SRPMIC Community Development Department
Planning Services Division

presents to the

Land Management Board and Community

Dimensional Variance Applications for
SRPMIC Electronic Message Board Signs at

Case Number 26-DV-01: Lehi Community Center at 1231 E Oak
Case Number 26-DV-02: Salt River Community Center at 1880 N Longmore Rd
Case Number 26-DV-03: Ske:g Himdag Ki: at 11725 E Indian School Rd
Case Number 26-DV-05: Two Waters Administrative Complex (TBD)

October 27, 2026

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Agenda

1. Applicant's Request
2. Site Information
3. Zoning and General Plan Designation
4. Photos of Existing Signs
5. Old vs. New Comparisons
6. Sign Renderings of Proposed Locations
7. Variances Requested
8. Variance Findings
9. Next Steps

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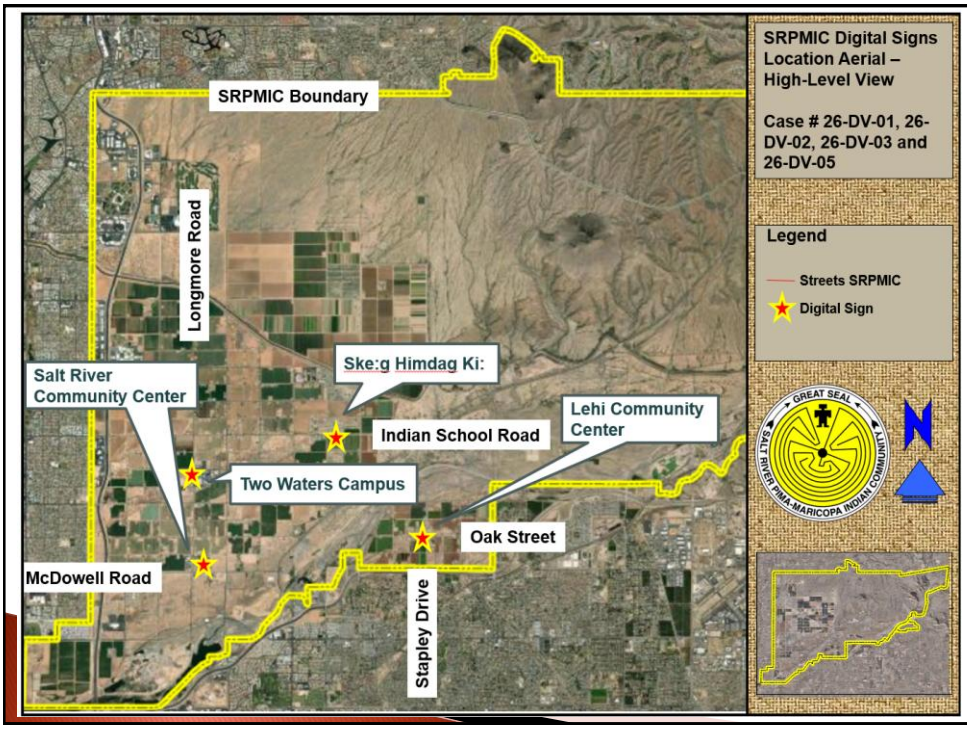
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Applicant's Request

- Jerry Tedrow with SRPMIC Public Works Department, as the applicant, has requested dimensional variances for four (4) new electronic message board signs at
  - Salt River Community Building
  - Lehi Community Building
  - Ske:g Himdag Ki:
  - Two Waters Administrative Complex
- Community Relations Office will be managing the content and illumination levels of the signs.

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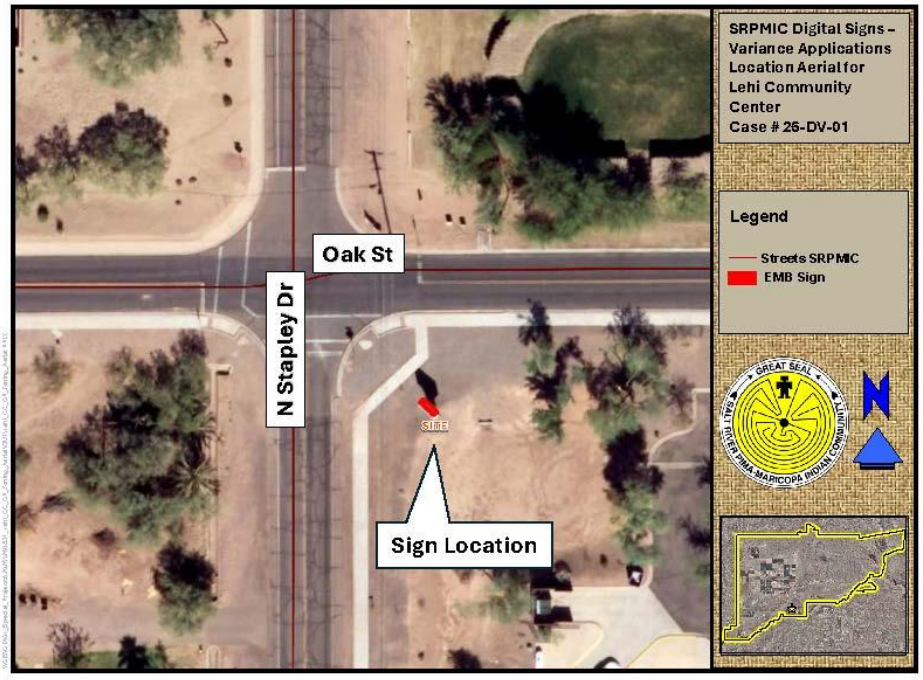
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Aerial – Community View

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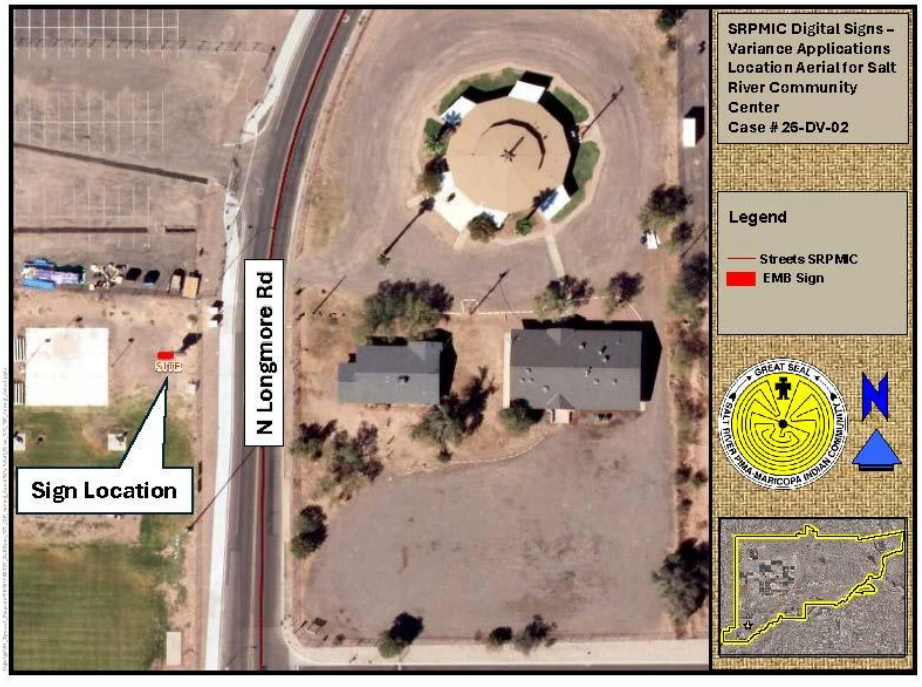
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Aerial Map – Lehi Community Center

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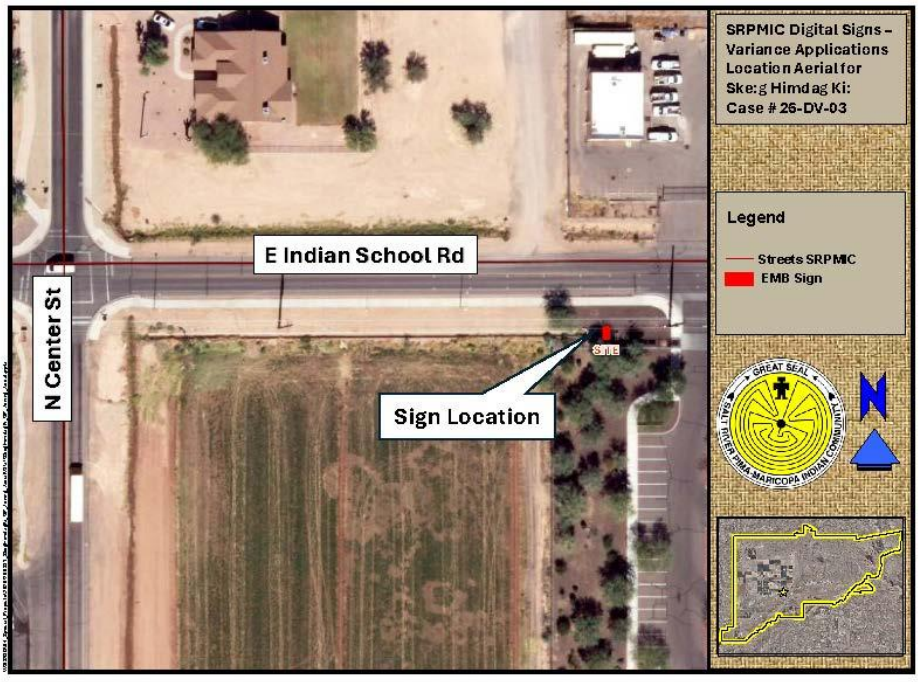
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Aerial Map – Salt River Community Center

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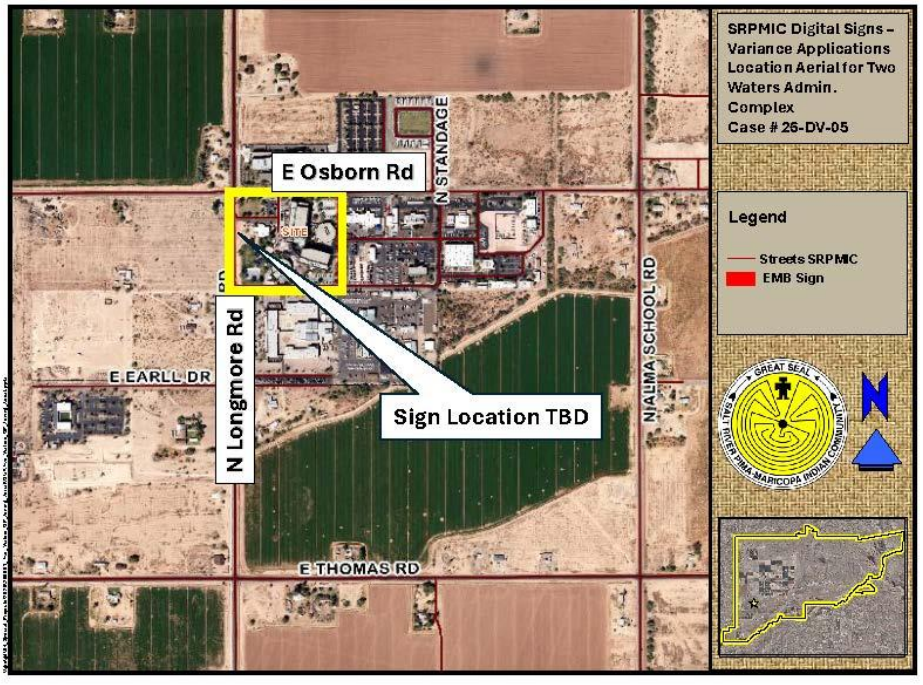
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Aerial Map – Ske:g Himdag Ki:

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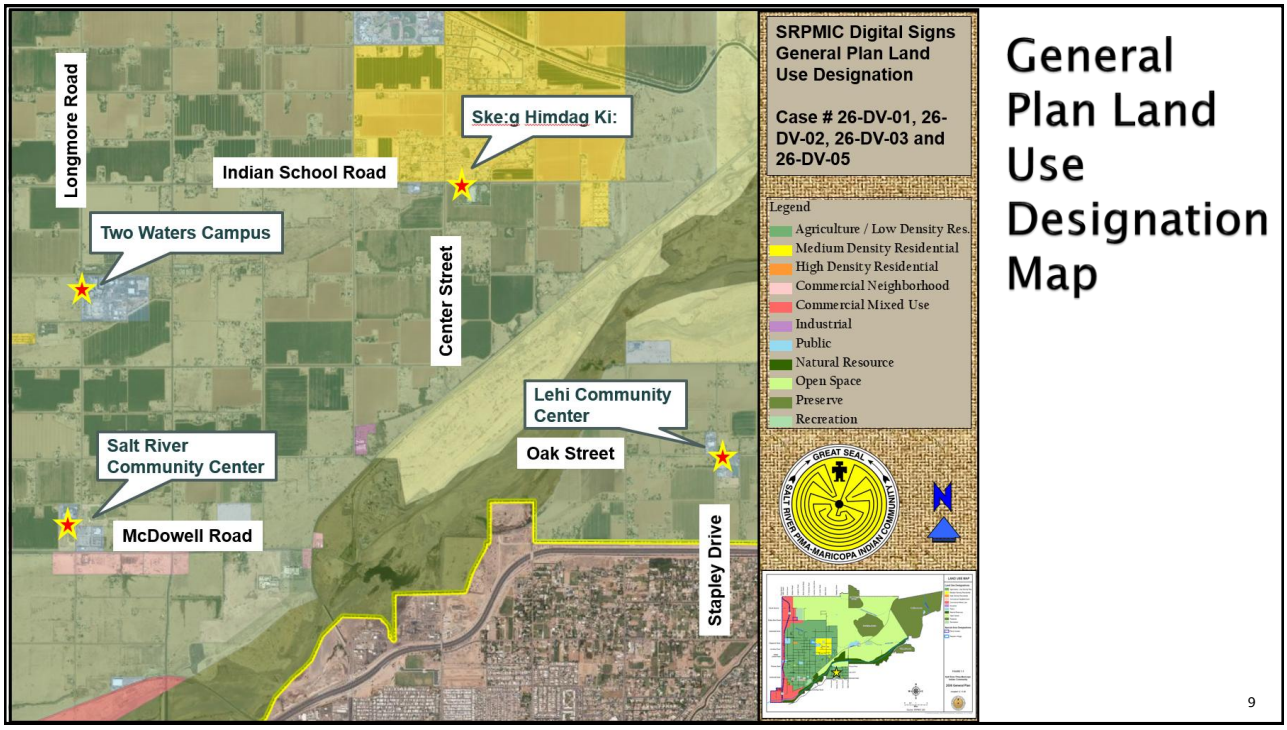
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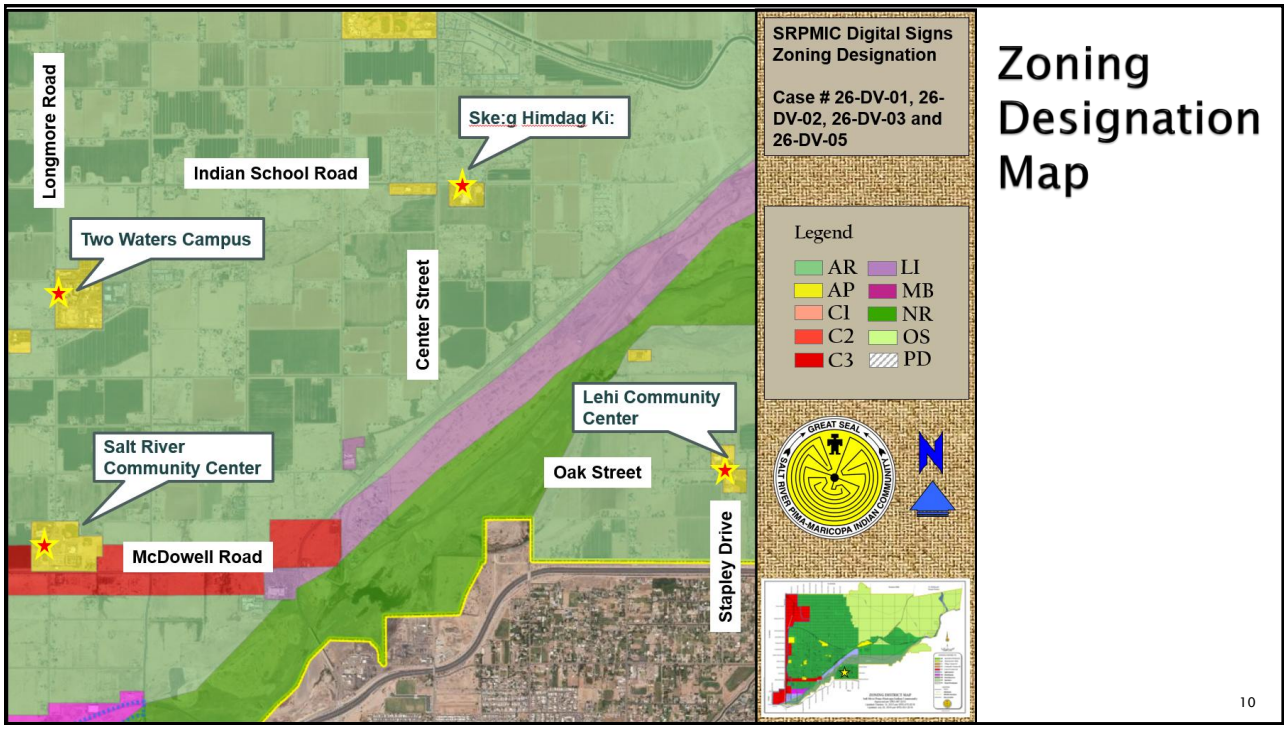
Aerial Map – Two Waters Administrative Complex

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Longmore Road
Indian School Road
Ske:g Himdag Ki:
Two Waters Campus
Center Street
Lehi Community Center
Oak Street
Salt River Community Center
McDowell Road
Stapley Drive
SRPMIC Digital Signs General Plan Land Use Designation
Case # 26-DV-01, 26-DV-02, 26-DV-03 and 26-DV-05
Legend
Agriculture / Low Density Res.
Medium Density Residential
High Density Residential
Commercial Neighborhood
Commercial Mixed Use
Industrial
Public
Natural Resource
Open Space
Preserve
Recreation
General Plan Land Use Designation Map
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Longmore Road
Indian School Road
Ske:g Himdag Ki:
Two Waters Campus
Center Street
Lehi Community Center
Oak Street
Salt River Community Center
McDowell Road
Stapley Drive
SRPMIC Digital Signs Zoning Designation
Case # 26-DV-01, 26-DV-02, 26-DV-03 and 26-DV-05
Legend
AR
AP
CI
C2
C3
LI
MB
NR
OS
PD
Zoning Designation Map
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Photos of Existing Signs

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Lehi Community Center Sign



- Sign Dimensions – 14 feet – 2 inches in height and 28 square feet in sign area.
- Reader boards are not in operation.

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Salt River Community Center Sign





- Sign Dimensions – 10 feet – 4 inches in height and 27.75 square feet in sign area.
- Reader boards are not in operation.

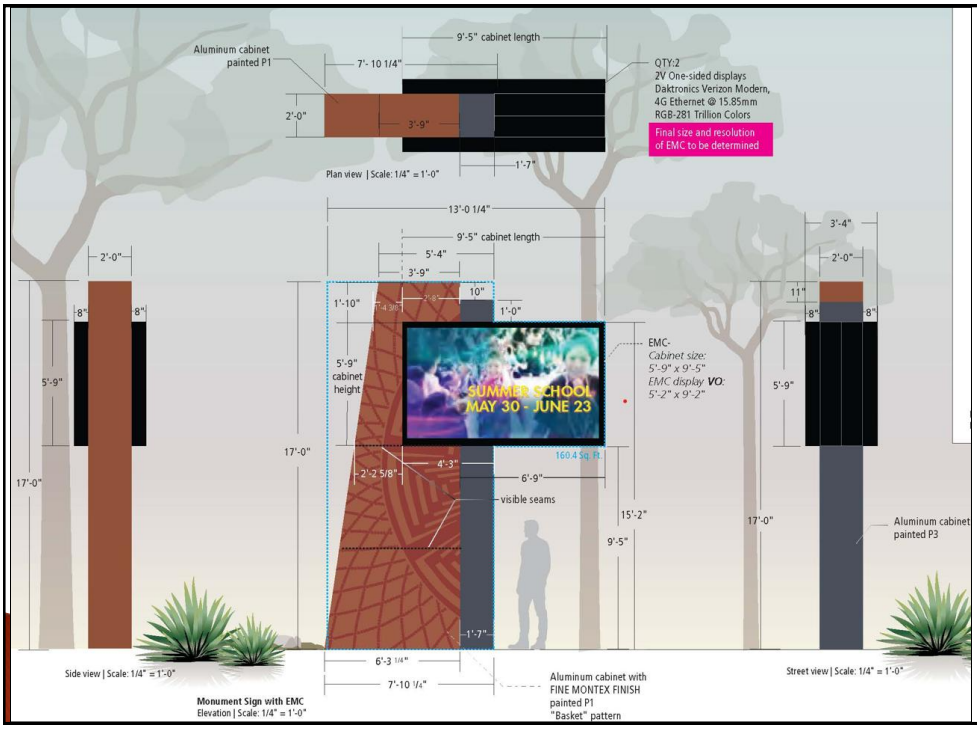
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Proposed Signs

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Sign Elevations

- Sign Height = 17 feet
- Sign Base (Width) = 7 feet – 10 inches
- Sign Area = 48 square feet; Double-sided
- Screen Size = 5 feet – 2 inches in height by 9 feet – 2 inches in width

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Sign Details (cont.)

- Digital LED Board Size = 5 feet–9 inches in height by 9 feet – 5 inches in width
  - Illumination Levels – 1500 nits from sunrise to sunset and maximum of 300 nits at nighttime
  - Screen Pixel Pitch is 6 millimeters which is the highest quality for digital boards (similar to Hale Center Theater, Gilbert, Arizona)
  - Types of Messaging – Static Messaging, Animated messaging/Motion graphics, Streaming video for special events/messaging and future potential for live feeds.

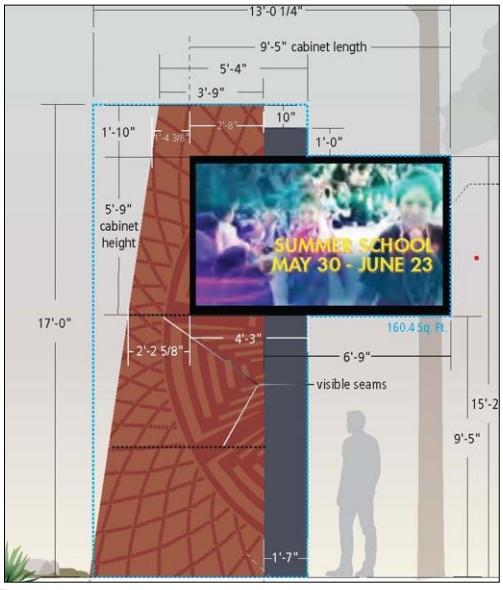


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Sign Details (cont.)

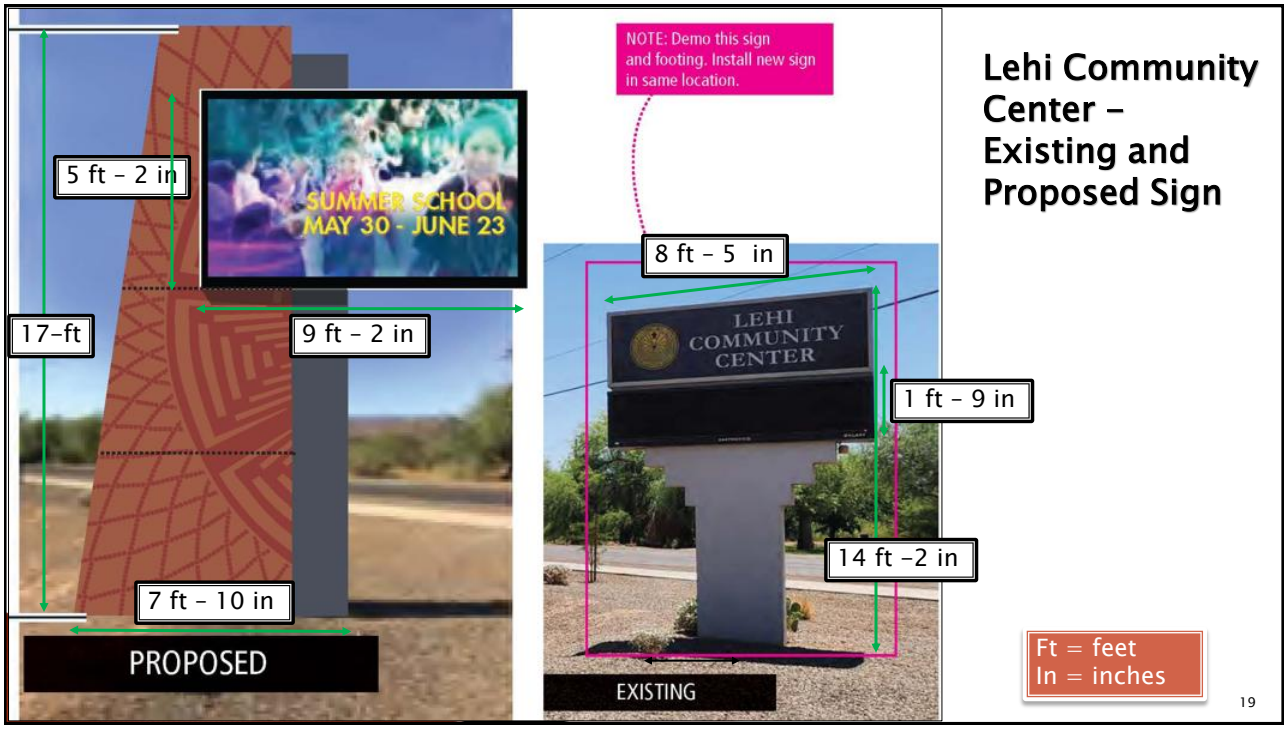
- Cultural Pattern features both Pima and Maricopa artwork.
- Vandalism Prevention – Special Coating, Sign Height, Cultural Patterns promote Community Pride
- All signs to be located within property lines of the existing public facility (i.e. Ske:g Himdag Ki:.



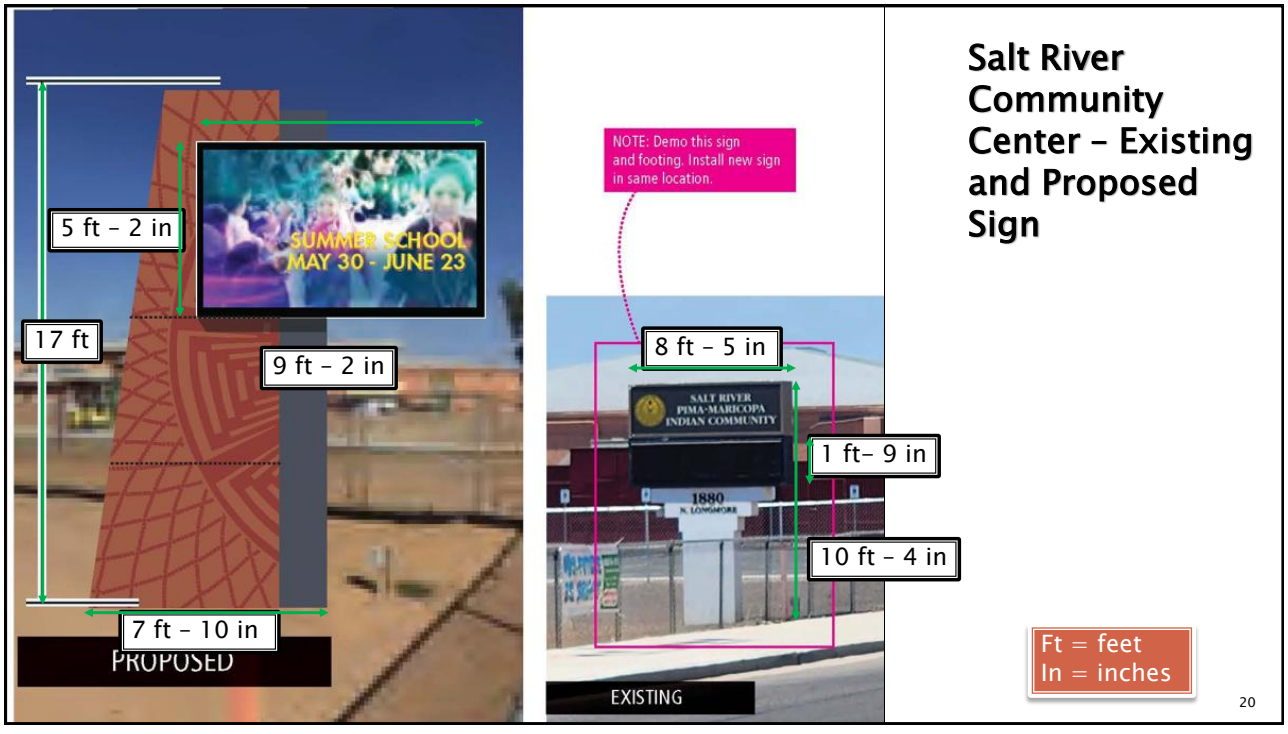
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Old vs. New Comparisons

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5 ft – 2 in
SUMMER SCHOOL
MAY 30 - JUNE 23
17–ft
9 ft – 2 in
7 ft – 10 in
PROPOSED
NOTE: Demo this sign and footing. Install new sign in same location.
8 ft – 5 in
LEHI COMMUNITY CENTER
1 ft – 9 in
14 ft –2 in
EXISTING
Lehi Community Center – Existing and Proposed Sign
Ft = feet
In = inches
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5 ft – 2 in
SUMMER SCHOOL
MAY 30 - JUNE 23
17 ft
9 ft – 2 in
7 ft – 10 in
PROPOSED
NOTE: Demo this sign and footing. Install new sign in same location.
8 ft – 5 in
SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY
1880
1 ft– 9 in
10 ft – 4 in
EXISTING
Salt River Community Center – Existing and Proposed Sign
Ft = feet
In = inches
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Renderings for Each Sign Location



Lehi Community Center

Southwest View from Oak Street

Salt River Community Center



Northwest view from Longmore Road

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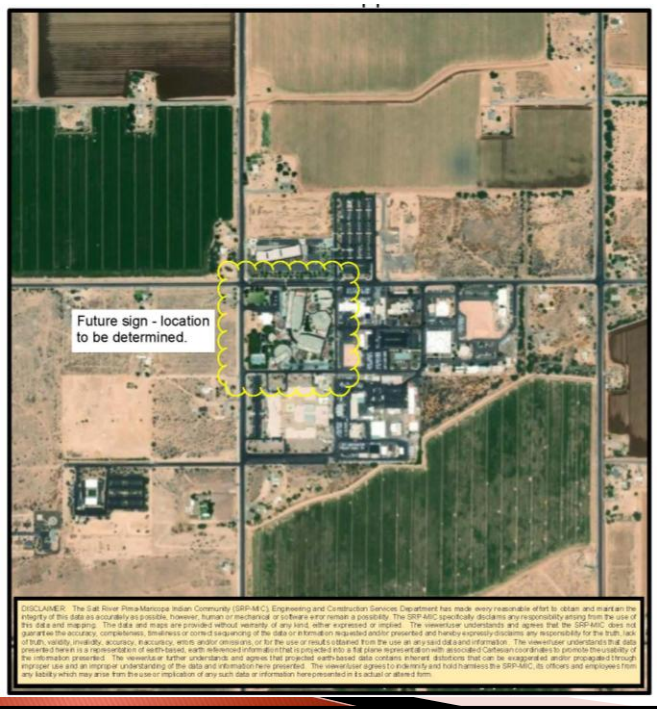
Ske:g Himdag Ki:



Southeast view from Indian School Road

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Two Waters Administrative Complex

Note: There is no image of Two Waters Admin Complex sign because location has not been determined.

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What is a Dimensional Variance?

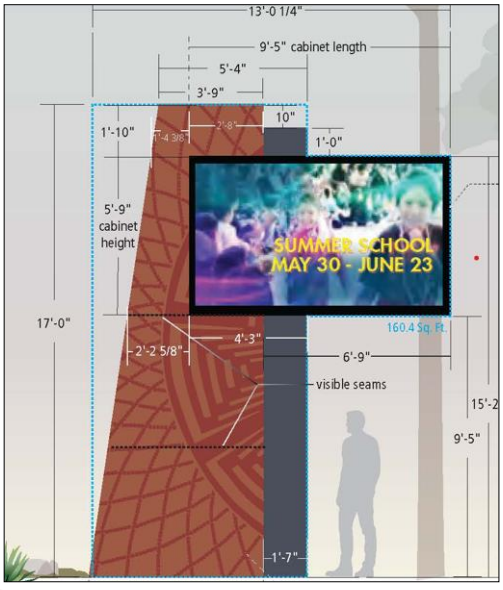
- A Dimensional Variance allows, when it is needed, a change from the requirements of the SRPMIC Zoning Ordinance.
- A Dimensional Variance seeks to reduce unnecessary hardships for some situations that may be created by the SRPMIC Zoning Ordinance.
- A Dimensional Variance goes through the Land Management Board and the Community Council for a decision.

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Variances Requested

- Allow additional height of 11 feet (12 feet for Lehi CC)
- Allow additional 29 sq.ft. of signage area.
- Allow sign to be illuminated 24 hours a day/7 days a week.
- Allow 100% of sign area to be an electronic message board.
- Allow streaming video content with zero dwell time.



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Table for Sign Dimensions – Existing, Required and Requested Variances

Sign Location	Project Site Area	Signs w/in 300 feet?	Existing Sign Height/Area	Code Req	Request	Variance Amount Required
Lehi Community Center	10.16 acres/Sign footprint is 15.5 sf	No	14 ft–2 in/ 28 sf	6 ft/ 22 sf	18 ft (17 ft + 1 ft above grade)/ 48 sf*	12 ft/ 29 sf
Salt River Community Center	8.2 acres/Sign footprint is 15.5 sf	No	10 ft –4 in/ 27.75 sf	6 ft/ 22 sf	19 ft –6 in (17 ft in height at grade/ 48 sf*	11 ft/ 29 sf
Ske:g Himdag Ki:	11.7 acres/Sign footprint is 15.5 sf	No	N/A	6 ft/ 22sf	17 ft/ 48 sf*	11 ft/ 29 sf
Two Waters Administrative Complex	8.96 acres/Sign footprint is 15.5 sf	No	N/A	6 ft/ 22 sf	17 ft/ 48 sf*	11 ft/ 29 sf

*The proposed digital screen size is 48 square feet. Applicant is requesting a variance for 29 square feet with a buffer of 3 square feet in case the LED digital reader board size changes in the future.

sf = square feet ft = feet in = inches

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Dimensional Variance Requirement #1

1. There are exceptional or extraordinary circumstances or conditions unique to the property involved or to the intended use of the property.

- The proposed height, area, illumination, and electronic messaging capabilities are necessary to ensure that public information is visible, legible, timely, and accessible to the Community.
- The Salt River Community Center and Lehi Community Center have had electronic message board signs since 2006. The current digital sign display technology is outdated.
- Community Relations Office confirms that the use of digital signs are the most effective communication tool to the Community.

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Dimensional Variance Requirement #2

2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same zoning district.

- Approval of the proposed signs would optimize communication with the Community.
- Electronic message board signs are allowed within the Administrative Public (AP) zoning district, as there are intended to provide a public service to Community members.
- Signs will be placed as far away as possible from any residential uses. If there are any concerns, Community Relations Office will address the issues.

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Dimensional Variance Requirement #3

3. The variance is not detrimental to the public welfare or injurious to the use or improvements of adjacent properties, and will not adversely alter the character of the surrounding area.

- The applicant has provided a lighting impact study and brightness certification letter to verify that the design of the sign would minimize impacts to adjacent areas. The SRPMIC zoning requirements for sign illumination levels will be met.
- Community Relations staff will maintain the output of how content is displayed on the signs and adjust any light levels, immediately as needed/required.
- Public Works staff will maintain the landscaping near the signs, so views of the Lehi Community Center sign and Ske:g Himdag Ki: signs are not obstructed.

Dimensional Variance Requirement #4

4. The reason for the variance claimed by the applicant is not self-inflicted or caused by an act or omission of the person in control of the property.

- The Lehi and Salt River Community Center signs both feature a non-operational single-streaming text digital reader boards. The digital boards have not been in full operation for 5 years. Upgrades of the electronic digital boards would provide an improved and effective communication tool to the Community members.
- SRPD Commander Michaela Sample provided a memo with the applicant to confirm that to-date there are no known accidents within the vicinity of any existing community signs.

Dimensional Variance Requirement #5

5. The variance is the minimum required to overcome unique circumstances or preservation of a property right.

- The requested height, sign area, illumination, and electronic messaging allowances are directly related to the need for clear, timely, and accessible communication with the Community.
- Fore reference, the existing sign at Lehi Community Center is 14 feet – 2 inches in height and the Salt River Community Center sign is 10 feet – 4 inches in height.

Dimensional Variance Requirement #6

6. Adequate infrastructure to serve the use exists in the proposed location, or the applicant can demonstrate that adequate infrastructure will be provided or addressed by an acceptable means.

- The applicant confirms there is existing electrical infrastructure in place to adequately support all existing and proposed locations.
- The Police Department and Fire Department have reviewed the proposed signs and have no comments.

Dimensional Variance Requirement #7

7. The variance is not contrary to the goals or objectives of the Community's General Plan.

- SRPMIC General Plan state that "the nature of planning must recognize the ever-evolving nature of the environment of the Community Member's desires". These signs would provide an essential connection to the Community members.

- The signs also meet the following goals and policy of the General Plan:
  - Goal 1.7: To ensure that the built environment is aesthetically pleasing and compatible with the natural surroundings and Pima-Maricopa values.
  - Goal 1.9: Achieve environmental stewardship in design and construction of all public and private projects.
    - Policy 1.9.5: Encourage lighting design that minimizes light pollution and maintains visibility of stars at night.

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Recommendation

- Stipulation Recommended for Two Waters Administrative Complex Sign Location:

  - A Design Review application will be required for review and approval of the Two Waters Administrative Complex sign. When a sign location has been determined, a lighting impact analysis and brightness certification letter will be required to show minimal impacts of the sign to adjacent residential use(s).

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Next Steps

- Land Management Board Recommendation
- SRPMIC Council Notification
- SRPMIC Council Community Hearing
  - November 18, 2026
- SRPMIC Council Determination
  - December 2, 2026 (projected)

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Thank you!

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