

RESOLUTION NO. PZ 04- 24
Series of 2024

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT APPLICATION FOR A KINDERGARTEN THROUGH 6TH GRADE SCHOOL AT 371 E. LABONTE STREET.

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“Planning Commission”) has received an application (the “Application”) for a Conditional Use Permit from Jerry Westhoff (the “Applicant”) on behalf of Summit Christian School, to operate a School, to be named Summit Christian School, in the Residential Low (RL) zone district at 371 E. La Bonte Street in the basement level of Dillon Community Church (*Exhibit ‘A’*); and

WHEREAS, the Planning Commission has determined that the Application is complete; and

WHEREAS, following the required notice, a public hearing on the Application was held on July 10, 2024, before the Planning Commission; and

WHEREAS, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the use should attach to the approval of the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:

Section 1. The Planning Commission, following the required notice, held a public hearing on July 10, 2024 on the Application, and following said public hearing makes the following findings of fact:

- A. That the Application is complete.
- B. That the Application meets the applicable Town of Dillon Municipal Code (“Code”) requirements.
- C. That the use proposed in the Application is listed as a conditional use within the zone, or is otherwise identified as a conditional use and is consistent with the intent and purpose of the Comprehensive Plan and applicable zoning district.
- D. That the parcel is suitable for the proposed conditional use, considering such factors as size, shape, location, topography, soils, slope stability, drainage and natural features.
- E. That the proposed conditional use will not have significant adverse impacts on the air or water quality of the community.

- F. That the proposed conditional use will not substantially limit, impair, or preclude the use of surrounding properties for the uses permitted in the applicable zoning district.
- G. That adequate public utilities and services are available at the site to serve the conditional use.

Section 2. The Planning Commission hereby approves the Application for a Conditional Use Permit to operate a School in the Residential Low (RL) zone district at 371 E. La Bonte Street, subject to the following conditions:

- A. The Applicant shall submit to the Summit County Building Inspection Department, Summit County Environmental Health Department, and Summit Fire and EMS for required permits and inspections.
- B. Any Sign associated with the school requires an application, review, approval, and a permit issued for each sign. A multi-tenant building Master Sign Plan may be required as a part of this permitting process.
- C. The school shall require drop-off and pick-up traffic circulation as shown on the plan submitted with the Application materials.
- D. The Applicant shall provide a summertime Friday's Farmer's Market traffic control and parking plan, as applicable.
- E. It is determined that no additional water and sewer tap fees are required at this time; however, any additional students and staff requires a review by the Town. The school use has 1.5 EQRs for a maximum of 50 students based on the previous day care center operated on the property.
- F. The Town Manager may approve minor revisions to the Application that do not alter the character or intent of the Application as approved by this Resolution.
- G. The Applicant shall submit an Application for a tenant finish and submit plans meeting all building, electrical, plumbing, mechanical, life safety.
- H. The Applicant shall meet with and review safety and emergency response plans with the Dillon Chief of Police, or his designee prior to the Certificate of Occupancy.
- I. No food is to be served to students as part of the school without re-evaluation of the water and sewer tap fees and compliance with Town requirements to include the installation of a grease interceptor.

[signatures on the following page]

**APPROVED AND ADOPTED THIS 10TH DAY OF JULY, 2024, BY THE
PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

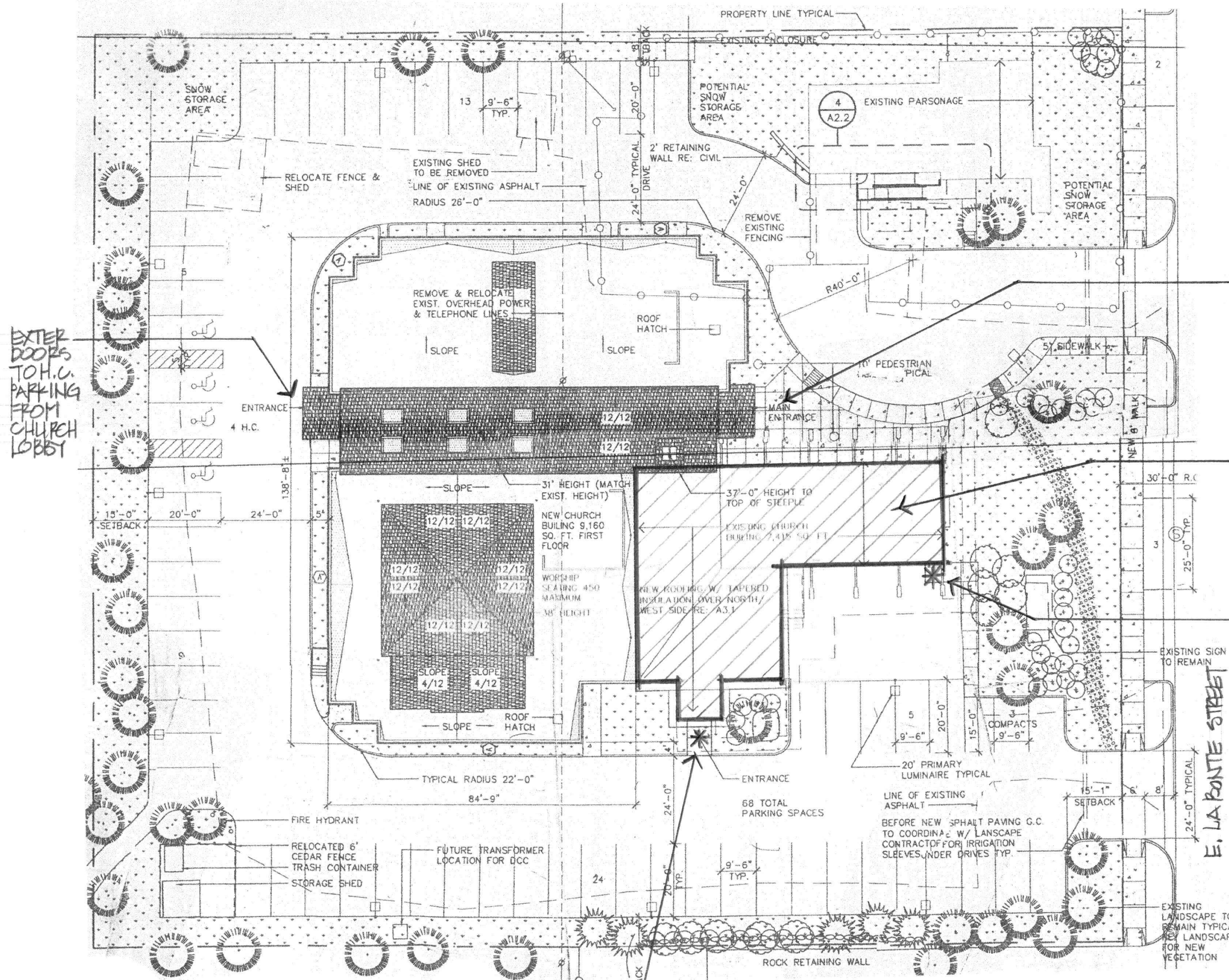
**PLANNING AND ZONING COMMISSION
TOWN OF DILLON**

By: _____
Alison Johnston, Chairperson

ATTEST:

Jon Blank, Planner I, Interim Secretary to the Commission

Exhibit 'A'
Summit Christian School Plans



DRAWINGS ARE PART OF A CONSTRUCTION DOCUMENT SET FOR ADDITIONS/ALTERATIONS TO THE WHOLE BUILDING BY BOLLAR & ASSOCIATES ARCHITECTS DATED 7/25/01; THEY DO NOT REPRESENT AS-BUILT CONDITIONS

EXTERIOR ROOFS TO DROP OFF LAKE FROM CHURCH LOBBY

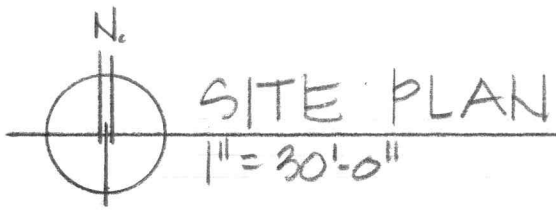
LOCATION OF BASEMENT LEVEL (HATCHED)

BASEMENT LEVEL EXIT DOOR FROM CLASSROOM WING

NOTE: THESE PLAN DRAWINGS ARE PART OF A CODE STUDY PACKAGE FOR CHANGE OF OCCUPANCY CLASSIFICATION DATED 10/11/22.

EXTERIOR DOORS TO H.V. PARKING FROM CHURCH LOBBY

BASEMENT LEVEL ENTRY/EXIT DOOR ACCESS



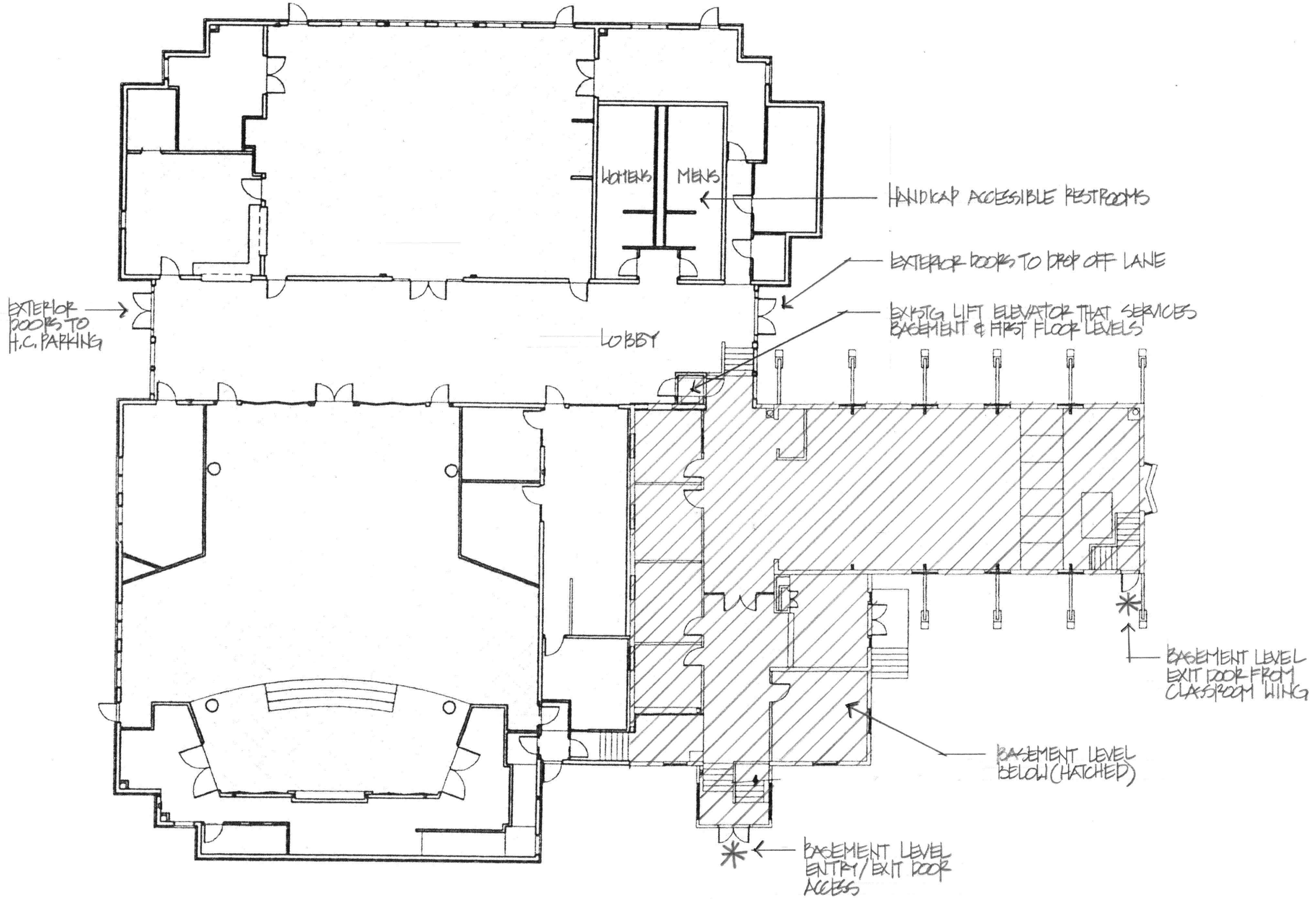
8864 s. indian creek street, highlands ranch, co. 80126
970.389.0492 jerry@jwaarchitecture.net

DILLON COMMUNITY CHURCH
CHRISTIAN SCHOOL CODE STUDY

371 E. La BONTE STREET
PORTION OF LOTS 6 & 7, LOT M, NEW TOWN SUB
DILLON, SUMMIT COUNTY, COLORADO

FINAL 10/11/22

1 OF 4




 MASTER PLAN - FIRST FLOOR LEVEL
 1/16" = 1'-0"

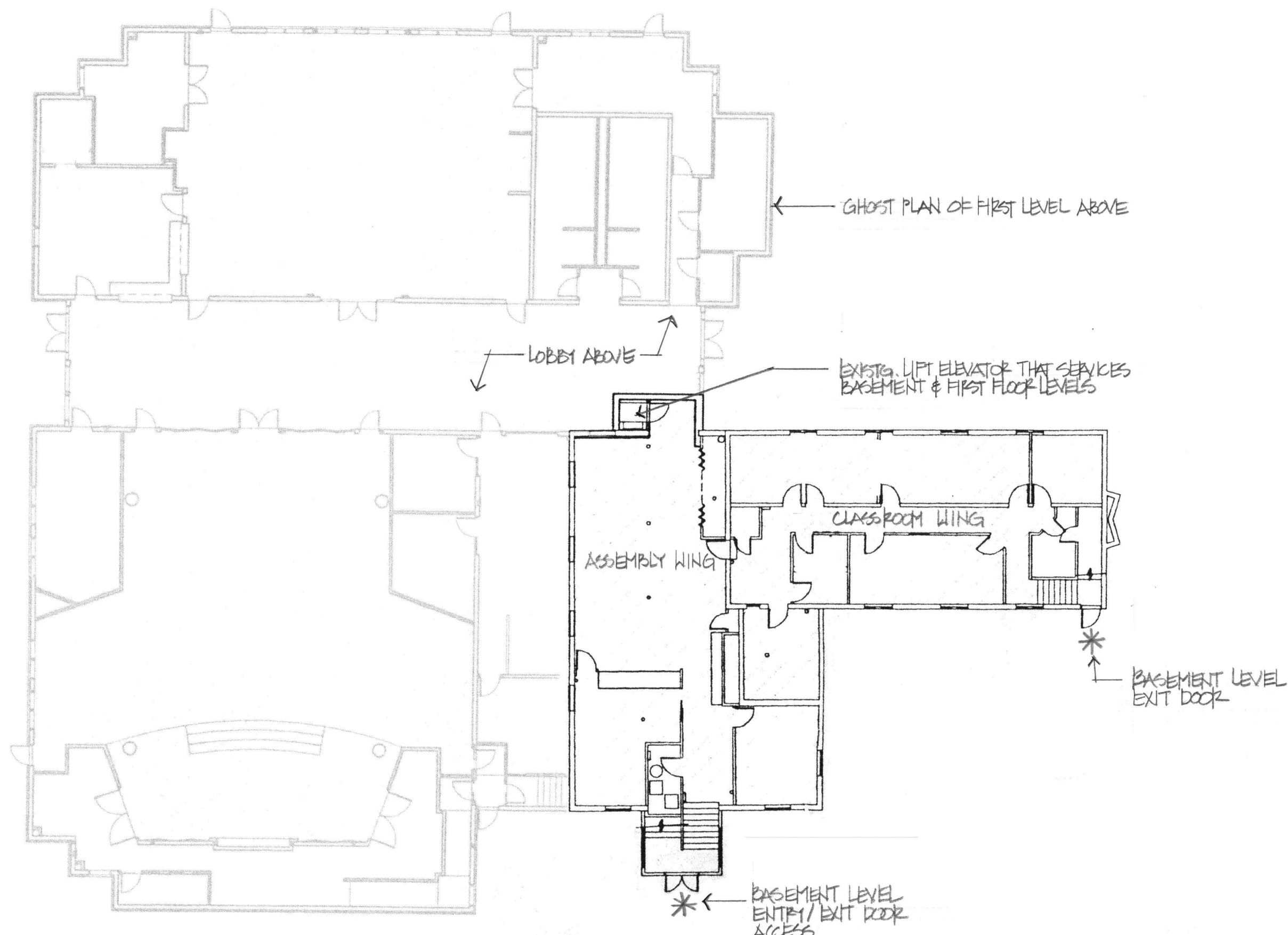



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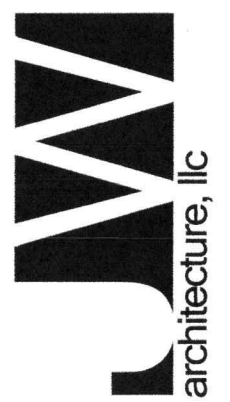
**DILLON COMMUNITY CHURCH
 CHRISTIAN SCHOOL CODE STUDY**
 371 E. La BONTE STREET
 PORTION OF LOTS 6 & 7, LOT M, NEW TOWN SUB
 DILLON, SUMMIT COUNTY, COLORADO

FINAL 10/11/22

2
 of 4




 MASTER PLAN - BASEMENT FLOOR LEVEL
 1/16" = 1'-0"

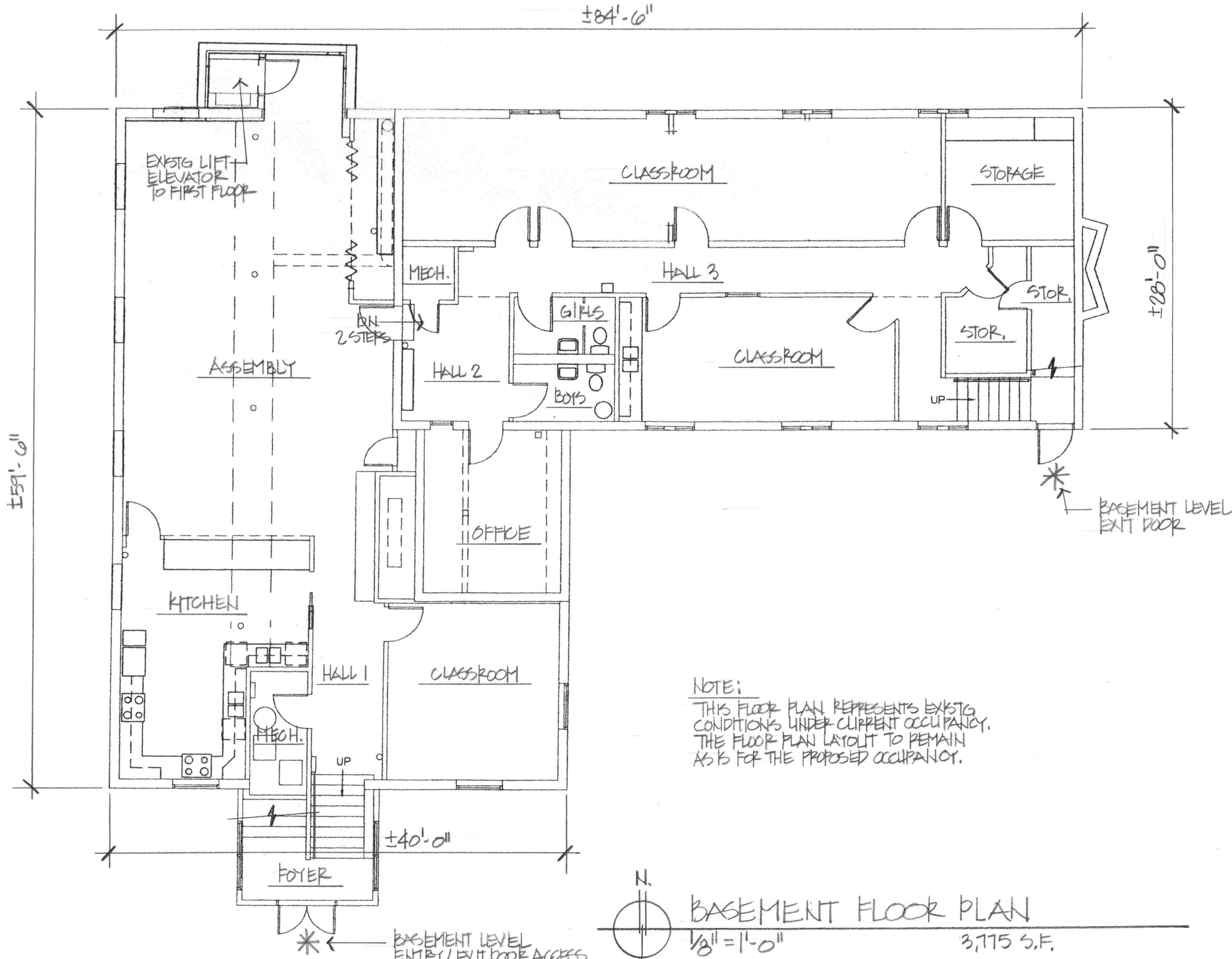


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**DILLON COMMUNITY CHURCH
 CHRISTIAN SCHOOL CODE STUDY**

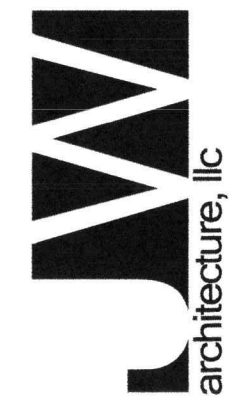
371 E. La BONTE STREET
 PORTION OF LOTS 6 & 7, LOT M, NEW TOWN SUB
 DILLON, SUMMIT COUNTY, COLORADO

FINAL 10/11/02



NOTE:
 THIS FLOOR PLAN REPRESENTS EXISTING
 CONDITIONS UNDER CURRENT OCCUPANCY.
 THE FLOOR PLAN LAYOUT TO REMAIN
 AS IS FOR THE PROPOSED OCCUPANCY.

N.
 BASEMENT FLOOR PLAN
 1/8" = 1'-0" 3,775 S.F.



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DILLON COMMUNITY CHURCH
 CHRISTIAN SCHOOL CODE STUDY
 371 E. La BONTE STREET
 PORTION OF LOTS 6 & 7, LOT M, NEW TOWN SUB
 DILLON, SUMMIT COUNTY, COLORADO

FINAL 10/11/22

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EXTER DOORS TO H.C. PARKING FROM CHURCH LOBBY

EXTERIOR DOORS TO DROP OFF LANE FROM CHURCH LOBBY

TRAFFIC OUT

BUBBLED NOTES ARE RELATED TO HANDICAP ACCESS

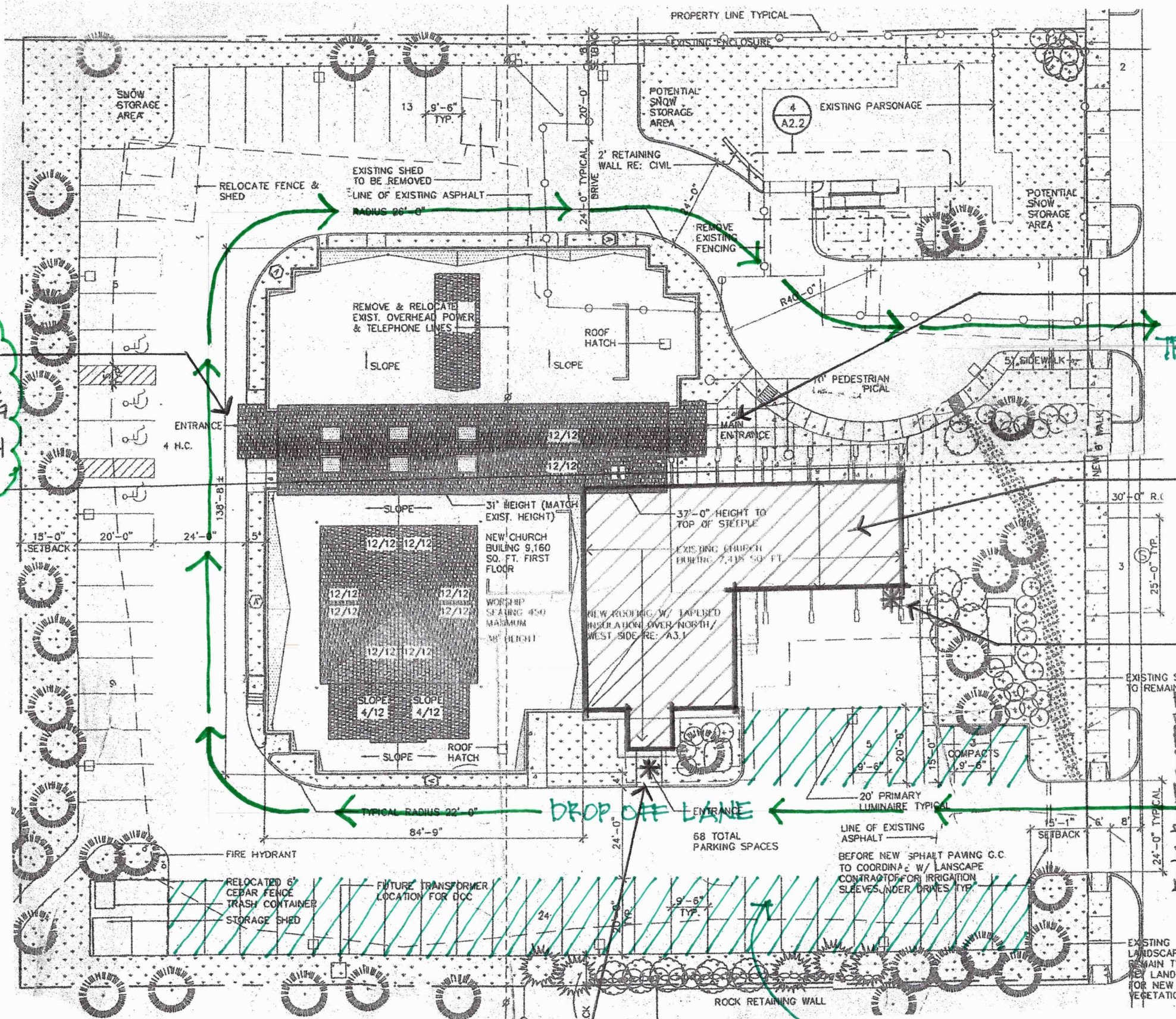
LOCATION OF BASEMENT LEVEL (HATCHED)

BASEMENT LEVEL EXIT DOOR FROM CLASSROOM WING

TRAFFIC IN NOTE:

THESE PLAN DRAWINGS ARE PART OF A CODE STUDY PACKAGE FOR CHANGE OF OCCUPANCY CLASSIFICATION DATED 10/11/22.

NOTE: SCHOOL IS IN SESSION DURING WEEK DAYS MONDAY THRU FRIDAY; CHURCH IS IN SESSION DURING WEEKEND DAYS SATURDAY & SUNDAY.



BASEMENT LEVEL ENTRY/EXIT DOOR ACCESS

HATCHED AREAS FOR SCHOOL PARKING

SITE PLAN

1" = 30'-0"



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DILLON COMMUNITY CHURCH
CHRISTIAN SCHOOL CODE STUDY

371 E. La BONTE STREET
PORTION OF LOTS 6 & 7, LOT M, NEW TOWN SUB
DILLON, SUMMIT COUNTY, COLORADO

FINAL 10/11/22
PARKING PLAN 6/26/22