

RESOLUTION NO. PZ 13-19
Series of 2019

**A RESOLUTION RECOMMENDING APPROVAL OF A
LEVEL IV DEVELOPMENT APPLICATION FOR A CLASS S-3
SUBDIVISION FOR THE DILLON PINES TOWNHOMES.**

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from Dillon Pines Townhome Association, Inc. and Tori Gustafson (the duly authorized agent of the individual townhome-unit owners) (hereinafter referred to together as the “**Applicant**”) for a Class S-3 subdivision on a plat titled “DILLON PINES TOWNHOMES” (“**Application**”), for the purposes of eliminating a lot line separating the Dillon Pines Apartments and Dam Site Apartments; 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 June 5th, 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 subdivision 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. That the Planning Commission, following the required notice, held a public hearing on June 5th, 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 meets the applicable Town of Dillon Municipal Code (“**Code**”) requirements.
- C. That the Application is compatible with the Residential High (RH) Zone District and is compatible with surrounding uses.
- D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.

Section 2. That the Planning Commission hereby recommends that the Town Council of the Town of Dillon approve the Application for the purposes of eliminating a

lot line separating the Dillon Pines Apartments and Dam Site Apartments, with the following conditions:

- A. Prior to the Town Council's public hearing on the Application, the Applicant shall address the comments of the Town Engineer and Town Attorney's office concerning the powers of attorney required under the Code for Applicant to become eligible to subdivide the property.
- B. The Town Manager may approve additional minor changes to the Application that do not change the character or intent of the Application as approved by this resolution.

**RECOMMENDED FOR APPROVAL THIS 5th DAY OF JUNE, 2019
BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF
DILLON, COLORADO.**

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

By: _____
Teresa England, Chairperson

ATTEST:

By: _____
Michelle Haynes, Secretary to the Commission