

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING
WEDNESDAY, NOVEMBER 2, 2022
5:30 p.m.
DILLON TOWN HALL**

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, November 2, 2022, at Dillon Town Hall. Chair Alison Johnston, called the meeting to order at 5:38 p.m. Commissioners present were Bill Engelman, Michael Parsons, and Mark Cribbet. Staff members present were Ned West, AICP, Sr. Town Planner; Nicolas Cotton-Baez, Town Attorney; and Michelle Haynes, Recording Secretary.

APPROVAL OF THE MINUTES OF OCTOBER 5, 2022, REGULAR MEETING

Commissioner Cribbet moved to approve the minutes from the October 5, 2022, special meeting. Commissioner Parsons seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There were no public comments.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE (EDAC) UPDATE

Michael Parsons attended last week's EDAC meeting and gave the Commission an update. The group discussed the 3 Mile Plan and its benefits. The financial benefit of annexing in surrounding neighborhoods like Summit Cove could be beneficial.

The group took part in a survey asking them to prioritize what improvements need to be worked on first. Ned presented the answers to the preliminary poll and the Commission discussed them.

DISCUSSION: SIGN CODE AND CONSTITUTIONAL UPDATES

SUMMARY:

Nicolas Cotton-Baez, Town Attorney presented the marked-up version of ARTICLE XI Sign Regulations. Cotton-Baez worked on removing references, setting up reinforcement mechanisms rather than permitting, finding purpose for restrictions, and making Constitutional updates to keep Constitutional Rights in place. The reordering of provisions and making provisions to the PUD Sign Plan is recommended.

During the review of Article XI, the need to make a Government Sign section was discussed. It is recommended to create this section too if the Town would like to keep digital signs and way finding signs for Town use only. This will allow the Town to allow denial of speech on such signs. For example, the display of Marijuana and Alcohol. Commissioner Parsons asked if there is equal protection on LED signs and Nick informed him this is still an open question, content neutral vs. content based. Nick would like to review the Marijuana sign regulations stipulated in the licensing section of the Code.

The Commission had a brief discussion about the use of vehicles as advertisement. This is allowed, traveling billboards are not.

COMMISSIONER QUESTIONS:

The Commission will return to the discussion after reviewing and editing the materials provided. The final review will be in January. Ned would like the Commission to think about allowing other business such as churches, movie theaters, etc. the option to use LED signs. Should the Town require spacing limitations to LED signs if their use is expanded? Also, CDOT has controls in place over signage along their rights-of-way, such as U.S. Highway 6.

DISCUSSION: COMPREHENSIVE PLAN AMENDMENT

SUMMARY:

Ned West reviewed the background and progress of studying the Comprehensive Plan with the Commission. The Commission would like to add a Year Around Events section with ideas like: Lake Events, more diverse events, Holiday Markets, Caroling, Theater Shows, Snowball Fights, Biathlons, Cross Country Ski Races, Light Show on the lake, Movie Nights, Competitions, Full Moon Festivals, Latino Nights.

The Commission and Staff would like to see a section for Work Force Housing, Wildfire Mitigation, and add a Policy on Noxious Weeds. They also discussed Water Protections being added. The group would like a Source Water Protection Policy on Hazmat Spills and wildfire. And include Water Restrictions/Water Conservation intentions by adding a definition of Zeroscapes and Native landscapes and limiting or prohibiting the use of sod. The Commission asked if the Town abides by these intentions on Town properties and if not, can they pledge to do so?

The Land Use section of the Comp Plan needs the most focus from the Commission. The section needs to elaborate on Diverse Housing Types. Nick mentioned market price for incubation businesses and that the Town could consider helping to subsidize rent costs to encourage business growth.

COMMISSIONER QUESTIONS:

The Commission will return to the discussion after reviewing and editing the materials provided.

PROJECT UPDATES:

- Marina: Dock and fuel system installed, will need updates in the Spring.
- Panera Bread: Underway, slowly.
- Urgent Care: Working on CO for December.
- CR51 Project: Negotiations underway.
- VIA: Micro transit in discussion.
- Town Park: Will start back up in the spring.
- Denver Water wildfire mitigation is underway around the Public Works Facility.
- Snarfs Building: Siding project underway.

OTHER BUSINESS:

Commissioner Engelman resigned, effective December 31, 2022.

ADJOURNMENT

There being no further business, Chairperson Alison Johnston adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Michelle Haynes

Michelle Haynes
Secretary to the Commission