



BOARD OF ADJUSTMENT

August 26, 2021

**City Annex Building, Conference Room
680 Park Avenue**

- Member Present:** Wendy Nobles, Nathan Kennedy, Kristi Brower, Alden Allen
- Staff Present:** Naysha Foster, Current Planner, Kerry Beutler, Assistant Director
- Call to Order:** Kristi called the meeting to order at 12:18 p.m.
- Minutes:** Wendy made a motion to approve the April 22, 2021, minutes as presented. Nathan seconded the motion. The motion carried unanimously.

Public Hearing

Variance

VAR21-001: The applicant, Brett Skidmore, residing at 3920 E Sunnyside, Ammon, ID informed the Board that he was seeking a sign variance for the property at 3036 S 25th E. They have proposed a plat that is nine acres and is ready for City signatures for seven different sites. Brett stated that the sign they want to build has an LED reader on the bottom with the top reserved for permanent placement tenants. He said they are here today because the street footage does not permit the size of sign they want to install. They need this large of a sign to accommodate all seven buildings that will be constructed in the near future.

Steve Taylor, from Signature Signs, residing at 2349 Woodruff Ave., Idaho Falls, ID, told the Board the sign was approximately 400 square feet. Because of the footprint of the building being perpendicular to the street you're only allowed a sign that is 100 square feet. Unfortunately, this isn't big enough for this lot. In the future, after the additional buildings are there the sign will fit the code.

Naysha Foster presented the staff report for the variance of the Kingwood sign located at 3036 S 25th E. This location is generally located north of Woodking Dr., east of Sand Creek, south of 17th St., and west of S 25th E. The lot is currently zoned as LC. To the north is a city designation of LC with a T1 Overlay, to the south is city designation LC, to the east is Ammon HC1, and to the west is city designation of R3A. The property is currently used as commercial, with commercial to the north, south and east and residential use to west. The future land use map identifies this property as commercial. The applicant is asking for a variance to allow more square footage for a proposed freestanding sign than allowed by the sign code. The sign code allows one square foot of signage per one lineal foot of building frontage. Due to the way the building is situated the side of the building with frontage along S 25th E is 65 feet, limiting the square footage of the sign to 65 square feet. This will limit signage for seven buildings with multiple suites. The applicant is requesting a total of approximately 392 square feet. Granting the variance would allow traffic to identify what businesses are located within the development and allow traffic to safely navigate into the development. The proposed sign will not negatively impact the area. A similar sign is existing at the intersection of Sunnyside and Hitt Rd. The sign is 469 square feet. The large sign was allowed because the building had frontage on both sides of the street. This sign will be placed at the south end of the shopping center. The land widens out at this location as Sandcreek moves to the west. The developer would do one long strip of commercial development to allow more signage, but rather opted to turn the building and allow

versatility into the site this creates a more open and inviting site but restricts the allowed signage. Staff is supportive of the variance as it allows appropriate signage for the development and is consistent with existing signage in the area. Section 7-9-20 of the sign code allows a variance if the frontage of the building upon which the maximum permitted sign size is based on disproportionately small in comparison to the floor area or size of building associated with such sign. Naysha provided the sign code as follows: 7-9-20: VARIANCES: The purpose of this Sign Code is to require signs necessary to advise the traveler and resident of the services and products available on premises be related to the size of the building housing such goods and services. A person may seek a variance to the provisions of this Sign Code governing the height or permitted square footage of the copy area for on-premises signs by following the procedures outlined in the City Zoning Code. The Board of Adjustment may grant a variance for signs regulated by this Sign Code if it finds the proposed sign: (1) Does not negatively impact its neighborhood environment or aesthetics and is absolutely necessary to adequately identify the premises. (2) The frontage of the building upon which the maximum permitted sign size is based is disproportionately small in comparison to the floor area or size of the building associated with such sign; or (3) Is historically significant to the community. Naysha informed the Board that staff recommends approval of the requested variance as it meets the requirements of the zoning ordinance and complies with the standards of section 7-9-20 (2) of the Sign Code criteria as to when it is appropriate to seek a variance.

There was no other Public Testimony. Kristi closed the public hearing.

Board Discussion: There was no further discussion by the Board. Nathan made a motion to approve the sign variance as presented. Alden seconded the motion. The motion passed unanimously.

Reasoned Statement: Kristi read the reasoned statement. Wendy made a motion to approve the reasoned statement as read. Nathan seconded the motion. Motion carried unanimously.

Adjourn: Ron adjourned the meeting at 12:34 p.m.

Respectfully Submitted,

Ann Peterson, Recording Secretary