

MASTER SIGN PROGRAM

June 4, 2026

4854 Fenton Street, Garden City, Idaho 83714

Applicant / Owner: reeB Investments LLC

Mailing Address: 9179 W State Street, Garden City, Idaho 83714

Contact: Dennis Sand / Ty Plowman, 208 629-5222

Project Address: 4854 Fenton Street, Garden City, Idaho 83714

Zoning: C-2 General Commercial. Sign District 4

Program Type: Multi-Tenant / Building Sign Program

1. Purpose

This Master Sign Program establishes a coordinated signage plan for the property located at 4854 Fenton Street, Garden City, Idaho. The intent is to provide clear tenant identification, maintain a consistent visual appearance, support safe wayfinding, and ensure that all signage is integrated with the building architecture and site improvements.

This program is intended to apply to all current and future tenants, building occupants, owners, and sign contractors for the property.

2. Owner Approval Required

No sign permit application shall be submitted to the City of Garden City and no sign shall be fabricated, installed, modified, relocated, or illuminated until written approval has first been obtained from reeB Investments LLC or its authorized representative. Owner approval is required before any City application is filed.

3. General Standards

All signs shall comply with applicable provisions of the Garden City Code, and any conditions of approval issued by the City of Garden City.

No sign shall be installed, altered, replaced, illuminated, or relocated without the required City approvals and permits. Each tenant or sign contractor shall be responsible for submitting permit materials prior to fabrication or installation.

4. Allowed Sign Types

The following sign types may be permitted under this Master Sign Program, subject to Garden City review and approval:

1. Tenant wall signs mounted to the building façade.
2. Building-mounted address identification.
3. Window signs, where allowed by code.

4. Directional or wayfinding signs for parking, entries, deliveries, or access.
5. Monument or freestanding signage, only if separately approved by the City.
6. Temporary signs, only as allowed by Garden City Code.

Billboards, roof signs, pole signs, animated signs, flashing signs, and signs creating glare or traffic hazards are not permitted under this program unless expressly authorized by Garden City.

5. Design Criteria

All tenant signage shall be designed as part of a unified sign system. Signs shall be compatible with the scale, materials, colors, and architectural character of the building.

Tenant signs shall use professional-grade materials and fabrication methods. Acceptable materials may include aluminum, steel, acrylic, painted or powder-coated metal, routed panels, dimensional letters, or other durable exterior-grade materials approved by the property owner and City.

Hand-painted, paper, cardboard, banner-style permanent signs, exposed raceways, temporary-looking signs, or deteriorated materials are not permitted as permanent tenant signage.

6. Tenant Wall Signs

Each tenant may be allowed one primary wall sign located on the tenant's primary building frontage, subject to code limits and City approval.

Wall signs shall be located within designated sign bands or logical architectural areas of the façade. Signs shall not cover windows, architectural details, required address numbers, vents, lighting, or building access features.

Tenant signs shall be centered or aligned in a consistent manner with adjacent tenant signs when practical.

7. Sign Area and Dimensions

Maximum sign area, height, projection, and placement shall comply with Garden City Code unless a specific modification is approved through this Master Sign Program or a separate City approval.

No sign area may be transferred to another tenant or building elevation without written approval from the property owner and any required City approval.

8. Illumination

Sign illumination shall be designed to avoid glare, light trespass, visual clutter, and impacts to adjacent properties or public rights-of-way.

Allowed illumination may include externally illuminated signs, halo-lit letters, internally illuminated letters, or other methods approved by the City. Exposed neon, flashing lighting, moving lights, or animated lighting are not permitted unless specifically allowed by code and approved by the City.

All illuminated signs shall be installed under required electrical permits. Illumination shall be turned off by 10:00 p.m. or close of business, whichever is later, unless otherwise approved by the City.

9. Address Identification

The property address, 4854 Fenton Street, shall be displayed in a clear and visible location facing the street or primary access point. Address numbers shall comply with applicable fire, building, and City requirements.

10. Directional and Wayfinding Signs

Directional signs may be used for parking, entries, exits, deliveries, tenant access, or site circulation. Directional signs shall be limited to the minimum size necessary for safe and clear wayfinding.

Directional signs shall be consistent in material, color, typography, and placement throughout the site.

11. Tenant Panel Replacement

When a tenant changes, the sign cabinet, panel, mounting system, or sign area shall remain consistent with this program unless otherwise approved. Replacement tenant copy shall be reviewed by the property owner before permit submittal or installation.

Any abandoned, obsolete, damaged, or nonconforming tenant sign shall be removed or replaced within a reasonable period after tenant vacancy or written notice from the property owner or City.

12. Maintenance

All signs shall be maintained in good condition. Damaged faces, peeling paint, failed lighting, cracked panels, exposed wiring, broken mounts, faded copy, or unsafe conditions shall be repaired promptly.

The property owner may require repair or removal of any sign that does not comply with this Master Sign Program.

13. Prohibited Signs

The following are prohibited unless expressly allowed by Garden City Code and approved by the City:

1. Flashing, blinking, rotating, or animated signs.
2. Roof-mounted signs.
3. Signs placed in public right-of-way without approval.
4. Signs blocking sight triangles, drive aisles, sidewalks, doors, windows, or required exits.
5. Inflatable signs, streamers, pennants, balloons, or similar attention-getting devices as permanent signage.
6. Signs attached to trees, utility poles, fences, vehicles, or temporary structures as permanent business identification.
7. Signs creating glare, distraction, or safety hazards.

14. Administration

This Master Sign Program shall be administered by reeB Investments LLC or its authorized property manager.

Before submitting a sign permit application to the City, each tenant or sign contractor shall provide the property owner with drawings showing sign location, dimensions, materials, colors, lighting method, mounting details, and electrical information, if applicable.

Approval by the property owner does not replace required City approval.

15. Amendments

Any substantial change to this Master Sign Program, including new sign types, increased sign area, altered illumination standards, or changes to approved locations, shall require review and approval by the City of Garden City.

16. Statement of Intent

The applicant requests approval of this Master Sign Program to provide coordinated, high-quality signage for 4854 Fenton Street. The program is intended to create a unified sign appearance, improve tenant identification, support safe circulation, and maintain compatibility with the surrounding commercial area.

Business: reeB Investments LLC

Applicant: Dennis Sand

Signature: 

Date: June 4, 2026