

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING
WEDNESDAY, JULY 3, 2019**

**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, July 3, 2019 at Dillon Town Hall. Chair Teresa England called the meeting to order at 5:35 p.m. Commissioners present were: Teresa England; Charlie Oliver and Alison Johnston. Commissioner Steve Milroy was absent. Staff members present were Ned West, Town Planner; Dan Burroughs, Town Engineer; and Michelle Haynes, Recording Secretary.

APPROVAL OF THE MINUTES OF JUNE 5, 2019 REGULAR MEETING

Commissioner Johnson moved to approve the minutes from the June 5, 2019 regular meeting. Commissioner England seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF RESOLUTION PZ 15-19, SERIES OF 2019

A RESOLUTION APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR A MINOR AMENDMENT TO THE DILLON URGENT CARE AND RESIDENCES PUD DEVELOPMENT PLAN.

PUBLIC HEARING:

A Public Hearing is required for this application. The Planning and Zoning Commission shall open a Public Hearing on the application and hear testimony from Town staff, the applicant, and any public testimony submitted during the Public Hearing.

Chair Teresa England opened the public hearing at 5:36 p.m.

Ned West, Town Planner, presented the staff summary.

PUBLIC NOTICE:

The Town posted signs of the Public Hearing on the site on Tuesday, June 25th, 2019. A newspaper ad ran in the Summit Daily (Journal) on Friday, June 21, 2019, and a mailing noticing the public hearing time and date was sent out on Wednesday, June 19, 2019 to property owners within 300' of the Application. These dates and notification distribution are all within the required 7- day minimum and 14- day maximum notice period required by the Dillon Municipal Code (the “Code”).

PROJECT LOCATION:

956 W. Anemone Trail - Dillon Urgent Care and Residences PUD Development Plan. Lot 45R, Ptarmigan Trail Estates, Subdivision 1, Dillon, Colorado.

SUMMARY:

The Town has received a Level III Development Permit Application for a Minor PUD Amendment to the Dillon Urgent Care and Residences PUD Development Plan. The Application provides for a phased

project with the site development taking place in two phases. The Application also provides for a PUD Sign Plan for the Development. Phase I of the PUD includes all of the public improvements for the Development, the exterior parking lot, the temporary trash and recycling enclosure for Phase I, landscaping for Phase I and the construction of the Urgent Care building and the three (3) Workforce Housing apartments connected to that building. Phase II includes the multi-family condominium building in the rear of the lot. With the Minor PUD Amendment, a space of approximately sixteen (16) feet is created between the two buildings of the two phases. The PUD Sign Plan provides the dimensional standards for a total of four (4) signs for the Development with a total square foot area of 247 square feet. Without a PUD Sign Plan, the Code would limit the total sign area to 150 square feet. One sign exceeds the typical twenty (20) foot maximum sign width. Also, a portion of the signage on the building tower for the Phase II portion of the Development is above the second story, which would not typically be permitted without a PUD Sign Plan approval.

COMMISSIONER QUESTIONS:

Commissioners asked questions which addressed the illumination of the red sign and if it will impact any businesses or residential areas after normal business hours. Commission also expressed concern of size of the sign and if it will block the view of the units being built in Phase two. Staff provided the information requested and advised that the sign is following the code measurement requirements and will not affect the future units or existing homes and businesses. The sign must be red and stand out due to the nature of the industry.

PUBLIC COMMENTS:

Harry Sallman, 730 E. Anemone Trail, expressed his concern about the size of the Urgent Care sign vs. the size of the residential sign proposed. He thinks they should be the same size, so the residential units are not over looked or missed because the Urgent Care sign is too big and stands out.

PUBLIC HEARING CLOSED:

Chair Teresa England closed the public hearing at 5:55 p.m.

RECORD OF PLANNING COMMISSION ACTION:

Commissioner Alison Johnson moved to approve Resolution No. PZ 15-19 Series of 2019. Commissioner Charlie Oliver seconded the motion, which passed unanimously.

CONFIRM REGULAR PLANNING & ZONING MEETING ON SEPTEMBER 4, 2019.

All following commissioners confirmed they will attend the August 7, 2019 regular meeting; Teresa England, Alison Johnston, Steve Milroy, and Charlie Oliver. As of August 7th, 2019, commissioner Steve Milroy will be co-chairman to Teresa England. Commissioner Teresa England moved to approve co-chairman. Commissioner Charlie Oliver seconded the motion, which passed unanimously.

PROJECT UPDATES:

- Homewood Suites – Utility easements finished
- Christy Sports: This project has some ADA issues that need to be addressed.
- Sail Lofts: Phase two has started
- The Dillon Medical Building (Vail Health) and Panera: Approved at the Town Council level.
- Uptown 240: Excavation has begun.
- Town Park construction starts June 15, 2019

OTHER BUSINESS:

- Discussed attendance of future meetings.
- Electric car charging station at new developments

ADJOURNMENT

There being no further business, Teresa England adjourned the meeting at 6:29 p.m.

Respectfully submitted,

Michelle Haynes

Michelle Haynes

Secretary to the Commission