



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, August 16, 2023, 6:00 p.m.
AGENDA**

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our [live stream channel](#).

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION - Time dedicated to public comment. Comments will be limited to three (3) minutes.
No actions may be taken by the Planning Commission due to the need for proper public notice.

3. MINUTES FOR APPROVAL

3.1 April 5, 2023

3.2 July 19, 2023

3.3 August 2, 2023

4. BUSINESS ITEMS

4.1 Sign Standard Waiver – Mister Car Wash

Ruth Gillies with Gillies Sign & Design has applied for a Sign Standard Waiver regarding the Mister Car Wash currently under construction. The waiver would allow for an increased height and glow effect in the single-tenant monument sign and increase the quantity, location, and size of the wall signs proposed. The Planning Commission will act to either approve or deny the Sign Standard Waiver Application.

5. WORK SESSION

5.1 Transportation Masterplan

Josh Gibbons with Hales Engineering will present a workshop regarding the Transportation Masterplan.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. ADJOURNMENT

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Anthony Fletcher, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at anthonyf@vineyardutah.org.

The foregoing notice and agenda was posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON: August 14, 2023.

NOTICED BY: /s/ Anthony Fletcher
Anthony Fletcher, Planner



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday April 5, 2023, 6:00 p.m.**

REGULAR SESSION

Attendance:

Planning Commissions Members: Craig Bown, Anthony Jenkins, Tay Gundmundson, and Bryce Brady

Commissioners excused: Chris Bramwell, Steve Anderson, and Graden Ostler

Staff: Naseem Ghandour, Public Works Director; Cache Hancey, Planner; Morgan Brim, Community Development Director; Briam Perez, Senior Planner; and Rachel Stevens, Planning Technician

Others: Tim Blackburn, Nathan Newell, David Robins, Angela Trego, Travis Irwin, Residents; Bryton Shephard, Consor Engineering

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Anthony Jenkins led the pledge and gave an invocation.

2. OPEN SESSION –

There were no public comments.

3. MINUTES REVIEW AND APPROVAL

3.1 March 1, 2023

MOTION: Anthony Jenkins made a motion to approve the minutes from March 1, 2023. Tay Gundmundson seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, Tay Gundmundson, and Bryce Brady. The motion passed unanimously.

4. BUSINESS ITEMS

4.1 PUBLIC HEARING – Central Corridor Master Plan

Briam Amaya Perez presented a master plan which specifies the city's intended use and programming for the approximately 80-acre open space area in the center of the city commonly known as the Corridor. Those uses include but are not limited to public open space, recreation, transportation options, economic development, and open space preservation. Additionally, this plan provides details for the proposed programming and future implementation.

 Craig Bown asked what the viewing structure in the wetlands was. Briam Perez answered it is a board walk-out for viewing the wetlands.

 Gammon Park highlights include a multiuse field, an all-together playground, pedestrians' enhancements, community center. Concerns from residents were addressed by providing a parking lot along Center Street, adding additional buffering and

trees, and stating that existing healthy trees will be kept and unhealthy trees will be removed.

 Highlights of the Fish Hook area include a skate park, playground, pump track, pickleball courts, slacklining, a parking lot expansion, and additional shading.

 Additional changes throughout the Corridor Plan include additional shading, seating, and picnic areas.

 Briam Perez showed images which will inspire the park plans.

 MOTION: Tay Gundmundson made a motion to open the public hearing. Anthony Jenkins seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, Tay Gundmundson, and Bryce Brady. The motion passed unanimously.

The following individuals came forward during the public hearing.

 Nathan Newell expressed his appreciation for the City listening to residents. He asked what the intentions are for the recreation fields and if they will be rented out. He asked if each property owner will be consulted for landscaping and trees along Gammon Park.

 Travis Irwin asked about lighting at Gammon Park. He also expressed excitement for the all abilities park.

 Dave Robbins expressed thanks for all the work that has gone into the plan and that many of his concerns have been addressed. He is still concerned about the street parking along Center Street and reducing the speed limit.

 Nathan Newell stated that he wants to have enough parking for all the amenities playground at Gammon Park.

 Tim Blackburn handed out a copy of his proposed changes to the Planning Commission. See them attached in Appendix A. He expressed his appreciation for including the heritage and history of Vineyard in the corridor plan and would like to see more of that language written down.

 Bryce asked staff for answers to questions asked by the public. Morgan Brim and Briam Perez answered the questions. The fields will be used by Vineyard Parks and Recreation department to fulfill their programs. The baseball field is approximately 80-90 feet away from the houses. The public works department will discuss with each resident whether they would like trees along there backyard. The baseball field will be used by small children. There will be no big lights. There may be lighting in the parking area, however, they will be downlit and no taller than 20 feet in height, and turned off at an appropriate time. Staff will work with a traffic consultant for designing street parking.

 MOTION: Tay Gundmundson made a motion to open the public hearing. Craig Bown seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, Tay Gundmundson, and Bryce Brady. The motion passed unanimously.

 MOTION: Tay Gundmundson made a motion to forward a positive recommendation of the Central Corridor Plan as presented by staff and with the recommended amendments found in Appendix A to the City Council. Craig Bown seconded the motion. ROLL CALL: Those voting aye: Craig Bown, Anthony Jenkins, Tay Gundmundson, and Bryce Brady. The motion passed unanimously.

4.2 **PUBLIC HEARING – Zoning Text Amendment - Domestic Livestock and Fowl**

Cache Hancey presented an ordinance which would provide greater allowance for

domestic fowl in lots less than 1 acre and would permit a certain number of chickens based on lot size.

 MOTION: Anthony Jenkins made a motion to open the public hearing. Craig Bown seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, and Bryce Brady. The motion passed unanimously.

There were no public comments.

 MOTION: Anthony Jenkins made a motion to close the public hearing. Craig Bown seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, and Bryce Brady. The motion passed unanimously.

 MOTION: Anthony Jenkins made a motion to forward a positive recommendation to the City Council. Craig Bown seconded the motion. ROLL CALL: Those voting aye: Craig Bown, Anthony Jenkins, and Bryce Brady. The motion passed unanimously.

4.3 PUBLIC HEARING – General Plan Amendment – Public Facilities and Services

Briam Amaya Perez presented a General Plan amendment to the Public Facilities and Services elements of the General Plan. This will update the goals and strategies of managing public facilities and services throughout the City.

 Craig Bown asked where the budget has been increased from \$100,000 to \$300,000. Naseem Ghandour answered that most of the funding comes from the gas tax and some money come from storm water fees. Most of the money gets handed down to cities from the State.

 The presentation continued. There was a discussion on how plans are implanted and how the public can provide input.

 The presentation continued.

 Craig asked if a timeline is attached to each goal. Briam Perez answered that a timeline can be found in the implementation plan.

 MOTION: Craig Bown made a motion to open the public hearing. Anthony Jenkins seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, and Bryce Brady. The motion passed unanimously.

 MOTION: Craig Bown made a motion to close the public hearing. Anthony Jenkins seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, and Bryce Brady. The motion passed unanimously.

 MOTION: Craig Bown made a motion to forward a positive recommendation to the City Council. Anthony Jenkins seconded the motion. ROLL CALL: Those voting aye: Craig Bown, Anthony Jenkins, and Bryce Brady. The motion passed unanimously.

5. WORK SESSION

5.1 Sign Code Zoning Text Amendment

Cache Hancey presented proposed changes to the Sign Code regarding wall art and murals.

6. TRAINING SESSION

6.1 There are no training sessions scheduled.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Anthony Jenkins reported that he will be attending Move Summit.

Naseem Ghandour gave an update on Public Works events.

Morgan Brim gave an update and Community Development events.

8. ADJOURNMENT

Bryce Brady adjourned the meeting at 7:15 pm.

Certified correct ON: April 19, 2023

NOTICED BY: /s/
Rachel Stevens, Planning Tech

DRAFT

Appendix A

Recommended Enhancements

to the

Vineyard Central Corridor Master Plan

Presented by Tim Blackburn, April 5, 2023

1. Pg. 14, 2nd "Whereas" currently states "The Vineyard CCMP provides guidance for future development....and places an emphasis on enhancing and preserving sensitive, natural features and creating additional recreational facilities and amenities; and..."

Recommend amending said statement to read:

"...enhancing and preserving sensitive, natural *and historical and cultural* features and creating additional recreational *and historical and cultural* facilities and amenities; and ..."

2. **Recommend amended wording in 3.0 "Conclusion"**

1st paragraph, 1st sentence to read: "The Vineyard CCMP aims to provide a comprehensive strategy for enhancing the recreational amenities, *heritage preservation and education* and trail connections in the area".

1st paragraph, 2nd sentence to read: "The purpose of this open space masterplan is to expand the existing recreational *and historical preservation and educational* options by providing recommendations and framework for future development."

3rd paragraph, 1st sentence to read: "The proposed plan...trail connections and recreational *and historical* amenities..."

3rd paragraph, 2nd sentence to read: "...into a more enjoyable recreationally centered *and historically rich* environment."

3. Page 34. Change the name of the picture from "Heritage Community Center **to** "Heritage and Cultural Community Center"
4. Page 37. Change from "Community Gardens/Trails **to** "Heritage and Community Gardens/Trails"



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday July 19, 2023, 6:00 p.m.**

Attendance:

Planning Commissioners: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler

Those Excused: Steve Anderson and Tay Gundmundson

Staff: Rachel Stevens, Cache Hancey, Anthony Fletcher, Planners; Morgan Brim, Community Development Director; Naseem Ghandour, Public Works Director; Patrick James, Staff Engineer

Others Present: Daria Evans, Russ Evans, Jordan Christensen, Thomas Pool, Angela Trego, Tyler Haroldson, Dale Thedra

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Bryce Brady opened the meeting. Chris Bramwell led the Pledge of allegiance, offered an invocation, and inspirational thoughts.

2. OPEN SESSION –

Daria Evans made a public comment about the Villa's Town Hall meeting. She asked about the shoreline improvement grant.

Thomas Pool asked about plans for the intersection at Vineyard Loop Road and Main Street. Patrick James stated that staff is working on a pedestrian crosswalk at that intersection. Thomas Pool asked another question about the intersection at 80 W and Vineyard Loop Road. He requested a crosswalk.

3. MEETING MINUTES

3.1 June 21, 2023

MOTION: Anthony Jenkins made a motion to approve the meeting minutes from June 21, 2023. Chris Bramwell seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

4. BUSINESS ITEMS

4.1 Site Plan - Central Utah Water Conservancy District (CUWCD) Well house #7

Anthony Fletcher presented the site plan applications for items 4.1, 4.2, and 4.3. CUWCD is requesting site plan approval for three new pump houses located at approximately 400 E 400 N, 700 E 1300 N and 800 E 250 N. The well pump houses will improve water efficiency in the region.

 Chris Bramwell asked a question regarding well site #16. There will be a paved road leading to the well house.

 There was a discussion concerning the access and maintenance of the trail near well site #7.

 MOTION: Craig Bown made a motion to approve site plans for well house #7, 16, 17 with the conditions discuss and it the staff report. Anthony Jenkins seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

4.2 Conditional Use Permit and Site Plan - Central Utah Water Conservancy District (CUWCD) Well house #16

4.3 Site Plan - Central Utah Water Conservancy District (CUWCD) Well house #17

4.4 Public Hearing - Zoning Text Amendment – 15.12.060 – Dimensional Standards Table

Cache Hancey presented the Zoning Text Amendment which is a request from Bird Homes to increase the maximum height from 60' to 70' in the RMU district. The maximum residential use has been reached in the RMU district. The applicant is requesting this change to construct office buildings.

 The applicant, Bird Homes, came to the lectern. He stated the goal is to build 3 Class A office spaces that are 4 stories each. The applicant is requesting the extra height to allow for rooftop equipment and for taller stories.

 There was a discussion as to whether the applicant could dig below grade. The developer stated that the buildings need to stay at grade due to the footings required. Morgan Brim stated four stories seems a reasonable height for this location. He stated that view corridors will not be interrupted. He stated that the City would like to see more employment in the RMU district.

 There was a discussion regarding a future text amendment allowing for more residential. Bryce Brady stated he would not be in favor of more residential in the RMU district.

 MOTION: Criag Bown made a motion to open the public hearing. Anthony Jenkins seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

Angela Trego made a comment that she and her neighborhood are not in favor of this text amendment. She stated that this amendment does not support the General Plan and will affect the views.

Tyler Haroldson made a comment that he was not worried about the view. He stated he was not happy with how mixed use has turned out and that the area is not walkable. He asked staff about increasing setback of the office building.

 Daria Evans stated that she is not in favor of the zoning text amendment. She is also concerned about maintaining views. She is concerned about setting a precedent for future developers.

 Jordan Christensen made a comment that he feels the change is marginal and residents will benefit from the zoning text amendment.

 Dale Thedra made a comment that she moved to Vineyard because it felt like an organized and a well-planned community. She stated her view is very important to her. She stated that increasing the building height is unnecessary in this zone.

 MOTION: Anthony Jenkins moved to close the public hearing. Craig Bown seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

 Anthony Jenkins stated that he likes to address all changes at once. He would like to see a residential zoning text amendment the developer mentioned. . Craig Bown stated he would also like to know what else is coming, and perhaps enter into a development agreement. A discussion ensued concerning view corridors.

 There was a discussion regarding office ceiling height.

 Chris Bramwell stated he is uncomfortable with raising the height in the entire RMU zone and asked if there was a way to create an exception. A discussion about different options ensued.

 Bryce stated that he would like to see view corridor plans because the view is very important.

A discussion about a development agreement ensued.

 There was a discussion on previous applications for this site. A discussion about variances ensued.

 There was a discussion on what action the planning commission will take.

 MOTION: Anthony Jenkins made a motion to continue item 4.4 and for the applicant to come back with specific site specific locations, view lines, and traffic analysis. Craig Bown seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

4.5 **Public Hearing - Zoning Text Amendment – 15.38.030 Parking Requirements**

Cache Hancey presented the zoning text amendment to parking requirements. The proposal would remove the 10 additional parking stalls required for visitors for hotels and motels. A comparison of parking requirements in surrounding cities was shown.

 The applicant, Karla Mata, came forward to the lectern and answered questions from the Planning Commission.

 MOTION: Anthony Jenkins made a motion to open the public hearing. Craig Bown seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

The following individuals came forward to make a public comment:

Daria Evans

Tyler Haroldson

Jordan Christensen

Russ Evans

 MOTION: Craig Bown moved to close the public hearing. Anthony Jenkins seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

There was a discussion on parking study's and hotel occupancy rates.

There was a discussion concerning commercial business parking, and that they are incentivized to provide adequate parking.

Several Planning Commission members provided thoughts on the Zoning Text Amendment.

 MOTION: Craig Bown moved to recommend approval of ordinance 2023-27 to the city council as presented. Anthony Jenkins seconded the motion. ROLL CALL: Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

5. WORK SESSION

5.1 General Plan Amendment to Element 10 Technology Goal 2 regarding the protection of personal privacy in technology advancements.

The Planning Commission discussed a General Plan Amendment to address privacy concerns. No action will be taken.

Morgan Brim led the discussion. The city council has asked staff to pursue this update. As technology increases, privacy concerns increase as well. This would create a policy that as technology advances privacy is a top priority.

 A discussion concerning transparency and SMART city technology ensued. Chris Bramwell stated he would like to be on the subcommittee for this General Plan update.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Anthony Jenkins discussed how to make the application process smoother for staff, applicants, and the Planning Commission.

Morgan Brim provided updates on the Economic Development Strategic Plan and a Parking Study. gave updates: working on EDSP, working on parking study.

Bryce Brady and Anthony Jenkins terms are almost over.

7. ADJOURNMENT

Bryce Brady adjourned the meeting at 8:21 pm.

Certified correct on: August 16, 2023

NOTICED BY: /s/
Rachel Stevens, Planner



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, August 2, 2023, 6:00 p.m.
AMENDED AGENDA**

Attendance:

Planning Commission Members: Anthony Jenkins, Bryce Brady, Tay Gundmundson, and Graden Ostler.

Planning Commissioners Excused: Steve Anderson and Chris Bramwell

Staff Present: Morgan Brim, Community Development Director, Naseem Ghandour, Public Works Director; Cache Hancey, Anthony Jenkins, and Rachel Stevens, Planners

Others Present: Russell Evans, Daria Evans, Wendy Purrington, Eileen Erickson, Dustin MacGillivray, Jacob Hannemann, Residents; Cody Brazell Woodbury Corp; Ryan Podman, Greg Bird, Brian Bird, Bird Development; Matt Brown, NW Brown Engineering; and Bronson Tatton, Flagship

REGULAR SESSION



CALL TO ORDER

Bryce Brady called the meeting to order at 6:01 pm.

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE led by and given by Anthony

The Pledge of Allegiance was led and an invocation offered by Anthony Jenkins.



OPEN SESSION –

The following individuals came forward to make a comment.

Daria Evans made a comment concerning pedestrian and bicycle crossings.

3. BUSINESS ITEMS



3.1 Public Hearing - Zoning Text Amendment – 15.12.060 – Dimensional Standards Table

This item was continued from the July 19, 2023 Planning Commission meeting. Bird Homes, LLC has applied for a zoning text amendment to increase the maximum building height for properties located within the Regional Mixed Use (RMU) Zone. The current code allows for a maximum height of 60 feet, the change would increase maximum height to 70 feet in the RMU.

Cache Hancey presented an update on the zoning text amendment with a request to see view sheds.

Matt Brown, NW Brown Engineering, presented and explained the view corridors.



There was a discussion concerning restricting the height increase to a certain area of the RMU.



There was a discussion concerning the northern setback, neighboring Edgewater townhomes.

Matt Brown came forward and said the applicant wants higher floor to ceiling stories to provide space for mechanical equipment and provide a higher quality building.

There was a discussion concerning privacy.



MOTION: Anthony Jenkins made a motion to recommend approval of the zoning text amendment with the following conditions: it shall be limited to non-residential uses and limited to Lot 1 and 2 and Plat B. Graden seconded the motion.

Bryce allowed for a public comment and questions.

Daria Evans came forward and asked a question. road.

 ROLL CALL: Those voting aye: Bryce Brady, Anthony Jenkins and Graden Ostler. Those voting nay: Tay Gundmundson. The motion passed with a vote of 3 to 1.

3.2 **Site Plan Application – Lake Promenade**

Flagborough has applied for a site plan application in the Vineyard Downtown District. This site plan will provide 15.5 acres of open space near Vineyard Connector and Main Street.

 Sam from OJB presented the site plan application. He gave an overview of the six blocks. Block 1 will be the beginning of a destination.

 Block 2 is called Market Square.

 Block 3 is called Civic Square and has an art feature.

 Block 4, the Greenway, has a pavilion in center flanked by green spaces.

 Block 5, Civic Park, will be a large green space with playgrounds and sport courts. There was a discussion about maintenance and ownership. The park will be open to the public regardless of who maintains it.

 There was a discussion about landscaping the Vineyard Connector right of way. There was a discussion concerning water-wise landscaping.

 Block 6 is the largest with a stage and event area.

The applicant presented the architecture review.

There was a discussion concerning shade in the play areas.

 Block 6 has a performance pavilion designed to support small concerts.

 There was a presentation on the material palette review. There was a discussion concerning the transitions between each block and the flow of pedestrian traffic.

 The applicant gave a planting design review.

 The applicant gave a lighting design review.

 The applicant finished the presentation.

 There was a discussion concerning the future pool area.

The Planning Commission shared their thoughts about the Lake Promenade.

 The following individuals came forward to make a public comment.

Daria Evans asked several questions.

 There was a discussion concerning an escape park.

There was a discussion concerning the timeline of the construction of the promenade.

MOTION: Tay Gundmundson made a motion to approve the site plan application with the following conditions:

- The irrigation plans should include dedicated lines to the trees to ensure that watering trees is prioritized.
- Trees shall have proper root system including zone and soil type, approved by the City Arborist
- A proving period for trees and plants needs to be conducted with the City Arborist prior to planting.
- All plantings shall have an establishment period of 2 years before the obligation by the developer is met. If a planting fails, the establishment period resets.
- All trees and plantings that delineate from the Vineyard Landscape Manual shall be approved by the City Engineer or his designee.
- The irrigation plans should include dedicated lines to the trees to ensure that watering trees is prioritized.
- Trees shall have proper root system including zone and soil type, approved by the City Arborist
- A proving period for trees and plants needs to be conducted with the City Arborist prior to planting.

- All plantings shall have an establishment period of 2 years before the obligation by the developer is met. If a planting fails, the establishment period resets.
- All trees and plantings that delineate from the Vineyard Landscape Manual shall be approved by the City Engineer or his designee.

Anthony Jenkins seconded the motion. The motion passed unanimously.

4. **COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

The following individuals gave a report: Tay Gundmundson, Cache Hancey, and Rachel Stevens.

5. **ADJOURNMENT**

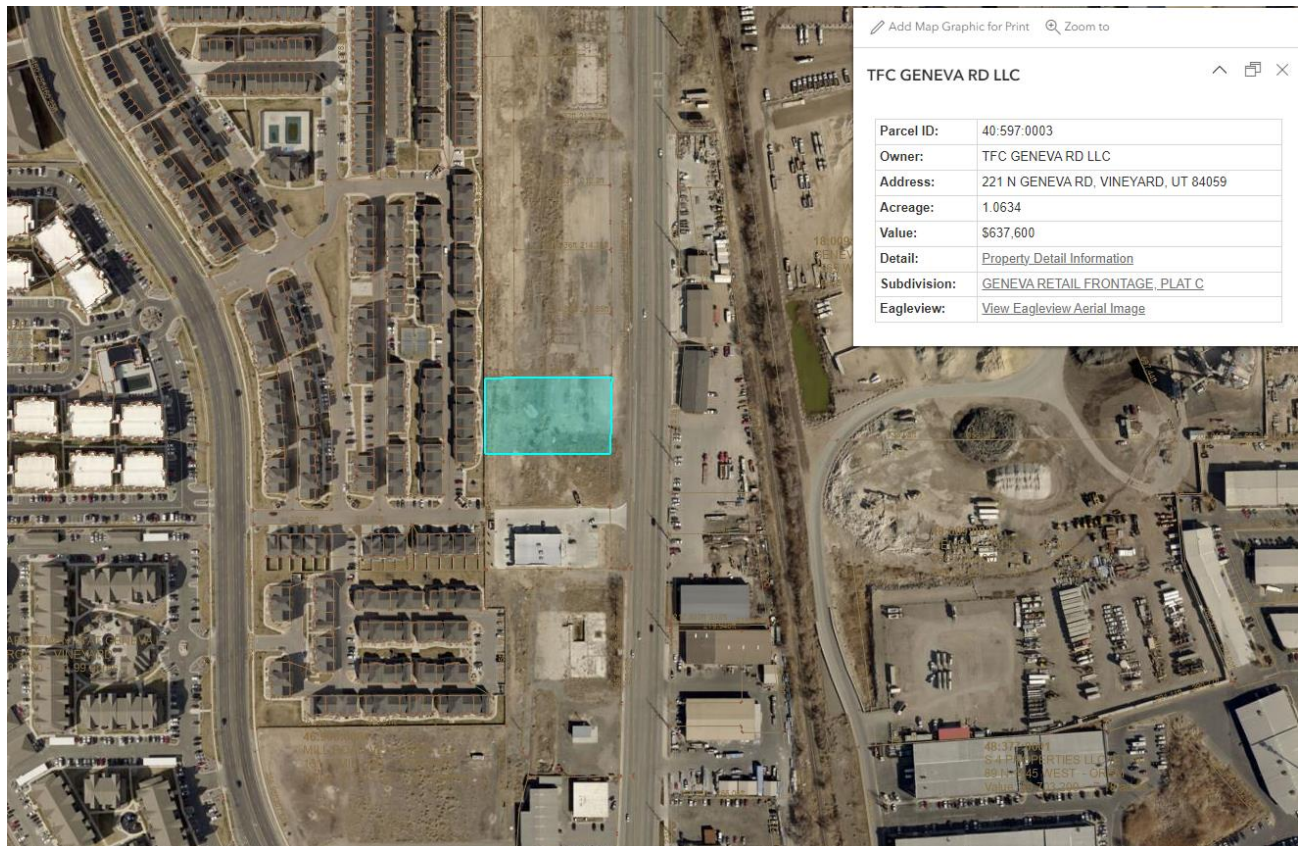
 Bryce Brady adjourned the meeting at 8:15.

CERTIFIED CORRECT ON: August 16, 2023.

CERTIFIED BY: /s/
Rachel Stevens, Planner

Community Development

Date: August 16, 2023
From: Anthony Fletcher, Planner
To: Planning Commission
Item: Mister Car Wash Sign Standard Waiver
Permit: PLAN23-0010 (City Inspect, within the Planning and Zoning Module)
Address: 221 N Geneva Road, Vineyard, Utah, 84059
Applicant: Ruth Gillies, Gillies Signs & Design
Owner: TerraForm Companies, Elliot Smith



ANALYSIS

The applicant, Ruth Gillies, with Gillies Sign & Design, is proposing to install one (1) single-tenant monument sign and multiple additional wall signs on each elevation of the Mister Car Wash. A sign standard waiver is required to fulfill the following requirements:

- Single-tenant monument sign height and glow effect
- Number, location, and size of wall signs on each elevation.

The proposed single-tenant monument sign measures 10FT in height. Vineyard Zoning Code (VZC) 15.48.070 'Sign Standard Table' allows single-tenant monument signs within the Geneva Retail Mixed Use (GRMU) Zoning District to measure a maximum height of six (6) feet in height. VZC 15.48.040(4)

'Sign Standard Waiver' states, "In no event shall a Sign Standard Waiver contain a freestanding sign that exceeds by more than twenty feet (20') for multi-tenant signs and ten feet (10') for single tenant signs." Therefore, the Planning Commission may approve the height of the applicant's single-tenant monument signs per the criteria stipulated above. Moreover, the applicant has proposed halo-lit logos on the single-tenant monument signs. VZC 15.48.040(11)(c) 'Sign Illumination' states, "A halo effect is not allowed except through a Sign Standard Waiver." In summary, the Planning Commission will consider approval of both the height and the halo effects of the single-tenant monument sign as part of the Sign Standard Waiver Application.

The application also proposes additional wall signs on each elevation, beyond the 1 maximum as allotted by the VZC 15.48.070 "Sign Standard Waiver". On the West and North elevations, there are two wall signs being proposed and on the South and East elevations, three wall signs are being proposed. The car wash entry/directional signage is included on the wall sign area for the East elevation. On the West and East elevations, one of the wall signs is located outside 80% of the building frontage. Each elevation maintains 5% wall sign coverage; thus, the sign standard waiver is only required to approve the additional number of signs and waive the requirement to be located within 80% of the building frontage.

Below are the sign percentages for each elevation:

- North Elevation: 3%
- South Elevation: 5%
- East Elevation: 8%
- West Elevation: 7%

The criteria for approval of the additional wall signs states "The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and wayfinding for the safety of the occupants of vehicles and pedestrians. Factors to be considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas."

STAFF RECOMMENDATION

Staff recommends approval of the Sign Standard Waiver Application.

CONDITIONS

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state, and local laws.

PROPOSED MOTION

"I move to approve the sign standard waiver application as requested by Ruth Gillies, with Gillies Sign & Design with the proposed conditions."

ATTACHMENTS

Sign Plan

Final elevations/details, in color (shows the dimensions, materials, colors, design, and method of illumination, for all proposed signs)

Customer Approved

7-27-2023



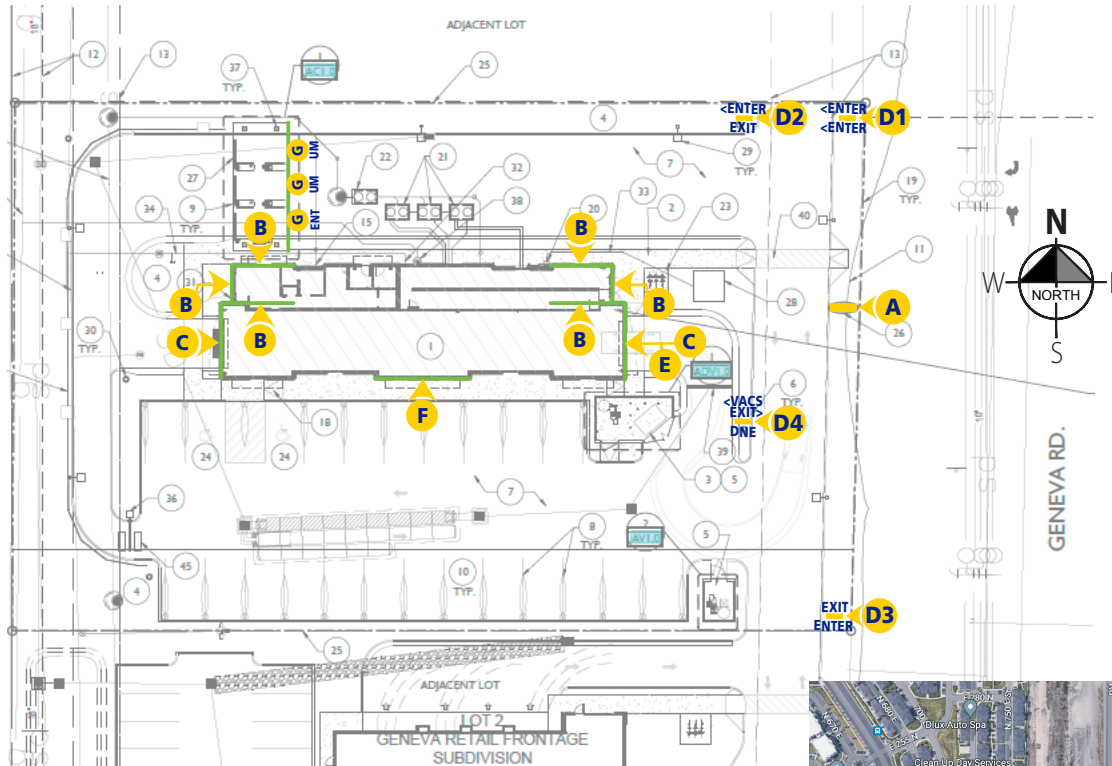
UT 1541 Vineyard, 179 N Geneva Rd, Orem, Utah, 84057



UT 1541 Vineyard
179 N Geneva Rd, Orem, Utah, 84057

Site Plan

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.



- A** 4'-8" x 7'-0" Sparkle Sign DF-CP Sign @ 10' OAH - 46 sq. ft.
- B** Mister Channel Letters (Opaque Center Sparkle)
- C** 7'-0" x 5'-7" Hollow Sparkle Accent Lighting
- D1** 1 qty., 3'-9" x 2'-5" Directional Sign
- D2** 1 qty., 3'-9" x 2'-5" Directional Sign
- D3** 1 qty., 3'-9" x 2'-5" Directional Sign
- D4** 1 qty., 3'-9" x 2'-5" Directional Sign
- E** 15" EXIT Illuminated Informational Signage
- F** 36" FREE Vacuums LED Channel Letters
- G** 1 qty., 18" Enter & 2 qty., 20" Unl. Members LED Illuminated Wayfinding Signage - Green indicator Dot
- H** Indicates Yellow LED Accent Lighting

FILE# 23-3-280-F-MISTR-S5

JY

Customer Approval
or Comments:

Scale: NTS

Date: 7-27-2023

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

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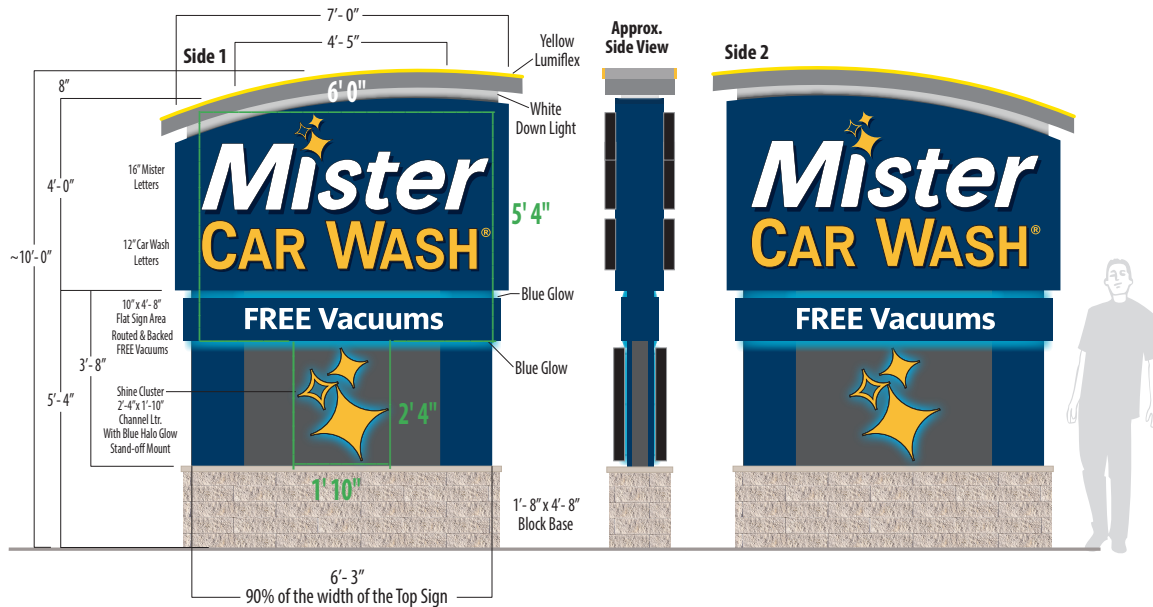
UT 1541 Vineyard
179 N Geneva Rd, Orem, Utah, 84057

SIGN - A

4'- 8" x 7'- 0" Sparkle Sign DF-CP Sign @ 10' 0AH - 46 sq. ft.

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

NOTE: Lower end of sign arch to be installed toward the street.



6' X 5' 4" = 32 SQ FT
2' 4" X 1' 10" = 4 SQ FT
SIGNAGE TOTAL AREA 36 SQ FT

CORPORATE COLORS:			
PMS			
	PMS 123 C	PMS 2955 C	
VINYL			
	3630-125	3630-8119	Custom Vinyl
FLEX			
	Match 3M Color	Match 3M Color	

FILE# 23-3-280-F-MISTR-A3

JY

Customer Approval
or Comments:

Scale: 1/4" = 1'- 0"

Date: 7-27-2023

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

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UT 1541 Vineyard
179 N Geneva Rd, Orem, Utah, 84057

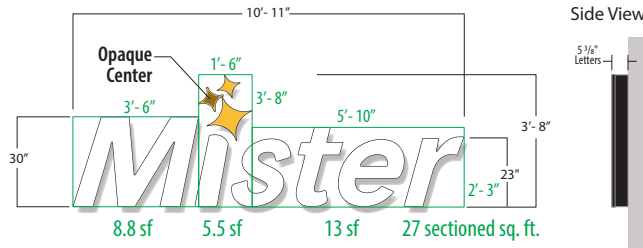
SIGNS - B, C

3'-8" x 10'-11" Mister Channel Letters - 7'-0" x 5'-7" Sparkle Accent Lighting

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

All Mister Letter Sets on Towers need to be on the same continuous plain (bottoms lined up).

B M40 3'-8" x 10'-11" - 27 sq. ft. - NEW OPAQUE CENTER SPARKLE



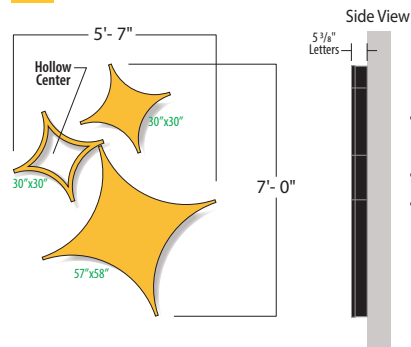
- Sparkles: Left Middle = Yellow Vinyl with Opaque Vinyl behind, Illuminated Yellow outline, 2 remaining Sparkles are Yellow Vinyl over #7328 White Acrylic, LED Illumination
- Mister: White - #7328 White Acrylic, Black 1" Trim Cap - Black Returns, LED Illumination

VINYL 3630-125 Opaque



Sparkles should be centered up and down and left to right on the tunnel exit/entrance.

C 7'-0" x 5'-7" Sparkle on Tower of Tunnel Entrance - 40 sq ft

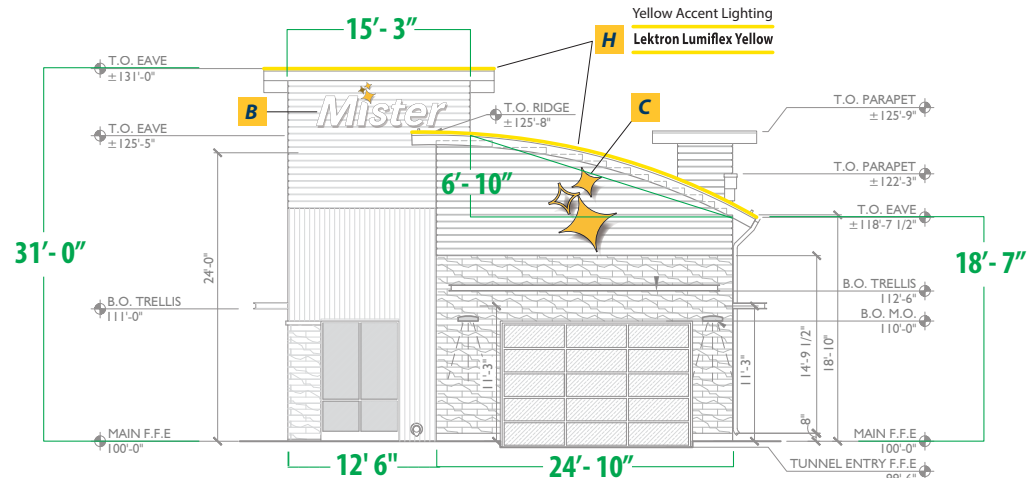


NEW HOLLOW SPARKLE SET

- Sparkles: Left Middle, Hollow with a Yellow outline, 2 remaining Sparkles are Yellow
- Black 1" Trim Cap - Black Returns
- LED Illumination - Principal Quick Mod 7100K White LEDs and Power Supplies

VINYL 3630-125

ELEVATION TOTAL = 958 SQ FT
PROPOSED SIGNS 27 + 40 = 67 SQ FT
7% OF WEST ELEVATION



CAR WASH TUNNEL ENTRY ELEVATION - WEST

1/16" = 1'-0"

CORPORATE COLORS:		
PMS	PMS 123 C	PMS 2955 C
VINYL	3630-125	Custom Vinyl 3630-8119
FLEX	Match 3M Color	Match 3M Color

BUILDING COLORS:	
SW 6255	Morning Fog
SW 7665	Wall Street
SW 9178	In The Navy

FILE# 23-3-280-F-MISTR-B3

JY

Customer Approval
or Comments:

Scale: 3/16" = 1'-0"

Date: 7-27-2023

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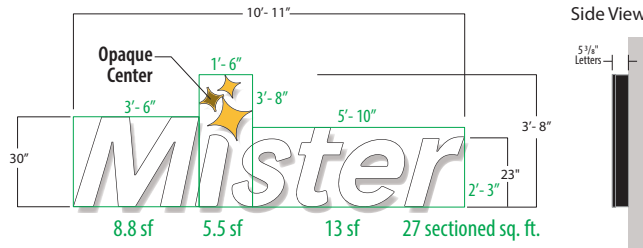
SIGNS - B, C & E

3'-8" x 10'-11" Mister Channel Letters - 7'-0" x 5'-7" Sparkle Accent Lighting - 15" EXIT Letters

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

All Mister Letter Sets on Towers need to be on the same continuous plain (bottoms lined up).

B M40 3'-8" x 10'-11" - 27 sq. ft. - NEW OPAQUE CENTER SPARKLE



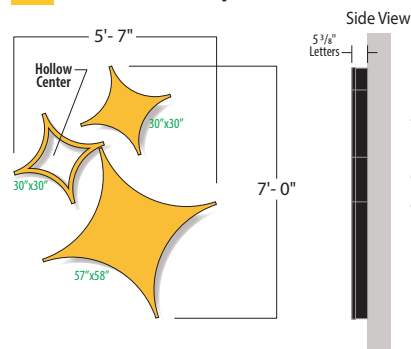
- Sparkles: Left Middle = Yellow Vinyl with Opaque Vinyl behind, Illuminated Yellow outline, 2 remaining Sparkles are Yellow Vinyl Yellow over #7328 White Acrylic, LED Illumination
- Mister: White - #7328 White Acrylic, Black 1" Trim Cap - Black Returns, LED Illumination

VINYL 3630-125 Opaque



Sparkles should be centered up and down and left to right on the tunnel exit/entrance.

C 7'-0" x 5'-7" Sparkle on Tower of Tunnel Entrance - 40 sq ft

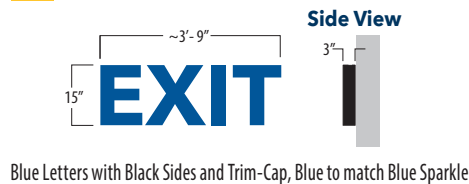


NEW HOLLOW SPARKLE SET

- Sparkles: Left Middle, Hollow with a Yellow outline, 2 remaining Sparkles are Yellow
- Black 1" Trim Cap - Black Returns
- LED Illumination - Principal Quick Mod 7100K White LEDs and Power Supplies

VINYL 3630-125

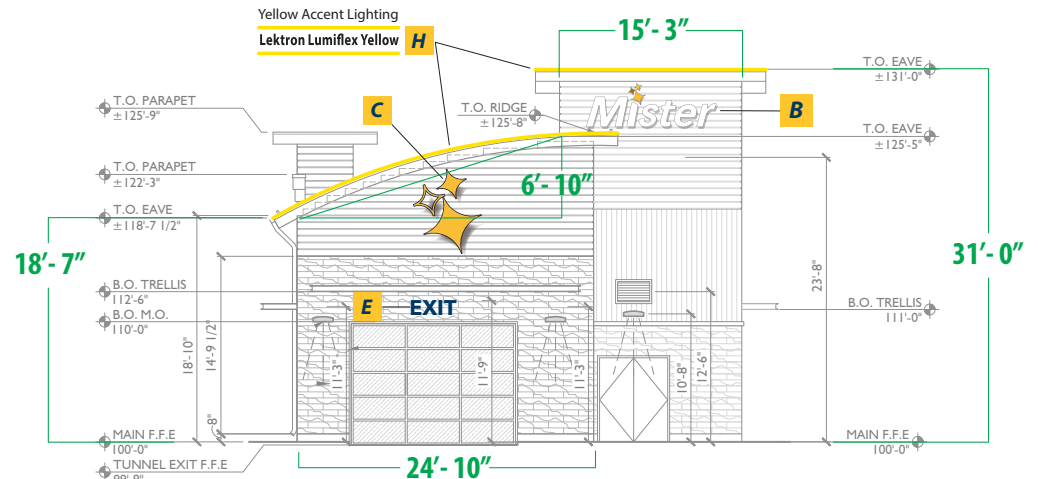
E 15" Illuminated Exit Letters - 8.4 sq ft



Blue Letters with Black Sides and Trim-Cap, Blue to match Blue Sparkle

CORPORATE COLORS:	
PMS	PMS 123 C PMS 2955 C
VINYL	3630-125 Custom Vinyl 3630-8119
FLEX	Match 3M Color Match 3M Color

BUILDING COLORS:	
SW 6255	Morning Fog
SW 7665	Wall Street
SW 9178	In The Navy



CAR WASH TUNNEL EXIT ELEVATION - EAST

1/16"=1'-0"

FILE# 23-3-280-F-MISTR-C3

JY

Customer Approval
or Comments:

Scale: 3/16" = 1'-0"

Date: 7-27-2023

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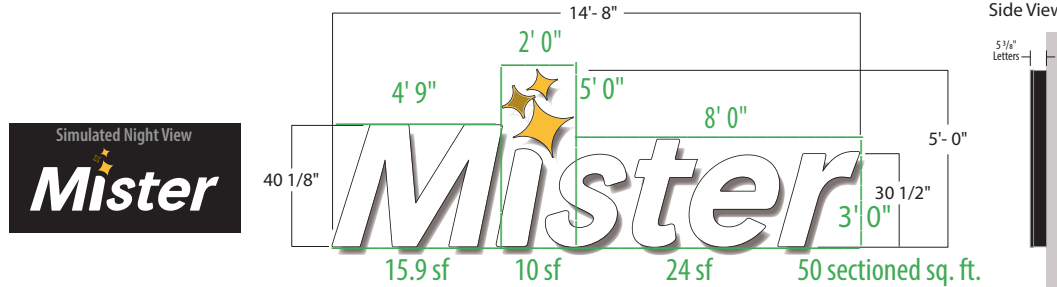
UT 1541 Vineyard
179 N Geneva Rd, Orem, Utah, 84057

SIGNS - B

5'-0" x 14'-8" (40'M) Mister Channel Letters

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

B M40 5'-0" x 14'-8" - 50 sq. ft. - NEW OPAQUE CENTER SPARKLE

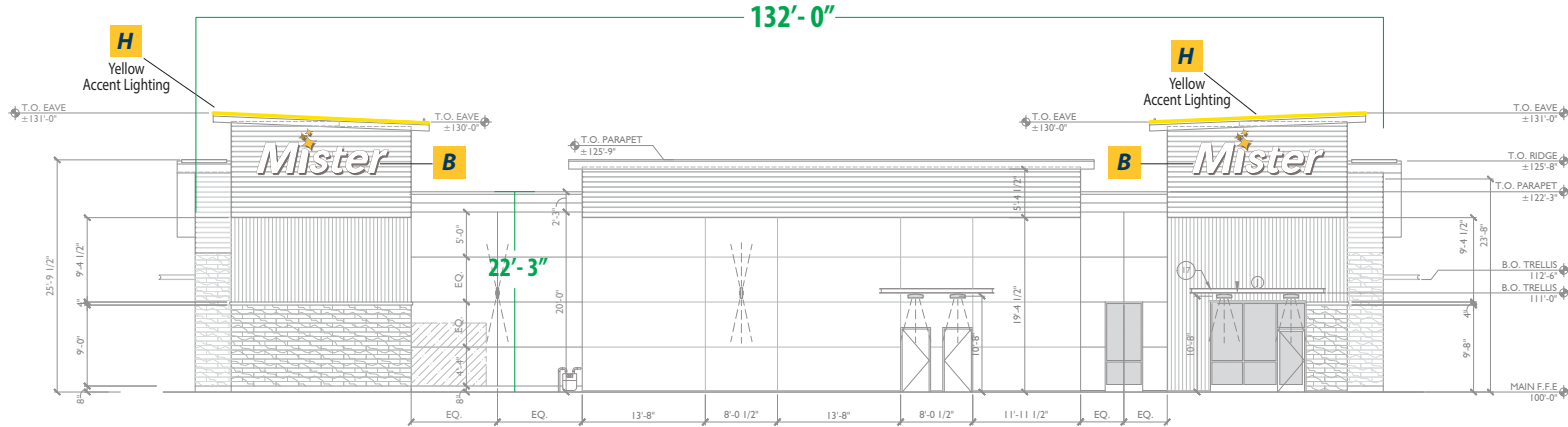


All Mister Letter Sets on Towers need to be on the same continuous plain (bottoms lined up).

• Sparkles: Left Middle = Yellow Vinyl with Opaque Vinyl behind, Illuminated Yellow outline, 2 remaining Sparkles are Yellow Vinyl over #7328 White Acrylic, LED Illumination

• Mister: White - #7328 White Acrylic, Black 1" Trim Cap - Black Returns, LED Illumination

VINYL 3630-125 Opaque



BUSINESS / MECHANICAL ELEVATION - NORTH

3/64" = 1'-0"

ELEVATION TOTAL = 2,937 SQ FT
PROPOSED SIGNS 50 + 50 = 100 SQ FT
3.4% OF NORTH ELEVATION

Yellow LED Accent Lighting
Lektron Lumiflex Yellow

CORPORATE COLORS:			
PMS	PMS 123 C	PMS 2955 C	
VINYL	3630-125	Custom Vinyl 3630-8119	
FLEX	Match 3M Color	Match 3M Color	

BUILDING COLORS:	
SW 6255	Morning Fog
SW 7665	Wall Street
SW 9178	In The Navy

FILE# 23-3-280-F-MISTR-D2

JY

Customer Approval
or Comments:

Scale: 3/16" = 1'-0"

Date: 7-27-2023

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

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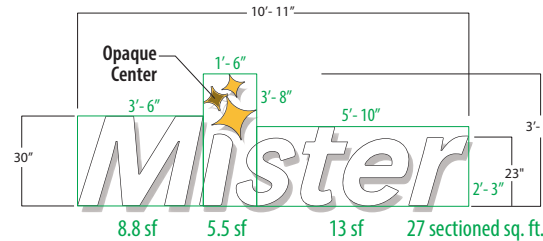
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SIGNS - B or F

3'-8" x 10'-11" Mister - 3'-0" x 28'-1" FREE Vacuums Channel Letters

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

ELEVATION TOTAL = 3,294 SQ FT
PROPOSED SIGNS 27 + 27 + 84 = 138 SQ FT
4.2% OF SOUTH ELEVATION



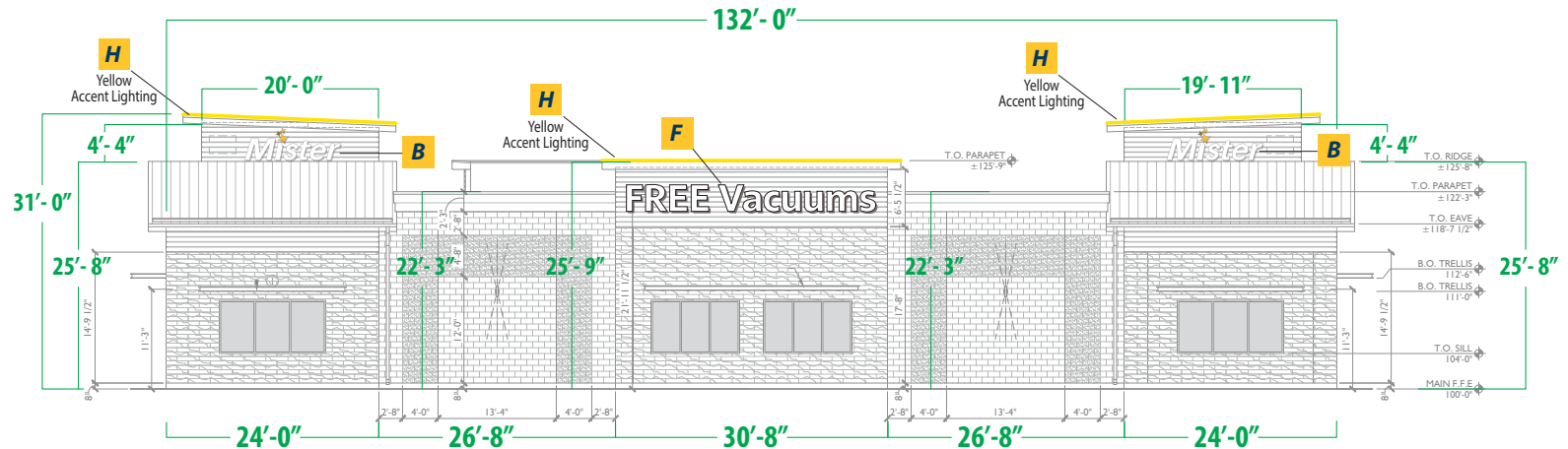
Side View



All Mister Letter Sets on Towers need to be on the same continuous plain (bottoms lined up).

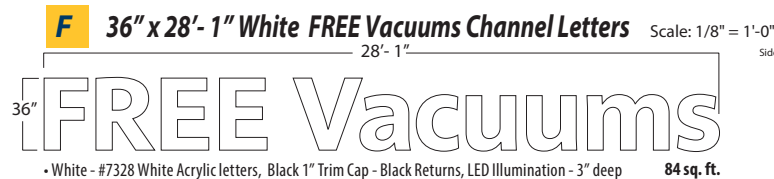
- Sparkles: Left Middle = Yellow Vinyl with Opaque Vinyl behind, Illuminated Yellow outline, 2 remaining Sparkles are Yellow Vinyl over #7328 White Acrylic, LED Illumination
- Mister: White - #7328 White Acrylic, Black 1" Trim Cap - Black Returns, LED Illumination

VINYL 3630-125 Opaque



CAR WASH TUNNEL WALL ELEVATION - SOUTH

3/64" = 1'-0"



Yellow LED Accent Lighting
Lektron Lumiflex Yellow

CORPORATE COLORS:

PMS	PMS 123 C	PMS 2955 C
VINYL	3630-125	Custom Vinyl 3630-8119
FLEX	Match 3M Color	Match 3M Color

BUILDING COLORS:

SW 6255 Morning Fog
SW 7665 Wall Street
SW 9178 In The Navy

FILE# 23-3-280-F-MISTR-E2

JY

Customer Approval
or Comments:

Scale: 3/16" = 1'-0"

Date: 7-27-2023

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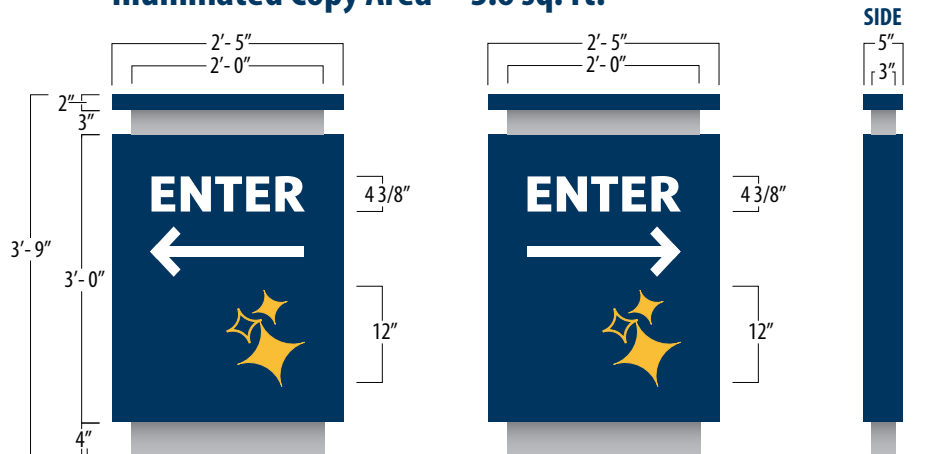
SIGN - D1

3'- 9" x 2'- 5" Directional Sign - 3.6 sq. ft.

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Directional Sign conduit should be stubbed down through match plate and stubbed out towards electrical connection.
Sign contractor responsible for connecting wires within 5' of sign.

Illuminated Copy Area = 3.6 sq. ft.



DESCRIPTION

- White LED Glow under top Blue cap of sign
- Directional Copy and/or Arrows = White Vinyl First Surface Routed and Backed.
- DO NOT ENTER Symbol = Red Vinyl First Surface Routed and Backed.
- Sparkle Logo = Yellow Vinyl First Surface Routed and Backed.
- Main Cabinet = Painted Blue - .090 Aluminum - LED Illumination
- Cabinet Insets = Painted 7C Cool Gray - .090 Aluminum
- Sign Top = Painted Blue - .090 Aluminum

CORPORATE COLORS:

PMS		
	PMS 123 C	PMS 2955 C
VINYL		
	3630-125	3630-8119
FLEX		
	Match 3M Color	Match 3M Color

BUILDING COLORS:

	SW 6255 Morning Fog
	SW 7665 Wall Street
	SW 9178 In The Navy

FILE# 23-3-280-F-MISTR-F1

JY

Customer Approval
or Comments:

Scale: 1/2" = 1'-0"

Date: 3-31-2023

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

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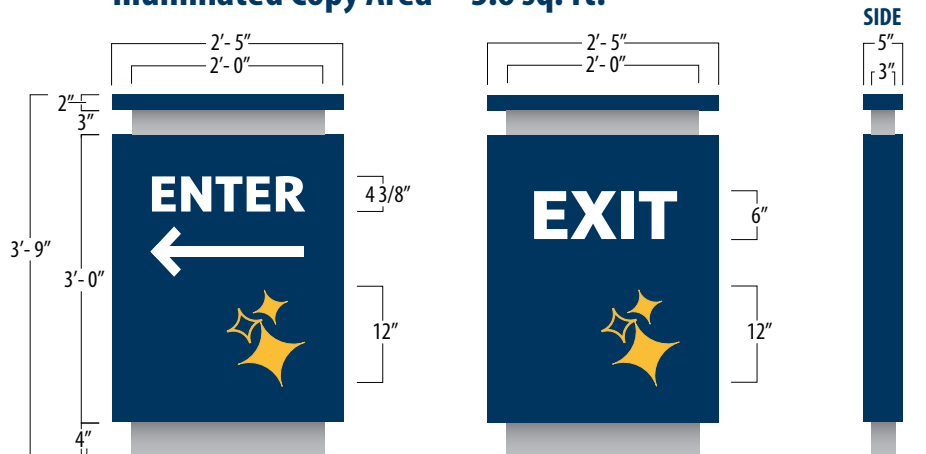
SIGN - D2

3'- 9" x 2'- 5" Directional Sign - 3.6 sq. ft.

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Directional Sign conduit should be stubbed down through match plate and stubbed out towards electrical connection.
Sign contractor responsible for connecting wires within 5' of sign.

Illuminated Copy Area = 3.6 sq. ft.



DESCRIPTION

- White LED Glow under top Blue cap of sign
- Directional Copy and/or Arrows = White Vinyl First Surface Routed and Backed.
- DO NOT ENTER Symbol = Red Vinyl First Surface Routed and Backed.
- Sparkle Logo = Yellow Vinyl First Surface Routed and Backed.
- Main Cabinet = Painted Blue - .090 Aluminum - LED Illumination
- Cabinet Insets = Painted 7C Cool Gray - .090 Aluminum
- Sign Top = Painted Blue - .090 Aluminum

CORPORATE COLORS:

PMS		
	PMS 123 C	PMS 2955 C
VINYL		
	3630-125	3630-8119
FLEX		
	Match 3M Color	Match 3M Color

BUILDING COLORS:

	SW 6255 Morning Fog
	SW 7665 Wall Street
	SW 9178 In The Navy

FILE# 23-3-280-F-MISTR-G1

JY

Customer Approval
or Comments:

Scale: 1/2" = 1'-0"

Date: 3-31-2023

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

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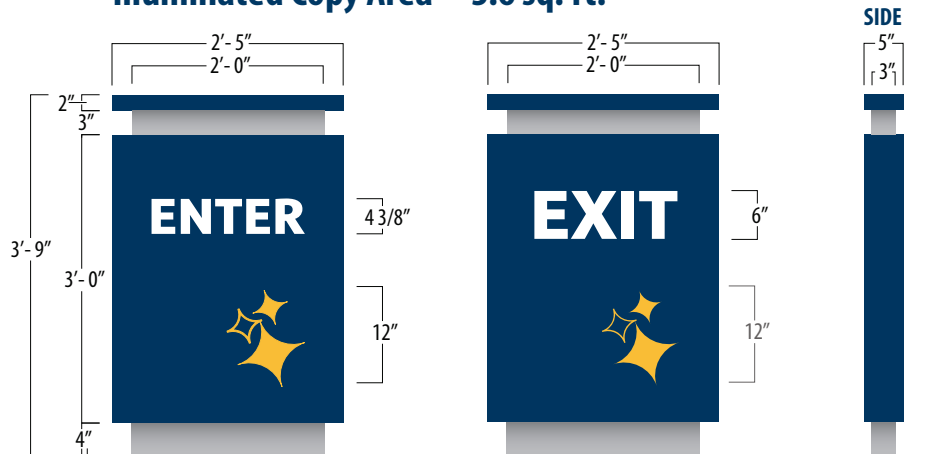
SIGN - D3

3'- 9" x 2'- 5" Directional Sign - 3.6 sq. ft.

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Directional Sign conduit should be stubbed down through match plate and stubbed out towards electrical connection.
Sign contractor responsible for connecting wires within 5' of sign.

Illuminated Copy Area = 3.6 sq. ft.



DESCRIPTION

- White LED Glow under top Blue cap of sign
- Directional Copy and/or Arrows = White Vinyl First Surface Routed and Backed.
- DO NOT ENTER Symbol = Red Vinyl First Surface Routed and Backed.
- Sparkle Logo = Yellow Vinyl First Surface Routed and Backed.
- Main Cabinet = Painted Blue - .090 Aluminum - LED Illumination
- Cabinet Insets = Painted 7C Cool Gray - .090 Aluminum
- Sign Top = Painted Blue - .090 Aluminum

CORPORATE COLORS:

PMS	 PMS 123 C	 PMS 2955 C
VINYL	 3630-125	 Custom Vinyl 3630-8119
FLEX	 Match 3M Color	 Match 3M Color

BUILDING COLORS:

 SW 6255 Morning Fog
 SW 7665 Wall Street
 SW 9178 In The Navy

FILE# 23-3-280-F-MISTR-H1

JY

Customer Approval
or Comments:

Scale: 1/2" = 1'-0"

Date: 3-31-2023

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

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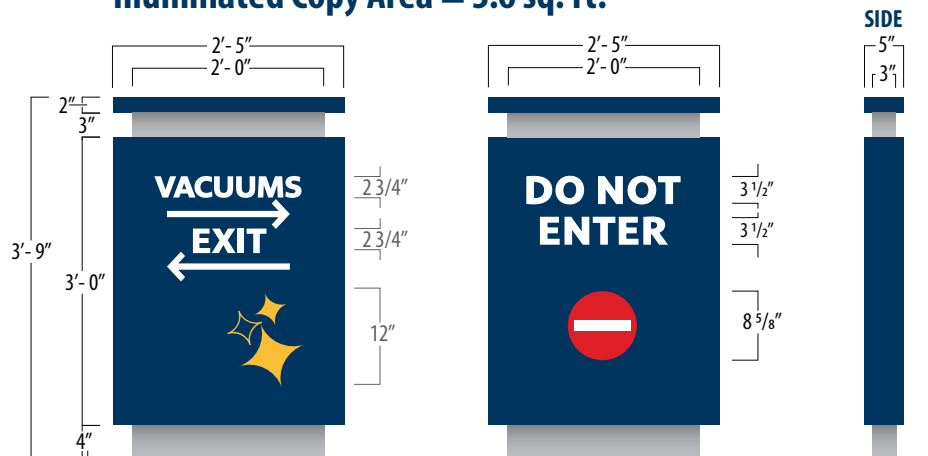
SIGN - D4

3'- 9" x 2'- 5" Directional Sign - 3.6 sq. ft.

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Directional Sign conduit should be stubbed down through match plate and stubbed out towards electrical connection.
Sign contractor responsible for connecting wires within 5' of sign.

Illuminated Copy Area = 3.6 sq. ft.



DESCRIPTION

- White LED Glow under top Blue cap of sign
- Directional Copy and/or Arrows = White Vinyl First Surface Routed and Backed.
- DO NOT ENTER Symbol = Red Vinyl First Surface Routed and Backed.
- Sparkle Logo = Yellow Vinyl First Surface Routed and Backed.
- Main Cabinet = Painted Blue - .090 Aluminum - LED Illumination
- Cabinet Insets = Painted 7C Cool Gray - .090 Aluminum
- Sign Top = Painted Blue - .090 Aluminum

CORPORATE COLORS:		
PMS		
	PMS 123 C	PMS 2955 C
VINYL		
	3630-125	3630-8119
FLEX		
	Match 3M Color	Match 3M Color

BUILDING COLORS:	
	SW 6255 Morning Fog
	SW 7665 Wall Street
	SW 9178 In The Navy

FILE# 23-3-280-F-MISTR-I1

JY

Customer Approval
or Comments:

Scale: 1/2" = 1'-0"

Date: 3-31-2023

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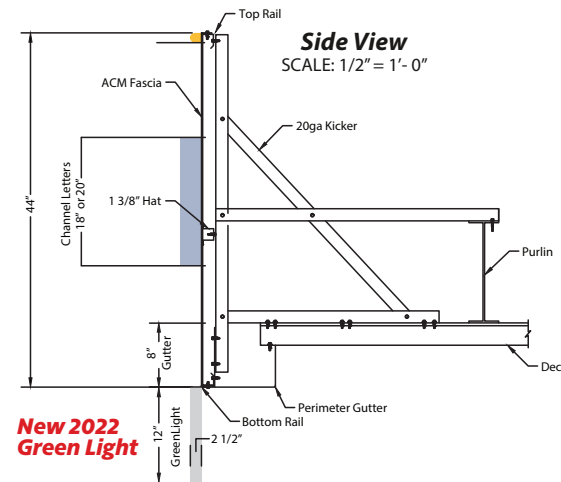
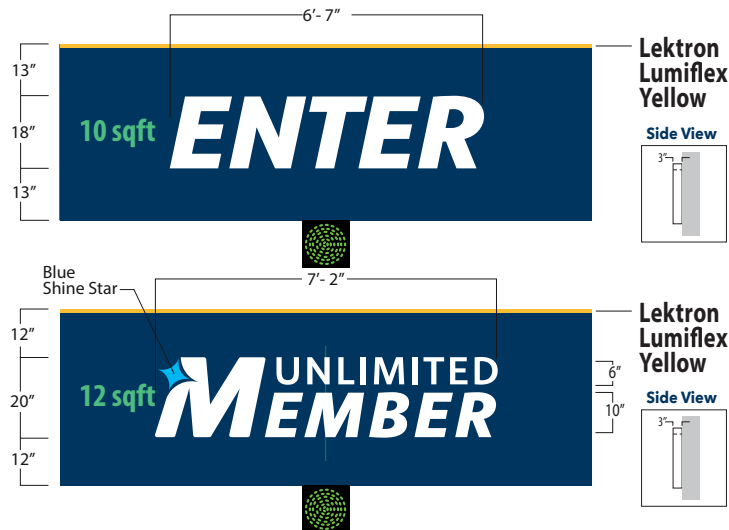


UT 1541 Vineyard
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SIGN - G

NEW 2021 - 1 qty., 18" ENTER and 2 qty. 20" UNLIMITED MEMBER LANE LETTERS WITH GREEN INDICATOR DOT (Under Mount) - YELLOW LED ACCENT LIGHTING

Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.



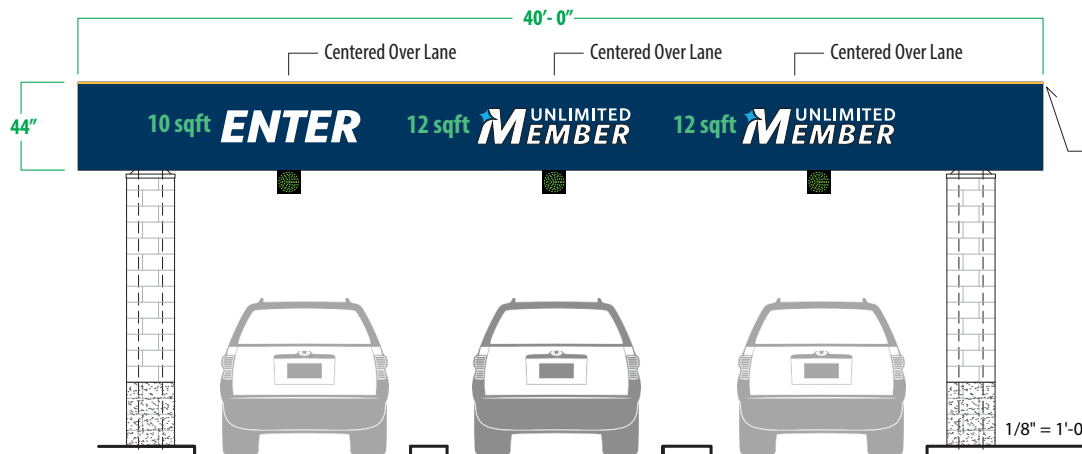
CORPORATE COLORS:			
PMS	PMS 123 C	PMS 2955 C	
VINYL	3630-125	Custom Vinyl 3630-8119	
FLEX	Match 3M Color	Match 3M Color	
BUILDING COLORS:			
	SW 6255 Morning Fog		
	SW 7665 Wall Street		
	SW 9178 In The Navy		

NEW 1-21 CHANNEL LETTER FONT STYLE: SOLITAIRE MVB PRO HEAVY ITALIC

White Letters with Black Sides and Trim-Cap - 3" deep Centered on 44" tall Canopy - Under Canopy Mounted Green Lights

CANOPY ELEVATION

1/8" = 1'-0"



H Yellow LED Accent Lighting
Lektron Lumiflex Yellow
ALL FOUR SIDES

FILE# 23-3-280-F-MISTR-K2

JY

Customer Approval
or Comments:

Scale: 1/4" = 1'-0"

Date: 7-27-2023

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