



**TOWN OF DILLON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
Wednesday, February 5, 2014
5:30 p.m.
Dillon Town Hall
275 Lake Dillon Dr.**

AGENDA

1. Call to Order
2. Approval of the minutes of the January 8th, 2014 regular meeting.
3. Public Comments
4. Consideration of Resolution PZ 02-14, Series of 2014; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF ARTICLE XI, "SIGN REGULATIONS," OF CHAPTER 16, "ZONING," OF THE DILLON MUNICIPAL CODE OF THE TOWN OF DILLON, COLORADO, FOR THE PURPOSES OF ADDING REGULATIONS FOR NONCONFORMING SIGNS AND ENFORCEMENT; AND, SETTING FORTH DETAILS IN RELATION THERETO.
5. Consideration of Resolution PZ 03-14, Series of 2014; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A CLASS I SIGN PERMIT FOR PERMANENT INDIVIDUAL SIGNS FOR THE SKYLINE CINEMA BUILDING AT 312 DILLON RIDGE ROAD.
6. Other Business
7. Adjournment

Draft

TOWN OF DILLON
PLANNING AND ZONING COMMISSION

REGULAR MEETING
WEDNESDAY, January 8, 2014
5:15 p.m.
Town Hall

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, January 8, 2014, at Dillon Town Hall. Chair Brad Bailey called the meeting to order at 5:44 pm. Commissioners present were: Yvonne Bryant, Nathan Nosari and Jeff Shibley. Commissioner Peterson was absent. Staff members present were Ned West, Town Planner/Construction Inspector, Dan Burroughs, Town Engineer/Community Development Coordinator, Joe Wray, Town Manager and Debbie Wilkerson, Secretary to the Commission and members of the public.

APPROVAL OF THE MINUTES OF DECEMBER 4, 2013

Commissioner Bailey moved to approve the meeting minutes from December 4, 2013. Commissioner Bryant seconded the motion, with the motion then passed unanimously with Commissioner Shibley abstaining.

Public Comments

No Public Comments

Commissioner Bryant made a motion to take the Resolution No. 15-13 Series 2013 off the table, Commissioner Shibley second the motion, the motion then passed unanimously with a roll call vote. The public hearing may continue. With no public comment, December 4, 2013 public hearing was closed at 5:48pm, January 8, 2014.

Consideration of Resolution No. PZ 15-13 Series of 2013, (PUBLIC HEARING)

Consideration of Resolution No. PZ 15-13, Series of 2013; a resolution amending an existing Planned Unit Development for the Dillon Ridge Marketplace, Dillon, Colorado.

The Town has received an application for amending the Dillon Ridge Marketplace Planned Unit Development ("PUD") from Sign Safari on behalf of Mitchell Theatres which owns Block 5 ("Skyline Cinema") of the Dillon Ridge Marketplace.

The application requested two (2) changes to the PUD:

1. Increase Sign Area:
 - a. There is only one (1) existing wall mounted sign "Skyline Cinema" which measures approximately 93 Square Feet (SF).
 - b. The applicant proposes two (2) wall mounted signs measuring 135.12 SF each, for a total 271.24 SF. The "Skyline Cinema" portion of the sign will be the same area as exists (the existing sign is proposed to be relocated to one of the proposed locations in this application), but the area will be doubled to provide for the second sign. The additional sign area is accounted for with the addition of "Mitchell Theatres" to reflect the owner's branding.

RECORD OF PROCEEDINGS

2. Electrical raceways beneath the Channelized Signage Letters

- a. The original PUD required that all signage be individual channelized letters that are mounted individually to the side of the building without a visible electrical raceway. This provided the Dillon Ridge Marketplace with a very clean and distinct look, but has been a problem for sign changes.
- b. The exclusion of raceways was amended with the approval of Resolution No. PZ12-12, Series of 2012, by the Planning and Zoning Commission on October 24, 2012, and then by Town Council approval November 6, 2012. To make it clear for future reviewers of amendments to the PUD and sign applications for individual blocks of the PUD, it was thought best to include the allowance of raceways for sign letter mounting with this major PUD amendment for more thorough record keeping purposes.

The Planning and Zoning Commissions may approve the application, choose to deny the application, or may continue the application to a future meeting and request additional information.

If the Planning and Zoning Commission chooses to recommend approval of this application, then Town staff recommends approval of Resolution PZ 15-13 with the following conditions:

- A. The maximum allowable sign area for building mounted signs shall not exceed Two-hundred-seventy two square feet (272 SF), which shall be evenly split between two (2) signs.
- B. The maximum allowable building sign length shall not exceed twenty five feet (25').
- C. Channelized Letter Signage may be mounted, placed and installed on raceways which are no taller than one third of the height of the signage letters. Said raceways shall be painted to match the color of the building materials adjacent to the raceway.
- D. The internal lighting for the sign installed on the eastern face of the building shall be automatically turned off no later than 10:00 p.m. each night.

Chairman Bailey opened the public hearing at 5:49 pm

Warren Dyke, resident of Lookout Ridge, The Theater is changing the sign to the east side, and adding Mitchel to the new sign on the south, who can see the sign on the south side besides Lookout Ridge Residents? Doesn't see why they need the addition sign.

Tom with Sign Safari, The Mitchell Theatre sign was changed from 32.6 to 25 ft. in length and 1ft 8in high.

Chairman Bailey closed public hearing at 5:54pm

Commissioner Bryant made a motion to approve: Resolution NO. PZ 15-13; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AMENDING AN EXISTING PLANNED UNIT DEVELOPMENT FOR THE DILLON RIDGE MARKETPLACE, DILLON, COLORADO. With the following conditions:

- The maximum allowable sign area for building mounted signs shall not exceed Two-hundred-seventy two square feet (272 SF), which shall be evenly split between two (2) signs.
- The maximum allowable building sign length shall not exceed twenty five feet (25').
- Channelized Letter Signage may be mounted, placed and installed on raceways which are no taller than one third of the height of the signage letters. Said raceways shall be painted to match the color of the building materials adjacent to the raceway.
- The internal lighting for the sign installed on the eastern face of the building shall be automatically turned off no later than 10:00 p.m. each night.

Commissioner Shibley seconded the motion; which then passed unanimously upon roll call vote.

Consideration of Resolution No. PZ 01-14 Series of 2014, (PUBLIC HEARING)

Consideration of Resolution No. PZ 01-14, Series of 2014; a resolution amending an existing Planned Unit Development for the Dillon Ridge Marketplace, Dillon, Colorado.

The Town has received an application for amending the Dillon Ridge Marketplace Planned Unit Development ("PUD") from PETCO and Miller Real Estate Investments for Block 7 (previously Borders Books) of the Dillon Ridge Marketplace.

The application requested three (3) changes to the PUD:

1. Increase the Number of Signs Permitted for the Building for a Single Occupant:

The Planning and Zoning Commission previously approved a PUD amendment to allow for two-hundred (200) square feet of signage for the building that would be permitted if the building was split into two (2) businesses. This would have provided for a total of four (4) building signs for the two businesses. This was approved by the Planning and Zoning Commission Resolution No. 12-12, Series of 2012 on October 24, 2012, and by the Town Council by Resolution No. 54-12, series of 2012 on November 6, 2012.

PETCO, as a single tenant occupying the entire space of the building, requests four (4) signs, one on each side of the building. The applicant proposes a total of one hundred ninety one and three tenths square feet (191.3 Sq. Ft.) of signage for the four (4) building signs. These signs, along with the permitted monument sign located south of the building along Highway 6, will help to identify the building with the business.

2. Electrical raceways beneath the Channelized Signage Letters

The original PUD required that all signage be individual channelized letters that are mounted individually to the side of the building without a visible electrical raceway. A raceway is a rectangular support running the length of the sign behind individual letters that provides for electrical and sign connection to the building. Originally not allowing the raceways provided the Dillon Ridge Marketplace with a very clean and distinctive look; however, this has proven to be a problem for sign changes when new businesses open, leaving scarred building faces, or damaged timber features.

The exclusion of raceways was amended with the approval of Resolution No. PZ12-12, Series of 2012, by the Planning and Zoning Commission on October 24, 2012, and then by Town Council approval by Resolution No. 54-12 on November 6, 2012. To make it clear for future reviewers of amendments to the PUD and sign applications for individual blocks of the PUD, it was thought best to include the allowance of raceways for sign letter mounting with this major PUD amendment for more thorough record keeping purposes.

3. Sign Panel in the Business Area Directory Sign

The applicant wishes to install an internally illuminated sign panel in the Business Area Directory Sign below the existing sign panel for Bed, Bath & Beyond fronting Highway 6.

The Resolution stipulates that the sign be framed with timbers such that it appears to be part of the sign and not hung from it. This is the same language that was applied to the previous PUD amendment allowing the Bed, Bath and Beyond sign in March of 2000.

If the Planning and Zoning Commission chooses to recommend approval of this application, then Town staff recommends approval of Resolution PZ 01-14, Series of 2014 with the following conditions:

- A. The maximum allowable signage area for the building on Block 7 shall be 200 square feet total for four (4) signs. The signs shall be placed on the four (4) sides of the building.

RECORD OF PROCEEDINGS

- B. Channelized Letter Signage may be mounted, placed and installed on raceways which are no taller than one third of the height of the signage letters. Said raceways shall be painted to match the color of the building materials adjacent to the raceway.
- C. A new sign panel may be installed on the Business Area Directory Sign located at Highway 6 and the Dam Road on the southern face, Highway 6 side, of the sign. The new sign panel shall be installed below the "Bed Bath and Beyond" sign currently located on the Business Area Directory Sign. The new panel shall be equivalent in size as the "Bed Bath and Beyond" panel and shall be framed with a bottom timber such that it appears to be part of the sign structure, and not hanging below it.
- D. The sign panel on the Business Area Directory Sign shall have a black, opaque background with minimally illuminated colored letters.

Commissioner Bryant asked for clarification that the sign has a black or opaque background panel with letters on top, and that the sign would not be any brighter than what is already in place.

Chairman Bailey opened the Public Hearing at 6:03 pm.

Vic Weiler, resident of Lookout Ridge, asked how many of the signs are lighted and if this sign will be lighted also.

Ned West, Town Planner, confirmed that all of the signs are lighted.

E-mails and letters the Town received regarding the sign changes were read, one with no objection and two in opposition of the change.

Scott, with Miller Real Estate Investments, The new sign panel shall be installed below the "Bed Bath and Beyond" sign currently located on the Business Area Directory Sign. The new panel shall be equivalent in size as the other sign panels. The sign panel shall have a opaque background. We have room to add more signage to keep it symmetrical, it could be any business, at this time it is Petco.

Dan Burroughs, Town Engineer/Community Development Coordinator, the other owners in the area have all been notified of the sign request and we haven't received any comments or request for more signage for their buildings. They are a standalone building and deserve different restrictions.

Lerhea Dyke, resident of Lookout Ridge, I think they are getting carried away with signage, there are too many signs now and adding more will detract from the ambiance of the area.

Chairman Bailey stated he didn't think they needed 4 signs, Commissioner Shebley asked which sign would you not approve. The 2 end signs could be removed.

Scott, with Miller Real Estate Investments, we have come with everything we could, we are willing to look at what you are willing to give us. In the end they would be like to keep 3 building signs, and would be ok with no sign on the back side of the building.

Donna Wieler, resident of Lookout Ridge, stated that the east and west side would not be visible, front and back would be what you would see,

Chairman Bailey closed the public hearing 6:37pm.

RECORD OF PROCEEDINGS

Commissioner Bailey made a motion to approve: Resolution NO. PZ 01-14; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE DILLON TOWN COUNCIL APPROVE A RESOLUTION AMENDING AN EXISTING PLANNED UNIT DEVELOPMENT FOR THE DILLON RIDGE MARKETPLACE, DILLON, COLORADO. With following conditions:

- The maximum allowable signage area for the building on Block 7 shall be 140 square feet total for three (3) signs. The signs shall be placed on the three (3) sides of the building: north, east & south.
- Channelized Letter Signage may be mounted, placed and installed on raceways which are no taller than one third of the height of the signage letters. Said raceways shall be painted to match the color of the building materials adjacent to the raceway.
- A new sign panel may be installed on the Business Area Directory Sign located at Highway 6 and the Dam Road on the southern face, Highway 6 side, of the sign. The new sign panel shall be installed below the "Bed Bath and Beyond" sign currently located on the Business Area Directory Sign. The new panel shall be equivalent in size as the "Bed Bath and Beyond" panel and shall be framed with a bottom timber such that it appears to be part of the sign structure, and not hanging below it.
- The sign panel on the Business Area Directory Sign shall have an opaque background with minimally illuminated colored letters, numerals, or a logo.

Commissioner Bryant seconded the motion; which then passed unanimously upon roll call vote.

Other Business

EDAC-DBA Joint Parking Committee Recommendations: would like to get P&Z opinion on this information. Nathan read the recommendations.

- Existing Condition
- Redevelopment/infill- Fair Market Value Purchase of Land
- Redevelopment/infill-Land Donation by the Town

Opinion on having a fee is not a question that the Planning and Zoning would answer but how the parking code is developed is.

Need to continue looking into menu boards for drive in restaurant.

Look at having a work session at the February meeting and possible joint work session with Town Council in March.

Adjournment There being no further business, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Debbie Wilkerson,
Secretary to the Commission

**TOWN COUNCIL ACTION ITEM
STAFF SUMMARY
February 5, 2014 PLANNING AND ZONING COMMISSION MEETING**

DATE: January 10, 2014

AGENDA ITEM NUMBER: 4

ACTION TO BE CONSIDERED:

Consideration of Resolution NO. PZ 02-14 Series of 2014, public hearing

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF ARTICLE XI, "SIGN REGULATIONS," OF CHAPTER 16, "ZONING," OF THE DILLON MUNICIPAL CODE OF THE TOWN OF DILLON, COLORADO, FOR THE PURPOSES OF ADDING REGULATIONS FOR NONCONFORMING SIGNS AND ENFORCEMENT; AND, SETTING FORTH DETAILS IN RELATION THERETO.

SUMMARY:

Overview

When the sign code, Article X of Section 16 of the Town of Dillon Municipal Code was repealed and replaced in 2013, Division 8 "nonconforming Signs" and Division 9 "Enforcement and Liens" of this section was inadvertently omitted from the final document.

This resolution simply adds Divisions 8 and 9 back into the Town Code as printed on the attached document.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution PZ 02-14, Series of 2014.

ACTION REQUESTED: Motion, Second, Vote.

Recommended motion language: "I move to approve Resolution PZ 02-14, Series of 2014."

At least three (3) affirmative votes will be required for approving this resolution.

STAFF MEMBER RESPONSIBLE: Dan Burroughs, Town Engineer/Community Development Coordinator.

RESOLUTION NO. PZ 02-14
Series of 2014

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF ARTICLE XI, "SIGN REGULATIONS," OF CHAPTER 16, "ZONING," OF THE DILLON MUNICIPAL CODE OF THE TOWN OF DILLON, COLORADO, FOR THE PURPOSES OF ADDING REGULATIONS FOR NONCONFORMING SIGNS AND ENFORCEMENT; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Planning and Zoning Commission of the Town of Dillon, desires to amend Article XI, "Sign Regulations," of Chapter 16, "Zoning," of the Dillon Municipal Code of the Town of Dillon, Colorado, for the purposes of adding regulations for nonconforming signs and enforcement; and

WHEREAS, following the required notice, a public hearing was held on February 5th, 2014, before the Planning and Zoning Commission of the Town of Dillon on the amending of Article XI, "Sign Regulations," of Chapter 16, "Zoning," of the Dillon Municipal Code of the Town of Dillon, Colorado; and

WHEREAS, following the public hearing the Planning and Zoning Commission of the Town of Dillon has determined that it is in the best interest of the Town to make a recommendation to the Town Council of the Town of Dillon to amend Article XI, "Sign Regulations," of Chapter 16, "Zoning," of the Dillon Municipal Code of the Town of Dillon, Colorado, as set forth herein below.

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

Section 1. That the Planning and Zoning Commission of the Town of Dillon hereby makes a recommendation to the Town Council of the Town of Dillon to amend Article XI, "Sign Regulations," of Chapter 16, "Zoning," of the Dillon Municipal Code of the Town of Dillon adding Divisions 8 and 9 as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

**APPROVED AND ADOPTED THIS 5th DAY OF FEBRUARY, 2014 BY
THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON,
COLORADO.**

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

By: _____
Brad Bailey, Chairperson

ATTEST:

By: _____
Debbie Wilkerson, Secretary to the Commission

*Division 8
Nonconforming Signs*

Sec. 16-11-530. Survey.

Upon adoption of the ordinance codified in this Article, the Town Manager may conduct a survey of all signs within the Town to identify those signs which are not in compliance with this Article.

Sec. 16-11-540. Legal nonconforming signs.

Permanent signs legally erected prior to the effective date of the ordinance codified in this Article which are not prohibited signs under Section 16-11-60 of this Article shall be deemed to be legal nonconforming signs. Such signs shall be maintained notwithstanding their noncompliance with this Article; provided, however, that such nonconforming signs shall not be:

- (1) Expanded;
- (2) Altered so as to change the copy of such sign;
- (3) Continued in use after cessation or change of the business to which the sign pertains; or
- (4) Reestablished after damage or destruction if the estimated cost of the reconstruction exceeds fifty percent (50%) of the estimated replacement cost as determined by the Planning and Zoning Commission.

Sec. 16-11-550. Illegal nonconforming signs.

Signs to be removed immediately. The following types of signs and devices shall be removed within ten (10) days after the effective date of the ordinance codified in this Article:

- (1) Attention-getting devices.
- (2) Statuary signs.
- (3) Temporary signs, including banners, except as specifically authorized in Division 5 of this Article, or as exempted pursuant to Division 2 of this Article.
- (4) Walking signs, including costumed characters used for commercial advertising purposes which are visible from any public right-of-way, any adjacent building or any public area.

*Division 9
Enforcement and Liens*

Sec. 16-11-560. Authority.

The Town Manager or Town Manager's designee is authorized and directed to enforce all provisions of this Article. For such purposes, the Town Manager or Town Manager's designee shall have the power of a law enforcement officer.

Sec. 16-11-570. Right of entry.

Whenever necessary to make an inspection to enforce any of the provisions of this Article, or whenever the Town Manager or Town Manager's designee has reasonable cause to believe that there exists in any building or upon any premises any condition or violation which makes such building or premises unsafe, dangerous or hazardous, the Town Manager or Town Manager's designee may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Town Manager or Town Manager's designee by this Article. However, if such building or premises is occupied, he or she shall first present proper credentials and request entry; and if such building or premises is unoccupied, he or she shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If entry is refused, the Town Manager or Town Manager's designee shall have recourse to every remedy provided by law to secure entry. When the Town Manager or Town Manager's designee has first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner, occupant or any other person having charge, care or control of any building or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the Town Manager or Town Manager's designee, for the purpose of inspection and examination pursuant to this Article.

Sec. 16-11-580. Enforcement procedures.

(a) Permanent signs. If the Town Manager or Town Manager's designee finds that any sign is in violation of the provisions of this Article with the exception of issues related to maintenance addressed in Section 16-11-140 above and temporary signs and/or off-premises signs addressed in Subsection (b) below, he or she shall give written notice to the sign owner. If such person fails to repair, alter or remove the sign so as to comply with this Article within twenty-four (24) hours after service of such notice, or within such other time as is specified in this Article or in such notice, the Town Manager or Town Manager's designee may institute proceedings to enforce this Article in a court of competent jurisdiction. In addition, the Town Manager or Town Manager's designee may cause any sign not brought in compliance with this Article after the service of the twenty-four-hour notice described above to be repaired, altered or removed at the expense of the sign owner and the property owner and, shall upon determination of such expense, certify the same to the Town Clerk.

(b) Temporary and off-premises signs. If the Town Manager or Town Manager's designee finds that a temporary sign or a sign located off-premises, including one located within a public right-of-way, is in violation of this Article, the Town Manager or Town Manager's designee may remove the sign immediately without notice. If a sign, either permanent or temporary, is removed by the Town, the Town shall notify the owner of the sign within seventy-two (72) hours and return the sign to the owner upon request and after payment of any charges or fees related to the removal of said sign.

Sec. 16-11-590. Lien collection.

The Town Clerk shall notify the sign owner of the total expenses incurred in the alteration or removal of the sign, and if the person fails within thirty (30) days after the date of notification to pay the entire costs and expenses of such repair, alteration or removal, such expenses shall become a lien against and run with the property where the sign is located, and the Town Clerk shall certify the same to the County Treasurer for collection in the same manner as delinquent charges, assessments or taxes are collected pursuant to Section 31-20-105, C.R.S.

Sec. 16-11-600. Amount of lien.

The amount certified by the Town Clerk to the County Treasurer for collection shall include the actual cost of repair, alteration or removal of the sign, plus twenty-five percent (25%) to cover administrative costs, penalties, collection costs and interest.

Sec. 16-11-610. Additional remedies.

The enforcement procedures established in this Division are not the exclusive method of enforcement of the provisions of this Article, but may be exercised concurrently with, or in addition to, the imposition of the penalties pursuant to this Division, or other civil remedies available to the Town pursuant to law.

Sec. 16-11-620. Violations and penalties.

(a) General. Any person who violates any provision of this Article shall be punished as provided in Section 1-4-20 of this Code. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any of the provisions of this Article is committed, continued or permitted by such person, and he or she shall be punished accordingly.

(b) Injunctive relief. The Town Attorney may, in the appropriate case, immediately upon a violation of this Article being called to his or her attention, institute injunctive abatement or other appropriate action to prevent, enjoin, abate or remove such violation.

(c) Additional remedies. Any remedies provided for in this Article shall be cumulative and not exclusive, and shall be in addition to any other remedies provided by law.

Sec. 16-11-630. Disclaimer of liability.

(a) Sign owner liability. The provisions of this Article shall not be construed as relieving or in any way diminishing or modifying the liability of any person for any damages arising from the ownership, maintenance, use, construction or placement of a sign.

(b) Town liability. The provisions of this Article shall not create liability on the part of the Town or any officer or employee thereof, for any damages arising from the adoption or enforcement of this Article, or any administrative decision lawfully made thereunder.

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
FEBRUARY 5, 2014 PLANNING AND ZONING COMMISSION MEETING**

DATE: January 28, 2014

AGENDA ITEM NUMBER: 5

ACTION TO BE CONSIDERED: Consideration of a Resolution No. PZ 03-14, Series of 2014 to approve the Individual Sign Permits for the Skyline Cinema – Mitchell Theatres building at 312 Dillon Ridge Road.

SUMMARY:

Sign Safari, on behalf of Mitchell Theatres, submitted Class I Sign Permit applications for Individual Sign Permits for permanent signs to be placed on the southern and eastern building faces in accordance with the amended PUD for the Dillon Ridge Marketplace. Town staff reviewed the application and determined that it is complete. The application Fee of \$320 (2 - \$160 Permanent Sign Application Fees) has been paid.

The Skyline Cinema – Mitchell Theatres is located on Block 5 of the Dillon Ridge Marketplace PUD.

Please find attached a dimensioned drawing of the new signs and the building elevations showing the locations of the new signs. The new signs will be approximately 136 SQ FT each, for a total of 272 SQ FT. The signs will be installed on raceways that are to be painted to match the building surface adjacent to them. The maximum length of the signs shall be 25 FT. The application meets the criteria established in the amended Dillon Ridge Marketplace PUD.

STAFF RECOMMENDATION:

Since the proposed sign meets the requirements of Town Code and the amended Dillon Ridge Marketplace PUD, staff recommends approval of Planning and Zoning Commission Resolution No. PZ 03-14, Series of 2014.

ACTION REQUESTED:

Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

STAFF MEMBER RESPONSIBLE: Ned West, Town Planner, Town of Dillon

RESOLUTION NO. PZ 03-14
Series of 2014

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF CLASS I SIGN PERMITS FOR PERMANENT INDIVIDUAL SIGNS FOR THE SKYLINE CINEMA BUILDING AT 312 DILLON RIDGE ROAD.

WHEREAS, the Town of Dillon wishes to approve the Class I Sign Permits for permanent individual signs for the Skyline Cinema – Mitchell Theaters building located at 312 Dillon Ridge Road; and

WHEREAS, Sec. 16-11-70 of the Town of Dillon Code requires that Class I Sign Permits be reviewed and approved by the Planning and Zoning Commission; and

WHEREAS, the applicant has demonstrated that the proposed individual sign meets the requirements set forth in Section 16 of the Town of Dillon Municipal Code and the amended PUD for the Dillon Ridge Marketplace; and

WHEREAS, the Planning and Zoning Commission of the Town of Dillon has determined that it is in the best interest of the citizens of the Town to approve this application as set forth herein.

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

Section 1. That the Planning and Zoning Commission of the Town of Dillon does hereby recommend approval of the Class I sign permits for permanent individual signs for the Skyline Cinema – Mitchell Theaters building located at 312 Dillon Ridge Road.

APPROVED AND ADOPTED THIS 5TH DAY OF FEBRUARY, 2014 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

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

By: _____
Brad Bailey, Chairperson

ATTEST:

By: _____
Debbie Wilkerson, Secretary to the Commission



Town of Dillon

275 Lake Dillon Drive
Dillon, Colorado 80435

Public Works - GIS

Contents:

**312 Dillon Ridge Road
Skyline Cinema-Mitchell Theatres**

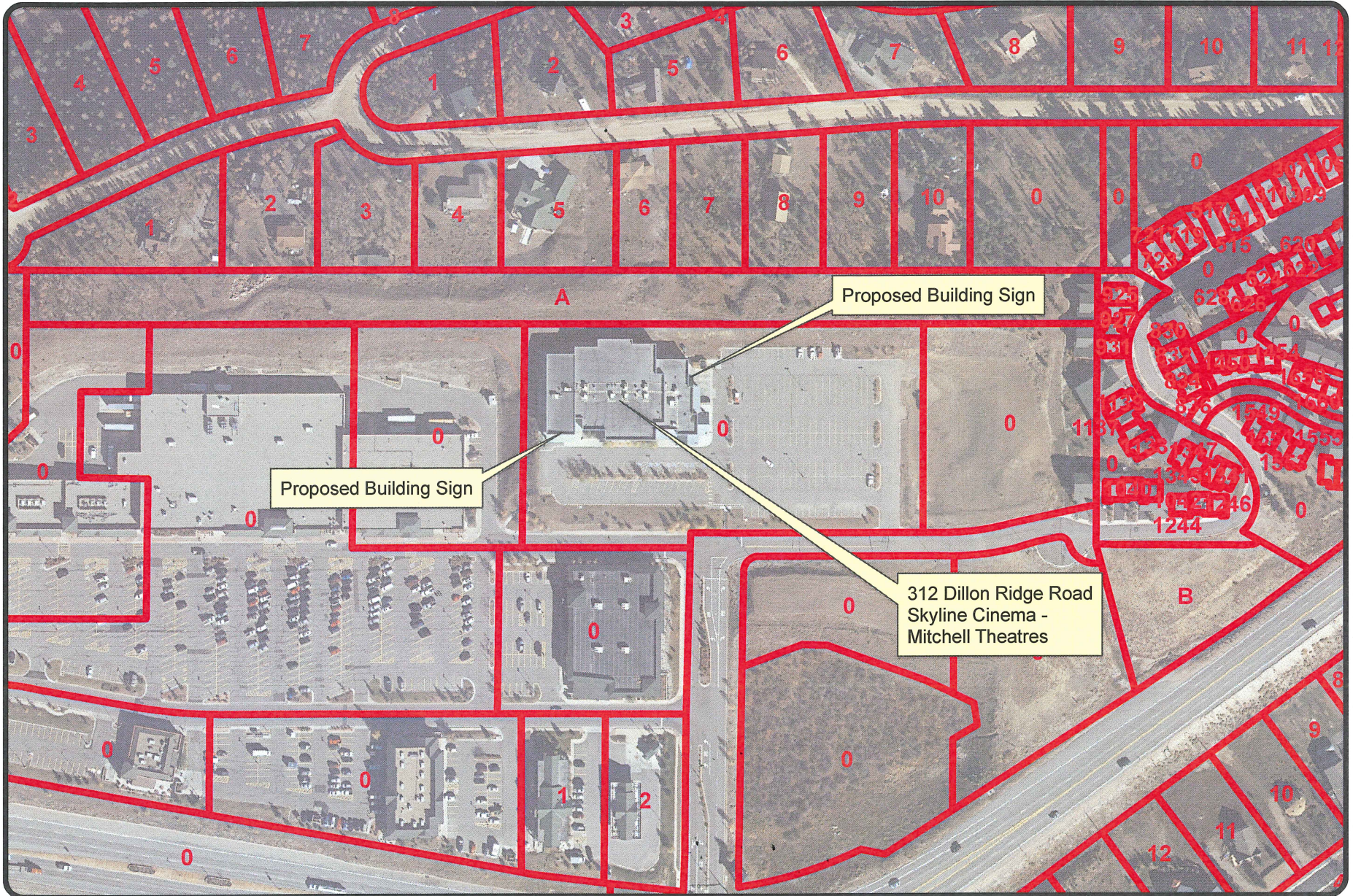


Date: 11-21-2013

By:

Scale: 1 inch = 200 feet

N. WEST

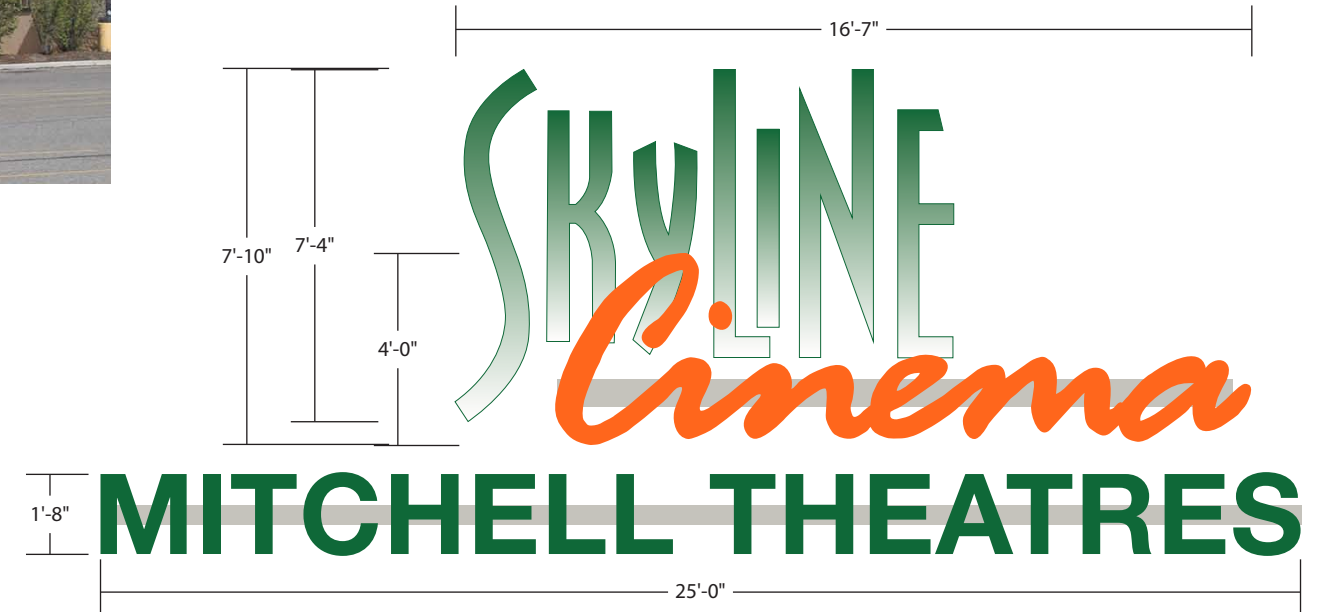
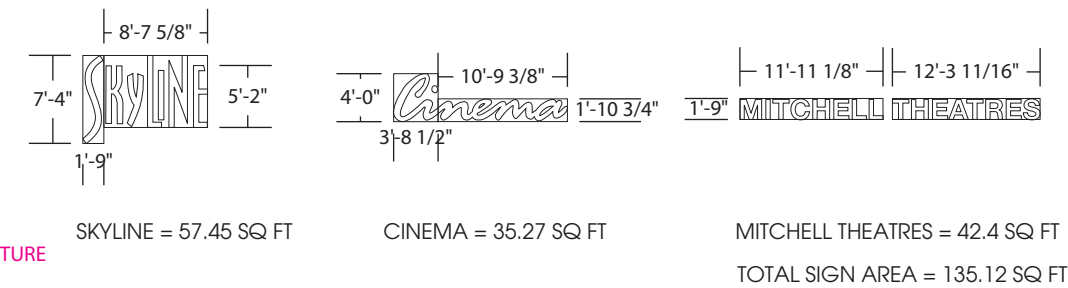




REMOVE EXISTING



NOTE: REMOVE LIGHT FIXTURE



SPECIFICATIONS:

- REMOVE EXISTING "SKYLINE CINEMA" SIGNAGE FROM SOUTH ELEVATION AND RE-INSTALL ON EAST ELEVATION ALONG WITH NEW SET OF PAN CHANNEL LETTERS "MITCHELL THEATRES"
- EXISTING LETTERS TO BE INSPECTED. REPLACE TRIM CAPS ON CINEMA, REPLACE INTERNAL LIGHTING AS NEEDED AND WITH APPROVAL BY CUSTOMER.
- "MITCHELL THEATRES" FABRICATED PAN CHANNEL LETTERS WITH WHITE FACES OVERLAID WITH 3630-26 GREEN VINYL, GREEN TRIM CAPS AND RETURNS, WHITE LEDS
- RACEWAYS PAINTED TO MATCH BUILDING (COLOR TO BE DETERMINED)
- NEED SURVEY TO CONFIRM ACTUAL SIZE OF "SKYLINE CINEMA".

CUSTOMER: SKYLINE CINEMA 8
NAME: RANDY CROSLY
LOCATION: 312 DILLON RD
 DILLON, CO 80435

DATE: 12/4/13
DESIGN NO: SS-9345-1rev1
ARTIST: JH

PHONE:

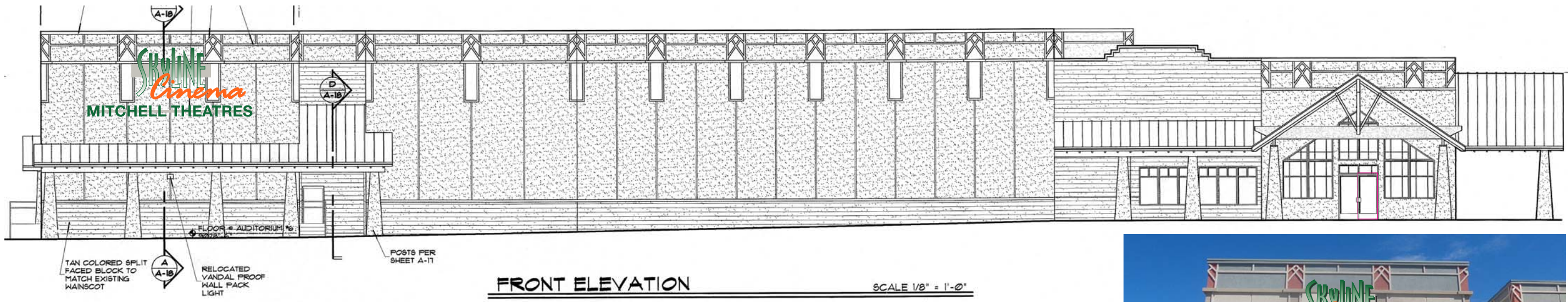
SCALE: 1/4" = 1'

APPROVED:

DATE:



LUMINOUS Neon Inc
 ART & SIGN SYSTEMS



**FRONT ELEVATION
(SOUTH FACING)**

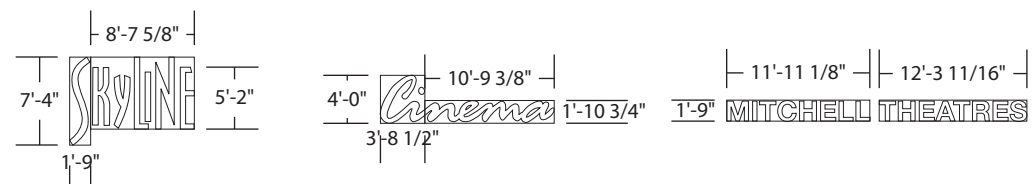
SCALE 1/8" = 1'-0"



PROPOSED SKYLINE - DAM VIEW



PROPOSED

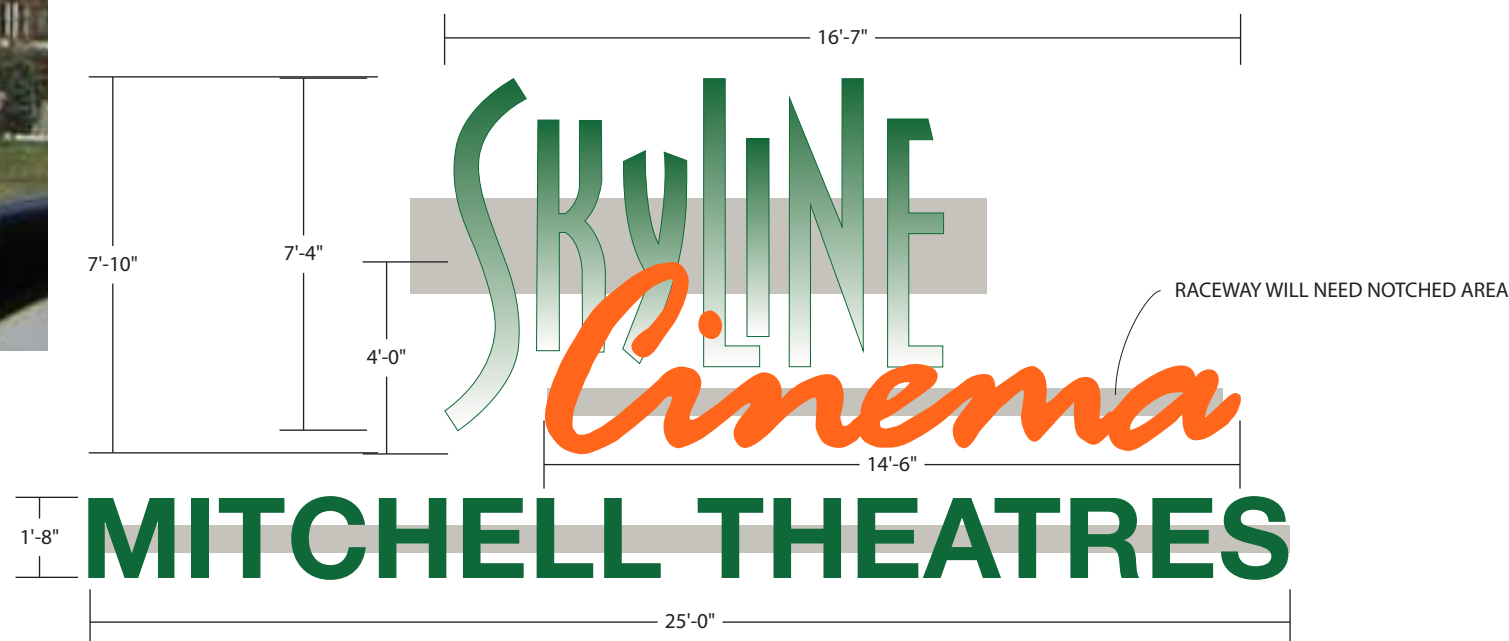


SKYLINE = 57.45 SQ FT

CINEMA = 35.27 SQ FT

MITCHELL THEATRES = 42.4 SQ FT

TOTAL SIGN AREA = 135.12 SQ FT



SPECIFICATIONS:

- REMOVE EXISTING PAN CHANNEL AND REVERSE CHANNEL "SKYLINE CINEMA" FROM SOUTH ELEVATION FOR FUTURE USE
- FABRICATE AND INSTALL NEW INTERNALLY-ILLUMINATED PAN CHANNEL LETTERS MOUNTED TO RACEWAYS
- "SKYLINE" FABRICATED PAN CHANNEL LETTER WITH WHITE FACES OVERLAID WITH DIGITALLY PRINTED VINYL, GREEN TRIMCAPS AND RETURNS, WHITE LEDS.
- "CINEMA" FABRICATED PAN CHANNEL LETTERS WITH WHITE FACES OVERLAID WITH 3630-84 TANGERINE VINYL, ORANGE TRIM CAPS AND RETURNS, WHITE LEDS
- "MITCHELL THEATRES" FABRICATED PAN CHANNEL LETTERS WITH WHITE FACES OVERLAID WITH 3630-26 GREEN VINYL, GREEN TRIM CAPS AND RETURNS, WHITE LEDS
- RACEWAYS PAINTED TO MATCH BUILDING (COLOR TO BE DETERMINED)
- DETAILED SURVEY TO DETERMINE DEPTHS OF RACEWAYS AND NOTCHED AREA OF RACEWAY REQUIRED

CUSTOMER: SKYLINE CINEMA 8
NAME: RANDY CROSLY
LOCATION: 312 DILLON RD
DILLON, CO 80435

DATE: 12/10/13
DESIGN NO: SS-9345-3rev
ARTIST: JH

SCALE: 1/4" = 1'

APPROVED:

DATE:

