

NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Historic Preservation Commission of the City of St. George, Washington County, Utah, will hold a meeting in the City Hall Administrative Conference Room, 175 East 200 North, St George, Utah, on **Wednesday, March 20, 2019** commencing at **12:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

1. HISTORIC DISTRICT; SIGN REQUEST

- A. Reconsider a request to allow a painted mural on the building rear wall at 21 North Main Street for Prado Real Estate. This request was tabled on February 27, 2019.
- B. Consider a request to allow a monument sign at 25 West Tabernacle for City View-St. George.
- C. Consider a request to allow a monument sign and a projecting wall sign at 25 West St. George Boulevard for The Advenire.
- D. Consider a request to allow a monument sign at 73 East 100 South for MRW Design Associates Inc.

2. DISCUSSION ITEM/OTHER BUSINESS

Fire Station 2 142 North Main Street – Brooks Pace

3. ADJOURN

Brenda Hatch, Development Office Supervisor

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

HISTORIC PRESERVATION COMMISSION REPORT: **02/27/2019**
03/20/2019

Prado Real Estate
Case No. 2019-HPC-003

Request: To consider a wall mural request to allow a painted mural on the rear wall at 21 North Main Street for Prado Real Estate.

Applicant: Jorge Prado

Representative: Jorge Prado

Sign Location: Prado Real Estate
21 North Main Street
St. George, UT 84770

Zone: C-4 (Central Business District Commercial)

Ordinances: Ordinance 10-13C-7: Historic District; Sign Regulations:

A. *Commercial Zones:* Permitted signs are as follows:

1. *Wall, Projecting Signs:* Wall or projecting signs; provided, that the area does not exceed ten percent (10%) of the front wall face of the building; and further provided, that:

a. Wall signs, either attached or painted, shall not rise above the roofline nor project more than eighteen inches (18") from the wall.

Staff Comments: The mural covers the entire rear wall. The logo for Prado Real Estate Group will be less than ten (10) percent of the rear wall.

Number: Three (3) wall signs have been approved at this location. This request is for a wall mural at the rear of the building which will include a business logo in the middle of the mural.

Height: The proposed mural is sixteen feet (16') in height

Size: The proposed mural is six hundred forty square feet (640 sq.ft.) in size

Design: The proposed is a wall mural.



HISTORIC PRESERVATION COMMISSION REPORT: **03/20/2019**

City View-St George
Case No. 2019-HPC-006

Request: To consider a monument sign at 38 West Tabernacle Street for City View-St. George.

Applicant: YESCO

Representative: Ryan Cain

Sign Location: City View – St. George
38 West Tabernacle
St. George, UT 84770

Zone: C-4 (Central Business District Commercial)

Ordinances: Ordinance 10-13C-7: Historic District; Sign Regulations:

A. *Commercial Zones:* Permitted signs are as follows:

2. *Freestanding Pole Sign, Low Profile Sign:* One freestanding pole sign or low profile monument type sign may be allowed for each parcel of property or commercial complex, provided the following standards are met:

a. Low profile monument type signs which are wood carved, sandblasted or engraved metal and do not exceed six feet (6') in height and are no more than sixteen (16) square feet in area for an individual business, or twenty-four (24) square feet for multiple businesses.

Staff Comments: The monument sign meets code requirements for height at six (6) feet and area at approximately nine square feet (9.39) total sign area.

Number: This request is for One (1) monument sign.

Height: The proposed monument sign is six feet (6') in height

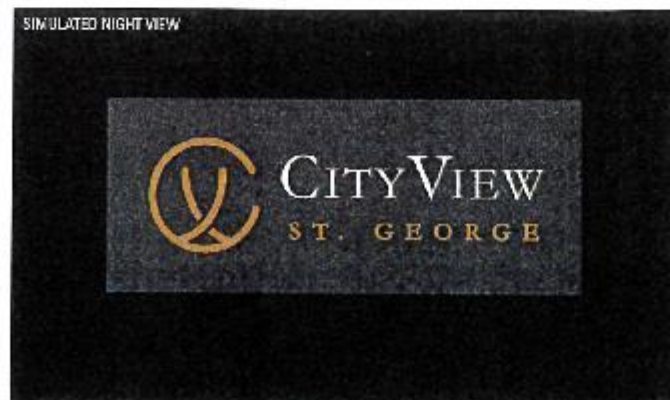
Size: The proposed area is approximately nine square feet (9.39 sq.ft.) in size

Design: Internally illuminated aluminum cabinet with painted with white LED illumination



1.1 SIDE VIEW

1 ILLUMINATED MONUMENT DISPLAY
SCALE 1/4" = 1'-0"



This design does not constitute a final design.

HISTORIC PRESERVATION COMMISSION REPORT: **03/20/2019**

The Advenire

Case No. 2019-HPC-007

Request: To consider a monument sign and a projecting wall sign at 25 West St. George Boulevard for The Advenire.

Applicant: Rainbow Sign

Representative: Thomas Swan

Sign Location: The Advenire
25 West St. George Boulevard
St. George, UT 84770

Zone: C-4 (Central Business District Commercial)

Ordinances: Ordinance 10-13C-7: Historic District; Sign Regulations:

A. *Commercial Zones:* Permitted signs are as follows:

1. *Wall, Projecting Signs:* Wall or projecting signs; provided, that the area does not exceed ten percent (10%) of the front wall face of the building; and further provided, that:

b. Projecting signs shall not project more than four feet (4') from the building. Signs projecting over the public right-of-way must have a minimum ground clearance of ten feet (10'). Guywires or secondary supports shall not be used.

2. *Freestanding Pole Sign, Low Profile Sign:* One freestanding pole sign or low profile monument type sign may be allowed for each parcel of property or commercial complex, provided the following standards are met:

a. Low profile monument type signs which are wood carved, sandblasted or engraved metal and do not exceed six feet (6') in height and are no more than sixteen (16) square feet in area for an individual business, or twenty-four (24) square feet for multiple businesses.

Number: This request is for one (1) monument sign and one (1) projecting sign is being requested.

Height: Monument Sign - The proposed monument sign is six feet (6') in height

Projecting sign – The proposed projecting wall sign is approximately sixteen feet (16' 4") in height, which does not exceed the ten (10) percent of the front wall face of the building, is not projecting more than four feet (4') from the building and has a ground clearance of ten feet (10').

Size: Monument Sign - The proposed area is fourteen square feet (14 sq.ft.) in size.
Projecting Sign – The proposed area is approximately fifty five square feet (55.7 sq.ft.) in size, which does not exceed the ten (10) percent of the front wall face of the building.

Design: Monument sign and projecting sign have aluminum face routed with opaque vinyl to match building with illuminated internal LED. Monument sign to have a stipple finish.

SIGN PERMIT
APPLICATION
SUBMIT TO COMMUNITY DEVELOPMENT
Form Revised - 01/2012



APPLICATION TO ERECT A FREE-STANDING SIGN, MONUMENT SIGN,
WALL SIGN, OR WALL BANNER IN THE CITY OF ST. GEORGE, UTAH

I. APPLICANT & PROPERTY INFORMATION

BUSINESS NAME: The Advantage Adventure
ADDRESS OF SIGN LOCATION: 26 West St. George Blvd 25 W. St. George Blvd
DATE COMMENCING BUSINESS 3-13-19
CONTACT NAME: Thomas Swan PHONE: 435-862-7621
ZONING: ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ C-4 DOWNTOWN HISTORIC DISTRICT
☐ PD-COMMERCIAL ☐ MANUFACTURING ☐ A-P ☐ AGRICULTURAL ☐ RESIDENTIAL
TOTAL NUMBER OF SIGNS APPLYING FOR:
WALL SIGNS: 1 FREE-STANDING/MONUMENT: 1
SIGN TYPE(S): ☒ POLE, MONUMENT, or OTHER FREE-STANDING SIGN (STANDARD FEE, PER SIGN)
☐ EXISTING FREE-STANDING SIGN - PANEL CHANGE ONLY (NO FEE)
☒ WALL SIGNS - INCLUDING TEMPORARY WALL BANNERS (CHECK ALL that apply)
NOTE: For fixed display, see Utah State or City of St. George - For the Symbol Change Review Permit Application
☐ PANEL CHANGE ☐ FRONT ☐ SIDE ☐ REAR ☐ PROJECTING/HANGING
SIGN COMPANY: Rainbow Sign & Banner
UTAH SIGN CONTRACTOR'S LICENSE NO.: 290762-5551
COMPANY REPRESENTATIVE: Thomas Swan
EMAIL ADDRESS: Thomas@rainbowsign.net
PHONE: (435) 628-5107 FAX: (435) 628-0499

Signature of Applicant or Sign Contractor

Office Date Stamp

PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

OFFICE STAFF USE ONLY:	☐ DENIED - See comments below	☐ APPROVED
Form Revised: 01/2012	PERMIT #:	FILING DATE:
COMMENTS:		
HISTORIC P.C. CHAIRMAN APPROVAL:		

II. Complete this section for ONE wall sign - (Attach additional sheets if necessary)

1. SIGN MESSAGE: The adventure
 2. WALL FACE: (Check one box only)
☒ Building Front Wall ☐ Building Side Wall ☐ Building Rear Wall ☐ Projecting/Hanging
 3. Is this a 'PANEL CHANGE' on an existing sign? no ☐ yes ☐ If 'Yes' - go to line #6
 4. MEASUREMENTS:
Sign Height: 16.4 Sign Width: 3.4
Wall Height: 49.9 x Wall Width: 60 = Total Wall Area 2994 sq. ft.
 5. TOTAL ALLOWED SIGN AREA* (ASA): (Signs in the Historic District are limited to 10% ASA on all walls)
20% of Front Wall = 598 s.f. ASA 10% of Rear or Side Wall = s.f. ASA
- *Please Note: Temporary Banners affixed the building wall are restricted to 33% of the allowed sign area.
- TOTAL SQUARE FOOTAGE OF THIS PROPOSED SIGN: 55.7 s.f.
- TOTAL SQUARE FOOTAGE OF ALL SIGNS ON THIS WALL: 55.7 s.f.
6. SUBMIT a dimensioned color elevation drawing or photo simulation showing the proposed sign on the building face, AND a color proof, or a color rendering of the proposed sign (the advertising copy).

II. Complete this section for ONE wall sign - (Attach additional sheets if necessary)

1. SIGN MESSAGE: _____
 2. WALL FACE: (Check one box only)
☐ Building Front Wall ☐ Building Side Wall ☐ Building Rear Wall ☐ Projecting/Hanging
 3. Is this a 'PANEL CHANGE' on an existing sign? no ☐ yes ☐ If 'Yes' - go to line #6
 4. MEASUREMENTS:
Sign Height: _____ Sign Width: _____
Wall Height: _____ x Wall Width: _____ = Total Wall Area _____ sq. ft.
 5. TOTAL ALLOWED SIGN AREA* (ASA): (Signs in the Historic District are limited to 10% ASA on all walls)
20% of Front Wall = _____ s.f. ASA 10% of Rear or Side Wall = _____ s.f. ASA
- *Please Note: Temporary Banners affixed the building wall are restricted to 33% of the allowed sign area.
- TOTAL SQUARE FOOTAGE OF THIS PROPOSED SIGN: _____ s.f.
- TOTAL SQUARE FOOTAGE OF ALL SIGNS ON THIS WALL: _____ s.f.
6. SUBMIT a dimensioned color elevation drawing or photo simulation showing the proposed sign on the building face, AND a color proof, or a color rendering of the proposed sign (the advertising copy).

*PLEASE NOTE: ALL signs located within the City of St. George Historic District are subject to review and approval of the Historic Preservation Commission Chairman prior to review by the City. The H.P.C. Chairman must approve and sign this application before it will be accepted by City Staff.

III. Complete this section for POLE, MONUMENT, or FREE-STANDING signs

COMPLETE ONE SHEET PER SIGN (Attach additional sheets if necessary)

1. SIGN MESSAGE: The adventure

2. Is this a 'PANEL CHANGE' on an existing sign? on ☒ no ☐ If 'Yes' - go to line #10

3. SIGN MEASUREMENTS:

Panel Height 2.5 x Panel Width: 5 = Total Sign Area 14 sq. ft.
Total Street Frontage: 105 Proposed Setback: _____ Proposed Sign Height: 6

REQUIRED SUBMISSION DOCUMENTS TO ACCOMPANY THIS APPLICATION

The following documents are required for sign permit requests for ALL freestanding signs unless otherwise noted.

- ☐ 5. A dimensioned site plan showing the proposed sign's location on a minimum 8.5" x 11" paper.

The site plan shall include:

- Location of the proposed sign;
- Location of all signs on the property (if applicable);
- Property lines;
- Existing and proposed buildings and structures;
- Parking areas.

(An 8.5" x 11" copy of the Recorded Subdivision Plat or City Plat OR an 8.5" x 11" copy of a City approved construction Site Plan document may also be required to be submitted with the site plan.)

- ☐ 6. A dimensioned color elevation drawing, color photo simulation, or color rendering of the proposed sign.

- ☐ 7. A completed 'City of St. George Building Permit Application' IF the sign exceeds six feet (6') in height OR a sign of any height that requires an electrical connection.

- ☐ 8. Required Engineered Drawings to accompany the Building Permit Application.

- ☐ 9. The appropriate sign permit application fee. (\$100.00 for New Signs - No Fee for Panel Changes)

- ☐ 10. A color proof, color rendering, or photo simulation of the proposed sign (the advertising copy).
- For 'Panel Changes' a photograph of the existing sign is also required for submission.

- ☐ 11. A completed Sign Permit Application form.

***PLEASE NOTE: ALL signs located within the City of St. George Historic District are subject to review and approval of the Historic Preservation Commission Chairman prior to review by the City. The H.P.C. Chairman must approve and sign this application before it will be accepted by City Staff.**



Project No.	1111111111
Client	Coast Sign
Address	1111111111
City	1111111111
State	1111111111
Zip	1111111111
Phone	1111111111
Fax	1111111111
E-mail	1111111111

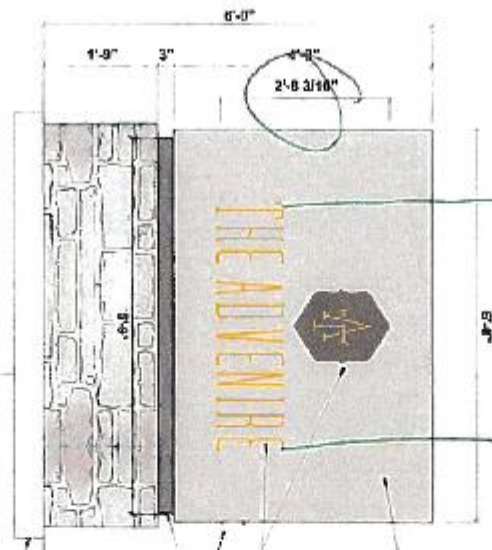
Permit No.	1111111111
Permit Date	1111111111
Permit Expiry	1111111111
Permit Fee	1111111111
Permit Status	1111111111

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Permit Date	1111111111
Permit Expiry	1111111111
Permit Fee	1111111111
Permit Status	1111111111

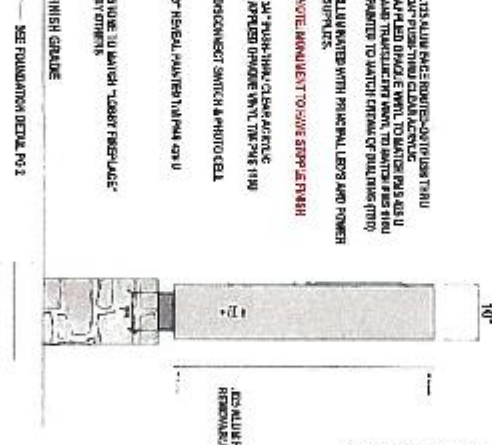
Permit No.	1111111111
Permit Date	1111111111
Permit Expiry	1111111111
Permit Fee	1111111111
Permit Status	1111111111

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Permit Date	1111111111
Permit Expiry	1111111111
Permit Fee	1111111111
Permit Status	1111111111

FRONT VIEW OF ILLUMINATED SIF MONUMENT SIGN



PERMIT DRAWING



GENERAL SPECIFICATIONS



GENERAL NOTES



INSTALLATION INSTRUCTIONS FOR PERMITS AND ADJUDICATIONS



FRONT VIEW OF FULLY ILLUMINATED SIGN

SCALE: 1/4\"/>

SCALE: 1/4\"/>

NOTES:

1. SIGN SHALL BE FULLY ILLUMINATED WITH LED LIGHTS. ALL LETTERS AND LOGO SHALL BE ILLUMINATED FROM THE BACK WITH LED LIGHTS. SIGN SHALL BE MOUNTED ON A STRUCTURE THAT IS NOT VISIBLE FROM THE STREET.

2. SIGN SHALL BE MOUNTED ON A STRUCTURE THAT IS NOT VISIBLE FROM THE STREET.



is it
correct

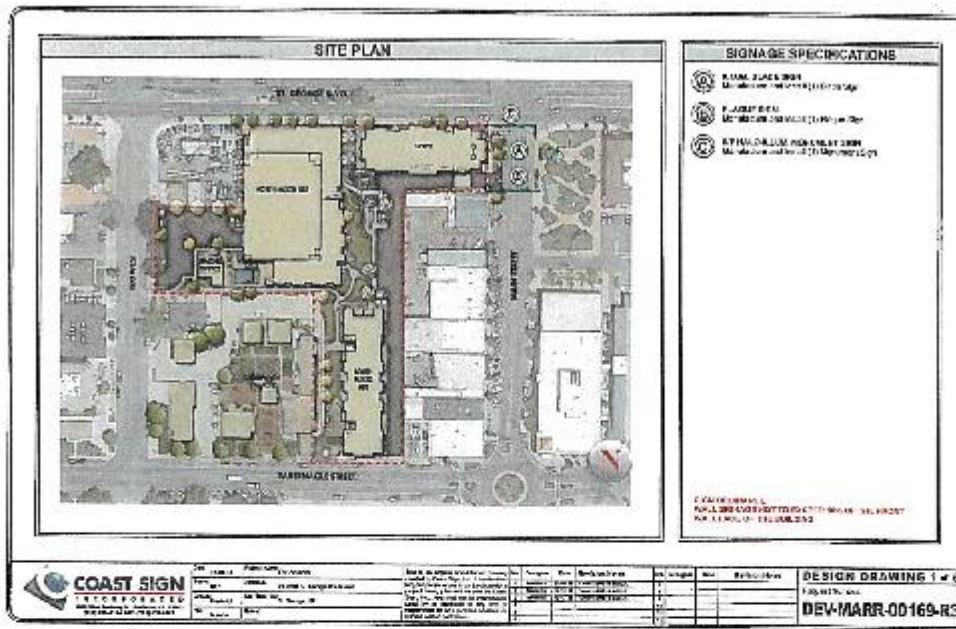


PHOTOGRAPH



NO.	REVISION	DATE	BY	DESCRIPTION	APPROVED	DATE	BY	DESCRIPTION	APPROVED	DATE	BY	DESCRIPTION
1												

DESIGN DRAWING 4 of 6
DEV-MARR-00160-R3



HISTORIC PRESERVATION COMMISSION REPORT: **03/20/2019**

MRW

Case No. 2019-HPC-008

Request: To consider a request to allow a monument sign at 73 East 100 South Street for MRW Design Associates Inc.

Applicant: MRW Design Associates Inc.

Representative: Jessica Mathis

Sign Location: MRW Design Associates Inc.
73 East 100 South
St. George, UT 84770

Zone: C-4 (Central Business District Commercial)

Ordinances: Ordinance 10-13C-7: Historic District; Sign Regulations:

A. *Commercial Zones:* Permitted signs are as follows:

2. *Freestanding Pole Sign, Low Profile Sign:* One freestanding pole sign or low profile monument type sign may be allowed for each parcel of property or commercial complex, provided the following standards are met:

a. Low profile monument type signs which are wood carved, sandblasted or engraved metal and do not exceed six feet (6') in height and are no more than sixteen (16) square feet in area for an individual business, or twenty-four (24) square feet for multiple businesses.

Staff Comments: The monument sign meets code requirements for height at six (6) feet and area at approximately twelve (12.21) square feet total sign area.

Number: This request is for One (1) monument sign.

Height: The proposed mural is six feet (6') in height

Size: The proposed area is approximately twelve (12.21) square feet in size.

Design: Double sided monument sign

max 6'

Area 16.0 mm²

Total area of logo & letters will not exceed 16 sqft.



100 East Interstate
51, George, UT 84770
435.623.7300
www.datsignsline.com

CLIENT NAME | MRW Design
 SALES REPRESENTATIVE | Tim | tim@starsignonline.com
 DESIGNER | Justin Frederick

Double sided Monument Sign

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This journal has been accepted by Taylor & Francis Ltd. For full details go to <http://www.tandf.co.uk>, or write to the publisher at the above address. 0308-1069(2004)113:1;1-7

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