

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION**

WEDNESDAY, May 1, 2019

5:30 p.m.

Dillon Town Hall

CALL TO ORDER

The meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, May 1, 2019 at Dillon Town Hall. Chair Teresa England called the meeting to order at 5:33 p.m. Commissioners present were: Teresa England, Joshua Ryks, Steve Milroy and Charlie Oliver. Commissioner Alison Johnston joined the meeting at 5:35 p.m. Staff members present were Dan Burroughs, Town Engineer / Community Development Coordinator; Nicolas Cotton-Baez, Town Attorney; Scott O'Brien, Public Works Director; and Michelle Haynes, Administrative Assistant /Recording Secretary.

APPROVAL OF THE MINUTES OF MARCH 6, 2019

Commissioner Oliver moved to approve the minutes from the March 6, 2019 meeting. Commissioner Ryks seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF RESOLUTION PZ 06-19, SERIES OF 2019

A RESOLUTION RECOMMENDING THE APPROVAL OF A LEVEL IV DEVELOPMENT APPLICATION BY SAIL LOFTS, LLC FOR A CLASS S-3 SUBDIVISION TO BE KNOWN AS A FINAL PLAT AND CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON CONDOMINIUMS.

PUBLIC HEARING:

A Public Hearing is required for this resolution. The Planning and Zoning Commission shall open a Public Hearing on the resolution and hear testimony from Town staff, and any public testimony submitted during the Public Hearing.

Chair Teresa England opened the public hearing at 5:33 p.m.

Dan Burroughs, Town Engineer, presented the staff summary.

SUMMARY:

Mr. Burroughs stated that this Class S-3 Subdivision application is for approval of the condominium map for the Sail Lofts at Lake Dillon Condominiums ("Condominium Map") and final plat reflecting a boundary line elimination of the interior lot line between Lot 17A and Lot 17B, which lots were created by the plat titled "A Resubdivision of Lots 16, 17 and a Portion of the Open Space Area and a Portion of the Fielder Ave. Central Business District New Town of Dillon". The Applicant for this subdivision replat is, Sail Lofts LLC.

Mr. Burroughs informed the Commission of the title change on all three maps presented, and a note was also added to the map. He also discussed the original idea of the project and plat along with the parking being shared between both buildings on both lots (Phase I and Phase II of the development) and informed the Commission of the signature block change in the plat.

The Condominium Map defines the condominium volumes for twenty-four (24) units in the building and sets forth Common Elements and Limited Common Elements for the building and the site. The existing lots to be combined by the interior boundary line elimination are described as follows:

- Lot 17A, A Resubdivision of Lots 16, 17, and a Portion of the Open Area and a Portion of Fiedler Ave. Central Business District New Town of Dillon (“Lot 17A”), according to the plat recorded on May 13, 2015, Reception No. 1082321, County of Summit, State of Colorado.
- Lot 17B, A Resubdivision of Lots 16, 17, and a Portion of the Open Area and a Portion of Fiedler Ave. Central Business District New Town of Dillon (“Lot 17B”), according to the plat recorded on May 13, 2015, Reception No. 1082321, County of Summit, State of Colorado.

The combined new lot will be called Lot 17R, Sail Lofts at Lake Dillon Condominiums.

Easements required on the new parcel will be executed under separate instrument as required by the Development Agreement between the Applicant and the Town.

PUBLIC NOTICE:

Pursuant to the Town Code and Development Regulations, proper notification of the public hearings was published. The required public notice was provided in a legal notice in the newspaper and public postings at Dillon Town Hall and the Post Office. The site was also posted. Said public notification was done in accordance with the requirements set forth in the Dillon Municipal Code.

PLANNING COMMISSION ACTION (PROCEDURE):

The Commission, after review of the proposed resolution, shall either recommend approval of the resolution, with or without modifications, continue the public hearing to a future meeting or recommend denial.

PUBLIC COMMENTS:

There were no public comments.

Commissioners asked several questions regarding buildings and parking. Commissioner England requested additional notations be made on Map 3 showing assigned storage units along with the assigned parking spots. Dan explained that parking space assignment should be left up to the HOA, so no condition of approval is required. The start of construction for building number two was discussed, and no future date for the start of construction has been set.

Chair Teresa England closed the public hearing at 5:48 p.m.

Commissioner Milroy moved to approve Resolution NO. PZ 06-19, Series of 2019. Commissioner Johnston seconded the motion, which passed unanimously.

PROJECT UPDATES:

- Christy Sports: This project is almost finished. It is open for business. Landscaping and parking lots will be finished up in June.
- Sail Lofts: The second phase of this project is anticipated to start this summer, but no specific start date is set.
- Vail Health, Panera, Urgent care: Approved at the Town Council level.
- Homewood Suites, Uptown 240: These projects have been given excavation permits to begin utility lines.

OTHER BUSINESS:

- Town clean up day is May 18, 2019 from 8am – 12pm. Lunch will be served in Marina Park.
- Memorial Day celebration is being held at the Dillon Cemetery, 10:00 a.m., Monday, May 27, 2019.
- Fourth of July Fireworks are in the process but no final plan yet.
- Ice Castles will be finished up by the end of May. The new storm drain that was implemented helped with run off this year. Scoot O'Brien state that the Town did receive a few complaints of the heavy machinery that was used to haul away the ice castle, caused too much noise in the residential areas. Scott said we will need to make stipulations next year on the route used when hauling.
- Discussed attendance of future meetings.

ADJOURNMENT

There being no further business, Teresa England adjourned the meeting at 6:05 p.m.

Respectfully submitted,

Michelle Haynes

Michelle Haynes
Secretary to the Commission