

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING
WEDNESDAY, June 5, 2024
5:30 p.m.
DILLON TOWN HALL**

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, June 5, 2024, at Dillon Town Hall. Chairperson Alison Johnston called the meeting to order at 5:39 p.m. Commissioners Michael Parsons, Suzanne Pugsley, and Timothy Pillow were present. Staff members present were Ned West, Sr. Town Planner, and Jonathan Blank, Planner I, acting as the Interim Recording Secretary.

APPROVAL OF THE MINUTES OF THE MARCH 6, 2024, REGULAR MEETING

A motion was made to approve the minutes from the March 6, 2024, regular meeting which was seconded and passed unanimously.

PUBLIC COMMENTS

There were no public comments.

DISCUSSION ITEM: Incorporating Wildfire Protection into the Comprehensive Plan

SUMMARY

- Ned reported that staff will add formal language to the comprehensive plan pertaining to wildfire safety and awareness.
- A watershed protection action plan will also be incorporated into the comprehensive plan.
- Collaboration with Blue River Watershed Group is ongoing.

Questions:

- Commissioner Pillow: Inquired about the support from organizations with grant writing.
- Commissioner Watkins: Asked about the timeline for the program.
- Ned: Estimated it would take a few years.

DISCUSSION ITEM: Branded Residence PUD Project

SUMMARY

- Ned mentioned the town has received a referendum for this project which will go to a public vote. If the vote passes, the project will be terminated.
- Ned explained potential development scenarios by code, not requiring any view corridor or plaza.

Questions:

- Commissioner Parsons: Requested the number of projects in town requesting additional height.

- Commissioner Pillow: Checked if staff had validated all signatures on the petition.
 - Commissioner Pugsley: Expressed concern about the massing and building height.
- Comments from Public:
- Shaw (220 E. La Bonte): Concerned about residents losing views.
 - Wendy Spring (Lake Dillon Condominiums): Concerned about town development process and zoning.
 - Gary Burkman (348 Lake Dillon Drive): Overall concern about parking.
 - Mary Ellen Gilliland (317 W. La Bonte): Representing petitioners, with multiple concerns about this development.
 - Micheal Smith (321 W. Buffalo): Concerned about workforce housing.
 - Don Wilson (244 Lodgepole): Concerned about misinformation surrounding the project.
 - Greg Loo (325 Lake Dillon Drive): Concerned about the Amphitheater closing because of development.

DISCUSSION ITEM: Porritt Concept Redevelopment Plan

- Ned outlined the five different sites in the conceptual master plan.
- Questions:
- Commissioner Parsons: Questioned the funding sources for these projects.
 - Ned: Funds will come from the metro district, housing funds, and impact fees.
 - Commissioner Pugsley: Concerned about the potential exclusion of workforce housing.
 - Commissioner Parsons: Asked if new projects would require exceptions to town zoning regulations.
 - Ned: Potentially all projects might need exceptions.
 - Commissioner Parsons: Inquired about the phasing of projects to guarantee workforce housing.
 - Commissioner Parsons: Asked if the new projects would be within the metro district.
 - Ned: Explained it's the property owners' decision whether to join the metro district.
 - Commissioner Parsons: Asked about improvements to public transportation.
 - Ned: Suggested a charette-type meeting to engage the public.
 - Commissioner Watkins: Agreed.
- Comments from Public:
- Chris Richard (152 Tenderfoot Street): Questioned the release of plans for properties not owned by the Porritt group and expressed concerns about cost and financing.
 - Greg Loo (325 Lake Dillon Drive): Disagrees with the project and Dillon's development process.
 - Don Wilson (244 Lodgepole): Disagrees with the project and Dillon's development process.
 - Kevin Clary (Lake Dillon Liquors): Disagrees with the project and wants Uptown 240 to be completed first.
 - Mary Ellen Gilliland (317 W. La Bonte): Concerned about the metro district and higher tax rates, and worried about the project being rushed.
 - Commissioner Watkins: Requested a business plan from the Porritt Group for each site to avoid another Uptown 240 situation.

DISCUSSION ITEM: Town Park Plaza

- Questions:
- Commissioner Pugsley: Questioned if the project would provide better access to the park.
- Comments from Public:
- Greg Loo (325 Lake Dillon Drive): Worried about snow storage.
- Other Business
- New sound booth cover for the amphitheater was discussed.

PROJECT UPDATES:

None discussed.

OTHER BUSINESS:

Discussed holding the next meeting on July 10, 2024, due to the Fourth of July holiday. No other business was discussed.

ADJOURNMENT

There being no further business, Alison Johnston adjourned the meeting at 8:13 p.m.

Respectfully submitted,

Jon Blank

Jon Blank, Planner I
Interim Secretary to the Commission

DRAFT