



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
July 11, 2019**

MEMBERS PRESENT:

Aaron Smith, Chair
Eriks Zvers, Planning Commission Representative
Hannah Cicioni
Roger Clark
Andrew Curry
Hunter Fry

OTHERS ATTENDING:

Beth Johnson, Planner III
Kara King, Planning Technician

Chair Aaron Smith called the meeting to order at 4:00 pm.

NEW BUSINESS

19-42: A request by HFA for Walmart Store #1 for a variance to allow additional wall sign area and an increase in height and sign area for 2 directional signs at 2110 W. Walnut Street in the city's C-2 (Highway Commercial) zoning district and in the city's Overlay District.

Sarah Lawson and Bobby Morrison from Harrison French and Associates represented the request. Staff outlined that the applicant is requesting 36 square feet of additional wall sign area to accommodate tenant signage. The request is for two wall signs at 18 square feet each to serve multiple tenants. The request is less square footage than the 25 square feet that is permitted by right for each individual tenant.

The request is also for two directional signs at 10' in height and 10 square feet in total sign area to help better direct traffic coming into the site from Walnut St. The directional signs would direct customers to online pickup, tenants in the store, and the budget truck rentals within the parking lot. Directional signage is allowed at 4' in height and 3 square feet in total sign area.

Morrison stated that Walmart's intent is to give tenants better visibility, to better direct traffic, and provide efficient wayfinding signage.

Smith opened the public hearing. There were no public comments and the public hearing was closed.

Curry asked staff if the 25 square foot signage minimum applies to tenants that are interior to a building. Staff confirmed that the minimum would apply to these tenants.

Clark asked for the depth of the sign. Morrison stated that the sign is 2” deep.

Motion by Cicioni to approve the variance request to allow 36 square feet of additional wall sign area. Second by Clark. Voice vote: (unanimous). Motion carried. **APPROVED.**

Motion by Cicioni to approve the variance request to allow two directional signs at 10’ in height and 10 square feet in total sign area. Second by Clark. Voice vote: (unanimous). Motion carried. **APPROVED.**

Previous minutes: July 11, 2019.

Clark motioned to approve the minutes from July 11, 2019. Second by Fry. Voice vote: (unanimous). Motion carried. **APPROVED.**

Meeting adjourned at 4:13 pm.

Roger Clark, Board of Adjustment Secretary