

**PLANNING AND ZONING COMMISSION STUDY ITEM
STAFF SUMMARY
NOVEMBER 2, 2022 PLANNING AND ZONING COMMISSION MEETING**

DATE: October 28, 2022

AGENDA ITEM NUMBER: 5.b

TOPIC:

Study of the Town of Dillon Comprehensive Plan to determine focus areas and public engagement strategies for amendments and updates to the Plan.

BACKGROUND / TIME FRAME:

- February 2, 2017: Planning Commission review and recommendation for approval of the Town of Dillon Comprehensive Plan
- February 7, 2017: Town Council review and approval of the 2017 Town of Dillon Comprehensive Plan
- July 7, 2021: Planning Commission discussion / review of the Comprehensive Plan
- August 4, 2021: Planning Commission discussion / review of the Comprehensive Plan
- September 1, 2021: Planning Commission discussion / review of the Comprehensive Plan
- October 6, 2021: Planning Commission discussion / review of the Comprehensive Plan and finalize the Community Draft Public Engagement Survey
- October 22, 2021: Community Draft Public Engagement Survey Launch Event
- November 3, 2021: Planning Commission continued discussion on the Comprehensive Plan
- April 6, 2022: Planning Commission continued discussion on the Comprehensive Plan
- June 1, 2022: Planning Commission continued discussion on the Comprehensive Plan
- August 3, 2022: Planning Commission continued discussion on the Comprehensive Plan

SUMMARY:

The Comprehensive Plan (*Exhibit '1'*) is a long-range, evolving document that guides the Town in achieving the vision and goals of the community by establishing a framework for developing regulatory tools and advising decision making for the future of the Town of Dillon. Under the stewardship of the Planning and Zoning Commission, this dynamic document strives to promote the community's values, goals, and vision for the Town. The Comprehensive Plan is not a regulatory

document but provides the background for advised decision making for establishing policies, for the delivery of services, for providing orderly growth and development criteria, embodies both current and long-range needs, and provides for a balance between the natural and built environment.

As a guiding document, the Comprehensive Plan is not binding on the Town. However, the Zoning Code is intended to carry out the purposes of the Comprehensive Plan. See the Zone District Map *Exhibit '2'*. Noteworthy is that the adopted zone district map is in need of updates.

Each zone district detailed in the Dillon Municipal Code has Zone District Purpose Statements which are also intended to carry out the purposes of the Comprehensive Plan. The Planning Commission may recommend amendments to the Purpose Statements, particularly if Commissioners find that they do not align with the Comprehensive Plan. Town staff has worked with a planning consultant in reviewing the zoning code and the development of potential amendments to update the Dillon Municipal Code. Draft purpose statements and the zone district use table are provided as *Exhibit '4 & 5'*.

As part of this discussion item, the Town staff is particularly interested in whether the Commissioners agree with the permitted and conditional uses proposed for each zone district, and whether the Commissioners believe the permitted and conditional uses align with the Comprehensive Plan and the Zone District Purpose Statements.

Town staff would like the Planning Commission to study the Comprehensive Plan and determine if there are portions of the Plan that might warrant focus for potential amendments.

During the previous Planning Commission study sessions on the Comprehensive Plan, a few areas of interest have been discussed:

- Workforce Housing
 - How can it be incorporated in the Core Area Zone District?
 - Parking challenges – Code currently states, “The full amount of parking spaces as required for residential uses must be provided on-site” (§16-6-50).
 - Redevelopment – Through the redevelopment of existing structures in the Core Area, the Town could partner with a developer to negotiate the disposal of Town property.
 - **Ballot Measure 2C on the November 8, 2022 election will provide the Town with the capability to bond up to \$20 million of 5A Workforce Housing Funds for planning, financing, acquiring, constructing, reconstructing, and repairing workforce housing projects. During their October 4th Town Council meeting, Resolution 05-22, Series of 2022 supporting the ballot measure was adopted.**
 - CR 51 Workforce Housing – continued planning work
 - Short Term Rental Properties and Impacts on the Community and Housing
 - Zone district considerations
 - Consider permitting duplexes in the Residential Low (RL) zone district
 - Accessory Dwelling Unit (ADU) incentives
- Walkability, Connectivity, and Creating a Sense of Place in the Core Area

- The Town has hired a walkability consultant to work on developing walkability designs related to connecting areas of the Town
- Wayfinding – the Town has entered into a memorandum of understanding with the University of Colorado – Denver Technical Assistance Program to develop a ‘toolbox’ of wayfinding and informational signage for implementation Town wide to unify the messaging and help to convey a sense of place and arrival. This work will tie in with the ongoing work for unified messaging and sign zone design guidelines.
- Tourism & Recreation – The Town has created a Recreation Department and hired a recreation manager with the Events Department.
- Transportation
 - Discussed mass transit and “micro transit”
 - Staff has met with a representative with Via (<https://ridewithvia.com/resources/articles/what-is-microtransit/>) and is in discussions with other community partners to consider the micro transit option on a more community-wide scale
 - Path system expansion
 - Highway 6 improvements
 - Sidewalk connections
 - Roundabout(s)
- Community gathering spaces and creating a sense of place
- Land Use Guidelines and High Priorities (see table on 6-2 of the Comprehensive Plan)
 - Update to reflect what has been accomplished
 - Draft new high priorities considering Town Council, Planning Commission, EDAC, and PRACC input on the subject
- Utilities:
 - Updates are in process with some expansion into water conservation elements being considered for the Plan to align with the State of Colorado Water Plan <https://cwcb.colorado.gov/colorado-water-plan>
 - Consider limiting sod areas in new developments
 - Smart irrigation systems
 - Moisture / weather sensing and adapted irrigation controllers
 - Limit wasteful irrigation and limit parking lot island irrigation based on the size of the island to avoid uncontrolled runoff
 - Voluntary water conservation program support
 - Incentivize water conservation and ‘Colorado-scapes’ / native species
 - Include the Dillon Source Water Basin (*‘Exhibit 6’*) in the Plan, highlight source water protection and basin preservation
 - Wildfire fuels mitigation in Dillon’s Source Water Basin
 - Encourage Xcel to improve overhead power infrastructure
- Sustainable land and water use goals
 - Sustainable City Codes: <https://sustainablecitycode.org/>
- Summit County Housing Crisis
- Addressing Equity in the Plan

Tasks:

- Community Engagement:
 - Community Draft Event and Survey in October 2021
 - The Planning Commission has held extensive public meetings discussing the Comprehensive Plan
 - Referral of the draft amendments to Summit County Government and other entities
 - Public Hearings will be held by the Planning Commission and Town Council to adopt the plan
- Comprehensive Plan Amendments
 - Focus on pertinent sections
 - New or Expanded Sections
 - Tourism and Recreation
 - Water Conservation
 - Include Dillon's Source Water Basin
 - Expand on water conservation: irrigation, landscaping
 - Work on draft amendment language

Based on a series of study sessions with the Planning Commission, there are a few areas where the Comprehensive Plan warrants the greatest attention. These are incorporating more about water in the Plan, expanding on Tourism and Recreation, and Housing. Around these topics goals and policies need to be developed to include in the Plan. The present goal is to continue to work with the Commission to develop draft language for the Plan and work towards adoption of the amended Comprehensive Plan early next year.

EXHIBIT ATTACHMENTS:

1. 2017 Comprehensive Plan
2. 2021 Comprehensive Plan Survey Results
3. 2013 Zone District Map
4. Draft purpose statements
5. Draft zone district use table
6. Dillon Water Basin

DEPARTMENT HEAD RESPONSIBLE: Ned West, AICP, Sr. Town Planner

Exhibit '1'
2017 Comprehensive Plan

Exhibit '2'
2021 Comprehensive Plan
Survey Results

Exhibit '3'
2013 Zone District Map

Exhibit '4'
Draft Purpose Statements

Exhibit '5'
Draft Zone District Use Table

Exhibit '6'
Dillon Water Basin