

Town of Bayfield
Regular Planning Commission Meeting
March 11, 2011
1199 US Highway 160B Bayfield, CO 81122

Planning Commissioners Present: Michelle Nelson (Chairman), Dr. Rick K. Smith (Mayor), Joe Mozgai, Chris Rhodes

Planning Commissioners Absent: Gabe Candelaria (Town Board Member), Pat Heyman

Staff Present: Just Clifton (Town Manager), Elizabeth Jackson (Town Intern)

Media Present: None

Meeting was called to order at 7:01 p.m.

Minutes: Joe corrected the spelling of his name in the minutes (spelled with an S not a Z). Rick moved to approve the minutes from January 11, 2011 as corrected. Chris seconded. All were in favor, motion passed unanimously.

General public input: No public comment was offered.

Justin announced that he would be taking minutes and that Elizabeth would be presenting on behalf of staff.

Action Agenda Item #1: Public Hearing: Ordinance #367

Elizabeth presented on the sign code issue. She outlined that staff has been approached by many businesses asking for variances to the sign code regulations. The Land Use Code currently restricts business signs to 100 square feet and to a limit of two signs per lot. There are a number of violations in Town, but none appear to be a nuisance and most variance requests have been approved. Both the Planning Commission and the Town Board recognize that there is an issue with Land Use Code and that an issue of consistency exists. Elizabeth stated that it appeared to be in the best interest of the Town to amend section 8-27 (7) and (12) in the Town Code. Staff prepared an ordinance which outlines the current code and limits the size and number for business signs but does not distinguish the type of sign, sets backs, etc.

Elizabeth presented a bit of background information and review of what other communities have done. She mentioned that restrictions range in size, numbers and methodology, and can include some systems that use the unit of measure of approach. All the examples as shown from the various communities vary in terms of how to preserve the character of the Town. Elizabeth stated that Bayfield should continue to

impose limits on signs to preserve the intent of the code without disrupting the Town's character and that it may be best to keep the regulations simple to avoid any confusion. She said that staff recommends the square footage be increased to 150 square feet per sign and that the limit per lot be increased from 2 to 3. Wall signs should also be limited to 2 per establishment and should not exceed 2 feet of wall height. Staff has found the regulations to be reasonable to enhance businesses while still preserving Town character. Elizabeth recommended adding definitions to give the Code more clarity.

Joe asked about the 25 feet height for free standing signs and about the motel sign.

Rick thought the motel sign was close to 40 feet.

Chris thought the information was pretty straight forward.

Michelle wanted to know if staff was talking about section c of the Code.

Elizabeth clarified that this would only apply to new signs.

Michelle wanted to confirm that everything except (7)C and (12) was to remain the same.

Elizabeth said it would.

Joe wanted to know if this has been a problem in the past and if there has been much enforcement.

Rick said there were a few businesses along the Buck Highway that were out of compliance, but that he didn't remember any others.

Joe commented that the Code could not have been in place that long.

Chris asked about enforcement.

Michelle mentioned that it is usually only enforced when someone brings it to staff's attention.

Joe mentioned that he is a Lions member and that they wanted to put signs in the window. He wanted to know if there was a requirement regarding this.

Elizabeth stated that the ordinance does address that.

Joe wanted to know about free standing signs in yards and real estate signs about when organizations meet. He asked if they needed authorization.

Justin said there is a need to define signs and that he considered window stickers and open and closed signs different.

Michelle opened the issue up for public input. There was no comment. That portion was closed.

Joe moved to accept changes to the sign ordinance amending (7)C and (12) as proposed. Chris seconded. All were in favor and the vote was unanimous.

Action Agenda Item #2: New/Unfinished Business

Rick stated that next Tuesday is the final meeting for Justin and that it was also time to meet the interim Bob Ledger. He said a going-away party for Justin would be held at 5:00 p.m. on Tuesday, March 15 and that all were invited.

Chris made a motion to adjourn. Joe seconded. All were in favor.

Meeting was adjourned at 7:30 p.m.