



**Memorandum**

**To:** Planning Commission  
**From:** Sophie Frankenburg, Associate Planner  
**Date:** March 13, 2019  
**Re:** **March 20th, 2019 Planning Commission Meeting**  
**Sign Permit: Rose Cottage- 1120 Zion Park Boulevard**

**Background**

Jack burns has applied for a sign permit for the property at 1120 Zion Park Boulevard. The property is located in the VC zone and is used as short-term rentals.

The proposed sign permit will construct a freestanding sign mounted on the fence on the property. This sign will replace the already existing address sign mounted on the fence. The Town Code allows dual sided signs if the angle separating the two faces of the sign is 45 degrees or less. The dual sided freestanding sign is at zero degrees.

**Applicable Ordinances**

Staff recommends the Commission review the following ordinances prior to the meeting:

1. Chapter 10-24: Signage

**Staff Analysis**

Staff's analysis of the proposed sign's compliance with applicable land use standards follows.

**Freestanding Sign**

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Comments</b>
<i>Sign Height</i>	Max of 12 feet	4.75 from grade to top of sign.	In compliance
<i>Area</i>	Max of 40 square feet	7 square feet	In compliance
<i>Location</i>	Min of three feet from ROW	The site plan indicates the location of the sign is 7 feet from the ROW.	In compliance
<i>Illumination (externally illuminated sign)</i>	Lighting must be aimed and shielded so that light is directed only onto the sign face and does not trespass onto adjacent properties. Must be mounted at the top of the sign.	The light is aimed directly at the sign face and placed on the top of the sign.	In compliance
<i>Light Color Temperature</i>	All light sources must have color temperature equal to	The light is low voltage, 3 watt, 70 lumens and less than 3,000K.	In compliance

	of less than 3,000 Kelvin.		
<i>Materials</i>	Signs must be constructed of stone, metal, or wood. Text portions of internally illuminated signs may be plastic or polymer.	2 pre-painted .008 Aluminum sheets with a solid polyethylene core. Mounted off the already existing wooden fence.	In compliance
<i>Colors</i>	Colors must be selected from the Town's color palette. Logo-illuminated	Background color Munsell 10Y 7/6. Lettering color Munsell 7.5 3/2. White design around the edges.	All colors are in compliance

**Recommendation**

The proposed sign complies with all applicable land use. Staff recommends the Commission approve the proposed freestanding sign at 1120 Zion Park Boulevard.

The Commission may use the following language as a template for findings and motion:

*The Planning Commission **APPROVES/DENIES** the sign permit for the Rose Cottage at 1120 Zion Park Boulevard. The motions is based on the following findings:*

[LIST FINDINGS]



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Sign Company Information

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Name of Sign Company                      Star Sign

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Point of Contact at Sign Company                      Emilee Smith

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Email Address                      emilee@starsignonline.com

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Phone Number                      435-628-7806

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Which is your preferred method of contact?                      Email

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Site Information

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Parcel Number                      S-42-B

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Zone                      Village Commercial

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Sign Information

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Type of Sign                      Other

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Other                      Mounted to existing fence

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Proposed Sign Copy - What will the sign say?                      Historic Rose Cottage, Airbnb/VRBO/HomeAway, 1120 Zion Park Blvd.

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Sign Dimensions

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Free Standing Sign  
*Max Allowable 12 feet measure from ground.*

*Attach a site plan showing the location of the proposed sign, its relationship to other structures on the site, and proposed landscaping for the base of the sign.*

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Sign Face Height                      24"

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Width                      42"

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Area                      7

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Height of Sign                      57"

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Structure

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Building Mounted Sign  
*Max Allowable 15 feet measure from the ground.*

*Attach an elevation of the building face where the sign will be located showing the sign's location on the building and height off the ground.*

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Sign Face Height *Field not completed.*

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Width *Field not completed.*

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Area *Field not completed.*

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Height of Sign on Building *Field not completed.*

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Additional Sign  
*There are very few circumstances where additional signs are allowed. Please see Title 10: Chapter 26 of the Springdale Town Code or call 435-772-3434 for clarification.*

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Sign Face Height *Field not completed.*

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Width *Field not completed.*

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Area *Field not completed.*

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Note:

*Sign area is the number of square feet enclosed **within the smallest rectangle that can contain the sign copy, logo, and associated graphics.** If the sign consists of more than one section or module, **all areas will be totaled.***

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Sign Illumination

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Is the proposed sign illuminated? Yes

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What is the **total lumen count** per sign? TBD

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Note:

***Total lumen count** can be determined by multiplying the lumen count of each light source (bulb) by the amount of light sources (bulbs).*

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What is the **Color Temperature** of the TBD

light source in kelvins?

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Additional Information

- *Attach a statement that the Applicant is the owner or the authorized agent of the property on which the sign will be located.*
- *If the sign is a building mounted sign, attach an elevation of the building face where the sign will be located showing the sign's location on the building and height off the ground. If the proposed sign is a free-standing sign, attach a site plan showing the location of the proposed sign, its relationship to other structures on the site, and proposed landscaping for the base of the sign.*
- *Attach front and side renderings of the sign, **to scale**, showing dimensions, construction supports, foundation, method of attachment lettering style and text.*
- *Describe and provide samples of sign materials for background and lettering including color samples.*
- *If this application is for a Master Sign program, the above information will be required for each sign in addition to a master site plan showing the locations of all proposed signage.*

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File Upload [J Burns\\_Sign Plan\\_1120 ZPB.png](#)

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Applicant Certification & Signature

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I hereby certify that the statements contained herein are true and accurate to the best of my knowledge. Certified and agreed.

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Electronic Signature */s/ Jack Burns*

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Date *2/15/2019*

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Teach InfoWest Spam Trap if this mail is spam:

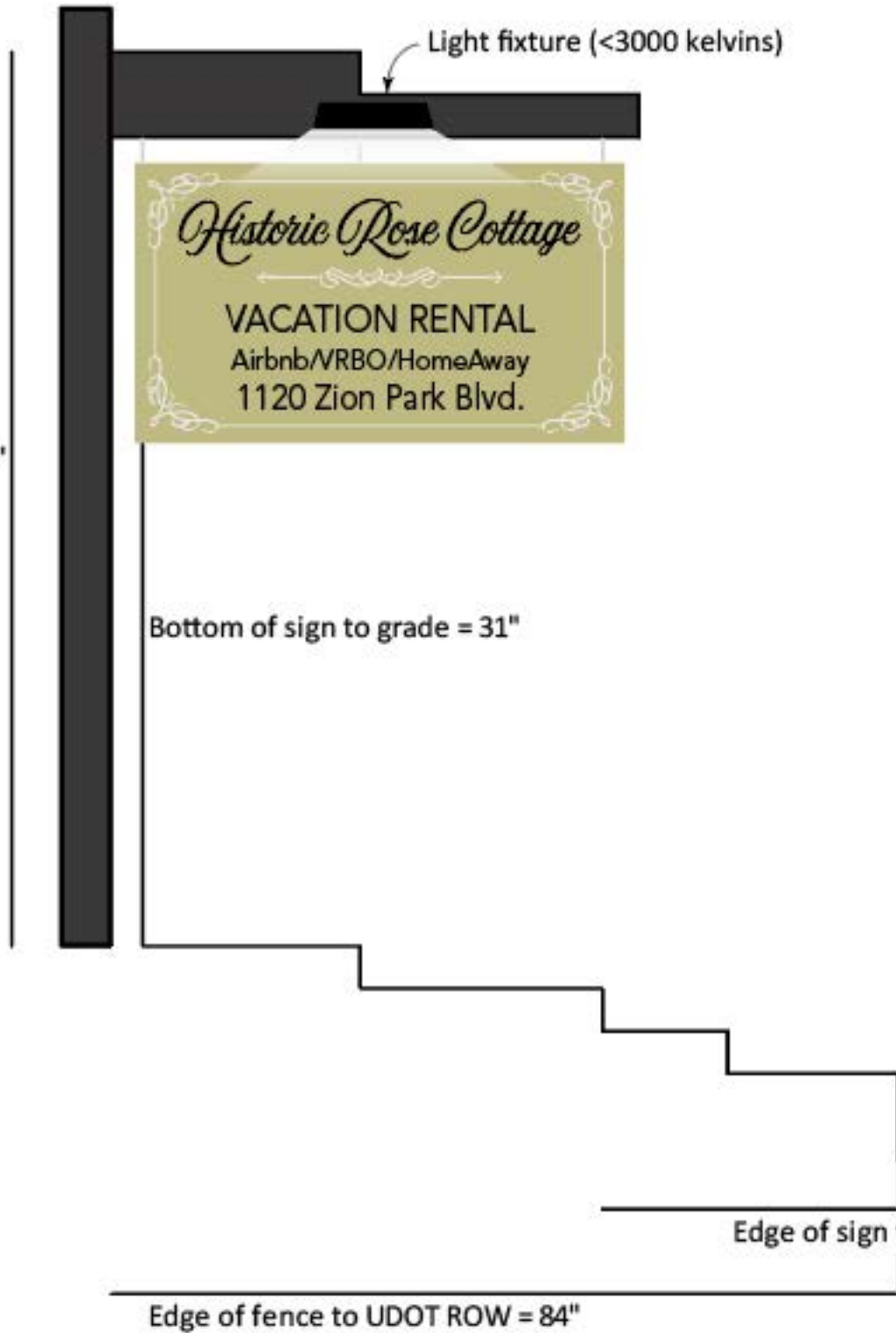
[Spam](#)

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*Epanel Sign: 2 pre-painted .008 Aluminum sheets with a solid polyethylene core. Total thickness is 3mm.*

Background color: Munsell 2.5GY 7/6  
C=1, M=0, Y=42, K=29



1060 East Tabernacle  
St. George, UT 84770  
435.628.7808  
www.starsignonline.com

CLIENT NAME | Jack Burns

SALES REPRESENTATIVE | Emilee | emilee@starsignonline.com

DESIGNER | Justin Frederick

SHEET DESCRIPTION

**1 Qty Double-sided Epanel sign  
Digitally Printed**

SHEET

1



A photograph of a wooden fence with a house number sign. The sign is yellow with the number '1120' in black. The fence is made of dark wood and has a small light fixture on the left post. In the foreground, there are stone steps leading up to the fence. The background shows a clear blue sky and some bare trees.

1120





1120

6 10Y 7/6 10  
Munsell® Munsell®  
10Y 7/6 10Y 7/6  
Munsell® Munsell®  
10Y 7/6 10Y 7/6  
Munsell® Munsell®  
10Y 7/6 10Y  
Munsell®  
10Y 7/6  
Munsell®  
7/6 10

7.5YR 3/2 7.5YR 3/2  
Munsell® Munsell®  
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