

**PLANNING & ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
OCTOBER 2, 2019 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** September 24, 2019

**AGENDA ITEM NUMBER:** 6

**ACTION TO BE CONSIDERED:** Approval of Resolution PZ 21-19, Series of 2019:  
A RESOLUTION APPROVING A MASTER SIGN PLAN AMENDMENT FOR THE  
DURANGO COURT BUILDING LOCATED AT 705 E. ANEMONE TRAIL.

**TIME FRAME:**

- October 10, 2001: Planning and Zoning Commission review and approval of the existing Master Sign Plan for the Durango Court Building located in the Red Mountain Plaza at 705 E. Anemone Trail.

**SUMMARY:**

The existing Master Sign Plan (MSP) for the Durango Court Building (“Existing Sign Plan”) was approved approximately eighteen (18) years ago. The building HOA desires to update the MSP through the amendment process because the old plan does not reflect current sign design and materials. The existing MSP requires plywood signs with vinyl letters applied to a “Honey Bee” color painted background. The proposed MSP Amendment (“Sign Plan Amendment”) keeps the sign band locations and sign dimensions of eighteen (18) square feet each, but removes the sign background color, plywood sign material, and the vinyl letter requirements. The Amended MSP provides for wood or foam signs made to look like wood, with relief cut-out letters.

The Dillon Municipal Code requires that Master Sign Plans have at least two (2) unifying characteristics, and the Amended MSP will have materials and dimensions (18 SF each) as the common elements.

One sign approved under the Existing Sign Plan reading “Vacation Services Ltd.” (“Existing Sign”) is planned to remain in place following the approval of the Sign Plan Amendment. The Existing Sign will not conform to the Sign Plan Amendment.

If the Planning Commission were to approve Resolution PZ 21-19, Series 2019, the Sign Plan Amendment would be approved on the condition that the Existing Sign be treated as and considered a “legal non-conforming sign” subject to the restrictions set forth in Section 16-11-540 of the Dillon Municipal Code (“DMC”).

Pursuant to DMC Section 16-11-540, the Existing Sign would not be permitted to be:

- (1) Expanded;
- (2) Altered so as to change the copy of such sign;
- (3) Continued in use after cessation or change of the business to which the sign pertains; or
- (4) Reestablished after damage or destruction if the estimated cost of the reconstruction exceeds fifty percent (50%) of the estimated replacement cost as determined by the Planning and Zoning Commission.

**ACTION REQUESTED:** Motion, Second, Roll Call Vote.  
Resolutions require the affirmative vote of a majority of the members present.

**STAFF MEMBER RESPONSIBLE:** Scott O'Brien, Public Works Director

**RESOLUTION NO. PZ 21-19**  
**Series of 2019**

**A RESOLUTION APPROVING A MASTER SIGN PLAN AMENDMENT  
FOR THE DURANGO COURT BUILDING LOCATED AT 705 E. ANEMONE  
TRAIL.**

**WHEREAS**, the Planning and Zoning Commission for the Town of Dillon (“**Commission**”) has received an application from Durango Court Building HOA (“**Applicant**”) for an amendment to the Master Sign Plan (“**Existing Sign Plan**”) approved in connection with the Durango Court Building located at 705 E. Anemone Trail (“**Sign Plan Amendment**”); and

**WHEREAS**, the Commission reviewed the Sign Plan Amendment on October 2, 2019 at its regular meeting; and

**WHEREAS**, the Commission was made aware at the October 2, 2019 meeting that one sign approved under the Existing Sign Plan reading “Vacation Services Ltd.” (“**Existing Sign**”) is planned to remain in place following the approval of the Sign Plan Amendment; and

**WHEREAS**, the Commission finds that the Existing Sign will not conform to the Sign Plan Amendment; and

**WHEREAS**, following the review of the Sign Plan Amendment, the Commission has found that the Sign Plan Amendment is generally compatible with the architectural character of the community, and that the proposed individual signs are consistent and of coordinated design, and has thus determined that the Sign Plan Amendment should be approved on the condition that the Existing Sign be treated as and considered a “legal non-conforming sign” subject to the restrictions set forth in Section 16-11-540 of the Dillon Municipal Code (“**DMC**”).

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:**

Section 1. That Planning and Zoning Commission of the Town of Dillon (“**Commission**”) hereby approves the Sign Plan Amendment for the Durango Court Building located at 705 E. Anemone Trail, Dillon, on the condition that the Existing Sign reading “Vacation Services Ltd.” be treated as and considered a “legal non-conforming sign” subject to the restrictions set forth in DMC Section 16-11-540. Pursuant to DMC Section 16-11-540, the Existing Sign shall not be:

- (1) Expanded;
- (2) Altered so as to change the copy of such sign;
- (3) Continued in use after cessation or change of the business to which the sign pertains; or

(4) Reestablished after damage or destruction if the estimated cost of the reconstruction exceeds fifty percent (50%) of the estimated replacement cost as determined by the Planning and Zoning Commission.

**APPROVED AND ADOPTED THIS 2<sup>nd</sup> DAY OF OCTOBER, 2019, BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

**TOWN OF DILLON**  
a Colorado municipal corporation

By: \_\_\_\_\_  
Teresa England, Chair

ATTEST:

\_\_\_\_\_  
Michelle Haynes, Secretary

**Exhibit 'A'**  
(Amended Master Sign Plan)

Durango Court Building HOA  
Red Mountain Plaza  
703 E. Anemone Trail  
Dillon, CO 80435

September 18, 2019

Town of Dillon - Planning and Zoning Commission  
275 Lake Dillon Drive  
Dillon, CO 80435

SUBJECT: Request for minor amendment to the Durango Court Building Master Sign Plan

To Whom It May Concern,

The Durango Court Building HOA hereby requests to amend our 18-year old Master Sign Plan. We do not want to change the size allowances or locations of the signs. We only want to amend the restriction on color and materials of construction, so the building and tenants can improve the visual enjoyment of the entrance signs away from the currently required "honeybee yellow plywood signs."

Our specific request is to amend the MSP document to omit these 2 sentences; "Each plywood sign will have a "honeybee" background color and individual vinyl letters. The signs will be hung with brackets to be painted a beige color." And instead replace these 2 sentences with the following verbiage:

"Signs shall be in compliance with current Town of Dillon Sign Regulations and shall have the following characteristics:

- a.) 3-dimensional carved signs with relief, wood grain texture, raised letters and logo elements are encouraged.
- b.) Signs shall be constructed predominantly of solid wood materials or high-density urethane "sign foam."
- c.) Metal may be used as an accent on carved signs, but signs constructed predominately of metal are prohibited."

The amended document is attached for review. Thank you for your consideration. Please let us know how we can enact this change, as a visual upgrade to the campus.

Sincerely,  
Durango Court HOA

---

Christy Murphy, DVM  
Durango Court HOA

On Wednesday, 10-10-2001 the Town of Dillon Planning and Zoning Commission approved the following Comprehensive Sign Plan for the Durango Court Building HOA. As stated in that approval:

Comprehensive Sign Plan for the Durango Court Building in Red Mountain Plaza

The sign plan includes:

- a.) Eight (8) tenant signs to be located on a sign spandrel in front of the building, 18 square feet each, one per tenant. Each plywood sign will have a "honeybee" background color and individual vinyl letters. The signs will be hung with metal brackets to be painted a beige color. Two angled light fixtures will light each of these signs.
- b.) One (1) freestanding sign to include four spaces for four (4) spaces for four (4) tenants to utilize. The sign itself measures 18 square feet (double sided) and each of the four spaces is four square feet. The freestanding sign is supported by cedar posts topped with copper flashing similar to the building. Each tenant sign has a redwood background color with white vinyl lettering. Light fixtures extend from the top of the sign to illuminate the sign at night.
- c.) One additional sign to be placed under a deck at the north end of the building.

The P&Z Staff approved this Comprehensive Sign Plan with the following conditions:

- 1.) A cut sheet of the light fixtures proposed to be used in both the tenant signs and the freestanding sign shall be approved by the Town prior to the installation.
- 2.) All tenant signs shall represent a tenant or business , not to advertise for leased space.
- 3.) The ninth sign, located under a deck on the north side of the building is not approved as part of the Comprehensive Sign Plan.
- 4.) Individual tenant signs shall be reviewed and approved by the Town staff prior to placement.
- 5.) The staff requested that if the Commission approves the sign plan, to allow the individual sign permits to be approved by staff under a Class II application.

Commissioner Bargell made a motion to approve the application, including staff recommendations, plus a limit on one sign per business, addition of condition #6, which states "Each tenant sign shall be limited to 18 square feet per sign in order to provide the sign square footage for the Red Mountain Plaza signage. In the event that the applicant requests additional signage for the Durango Court Building, the allotted signage for the Red Mountain Plaza sign shall be eliminated" and the elimination of staff recommendation #3.

---

Our request for amendment results in the following Comprehensive Sign Plan, with the changes highlighted for reference.

Amended Comprehensive Sign Plan for the Durango Court Building in Red Mountain Plaza

amendment submitted October 2019

The sign plan includes:

a.) Eight (8) tenant signs to be located on a sign spandrel in front of the building, 18 square feet each, one per tenant. ~~Each plywood sign will have a "honeybee" background color and individual vinyl letters. The signs will be hung with metal brackets to be painted a beige color. "Signs shall be in compliance with current Town of Dillon Sign Regulations and shall have the following characteristics:~~

a.) 3-dimensional carved signs with relief, wood grain texture, raised letters and logo elements are encouraged.

b.) Signs shall be constructed predominantly of solid wood materials or high-density urethane "sign foam."

c.) Metal may be used as an accent on carved signs, but signs constructed predominately of metal are prohibited."

-Two angled light fixtures will light each of these signs.

b.) One (1) freestanding sign to include four spaces for four (4) spaces for four (4) tenants to utilize. The sign itself measures 18 square feet (double sided) and each of the four spaces is four square feet. The freestanding sign is supported by cedar posts topped with copper flashing similar to the building. Each tenant sign has a redwood background color with white vinyl lettering. Light fixtures extend from the top of the sign to illuminate the sign at night.

c.) One additional sign to be placed under a deck at the north end of the building.

The P&Z Staff approved this Comprehensive Sign Plan with the following conditions:

1.) A cut sheet of the light fixtures proposed to be used in both the tenant signs and the freestanding sign shall be approved by the Town prior to the installation.

2.) All tenant signs shall represent a tenant or business , not to advertise for leased space.

~~3.) The ninth sign, located under a deck on the north side of the building is not approved as part of the Comprehensive Sign Plan.~~

4.) Individual tenant signs shall be reviewed and approved by the Town staff prior to placement.

5.) The staff requested that if the Commission approves the sign plan, to allow the individual sign permits to be approved by staff under a Class II application.

6.) Each tenant sign shall be limited to 18 square feet per sign in order to provide the sign square footage for the Red Mountain Plaza signage. In the event that the applicant requests additional signage for the Durango Court Building, the allotted signage for the Red Mountain Plaza sign shall be eliminated

Commissioner Bargell made a motion to approve the application, including staff recommendations, plus a limit on one sign per business, addition of condition #6, which states "Each tenant sign shall be limited to 18 square feet per sign in order to provide the sign square footage for the Red Mountain Plaza signage. In the event that the applicant requests additional signage for the Durango Court Building, the allotted signage for the Red Mountain Plaza sign shall be eliminated" and the elimination of staff recommendation #3.



## RECORD OF PROCEEDINGS

### TOWN OF DILLON PLANNING AND ZONING COMMISSION REGULAR MEETING

Wednesday, October 10, 2001  
5:30 p.m.  
Town Hall

#### CONSIDERATION OF A MASTER SIGN PLAN – PRELIMINARY HEARING, DURANGO COURT BUILDING, MIXED USE (MU) ZONING DISTRICT, CLASS I SIGN APPLICATION.

This was a request to approve a comprehensive sign plan for the new Durango Court Building in Red Mountain Plaza. The sign plan includes:

- Eight tenant signs to be located on a sign spandrel in front of the building, 18 square feet each, one per tenant. Each plywood sign will have a “honeybee” background color and individual vinyl letters. The signs will be hung with metal brackets to be painted a beige color. Two angled light fixtures will light each of these signs.
- One freestanding sign to include four spaces for four tenants to utilize. The sign itself measures 18 square feet (double-sided) and each of the four spaces is four square feet. The freestanding sign is supported by cedar posts topped with copper flashing similar to the building. Each tenant sign has a redwood background with white vinyl lettering. Light fixtures extend from the top of the sign to illuminate the sign at night.
- One additional sign to be placed under a deck at the north end of the building.

Staff recommends approval of the Master Sign Plan with the following conditions:

- A cut sheet of the light fixtures proposed to be used in both the tenant signs and the freestanding sign shall be approved by the Town prior to installation
- All tenant signs shall represent a tenant or business, not to advertise for leased space.
- The ninth sign, located under a deck on the north side of the building is not approved as part of the Master Sign Plan.
- Individual tenant signs shall be reviewed and approved by the Town staff prior to placement.
- The staff requested that if the Commission approves the sign plan, to allow the individual sign permits to be approved by staff under a Class II application.

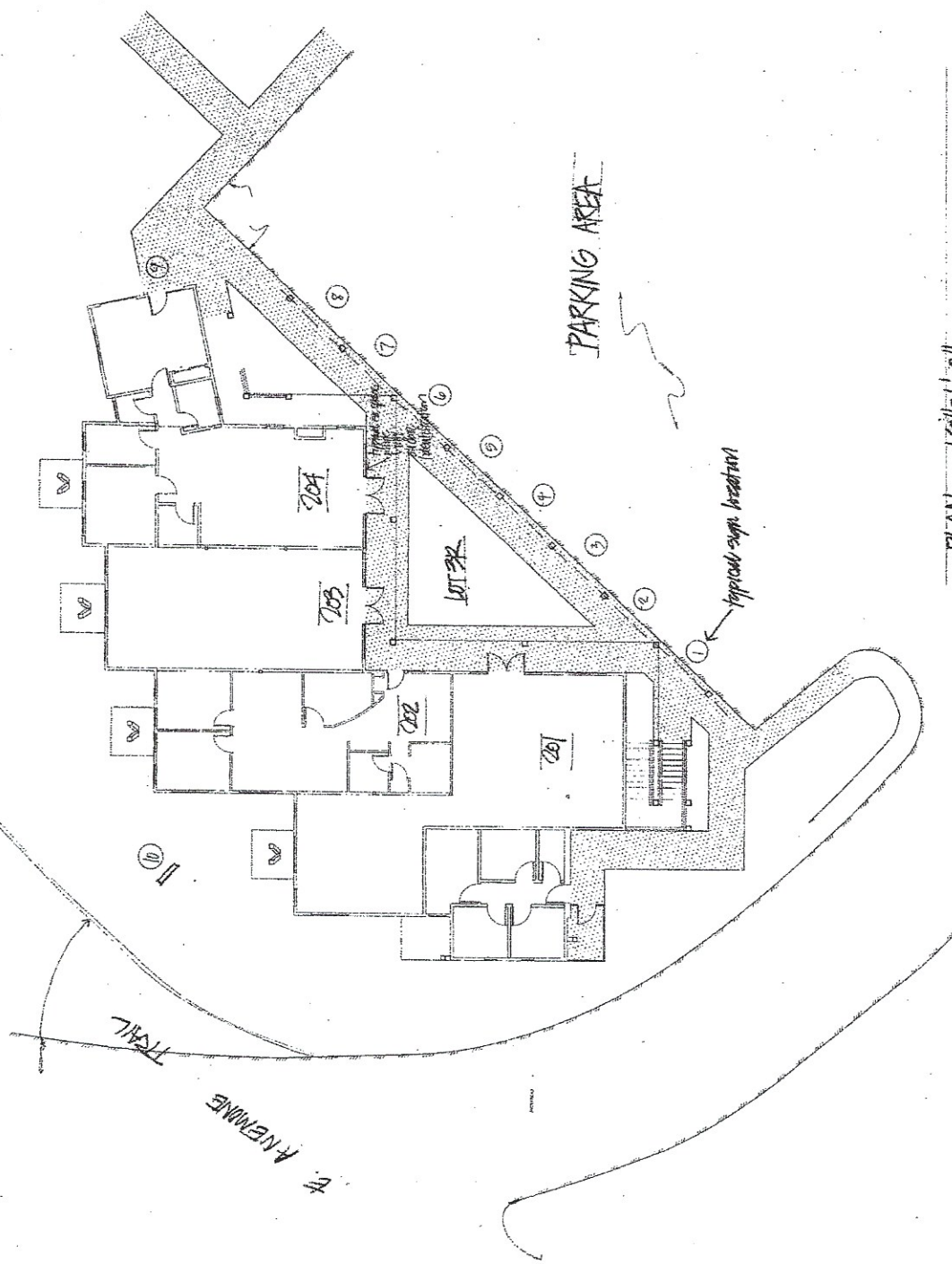
Commissioner Bargell made a motion to approve the application, including staff recommendations, plus a limit on one sign per business, addition of condition #6, which states “Each tenant sign shall be limited to 18 square feet per sign in order to provide the sign square footage for the Red Mountain Plaza signage. In the event that the applicant requests additional signage for the Durango Court Building, the allotted signage for the Red Mountain Plaza sign shall be eliminated” and the elimination of staff recommendation #3. Commissioner Johnston seconded the motion, which passed unanimously.

NO.	DATE	DESCRIPTION
1	10/20/08	PRELIMINARY
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		



RED MT. PLAZA - LOT 3  
 Building for Bruce Jones  
 Dillon, Colorado

DURANGO COURT BUILDING - MASTER SIGN PLAN

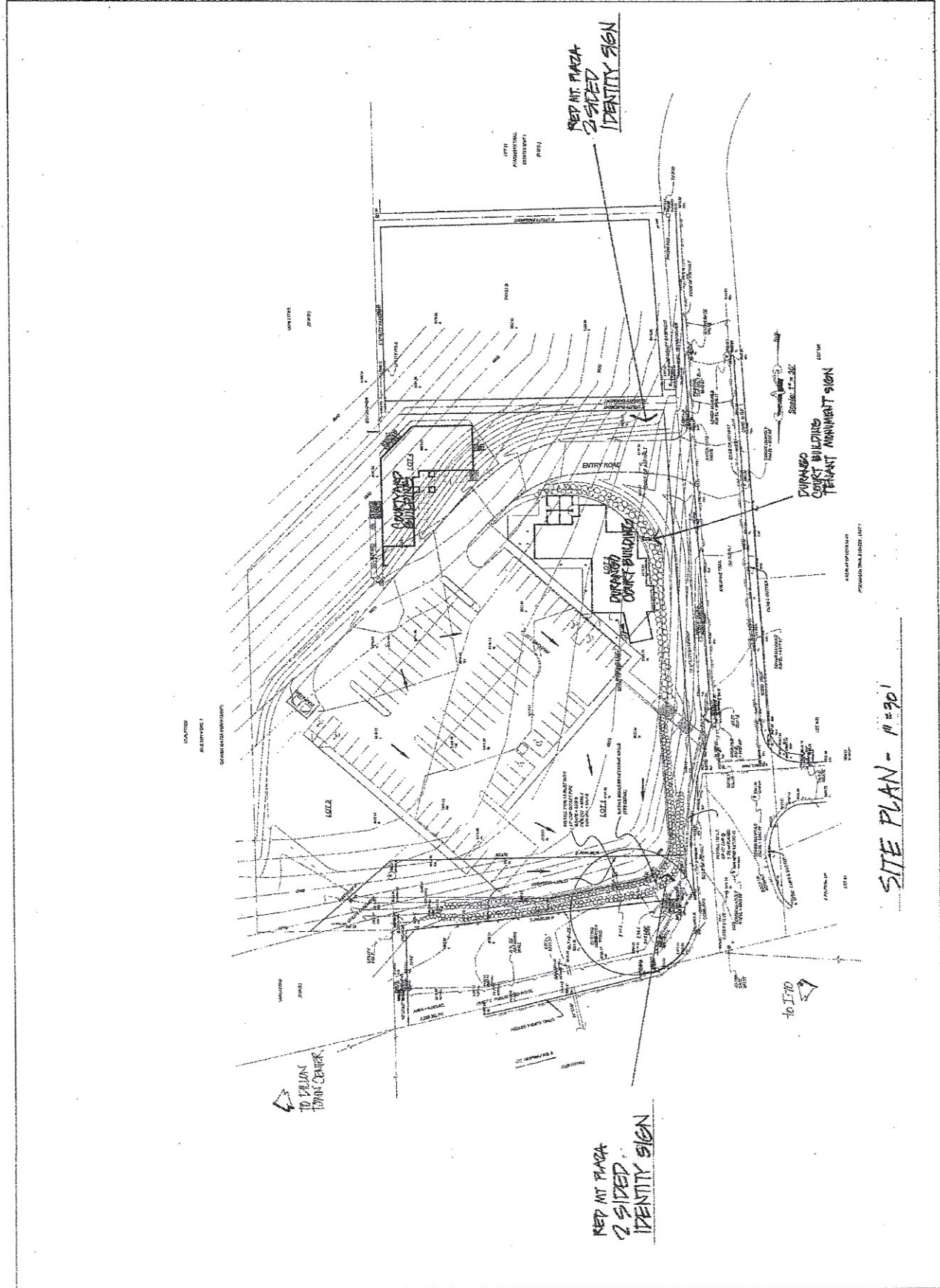


PLAN 10/1/08

DATE	1/22/11
BY	JR
CHECKED	
SCALE	1" = 30'-0"
SHEET NO.	001
TOTAL SHEETS	004

**HANSEN ARCHITECTS**  
 1100 17th St. Suite 100  
 Boulder, CO 80502  
 303.440.9100

**RED MT. PLAZA - SITE DIAGRAM**  
 Dillon, Colorado



**SITE PLAN - 1" = 30'**

DURANGO COURT BUILDING - MASTER SIGN PLAN

also signs

BUILDING ADDRESS #	LETTER	FONT	ANEMONE
701	6"	16"	16"
COMMERCIAL	10.1	10.2	10.3
COMMERCIAL	10.4	20.1	20.2
BUILDING DIRECTORY	20.3	20.4	20.5

FROM NUMBER - VINYL IN GLASS  
 TEBA  
 Painted letters on pre-laminated panel.

