

**RESOLUTION NO. 94-23**

**Before the Sign Review Commission**

**County of Summit**

**State of Colorado**

**APPROVING A SIGN PROGRAM TO ALLOW ONE (1) SHOPPING CENTER AND FOUR (4) BUSINESS IDENTIFICATION SIGNS ON A 1.6 ACRE PARCEL, LOT 2, WILDERNEST CENTER (Applicant: Dennis Archer)**

WHEREAS, Dennis Archer has applied to the Sign Review Commission for approval of a sign program to allow one (1) shopping center and four (4) business identification signs on a 1.6 acre parcel, Lot 2, Wilderndest Center; and,

WHEREAS, the Community Development Division has reviewed the application and recommended approval to the Commission; and,

WHEREAS, the Sign Review Commission has held a public hearing on the application with public notice as required by law and considered the evidence and testimony presented at that hearing; and,

WHEREAS, the Sign Review Commission finds as follows:

1. With compliance with the conditions set forth in this resolution the size and height of the proposed shopping center sign will meet the recommended guidelines and limit the visual impact created by such signage to an acceptable level. The business identification signs also meet the recommended guidelines and will be consistent with the other signage on-site.
2. The proposed business identification signs will be appropriately placed on the structure and the shopping center sign will be located in an area that meets recommended minimum setbacks and does not interfere with the sight distance necessary to ensure an acceptable level of traffic safety for vehicles entering Fawn Ct.
3. With compliancê with the conditions set forth in this resolution the proposed illumination will comply with applicable guidelines for signage lighting and should not create a significant, adverse, visual impact on the surrounding neighborhood. The style, color, and size of the lettering will provide consistency in design between all proposed signs.

DORIS L. BRILL  
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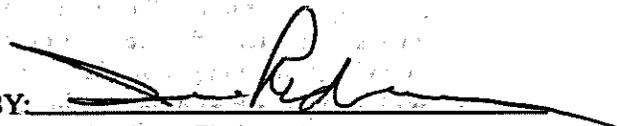
SUMMIT COUNTY RECORDER  
1994 NOV 22 P 4: 26

NOW, THEREFORE, BE IT RESOLVED BY THE SIGN REVIEW COMMISSION OF SUMMIT COUNTY, COLORADO, THAT a sign program to allow one (1) shopping center and four (4) business identification signs on a 1.6 acre parcel, Lot 2, Wilderdest Center, is hereby approved subject to the following conditions:

1. Prior to installation the applicant shall submit drawings of a re-designed shopping center sign that eliminates any decorative scrolling or structural mass above the level of the side posts. The maximum height of the sign structure shall not exceed 8 feet.
2. Due to the close proximity of the proposed shopping center sign to the recommended setback, a site improvement location certificate, prepared by a Colorado licensed surveyor certifying that the sign structure maintains a minimum setback from the front property line of five (5) feet, shall be submitted to the Planning Department prior to installation of this sign.
3. The proposed sign program is only partially approved and may not include any advertising referencing lodging or other off-site uses until the applicant submits an amendment to this program to include a re-design for the existing Wilderdest Center sign on Lot 1, Wilderdest Center. Such an amendment and re-design shall be submitted to the Summit County Planning Department within 30 days of the date of this approval for review. Such an amendment shall restrict any off-site advertising to either the shopping center identification sign or the existing sign on Lot 1, Wilderdest Center. Under no circumstances will off-site advertising be allowed on more than one sign within this sign program. The color, letter style and scheme, and illumination of the re-designed Wilderdest Center sign shall be consistent with this sign program.
4. Prior to the installation of any new signage on either Lot 1 or 2, Wilderdest Center the applicant shall submit written certification from a registered professional engineer with sufficient knowledge of lighting principals that the cumulative illumination level for all signage on Lots 1 & 2, Wilderdest Center does not exceed 200 foot lamberts.

ADOPTED this 2nd day of November, 1994.

SIGN REVIEW COMMISSION  
OF SUMMIT COUNTY, COLORADO

BY: 

Ira Redner, Chairman

ATTEST:

  
Alan Hanson, Planner



SUMMIT COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

**STAFF REPORT**

**TO:** Sign Review Commission  
**FROM:** Alan Hanson, Planner  
**FOR:** Meeting of November 2, 1994  
**SUBJECT:** SP#94-09: Wild Ernest Condo Association  
**APPLICANT:** Dennis Archer  
**REQUEST:** Sign program to allow one shopping center and four business identification signs on a 1.6 acre parcel

**PROJECT DESCRIPTION:**

**Location:** 0010 Fawn Ct. (CR #1261)  
**Legal Description:** Lot 2, Wilderdest Center  
**Existing zoning:** PUD  
**Proposed use:** Neighborhood commercial center  
**Adjacent land uses**  
    **East:** Wilderdest Rd. and I-70  
    **West:** Residential, zoned R-25 and PUD  
    **North:** Residential, zoned R-25  
    **South:** Commercial, zoned PUD

**DEVELOPMENT REQUIREMENTS:**

	<u>Recommended</u>	<u>Proposed</u>
<b>Maximum size:</b>	Shopping Center ID, 36 sq.ft. Business ID, 20 sq.ft.	32 sq.ft. ? 17 feet
<b>Location:</b>	Ground mounted/wall mounted	Ground & wall mounted
<b>Maximum Height:</b>	10 feet, shopping center; roof eave, business ID	11 feet roof eave
<b>Setbacks:</b>	5 feet from ROW	7 feet from ROW

**BACKGROUND:**

In April of this year the Lower Blue Planning Commission approved a site plan for the Wilderdest Center that would include a 2,400 sq.ft. convenience store with gas pumps, a 2,400 sq.ft. ski shop, 2,025 sq.ft. of commercial space for lease, and two employee housing units. The applicant is requesting approval of a sign program to allow for four business identification signs located above the entrances to each unit and one shopping center identification sign at the main entrance to the project.

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**CRITERIA FOR DECISION:**

While there are no specific criteria for review of a sign program, Section 9005 states that the sign regulations set forth in Figure 9-1 should be used as guidelines for approval.

**ISSUES:**

**Size and Height**

The actual shopping center identification signage is contained within a 32 sq.ft. area but the top and side mounting standards increase that size to approximately 76 sq.ft. Staff is concerned that the mass and bulk of this sign, coupled with its height (11 feet), will create a serious, adverse visual impact in the area. To reduce this impact Staff recommends that the sign be re-designed to eliminate any decorative scrolling or structural mass above the level of the side posts. Such a re-design would limit the sign height to 8 feet and should limit the visual intrusiveness of this sign to an acceptable level.

The business identification signs will be wall mounted above the entrance to the individual businesses. These signs will be kept below the level of the roof eave and do not exceed the recommended maximum size of 20 sq.ft.

**Location/Setbacks**

It appears that the business identification signs will meet the location guidelines for such signage and should not create the potential for a significant visual impact. The shopping center identification sign will meet all applicable setback requirements and should not interfere with the sight distance necessary to allow for safe access onto Fawn Ct. Based on the submitted site plan the landscaping plan may have to be modified to ensure that the shopping center sign is visible from the parking lot as desired by the applicant.

**Illumination, Letter Color Scheme, Style, Background**

Only the 32 sq.ft. portion of the shopping center sign structure will be illuminated. Such illumination will be internal to the sign and utilize a red plastic cover over white letters. The business identification signs will use the same lettering and lighting scheme including a red plastic cover. The letter size on the business identification signs will be approximately six inches x 1.5 inches with the lettering for the shopping center sign slightly larger.

**STAFF RECOMMENDATIONS:**

Staff recommends that the Commission approve the submitted sign program with the findings and conditions set forth in the attached resolution.

cc: Dennis Archer, D&T Enterprises, PO Box 616, Silverthorne, CO 80498  
Randy Hodges, PO Box 1297, Dillon, CO 80435