

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION
REGULAR MEETING**

Wednesday, September 7th, 2016

5:30 p.m.

**Dillon Town Hall
275 Lake Dillon Dr.**



1. **Call to Order**
2. **Approval of the minutes** of the May 11th, 2016 special meeting and the meeting minutes for the July 6, 2016 regular meeting.
3. **Public Comments:** Open comment period for planning and zoning topics not on tonight's agenda.
4. Review of the Dillon Municipal Code, Chapter 16, "Zoning"
 - a) https://www.municode.com/library/co/dillon/codes/municipal_code?nodeId=DIMUCO_CH16ZO
5. Other Business
6. Adjournment

RECORD OF PROCEEDINGS

TOWN OF DILLON PLANNING AND ZONING COMMISSION

REGULAR MEETING
WEDNESDAY, July 6, 2016
5:30 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, July 6, 2016, at Dillon Town Hall. Chairman Nathan Nosari called the meeting to order at 5:32p.m. Commissioners present were: Amy Gaddis and Jerry Peterson. Commissioner Charlotte Jacobsen and Teresa England were absent. Staff members present were Dan Burroughs, Town Engineer; Scott O'Brien, Public Works Director; Ned West, Engineering Inspector/Town Planner; and Corrie Fischer, Recording Secretary.

ELECT NEW CHAIRPERSON AND VICE CHAIRPERSON

Commissioner Amy Gaddis moved to re-elect Nathan Nosari as Chairman.
Commissioner Jerry Peterson seconded the motion, which passed unanimously.

Chairman Nathan Nosari moved to elect Amy Gaddis as Vice Chairman.
Commissioner Jerry Peterson seconded the motion, which passed unanimously.

APPROVAL OF THE MINUTES OF MAY 11, 2016 SPECIAL MEETING

This item will be moved to the August Planning and Zoning meeting.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF RESOLUTION PZ 04-16 SERIES OF 2016

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF CHAPTER 16, "ZONING," ARTICLE XI, "SIGN REGULATIONS," SECTION 16-11-20 "DEFINITIONS," AND SECTION 16-11-50 "EXEMPTIONS," OF THE DILLON MUNICIPAL CODE OF THE TOWN OF DILLON, COLORADO, FOR THE PURPOSES OF ADDING PROVISIONS FOR DONATION AND SPONSORSHIP SIGNAGE; AND, SETTING FORTH DETAILS IN RELATION THERETO. PUBLIC HEARING

SUMMARY:

This Resolution adds three definitions and two exemptions to Chapter 16 "Zoning", Article XI "Sign Regulations" for the purposes of allowing signage as part of a Town of Dillon donation or sponsorship program. As the Code stands prior to this Code amendment, donors would not be able to achieve much in the way of recognition for their contributions to the benefit of the public. As the Town of Dillon recognizes the need to promote community involvement and active participation in quality of life components throughout the community, this Resolution aims to provide a mechanism through donation and sponsorship programs for contributor recognition otherwise unavailable as the Code currently reads.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution PZ 04-16, Series of 2016.

Chairman Nathan Nosari opened the public hearing at 5:37p.m.

RECORD OF PROCEEDINGS

There were no public comments.

Chairman Nathan Nosari closed the public hearing at 5:38p.m.

Commissioner Amy Gaddis moved to approve Resolution NO. PZ 04-16 Series of 2016. Chairman Nathan Nosari seconded the motion, which passed unanimously upon roll call vote.

CONSIDERATION OF RESOLUTION NO. PZ 05-16 SERIES OF 2016

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING THE REVISED ARCHITECTURAL ELEVATIONS FOR THE DILLON GATEWAY PLANNED UNIT DEVELOPMENT AT 240 LAKE DILLON DRIVE, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

SUMMARY:

Following the public hearing on December 2, 2015, the Planning and Zoning Commission of the Town of Dillon recommended, with conditions, the approval of Resolution PZ 19-15, Series of 2015 for the Level IV Development Application for a new Planned Unit Development for the Dillon Gateway project located at 240 Lake Dillon Drive, more specifically described as Lot 1DEF, Block B, New Town of Dillon Subdivision, Dillon, Colorado. The Planning and Zoning Commission conditioned the recommendation for approval of the Dillon Gateway PUD requiring revisions to the architectural façade showing façade articulation and fenestrations in plan and elevation through condition “I” of Section 2 of Resolution PZ 19-15, Series of 2015.

The application was then approved by Town Council, with conditions, following the public hearing on January 5, 2016, by Resolution 02-16, Series of 2016 with condition “I” of Section 2 requiring revisions to the architectural façade showing façade articulation and fenestrations in plan and elevation.

The Town of Dillon has received revised architectural drawings for the Dillon Gateway PUD showing architectural façade articulation and fenestrations in plan and elevation. The drawings were prepared by a new architect for the project, Studio PBA from Denver, Colorado. The architectural elevations show façade articulation and fenestrations substantially different, and of greater detail, than those previously provided during the initial PUD hearings.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution PZ 05-16, Series of 2016.

Applicant Ivano Ottoborgo, 240 Lake Dillon Dr., discussed his drawings. He explained the previous architect passed away and a new architect was hired to change the look of the building exterior. Exterior building materials, height & roof pitch were reviewed. 3 units will have an enclosed deck. Each unit will have storage and there will be a communal BBQ so bicycles and grills shouldn't be an issue on decks.

Amy Gaddis commented that, given the size of exterior windows, restrictions on curtains should be included in declarations. Jerry Peterson asked if the Buffalo Dr. intersection will be improved. Dan Burroughs explained it will have the same bump-out as other intersections and that the angled parking will help with parking for retail space in the Gateway Building.

Commissioner Jerry Peterson moved to approve Resolution NO. PZ 05-16 Series of 2016. Commissioner Amy Gaddis seconded the motion, which passed unanimously upon roll call vote.

RECORD OF PROCEEDINGS

DISCUSSION ITEM:

All members of the Planning and Zoning Commission need to have legal training. August 3, 2016 is the suggested date for training (beginning of month works best). Corrie will coordinate.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:01p.m.

Respectfully submitted,

Corrie Fischer
Secretary to the Commission

DRAFT