



Shums Coda Associates

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Planning Commission agenda report: August 30, 2023

Agenda Item: Sign permit request for two freestanding signs along State Hwy 59 in a residential zone.

Applicant: Rainbow Sign and Banner on behalf of Land Development Solutions

Number of signs: 2

Project location: along the south side of State Hwy 59 on property being developed for Mountain Valley Estates subdivision

Request: The applicant proposes two freestanding signs; one as a Permanent sign and the other as a Temporary Sign, per the application. Each sign is 32 sq ft in size (4'x8') and is double faced. The Sign Ordinance allows a Freestanding sign and a Temporary sign to be 32 Sq ft maximum and the total sign area not to exceed 64 sq ft for both signs. The proposed signs are in compliance with this size limitation. The Sign ordinance also allows 1 sign for 100' of street frontage. The proposed sign locations have in excess of 100' frontage. The signs are marketing signs for the new subdivision, and the Temporary sign is only allowed for a period of 6 months. The site plan does not identify which sign is the Permanent and which is the Temporary sign.

The request appears to meet the standards of the Apple Valley Sign Ordinance (10.22.120)

Note that "Construction Signs" which do not exceed 8 sq ft are not required to get a sign permit, however because these 2 proposed signs exceed 8 sq ft, the Planning Commission must approve the signs prior to permit approval .