

# MEMO



To: Planning Commission

From: Camille Moffat, Planner I

Date: June 22, 2022

RE: **McDonald's Additional Sign Request**

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McDonald's will be located on lot 7 of Ridley's Commercial Subdivision. The applicant submitted a sign permit on June 1, 2022 and is proposing three signs. They have proposed wall signs on all 4 sides of the building. If it is proposed that signs be on more than 2 sides of the building, Planning Commission approval is needed.

Santaquin City Code 10.44.080.E.6 says, "Multiple Walls: A sign on a third and fourth wall must be approved by the planning commission using the criteria as listed in paragraph E.2."

Santaquin City Code 10.44.080.E.2 says, "Multiple Signs: The fifteen percent (15%) area of the primary wall and the five percent (5%) area of all secondary walls may be divided into more than one sign with the approval of the building official under the following guidelines and restrictions:

1. Guidelines:

1. The sign package blends with the aesthetics of the building and surrounding natural and manmade environment.
2. The sign package color, style, size, scale and proportion enhances the exterior of the building and does not place too much bulk and external distractions on the exterior of the building.
3. The number of signs are appropriate to the scale of the building.

2. Restrictions:

1. The maximum number of wall signs on any given wall, including multi-tenant buildings, shall be seven (7). For the purpose of this title, a sign will be considered a complete phrase and the suggested layout of the sign package (i.e., the individual words may either be lumped together as 1 phrase to equal 1 sign, or spread out to be many different signs, such as "1 Hour Photo" would be considered 1 sign).
2. The maximum number of multiple wall signs on any given wall shall be limited to seven (7). The maximum square footage shall be limited to six hundred (600) square feet or fifteen percent (15%) of the wall (5 percent if a secondary wall), whichever is less.
3. Multi-tenant buildings may receive a conditional use permit so that the building may exceed the maximum number of signs to accommodate the additional sign if the planning commission judges the additional sign to be consistent with the criteria set forth above.
4. Multiple wall signs shall utilize individual lettering and logos only. No multiple cabinet signs or combination of cabinet and individual lettering signs shall be approved. It is encouraged that the use of multiple materials and lettering styles, such as exposed neon, different type styles, use of logos in conjunction with the lettering be implemented."

If there is a sign on the back of the building, Planning Commission approval is needed. The back of the building on lot 7 is the North (Non Drive-Thru) Elevation. The front of the building is considered the

elevation facing Main Street. This determination was made with the property owner (Mark Ridley) when the first commercial building along Main Street was constructed.

Santaquin City Code 11.44.080.E.5 says, “Wall Specified: Buildings or businesses with exposure on the side(s) and front may choose which wall to mount their sign upon. Signs are allowed on the rear of the building with planning commission approval.

The proposed wall signs meet all requirements found in SCC 10.44.080.E.2. The signs are not considered cabinet signs and the signs also meet all area requirements for the primary and secondary walls.

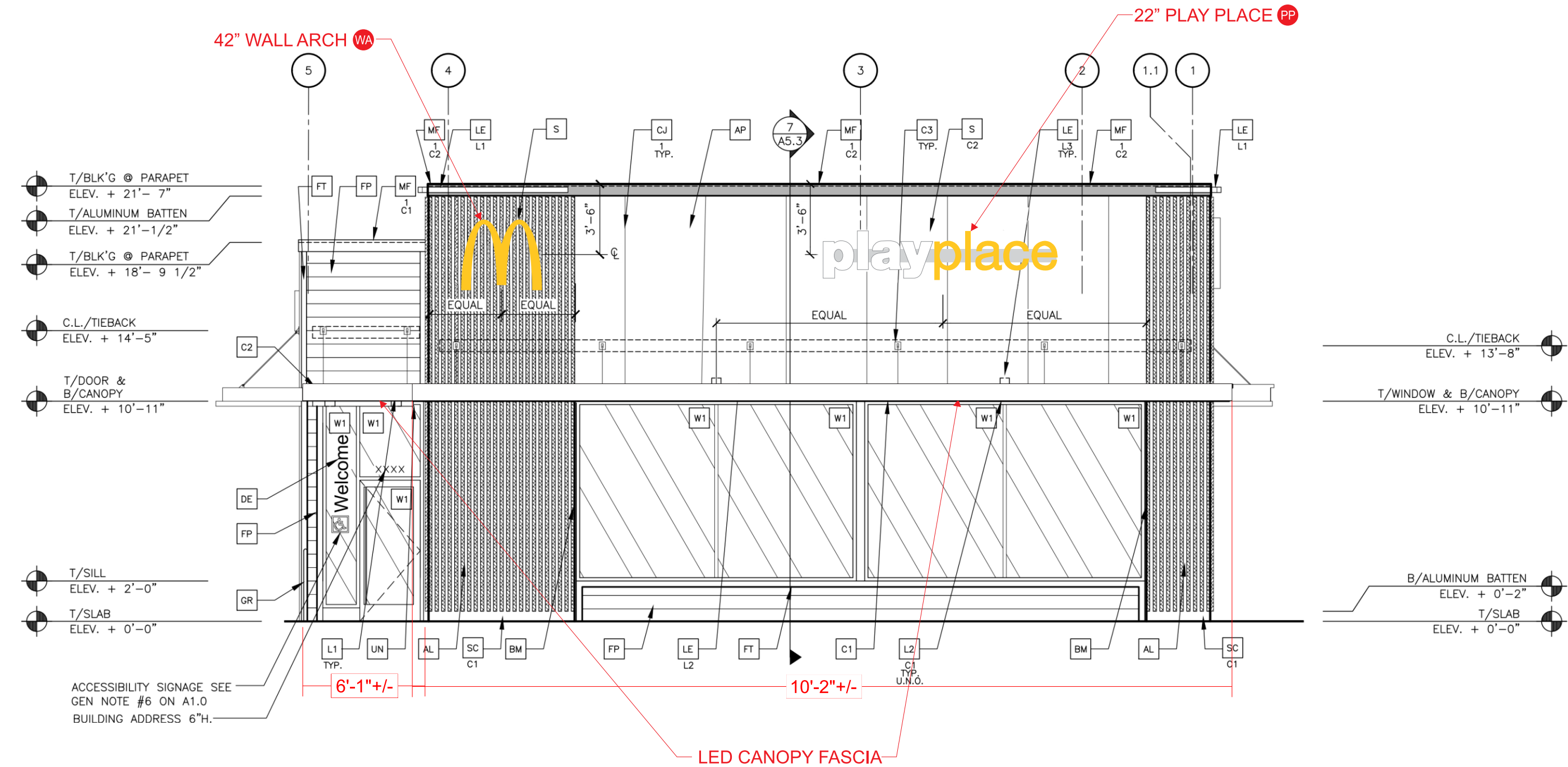
**Recommended Motion:** “Motion to approve the proposed McDonald’s Signs.

**Attachments:**

1. Proposed Sign Plans

ATTACHMENT 1: PROPOSED SIGN PLANS

EAST (FRONT) ELEVATION  
SCALE: 3/16" = 1'-0"



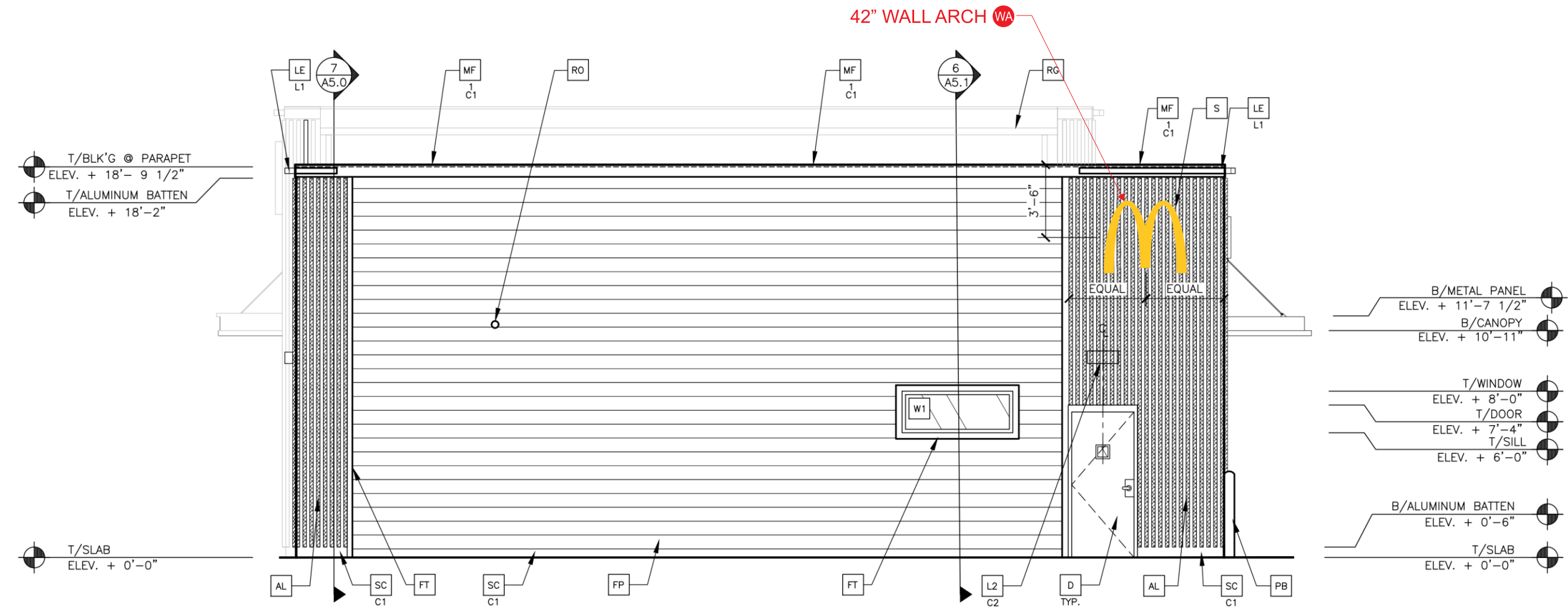
APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

Customer: <b>MCDONALD'S</b>	Date: <b>05/04/22</b>	Prepared By: <b>AL</b>	Eng: <b>-</b>	<div>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</div>
Location: <b>SANTAQUIN, UT</b>	File Name: <b>368732 - R1 - 36 N ORCHARD LANE - SANTAQUIN, UT</b>			

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WEST (REAR) ELEVATION  
SCALE: 3/16" = 1'-0"



APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

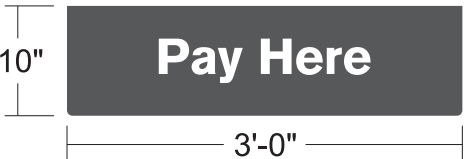
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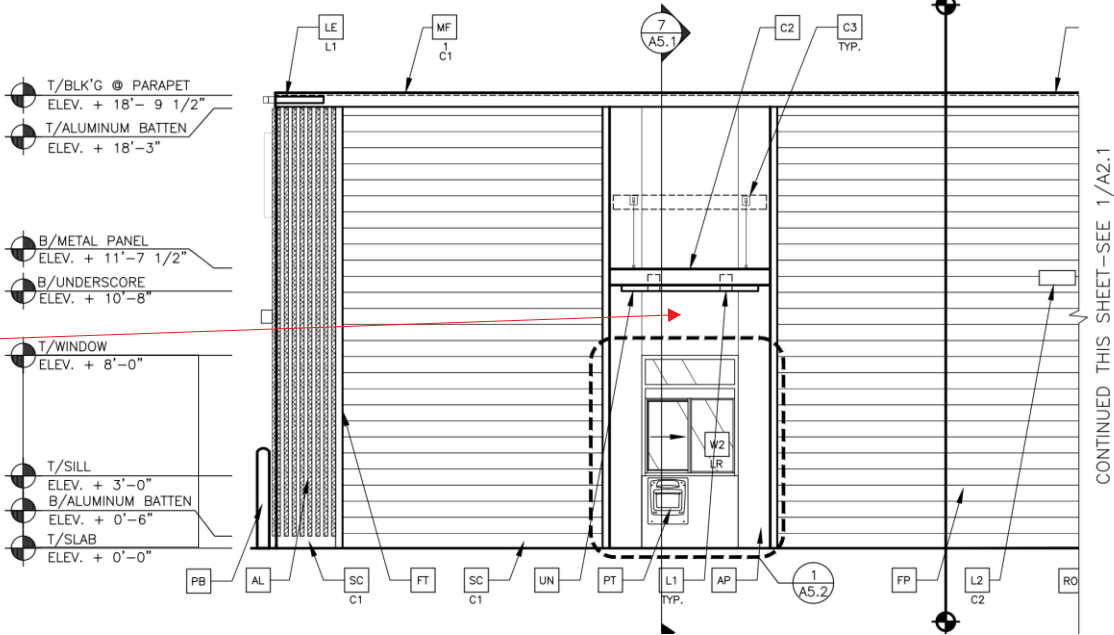
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SOUTH (DRIVE-THRU) ELEVATION  
SCALE: 1/8" = 1'-0"

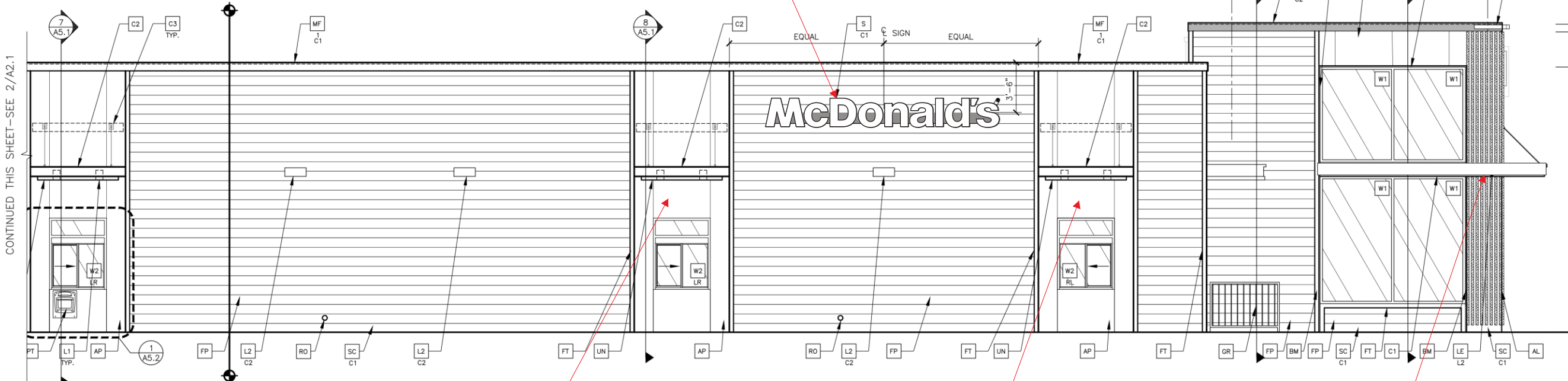


WINDOW POSITION SIGN 1 WPS1

24" WORDMARK WM



CONTINUED THIS SHEET-SEE 1/A2.1



T/BLK'G @ PARAPET  
ELEV. + 21'-7"  
T/ALUMINUM BATTEN  
ELEV. + 21'-1/2"  
B/WINDOW  
ELEV. + 18'-7"

C.L./TIEBACK  
ELEV. + 14'-5"

T/WINDOW & B/CANOPY  
ELEV. + 10'-11"

T/SILL  
ELEV. + 2'-0"

T/SLAB  
ELEV. + 0'-0"



WINDOW POSITION SIGN 2 WPS2



WINDOW POSITION SIGN 3 WPS3

LED CANOPY FASCIA

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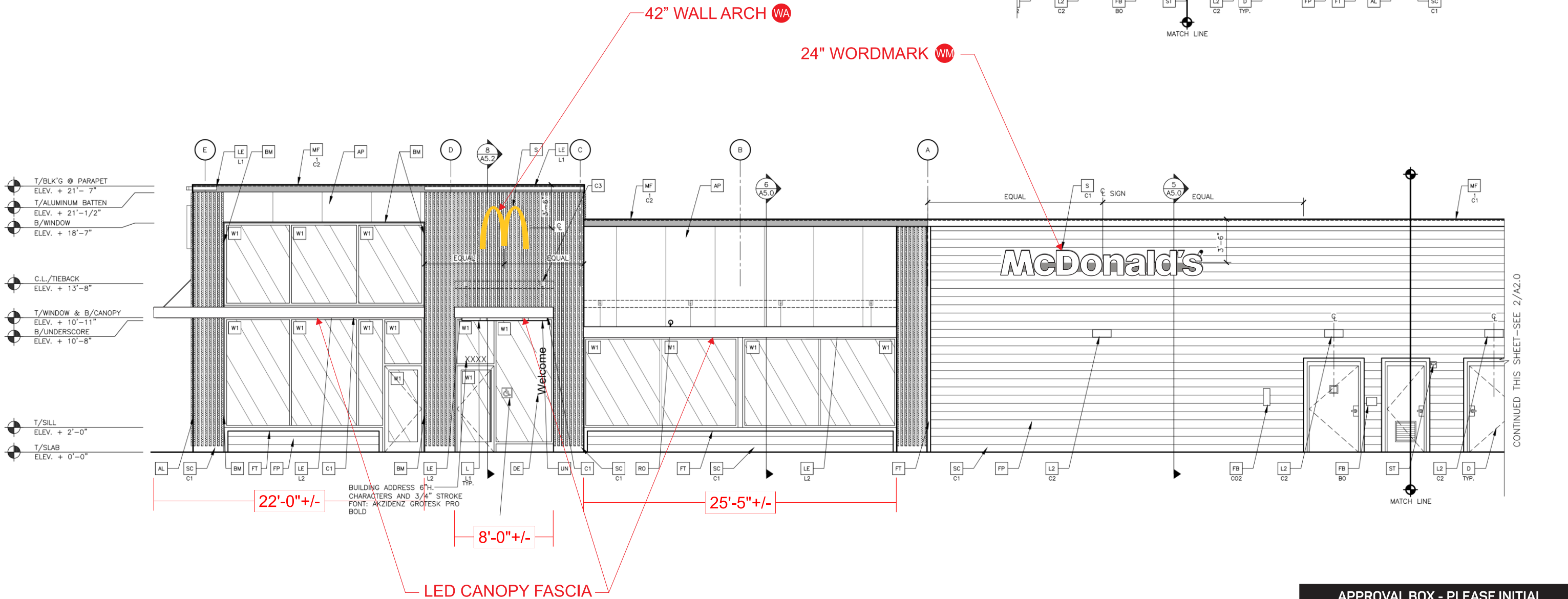
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NORTH (NON DRIVE-THRU) ELEVATION  
SCALE: 1/8" = 1'-0"



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