

**STAFF SUMMARY**  
**NOVEMBER 6<sup>TH</sup>, 2019 PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**

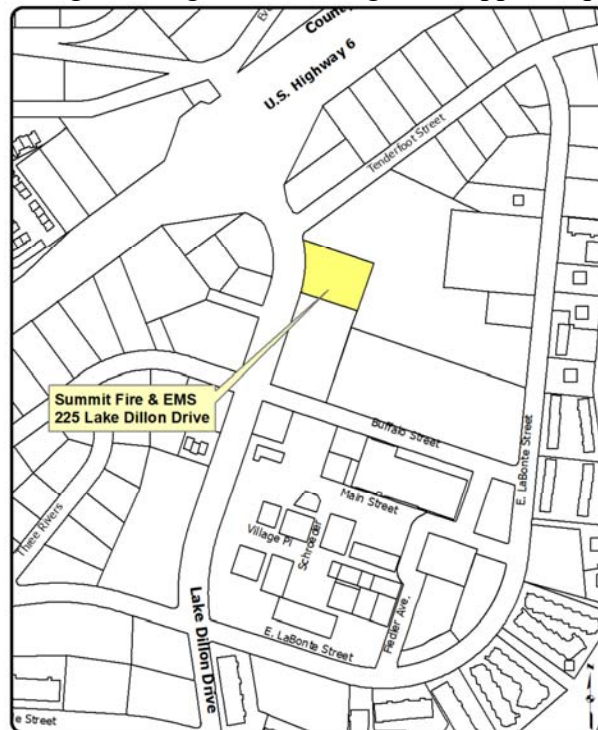
**DATE:** October 29, 2019

**AGENDA ITEM NUMBER:** 4

**ACTION TO BE CONSIDERED:** Consideration of Resolution No. PZ 22-19, Series of 2019:  
**A RESOLUTION RECOMMENDING APPROVAL OF A LEVEL IV DEVELOPMENT APPLICATION FOR A PUD SIGN PLAN FOR THE DILLON FIRE STATION.**

**(PUBLIC HEARING)**

**TOPIC:** A sign plan with special provisions specific to the Dillon Fire Station providing for increased dimensions for the signs through the PUD Sign Plan approval process.



*Site Vicinity of the Dillon Fire Station*

**BACKGROUND/TIME FRAME:**

- April 30, 1998: Town Manager approval of a sign permit for the existing building sign longer than 20 feet
- November 6, 2019: Planning and Zoning Commission Review of the PUD Sign Plan
- TBD: Town Council ordinance concerning PUD Sign Plan

## **EXECUTIVE SUMMARY:**

### The Applicant:

Summit Fire & EMS has submitted a Level IV Development Permit application for a Planned Unit Development (“PUD”) Sign Plan to provide for signage in greater dimensions than are permitted in the Public Facilities zone district. The Fire Authority, Summit Fire & EMS, is now a county wide entity and is revising its signs on all its facilities in the county. They are unifying their identity on all their facilities for consistency and high recognition for the emergency services they provide.

### Review process & Public Hearing Notice:

Level IV Applications require public hearings before both the Planning and Zoning Commission and the Town Council. Town staff advertised the public hearing in the legal section of newspaper in general circulation in Summit County twelve (12) days in advance of this hearing. Town staff posted the site thirteen (13) days prior to the hearing. A mailing to property owners within three-hundred feet (300’) of the property was postmarked thirteen (13) days prior to the hearing. The Code requires notification of public hearings not more than fourteen (14) days and not less than seven (7) days prior to the hearing date.

### Zoning Provisions:

For single-tenant buildings, the Dillon Municipal Code (“Code” or “DMC”) permits fifty (50) square feet of building signage to be used in one (1) or two (2) signs, and one (1) additional sign not exceed eighteen (18) square feet (DMC Sec. 16-11-450). The Code also limits the maximum length of a sign to twenty feet (20’) (DMC Sec. 16-11-200). An Applicant may request deviations from the Sign Regulations through the PUD process (DMC Sec. 16-5-110).

### Existing Sign:

The existing building sign is approximately forty-four feet and three inches (44’-3”) in length and exceeds fifty (50) square feet. That sign was approved by the Town Manager in 1998; the dimensional sign standards appear to have been in place since 1996. The existing sign is thus viewed as an existing, non-conforming sign. As such, any changes to the oversized sign require review and approval through the PUD Sign Plan process.

### Application Summary:

The proposed building sign to the exiting sign is approximately thirty-one feet (31’) in length and approximately one-hundred fifteen point nine (115.9) square feet including the letters and logos. An additional sign is proposed as the Address Identification Plaque at an additional eight point two (8.2) square feet.

The total signage requested with the PUD Sign Plan is rounded to be one-hundred twenty-five square feet (125.0 SF) along with an allowance for one (1) building identification sign greater than twenty (20) feet in length.

The Applicant believes the following about their request:

- Provides high recognition and community consistency for emergency services building identification.
- Benefits offset the proposed exceptions to the underlying zoning district and the subdivision regulations, and such exceptions are in the best interest of the public health, safety and welfare.

Given the building's location on Lake Dillon Drive in a relatively commercial location in Town adjacent to Town Hall and other commercial developments, the proposed signage fits with the neighborhood. The increased visibility of the emergency services building through a larger sign area provides a benefit to the safety and welfare of the community through the ease and consistency of its recognition.

**BUDGET IMPACT:** None

**MOTION FOR APPROVAL:**

I move we approve Resolution no. PZ 22-19, Series of 2019.

**ACTION REQUESTED:**  
**MOTION, SECOND, ROLL-CALL VOTE**

*Resolutions require affirmative votes from majority of the members present*

**DEPARTMENT HEAD RESPONSIBLE:**  
Scott O'Brien, Public Works Director

**SIGN PERMIT APPLICATION DOCUMENTATION**

**SIGN DETAILS - Page 1 of 2**

Date:	9/11/2019
Client:	Summit Fire & EMS
Street Address:	225 Lake Dillon Drive
City, State, Zip:	Dillon, CO 80435
Project Name Description	Summit Fire & EMS wall-mounted 1-sided
<b>Main Sign:</b>	<b>115.9 s.f.</b>
<b>Address Plaque:</b>	<b>8.17 s.f.</b>
<b>Rounded Total SF:</b>	<b>125.00</b>
<b>Materials of Construction:</b>	
Custom-carved HDU, 3-dimensional Textured background, raised letters & logo Colors: black/charcoal, white, red, gold, blue	
<b>Total Sign Area (s.f.)</b>	<b>125.00</b>

Dillon Fire Station



Sign Dimensions and Area:

Red maltese emblem: 67" h x 67" w = 31.2 square feet  
 SUMMIT FIRE & EMS rectangle: 40" h x 305" w = 84.7 sq. ft.  
 Total Sign Area: 115.9 square feet

Address Identification Plaque: 42" h x 28" w = 8.17 sq. ft.



**SIGN PERMIT APPLICATION DOCUMENTATION**

**VIRTUAL RENDERING - Page 2 of 2**  
**(actual scale)**

Date:	9/11/2019
Client:	Summit Fire & EMS
Street Address:	225 Lake Dillon Drive
City, State, Zip:	Dillon, CO 80435
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Project Name:	Summit Fire & EMS
Description:	wall-mounted
	1-sided
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Dillon Fire Station



**House of Signs: 211 Main Street, Unit 1, Frisco, CO 80443**

**970-668-5232, paul@houseofsignsco.com**

**RESOLUTION NO. PZ 22-19**  
**Series of 2019**

**A RESOLUTION RECOMMENDING APPROVAL OF A  
LEVEL IV DEVELOPMENT APPLICATION FOR A PUD SIGN  
PLAN FOR THE DILLON FIRE STATION.**

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from Summit Fire and EMS (the “**Applicant**”) for a PUD Sign Plan for the Dillon Fire Station building located at 225 Lake Dillon Drive; and

**WHEREAS**, the Planning Commission has determined that the Application is complete; and

**WHEREAS**, following the required notice, a public hearing on the Application was held on November 6<sup>th</sup>, 2019, before the Planning Commission; and

**WHEREAS**, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the approval of the Application.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:**

Section 1. That the Planning Commission, following the required notice, held a public hearing on November 6<sup>th</sup>, 2019 on the Application, and following said public hearing makes the following findings of fact:

- A. That the Application is complete.
- B. That the Application meets the applicable Town of Dillon Municipal Code (“**Code**”) requirements.
- C. That the Application is compatible with the Public Facilities (PF) Zone District and is compatible with surrounding uses.
- D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.
- E. That the Applicant wishes to install building signage larger than provided for in the Code to provide high recognition and community consistency for emergency services building identification.

- F. That the proposed benefits offset the proposed exceptions to the underlying zoning district and the subdivision regulations, and such exceptions are in the best interest of the public health, safety and welfare.

Section 2. That the Planning Commission hereby recommends approval of the Application for a PUD Sign Plan, with the following conditions:

- A. The Town Manager may approve additional minor changes to the Application that do not change the character or intent of the Application as approved by this resolution.
- B. Two (2) building identification signs may be installed on the Lake Dillon Drive building face as depicted in the PUD Sign Plan found in Exhibit 'A' of this resolution.

**APPROVED AND ADOPTED THIS 6<sup>th</sup> DAY OF NOVEMBER, 2019 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

**PLANNING AND ZONING COMMISSION,  
TOWN OF DILLON**

By: \_\_\_\_\_  
Teresa England, Chairperson

ATTEST:

By: \_\_\_\_\_  
Michelle Haynes, Secretary to the Commission

Resolution PZ 22-19, Series of 2019

**EXHIBIT 'A'**

Dillon Fire Station PUD Sign Plan



# EXHIBIT 'A' Resolution PZ 22-19, Series of 2019

## SIGN PERMIT APPLICATION DOCUMENTATION

## SIGN DETAILS - Page 1 of 2

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Street Address:	225 Lake Dillon Drive
City, State, Zip:	Dillon, CO 80435
Project Name	Summit Fire & EMS
Description	wall-mounted 1-sided
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<b>Address Plaque:</b>	<b>8.17 s.f.</b>
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Dillon Fire Station



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