



# Planning Commission, Board of Adjustments & Design Review Board Minutes

June 9, 2009 at 5:00 p.m.  
Town Hall Council Chambers  
551 Hot Springs Boulevard  
Pagosa Springs, Colorado 81147

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## I. Call to order / Roll Call –

The Planning Commission meeting was called to order by Chairman Tracy Bunning. Commissioners Woodruff, Lattin and Hart were present.

## II. Announcements –

NA

## III. Consent Agenda

- A. Approval of May 28, 2009 meeting minutes. Cmmr. Woodruff motioned to approve the minutes- Cmmr Hart seconded the motion. The motion was unanimously approved.

## IV. Design Review Board

### A. Made in Colorado Shoppe Sign Variance Request [DRB09-02]

Staff introduced the request from the applicant, Made in Colorado Shoppe, to grant a variance in sign size in exchange for removing an aged existing non-conforming billboard sign, located at 2105 Eagle Drive. The applicant has proposed a 100 square foot sign (see attached drawing) to replace the existing 128 square foot off-site billboard sign. To note, the existing billboard is not located on the subject property and is considered off-site signage under the Land Use Code. Chair Bunning clarified that the new sign would be on the business property. Staff reviewed the options outlined in the staff report. Lois Higgins presented that they are not interested in combining the lots due to they are planning on selling the lot in the future.

Ms Higgins reviewed her guest comments referring to the benefit of the billboard sign and how important it is to attracting customers to their business. Ms Higgins stated that the distance from the highway dictates larger letters thus a larger sign. Cmmr Woodruff asked what was approved previously for Ski & Bow Rack which has a 135' lot frontage. Cmmr Hart suggested that the internally lit sign conform to the code in regards to the letters being a lighter color. Cmmr Woodruff suggested a formula that would take into consideration the distance from highway 160 and the speed of traffic dictate the size of the proposed sign.

Bob Hart as a member of the TTC suggested the planning commission revisit the sign code to help entice tourist to stop on there way thru town. Cmmr Woodruff suggested taking into account if the business is tourist related for future variance requests as well as the distance from the Hwy 160 not Eagle Drive. The added distance to the highway is the distance from the property and the south side of Eagle Drive.

Cmmr Hart motioned to approve the variance due to the access conditions and vehicle speed relative to hwy 160 and the nature of the tourist based enterprise with the following conditions:

- 1) Internally illuminated sign with the text as the lighter color.
- 2) Move the sign closer to the building within the property boundaries.
- 3) Removal of the sign/logo from the mural on the east side of the building.

The motion was seconded by Cmmr. Lattin and unanimously approved.

(James verified the following distances to hwy 160, the building and the sign location, 6/12/09)  
The Made in Colorado Shoppe south property line is 73 feet from the north edge side of hwy 160 pavement. The Made in Colorado Shoppe Sign will be located 110 feet from the north edge of Highway 160 (56 feet from the south property line at Eagle Dr.). The Made in Colorado Shoppe building is located 56 feet from the south property line. The new pole sign will be placed 22' – 26' south of the building just within the east property line. The traffic speed on Highway 160 is 45 miles per hour. Access from hwy 160 to Eagle Drive is located approximately 700' feet to the east and 450' feet to the west.

Cmmr Lattin suggested that staff create a policy to use in the consideration of future sign variance requests taking into account the distance from roads, speed of traffic and tourism related businesses.

- a. At the request from Mr. Bill Hudson & Mr. Bob Hart, the Design Review Board suggested that the Town Council take a look at re visiting the sign code (with reference to our tourist based businesses) and to include business owners, especially those that may be required under the land use code, to modify their signs in the future.

**VI. Planning Commission**

- a. David Mitchem reviewed the advertising for the Planner Position and the filling of the Town planner position based on sales tax revenue. The planning commission is invited to be part of the applicant review process.
- b. Prior meeting minutes have been very detailed; however during the transition of the planning department staff, we will provide enough information in the meeting minutes to be defensible with less detail.

**VI. Reports and Comments**

**A. Staff – Next Meeting June 23, 2009 @ 5:00 p.m.**

**B. Planning Commission**

**a. NA**

**VII. Adjournment**

Cmmr Hart motioned to adjourn the meeting at 7:15 pm, Cmmr Lattin seconded the motion.

Minutes approved: \_\_\_\_\_  
Chairman Tracy Bunning