

## MEMORANDUM

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning  
Administrator

Date: June 9, 2025

Re: Conditional Use Permit for signage

Summary of Request	
<b>Requested Approvals:</b>	Conditional Use Permit for All uses with second wall sign and pylon signage (for which the conditions shall, among other issues, maintain visual continuity and attractive pedestrian movement along the street fronts)
<b>Location:</b>	1208 N Bluff Road (/A32360001)
<b>Current Land Use:</b>	Solstice Health
<b>Proposed Land Use:</b>	Solstice Health
<b>Current Zoning:</b>	B-3 Highway Commercial & Light Industrial
<b>Proposed Zoning:</b>	N/A
<b>Future Land Use, Comprehensive Plan:</b>	Highway Commercial

### Site Plan Review

The applicant is requesting a Conditional Use Permit for the overage of wall signage located on the building at 1208 N Bluff Road. Signage includes:

- 1, 48.9 square foot letter sign
- 1, 23.66 square foot letter sign.

Please see enclosed in your packet precise measurements and the location of each sign as indicated on the site plan submitted by the applicant.

According to section 19.54.080 - Permanent business sign group, all businesses requesting more

than one wall sign require a Conditional Use Permit. Currently the applicant is requesting 2 wall signs.

### **Planner's Recommendations**

- 1) Staff recommends that Plan Commission **APPROVE** the Conditional Use Permit with the following conditions:
  - a) The project shall be developed in accordance with the approved site plan, architecture, and landscape plan. Any deviation from the approved plans shall require zoning administrator and/or Plan Commission approval.
  - b) Any conditions stipulated by the PARC.