

**Cedar City Board of Adjustments Minutes  
July 6th, 2020**

The Cedar City Board of Adjustments held a meeting on Monday, July 6th, 2020 at 5:15 p.m., in the City Council Chambers, 10 North Main Street, Cedar City, Utah

**PRESENT:** Chairperson Ann Powell, Jill Peterson, Janet McCrea, Phil Schmidt, Joe Sanders, Chad Carter, Building Inspector Drew Jackson, Assistant City Attorney Randall McUne, Executive Assistant Onjulee Pittser

**EXCUSED:** John Ashby

**OTHERS PRESENT:** Tom Mitchell, Tyrel Eddy, Doug Meldrum

**CALL TO ORDER:** Ann called the meeting to order. Janet led everyone in the pledge.

**APPROVAL OF MINUTES:** Janet motions to approve minutes from June meeting. Joe seconds. All in favor for unanimous decision.

**APPROVAL OF FINDINGS OF FACT:** Joe motions to approve Findings of Fact for last month. Jill seconds. All in favor for unanimous decision.

**REQUEST FOR VARIANCE TO REDUCE REAR PROPERTY SETBACK FROM CURRENT LOCATED AT 824 CEDARWOOD CIRCLE/TOM MITCHELL – Tom:**

I live at 824 Cedar Wood Circle. My wife and I have been looking ahead. We're getting older and starting to feel insecure on the stairs in my house. We like the neighborhood and neighbors. We're hoping to stay in the house. As we questioned what we need to do, we'd like to do an addition on the back of our house to add a family room by the kitchen and we don't have occasion to go downstairs currently. For us to do that, the space in the back from our house to the property line is 31'. I'm not sure when it was surveyed, it might be a 1' difference. The fence has been there for many years. As it stands I could do an 11' addition on the back of the house, but an 11' room makes it hard to configure furniture. It's not quite large enough. That addition would be 16' long, and if I could get a variance, I could make it 13' in depth, and it provides an extra bit of space. Asking around it was suggested I should seek a variance to move ahead with the addition. If we can't get the variance, we've thought to sell the house and find a house that is all on one level. We have grandkids in the area and when they come to visit, the space isn't adequate. Our family room is downstairs and we're constantly having to go up and down the stairs multiple times a day. I'm asking for the 3' section of variance in the 16' area where we'd put in that addition. If I could get a 3' variance, I can add 3' to the room. **Ann:** There are 5 things we have to go through and make sure we can answer these before we can approve it. **Phil:** If you're going to be adding on, couldn't you take the 3' and put on the inside of existing home? **Tom:** That's what the addition is proposing. The floor plan of the addition would butt up to the kitchen and dining room. They're adequate, but not overly large. So, the addition pushing into the existing house would make it awkward for the kitchen. It would need to be redone. There's a doorway from the garage into the house. You look at traffic flow. **Ann:** You're only going to have a door that goes into the new family room. **Tom:** We're planning on making it an open concept. It doesn't leave enough space. **Joe:** Could you go to the other end and make it longer? **Tom:** We have a cement basement stairway that comes out. On the drawing, it's the 6x6 corner. That's the stairway going into the basement. **Chad:** In your letter there's a neighbor within 5' of the rear property line. **Tom:** If you look at their house,

that's coming up to their back-property line about 6'. Over here, they have a deep area but they're on the property line. I don't know that it would open up a precedence. It's a unique situation. **Chad:** How did we let that by, Drew? **Drew:** I interpret 824 to be a 4-sided lot. I would call that a gore or irregular shaped lot. That gore is established as a rear lot line parallel to the front, so you have a potentially 4 or 5-sided lot. Once you hit 10' the required setback for the R-3 zone is 20'. I'm not sure what he has here, but the other side dimensions would be 6' for the short, 10' for the other, and 25' in the front. I think this house is good to go. This other one is a 5-sided lot or gore shaped. It's a different parameter than what he's got. **Tom:** I was referring to that going back to the property line. **Drew:** Which is 6'? **Tom:** I measured it to the fence, and I think it was 5' and some inches.

1. **Literal enforcement of the zoning ordinance would cause an unreasonable hardship for the applicant that it not necessary to carry out the general purpose of the zoning ordinance.**

– **Ann:** Is there something about your property that is unique and there are no other options for us to be able to grant that? **Tom:** We've been in the house 20 years. What's motivating us now is the risks or hazards of having to traverse the stairs all the time. I don't know other than that hazard. **Ann:** That's not something we can look at as a hardship. I think this is one of those that is a bit more difficult. **Phil:** What's the required setback? **Drew:** R-3 zone is 25' in front, 20' in the rear and 16' on the sides together with 6' being the short. **Phil:** If they've been in the house for 20 years, would that apply? **Ann:** Or does it matter? **Drew:** It could if it was zoned differently. I don't know how long it's been R-3, but I assume from other setbacks if he's measuring 6', I assume it's the same. 20's the catch in the rear. **Janet:** Like Ann says. We can't consider a financial hardship. **Tom:** The addition's expensive. Our options would be to move and find another house that's on one level. **Ann:** Would anyone like to make a motion? If there are other options, and sometimes moving is an option. **Tom:** We thought of those stair elevators, too. **Phil:** What's on the other side of your 6'x6'? **Ann:** The stairs. **Tom:** Grass. **Phil:** Could you move the room to that side? **Tom:** If we come out 11' then we have to get new stairs down to the basement because it would cover the stairs. **Drew:** Are you suggesting modifying the stairs? **Phil:** I don't know what's in his house. **Ann:** Or move the whole addition on the other side of the stairs. **Tom:** The other side would come up. **Phil:** What's in the house here? **Tom:** Bedrooms and bathrooms. If we came down that way we still end up with an 11' room. **Phil:** It could be 12'. **Tom:** That wouldn't gain us the ability to have setback to 13'. We'd still be stuck with an 11'. I don't see any point in moving it. **Phil:** You might as well buy a house. I don't see what would require us to do that with this condition. **Joe:** We're having a hard time getting past #1.

**Phil motions that, due to the conditions that exist and the lot not having any certain conditions that requires us to look at this, the variance be DENIED. Janet seconds. All in favor for unanimous decision.**

**REQUEST FOR OTHER HOME OCCUPATION FOR A GUNSMITH SHOP LOCATED AT 1452 S. 550 W./VEST ARMS/TYREL EDDIE – Tyrel:**

I'm an electrician full-time. This is a potential side job. I have a small lathe in my garage that I have built guns for myself for the past 3 years. I've had several friends approach me and asked to put a barrel on for them. I got looking into that and the Feds don't like that unless you get an FFL (Federal Firearms License). To do work on anything for yourself or your immediate family, you have to have a federal firearms license. The ATF requires I be in compliance with the local zoning. I looked up zoning for my area and I think it's R-2. I called the City and they said I need to apply for a home occupation. I would be doing minor work on guns. It's not

my primary job. It would be done in a small corner of my garage. The City inspector was there today. She went over the questions with me. **Ann:** Are there any neighbors that are here to contest this? **Joe:** Have you had any interaction with neighbors? **Tyrel:** I hand delivered most of my notes. It was all positive. There was one letter sent, but other than that everyone was positive about it. Nobody seemed concerned.

1. **The home occupation is conducted entirely within the dwelling and is carried on by members of the family residing in the dwelling.** – **Tyrel:** Yes.
2. **Notice by the applicant shall be given to all property owners of record within a 300-foot radius from the boundary of the proposed home occupation.** – **Tyrel:** I notified residents. I didn't get property owners, so there was 5 that I did miss. I will be contacting them soon. Some of them were renters and I need to go back and contact the property owner. **Ann:** We'll keep that in mind.
3. **Off-street parking will be provided.** – **Drew:** It's a 2,600-sq. ft. home, 900-sq. ft. on the garage, 126-sq. ft. devoted to the business in the garage. He would comply with floor space. Parking, he's got 6. He needs 3 for the business and 2 for the house. He's good.
4. **The home occupation does not involve the use of any accessory buildings.** – **Tyrel:** No.
5. **No commercial vehicles are used except one delivery truck which does not exceed one (1) ton capacity.** – **Tyrel:** No.
6. **The home occupation does not include a drive through.** – **Tyrel:** No.
7. **The home occupation is clearly incidental and secondary to the use of the dwelling for dwelling purposes.** – **Tyrel:** Yes.
8. **Do you intend to have a sign for the business?** **Tyrel:** I put that I may, but not necessarily. **Ann:** There is a requirement on the size of the sign. Before you put a sign up, be sure you know what that is. Drew can tell you about that.
9. **Not more than the equivalent of 25% of the ground floor area of the dwelling is devoted to the home occupation.** – **Tyrel:** Yes. **Drew:** Is your garage attached? **Tyrel:** It is.
10. **The home occupation shall apply for, receive, and maintain a City business license.** – **Tyrel:** Yes.
11. **The activities in connection with the home occupation are not contrary to the objectives and characteristics of the zone in which the home occupation is located.** – **Ann:** It doesn't sound like you'll have customers coming and going. **Tyrel:** No. It would be minimal at most. **Drew:** Are you going to have any powder or primers? **Tyrel:** I'm not planning on doing ammo. I'm just rebarreling rifles. I have them for my personal use, but it's not my plan right now. **Drew:** If you were going down that road, we'd ask that you get with the City fire department regarding storage quantities. **Randall:** They may still ask that when he fills out the normal business license. That's one of the departments that signs off.

**Ann:** We have answered all the questions. Can someone make a motion? **Randall:** Not yet. You can double check to make sure there aren't any other neighbors. There was one neighbor who sent a letter that complained. I think the best thing is to have it in the next packet. You can't vote on it today. **Ann:** We'll table it. You notify the 5 property owners. Do we have the complaint letter? Make sure to look at that. When you come back next month, we'll make sure you're the first one on the agenda and we won't have to go through all the questions. Just that one question. Come back on August 3<sup>rd</sup>, get the letters sent and let Randall know when they're sent. We'll see you next month.

**REQUEST FOR VARIANCE TO INCREASE THE HEIGHT AND SIZE OF A POLE SIGN LOCATED AT 1380 S. MAIN STREET/MAVERIK/DOUG MELDRUM – Doug:**

Just to give an update on our status. We're changing the City ordinance to include that property. It's a text amendment, but it's a map amendment associated with the area. It didn't include Main Street. And the City attorney's working on that. I submitted an application and in that application is a lot of the same signs. I don't think it did a great job of the size in the photographs. Here's the site plan which is under construction now. The sign will be located on the corner. That sign faces North and South, and I-15 runs along the side here. That sign is why I'm asking for the variance and it specifically applies with the code as it sits now. Looking at it, it's behind the trees southbound on I-15 and you can't see it at the offramp. Going North it's halfway behind the sheep overpass. That's where it's located at the current code requirements. **Joe:** Is that 50'? **Doug:** It's 50' above the I-15 elevation. **Joe:** 50' to the top of sign? **Doug:** Yes, and this one is 15 additional feet. **Phil:** It would be 65' to the top. **Doug:** Yes. **Phil:** Are there any signs down on 200 that are in the same range? **Drew:** Existing non-conforming? **Phil:** What is he above our ordinance level? **Drew:** He'd be 15' over. **Randall:** He's 15' over the last variance. **Drew:** Signs may have a height not greater than 50' above the nearest travel way of I-15. That's how the ordinance reads. **Joe:** Have we varied from that in the past on any signage? **Phil:** I thought McDonald's had done that. **Randall:** They came in to change the shape of their sign. Their sign is 100' as measured from its base. It was slightly different if you measured it from the freeway. It is substantially up there. **Phil:** He's under that.

**Randall:** McDonald's is one that if they had left it as is, they were grandfathered. The sign ordinance as it currently stands was drafted after I came here. It's been there a long time. They were changing the sign portion. Another example is the Comfort Inn that's further North on Main from this property. They had a similar complaint that they were not visible from the freeway. They requested a sign height of 85'. They were not visible; competitors have a better view. That was in 2007 and that was denied. **Joe:** How high is that one? **Randall:** They were aiming for 85'. They were not in the same extra sign height for the freeway areas. They were allowed to have a 30' sign and were aiming for a variance of 55'. **Phil:** Are you putting the sign in front or behind the block wall? **Doug:** In front. The block wall is the dotted line North of the sign. It looks like the sign will be at the top of the block wall. **Phil:** Your walls' already high. **Doug:** The sign is 65' now to meet the 50' above the freeway. **Phil:** So, it will be 65' above the block wall. **Doug:** No. 65' above the freeway. **Phil:** What is the height from the wall? **Doug:** The elevation of the footings for the sign is below. **Phil:** If you take your elevation of the block wall to the freeway, your block wall's higher. **Doug:** It's below it. In your packet it gives the overall height of the sign. It might be 85'. **Phil:** From the ground up, 85'; from the freeway up 55' or 65'. **Doug:** It doesn't say the overall height. I think it was 75' from the footing to the top of the sign. **Randall:** Are these different options than your main one? **Doug:** It's the same option; just a larger version. **Randall:** Is this the 70' option? Because that's how you've marked it here. **Doug:** It's showing the 50' and 70' option. There are 2 different drawings. **Randall:** So, it's different than any of these? **Doug:** Correct. **Phil:** So, if you don't go above 50' you can't see it until you're by it. **Doug:** If you look at the photos, you can't see the sign and it becomes a safety factor. If

you're in the left lane and you want to get off, you're coming across one lane and the exit right at the end point. By then it's too late. The other direction you can't see the sign until you pass the overpass. **Phil:** In the picture, is that the height you're asking for? **Doug:** Yes. **Phil:** This is why you need to raise it. **Doug:** I'm seeing half of a sign from the overpass. **Joe:** You have a stronger argument on the other side. **Doug:** I do because it's behind the trees.

**Phil:** Can you talk with UDOT to take a couple trees out? **Doug:** I've talked to UDOT. That's why the wall's there. **Ann:** And there's no other place to put the sign. **Doug:** No. For it to be on site, it has to be there. **Randall:** One argument for the Comfort Inn was similar. They had a power line in between the height they would legally be allowed. A concern of the board at that time was you couldn't see the other businesses signs. The rest of them are blocked by the same trees. Part of the fear of the board was do we create a situation where everyone's sign goes up? They all have the same goal of being visible from the freeway before the off ramp. How do you separate yourself from the other businesses? **Joe:** Did LaQuinta come in for a variance? **Randall:** No. **Ann:** You can see theirs going North. **Doug:** The Golden Corral is behind the exit sign. **Randall:** Do we create a situation where everyone comes in because they want to become more visible? **Phil:** Do you have room to move the sign to the southeast corner? **Doug:** We would gain height but all we're doing is moving it behind the offramp sign. **Phil:** You wouldn't need a variance for that side. **Doug:** Yes, I would. Yescó brought the truck out and hung the sign and posted it at several places at 50' and 65' and that's when we decided the only place that would work for the footing and foundation was at this site. You can see the property line and there's not much room on the corner. That was the only place we had to facilitate a footing like that. It's about the size of a truck. **Randall:** Does that change if the square footage of the sign is down to 300'? **Doug:** The height differentiates the size of the footing and wind load. I assume square footage would increase the wind load, so you'd have to do a bigger footing.

**Randall:** If you notice, he's asking for 2 different things; height and square footage. The square footage of the sign is greater than what the ordinance allows without a variance. **Joe:** How much more? **Randall:** 224-sq. ft. **Janet:** Randall, would it be appropriate for Mr. Meldrum to go to Council and get an ordinance change? Is it a Cedar City ordinance that limits it to 50'? **Randall:** Yes. It's a sign ordinance in the zoning ordinance that sets these limitations. There are things granted by the variance if you treat it like it's in the I-15 interchange areas. They weren't included in that because it was owned by UDOT. We had no reason to add sign benefits for the road. That's why the board initially granted that because they were already in it while they worked through the process to get in there. Outside the area the max sign square footage is 200'; inside is 300' frontage, which they have. They've already been given an extra 100-sq. ft. and are asking for an additional 224' beyond that. If you feel he's met the requirements, you can grant it. Just understand that there are 2 parts that he's requesting: height and size.

1. **Literal enforcement of the zoning ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the zoning ordinance.** – **Ann:** Like Randall said, there's other businesses that have the same problem. You can put up signs saying Maverik on the next exit. **Phil:** You could put it on a billboard. **Doug:** We could. That's an option we talked about that. But there's a safety factor here. If someone wants to get across the freeway, they're not shooting across 2 lanes of traffic and there's a natural obstacle there. Those are creating the hardship beyond our control. **Phil:** The Maverik on the North end of town can that be seen clearly from the freeway both directions? **Doug:** Yes. The difference with that one is that it's not next to the store; it sits

within site. It's almost on the freeway and it's big. **Phil:** You could do the same thing with billboards on this one. **Doug:** I could.

**Phil:** I'm concerned if we grant this we'll have to do this for everybody. We want you to succeed, but we don't want to be bombarded by 100 different businesses coming in and wanting the same thing. **Doug:** You have to ask what stands out on this one that makes it separate from everyone that could apply. **Ann:** What's unique about this piece of property that no one else has? **Phil:** This property is an on and off freeway property. The other properties are hotels. **Doug:** They're destinations. **Phil:** They're going to know the hotels are there anyway. The biggest concern I have is what happens if we do that. **Ann:** Like the Courtyard across the street. **Phil:** We wouldn't be able to do anything about it after this, could we Randall? Unless you can put something that's distinct to allow this so another business wouldn't have that option. They're going to say the same thing. **Randall:** The Comfort Inn and one of the gas stations on 200 N. did the same thing for the same basic reason; to be visible from the freeway. You don't create precedent, but the court is going to ask if your decision is arbitrary and capricious, which is can you make distinction between this one and this one. If you can't make one we're toast. **Phil:** Your only distinction is the safety factor of a right lane-left lane crossing. **Janet:** I say that applies for hotels. I was looking at the signs and the same thing happened to me. If I didn't see the hotel soon enough, I would have missed it. **Ann:** They could all say that. **Phil:** What can you live with height wise? What's our ordinance? **Doug:** Let's bring it to the top of the trees and it's 15'. **Randall:** 65' above the plane of the freeway. **Drew:** The nearest travel way. **Ann:** Can't we cut down the trees? **Jill:** Aren't the trees going to grow? **Doug:** They're cedar trees and they don't grow that much. Those are mature trees. **Janet:** There are other options like a billboard sign. **Doug:** We looked at that, but billboards cost more. **Phil:** It's something that never goes away. **Janet:** But we can't consider financial.

**Phil:** Couldn't you talk to UDOT and top those trees? There's only 1 or 2. **Doug:** Working with UDOT is like an act of congress. That's why the wall's there. I couldn't even change the elevation of the ground adjacent to the wall. **Ann:** We need something other than safety. What else that's unique about your property that no one around has that problem? **Phil:** Have you shot the elevation by the exit or the overpass? **Doug:** One of your staff members said they can show the location to shoot for the elevation that works on I-15. **Phil:** There's a huge elevation difference. **Doug:** That's what she said. She could show me on a map and that's where we pulled it from. We didn't want to get too far from the requirement that said adjacent to it. There's a little latitude we can take, but not much. **Randall:** It just says the nearest travel way. **Doug:** That would be perpendicular to the sign. **Phil:** If you take the freeway across from this point, it's got to be 200'-400' away. **Doug:** That's what we did. We took it down the travel lane. **Phil:** If you put your sign base here, that would eliminate that. You can see the hotels over here. If you move the sign base here, you'd be able to see it. **Doug:** It makes it higher, but we can only go so far above the freeway elevation. **Phil:** Then the trees are gone. **Doug:** On Google Earth, you can see the direction change in there. You're still in the same line. **Phil:** To make it to the entrance of the offramp. That line's what you're looking at. **Doug:** Yes. It's to the West of the City sign. The hotel in the last one blocks the view of the Courtyard. We wanted to be closer, so the angles are better and that's why we located it where it's at. **Randall:** This is what Phil was talking about. If you go more to this corner, would it be more visible here than here? **Doug:** If you do that, it's to the left of the existing sign through the trees. Then the building becomes something that obscures the

sign. **Phil:** With the way the ordinance is written, you're not seeing it from the South. **Doug:** Yes. **Phil:** And if you're coming from the North when do you see it? **Doug:** If you're going to a hotel, you have a reservation most likely. **Janet:** I didn't. **Doug:** But it's a destination. With ours if you miss the exit, it's gone. **Janet:** You can look on those apps and know 10 miles ahead of time which exit to take. **Doug:** It's not a destination for most of our customers.

**Randall:** As we look at the variance side, the question for a hardship has to relate to the property itself. It may be difficult to say that it's a particular type of business, they have a hardship even though the land is the same. Instead of a Maverick, let's say a restaurant went in there. Would they have the same hardship? Would it change if a hotel was there? That's not what the variance is designed for. I have a hard time distinguishing theirs from any other business. **Phil:** Anyone who went there would want a taller sign. Could we use the location of the trees or landscaping and UDOT right of way that maybe the top 5' or 6' of those is what's causing the hardship? **Randall:** How many of these businesses that are there have trees that are close to the same height? There's 4 or 5 businesses that have the same problem. **Joe:** There's one business there that did ask for the variance **Phil:** And that was denied. **Randall:** That's the only one I know of in this area that was denied. **Joe:** It came before the board, but it was denied. **Randall:** In 2007, that was the Comfort Inn at 1288 S. Main. **Ann:** Now, it's the Clarion. **Randall:** We had McDonald's that was replacing it and keeping the post, and a gas station and a Subway at the time that wanted a higher height, because they couldn't be seen over other signs. They were also denied. Those ones are the most comparable over the last 13 years.

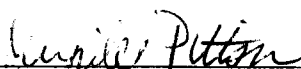
**Phil:** There's the height of the sign and size of the sign. Is the size going to affect any of the other businesses? Are they going to restrict the view of another business? **Ann:** I think we'll have the same problem. You'll have businesses wanting a bigger sign. I know on their side of the freeway unless you know where you're going you can't find the Hampton Inn. Their sign is very low. **Joe:** I'm not sure we're getting past #1. **Ann:** I'm not sure we can either. Thoughts? **Joe:** The question is unreasonable hardship. You have an option. **Phil:** I think Janet made a good suggestion. Go to City Council and change the ordinance. **Doug:** How likely would it be for the council to do something like that? It opens it up for everyone else. But then, it's legal. **Drew:** The process would be project review, planning commission, then City Council. **Phil:** That's better than us opening the door for everybody. **Randall:** The advantage of this approach if you went to council is you can create rules that staff can interpret and under certain circumstances, you can get a certain height. We're trying to create a way to distinguish yours from somebody else and we're trying to creating a rule. We're not sure at this point what that rule would be. If you can create a rule, you're not opening it up to everyone. There's a good chance they'll approve it. Our council tends to be pro-business, but they don't want to see a lot of signs. It will be difficult to create a rule that benefits a particular class that includes you, but not everybody else in range of a highway. **Doug:** You've seen the progress of the site. It's time to order signs. If we receive the variance tonight, we'll order the taller sign. If we don't, we'll order the smaller sign. I don't know that we would pursue the avenue with City Council. It would take a long time and we need to order it now and put it in for when the store opens. We're pushing the limit to get that done before opening. From our side that's the direction we would take. **Ann:** I think we're all feeling like there's nothing unique enough about your property that any of the other properties have. They can say the same thing. We're stuck there. **Doug:** What's an example of that? **Randall:** If you had a portion of that property that was unbuildable and impossible to

put a sign in, you could potentially make that argument. We've given a variance on the size, other than the McDonalds one that was grandfathered.

**Phil:** Does the sign have to be on the property, or could you put a billboard? **Doug:** That's a good question. **Phil:** There's billboards along the way. If you could just move it South 400', you'd be perfect. **Doug:** Our sign on the North end of town isn't on site. **Drew:** My guess is it's through UDOT. **Randall:** We have an on premise and off premise requirement. We don't allow new off premise signs in Cedar City. We're ok with the billboards we have. There may be a possible exception since you don't own the property. **Doug:** We're leasing all of it. We don't own it, but our landlord does. We have the option to purchase the property. What happens if we put it on the adjacent property since it's the same parcel and purchase our parcel later? Does that become an illegal sign? **Randall:** If it's part of a planned commercial center, you can have a shared sign. **Doug:** What would justify a planned commercial center? 2 businesses? **Randall:** 2's fine. It's not the number of businesses. They have to be part of a planned area. Here's the definition of a planned commercial center: A commercial location where 2 or more businesses located in one or more main buildings with recorded shared access and parking easements. **Doug:** This would apply under that, but what about separate ownerships? **Randall:** It doesn't matter. As long as you have recorded shared access and parking easements. **Doug:** We may need an easement in the future if the adjacent parcels developed. **Randall:** Just record it. **Doug:** I'm not sure if we've recorded the plat for this yet. **Randall:** That's an option if moving your sign south is part of a planned commercial center. **Doug:** That's something to look at. **Randall:** Make sure when you go to City Council talk about including this all the rest into I-15. **Doug:** We need to explore this before we order the sign. What does it take to create the planned commercial area? **Randall:** Get those recordings in. **Doug:** We make adjustments in the plat and record it that way. Then it's approved by the staff. **Drew:** You may need to talk to the engineering department. **Randall:** It can potentially be done without coming back to a board or council. **Phil:** At this point in time, we're going to deny the variance and have him work on that. **Randall:** Yes. Your decision here doesn't legally have an effect on what he's going to do.

**Joe motions to DENY the variance to increase the height and size of a pole sign for the Maverick store. Phil seconds. All in favor for unanimous decision.**

**ADJOURN:** The meeting adjourned at 6:25 p.m.

  
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Onjulee Pittser  
Executive Assistant