

Sign: Higbee Honey

Teresa Shope

From: Higbee Honey <higbeehoney@gmail.com>
Sent: Tuesday, March 5, 2024 3:28 PM
To: Teresa Shope
Subject: Higbee Honey Sign Mockup for approval
Attachments: HIGBEE_HONEY_COMMERCIAL_ST_2_small.png; HIGBEE_HONEY_STORE_Side1b.png;
HIGBEE_HONEY_STORE_Side1c.png; HIGBEE_HONEY_STORE_Side1.png

Good afternoon Teresa,

Attached is a mockup of the signage we would like to submit for approval. The sign would be constructed from a single metal sheet upon which the logo would be printed. Ideally, the sign would have subtle backlighting to help it stand out from the building visually, as well as lighting from the front from the overhead shrouded lights.

We would also like to put an identical sign on the side of the building that faces northwest. Both signs would have about a three-inch standoff from the building.

There is also a smaller blade sign perpendicular to the facade that would be constructed in the same manner or be CNC'd from a thick wood slab. If negotiations work out, we are hoping to open the first part of April.

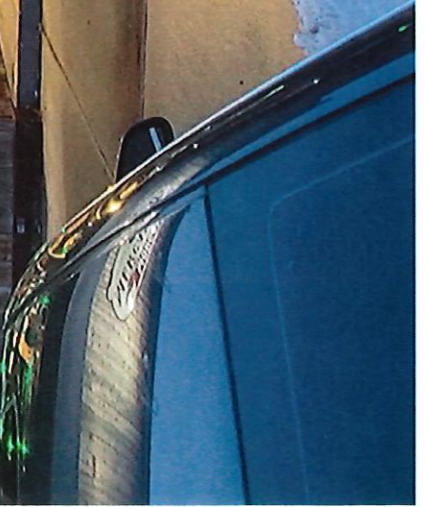
Let me know if you have any questions and what the next steps are.

Thank you kindly,

Michael Higbee



LOCAL HONEY • GIFTS











Staff Report for Morgan City Planning Commission

From: Prepared by Jake Young, City Planner

To: Morgan City, Teresa Shope

RE: Higbee Honey Sign–Review (sent 03.15.204)

Project Description: Applicant applied for a sign permit. The building and sign are located in the Historical Overlay Zone and require review and approval by the Planning Commission.

Zone Requirements for Sign Ordinance and Historic Overlay:

See the links below in the report.

Summary comments:

1. The sign application meets the sign ordinance and Historical Overlay requirements.
2. Recommendations to Planning Commission: Staff recommends approval of the Sign application.
3. If the Planning Commission approves the sign, it is recommended that the applicant conforms with the Historic Overlay dimensions and height.

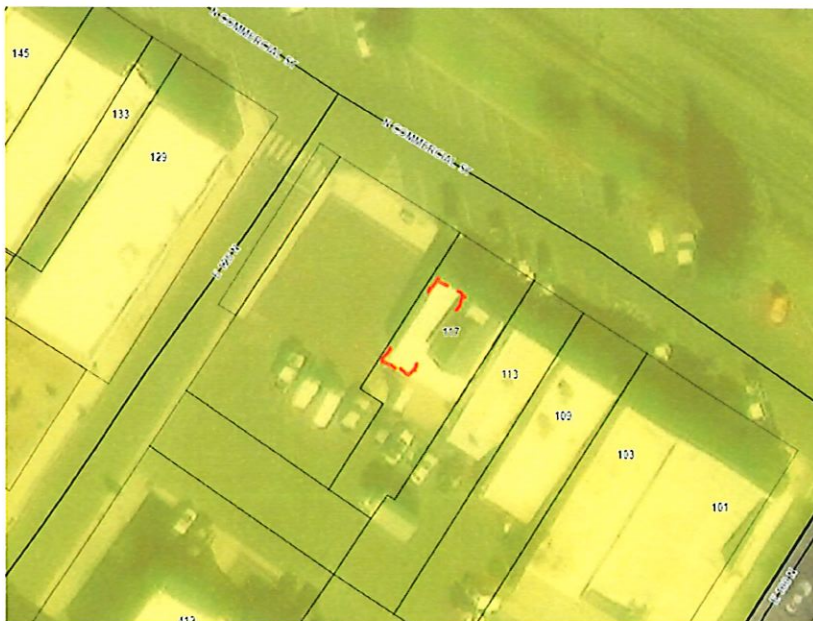


Figure 1: Zoning Map and Property Location. The property is in the Central Commercial (C-C) Zone.

For planning review:

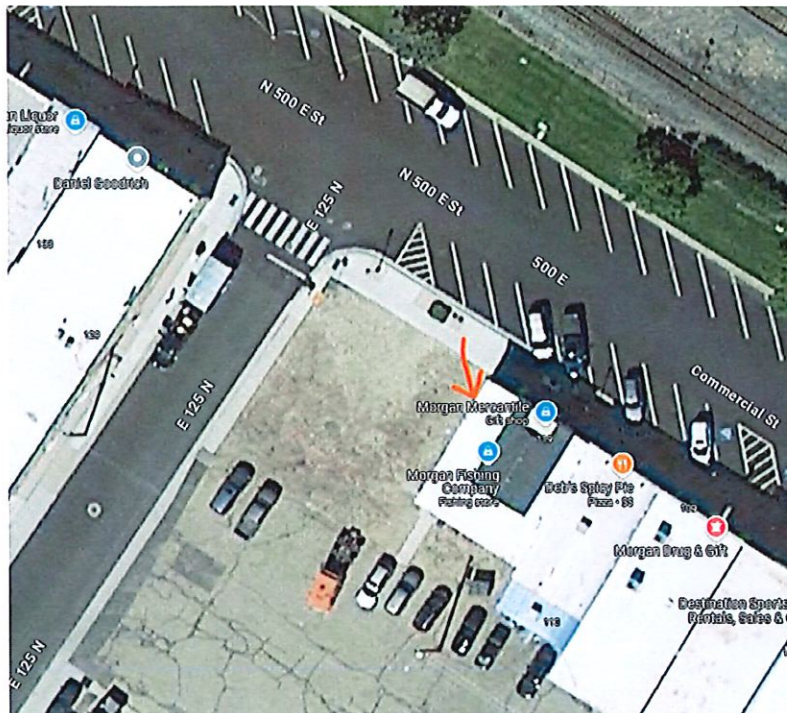


Figure 2: Building Identification (google maps).



Figure 3: Picture of Building (google maps).

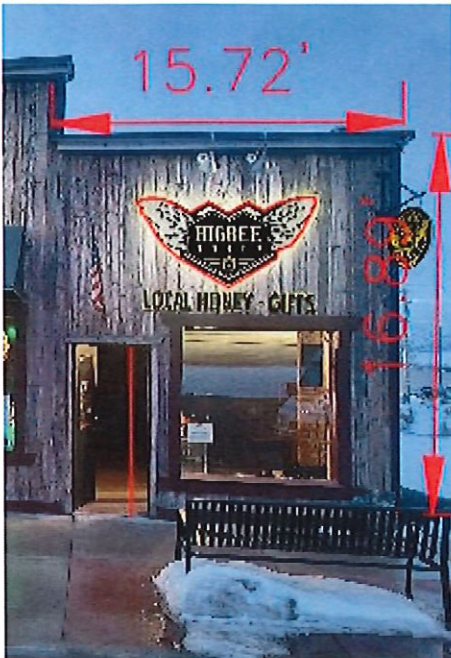
Figure 4: Sign Appearance. Provided by the Applicant.



Figures 5: Building & Sign Dimensions. Provided by Applicant.

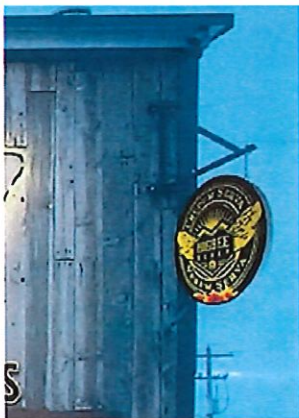


Figures 6-7: Sign Circular Area Calculation. Provided by the City.



Email from the applicant with dimensions "Proposed sign dimensions for the logo portion are 6' wide x 3' tall with a 3-inch standoff from the facade. Dimensions of the letter/word portion below the logo are 1 ft. tall x 6 ft. wide. Width of the building facade is 16 ft, height is approx. 17 ft.. Facade area above the front window and door is 8' x 16'. Mock-up is attached for visual reference. Sign would actually be placed about 6 inches higher above the window than shown in the image to be more aesthetically pleasing."

Applicant is also proposing a Blade sign which conforms.





In addition the applicant would like a sign on the side of the building.

The Historic Overlay Zone reads

“A balance throughout the street is sought. To do so, the Commission seeks to limit the size and number of signs such that no single sign dominates the setting, but rather the district reads as a distinct neighborhood.”

Sign Context: A sign typically serves two (2) functions: first, to attract attention, second, to convey information. If the building front is well designed, it alone can serve the attention getting function, allowing the sign to be focused on conveying information in a well conceived manner. All new signs should be developed with the overall context of the building and of the district in mind.

1. Consider the building front as part of an overall sign program.
 1. The overall facade composition, including ornamental details and signs, should be coordinated.
 2. Signs also should be in proportion to the building, such that they do not dominate the appearance.
 3. A master sign plan should be developed for the entire building front, and should be used to guide individual sign design decisions.
2. A sign should be subordinate to the overall building composition.
 1. A sign should appear to be in scale with the facade.
 2. Locate a sign on a building such that it will emphasize design elements of the facade itself. In no case should a sign obscure architectural details or features.
 3. Mount signs to fit within existing architectural features. Signs should help reinforce the horizontal lines of moldings and transoms seen along the street.
 4. A window sign should not dominate or obscure the view through the window.

“b. Permitted Types Of Signs:

1. Flush mounted signs are appropriate.
 1. A flush mounted wall sign is one that is flat to the wall. In most cases, a flush mounted wall sign should be positioned just above the display window or just above the transom window.
 2. Place a wall sign so that it aligns with others in the block, if practical.
 3. **Only one flush mounted** sign should be provided for each district facade module.”



Figure 8: Wall flat sign. Image provided by applicant.

Morgan City – Project Review: Higbee Honey Sign

Staff feels the side building sign is compatible; however, it is a little out of the norm for the ordinance.

Site Address:	119 N Commercial Street (500 E)
Parcel(s) Size:	.10 (entire parcel)
Zone(s):	Central Commercial/Historic Overlay
Uses Allowed in Zone:	Not Applicable
Proposed uses:	Sign
Sign Ordinance:	https://morgan.municipalcodeonline.com/book?type=ordinances#name=10.32.150 ATTACHED SIGNS
Historical Commercial Overlay Ordinance:	https://morgan.municipalcodeonline.com/book?type=ordinances#name=10.14.090 HC HISTORIC COMMERCIAL OVERLAY ZONE
Sensitive Lands Zone:	Not Applicable
Sign Permit:	Permits are required for signs. Signs are required to be approved by the PC in the Historical Overlay Zone.
Sign Type:	"SIGN, ATTACHED: A sign which is fastened, attached, painted, connected or supported in whole or in part by a building or structure" (MCC 10.32.020).
Applicable Attached Sign Requirements: Attached signs shall be allowed as follows: 1. Area: Attached signs are not to exceed a total area of three (3) square feet of sign area for each front foot of building occupancy (see definition of "sign, area of" in MCC 10.32.020). Said signs may be placed flat against a building may be projecting or nonprojecting signs and may be located on an architectural projection. 2. Flat Signs; Location And Depth: Signs placed flat against a building may extend no more than eighteen inches (18") from the wall of such buildings. Said signs may project over a public right of way a distance not exceeding said eighteen inch (18") depth. The minimum height shall be ten feet (10') or more above the sidewalk. 3. Height Regulations For Signs On Parapet Walls, Sloping And Shed Roofs: The following regulations shall apply to the location and height	Area: <ul style="list-style-type: none"> • Sign maximum size is 15.75' (building width) x 3 = 75 SF (square feet of façade) • Proposed sign size = Although the rectangular square footage of the sign is 45 SF, the calculated circular square footage of the sign is 18 SF. • The sign appears to fit the area requirements. Location and Depth: <ul style="list-style-type: none"> • Maximum sign depth is 18". Proposed sign depth is 1/8" • The minimum sign height is 10' above the sidewalk.

<p>of signs on parapet walls and various roof structures:</p> <ol style="list-style-type: none"> 1. Parapet Wall: A sign may be attached to the face of a parapet wall. The sign projection above the top of the parapet wall may not exceed one-fourth (1/4) of the sign height or a maximum of four feet (4'). 2. Height Limit: No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this chapter are complied with. 	<p>The proposed sign height is 10' above the sidewalk.</p> <p>Parapet Wall:</p> <ul style="list-style-type: none"> • The proposed sign will not project above the parapet wall.
<p>"Projecting signs are allowed. They may not project more than four feet (4') from the building's facade, and must be a minimum of eleven feet (11') above any walkways....</p> <ol style="list-style-type: none"> 1. Consider the building front as part of an overall sign program. <ol style="list-style-type: none"> 1. The overall facade composition, including ornamental details and signs, should be coordinated. 2. Signs also should be in proportion to the building, such that they do not dominate the appearance. 3. A master sign plan should be developed for the entire building front, and should be used to guide individual sign design decisions. 2. A sign should be subordinate to the overall building composition. <ol style="list-style-type: none"> 1. A sign should appear to be in scale with the facade. 2. Locate a sign on a building such that it will emphasize design elements of the facade itself. In no case should a sign obscure architectural details or features. 3. Mount signs to fit within existing architectural features. Signs should help reinforce the horizontal lines of moldings and transoms seen along the street. 4. A window sign should not dominate or obscure the view through the window. 3. A sign should be in character with the material, color, and detail of the historic context of the district. Simple letter styles and graphic designs are more appropriate in the context of the 	<p>Projecting:</p> <ul style="list-style-type: none"> • The proposed sign does not project out more than 4' from the building. • The sign must be more than 11' feet above the walkway. • Projecting sign would comply. <p>Design:</p> <ul style="list-style-type: none"> • The sign appears to be in scale and in harmony with facade and historic character of the district. <p>Materials:</p> <ul style="list-style-type: none"> • The sign is made of a non-illuminated aluminum composite logo and letters in color. <p>Interpretation of historical compatibility is up to the Planning Commission.</p>

<p>simple wordage or language on structures historically found on Commercial Street.</p> <p>Sign Materials:</p> <ol style="list-style-type: none"> 1. Sign materials shall be compatible with that of the building facade. <ol style="list-style-type: none"> 1. Painted wood and metal are appropriate material for signs. Their use is encouraged. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the historic context and do not withstand the weather. 2. Highly reflective materials are inappropriate. 2. Plastic is inappropriate as the primary sign material. Internally lighted box signs are not allowed. <p>Any applicant desiring to use an alternative material, or desires to use a restricted material with the objective of satisfying the intent of this code, may submit an application for review to the Commission."</p>	
<p>Historical lighting requirements "Sign Lighting: Lighting designs should enhance one's ability to perceive and interpret the historic character of individual buildings and of the district as a whole, both during the day and at night. Sign lighting should not overwhelm the significant architectural features of the building. In this regard, sign lighting should be compatible with the historic character of the street.</p> <ol style="list-style-type: none"> 1. The light for a sign shall be an indirect source. <ol style="list-style-type: none"> 1. Light shall be directed at the sign from an external, shielded lamp. 2. Internal illumination of a sign is not allowed. 3. A warm light, similar to daylight, is appropriate. Incandescent lighting may be used in the district." 	<p>Lighting conforms to historical requirements.</p>

Sign: Morgan Grace

Morgan City

Printed: 03/13/2024

101 N Commercial St

03/12/2024 - 03/11/2025

3438777

Building Permit

General

bb603290-e0aa-11ee-963d-f5ab3fc4d9c8

New

Active

Application Review Status

Pre-Review

Not Reviewed

Final-Review

Not Reviewed

03/12/2024

Fees

Base Permit Fee

\$100.00

Subtotal

\$100.00

Amount Paid

\$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

First Name

Chase

Last Name

Roberts

Contact Email

chasedanielroberts@gmail.com

Cell Phone

(385) 317-8395

Project Type

Sign

Project Description

Two exterior signs to be placed at 101/103 N Commercial St.

Will contractors be completing the work?

Yes

Construction Type

I-A

Is a new electrical connection needed?

No

Street Address

101 N Commercial St

City

Morgan

State

UT

Zip

84050

Owner First Name

Morgan Grace

Owner Last Name

Church

Phone

(385) 317-8395

Mailing Address

PO Box 10

City

Morgan

State


UT

Zip

84050

Name	Type	State Lic. #	Phone	Address
Signarama	Other	na	(435) 654-5965	520 US-40 Suite 1, Heber City, UT 84032

Site Plan/Plot & Building Plans

 estimate proof 2.pdf

Signature

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or conceal the provisions of any other state or local law regulation construction or the performance of construction and that I make this statement under penalty of perjury.

Chase D Roberts - 03/12/2024 1:57 pm

Messages

Thank you for the sign application. You are scheduled for the March 19th, 2024 Planning Commission meeting at 7pm for historical sign review.

