



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
FEBRUARY 27, 2024
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

- A. This meeting is being held in person as well as Zoom.
Please click the link below to join the webinar:
<https://us02web.zoom.us/j/81542955630?pwd=Y3hEQXJFTU1QZ1EwVTRYNnk3VksSQTO9>
Passcode: 177366
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+17193594580,,81542955630# US
+12532050468,,81542955630# US
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
+1 719 359 4580 US
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2 Roll Call

3 Conflicts of Interest

4 Receipt of the Minutes

- A. January 23, 2024 Planning and Zoning Commission Minutes Draft

5 Election of Officers

- A. Election of Chairperson and Vice Chairperson

6 Comments from citizens appearing for items not on the agenda

7 New Items

- A. Planning File 02-24 Glenwood Hot Springs Signage Variance 401 N River Avenue

8 Commissioner Comments

9 Director Comments

10 Adjournment



MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
January 23, 2024
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. Roll Call

Present: Commissioners: John Houghton, Amy Connerton, (Chair) George Shaver, Pete Waller, Matthew Simms, Carolyn Cipperly

Also Present: Community Development Director Hannah Klausman, Planner II Emery Ellingson, Long Range Principal Planner Jim Hardcastle, City Attorney Richard Cremer-Petterson, Building Technician Jose Vega

Actions: Commissioner Cipperly made a motion to seat Alternate Commissioner Houghton, motion seconded by Commissioner Connerton. Motion passed unanimously.

2. Conflicts of Interest

None

3. Receipt of Minutes

December 12, 2023 Planning and Zoning Commission meeting minutes

Commissioner Waller made a motion to approve the minutes, seconded by Commissioner Cipperly. Two errors to be corrected. Motion passed unanimously.

4. Comments from citizens for items not appearing on the agenda

No public comment was offered.

5. New Items

a. Planning File 69-23 Special Use Permit 818 Colorado Avenue

Emery Ellingson, Planner II provided presentation on Planning File #69-23 Special Use Permit 818 Colorado Avenue with the following action item:

Action Item 1: Consideration of a Special Use Permit to allow a non-approved use to expand on the ground floor of a building within the Downtown Overlay District as described in Section 070.020.180(b)(2).

Staff recommended approval of the item with findings and conditions found in the staff report.

Commissioner questions and comments, with staff responses included the following:

- Clarification on how units were identified for the Special Use Permit? **Staff response:** Staff explained that units did not have individual unit numbers and that staff would identify these units in the future by using the floor plans which were submitted as part of the application.
- Question on condition #5 to reduce the period to engage in use from three years to one? **Staff response:** Staff explained that the time to engage in the use was reduced because it did not involve any new construction or development. Staff explained that the intent was to ensure the use is underway within a shorter time period.
- Clarification on Downtown Overlay District and future modifications to the building? **Staff response:** Staff provided further explanation as to how the Overlay District functions and which future changes could also require a Special Use Permit, including new businesses.

Applicant Comments:

Applicant Ryan Scheidt, Balcomb & Green provided the Commission with a short presentation and requested the Commission to reconsider suggested condition #5 and provide for the time period to engage in the use be the standard three years for Special Use Permits rather than the one year period suggested by staff. No commissioner questions for applicant.

Commissioner Connerton made a motion to approve Action Item 1 with suggested findings and conditions 1-4 as listed in the staff report. Motion to modify condition #5 as listed in the staff report to be a three year period to engage in the subject use. Commissioner Waller seconded the motion.

City Attorney Richard Peterson-Cremer notified Commissioner Shaver that there had been no public comment on item, requiring motion and second to be withdrawn. Commissioner Connerton and Waller withdrew their motion and second.

Commissioner Shaver opened the item to public comment. No members of the public were present for comment. Commissioner Shaver closed the item to public comment.

Commissioner Connerton remade their previous motion to approve Action Item 1 as stated with Commissioner Waller seconding the motion.

Discussion after the motion

- No other comments made

Commissioner Shaver called the item to question. Motion passed unanimously with vote 6-0.

b. Planning File 06-23 Variance Request, Double Frontage Lots, TB & SB LLC

Principle Planner Jim Hardcastle presented the staff report for Action Item 1: Planning File 06-23 Variance Request 070,020,190(c)(3) Double Frontage Lots, TB & SB LLC, (62) TBD CR 135.

Staff recommend approval with findings in the staff report.

Commissioner questions, comments, and staff responses included the following:

- Were there other deviations of from Code requirements on the Administrative Architectural/Site Plan as reviewed by the Department Review process in November? **Staff response:** There were none at the time regarding what was presented.
- What is the crosshatched area along 6 & 24? **Staff response:** It is open space and a drainage area.
- How do you determine an outcome on the conflicting requirements regarding Double Frontage Lots and Corner Lots? **Staff response:** Setbacks are applied by determining the address location, which is the Front and west in this case, a minimum and maximum setback range. Then setting the south setback as per Corner Lot Code language which is a side setback. Also, using Double Frontage lot language "all" to dictate the eastern frontage which would receive the same minimum and maximum setback range as the front, and then set the remaining northern setback as a standard side.
- Is the private drive considered a street. **Staff response:** Yes.

Applicant Comments:

- The applicant Brad Jordan for the owner explained his discussions with City Engineering regarding site design, internal circulation, access, turn radius, among others which made the request a necessity.

Comments from the Public

- No public comment was taken.

Commissioner Connerton made a motion to approve Action Item 1 070.020.190(c)(3) Double Frontage Lots with findings as written on page 8 in the staff report. Commissioner Cipperly seconded the motion.

Discussion after the motion included:

- No other comments were made.

Commission Chair Shaver called the item to question. Motion passed unanimously with a vote of 6-0.

6. Commissioner Comments

- Commissioner Connerton is appreciative of the development of the packet organization which helps with presentations.
- Commissioner Waller would like to know where we are with the Benedict project. Approved by City Council last Thursday, moving on with final plans, development agreement, and plans.
- Commissioner Waller thanked George Shave for his service on the Commission.
- Commissioner Cipperly also thanked Commissioner Shaver for his support and encouragement over the years.

- Commissioner Shaver asked about the approval nature of selected items on a case that contain an Alternative Compliance request and approval, the Benedict specifically. Director Klausman explained the Director can approve or alternately ask that some items be reviewed by the Commission and City Council.
- Commissioner Shaver thanked everyone for their support, appreciates everything he has learned, made a lot of connections, and gotten to know many people. Staff is remarkable, Director Klausman we have been here together over this same time, and thank you Richard.

7. Director Comments

- Community Development Director Hannah Klausman thanked Commissioner Shaver and presented him with a gift of appreciation from the City.
- Planning and Zoning Appointments, last meeting for Commissioners Shaver and Davey.
- Commissioners Houghton and Cowan were advanced to regular seats by City Council, looking to replace both Alternate vacancies.
- February 27 Commission: files to be heard: 2 sign variances and a normal variance
- Short Term Rentals and how they are handled, set for February 1 council meeting for discussion, and back to P7Z for possible code changes.
- Upzoning and Density Bonus presentation seen by you previously, Council will be continuing this discussion in a work session on February 15.

8. Adjournment

Meeting adjourned at 6:59 PM.

Planning and Zoning Commission Report

Date: February 27, 2024
To: Planning & Zoning Commission
From: Hannah Klausman, Director of Community and Economic Development
Subject: Annual Election of Planning and Zoning Commission Officers

ACTION ITEMS

Per the Planning and Zoning Commission Rules and Regulations, election of officers shall happen at the regularly scheduled February meeting.

Action 1 – Election of Chairperson

Action 2 – Election of Vice Chairperson

BACKGROUND

II MEMBERSHIP/OFFICERS

A. Election of Officers.

1. **Chairperson.** The Commission, at its regular meeting in February shall elect a Chairperson who shall serve in such capacity for a twelve month period. In the event of a Chairperson vacates the Commission, for whatever reason, the Vice-Chairperson shall act in the role of Chairperson to serve out the Chairperson's term.

2. **Vice-Chairperson.** The Commission, at its regular meeting in February, shall elect the Vice-Chairperson who shall serve in such capacity for a twelve month period. In the event a Vice-Chairperson vacates the Commission, for whatever reason, the Commission shall elect a Vice-Chairperson at its next regular meeting.

B. **Duties of Officers.** The duties and powers of the officers of the Commission shall be as follows:

1. **Chairperson.**

- (a) Preside at all meetings of the Commission.
- (b) Call special meetings in conformance with Rules I. (E).
- (c) Sign all documents of the Commission.
- (d) Oversee compliance with the Municipal Code provisions pertinent to the actions of the Commission.

2. **Vice-Chairperson.** During the absence, disability, or disqualification of the chairperson, the Vice-Chairperson shall exercise or perform all duties and be subject to all responsibility of the Chairperson.

STAFF RECOMMENDATION:

Staff defers to Planning and Zoning Commission for nomination and election of both the Chairperson and Vice Chairperson positions.

Planning and Zoning Commission Report

Date: February 27, 2024
To: Planning & Zoning Commission
From: Emery Ellingson, Planner II
Subject: Planning File 02-24 Glenwood Hot Springs Signage Variance

REQUEST	Consideration of variances for relief from Section 070.040.110 for installation of attached and freestanding signage.
APPLICANT	ArtHouse Design
OWNER	Glenwood Hot Springs Lodge and Pool Inc.
LOCATION	401 N. River Avenue (PIN# 2185-091-00-018) (Downtown Core)
ZONE	CO Commercial Zoning District
SIGN DISTRICT	Downtown North
SURROUNDING LAND USES	North: Commercial lodging uses South: Interstate and Colorado River East: City Arts Center, Yampah Spa and Vapor Caves West: Surface parking, mixed use residential and commercial
LOT SIZE	8.718 acres

ACTION ITEM

Per Section 070.060.070 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (Commission) is the deciding body for Variance Requests. The requested variances and staff recommendations are as follows:

Action 1 – Variance Request – to consider approval of Sign X.A, a pole sign, with variance for relief from Section 070.040.110(j)(3)(c) to allow an internally illuminated sign within the Downtown Core.

Staff recommendation: *Staff recommends **approval** of the Variance Request with the findings and conditions on page 15 through 19.*

Action 2 – Variance Request – to consider approval of Sign Types XBS and XBW, projecting signs, with variances for relief from:

- Section 070.040.110(j)(3)(c) to allow an internally illuminated sign within the Downtown Core
- Section 070.040.110(i)(2) Summary of Permanent Sign Standards Table to exceed limit of two wall, projecting, or roof signs total and one per building frontage.

Staff recommendation: *Staff recommends **approval** of the Variance Request with the findings and conditions on page 15 through 19.*

Action 3– Variance Request – to consider approval of Sign Types XBP, XBF, and XF, pole signs with variances for relief from:

- Section 070.040.110(j)(3)(c) to allow an internally illuminated sign within the Downtown Core
- Section 070.040.110(i)(2) Summary of Permanent Sign Standards Table to exceed limit of one freestanding pole sign per street frontage per property
- Section 070.040.110(i)(2) Summary of Permanent Sign Standards Table to allow a pole sign within the Downtown North Sign District
- Section 070.040.110(h)(3)(c)(2) to allow a pole sign with double pole as support

Staff recommendation: *Staff recommends **approval** of the Variance Request with the findings and conditions on page 15 through 19.*

Action 4 – Variance Request – to consider approval of Sign Type WF, directional signs with variances for relief from:

- Section 070.040.110(d)(4) Directional Signs to exceed four signs per property, exceed four (4) square feet in sign area per face, and exceed forty-two inches in height.
- Section 070.040.110(i)(2)(c) which requires all signs comply with Subsection 070.020.020(c)(5) Sight Distance Triangle Requirements
- Section 070.040.110(j)(3)(c) to allow an internally illuminated sign within the Downtown Core

Staff recommendation: *Staff recommends **denial** of the Variance Request with the findings and conditions on page 15 through 19.*

Action 5 – Variance Request – to consider approval of Sign Type Z, information signs located throughout property, with variances for relief from:

- Section 070.040.110(d)(13) Information Signs to exceed maximum size of three square feet

Staff recommendation: *Staff recommends **approval** of the Variance Request with the findings and conditions on page 15 through 19.*

Action 6– Variance Request – to consider approval of information signs located on west and south entryways with variances for relief from:

- Section 070.040.110(d)(13) Information Signs to exceed maximum size of three square feet

Staff recommendation: *Staff recommends **denial** of the Variance Request with the findings and conditions on page 15 through 19.*

BACKGROUND

Project Summary

ArtHouse Design has applied on behalf of property owner Glenwood Hot Springs Lodge and Pool Inc. The application proposes a combination of replacement and new signage. Signage types included are pole signs, projecting signs, informational signs, and directional signs.

LOCATION AND BACKGROUND

The property is located at 401 N River Avenue in the CO Commercial Zoning District and is located within the Downtown Core and Downtown North Sign District.

Previous Variances

Previous approved variances are as follows:

- ***2008 Variance, Planning File 38-08***
Approval for directional signs larger than the maximum of 42 inches tall and 4 square feet in locations shown below:



- 2016 Variance, Planning File 35-16**
 Approval for pole sign in location below for height and design (double pole supports). Proposed sign would replace this sign and require a variance as internal illumination was not a part of the approved 2016 variance.



PROJECT ANALYSIS

Following is a signage summary using the naming conventions utilized by applicant.

SIGN NAME	TYPE	STATUS
X.A.	Pole	Replacement of existing
XF	Pole	Replacment of existing
WF	Directional	Replacement of existing
Pool Entrance	Informational	Replacement of existing
Z	Informational	New
XBS	Projecting	New
XBW	Projecting	New
XBP	Pole	New
XBF	Pole	New

SIGN TYPE DEFINITIONS FROM CODE

Pole Sign

A freestanding sign erected on a frame, mast, or pole that is affixed to the ground and not attached to any building

Projecting sign

A sign attached to a building or extending in whole or in part fifteen (15) inches or more horizontally beyond the façade of a building to which the sign is attached, but does not include a marquee sign

Directional sign

Any on-site sign that directs the necessary movement of pedestrians or vehicular traffic

Informational signs

Signs guiding persons to facilities intended to serve the public, provided as a courtesy to the public, and/or signs providing instructions to persons using a facility or property shall be allowed without a sign permit provided such signs do not exceed three (3) square feet.

REPLACEMENT OF EXISTING SIGNAGE

SIGN TYPE X.A

This is a replacement of an existing pole sign on the west end of the property which was approved with variances in 2016 for height and design. That variance did not include approval for internal illumination. Since this sign is being redone, the Planning & Zoning Commission shall consider the internal illumination of the sign.

SIGN TYPE XF

These signs were originally approved with variances as directional signs. Based on the proposed redesign and Code definitions, these will be designated as pole signs going forward. Variances required for double pole design, internal illumination, and location within the Downtown North Sign District.

SIGN TYPE WF

Based on the proposed redesign, these directional signs will require variance for height, size, number, internal illumination, and location within sight distance triangles. One of these signs, WF-54 is located on the public right-of-way, which would also require a right-of-way encroachment license approval from City Council.

POOL ENTRANCE SIGNS

These signs underneath Sign Type XBW and XBS are considered informational signs, which require a variance for exceeding maximum size of 3 square feet.

NEW SIGNAGE

SIGN TYPE XBS

This sign is a projecting sign. A building with a single use may have a maximum of two wall, projecting, or roof signs per building frontage. This proposed sign, along with sign XBW, and another existing wall sign results in a total of three wall, roof, or projecting signs on the River Avenue frontage. Code limits these types of signs for a single tenant to one per frontage and two per building. Exceeding this limit requires a variance as does the proposed internal illumination.

SIGN TYPE XBW

This sign is a projecting sign. A building with a single use may have a maximum of two wall, projecting, or roof signs per building frontage. This proposed sign, along with sign XBS, and another existing wall sign results in a total of three wall, roof, or projecting signs on the River Avenue frontage. Code limits these types of signs for a single tenant to one per frontage and two per building. Exceeding this limit requires a variance as does the proposed internal illumination.

SIGN TYPE XBP and XBF

These signs are designated as pole signs based on their design. A pole sign is defined in Code as “a freestanding sign erected on a frame, mast, or pole that is affixed to the ground and not attached to any building”. This is the type of sign, per definition, that best matches the proposed archway entrance signs. Variances required for double pole design, internal illumination, and location within the Downtown North Sign District.

SIGN TYPE Z

These signs are new informational signs which will provide visitors with historical information about the site. These signs range from less than 3 square feet to 3.5 square feet, with anything larger than 3 square feet requiring a variance.

PURPOSE OF SIGN CODE

The review of a variance application should also consider the purpose and intent of the Code Section from which relief is being requested. Staff has identified several ways which this variance application meets the purpose and intent of this specific Code Section, as follows per *Code Section 070.040.110(2)*:

Minimize incompatibility between signs and their surroundings.

The intent of this variance application is to install new signage as part of a rebranding of a large commercial campus. Replacing a group of signs helps minimize incompatibility between signs and their surroundings as opposed to replacing signs one at a time.

Recognize distinct geographic districts within the City that possess unique characteristics of physical location, building design, land use patterns, and pedestrian and vehicle circulation

The Glenwood Hot Springs could be considered a distinct geographic district unto itself given its size, building design, land use patterns, physical layout, and unique characteristics. However, instead of being regulated as its own specific district it falls under design requirements for the much larger Downtown North Sign District and Downtown Core.

Provide for signs within reasonable limitations, consistent with the goals and objectives of the community, to retain the special character and economic advantages that rest largely on the quality of the community's appearance.

As stated, the intent of this application is part of a rebranding of a large commercial site. Having a consistent aesthetic to this site helps retain character and economic advantages of the community.

VARIANCE CRITERIA

There are seven criteria for variance approval, all of which must be met. Analysis of the criteria for each item below:

VARIANCE CRITERIA ACTION ITEM 1	
To consider approval of Sign X.A, a pole sign , with variance for relief from Section 070.040.110(j)(3)(c) to allow an internally illuminated sign within the Downtown Core.	
✓	The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district
✓	The strict application of the Code standards for which a variance is sought would produce undue hardship
✓	The applicant did not create the hardship by his/her own actions
✓	The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought
✓	The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden
✓	The variance request will not violate building or fire code requirements
✓	The variance is the minimum variance that will afford relief of the subject standards of the Code.

- 1. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**
The subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district. At 8.7 acres, this is one of the largest parcels in the CO Commercial Zone District.
- 2. The strict application of the Code standards for which a variance is sought would produce undue hardship.**
Strict application of the Code standards produces undue hardship. The existing sign is already internally illuminated and the replacement of the sign will not change illumination style. Illumination style was not contemplated with original variance application as it was allowed at time of application.
- 3. The applicant did not create the hardship by his/her own actions**
The applicant has created the situation by seeking to replace an existing sign. However, this sign exists as a legal nonconforming sign and no variance was required for internal illumination when applicant was approved a variance in 2016. The sign will not change in size, height, or illumination style from existing.

4. **The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.**

The variance requested does not harm the public. The intent of Code is to limit internally illuminated signs in a traditional downtown setting. However, this sign is located next to a major traffic intersection and the interstate, which is a more appropriate context for an internally illuminated sign.

5. **The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.**

The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden. Replacing the signage is not a convenience nor is replacing it merely an attempt to alleviate a financial burden. The exceptional hardship comes from the limitations of Sign Code as broadly applied to a site of this size and scale.

6. **The variance request will not violate building or fire code requirements.**

The requested variances would not violate building or fire code requirements.

7. **The variance is the minimum variance that will afford relief of the subject standards of the Code.**

The variance is the minimum variance that would afford relief of the subject standards of the Code. Original sign was installed with internal illumination and this variance would allow that to continue with updated sign that is not changing in height, style, or size.

VARIANCE CRITERIA ACTION ITEM 2

To consider approval of Sign Types XBS and XBW, **projecting signs**, with variances for relief from:

- Section 070.040.110(j)(3)(c) to allow an internally illuminated sign within the Downtown Core
- Section 070.040.110(i)(2) Summary of Permanent Sign Standards Table to exceed limit of two wall, projecting, or roof signs total and one per building frontage.

✓	The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district
✓	The strict application of the Code standards for which a variance is sought would produce undue hardship
✓	The applicant did not create the hardship by his/her own actions
✓	The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought
✓	The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden
✓	The variance request will not violate building or fire code requirements
✓	The variance is the minimum variance that will afford relief of the subject standards of the Code.

1. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**

The subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district. At 8.7 acres, this is one of the largest parcels in the CO Commercial Zone District.

2. The strict application of the Code standards for which a variance is sought would produce undue hardship

Sign Code regulates many different uses and given the size and cope of this use, limiting the number of wall, projecting, or roof signs to two total and only one per building frontage produces an undue hardship given size and scale of building and the site.

3. The applicant did not create the hardship by his/her own actions

The applicant has created the situation by proposing new signage. However, the limit of two attached signs which encompasses multiple sign types is an undue hardship given scope and scale of site.

4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought

The variance requested does not harm the public. Staff finds that these signs meet the purpose and intent of Sign Code “to provide signs within reasonable limitations” as cap of two signs for a building of this size is unreasonably limiting.

5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden

The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden. Replacing the signage is not a convenience nor is replacing it merely an attempt to alleviate a financial burden. The exceptional hardship comes from the limitations of Sign Code as broadly applied to a site of this size and scale.

6. The variance request will not violate building or fire code requirements.

The requested variances would not violate building or fire code requirements.

7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

The variance is the minimum variance that would afford relief of the subject standards of the Code. Code limits this use to one wall/roof/projecting sign per frontage with a total of two per building. The applicant has proposed two new projecting signs which results in four total attached wall/projecting/roof signs for the building and three on the River Avenue frontage. However, given the size and scale of this site and building, staff finds this is minimum variance that will afford relief of the subject standards of the Code.

VARIANCE CRITERIA ACTION ITEM 3

To consider approval of Sign Types XBP, XBF, and XF, **pole signs** with variance for relief from:

- Section 070.040.110(j)(3)(c) to allow an internally illuminated sign within the Downtown Core
- Section 070.040.110(i)(2) Summary of Permanent Sign Standards Table to exceed limit of one freestanding pole sign per street frontage per property
- Section 070.040.110(i)(2) Summary of Permanent Sign Standards Table to allow a pole sign within the Downtown North Sign District
- Section 070.040.110(h)(3)(c)(2) to allow a pole sign with double pole as support

✓	The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district
✓	The strict application of the Code standards for which a variance is sought would produce undue hardship
✓	The applicant did not create the hardship by his/her own actions

✓	The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought
✓	The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden
✓	The variance request will not violate building or fire code requirements
✓	The variance is the minimum variance that will afford relief of the subject standards of the Code.

1. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district.

The subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district. This is one of the largest parcels in the CO Commercial Zone District.

2. The strict application of the Code standards for which a variance is sought would produce undue hardship

Strict application of the Code standards produces undue hardship. Code lacks a definition that fits the proposed archway signage, which is why these signs have been designated as pole signs. This designation carries design and location requirements which have resulted in these required variances.

3. The applicant did not create the hardship by his/her own actions

The applicant has created the situation by proposing new signage. However, limits of Sign Code, in particular a lack of matching definitions for what the applicant has proposed, places undue hardship and limitation to site signage.

4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.

The variance requested does not harm the public. One purpose of Sign Code, per Section 070.040.110(a)(2)(c) Purpose is to provide for signs within reasonable limitations. In this case, Sign Code lacks a well-fitting definition for an archway entrance sign and does not provide reasonable limitations.

5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.

The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden. Replacing the signage is not a convenience nor is replacing it merely an attempt to alleviate a financial burden. The exceptional hardship comes from the limitations of Sign Code as broadly applied to a site of this size and scale and lack of fitting definition for this sign type.

6. The variance request will not violate building or fire code requirements.

The requested variances would not violate building or fire code requirements.

7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

The variance is the minimum variance that would afford relief of the subject standards of the Code as the applicant is seeking to create consistent signed entry points for existing access points to the site.

VARIANCE CRITERIA ACTION ITEM 4

To consider approval of Sign Type WF, **directional signs** with variances for relief from:

- Section 070.040.110(d)(4) Directional Signs to exceed four signs per property, exceed four (4) square feet in sign area per face, and exceed forty-two inches in height.
- Allow signs to exceed height limits when located within the Sight Distance Triangle per Section 070.040.110(i)(2)(c) and Section 070.020.020(c)(5). This would apply to signs WF-35, WF-44, and WF-45.
- Section 070.040.110(j)(3)(c) to allow an internally illuminated sign within the Downtown Core

✓	The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district
	The strict application of the Code standards for which a variance is sought would produce undue hardship
	The applicant did not create the hardship by his/her own actions
	The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought
	The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden
✓	The variance request will not violate building or fire code requirements
	The variance is the minimum variance that will afford relief of the subject standards of the Code.

1. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district.

The subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district. This is one of the largest parcels in the CO Commercial Zone District in town.

2. The strict application of the Code standards for which a variance is sought would produce undue hardship.

The strict application would not produce an undue hardship. Several of the proposed signs, specifically WF-35, WF-27, and WF-44, are taller than allowed within the sight distance triangle and could create unsafe traffic conditions.

3. The applicant did not create the hardship by his/her own actions.

The applicant has created the situation by proposing new signage taller than allowed height within sight distance triangles.

4. **The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.**

The variance requested does harm the public as the proposed signage creates visibility issues with sight distance triangles, creating potentially dangerous situation for drivers.

5. **The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.**

The variance request does not demonstrate exceptional hardship not related to purposes of convenience or financial burden. Directional signs already exist with dimensions that do not have potential for negative impacts on drivers.

6. **The variance request will not violate building or fire code requirements.**

The requested variances would not violate building or fire code requirements.

7. **The variance is the minimum variance that will afford relief of the subject standards of the Code.**

The variance is not the minimum variance that would afford relief of the subject standards of the Code. Code places a limit on sign height within sight distance triangle of 42” and these proposed signs, at 72” in height are significantly taller.

VARIANCE CRITERIA ACTION ITEM 5:

To consider approval of Sign Type Z, **information signs** located throughout property for variances for relief from:

- Section 070.040.110(d)(13) Information Signs to exceed maximum size of three square feet

✓	The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district
✓	The strict application of the Code standards for which a variance is sought would produce undue hardship
✓	The applicant did not create the hardship by his/her own actions
✓	The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought
✓	The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden
✓	The variance request will not violate building or fire code requirements
✓	The variance is the minimum variance that will afford relief of the subject standards of the Code.

1. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**

The subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district. This is one of the largest parcels in the CO Commercial Zone District in town.

2. **The strict application of the Code standards for which a variance is sought would produce undue hardship**

Strict application of the Code standards produces undue hardship. Applicant seeks to create and informative and attractive sign with text and photos. As a result, sign is only slightly larger than 3 square feet allowed for an informational sign, with one sign at 3.5 square feet and another at 3.1 square feet.

3. **The applicant did not create the hardship by his/her own actions**
The applicant did not create the existing signage areas. However, by seeking to create and informative and attractive sign, the sign is slightly larger than 3 square feet allowed.
4. **The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought**
The variance requested does not harm the public. The proposed signage would result in an effective and attractive informational sign promoting the heritage of Glenwood Springs, only slightly larger than Code standard.
5. **The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden**
The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden. Replacing the signage is not a convenience nor is replacing it merely an attempt to alleviate a financial burden. The exceptional hardship comes from the limitations of Sign Code as broadly applied to a site of this size and scale.
6. **The variance request will not violate building or fire code requirements.**
The requested variances would not violate building or fire code requirements.
7. **The variance is the minimum variance that will afford relief of the subject standards of the Code.**
The variance is not the minimum variance that would afford relief of the subject standards of the Code as the resulting signage would be only slightly larger than standard.

VARIANCE CRITERIA ACTION ITEM 6:	
To consider approval of information signs located on west and south entryways for variances for relief from:	
Section 070.040.110(d)(13) Information Signs to exceed maximum size of three square feet	
✓	The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district
	The strict application of the Code standards for which a variance is sought would produce undue hardship
	The applicant did not create the hardship by his/her own actions
	The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought
	The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden
✓	The variance request will not violate building or fire code requirements
	The variance is the minimum variance that will afford relief of the subject standards of the Code.

1. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**
The subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district. This is the largest parcel in the CO Commercial Zone District in town.

2. The strict application of the Code standards for which a variance is sought would produce undue hardship

Strict application of the Code standards does not produce undue hardship. Three square feet allows for sufficient space to provide signage for this item. Other signage methods such as window signage or suspended signage could also be utilized here.

3. The applicant did not create the hardship by his/her own actions

The applicant did not create the existing signage areas. However, by replacing the sign, they are requesting a sign larger than the three square feet for an informational sign with a 3.7 square foot sign on west entryway and a 6 square foot sign on the south entryway.

4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.

The variance requested does not harm the public. However, the limit of 3 square feet is a reasonable limit for an informational sign and additional signage options are available.

5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.

The variance request does not demonstrate exceptional hardship not related to purposes of convenience or financial burden. Replacing the signage is not a convenience nor is replacing it merely an attempt to alleviate a financial burden. As stated, sign could be smaller and other signage options exist such as window signage and suspended signage.

6. The variance request will not violate building or fire code requirements.

The requested variances would not violate building or fire code requirements. Sign installation would require approval via a sign permit.

7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

The variance is not the minimum variance that would afford relief of the subject standards of the Code as the “pool entrance” text on the west end was smaller than south entrance, showing a smaller sign is possible.

REVIEWING AGENCY COMMENTS

The following agencies have provided these comments:

Engineering Department: Several of the WF type signs are taller than allowed within the sight distance triangle. If Planning and Zoning Commission were to approve variances for WF signs, as designed, they would not meet standards of City regulations nor the standards of the Manual of Uniform Traffic Control Devices (MUTCD)

Fire Department: Proposed signage would not inhibit emergency response

Colorado Department of Transportation: No issue with proposed change to existing pole sign on west end of property as sign will not change in size or height.

PUBLIC COMMENT

No public comment has been received.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the variance. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and city goals and policies.

Suggested Conditions for all items

1. Applicant shall comply with all verbal representations made in the public hearing, as outlined in all application materials, and/or revised conditions herein and approved by the Community development Director.
2. The Applicant shall comply with/address all City staff comments related to specific Code requirements prior to the approval of a sign permit.
3. Any future changes or improvements to signage are subject to review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code
4. Except where specific variances have been granted, the construction shall comply with Municipal Code requirements.
5. The owner shall submit a completed sign permit application for Community Development Department review and approval prior to construction.
6. Sign lighting shall comply with maximum illumination allowed by Municipal Code, including Section 070.040.110
7. If Action 4 is approved for directional signs, applicant shall submit application for Right-of-Way Encroachment license for Sign WF-54.
8. If Action 3 is approved, applicant to coordinate with City and CDOT if necessary to meet all requirements for installation of sign X.F-1.

ACTION 1 – Variance Request – to consider approval of Sign X.A, a pole sign, with variance for relief from Section 070.040.110(j)(3)(c) to allow an internally illuminated sign within the Downtown Core.

Staff Recommendation

Staff recommends **approval** of the Variance Request with the following **findings**:

Suggested Findings:

1. The subject property **does have** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought **would** produce undue hardship.
3. The applicant has **not** had a part in the creation of the hardship by their own actions.
4. The variance requested **does not** harm the public and **does not** impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought.
5. The variance request **does demonstrate** exceptional hardship not related to purposes or convenience or financial burden.
6. The variance request **will not** violate building or fire code requirements; and
7. The variance **is** the minimum variance that will afford relief of the subject standards of the Code.

ACTION 2 – Variance Request – to consider approval of Sign Types XBS and XBW, projecting signs, with variances for relief from:

- Section 070.040.110(j)(3)(c) to allow an internally illuminated sign within the Downtown Core
- Section 070.040.110(i)(2) Summary of Permanent Sign Standards Table to exceed limit of two wall, projecting, or roof signs total and one per building frontage.

Staff Recommendation/Suggested Motion

Staff recommends **approval** of the Variance Request with the following **findings**:

Suggested Findings:

1. The subject property **does have** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought **would** produce undue hardship.
3. The applicant has **not** had a part in the creation of the hardship by their own actions.
4. The variance requested **does not** harm the public and **does not** impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought.
5. The variance request **does demonstrate** exceptional hardship not related to purposes or convenience or financial burden.
6. The variance request **will not** violate building or fire code requirements; and
7. The variance **is** the minimum variance that will afford relief of the subject standards of the Code.

ACTION 3– Variance Request– to consider approval of Sign Types XBP, XBF, and XF, pole signs with variance for relief from:

Staff Recommendation/Suggested Motion

Staff recommends **approval** of the Variance Request with the following **findings**:

- Section 070.040.110(j)(3)(c) to allow an internally illuminated sign within the Downtown Core
- Section 070.040.110(i)(2) Summary of Permanent Sign Standards Table to exceed limit of one freestanding pole sign per street frontage per property
- Section 070.040.110(i)(2) Summary of Permanent Sign Standards Table to allow a pole sign within the Downtown North Sign District
- Section 070.040.110(h)(3)(c)(2) to allow a pole sign with double pole as support

Staff Recommendation/Suggested Motion

Staff recommends **approval** of the Variance Request with the following **findings**:

Suggested Findings:

1. The subject property **does have** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought **would** produce undue hardship.
3. The applicant has **not** had a part in the creation of the hardship by their own actions.
4. The variance requested **does not** harm the public and **does not** impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought.
5. The variance request **does demonstrate** exceptional hardship not related to purposes or convenience or financial burden.
6. The variance request **will not** violate building or fire code requirements; and
7. The variance **is** the minimum variance that will afford relief of the subject standards of the Code.

ACTION 4 – Variance Request– to consider approval of Sign Type WF, directional signs with variances for relief from:

- Section 070.040.110(d)(4) Directional Signs to exceed four signs per property, exceed four (4) square feet in sign area per face, and exceed forty-two inches in height.
- Section 070.040..110(i)(2)(c) which requires all signs comply with Subsection 070.020.020(c)(5) Sight Distance Triangle Requirements
- Section 070.040.110(j)(3)(c) to allow an internally illuminated sign within the Downtown Core

Staff Recommendation/Suggested Motion

Staff recommends **denial** of the Variance Request with the following **findings**:

Suggested Findings:

1. The subject property *does have* an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought *would not* produce undue hardship.
3. The applicant **has had** a part in the creation of the hardship by their own actions.
4. The variance requested *does* harm the public and *does* impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought.
5. The variance request *does not demonstrate* exceptional hardship not related to purposes or convenience or financial burden.
6. The variance request *will not* violate building or fire code requirements; and
7. The variance *is not* the minimum variance that will afford relief of the subject standards of the Code.

ACTION 5 – Variance Request – to consider approval of Sign Type Z, information signs located throughout property, with variances for relief from:

- Section 070.040.110(d)(13) Information Signs to exceed maximum size of three square feet

Staff Recommendation/Suggested Motion

Staff recommends **approval** of the Variance Request with the following **findings**:

Suggested Findings:

1. The subject property *does have* an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought *would* produce undue hardship.
3. The applicant has *not* had a part in the creation of the hardship by their own actions.
4. The variance requested *does not* harm the public and *does not* impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought.
5. The variance request *does not demonstrate* exceptional hardship not related to purposes or convenience or financial burden.
6. The variance request *will not* violate building or fire code requirements; and
7. The variance *is* the minimum variance that will afford relief of the subject standards of the Code.

ACTION 6– Variance Request – to consider approval of information signs located on west and south entryways with variances for relief from:

- Section 070.040.110(d)(13) Information Signs to exceed maximum size of three square feet

Staff Recommendation/Suggested Motion

Staff recommends **denial** of the Variance Request with the following **findings**:

Suggested Findings:

1. The subject property **does have** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought **would** produce undue hardship.
3. The applicant has **not** had a part in the creation of the hardship by their own actions.
4. The variance requested **does not** harm the public and **does not** impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought.
5. The variance request **does not demonstrate** exceptional hardship not related to purposes or convenience or financial burden.
6. The variance request **will not** violate building or fire code requirements; and
7. The variance **is** the minimum variance that will afford relief of the subject standards of the Code.

Alternative Motion

*** If the Planning and Zoning Commission finds this application to meet all seven criteria for variance approval, an alternative motion for approval shall be based on the application meeting all seven of the variance criteria. An approval motion must be supported with information supporting how the application meets all the criteria. An example motion shown below:

MOTION TO APPROVE/DENY

Action 1:

Consideration of code amendments, I move to **APPROVE/DENY** finding that -

1. The subject property **does have/does not have** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought **would/would not** produce undue hardship.
3. The applicant **has not had/has had** a part in the creation of the hardship by their own actions.
4. The variance requested **does not/does** harm the public and **does not/does** impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought.
5. The variance request **does demonstrate/does not demonstrate** exceptional hardship not related to purposes or convenience or financial burden.
6. The variance request **will not/will** violate building or fire code requirements; and
7. The variance **is/is not** the minimum variance that will afford relief of the subject standards of the Code.

SIGNAGE VARIANCE SUBMITTAL APPLICATION

GLENWOOD HOT SPRINGS

401 N RIVER STREET
GLENWOOD SPRINGS, COLORADO

SHEET INDEX	
PAGE NO.	SHEET TITLE
1	Variance Criteria Questionnaire
2	Proposed Sign Area Summary
3	Overall Site Plan
4	Enlarged Site Plan - Sheet 1
5	Enlarged Site Plan - Sheet 2
6-16	Sign Drawings



VICINITY MAP
NOT TO SCALE



PROJECT TEAM

OWNER Kevin Flohr, Kjell Mitchell Glenwood Hot Springs kflohr@HOTSPRINGSPool.com 970.947.2955	APPLICANT Beth Rosa, ArtHouse Design 2373 Central Park Blvd, Suite 204 beth@arthousedenver.com 303.892.9816
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DATE PREPARED
November 29, 2023

 **ARTHOUSE DESIGN**
2373 CENTRAL PARK BLVD. SUITE 204
DENVER, CO 80238 | 303.892.9816
ARTHOUSEDENVER.COM

VARIANCE TYPE

Explain what Municipal Code requirement you are requesting a variance from and what it is that you are proposing that does not meet this requirement.

This submittal is to request a variance from the Glenwood Springs Sign Code 070.040.110. Some of the signage we are proposing is larger in sign area, taller in height and has illumination that conflicts with the requirements outlined in the Sign Code.

The purpose of requesting this variance is to create a system of signs for Glenwood Hot Springs Resort that is cohesive, visible, clear and legible. The newly proposed wayfinding signage is designed to allow guests to navigate the expansive campus safely and effectively.

This proposed sign system is designed to visually reflect the history of Glenwood Hot Springs and to be more visible and legible than what is currently installed on campus. The new wayfinding signage will bring consistency of design and visual language creating a more impactful wayfinding system that makes the campus easier and safer to navigate.

VARIANCE CRITERIA

1. Explain how your property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district.

The scale, complexity, and varied physical layout of the Glenwood Hot Springs Resort campus is the basis for its need for flexibility in the height, size, quantity, type, illumination and location of signage.

The Glenwood Hot Springs Resort property is exceptional in its longevity, historic impact and unique sandstone architecture; all of which brings people from all over the world to visit and experience the Hot Springs.

- Guests entering the campus by vehicle on the West end of

the property immediately find the parking lot. After they park and are on foot looking for the pool entrance, the first building they come to is the Athletic Club building. The building's proximity to the parking lot and its grand architecture mistakenly draw guests to the Athletic Club building instead of to the next building over where the main pool entrance is.

- Guests staying at Hotel Colorado or GHS Lodge typically enter the campus on foot and have to walk all the way around to the South side of the campus.
- Parking lots often get full which causes guests to drive around the campus to find additional parking lots.
- Other guests get dropped off and need to find the pool entrance by vehicle.

The number of guests who are unfamiliar with the area, the scale and complexity of the campus, and the multiple routes and modes of travel guests take to enter the campus are the driving factors behind the need for a more impactful system of signage.

2. Explain how the strict application of the Code standards for the variance you are seeking produces undue hardship.

The Sign Code is restrictive in height, size, quantity, type and illumination.

- The existing wayfinding signage height allowance is lower than the average height of a car which effects its visibility. A car driving by the sign will block the view of it for other cars. Adding height to the wayfinding signage increases its visibility.
- Size is a vital component to signage. Increasing the size of the sign panel allows for larger type heights. A letter height of 2" has a 10' readable distance for maximum impact and maximum readable distance of 30'.
- Because Glenwood Hot Springs is a large campus, the

allowed quantity of signage will need to be exceeded in order to be effective. Signage at all decision points and arrival points are essential.

- There are circulation and entry access changes occurring with the east end aquatics renovation that make access to the property on the east end crucial. Flexibility in the types of signs allowed is requested based on integration with existing architecture. Existing columns at the northeast and southeast entries provide logical placement for gateway entry signage spanning across two sets of columns in two locations.
- Internal Illumination of signs is prohibited. An effectively lit sign allows it to be visible and readable day and night, in all kinds of weather. When a sign is illuminated, drivers can read it more quickly.

The following is a guide for making sure your sign can be seen and read in time for guests to react

All of these factors impact people's ability to see and read a sign. The requested variance as indicated in this document will greatly improve navigation of the site and allow guests to clearly see signs in time to react which will create a safer environment for vehicular and pedestrian traffic.

3. Explain how you did not create the hardship by your own actions.

Glenwood Hot Springs Resort campus is unique in its scale, complexity, and varied physical layout which makes it difficult to conform to the restrictions set forth in the sign code while still maintaining an effective wayfinding program.

4. Explain how the requested variance does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific

regulation in question.

The requested variance does not harm the public because it is intended to create a more effective wayfinding system of signage that will enhance visibility and be more effective at directing guests to their destinations. This will create a safer environment for the public.

5. Explain how the variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.

Glenwood Hot Springs Resort campus is unique in its scale, complexity, and varied physical layout which makes it difficult to conform to the restrictions set forth in the sign code while still maintaining an effective wayfinding program.

6. Explain how the variance request will not violate building or fire code requirements.

The signs will not extend into the ROW or obstruct emergency evacuation or services.

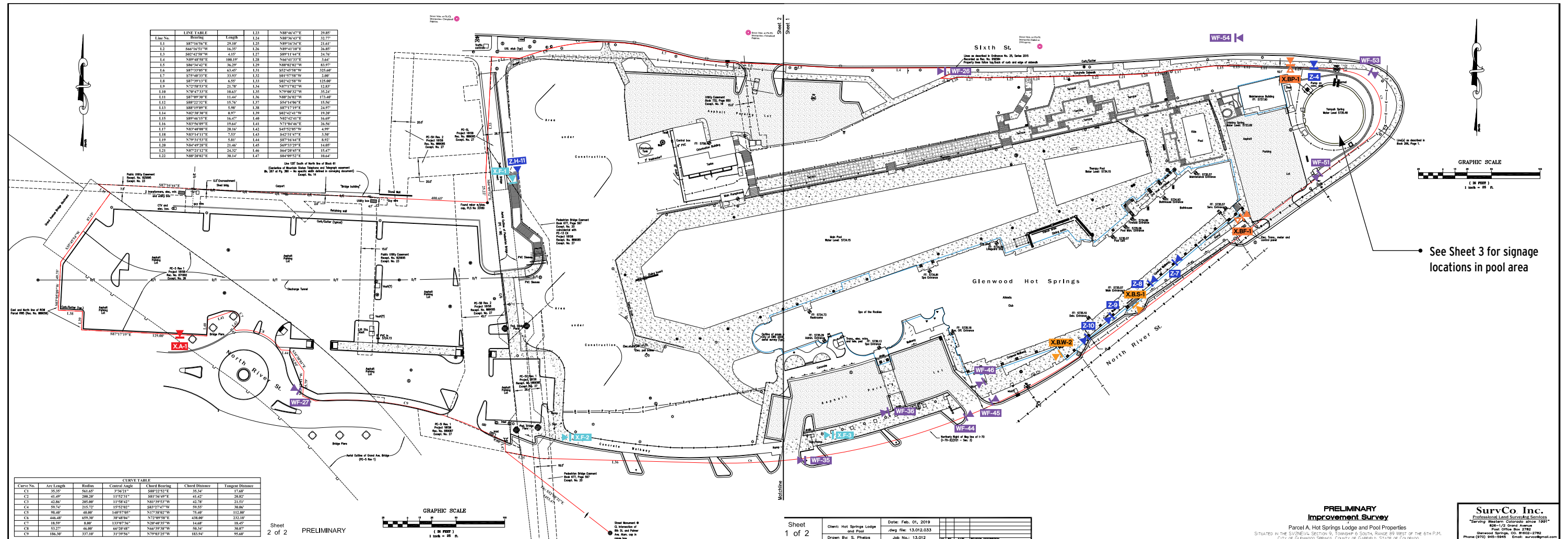
7. Explain how the variance is the minimum variance that will afford relief of the subject standards of the Code.

The signs are designed to provide better visibility and wayfinding for guests. They are not excessive in size and will not detract from regulatory street signage, the architecture or property. The signs are designed to be cohesive with the environment and the building, they will provide visual cues to emphasize key destinations on the property, without being obtrusive.

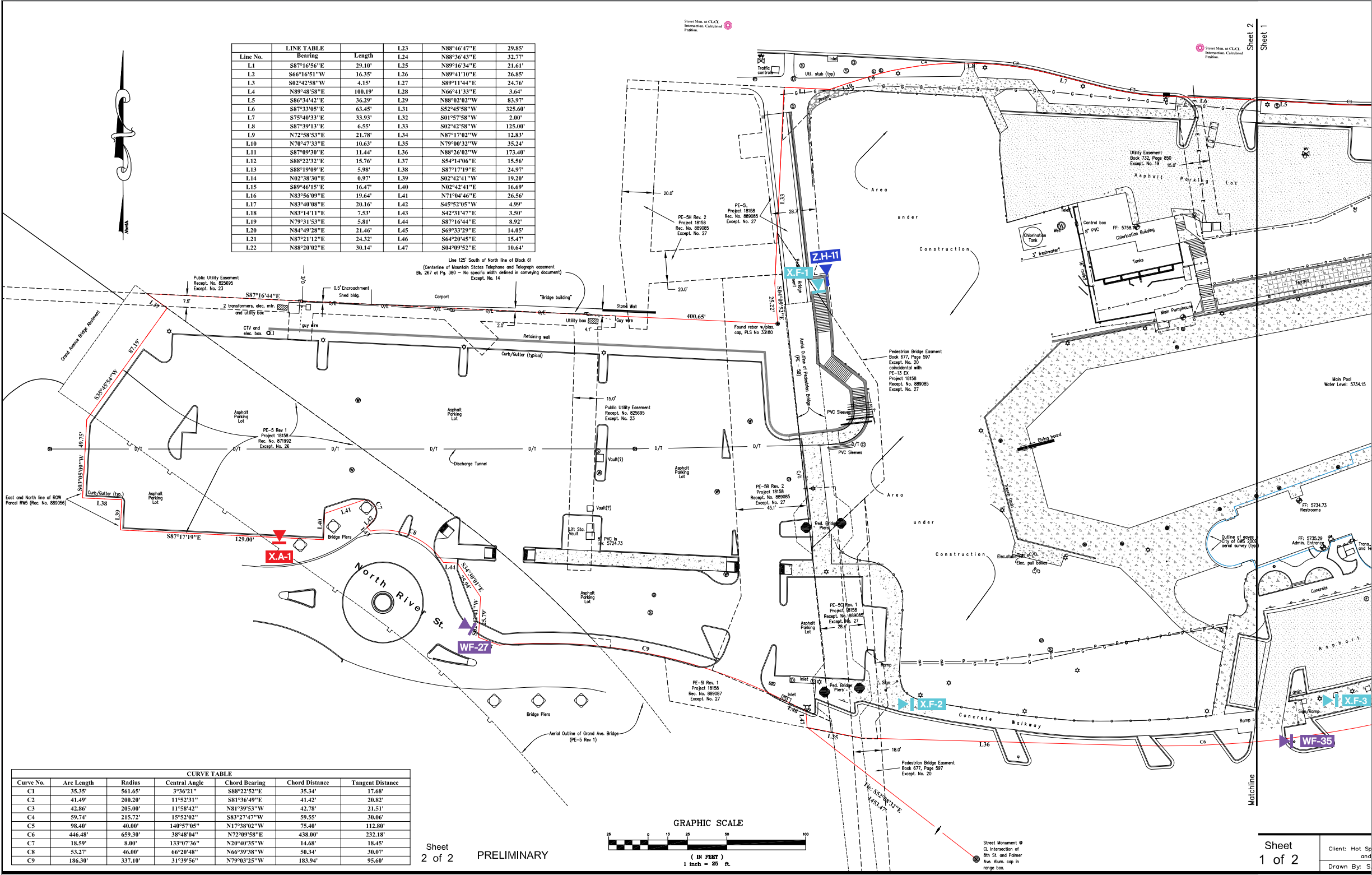
PROPOSED SIGN AREA SUMMARY

SIGN TYPE	EXISTING SIGN DETAILS	PROPOSED SIGN DETAILS	NOTES
Sign Type X.A: Primary Project ID Pylon Sign	Sign Area: 45 sf (per sign face) Sign Height: 26'-6" Quantity: 1	Sign Area: 45 sf (per sign face) Sign Height: 26'-6" Quantity: 1 Illumination: Halo Illuminated Letters, Shielded Down Light on glass fin	Proposed pylon sign will reuse the existing posts and replace the existing panels to be consistent with the Glenwood Hot Springs new signage branding. Panel size and pylon height will remain the same.
Sign Type X.B.S: Project/Pool Entrance ID Sign - Wall Mounted (South)	Sign Area: 15 sf Quantity: 1	Sign Area: 60 sf Quantity: 1 Illumination: Halo Illuminated Letters, Shielded Down-Light on glass fin	The proposed wall sign will replace the existing HOT SPRINGS POOL sign on the South side of the breezeway. This sign is designed to be consistent with the new brand. This sign's purpose is to navigate guests to the main pool entrance. Many first time visitors mistake the Athletic Club for the main entrance. This sign is designed with higher contrast and visibility in order to draw guests to the correct entrance.
Sign Type X.B.W: Project/Pool Entrance ID Sign - Wall Mounted (West)	Sign Area: 11 sf Quantity: 1	Sign Area: 55 sf Quantity: 1 Illumination: Halo Illuminated Letters, Shielded Down-Light on glass fin	The proposed wall sign will replace the existing POOL ENTRANCE sign on the West side of the breezeway. This sign is designed to be consistent with the new brand. This sign's purpose is to navigate guests to the main pool entrance. Many first time visitors mistake the Athletic Club for the main entrance. This sign is designed with higher contrast and visibility in order to draw guests to the correct entrance.
Sign Type X.BP: Project/Pool Entrance ID Sign - Pillar Mounted	Sign Area: N/A Quantity: N/A	Sign Area: 18 sf (per sign face) Sign Height: 10'-0" Quantity: 1 Illumination: Halo Illuminated Letters, Shielded Down-Light on glass fin	This is a branded gateway that will attach to existing pillars on the Northeast side of the campus to create a welcoming, visible entry point for guests entering the campus from 6th Street. There is a circulation change created by the Aquatics Improvement project on the East end. The proposed gateway entrance sign will greatly improve the guest experience when navigating from the hotels and parking lots on the North side of the campus by creating a more direct path to the pool entrance with more visible, impactful signage and illumination, resulting in a safer, easier to navigate path for guests.
Sign Type X.BF: Project/Pool Entrance ID Sign - Pillar Mounted	Sign Area: N/A Quantity: N/A	Sign Area: 18 sf (per sign face) Sign Height: 10'-0" Quantity: 1 Illumination: Halo Illuminated Letters, Shielded Down-Light on glass fin	This is a branded gateway that will attach to existing pillars on the Southeast side of the campus to create a welcoming, visible entry point for guests entering the campus from 6th Street. There is a circulation change created by the Aquatics Improvement project on the East end. The proposed gate-way entrance sign will greatly improve the guest experience when navigating from the hotels and parking lots on the North side of the campus by creating a more direct path to the pool entrance with more visible, impactful signage and illumination, resulting in a safer, easier to navigate path for guests. This location also demarcates the Accessible Route to the main pool entrance.
Sign Type X.F: Project ID/Gateway Wayfinding Sign	Sign Area: 11 sf (per sign) Sign Height: 8'-1 1/2" Quantity: 2	Sign Area: 11 sf (per sign) Sign Height: 10'-5" Quantity: 3 Illumination: Halo Illuminated Letters, Shielded Down-Light on glass fin	These proposed gateway signs will replace the existing gateway signs. These are designed to be consistent with the proposed sign package and will also provide better visibility and wayfinding directions to key destinations. The increased height will allow visitors to see the signage from farther away. Adding illumination creates a more visible, safer path to the pool entrance. One new location is proposed at the top of the west stairs to wayfind guests who are entering the campus from the pedestrian bridge to the pool entrance.
Sign Type WF: Freestanding Wayfinding Sign	Sign Area: 3 sf (per sign face) Sign Height: 4'-0" Quantity: 10	Sign Area: 7.5 sf (per sign face) Sign Height: 6'-0" Quantity: 10 Illumination: Shielded Down-Lighting	These proposed freestanding wayfinding signs will replace the existing wayfinding signs throughout the property. These are designed to be consistent with the proposed sign package and will provide better wayfinding directions at a height that is more visible for vehicular traffic.
Sign Type Z: Interpretive Sign - Wall Mounted	Sign Area: N/A Quantity: N/A	Sign Area: 3.5 sf Quantity: 6	The proposed interpretive signs will be located throughout the property. This will provide educational information and photographs on the history of Glenwood Hot Springs to tourists and will also provide a visual cue to guests that are trying to find the pool entrance.

OVERALL SITE PLAN



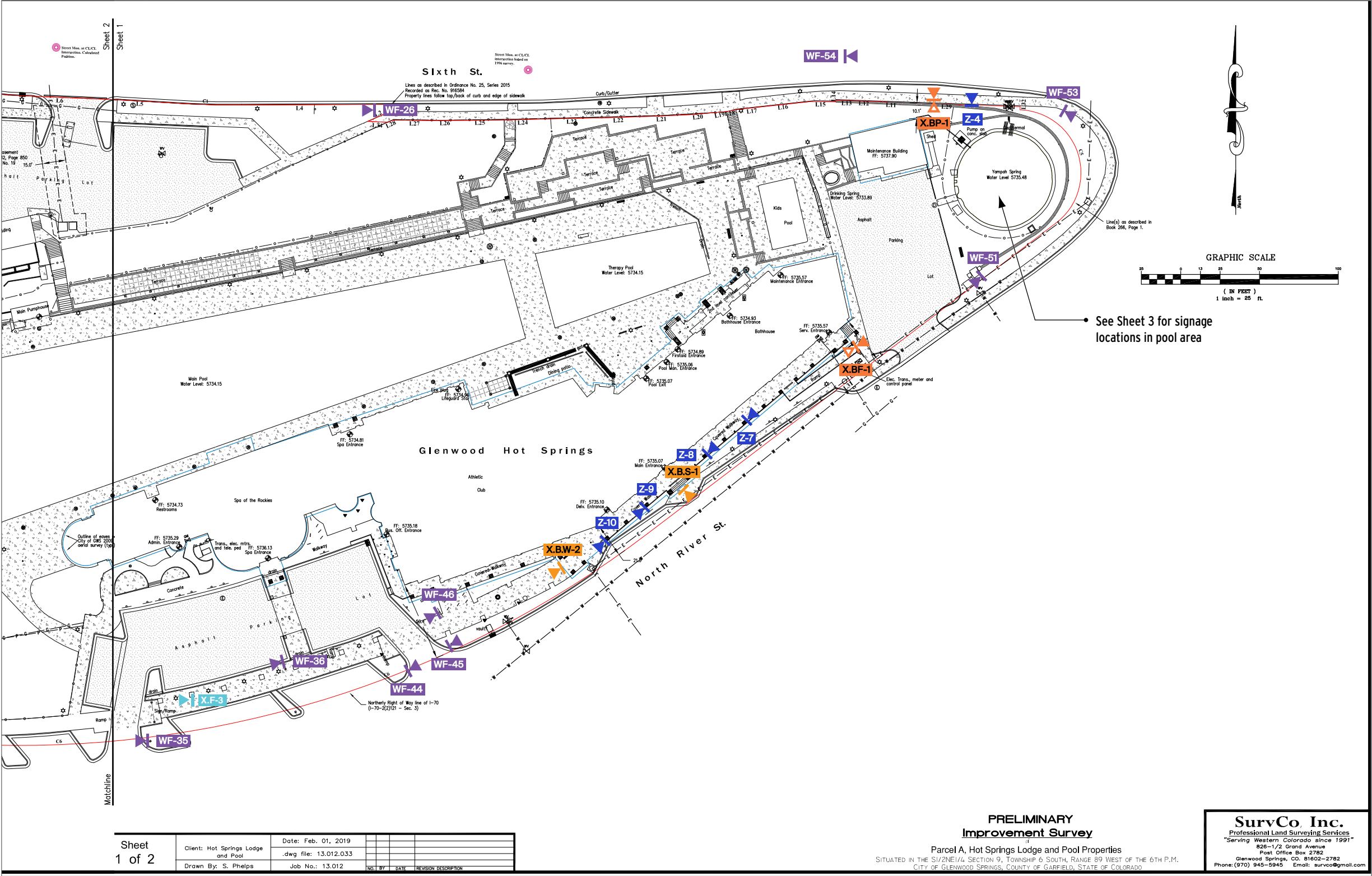
ENLARGED SIGN LOCATION PLAN



- SIGN TYPE LEGEND**
- X.A Primary Project ID Pylon Sign
 - X.B.S Project/Pool Entrance ID Sign - South
 - X.B.W Project/Pool Entrance ID Sign - West
 - X.BF Project/Pool Entrance ID Sign - Freestanding
 - X.BP Project/Pool Entrance ID Sign - Pillar Mounted
 - X.F Gateway Wayfinding Sign
 - WF Freestanding Wayfinding Sign
 - Z Interpretive Sign - Wall Mounted
 - Z.H Interpretive Sign - Horizontal (Rail Mounted)

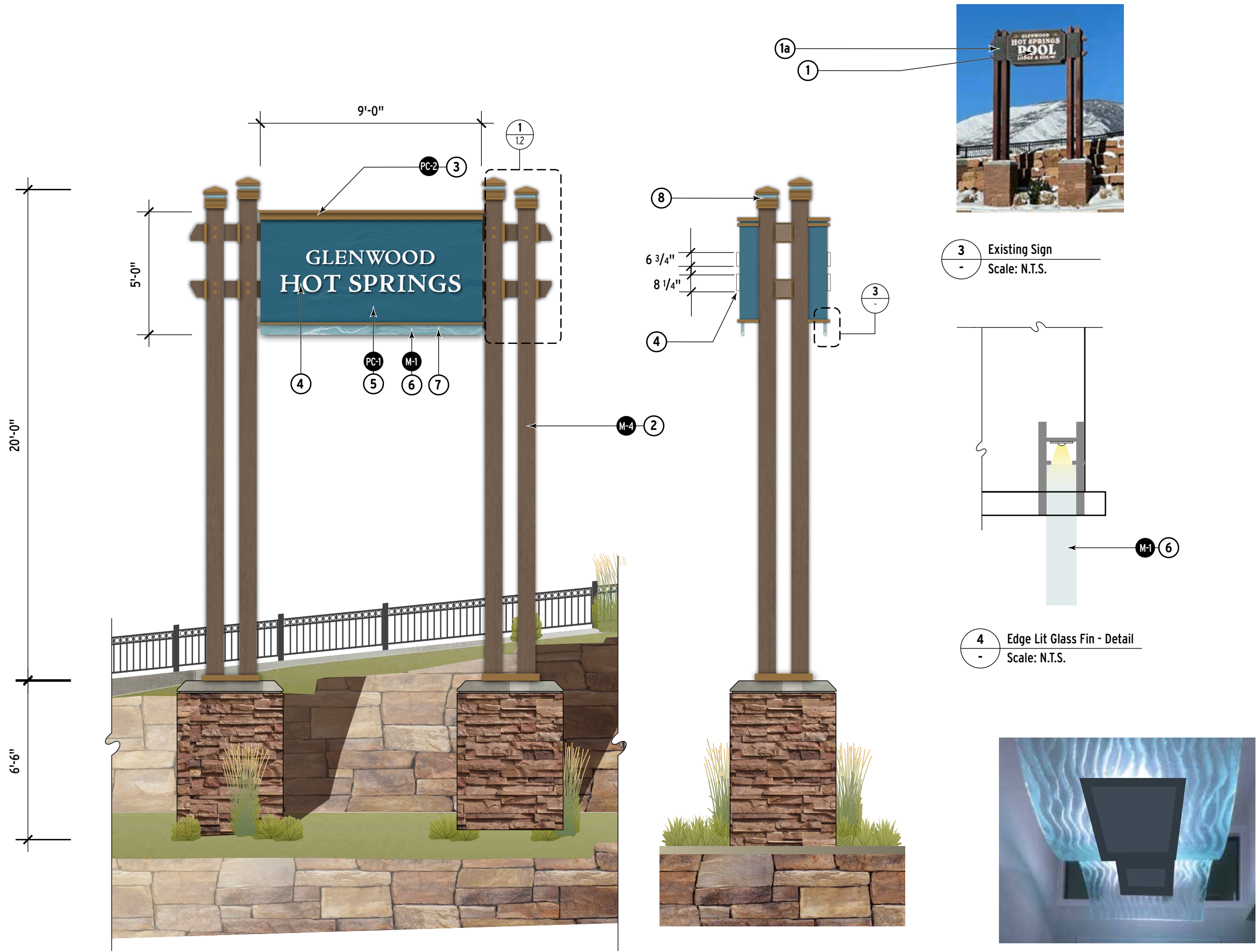


ENLARGED SIGN LOCATION PLAN



SIGN DRAWINGS

GLENWOOD HOT SPRINGS



1 Sign Type X.A: Primary Project ID Pylon Sign
Scale: 1/4"= 1'-0"

2 Sign Type X.A: Primary Project ID Pylon Sign - Side View
Scale: 1/4"= 1'-0"

5 Edge Lit Glass Illumination Intent
Scale: N.T.S.

- 1 EXISTING SIGN:
Remove existing sign faces. Fabricator to determine if existing LEDs can be reused.
- 1a Remove plate, replace with structural support arm as required by engineering.
- 2 Existing posts to remain. Clean up, refinish as noted.
- 3 Fabricated aluminum header channel with .090" face and .063" returns on sign cabinet with material finish as noted.
- 4 Letters are hydro-jet cut push thru with 1" final projection in clear acrylic; all surfaces to be frosted. Letters to have .063 painted aluminum plant on faces. Internally illuminated for halo effect. Even illumination with no hot-spots. Fabricator to include timer or photocell to control light source and dimmer to adjust brightness and intensity.
- 5 .125" thick fabricated aluminum cabinet, to match the material finish as noted. No visible fasteners on face. No breakformed edges, all seams welded, filled, & ground smooth prior to finish. Internal structural frame as required by sign fabricator's engineering.
- 6 1" cast glass with edge illumination provided by LED units that are housed in the sign cabinet above.
- 7 LED strip lighting system as required to provide even illumination with no hot spots to wash light down edge of glass; Client to approve light temperature specification prior to fabrication.
- 8 .125" thick fabricated aluminum cap lights, to match the material finish as noted.

ARTHOUSE DESIGN
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4 Existing Condition
- Scale: N.T.S.

Fabricator responsible for removal/disposal of existing light fixtures and sign cabinet. Repair surfaces as required.



Internally illuminated sign cabinet with push through, face illuminated dimensional letters

LED light strip housed below sign face washes light down onto cast glass and POOL ENTRANCE type.

Existing column clad with porcelain tile to match pool tile

Custom Glenwood Hot Springs cast medallion -burnished bronze finish

New bases at entrances to differentiate from the rest of the columns

1 Sign Type X.B.S: Main Entrance ID Sign - South
- Scale: 3/8"= 1'-0"

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1 Sign Type X.B.S: Main Entrance ID Sign - Perspective
- NTS



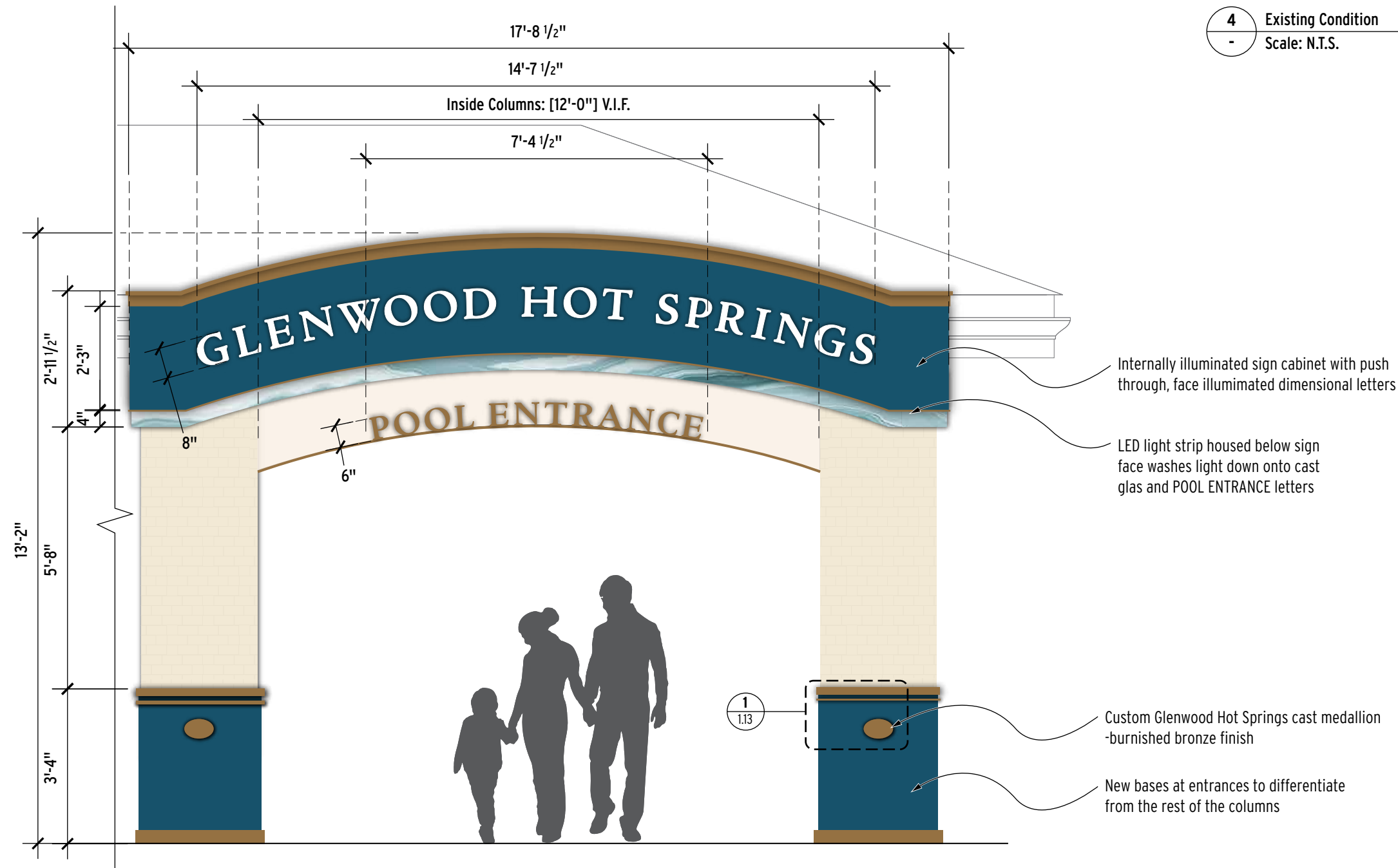
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Project Identification/Wayfinding Signage to replace existing



4 Existing Condition
- Scale: N.T.S.



1 Sign Type X.B.W: Project/Pool Entrance ID Sign - West
- Scale: 3/8"= 1'-0"

SIGN DRAWINGS

GLENWOOD HOT SPRINGS

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X.B.W



1 Sign Type X.B.S: Main Entrance ID Sign - Perspective
- NTS

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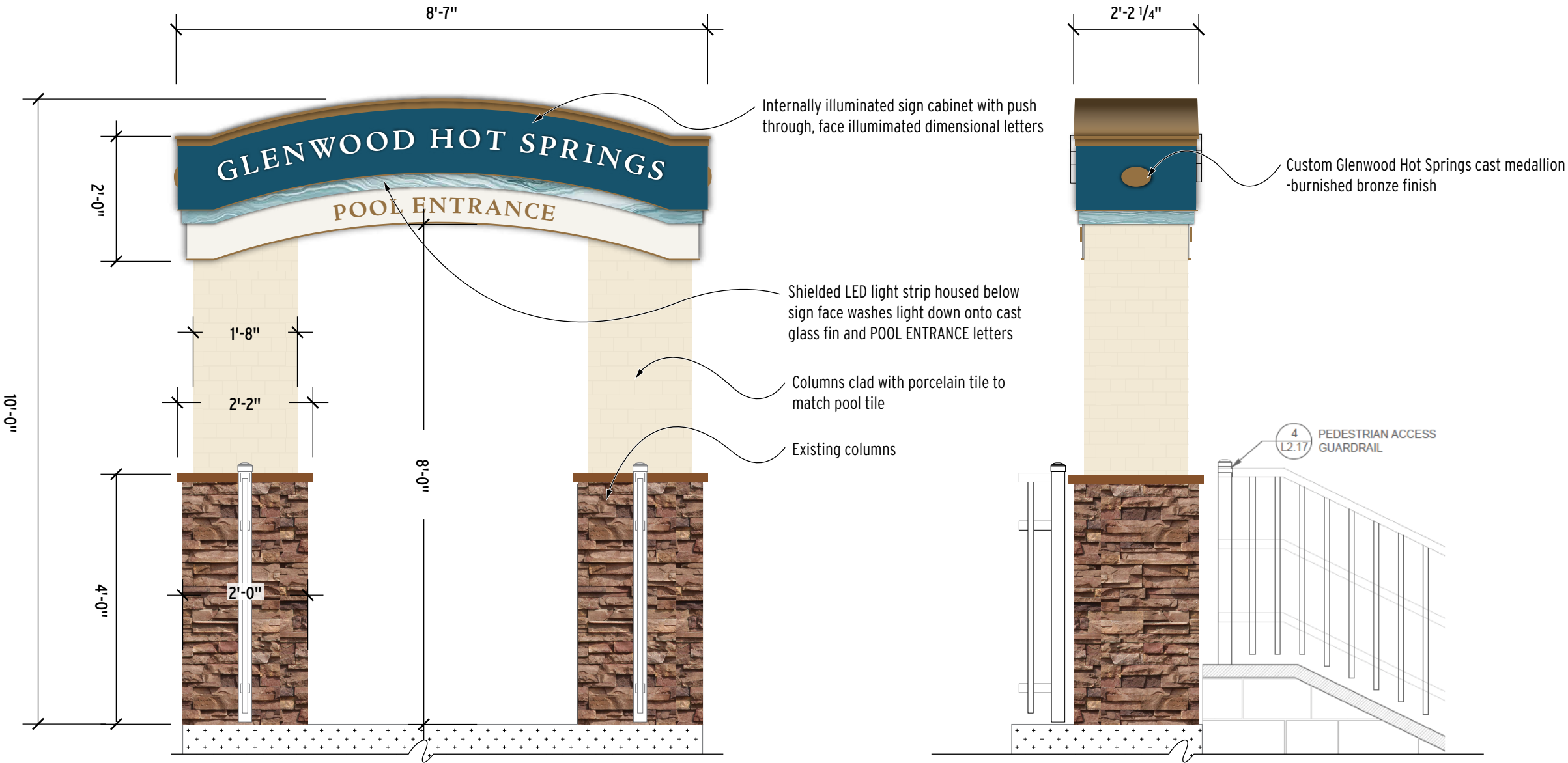
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X.B.W



SIGN DRAWINGS

GLENWOOD HOT SPRINGS

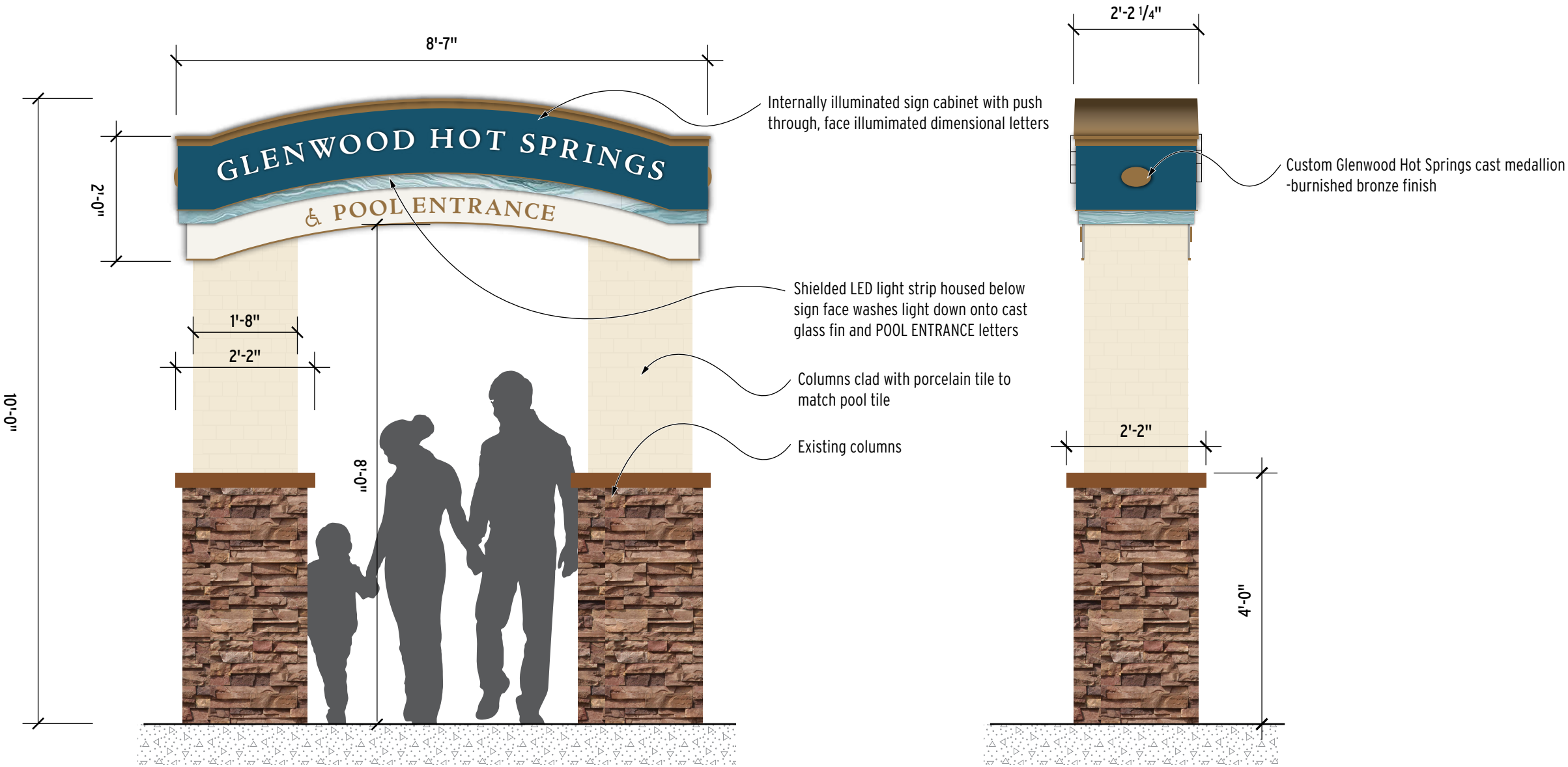


1 Sign Type X.BP: Project/Pool Entrance ID Sign - North Face
- Scale: 1/2"= 1'-0"

2 Sign Type X.BP: Project/Pool Entrance ID Sign - Side View
- Scale: 1/2"= 1'-0"

SIGN DRAWINGS

GLENWOOD HOT SPRINGS



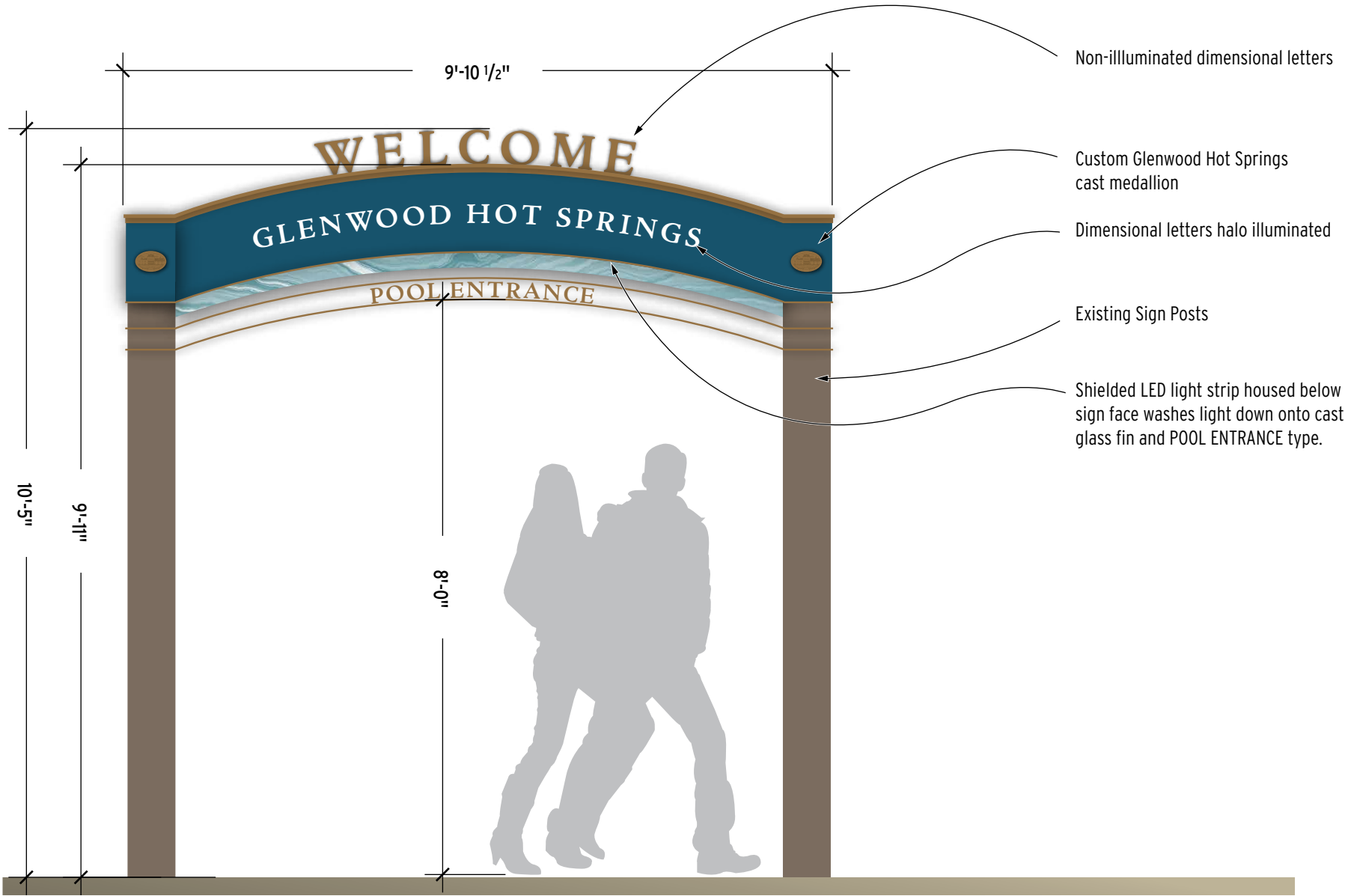
1 Sign Type X.BF: Project/Pool Entrance ID Sign - East Face
Scale: 1/2"= 1'-0"

2 Sign Type X.BF: Project/Pool Entrance ID Sign - Side View
Scale: 1/2"= 1'-0"

SIGN DRAWINGS

GLENWOOD HOT SPRINGS

Current sign to be refaced with new brand/signage design.
Existing posts and bases to remain if salvageable.



1 Sign Type X.F: Project ID/Gateway Wayfinding Sign
- Scale: 1/2"= 1'-0"



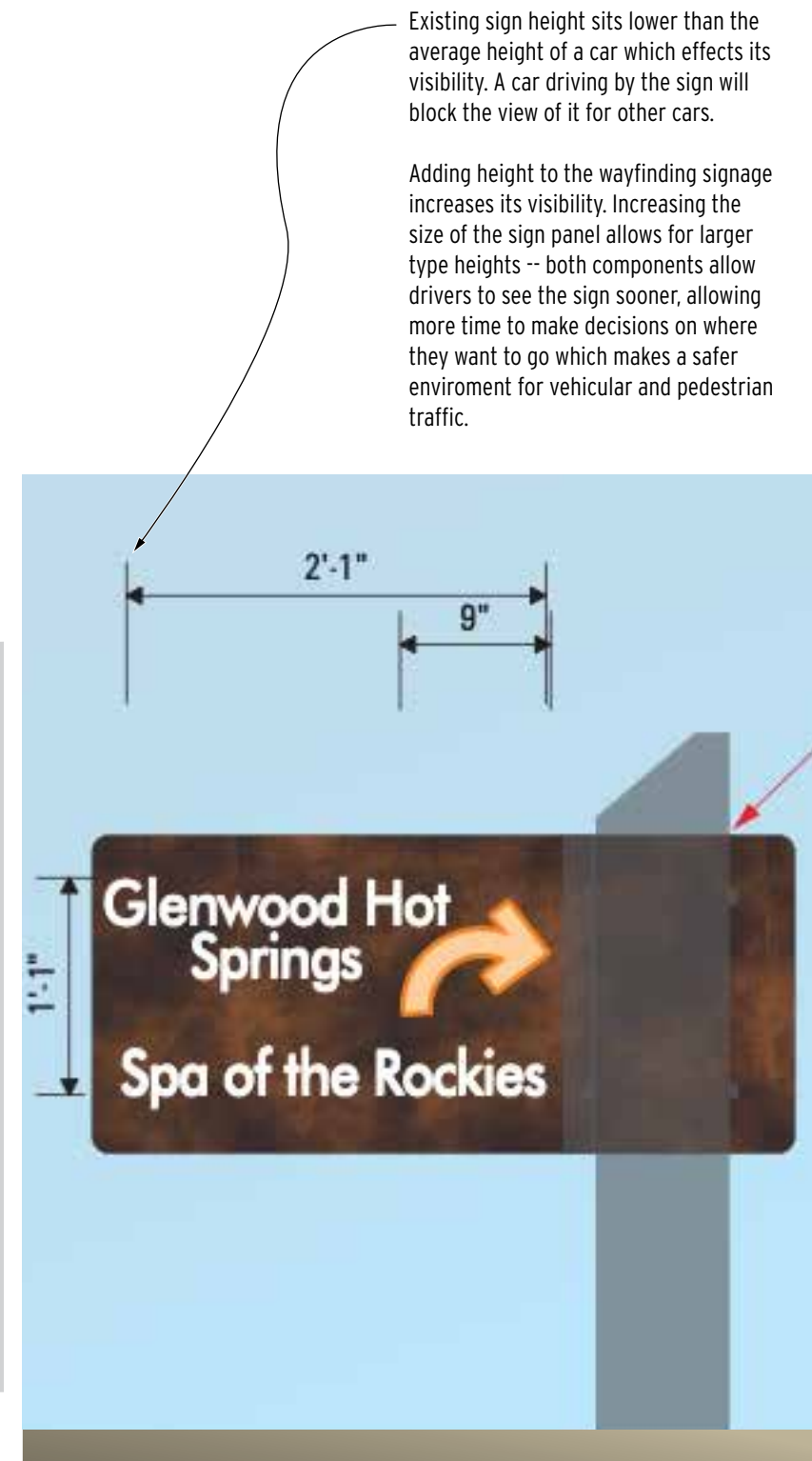
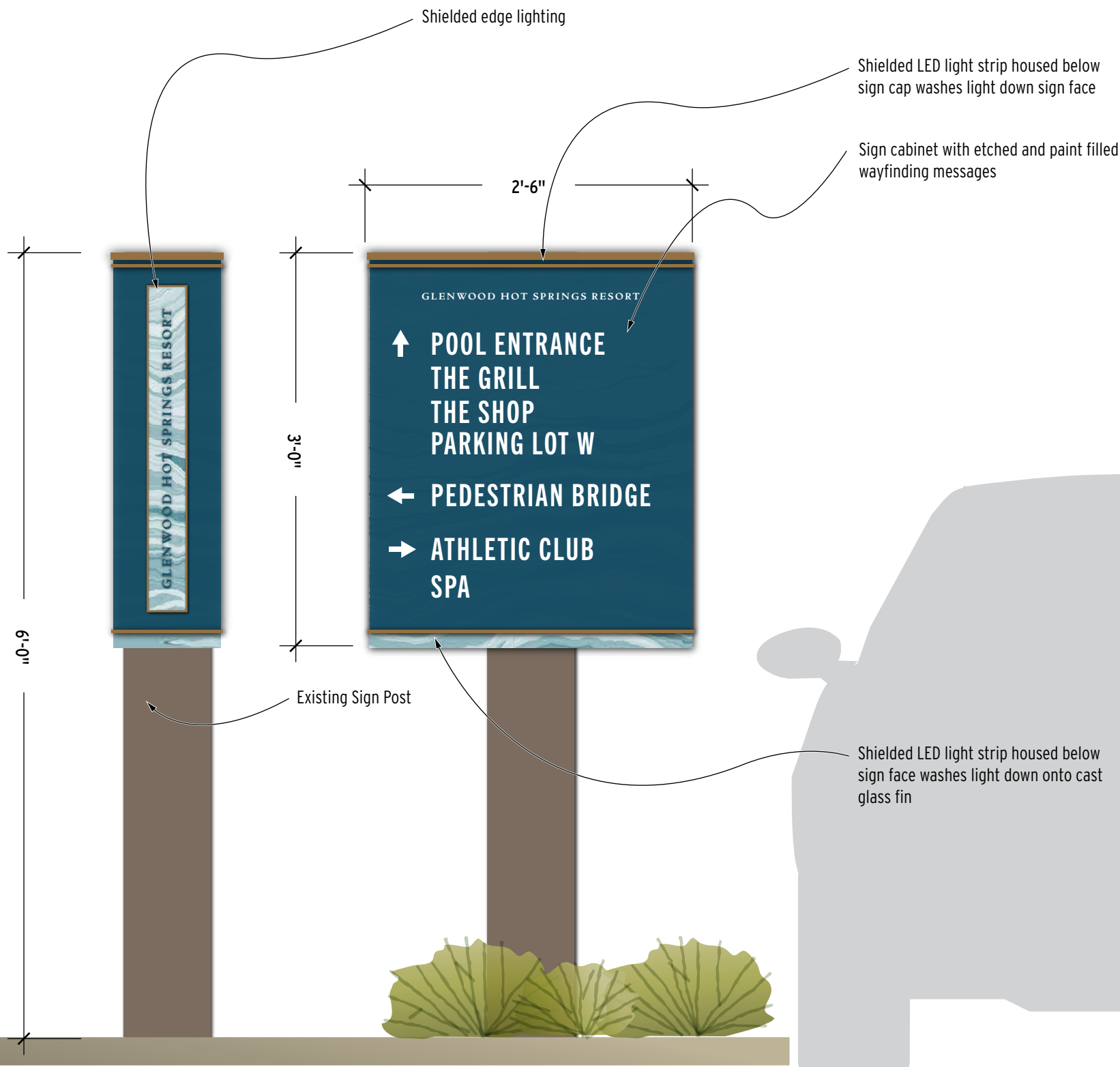
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SIGN DRAWINGS

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2 Sign Type WF: Wayfinding Sign - Side View
Scale: 1"= 1'-0"

1 Sign Type WF: Freestanding Wayfinding Sign
Scale: 1"= 1'-0"

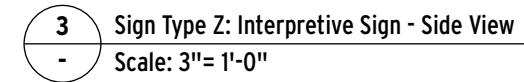
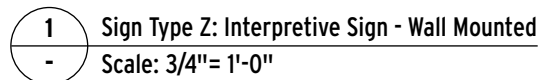
3 Sign Type WF: Freestanding Wayfinding Sign - EXISTING
Scale: 1"= 1'-0"



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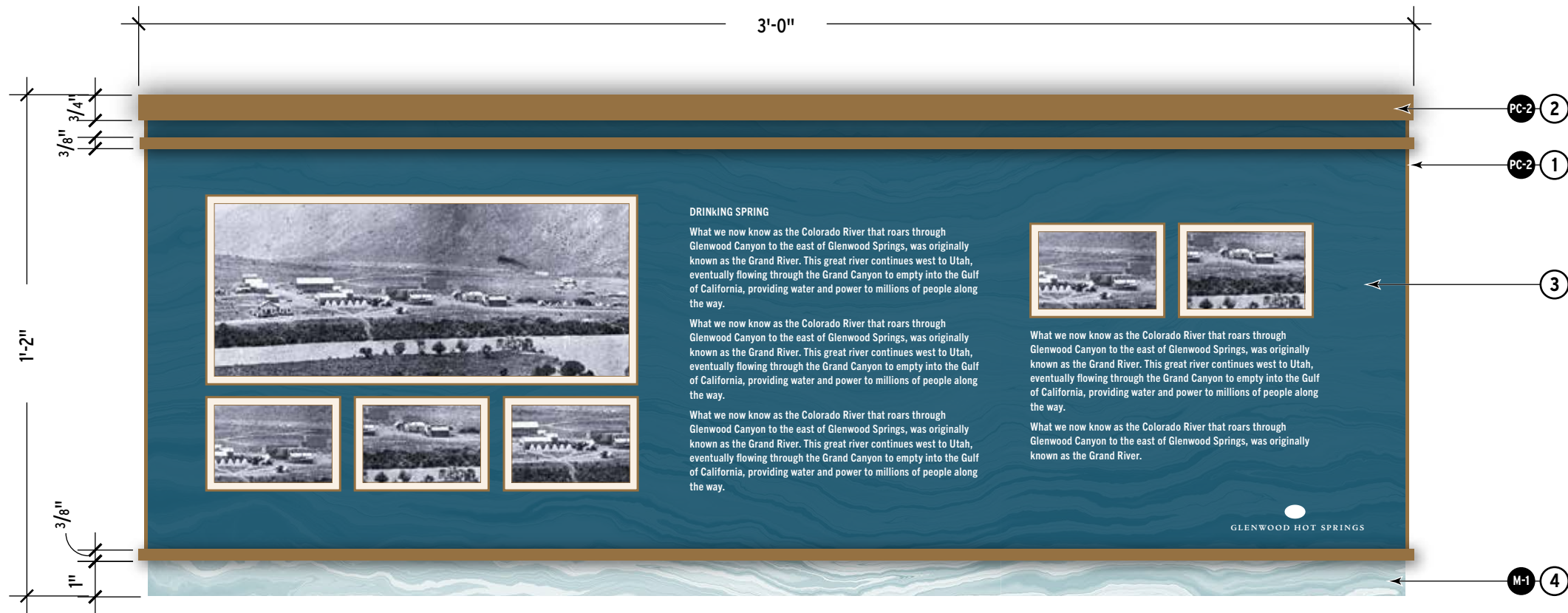
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- 
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1 Sign Type Z.H: Interpretive Sign - Railing Mounted - 3' wide version
- Scale: 3"= 1'-0"



2 Sign Type Z.H: Interpretive Sign - Railing Mounted - 2' wide version
- Scale: 3"= 1'-0"

SIGN DRAWINGS

GLENWOOD HOT SPRINGS

- 1 SS316 VERSION: 125" thick fabricated SS 316 pan houses iZone panel to match the material finish as noted. No visible fasteners on face. No breakformed edges, all seams soldered, filled, & ground smooth prior to finish. Internal structural frame as required by sign fabricator's engineering. Attached flush to wall with concealed mechanical fasteners as required (wall surface varies, VIF)
- 2 Fabricated SS316 channel to match the material finish as noted.
- 3 Graphic and text applied to 1/8" iZone panel. Final art/content to be provided by ArtHouse and BlackBird.
- 4 1/2" cast glass attached to SS pan with concealed mechanical fasteners.



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Z.H



THANK YOU



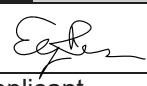
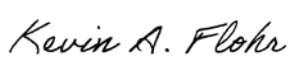
LAND USE APPLICATION

City of Glenwood Springs
Economic and Community Development Dept.
101 West 8th Street
Glenwood Springs, CO 81601
970-384-6411

Ordinance Amendments		Development Permits	
☐ Rezoning		Site/Architectural Plan Review	
☐ Rezoning to Planned Unit Development (PUD)		☐ Administrative	
☐ Annexation		☐ Minor	
☐ Condominiumization		☐ Major	
☐ Annexation		☐ Master Plan	
☐ Street Vacation		☐ Construction Plans	
		☐ Location & Extent	
Subdivisions		Right of Way Encroachment License	
☐ Minor Subdivision		☐ Floodplain Development Permit	
☐ Preliminary Plat		☐ Special Use Permit	
☐ Final Plat		Flexibility and Relief Procedures	
☐ Vacation of Right-of-Way		☒ Variance	
		☐ Administrative Adjustment	
Other Land Use Applications		☐ Appeal	
☐ Outdoor Seating		☐ Landmark Alteration Certificate	
☐ Matters of State Interest (1041)			

Applicant/Property Owner Information:			
Applicant Beth Rosa, ArtHouse Design		Owner Glenwood Hot Springs Lodge & Pool Inc.	
Relationship to Owner Owner's Representative		Owner Kevin Flohr	
Applicant Address 2373 Central Park Blvd. #204		Owner Address PO Box 308 Glenwood Springs, CO	
Denver, CO 80238		81602-0308	
Phone 303.892.9816	Email Address beth@arthousedenver.com	Phone 970-947-2954	Email Address kflohr@hotspringspool.com
Property Information:			
Address 401 N River St.		Parcel Number 218509100018	
Glenwood Springs CO 81601			
Subdivision Original Twnste. Glenwood		Lot and Block Number	
		Section: 9 Township: 6 Range: 89	
Zone District Commerical		Existing Land Use Recreation	

General Project Description:
We are requesting a variance from the Glenwood Springs Sign Code 070.040.110. The purpose of this variance request is to create a cohesive, visible, clear and legible signage system for Glenwood Hot Springs. The scale, complexity, and varied physical layout of the property is the basis for its need for flexibility in the height, size, quantity, type, illumination and location of signage. The new signage will bring consistency in design and visual language creating a more impactful wayfinding system that makes the property easier and safer to navigate.

Signatures:		
The owner or applicant must be present at the hearing. All public hearings must be properly noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the		01.18.24
	Applicant	Date
		01.18.24
	Owner	Date

application. (Attach additional incorporation documents if necessary.) I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.		
	Owner	Date





WELCOME TO
**GLENWOOD
HOT SPRINGS**
↑ Pool Entrance

No Outside
Food or Drink,
Coolers or Food
Delivery Inside
the Resort.



Thank you.

GLENWOOD HOT SPRINGS RESORT



WELCOME TO
**GLENWOOD
HOT SPRINGS**
↑ SPA OF THE ROCKIES & ATHLETIC CLUB ↑ POOL ENTRANCE ↑ BUSINESS OFFICE