

RECORD OF PROCEEDINGS

**TOWN OF DILLON
TOWN COUNCIL
REGULAR MEETING**
Tuesday, September 18, 2018
7:00 p.m.
Dillon Town Hall

CALL TO ORDER & ROLL CALL

A regular meeting of the Town Council of the Town of Dillon, Colorado, was held on Tuesday, September 18, 2018, at Dillon Town Hall, 275 Lake Dillon Drive, Dillon, CO. Mayor Pro Tem Nickel called the meeting to order at 7:00 p.m. and the following Council Members answered roll call: Jen Barchers, Kyle Hendricks, Karen Kaminski, and Renee Imamura. Mayor Skowyrza and Council Member Bailey were absent (excused). Staff members present were: Tom Acre, Town Manager; Kerstin Anderson, Marketing and Communications Director; Dan Burroughs, Town Engineer; Mark Heminghous, Police Chief; Carri McDonnell, Finance Director; Scott O'Brien; Public Works Director; Ned West, Town Planner; and Jo-Anne Tyson, Town Clerk.

APPROVAL OF AGENDA

There being no changes to the agenda, it will stand as approved.

APPROVAL OF CONSENT AGENDA

Council Member Barchers moved to approve the following consent agenda:

- a. Minutes of Regular Meeting of September 4, 2018
- b. Approval of Bill List dated September 14, 2018 in the amount of \$1,650.00 and Payroll Ledger dated September 14, 2018 in the amount of \$91,521.95.

Council Member Kaminski seconded the motion which passed unanimously upon roll call vote.

CITIZEN COMMENTS

There were no public comments.

CONSIDERATION OF ORDINANCE NO. 08-18, SERIES OF 2018

First Reading to Set the Public Hearing Date

AN ORDINANCE ADOPTING AND APPROVING A PUD DEVELOPMENT PLAN FOR DILLON URGENT CARE AND RESIDENCES

Town Planner Ned West reported that a Level IV PUD development plan titled "Dillon Urgent Care and Residences," has been submitted to the Town. All materials related to the Dillon Urgent Care and Residences PUD development plan have been reviewed by Town staff and found, with conditions, to be in compliance with Town of Dillon zoning ordinances and related Town ordinances, regulations, and policies. The first reading of this Ordinance is to set a public hearing date of October 2, 2018 for consideration of this development plan.

Council Member Imamura moved to approve Ordinance No. 08-18, Series of 2018. Council Member Kaminsky seconded the motion which passed unanimously upon roll call vote.

CONSIDERATION OF RESOLUTION NO. 48-18, SERIES OF 2018

A RESOLUTION AUTHORIZING THE TOWN OF DILLON, COLORADO, TO ENTER INTO A CONTRACT WITH RKR, INC. FOR THE 2018 TOWN PARK STORM SEWER PROJECT; AUTHORIZING AND DIRECTING THE APPROPRIATE TOWN OFFICERS TO SIGN THE NECESSARY DOCUMENTS; AND, SETTING FORTH DETAILS IN RELATION THERETO.

Public Works Director Scott O'Brien stated that a new storm sewer will be constructed in the Town Park prior to implementation of the Town Park Masterplan. Several drainage collection structures, pipes and underdrains that will connect to the existing Storm Sewer in Lake Dillon Drive are proposed in the Masterplan. This proposed project will build the storm sewer leg parallel to Buffalo Street. The Project includes (6) new manholes and 666 lf of 18" storm sewer pipe. A ditch will be constructed above the pipe along the south side of the ballfield to collect the drainage from the ballfield and the ice castles event this coming winter.

Council Member Kaminski moved to approve Resolution No. 48-18, Series of 2018. Council Member Imamura seconded the motion which passed unanimously upon roll call vote.

CONSIDERATION OF RESOLUTION NO. 49-18, SERIES OF 2018

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, APPROVING THE SIGN PLAN FOR THE DILLON HOMEWOOD SUITES PUD DEVELOPMENT PLAN LOCATED AT 122 LAKE DILLON DRIVE; AND, SETTING FORTH DETAILS IN RELATION THERETO.

Town Planner Ned West reported that Dillon Gateway Development, LLC will be the owner of real property located at 122 Lake Dillon Drive, Dillon, Colorado. The Dillon Town Council approved the Dillon Homewood Suites PUD Development Plan by Ordinance 03-18, Series of 2018 on June 5, 2018 with conditions. One condition was that the Applicant submit a final Sign Plan to be reviewed and approved by both the Planning and Zoning Commission and the Town Council. This Resolution satisfies that condition of the PUD approval. The condition of approval did not require a Public Hearing; therefore, no Public Hearing is required for this review. The general sign band locations and the location of the freestanding monument sign were approved during the PUD review and approval process which provided rudimentary sign concepts. This submittal refines the signs, as required by the Town Council. The Planning and Zoning Commission reviewed the Sign Plan during the regular meeting on September 5, 2018, and recommended approval of the Sign Plan by Resolution PZ 16-18, Series of 2018. The Dillon Municipal Code further requires that an application be filed for each individual sign, and a permit issued for each sign. Such individual sign applications are reviewed by the Planning and Zoning Commission (Sec. 16-11-70(d)(2)). A meeting date for such a review has not been set at this point. The Homewood Suites PUD Development Plan was approved through the Planned Unit Development (PUD) process which allows for certain aspects of a project to deviate from the underlying zoning requirements, including signage. The underlying Sign Zone B provides for the following signage:

1. A single-tenant building located in Sign Zone A is permitted seventy-five (75) square feet of signage to be used as one (1) or two (2) building identification signs, and one (1) additional sign which does not exceed thirty (30) square feet (Section 16-11-460(d)).
2. Freestanding signs within Sign Zone B may be eighteen (18) feet high (Section 16-11-260(c)(2)).
3. Freestanding signs which are designed as Monument Signs that are less than twelve (12) feet high may have their typical areas increased by the Planning and Zoning Commission by fifteen percent (15%) (16-11-260(e)). This would allow for the typical thirty (30) square foot "additional sign" to be increased to up to thirty-five and a half (34.5) square feet.
4. No sign shall exceed twenty (20) feet in length (Section 16-11-200).
5. Wall signs above the second floor are limited to twelve (12) square feet (Section 16-11-290).

6. “Up to two (2) building or project identification signs shall be permitted for each hotel, condominium or multi-family project. Such signs shall not exceed seventy-five (75) square feet in total” (Section 16-11-320).
7. “The PUD development plan may establish density, height, setback, lot size, wetlands buffer areas, parking lot design standards, architectural, signage and landscaping standards that differ from those in the underlying zone or in this Code, provided that the standards further the objectives of the PUD regulations, the Comprehensive Plan, and the specific PUD development plan” (Section 16-5-110(a)).
8. “No signs shall be placed on or within any public right-of-way or public place without the approval of the Town Manager” (Section 16-11-180). The Town Manager has approved the signs in the Right of way and is requiring that the Applicant enter into a Revocable License Agreement with the Town of Dillon. a. **SIGN 1:** Sixteen and Seven Tenths (16.7) square foot Freestanding Monument Sign near the main driveway entrance located in the Lake Dillon Drive Right-of-Way. This sign shall be Internally illuminated.

SIGN 2: Twenty-Eight and two tenths (28.2) square foot Building Identification Sign near the front entrance to the hotel on the first (1st) level. This sign shall be Soffit illuminated from above and set on the building wall near the front entrance to the building at the Porte Cochere.

SIGN 3: One Hundred Fourteen and seven tenths (114.7) square foot Building Identification Sign on the southwestern face of the hotel building overlooking eastbound US Highway 6 on the fourth (4th) level overlooking the intersection of US Highway 6 and Lake Dillon Drive. This sign shall be Halo back-lit brushed stainless-steel or deep fabricated dark oxidized bronze graphics building wall signs overlooking US Highway 6.

The Dillon Homewood Suites PUD Development Plan Sign Plan proposes the following:

A total of Two-Hundred Eighty and Four Tenths (280.4) square feet of signage to include three (3) Building Identification signs, one (1) Freestanding Monument Sign, and one (1) Freestanding Directory Sign. The proposed hotel is 122 rooms and is approximately 110,000 square feet in size. In accordance with the Dillon Municipal Code, Section 16-11-20, sign area is calculated using a combination of plane geometric figures, which are indicated on the Sign Plan as see in Exhibit ‘A’.

SIGN 4: One-Hundred-Eleven and three tenths (111.3) square foot Building Identification on the northern face of the hotel on the fourth (4th) level overlooking the intersection of Lake Dillon Drive and US Highway 6. This sign shall be Halo back-lit brushed stainless-steel or deep fabricated dark oxidized bronze graphics building wall signs overlooking US Highway 6.

SIGN 5: Nine and five tenths (9.5) square foot Freestanding Directory Sign near the intersection of Lake Dillon Drive and the 40’ Right of way. This sign shall be Internally illuminated.

Hilton has specific sign standards for their hotels (see Exhibit ‘B’) that dictate certain aspects of signage for their hotels which include a freestanding sign on the property and material and color standards.

Council Member Hendricks moved to approve Resolution No. 49-18, Series of 2018. Council Member Imamura seconded the motion which passed unanimously upon roll call vote.

TOWN MANAGER’S UPDATE

Town Manager Tom Acre reported on the following items:

- There are thirteen (13) bills on the state ballot. Mr. Acre will send information on critical issue which include: highway funding, sales tax increase, Proposition 74, and anti-fracking. He will be bringing Resolutions of Support to future Council meetings.
- He attended a I-70 Coalition meeting where they discussed ballot initiatives.
- At the Mayors, Managers & Commissioners meeting, discussion entailed dockless bikes, county-wide fire restrictions, proactive fire bans, and short term rentals.

- CML District meeting will be held in Aspen on October 11, 2018
- He introduced Town Attorney Dianne Criswell.

MAYOR'S UPDATE

Mayor Pro Tem Nickel reported on the following items:

- At the Mayors, Managers & Commissioners meeting, discussion included Segways (Frisco and Breckenridge feel their sidewalks are too crowded), workforce housing at Keystone, and a Mayor's Cup update.

COUNCIL MEMBER COMMENTS

There were no Council Member comments.

EXECUTIVE SESSION

Mayor Pro-Tem Nickel moved to go into executive session at 7:45 p.m. for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. § 24-6-402(4)(e), specifically pertaining to economic development agreements. No action was taken during the executive session. At 7:55 p.m. Council concluded the executive session.

ADJOURNMENT

There being no further business, Mayor Pro-Tem Nickel declared the meeting adjourned at 7:57 p.m.

Respectfully submitted by:

Jo-Anne Tyson, MMC, Town Clerk