepared by Andrea Cahoon.

Jim Ferguson called the meeting to order at 5:00 P.M.

1. Approval of Minutes from November 4, 2002 and February 3, 2003

There was not a quorum present to approve the November 4, 2002 minutes.

Mr. Shields asked that the minutes from the February 3, 2003 meeting clarify that the 20-foot variance on the placement of the modular home is 20 feet from the sidewalk.

Mr. Houghton moved to accept the minutes from February 3, 2003 as amended. Ms. Zander seconded the motion. All members present voted, "Aye."

2. Variance Request for the Height of a Sign. City Ordinance Restricts Heights of Signs to 25 Feet and the Applicant is Requesting a 45 foot High Sign. By Intermountain Electric Signs on Behalf of Cottage Glen

Mr. Ferguson asked the applicant if this would be a double-faced sign? Jay Bingham, from Intermountain Electric Signs, answered, "Yes." Mr. Ferguson stated that he had gone to the site of the proposed sign and that the sign that is currently there hits you right in the eye when you drive up on it. He was concerned with the safety of having a 45 foot tall sign as people are driving over the viaduct. Mr. Bingham answered that 45 feet high sounds high, but it is not very high compared to other signs. Mr. Bingham asked that the grade be considered, instead of where the property sits. Mr. Ferguson stated that any hardship that can be considered by the Board must be on the property itself.

Mr. Shields asked Mr. Bingham to tell him about the sign that is there right now. Jolene Shields, representing Cottage Glen, stated it was not a permanent sign. Mr. Bingham said that the sign was about 8'x10' and about 20 feet tall. The proposed sign is further south from the temporary sign and will be at the center of the viaduct.

Mr. Ferguson said that he looked at the Cinema 6 sign and thought that it was about the same size as Cottage Glen's current sign. He felt that the theater sign was plenty big and you could even read

the movies listed on it. Mr. Ferguson further stated that they denied a sign for Winger's previously.

Mr. Bingham understood that the theater sign was 35 feet tall.

Mr. Houghton had a couple of problems with the proposed sign coming to the Board of Adjustments before going to the Planning Commission. The Planning Commission has asked Cottage Glen to remove the temporary sign and it has not been removed. There have been comments made that the Planning Commission is hostile toward Cottage Glen, when that isn't the case. However, since Cottage Glen has not complied by taking down the existing temporary sign, he asked that this item be tabled until they comply with the Planning Commission's directive. There is a huge banner sign on the roof, the temporary sign, and a permanent sign on the west side of the development. The temporary signs have been up for quite some time.

Ms. Shields stated there was an agreement with the City that the signs would come down when the permanent sign was placed because they are in the fill-up stage. People mistake their living center as part of the doctors' clinics, when that isn't the case.

Mr. Campbell stated that he spoke with Mayor, City Planner, and the owner of Cottage Glen. Neither the Mayor nor Mr. Campbell has the authority to make any promises to allow them to use the sign longer. He was concerned that no matter what the Board of Adjustments wanted to do with this issue, it would be premature until the Planning Commission makes its decision. The Planning Commission has not chosen to allow many pole signs in there area. They denied the hospital a pole sign and made them have a monument sign.

Mr. Houghton stated that the sign that they put on the other side of the development is a very nice sign and is in compliance. He is a member of the Planning and Zoning Commission and they are trying to eliminate pole signs as much as possible. They have allowed pole signs when there is a large amount of frontage or if there are multiple businesses advertising on one sign. Mr. Campbell and Mr. Houghton were not aware of any properties that were allowed multiple signs on their property, except the car sales lots. There are only two properties but they allowed one sign at Ford, one at the Used Car lot, and one on 1000 North instead of Main Street. There were three separate frontages, and three signs.

Mr. Lewis felt that this action would be premature. The Planning Commission needs to make their decision first.

Mr. Campbell explained that the paper work did not get in quickly enough to go to the Planning Commission before this meeting was held.

Mr. Bingham stated that Cottage Glen has asked that the temporary sign remain because of the time frame it takes to build a sign. It will take six weeks to manufacture the sign once it is approved. As a company, they do not proceed with manufacturing the sign until a permit is in hand.

Mr. Houghton felt that the temporary sign had been up long enough already. Most businesses take care of their signage while they are constructing their building. Mr. Shields agreed with Mr. Houghton. He asked Mr. Houghton if the sign is a condition of approval? Mr. Houghton stated that usually the applicants bring it back during the construction process. The City staff encourages them to take care of everything at the same time so that the process doesn't drag on.

Ms. Shields stated that she understood that the construction of the temporary sign had problems.

Mr. Campbell stated that it was put up without a permit.

Mr. Bingham stated that the structure of the temporary sign is wood posts, and it is not illuminated. The proposed sign would be internally illuminated and have metal construction. It would be a much more professional sign. He stated it would have been nice to have the sign plans done in the beginning while the buildings were being constructed, but that is not what happened. At this point they are trying to rectify the problem and have the advertisement that they need.

Mr. Ferguson moved that the item be tabled until the Planning and Zoning Commission approves the sign. Mr. Lewis seconded the motion. All members present voted, "Aye."

The applicants asked where they go from here? Mr. Campbell stated that this item will be on the Planning and Zoning Commission meeting agenda for March 12, 2003 and the Commission will consider the sign.

Mr. Bingham felt that the sign ordinance was too controlling. Mr. Houghton said they are trying to get away from single pole signs. They don't want Main Street to look like West Valley City with all of the signs.

Mr. Bingham stated that monument signs are not good for advertising. Mr. Shields replied that his experience is that if there is consistency throughout the area as to the type of signs, then it works. Mr. Houghton stated that many businesses berm the landscaping, have their base for the sign, and then have the 6 foot signs. The sign ends up sitting higher than just the 6 feet

Ms. Shields asked why the Overlake billboard signs are allowed? Mr. Campbell stated that the sign was put in before the ordinance was in place and they cannot do anything about that sign.

3. Adjournment

Mr. Lewis moved to adjourn the meeting. Mr. Ferguson seconded the motion. All members present voted, "Aye." The meeting adjourned at 5:30 p.m.

Approved by: _____

Date: _____