

**RESOLUTION NO. PZ 02-19**  
**Series of 2019**

**A RESOLUTION RECOMMENDING THE APPROVAL OF  
A LEVEL IV DEVELOPMENT PERMIT APPLICATION FOR A  
MAJOR AMENDMENT TO THE DILLON HOMEWOOD SUITES  
PLANNED UNIT DEVELOPMENT PLAN.**

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from Dillon Hotel Associates, LLC (the “**Developer**”) for a Major Amendment to the Dillon Homewood Suites PUD Development Plan (“**Application**”); 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 January 9<sup>th</sup>, 2019, 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 development should attach to the recommendation for 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 January 9<sup>th</sup>, 2019, on the Application, and following said Public Hearing makes the following findings of fact:

- A. That the Application is complete.
- B. That the Application, with conditions as set forth herein, meets the applicable Town of Dillon Municipal Code (“**Code**”) requirements.
- C. That the Application, with conditions as set forth herein, is compatible with the Commercial Zoning District and is compatible with surrounding uses.
- D. That the Application, with conditions as set forth herein, is in general compliance with the Town of Dillon Comprehensive Plan.

Section 2. The Planning Commission hereby recommends approval of the Application for the Dillon Homewood Suites PUD Development Plan with the following conditions:

- A. The PUD Development Plan shall be updated once all conditions have been met and recorded along with the subdivision plat prior to issuance of a Building Permit.
- B. The Applicant shall enter into a Development Agreement with the Town of Dillon prior to issuance of a Building Permit.
- C. The Applicant shall update the legal description and owner on the PUD Development Plan.
- D. The subdivision final plat titled A FINAL PLAT OF DILLON HOMEWOOD, A RESUBDIVISION OF LOTS 1, 1A, 1B AND 1C, BLOCK B,” 06/04/2018 and prepared by Range West Inc. (the “**Final Plat**”), adopted by the Town Council by Resolution 40-18, Series of 2018 on June 19<sup>th</sup>, 2018 shall be attached to the Application.
- E. The Applicant shall be required in the Development Agreement to grant utility and fire department access easement(s) to the Town and fire department prior to the issuance of certificates of occupancy for the project.
- F. The Applicant shall execute a right-of-way encroachment agreement with the Town of Dillon for the monument sign located in the Lake Dillon Drive right-of-way, the parking lot encroachment in Lake Dillon Drive Right-of-Way, the roof encroachment into the 40’ Right-of-Way, the roof and column supports encroachment in the Lake Dillon Drive Right-of-Way, and the concrete patio and retaining wall encroachment into the Lake Dillon Drive Right-of-Way.
- G. The Applicant shall submit final site plan, landscape plans, site lighting plans, construction stormwater management plans, civil and right-of-way construction plans, final architectural floorplans and elevations to the Town Engineer for review and approval. The applicant shall address all comments from the Summit Fire & EMS authority prior to submittal of the final drawing set.
- H. The Applicant shall submit a final drainage study and storm sewer construction plans and profiles for the detention pond and drainage conveyances to the Town Engineer for review and approval.
- I. The Applicant shall agree in the Development Agreement to underground the existing overhead powerlines and communications cables along the north side of the property line.
- J. The retaining wall and patio encroachment in Lake Dillon Drive shall be designed so that the edge of these elements is a minimum of 6’ away from the outside edge of the fiber optic duct bank or vault in Lake Dillon Drive.
- K. A storm sewer collection system shall be designed and constructed between the south parking lot and the existing Type ‘R’ Inlet at the northwest corner of the Lake Dillon Drive Intersection.

- L. The applicant shall convey the drainage from the parking garage ramp to the Storm Sewer System unless the Town Manager approves discharging a portion of this drainage into the sanitary sewer system. Any such request by the Applicant shall be accompanied by a report from a Colorado Registered Professional Engineer with regards to this issue for review and approval by the Town Manager.
- M. Obtain Colorado Department of Transportation (**CDOT**) approval of storm sewer outfall system within the U.S. Highway 6 Right-of-way. Provide documentation of CDOT approval to Town Engineer.
- N. Obtain CDOT approval for a temporary construction easement as required to complete the work along the U.S. Highway 6 Right-of-way line.
- O. The Application does not provide adequate snow storage for the southern parking lot and the ramp down to the parking garage. The Applicant is required to haul off snow from these areas to keep the parking spaces and the driveways open. Pursuant to Section 16-8-100 of the Dillon Municipal Code, the Applicant shall present the Town with a snow removal plan that provides a continuous guarantee of removal of snow from the above-referenced areas. Alternatively, the Applicant may present the Town with a plan for the use of a heated pavement system to eliminate the need for snow removal. Such plan, whether for continuous snow removal or use of a heated pavement system, shall be submitted prior to the execution of, and shall be appended to and incorporated into, the Development Agreement.
- P. The Applicant shall submit to the Town for review and approval a surveyor's Improvement Location Certificate plat (the "**ILC**") of the cast concrete foundation for the building, prior to final foundation inspection by the Summit County Building Inspection Department (the "**Building Department**").
- Q. The Applicant shall submit to the Town for review and approval a surveyor's Improvement Location Certificate plat (the "**ILC**") of the framed building height, prior to final framing inspection by the Summit County Building Inspection Department (the "**Building Department**").
- R. The signage approved for the Application is that adopted by Town Council by Res. 49-18, Series of 2018, on September 18<sup>th</sup>, 2018, and said adopted sign plans shall be attached to the Application.

Section 3. The Planning Commission hereby recommends that the Town Manager be authorized to approve minor changes to the Dillon Homewood Suites PUD Development Plan as required to implement the design concept during the final construction drawing phase, including but not limited to changes to the following items:

- A. Amount and location of final landscaping elements including fences, trees and shrubs.

- B. Final layout and configuration of the site plan and right-of-way improvements, streetscaping, utility service locations and utility infrastructure improvements.
- C. Final configuration and dimensions of the outdoor amenity deck.
- D. Additional minor changes that don't change the character or intent of the PUD Development Plan as approved by this resolution.
- E. Confirmation that the final mechanical design conceals rooftop mechanical and satellite dishes behind parapets per Town of Dillon standards.

**APPROVED AND ADOPTED THIS 9<sup>TH</sup> DAY OF JANUARY 2019 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

**PLANNING AND ZONING COMMISSION,  
TOWN OF DILLON**

By: \_\_\_\_\_  
Teresa England, Vice Chairperson

ATTEST:

By: \_\_\_\_\_  
Kelly Stevens, Secretary to the Commission

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