

RESOLUTION NO. PZ 16-18
Series of 2018

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF THE SIGN PLAN FOR THE DILLON HOMEWOOD SUITES PUD DEVELOPMENT PLAN LOCATED AT 122 LAKE DILLON DRIVE; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, Dillon Gateway Development, LLC (“**Applicant**”) will be the owner of real property located at 122 Lake Dillon Drive, Dillon, Colorado, upon completion of the replatting process and the legal transfer of two parcels of land from the Town of Dillon to the Applicant, and more specifically described as Lot 1R, Block B, New Town of Dillon Subdivision (“**Lot 1R**”), according to the “Final Plat of Dillon Homewood, a Resubdivision of Lots 1, 1A, 1B, and 1C, Block B, New Town of Dillon, Summit County, Colorado” approved and adopted by the Dillon Town Council by Resolution 40-18, Series of 2018 on June 19, 2018; and

WHEREAS, the Town Council of the Town of Dillon approved the “Homewood Suites PUD Development Plan” by Ordinance 03-18, Series of 2018, on June 5th, 2018 with a condition of approval that the Applicant submit a revised final Sign Plan for review and final approval by the Planning and Zoning Commission and the Town Council; and

WHEREAS, the Planning Commission has received a submittal for the Homewood Suites PUD Development Plan signage plans (“**Sign Plan**”); and

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

WHEREAS, the Planning and Zoning Commission reviewed the Sign Plan on September 5th, 2018; and

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

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

Section 1. That the Planning Commission, reviewed the Sign Plan on September 5th, 2018 on the Application, and following said review makes the following findings of fact:

- A. That the Application is complete.

- B. That the Application meets the applicable Town of Dillon Municipal Code (“Code”) requirements.
- C. That the Application for signage is compatible with the Commercial Zoning District, is compatible with the size of the proposed hotel building and is compatible with surrounding uses.
- D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.
- E. That the Application is for a total of five (5) signs totaling Two-Hundred Eighty and Four Tenths (280.4) square feet. The signs consist of two (2) internally lit monument signs and three (3) building identification signs are approved. Signs 3 and 4 shall be halo back-lit channelized letters and Sign 2 Shall be illuminated from a light under the Port Cochere.
- F. That the proposed Sign Plan submittal satisfies a condition of approval of Ordinance 03-18, Series of 2018.
- G. That the Town Manager of the Town of Dillon approves the locations of the Freestanding Monument Sign and Directory Sign in the Lake Dillon Drive Right of way as permitted by Section 16-11-180 of the Dillon Municipal Code.

Section 2. That the Planning Commission hereby recommends to the Town Council of the Town of Dillon the approval of the Application for the Homewood Suites PUD Development Plan Sign Plan, Dillon, Colorado with the following conditions:

- A. That the signs be installed in the locations, size, and style conforming to the Homewood Suites Sign Plan submittal prepared by Persona Signs, dated August 31, 2018.
- B. That the Applicant shall enter into a Revocable Right-of-Way Encroachment License Agreement with the Town of Dillon for the Freestanding Monument Sign and Directory Sign located in the Lake Dillon Drive Right of way as approved by the Town Manager.
- C. That the Applicant shall maintain two (2) square feet of landscaping around the freestanding signs for each one (1) square feet of sign area, in accordance with Section 16-11-260 of the Dillon Municipal Code.
- D. That the Applicant add the words “Dillon, Colorado” to the Freestanding Monument Sign or the Monument Sign base such that it be visible as a part of the sign and not obstructed by landscaping.
- E. That the Freestanding Monument Sign base match the architectural stone used on the hotel building.

**RECOMMENDED FOR APPROVAL THIS 5th DAY OF SEPTEMBER
2018 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF
DILLON, COLORADO.**

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

By: _____
Teresa England, Chairperson

ATTEST:

By: _____
Corrie Woloshan, Secretary to the Commission