

**PLANNING AND ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
SEPTEMBER 4, 2019 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** August 29, 2019

**AGENDA ITEM NUMBER:** 4

**ACTION TO BE CONSIDERED:**

Consideration of Resolution No. PZ 17-19, Series of 2019.

A RESOLUTION APPROVING A LANDSCAPE PLAN FOR THE CORINTHIAN  
TOWNHOMES.

**(PUBLIC HEARING)**

**TIME FRAME:**

- June 5, 2019 Planning and Zoning Commission review and approval of Resolution PZ 12-19 approving a Conditional Use and Level III Development application for a multi-family development at 14 Ensign Drive
- September 4, 2019 Planning and Zoning Commission review of the Landscape Plan for 14 Ensign Drive

**SUMMARY:**

The Town approved a Level III Development Permit Application for a Conditional Use multi-family development for two duplexes to be located at 14 Ensign Drive, or more specifically located on Lot 1, Block 5, Corinthian Hill Subdivision by Resolution PZ 12-19, Series of 2019. The Applicant is James Haass.

A condition of approval of Resolution PZ 12-19, Series of 2019 required the Applicant to submit a Landscape Plan for review by the Planning and Zoning Commission of the Town of Dillon.

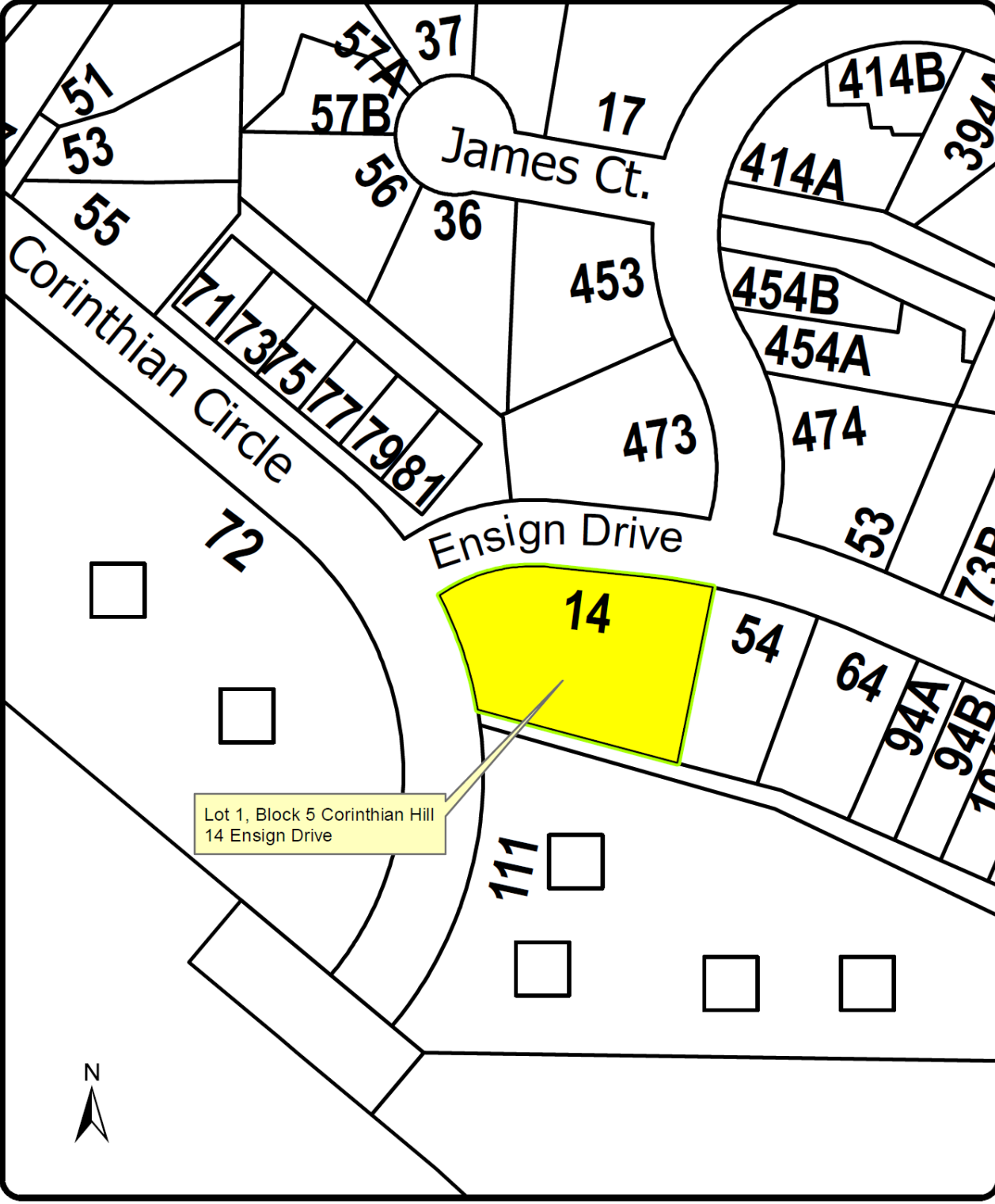
A public hearing was advertised for the Commission's review of the Landscape Plan submittal.

**PUBLIC NOTICE:**

The Town posted signs of the Public Hearing on the site on Monday, August 26, 2019. A newspaper ad ran in the Summit Daily (Journal) on Friday, August 23, 2019, and a mailing noticing the public hearing time and date was sent out on Wednesday, August 21, 2019 to property owners within 300' of the Application. These dates and notification distribution are all within the required 7-day minimum and 14-day maximum notice period required by the Dillon Municipal Code (the "**Code**").



LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	FAT ALBERT BLUE SPRUCE PINE, PICEA PUNGENS (5)
	BRISTLECONE PINE, PINUS LONGEAVA (3)
	RUSSIAN HAWTHORNE, CRATAEGUS AMBIGUA
	CHOKE CHERRY, SHUBERT, PRUNUS VIRGINANA 'SHUBERT'
	ROCKY MOUNTAIN MAPLE, ACER GLABRUM
	THIN LEAF ALDER, ALNUS INCANA MINIMUM 5 GALLON AND 2'-0" HIGH.
	ELDER NATIVE RED BERRY, SABUCUS PUBENS MINIMUM 5 GALLON AND 2'-0" HIGH.
	POTENTILLA JACKMAN, PONTENTILLA FRUITICOSA JACKMANII MINIMUM 5 GALLON AND 2'-0" HIGH.



**CODE ANALYSIS:**

All trees shall be a minimum of 6' tall

25% of the trees shall have a minimum height of 8'

30% of all the trees shall be evergreens

25% of the evergreen trees shall be a minimum of 8' tall

These criteria meet the Code.

**MOTION FOR APPROVAL:**

I move the approval of Resolution 17-19, Series of 2019 with conditions as presented.

**ACTION REQUESTED:** Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

**STAFF MEMBER RESPONSIBLE:** Scott O'Brien, Public Works Director

**MISCELLANEOUS NOTES**

1. ALL LANDSCAPING SHOWN TO BE WATERED WITH TIMED WATERING SYSTEM AS NEEDED.
2. OPEN STORAGE AREAS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAYS OR ADJACENT PROPERTY W/ LANDSCAPING, BERMS OR COMBINATION OF LANDSCAPING AND STRUCTURAL ELEMENTS.
3. ALL SURFACE AREAS DESIGNATED ON SITE PLAN WHICH ARE NOT HARD SURFACE SHALL BE PLANTED WITH ADEQUATE GROUND COVER AS APPROVED BY THE TOWN OF DILLON AND SHALL BE TOP DRESSED WITH A MINIMUM OF 2" OF TOP SOIL PRIOR TO PLANTING.
4. EACH UNIT TO USE 64 GALLON TRASH RECYCLING RECEPTACLES TO BE KEPT WITHIN GARAGES.
5. WHERE WATER AND SEWER LINES ARE COMBINED WITHIN THE SAME TRENCHING, SEWER LINES SHALL BE SCH 900 PIPE.
6. UNLESS OTHERWISE NOTED, ALL DISTURBED SOILS SHALL BE RESEEDED w/ NATIVE GRASSES.

**LANDSCAPE CALCULATIONS**

**LANDSCAPING**  
STREET FRONTAGE 303 LINEAL FEET  
PROPOSED NEW TREES 15

**TREE SIZE DIVERSITY**  
25% 8'-0" MIN HEIGHT  
MINIMUM 30% EVERGREENS  
25% EVERGREENS MIN 8'-0"  
ALL TREES MINIMUM 6'-0"  
SPECIES DIVERSITY NOT REQUIRED FOR TREES

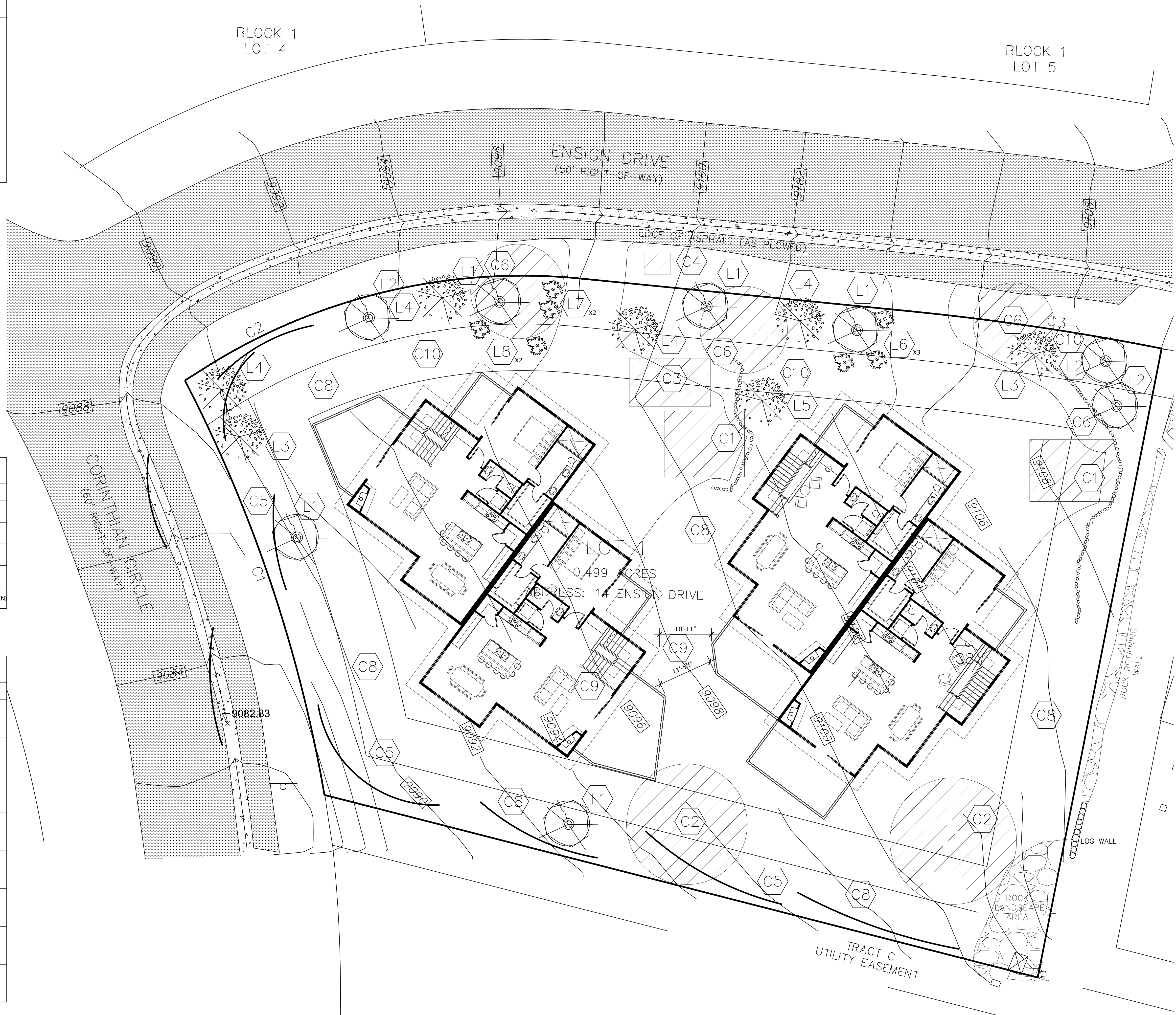
NOTE: THERE WILL BE NO CONSTRUCTION TRAILER FOR THIS PROJECT

**CONSTRUCTION SCHEDULE**

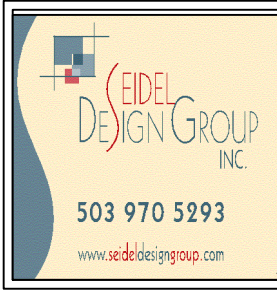
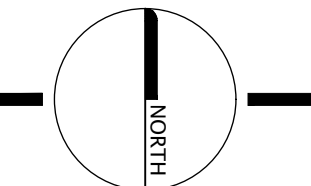
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C1	BUILDING MATERIALS STAGING	C6	SNOW STORAGE
C2	EXCAVATION STAGING	C7	SNOW FENCING
C3	TRASH DUMPSTER	C8	NATIVE HIGH COUNTRY GRASS MIX
C4	PORTABLE TOILET	C9	3"+ GRAVEL
C5	SILT FENCING	C10	SHORT GRASS MIX (PROVIDE IRRIGATION)

**LANDSCAPE LEGEND**

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L2	BRISTLECONE PINE, PINUS LONGEAVA (3)
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L5	ROCKY MOUNTAIN MAPLE, ACER GLABRUM
L6	THIN LEAF ALDER, ALNUS INCANA MINIMUM 5 GALLON AND 2'-0" HIGH.
L7	ELDER NATIVE RED BERRY, SABCUS PUBENS MINIMUM 5 GALLON AND 2'-0" HIGH.
L8	POTENTILLA JACKMAN, PONTENTILLA FRUITICOSA JACKMANII MINIMUM 5 GALLON AND 2'-0" HIGH.



**1 | LANDSCAPE PLAN**  
LP-1.0 SCALE - 1"=10'-0"



**SEIDEL DESIGN GROUP INC.**  
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KLAMATH FALLS, OR 97601  
(503)970-5293  
seideldesigngroup.com

**DILLON TOWNHOMES  
CORINTHIAN CIRCLE & ENSIGN DR  
DILLON, COLORADO 80435**

PROJECT #  
S19-008

DATE  
08/28/19

REVISIONS

SHEET #  
**LP1.0**

**RESOLUTION NO. PZ 17-19**  
**Series of 2019**

**A RESOLUTION APPROVING A LANDSCAPE PLAN FOR  
THE CORINTHIAN TOWNHOMES.**

**WHEREAS**, on June 5, 2019, by Resolution No. PZ 12-19, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) approved, with conditions, an application from James Haass (the “**Applicant**”) for a Conditional Use Permit and Level III Development Permit to develop a multi-family development at 14 Ensign Drive to be known as Corinthian Townhomes (“**Application**”); and

**WHEREAS**, as a condition of approval of the Application, the Planning Commission required the Applicant to submit a landscaping plan (“**Plan**”) for review by the Planning Commission at a future meeting conforming with the landscaping requirements of the Dillon Municipal Code (“**Code**”) and with other specific requirements set forth in Resolution No. PZ 12-19; and

**WHEREAS**, the Applicant has submitted such Plan, and the Planning Commission has determined that the Plan satisfies the condition of approval set forth in Resolution No. PZ 12-19.

**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 hereby accepts and approves the landscaping plan in connection with the Corinthian Townhomes (“**Plan**”) as satisfying the condition of approval set forth in Resolution No. PZ 12-19.

Section 2. The Planning Commission hereby authorizes the Town Manager to approve additional minor changes to the Plan that do not change the character or intent of the Plan as approved by this resolution.

Section 3. Except as expressly stated herein, this resolution is not intended, nor shall it be construed, to relieve the Applicant from satisfying any of the conditions of approval set forth in Resolution No. PZ 12-19.

**APPROVED AND ADOPTED THIS 4th DAY OF SEPTEMBER, 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

8/27/19 2:24 PM [ncb] R:\Dillon\Planning Commission\Approving Corinthian Hill Townhomes Landscape Plan.reso.docx