



JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

# MEMORANDUM

May 5th, 2022

**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Walmart Sign Theme Amendment and amended condition of approval for overall EIFS color  
 9151 S. Quarry Bend Dr.  
 (Community #7- Quarry Bend)

SIGN-11-15-2021-26584  
 28.78 Acres  
 Zoned: SD(X)

**HEARING NOTICE:** *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-05-04	Walmart at Quarry Bend

## BACKGROUND

On April 7, 2005 the Planning Commission approved the Architectural Design, Colors and Materials for this particular Wal-Mart. As part of that approval, there were approved elevations and a list of approved signs. This request is to modify the signs that currently exist on this building as well as modify the color of the EIFS (Stucco). Condition number 4 attached to the approved elevations required a specific EIFS color for this building. It says:

- 4. That the main EIFS colors be Kiln Beige and Divine White.

The applicant requested an amendment to the sign theme on December 16<sup>th</sup>, 2021, the revision requested that the main colors be changed to different tones of gray. This request was approved by the Planning Commission, but a building permit was never issued. The applicant has decided to revise that application to include a Walmart blue alongside the shades of gray.

## DESCRIPTION OF REQUEST

The applicant, Heather Maxwell, for BRR architecture is proposing a sign theme amendment for the Walmart located at 9151 S. Quarry Bend (*See Exhibit #1 – Sign Theme Renderings*). Walmart is creating a new gray and blue toned color scheme which will provide the background for several

of the proposed signs. Walmart is proposing to replace the background for several of their signs as well as the colors of their two awnings.

Sign #1: Single-Tenant Primary Wall Sign Front Elevation Store Logo

The proposed Walmart logo sign is to be a single tenant illuminated channel letter wall sign. It contains two parts the yellow Walmart spark (8'8" x 7'9") and the lettering underneath that will be done in white (1'7" x 9'3"). The letters will be illuminated with white L.E.D. while the spark will be illuminated with yellow L.E.D lighting. There are no proposed changes to the wall background utilized for this sign.

Sign #2: Single Tenant Primary Wall Sign Front Elevation : Pickup

The applicant is proposing to change the pick-up area from the north side of the building to the south side of the building requiring a change in signage. The proposed pickup sign is a white (12'1" x 2'5") illuminated channel letter sign with an arrow pointing to the south side of the building. In addition to this signage the background of the sign will be painted Walmart blue.

**Section 21-26-5(b) of the Sandy City Land Development Code states that sign copy mounted or painted on a background panel or area distinctly textured or constructed as a background for the sign copy shall be measured as that area contained within the outside dimensions of the background panel or surface.** The background area of the sign is approximately 311 square feet.

Sign #3: Single Tenant Primary Wall Sign Front Elevation: Home and Pharmacy

The applicant is proposing to change the Home and Pharmacy wall sign to a (22'4" x 2'7") white non-illuminated wall sign with a Walmart blue background. The background is (25'6" x 7'1") or 181.76 square feet and is counted towards the square footage of the sign per **section 21-26-5(b)** of the Sandy City Land Development Code.

Sign #4: Single Tenant Primary Wall Sign Front Elevation: Market

The applicant is proposing to change the Market wall sign to a (8'8" x 2) wall sign on a Walmart blue (25'6" x 7'1") 181.76 square feet background. The background of the sign is counted towards the overall the square footage of the sign per section 21-26-5(b) of the Sandy City Land Development Code. The proposed sign is a non-illuminated white channel letter sign.

Sign #5: Single Tenant Primary Wall Sign Front Elevation: Outdoor

The applicant is proposing to change the Market wall sign to a (8'8" x 2) wall sign on a Walmart blue (25'6" x 7'1") 181.76 square feet background. The background of the sign is counted towards the overall the square footage of the sign per section 21-26-5(b) of the Sandy City Land Development Code. The proposed sign is a non-illuminated white channel letter sign.

Sign #6: Single Tenant Primary Wall Sign Front Elevation: Vision

The applicant is proposing to add a Vision (3'5" x 1') wall sign with a dark gray (17' x 3'7") background. The sign is white and not proposed to be illuminated.

Sign #7: Single Tenant Primary Wall Sign Front Elevation: Auto Care

The applicant is proposing to replace the Auto Care sign with a white (10'8" x 1'5") non illuminated channel letter wall sign. In addition, the applicant is proposing to paint the background wall a medium gray (41' x 8'9").

Awnings

In addition to the seven signs proposed on the front of the building the applicant is proposing to change the color of the two current metal awnings. The current awnings are green and the proposed awnings are constructed of a dark gray heat resistant metal.

Sign #8: Single Tenant Secondary Wall Sign Side Elevation: Auto Care

The applicant is proposing to replace the secondary Auto Care wall sign on the south side of the property with a (12'3" x 2') white non-illuminated sign on a (23'7 x 11'5") Walmart blue background.

Sign#9,10,11,12,13 Single Tenant Secondary Wall Signs Side Elevations: Numerals

The auto care center has five bays for cars. The applicant is proposing to place five (2'6" x 1'6") white non-illuminated numeral symbols in order to direct cars to specific bays.

Sign #14,15,16 Single Tenant Secondary Wall Sign Side Elevation: Pharmacy Drive Thru

The applicant is proposing three signs at the pharmacy drive thru. Two of the signs are white non-illuminated channel letter directional signs that area approximately (3) square feet for the entrance sign and two (2) square feet for the exit sign. The pharmacy sign itself is (26' x 1'6") white non-illuminated channel letter sign. The background the signs are placed on is proposed to be a light gray (43' x 8'8") wall.

**NOTICE**

The Wal-Mart shopping center is located in Community #7, Quarry Bend. Due to the nature of the request and the limited impact to surrounding properties, a neighborhood meeting was not required. However, notices were sent to surrounding property owners within 500 feet of the subject property. At the time of writing this staff report, no comments have been received by staff.

**ANALYSIS**

**Section 21-26-10** of the Sandy City Land Development Code states that developments of seven or more acres and having more than 300 linear feet of frontage may vary from the regulations set forth in the Sign Ordinance with Planning Commission approval under the following conditions:

1. The proposed sign exceptions are not in conflict with the purpose and intent of this chapter,
2. The proposed signs are in architectural harmony with the development,
3. The proposed signs appropriately utilize those elements listed in the design criteria of this chapter, as follows:

**Sign Design.** Each sign submitted for approval shall incorporate the following elements:

1. Architectural compatibility
2. Size, scale, proportion (balance)
3. Illumination
4. Color and style
5. Location
6. Landscaping

This particular site has over 26 acres and approximately 700 feet of street frontage along Quarry Bend Dr. The proposed sign theme incorporates the sign design elements as follows:

Architecturally, the proposed signs seek to integrate into the updated branding for the overall look of the Walmart site. Illumination is not excessive. The applicant is proposing internally illuminated display on two of the sixteen proposed signs.

### **STAFF CONCERNS**

Staff has no concerns. We feel that the proposed alterations are still in keeping with the architectural theme for this master planned development.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve the modified sign theme for 9151 S. Quarry Bend Drive to allow the installation of the proposed signs as shown in the applicant's attached plans, as well as to allow the proposed color theme changes as shown in the attached color legend, subject to the following conditions:

### **Findings**

1. Staff finds that the proposed sign theme meets the intent of **Section 21-26-10** of the Sandy City Development Code regarding approval by the Planning Commission for developments of seven or more acres and having more than 300 linear feet of frontage.
2. The proposed sign design meets the sign design elements regarding architectural compatibility, size, scale, proportion, illumination, color and style, and location as approved by the Planning Commission.

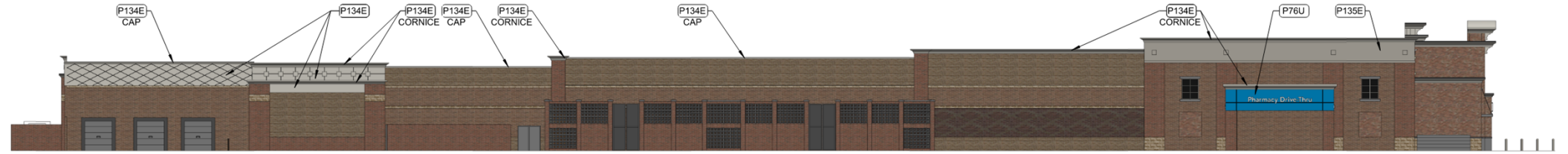
### **Conditions**

If the Planning Commission does approve the sign theme amendment, staff recommends the following conditions:

1. That installed signage match the location and design of the submitted renderings.
2. A sign permit be obtained from the Community Development Department for the proposed signs, with any future amendments to be reviewed by the Planning Commission.

Planner: \_\_\_\_\_ Reviewed by: \_\_\_\_\_  
Claire Hague, *Planner*

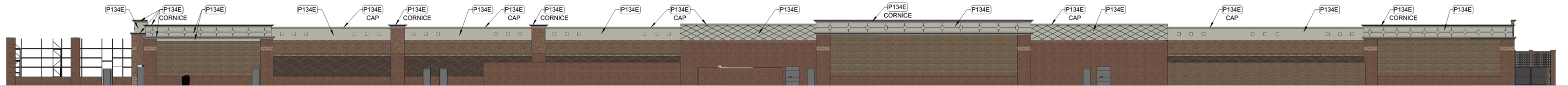
**Exhibit #1 – Sign Theme Renderings**



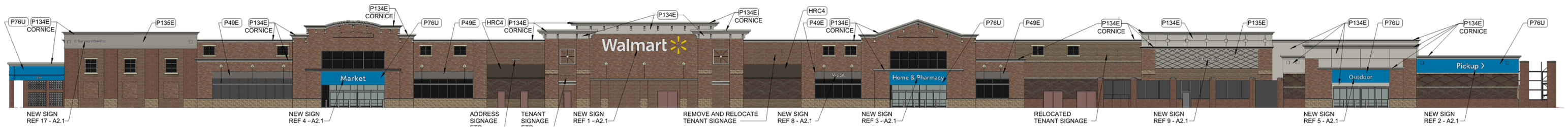
**PROPOSED SIDE ELEVATIONS:**



**PROPOSED SIDE ELEVATIONS:**



**PROPOSED REAR ELEVATIONS:**

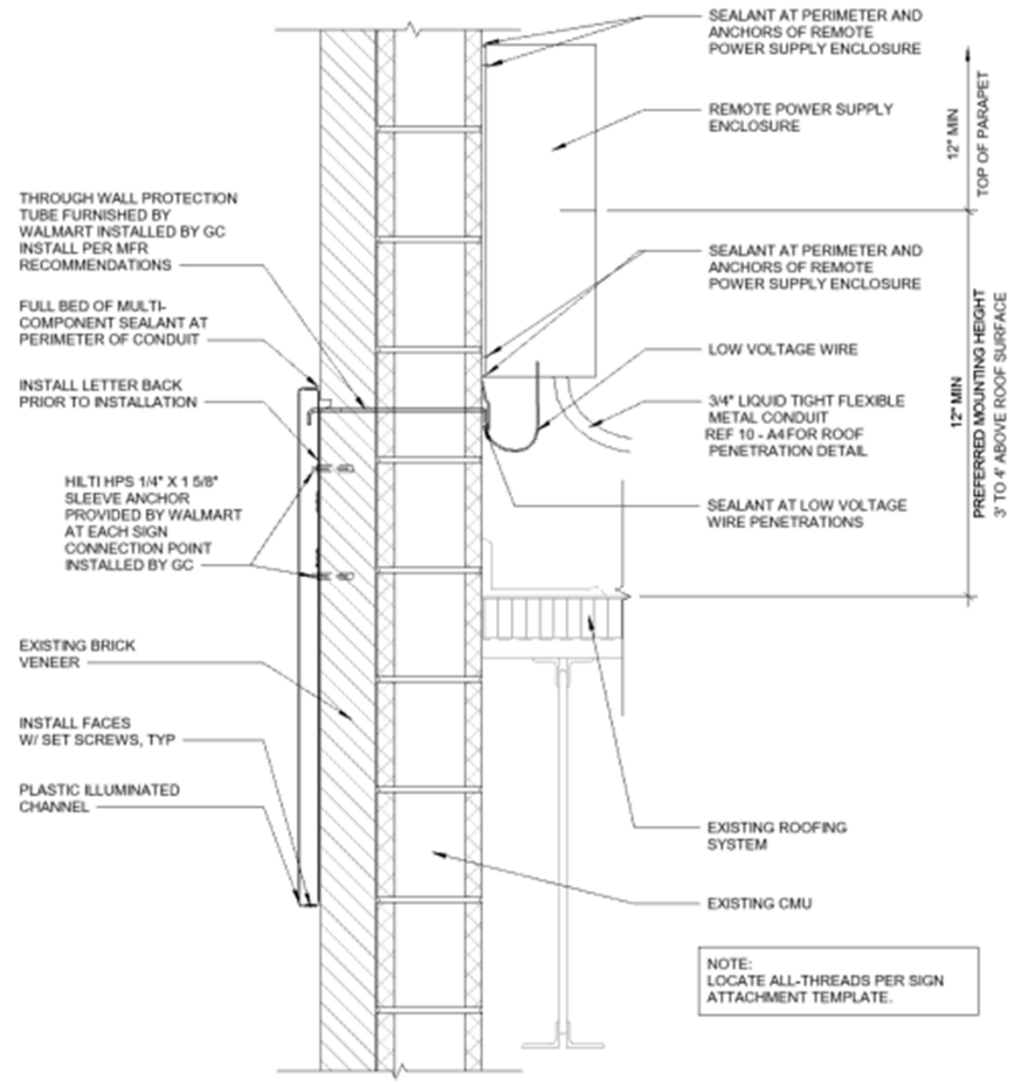


**PROPOSED FRONT ELEVATIONS:**



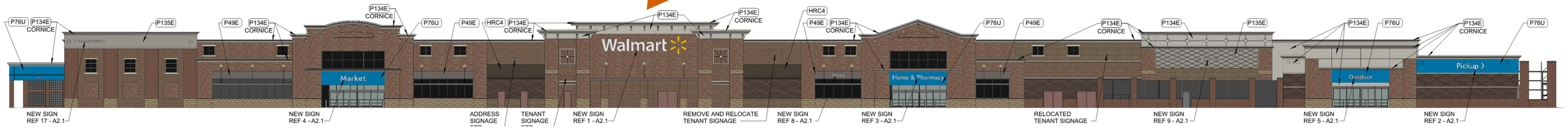
**EXISTING FRONT ELEVATIONS:**

EXISTING SIGNAGE SCHEDULE									NEW SIGNAGE SCHEDULE								
(FOR REFERENCE ONLY)									(FOR REFERENCE ONLY)								
SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA	SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA				
<b>FRONT SIGNAGE</b>									<b>FRONT SIGNAGE</b>								
Walmart	1	LED	WHITE	5'-6"			Walmart	1	LED	WHITE	5'-6"						
Spark	1	LED	YELLOW	8'-0"	299.04	SF	299.04	SF	Spark	1	LED	YELLOW	8'-0"	299.04	SF	299.04	SF
Market	1	N/A	WHITE	2'-0"	17.97	SF	17.97	SF	Market	1	N/A	WHITE	2'-0"	17.71	SF	17.71	SF
Home & Pharmacy	1	N/A	WHITE	2'-0"	61.85	SF	61.85	SF	Home & Pharmacy	1	N/A	WHITE	2'-0"	60.53	SF	60.53	SF
Outdoor Living	1	N/A	WHITE	2'-0"	49.47	SF	49.47	SF	Outdoor	1	N/A	WHITE	2'-0"	20.50	SF	20.50	SF
Auto Center >	1	N/A	WHITE	2'-0"	34.50	SF	34.50	SF	Auto Care >	1	N/A	WHITE	1'-6"	16.25	SF	16.25	SF
Pickup	1	LED	WHITE	2'-6"					Pickup >	1	LED	WHITE	2'-6"	40.88	SF	40.88	SF
Spark	1	LED	YELLOW	4'-6"	69.88	SF	69.88	SF	Vision	1	N/A	WHITE	1'-6"	8.19	SF	8.19	SF
									< Pharmacy Drive-Thru	1	N/A	WHITE	1'-0"	18.06	SF	18.06	SF
<b>TOTAL FRONT SIGNAGE</b>						532.65	SF	<b>TOTAL FRONT SIGNAGE</b>						481.16	SF		
<b>AUTO CENTER SIGNAGE</b>									<b>AUTO CENTER SIGNAGE</b>								
Auto Center	1	N/A	WHITE	2'-0"	31.47	SF	31.47	SF	Auto Care	1	N/A	WHITE	2'-0"	24.65	SF	24.65	SF
Tire	2	N/A	WHITE	1'-0"	2.38	SF	4.76	SF	Tire	2	N/A	WHITE	1'-0"	2.33	SF	4.66	SF
Lube	1	N/A	WHITE	1'-0"	3.13	SF	3.13	SF	Oil Change	3	N/A	WHITE	1'-0"	9.33	SF	27.99	SF
									NUMERALS	5	N/A	WHITE	2'-6"	4.12	SF	20.60	SF
<b>TOTAL AUTO CENTER SIGNAGE</b>						39.36	SF	<b>TOTAL AUTO CENTER SIGNAGE</b>						77.90	SF		
<b>PHARMACY DRIVE-THRU SIGNAGE</b>									<b>PHARMACY DRIVE-THRU SIGNAGE</b>								
Pharmacy Drive-Thru	1	N/A	WHITE	1'-6"	39.90	SF	39.90	SF	Pharmacy Drive-Thru	1	N/A	WHITE	1'-6"	39.90	SF	39.90	SF
Enter	1	N/A	WHITE	1'-0"	3.24	SF	3.24	SF	Enter	1	N/A	WHITE	1'-0"	3.24	SF	3.24	SF
Exit	1	N/A	WHITE	1'-0"	2.34	SF	2.34	SF	Exit	1	N/A	WHITE	1'-0"	2.34	SF	2.34	SF
<b>TOTAL AUTO CENTER SIGNAGE</b>						45.48	SF	<b>TOTAL AUTO CENTER SIGNAGE</b>						45.48	SF		
<b>TOTAL BUILDING SIGNAGE</b>									<b>TOTAL BUILDING SIGNAGE</b>								
						617.49	SF							604.54	SF		

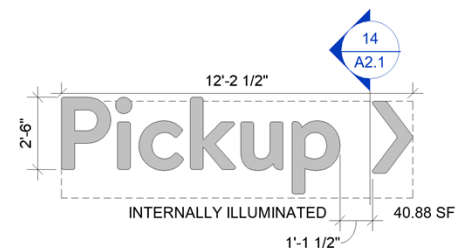
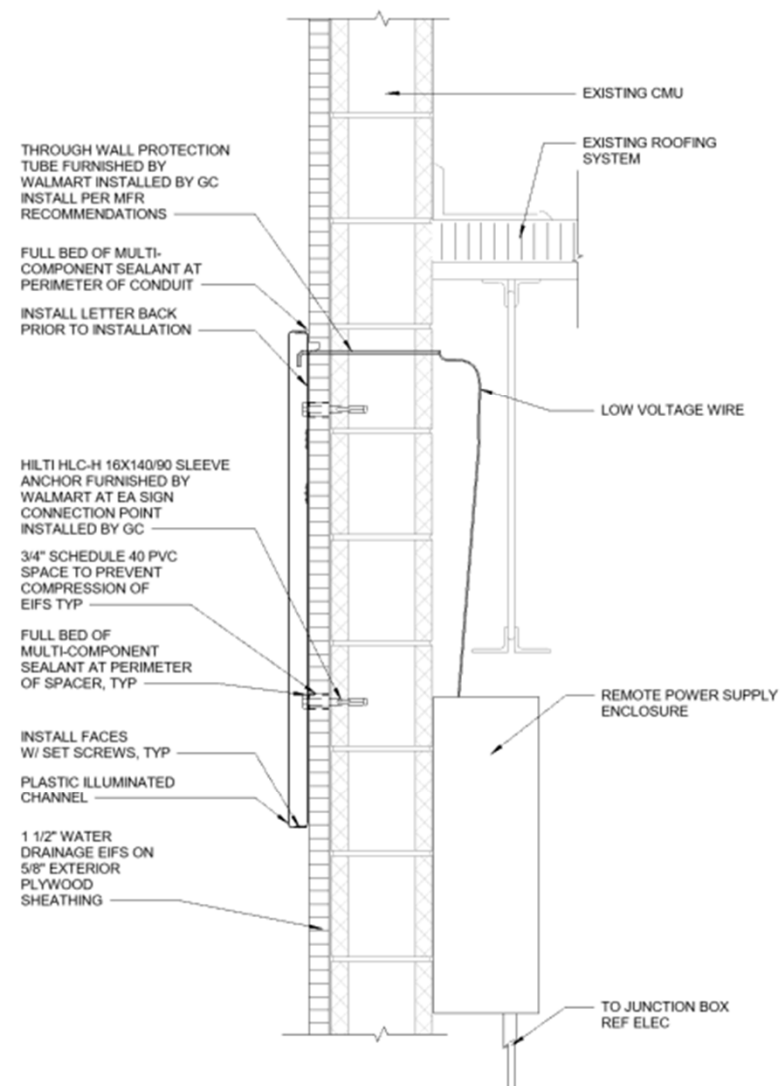


**12 SIGNAGE ATTACHMENT**  
1 1/2" = 1'-0"

NOTE: LOCATE ALL-THREADS PER SIGN ATTACHMENT TEMPLATE.

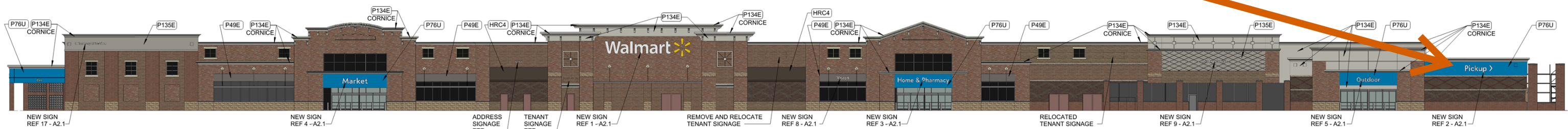






**14 SIGN ATTACHMENT AT CMU WALL BELOW ROOF LINE**  
1 1/2" = 1'-0"

**2 SIGNAGE**  
1/4" = 1'-0"



PRIOR TO PERFORMING THIS WORK, VERIFY EXISTING SUBSTRATE MATERIAL. IF EXISTING SUBSTRATE IS CMU OR PLYWOOD (5/8" OR THICKER), SUBSTRATE REPLACEMENT IS NOT REQ'D

REFER TO SIGNAGE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS

MOUNTING HOLE PATTERNS FOR NON-ILLUMINATED SIGN INSTALLATION PROVIDED BY WALMART

PLASTIC MOUNT FOR ALL-THREAD STUD, TYP

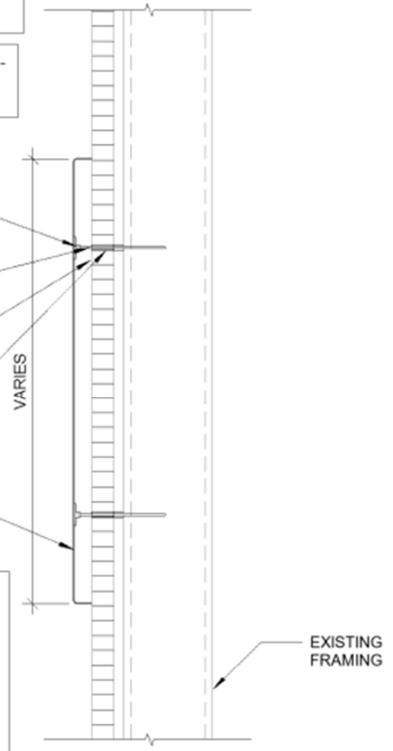
INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS, TYP

1/4" SPACER BETWEEN FACE OF BUILDING FINISH AND CHANNEL LETTER

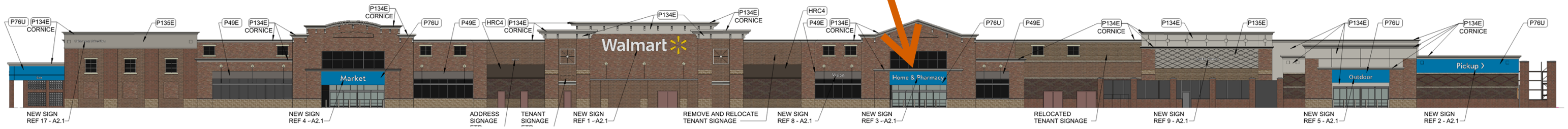
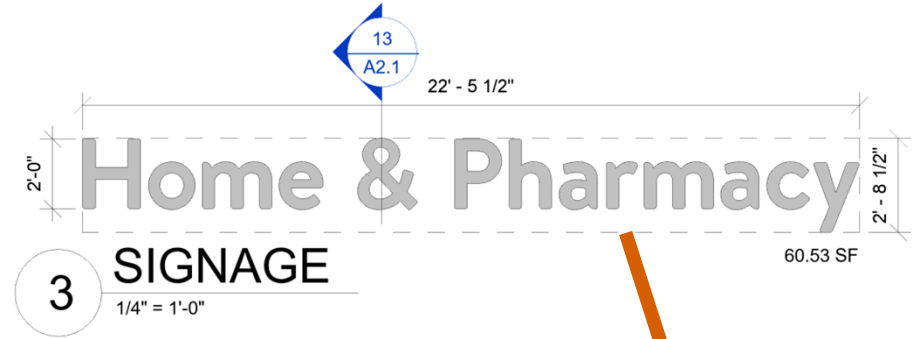
3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT, TYP

PLASTIC NON-ILLUMINATED CHANNEL LETTER

"ADHESIVE SEALANT" IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C557 STANDARDS, EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI



**13** SIGN ATTACHMENT AT EIFS AND METAL STUD WALL  
1 1/2" = 1'-0"



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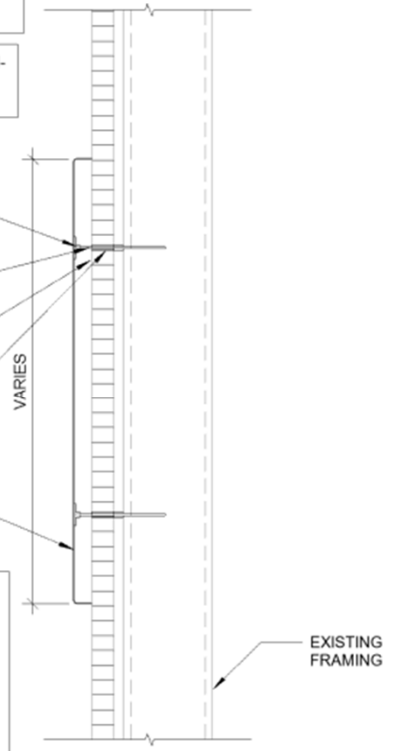
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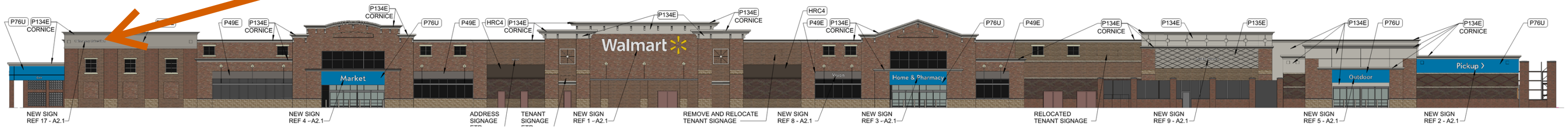


### SIGN ATTACHMENT AT EIFS AND METAL STUD WALL

13  
1 1/2" = 1'-0"



17  
1/4" = 1'-0"



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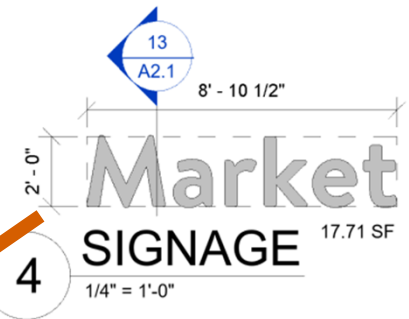
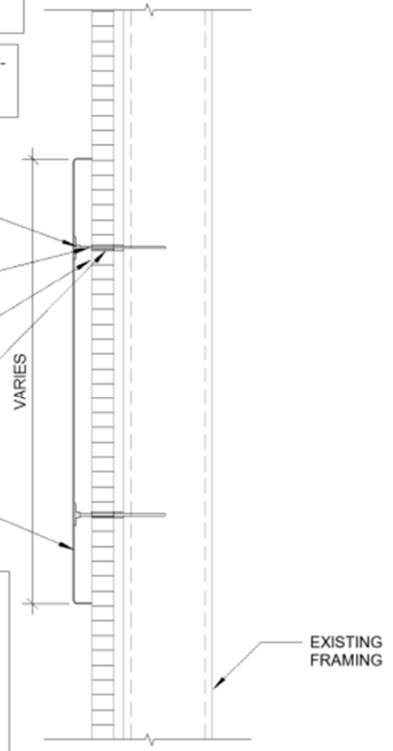
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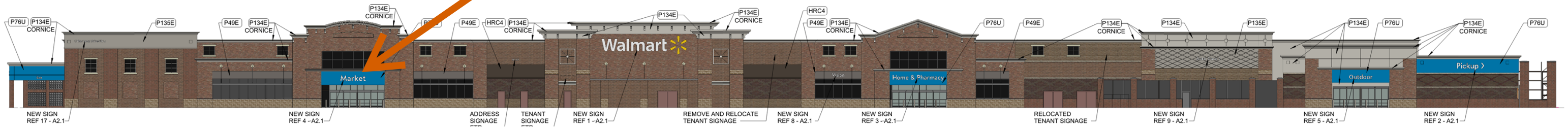
3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT, TYP

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**13** SIGN ATTACHMENT AT EIFS AND METAL STUD WALL  
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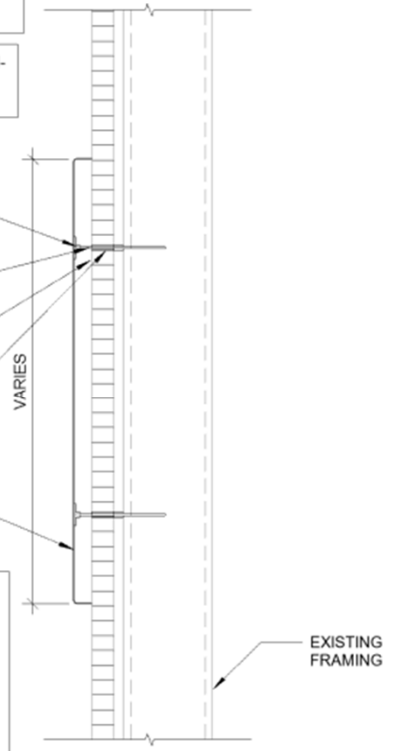
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3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT, TYP

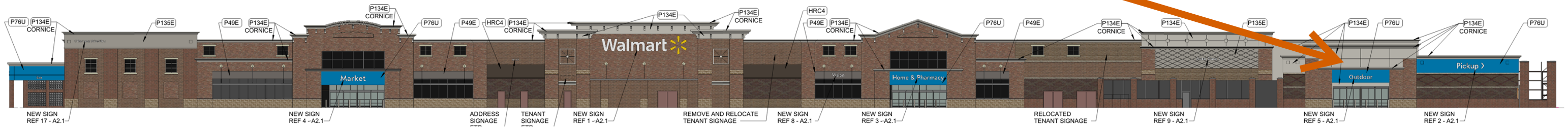
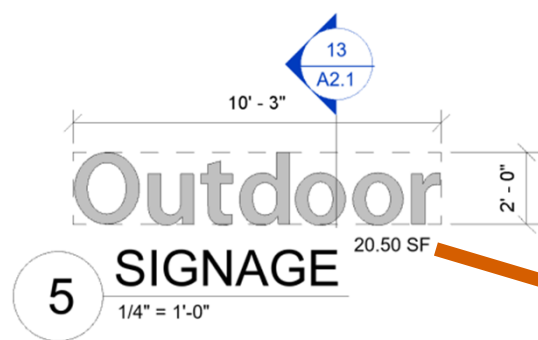
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### SIGN ATTACHMENT AT EIFS AND METAL STUD WALL

13  
1 1/2" = 1'-0"



MOUNTING HOLE PATTERNS FOR NON-ILLUMINATED SIGN INSTALLATION

REFER TO SIGNAGE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

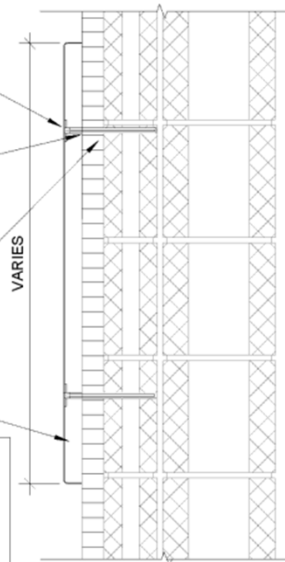
PLASTIC MOUNT FOR ALL-THREAD STUD, TYP

INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS PRIOR TO SIGN INSTALLATION, TYP

3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT. COAT ALL-THREAD STUD WITH ADHESIVE SEALANT PRIOR TO WALL ATTACHMENT, TYP

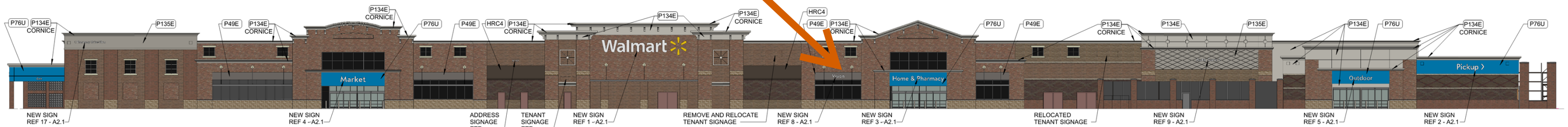
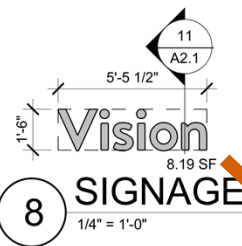
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## SIGN ATTACHMENT AT INSULATED PRECAST PANEL

11  
1 1/2" = 1'-0"



PRIOR TO PERFORMING THIS WORK, VERIFY EXISTING SUBSTRATE MATERIAL. IF EXISTING SUBSTRATE IS CMU OR PLYWOOD (5/8" OR THICKER), SUBSTRATE REPLACEMENT IS NOT REQ'D

REFER TO SIGNAGE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS

MOUNTING HOLE PATTERNS FOR NON-ILLUMINATED SIGN INSTALLATION PROVIDED BY WALMART

PLASTIC MOUNT FOR ALL-THREAD STUD, TYP

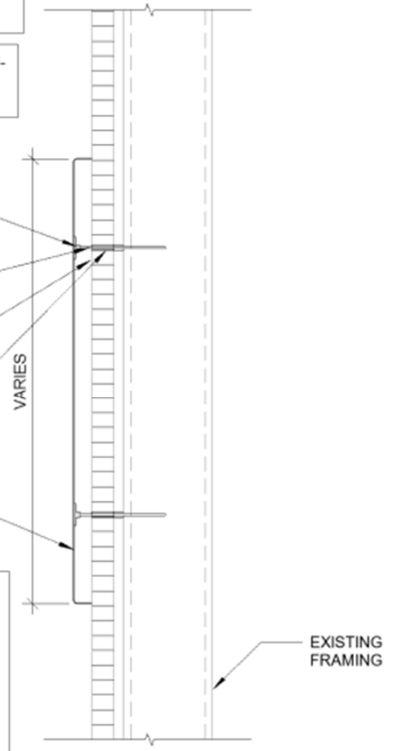
INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS, TYP

1/4" SPACER BETWEEN FACE OF BUILDING FINISH AND CHANNEL LETTER

3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT, TYP

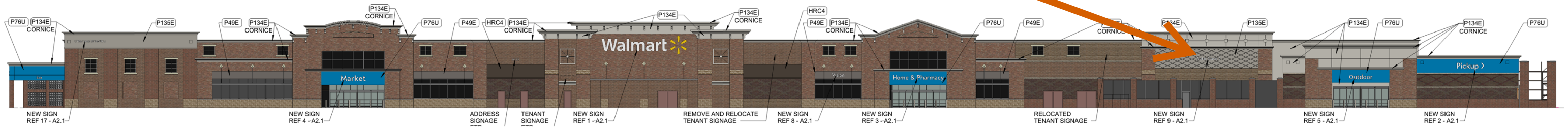
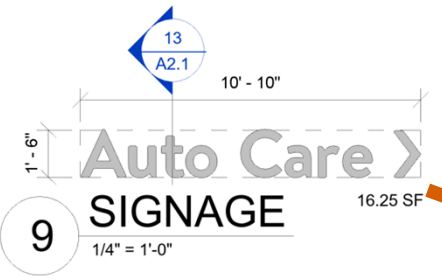
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### SIGN ATTACHMENT AT EIFS AND METAL STUD WALL

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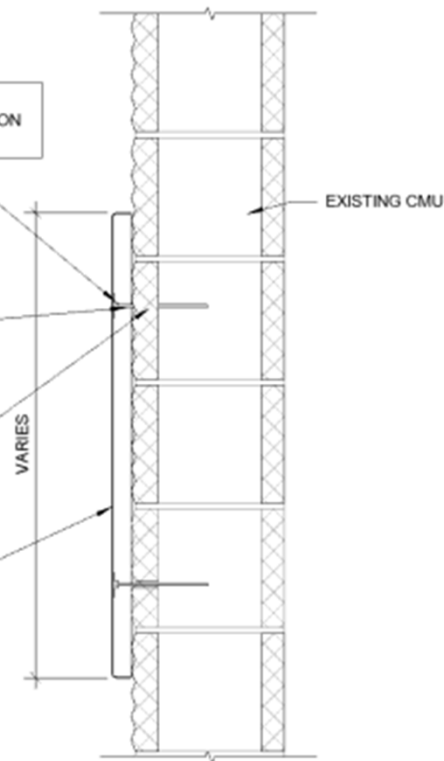
PLASTIC MOUNT FOR ALL-THREAD STUD TYP BY WALMART

INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS PRIOR TO SIGN INSTALLATION

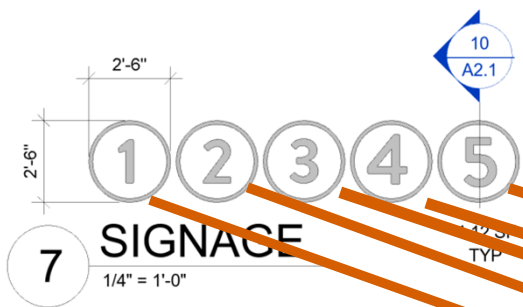
3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT. COAT ALL-THREAD STUD WITH ADHESIVE SEALANT PRIOR TO WALL ATTACHMENT

PLASTIC NON-ILLUMINATED CHANNEL LETTER BY WALMART

\*ADHESIVE SEALANT\* IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C557 STANDARDS, EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI



**10 SIGN ATTACHMENT AT CMU WALL**  
1 1/2" = 1'-0"





MOUNTING HOLE PATTERNS FOR NON-ILLUMINATED SIGN INSTALLATION PROVIDED BY WALMART

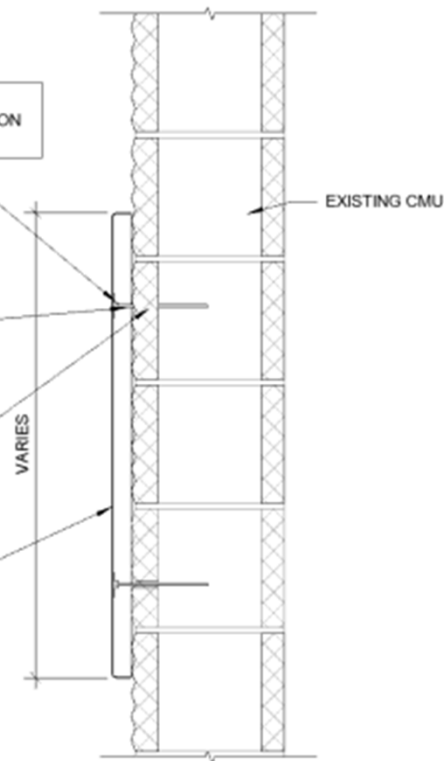
PLASTIC MOUNT FOR ALL-THREAD STUD TYP BY WALMART

INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS PRIOR TO SIGN INSTALLATION

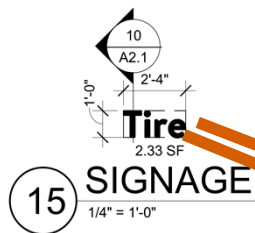
3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT. COAT ALL-THREAD STUD WITH ADHESIVE SEALANT PRIOR TO WALL ATTACHMENT

PLASTIC NON-ILLUMINATED CHANNEL LETTER BY WALMART

"ADHESIVE SEALANT" IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C557 STANDARDS, EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI



**10 SIGN ATTACHMENT AT CMU WALL**  
1 1/2" = 1'-0"



**15 SIGNAGE**  
1/4" = 1'-0"



MOUNTING HOLE PATTERNS FOR NON-ILLUMINATED SIGN INSTALLATION PROVIDED BY WALMART

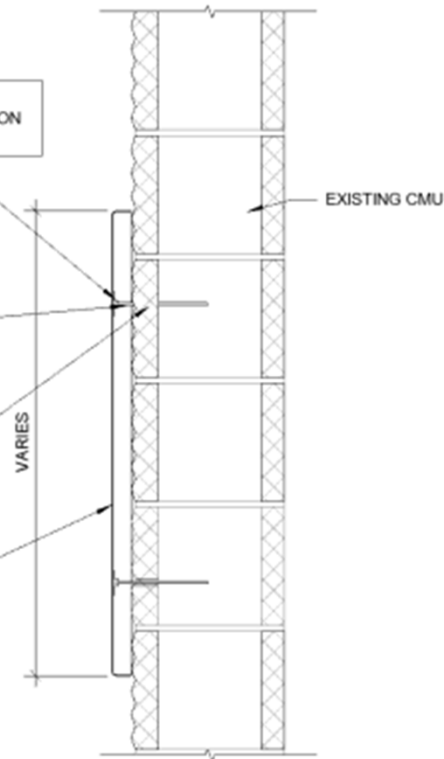
PLASTIC MOUNT FOR ALL-THREAD STUD TYP BY WALMART

INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS PRIOR TO SIGN INSTALLATION

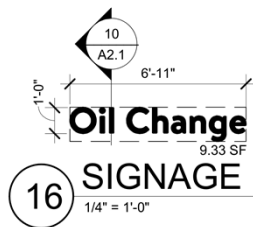
3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT. COAT ALL-THREAD STUD WITH ADHESIVE SEALANT PRIOR TO WALL ATTACHMENT

PLASTIC NON-ILLUMINATED CHANNEL LETTER BY WALMART

\*ADHESIVE SEALANT\* IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C557 STANDARDS, EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI



**10 SIGN ATTACHMENT AT CMU WALL**  
1 1/2" = 1'-0"



**16 SIGNAGE**  
1/4" = 1'-0"



PRIOR TO PERFORMING THIS WORK, VERIFY EXISTING SUBSTRATE MATERIAL. IF EXISTING SUBSTRATE IS CMU OR PLYWOOD (5/8" OR THICKER), SUBSTRATE REPLACEMENT IS NOT REQ'D

REFER TO SIGNAGE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS

MOUNTING HOLE PATTERNS FOR NON-ILLUMINATED SIGN INSTALLATION PROVIDED BY WALMART

PLASTIC MOUNT FOR ALL-THREAD STUD, TYP

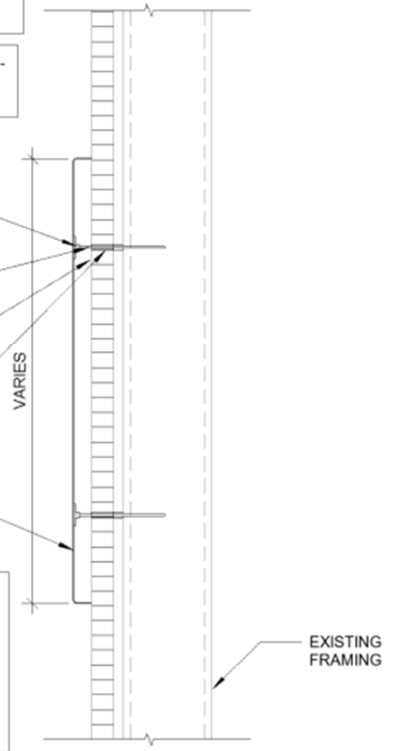
INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS, TYP

1/4" SPACER BETWEEN FACE OF BUILDING FINISH AND CHANNEL LETTER

3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT, TYP

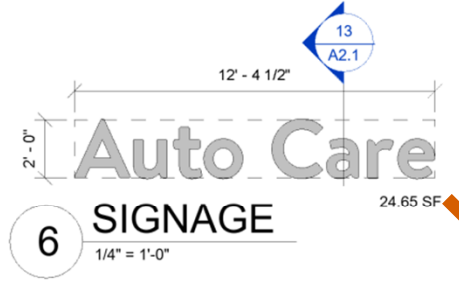
PLASTIC NON-ILLUMINATED CHANNEL LETTER

"ADHESIVE SEALANT" IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C557 STANDARDS, EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI



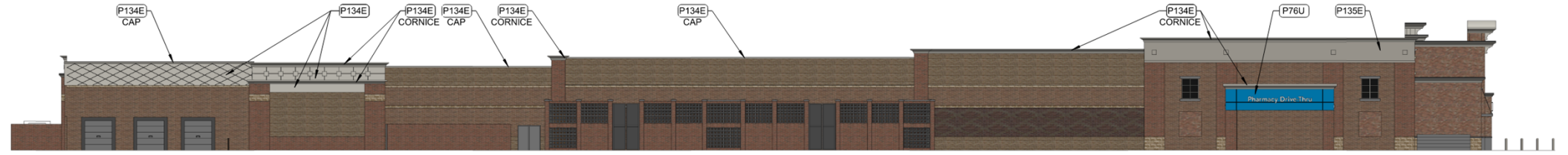
### SIGN ATTACHMENT AT EIFS AND METAL STUD WALL

13  
1 1/2" = 1'-0"



## **Exhibit #2 – Color Legend**

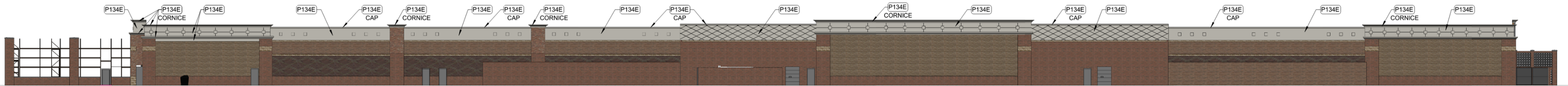
COLOR LEGEND		
P#	COLOR NAME	
P49E	DARK GRAY	
P76U	WALMART BLUE (URETHANE-LIKE)	
P134E	LIGHT GRAY	
P135E	MEDIUM GRAY	
HRC4	HEAT RESISTANT COATING TO MATCH DARK GRAY	



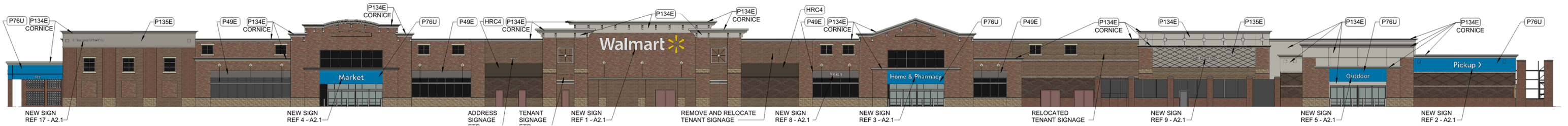
**PROPOSED SIDE ELEVATIONS:**



**PROPOSED SIDE ELEVATIONS:**



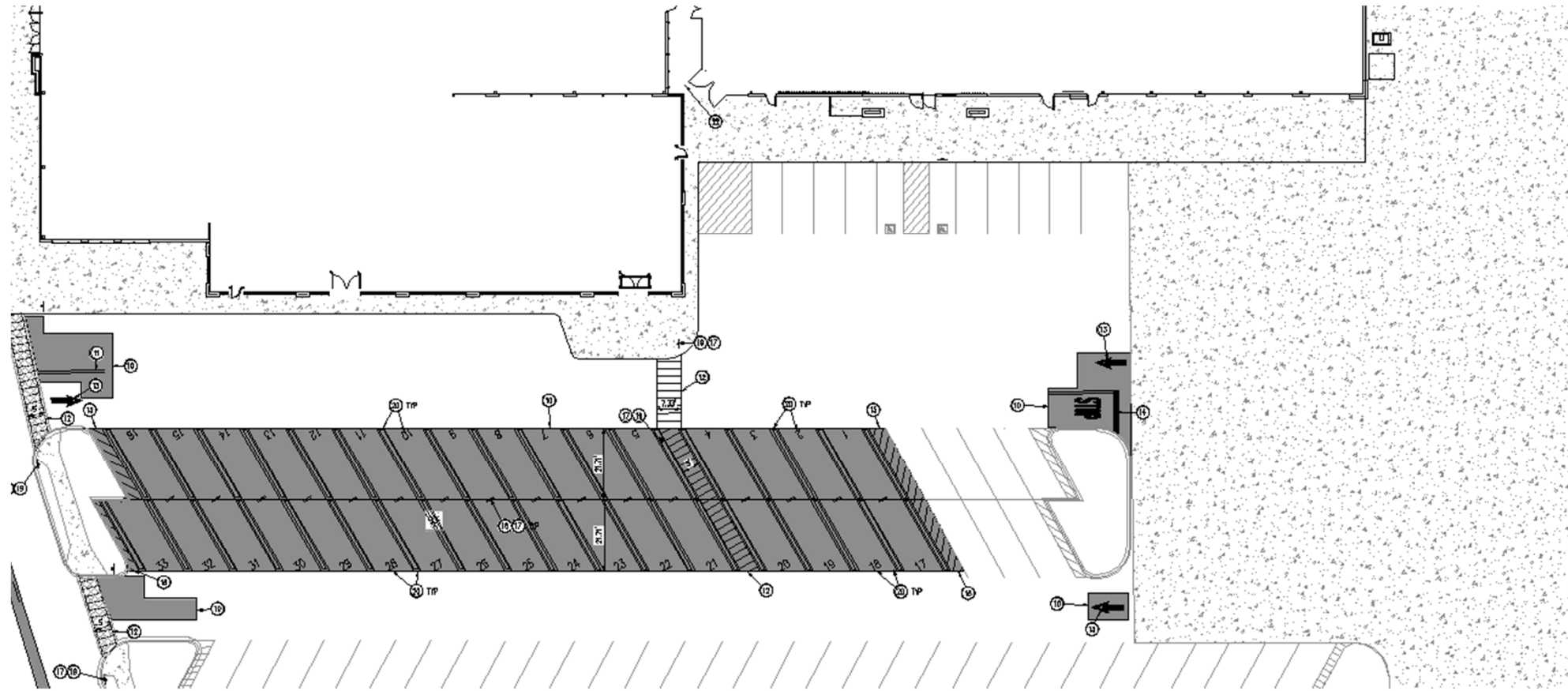
**PROPOSED REAR ELEVATIONS:**



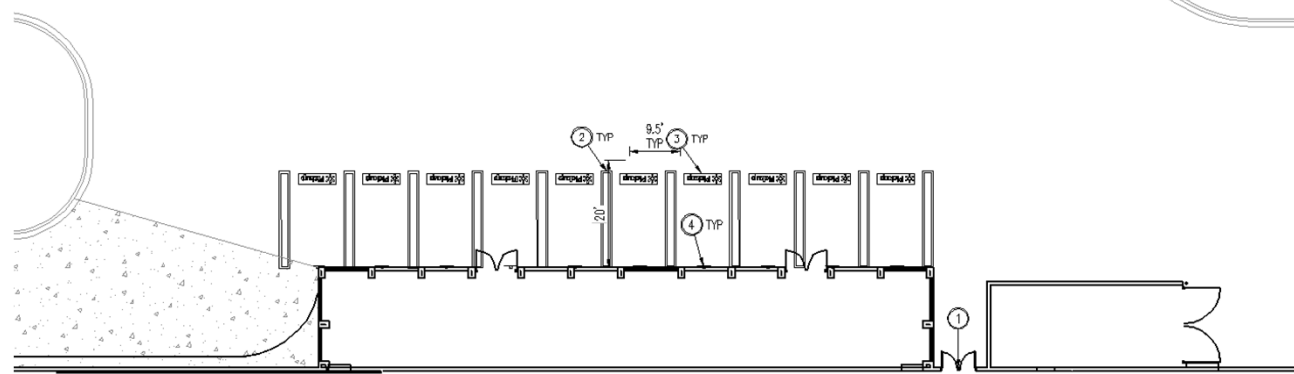
**PROPOSED FRONT ELEVATIONS:**



**EXISTING FRONT ELEVATIONS:**



**PROPOSED SITE PLAN**



**PROPOSED DEMO PLAN**

