

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
JULY 1, 2020 PLANNING AND ZONING COMMISSION MEETING**

DATE: June 26, 2020

AGENDA ITEM NUMBER: 6

ACTION TO BE CONSIDERED: Consideration of Resolution No. PZ 10-20, Series of 2020

**A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE
AMENDING THE DILLON MUNICIPAL CODE REGARDING FEES IN LIEU
OF REQUIRED PARKING SPACES.**

BACKGROUND/TIME FRAME: At the Council Planning Retreat held on May 29, 2018, Council directed staff to draft an ordinance placing a temporary moratorium on the use of parking fee in lieu by developers if they are deficient on the required parking. At the June 5, 2018 Council Meeting an emergency ordinance was approved placing the temporary moratorium effective until December 31, 2018. At the December 18, 2018 meeting Council extended the moratorium until June 30, 2019. At the August 6, 2019 meeting Council extended the moratorium until February 29, 2020 and on March 17 Council extended the moratorium until September 30, 2020.

SUMMARY: At the parking retreat on June 9, 2020 Council directed staff to lift the moratorium for the submission, acceptance, processing or approval of any request for payment in lieu of deficient parking spaces.

Council also directed staff to amend the parking in lieu of fee to the following:

Spaces 1 through 3	\$2,000 per space
Space 4 through 6	\$5,000 per space
Space 7 through 9	\$10,000 per space
Space 10 through 12	\$15,000 per space
Space 13 through 15	\$20,000 per space
Space 16 through 20	\$35,000 per space

To accommodate these changes, there were required minor amendments to Chapter 16 “Zoning” which requires review and recommendation by the Planning and Zoning Commission prior to being approved by Town Council. A copy of the Ordinance with the subject Chapter 16 changes is found in Exhibit ‘A’ of the Resolution.

The Town Council has scheduled a public hearing on the ordinance for their regular meeting on July 7, 2020.

BUDGET IMPACT: There is no budget impact in removing this moratorium. The impact to the budget for the fees will be determined based on the developments proposed in the Town Center.

PUBLIC POLICY GOAL SUPPORTED:

The Town of Dillon promotes community revitalization and supports sustainable development of a thriving and vital community.

The Town of Dillon provides conscientious stewardship of Dillon’s resources, amenities and environment, now and into our future.

MOTION FOR APPROVAL:

I move we approve Resolution No. PZ 10-20, Series of 2020, with conditions as presented.

ACTION REQUESTED: Motion, Second, Roll Call Vote.

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

DEPARTMENT HEAD RESPONSIBLE: Scott O'Brien, Public Works Director