

**TOWN OF MEAD, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 02-PC-2020**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF  
MEAD, COLORADO RECOMMENDING APPROVAL OF AN ORDINANCE  
REPEALING AND REPLACING THE TOWN SIGN CODE, ARTICLE VII  
OF CHAPTER 16 OF THE *MEAD MUNICIPAL CODE* TO THE BOARD OF  
TRUSTEES**

**WHEREAS**, Sec. 16-3-160(d) of the Town of Mead Municipal Code (“MMC”) sets forth that amendments to the text of the Land Use Code may be initiated by the Board of Trustees, the Planning Commission, Town Staff or written application of any property owner or resident of the Town and further provides that any such text amendments “. . . shall be reviewed and considered by the Planning Commission and the Board of Trustees at public hearings and shall be enacted by ordinance”; and

**WHEREAS**, Town Staff has proposed to repeal and replace Article VII of Chapter 16 of the MMC, titled “Sign Regulations” (the “existing Sign Code”); and

**WHEREAS**, a copy of provisions proposed to replace the existing Sign Code (the “amended Sign Code”) is attached to this Resolution as **Exhibit A** – Sign Code and is incorporated herein by reference; and

**WHEREAS**, the Planning Commission finds that the amended Sign Code complies with the Town’s Comprehensive Plan and advances important, substantial, and compelling governmental interests; and

**WHEREAS**, the Planning Commission has reviewed the purpose and intent statement set forth in the amended Sign Code and agrees that the purpose of the amended Sign Code is to set out reasonable regulations for the design, location, installation, operation, repair, and maintenance of signs in a manner that advances the Town of Mead’s important, substantial, and compelling interests (as more particularly set forth in the amended Sign Code), while safeguarding the constitutionally protected right of free expression; and

**WHEREAS**, the Planning Commission has determined that the amended Sign Code provides a reasonable balance between the right of an individual to communicate through the use of signs and the right of the public to be protected against the visual clutter resulting from the unrestricted proliferation of signs and similar devices; and

**WHEREAS**, in accordance with applicable requirements of the MMC, the Town Clerk caused notice of the Planning Commission public hearing on this matter to be published no later than fifteen (15) days prior to the hearing in a newspaper of general circulation; and

**WHEREAS**, the Planning Commission conducted the duly noticed public hearing on May 20, 2020, to consider the amended Sign Code in the form attached hereto as **Exhibit A**; and

**WHEREAS**, the MMC requires the Planning Commission to make a recommendation to the Board of Trustees to approve, conditionally approve or deny any proposed text amendment; and

**WHEREAS**, based upon evidence set forth in the *Agenda Item Summary/Staff Report* presented to the Planning Commission and other evidence offered and accepted at the public hearing, the Planning Commission has determined that the approval criteria set forth in Sec. 16-3-160(f)(2), (f)(3) and (f)(4) of the MMC has been satisfied in that the amended Sign Code, if approved by the Board of Trustees, will provide for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town Staff, will assist with the accommodation of innovations in land use and development practices that were not contemplated at the adoption of the Town's existing Sign Code, and will further the implementation of the goals and objectives of the Town's Comprehensive Plan; and

**WHEREAS**, the Planning Commission desires to recommend approval of the amended Sign Code to the Board of Trustees,

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the Town of Mead, Colorado, that:

**Section 1. Recitals incorporated.** The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of Planning Commission.

**Section 2. Recommendation.** The Planning Commission finds and determines that it reviewed the amended Sign Code in accordance with the procedure set forth in Sec. 16-3-160 of the MMC and that the public hearing on the amended Sign Code was held, conducted and concluded in accordance with Sec. 16-3-160 of the MMC. The Planning Commission recommends that the Board of Trustees proceed to consider and approve an ordinance adopting the amended Sign Code.

**Section 3. Effective Date.** This resolution shall become effective immediately upon adoption.

**INTRODUCED, READ, PASSED AND ADOPTED** this 20<sup>th</sup> day of May, 2020.

**ATTEST:**

**TOWN OF MEAD PLANNING  
COMMISSION**

By:   
Jeannine Reed, Secretary

By:   
Ryan Sword, Chair



Exhibits:

**Exhibit A** - Sign Code (a repeal and replacement of Article VII, Chapter 16 of the *Mead Municipal Code* in its entirety)