

**Red Lodge –Sign Permit
Design Review
Staff Report RLDR-23-04**

DATE: October 25, 2023
TO: Red Lodge Planning Board
Al Bloomer, President

FROM: Courtney Long, Planning Director

RE: SCL Health
Illuminated Sign Permit Design Review

PROJECT FILE: DR 2023-04

OWNER/APPLICANT:
Sisters of Charity of Leavenworth Health
SCL Health
Broomfield, CO 80021

AUTHORIZED REPRESENTATIVE:
Tom Gross- Sign Products, Inc
1425 Monad Road
Billings, MT 59101

PLANNING BOARD HEARING: October 25, 2023 @ 5:30 p.m.

CITY COUNCIL HEARING: Not Applicable

Property Description

The subject property is described as Red Lodge North Annexation, Section 22, Township 07 S, TR 1-A 2nd AM, COS 511 7th AM in Carbon County, Montana. The physical address of the property, per the application, is 10 Robinson Lane.

Property Size

The property is ~118,919 square feet (2.73 acres) in size.

Notice Provided

Per the City of Red Lodge 2022 Zoning Regulations, notification was given at least (15) fifteen days prior to hearings via:

- Published in the Carbon County News on October 5, 2023
- Adjacent landowners received public notice via USPS

Executive Summary of Project

Sign Products, Inc., on behalf of SCL Health, is proposing two internally illuminated signs on the property located at 10 Robinson Lane. The property is within the Commercial Entrance North (C-3-N) Zoning District.

The project will need approval by the Planning Board on the following Zoning Issue:

- Design Review in the Red Lodge Community Entrance North District for Internally Illuminated Signs (RLZR 4.6.90).



EXISTING BUILDING SIGN



NEW BUILDING SIGN

Request

A. To allow for the replacement of two new Internally Illuminated Signs within the Red Lodge Commercial Entrance North Zoning District.

Suggested Form of Motion

- A. I move to *deny/adopt* Staff Report DR 2023-04 as finding of fact.
- B. I move to *deny/approve* the Design Review Permit RLDR 23-04 to allow for two Internally Illuminated Signs located at 10 Robinson Lane, with the following conditions:
1. That the use, operation, and development of the property be in accordance with the plans, specifications and documents submitted for review except as modified by these conditions.
 2. The replacement wall sign shall be 2.84 feet tall, and less than 12.5 feet wide; the total square footage for the replacement wall sign is 35.39 square feet. The design dimensions shall be as outlined in the application.
 3. The replacement monument sign shall be 6.75 feet tall and 5.375 feet wide; the total square footage for the replacement monument sign is 36.28 square feet. Included with the monument base, sign does not exceed 8 feet in height. The design dimensions shall be as outlined in the application.
 4. The property owner shall adhere to Section 4.5.70 *Lighting* of the 2022 Zoning Regulations.

Design Review Criteria: Standards of General Applicability (Chapter 4.6)

The 2022 Red Lodge Zoning Regulations do not lay out criteria for illuminated signs in commercial use districts outside of the Downtown Historic Overlay District; therefore, the following Design Review criteria will be used:

Section 4.6.82

A. Placement

The building lacks columns or pilasters, nor does the wall mounted sign obscure any other vertical architectural element.

The proposed wall-mounted sign would be at a height and scale that is comparable to adjacent signage. The monument sign shall be setback far enough as not to impede traffic visibility.

B. Material

The proposed replacement signs are comprised of fabricated aluminum with an internal frame and aluminum faces.

C. Illumination

Internally illuminated signs are encouraged to minimize light pollution through use of colored or dark backgrounds with light lettering (RLZR 4.6.66). The replacement monument sign and wall sign meet these specifics. The replacement wall sign will be wall cabinet with primarily dark background.

The proposed wall-mounted sign will reduce the illuminated sign area from the current sign by approximately 44.3 square feet.

Illuminated signs are required to be extinguished or dimmed at business closing.

D. Shapes

Shapes are not regulated in this Zoning District.

E. Size

The size of each sign does not exceed 40 square feet. The replacement wall sign will total 35.39 square feet and the replacement monument sign will total 36.28 square feet. The maximum height of the monument sign does not exceed 8 feet.

Total square footage of sign area for both signs combined is 107.95 square feet, well under the allowable 120 square feet of signage per lot, parcel or tract of land.

Design Use Permit

The proposed size, location, materials and design of the sign are consistent with the intent of Section 4.6.0 of the 2022 Red Lodge Zoning Regulations. The Design Review proposed on the property is subject to the imposition of conditions to mitigate the impacts of the proposal within Red Lodge Community Entrance North Zoning District and can be determined to comply with the intent of the Red Lodge Zoning Regulations, which allow the use of internally illuminated signs if they minimize light pollution and are appropriately designed.

As such, the requested Design Review Permit warrants approval.



NIGHT/ILLUMINATED VIEW