

**TOWN OF DILLON  
PLANNING AND ZONING COMMISSION**

**SPECIAL MEETING  
TUESDAY, OCTOBER 20, 2020  
8:00 p.m.  
VIRTUAL MEETING VIA MICROSOFT TEAMS  
CONFERENCE ID: 375 919 064#**

**CALL TO ORDER**

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Tuesday, October 20, 2020 by electronic participation through the Microsoft Teams application. Chair Carolyn Skowyra, called the meeting to order at 8:10 p.m. Commissioners present were Renee Imamura. Steve Milroy, Karen Kaminski, Brad Bailey, Jen Barchers, and Kyle Hendricks. Staff members present were Dan Burroughs, Town Engineer; Ned West, Town Planner; Nicolas Cotton-Baez, Town Attorney, Carri McDonnell; Finance Director, Cale Osborn; Chief of Police, Kerstin Anderson; Marketing Director, Nathan Johnson; Town Manager, Scott O'Brien; Public Works Director, and Michelle Haynes, Recording Secretary.

**CONSIDERATION OF RESOLUTION PZ 12-20, SERIES OF 2020 (Public Hearing)**

A Resolution approving an application for Class S-3 Subdivision to be known as the Condominium Map of Sail Lofts at Lake Dillon Building 2.

**PUBLIC HEARING**

A Public Hearing is required for this application. The Planning and Zoning Commission shall open a Public Hearing on the application and hear testimony from Town staff, the applicant, and any public testimony submitted during the Public Hearing. Public notice was provided in accordance with the Code.

Chair Carolyn Skowyra opened the hearing at 8:10 p.m.

Tim Crane made himself present and gave a summary about the Condominium Map of Sail Lofts at Lake Dillon Building 2.

Town Planner, Ned West presented the staff summary and reviewed the Condominium Map of Sail Lofts at Lake Dillon Building 2 with the Commissioners.

**PROJECT LOCATION:**

Located at 235 E. LaBonte Street, Dillon, Colorado.

**SUMMARY:**

This Class S-3 Subdivision application is for approval of the condominium map for the Sail Lofts at Lake Dillon Condominiums Building 2 ("Condominium Map"). The Applicant for this subdivision condominium map is Sail Lofts 2 LLC.

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.

Easements required for the Development in accordance with the Development Agreement have been executed by separate instrument. All other conditions of the Development Agreement have been met.

**Background & Timeline:**

- September 6, 2017: Planning and Zoning Commission approval of the Level III Development Application for Building 2 of Sail Lofts at Lake Dillon Condominiums (originally “Dillon Flats”)
- September 19, 2017: Town Council Notification of the Planning and Zoning Commission Approval of Building 2 of Sail Lofts at Lake Dillon Condominiums (originally “Dillon Flats”)
- December 17, 2017: Town Council Approval of the Development Agreement for the Sail Lofts at Lake Dillon Condominiums (originally “Dillon Flats”)

**PUBLIC COMMENTS:**

One written public comment was respectively read into the record by Carri McDonnell; Finance Director and can be found in Attachment “A”.

There were no members of the public present to address the Commission with additional testimony.

**COMMISSIONER QUESTIONS:**

The Commissioners did not have any questions about the Condominium Map of Sail Lofts at Lake Dillon Building 2. They did recommend that Mr. Crane take into consideration the concerns expressed in the written response from Luisa Francoeur.

**PUBLIC HEARING CLOSED:**

Chair Carolyn Skowrya closed the public hearing at 8:28 p.m.

**RECORD OF PLANNING COMMISSION ACTION:**

Commissioner Renee Imamura moved to approve Resolution No. PZ 12-20 Series of 2020. Commissioner Steve Milroy seconded the motion, which passed unanimously.

**ADJOURNMENT**

There being no further business, Carolyn Skowrya adjourned the meeting at 8:28 p.m.

Respectfully submitted,

*Michelle Haynes*

Michelle Haynes  
Secretary to the Commission

**Resolution PZ 12-20, Series of 2020**

Attachment 'A'  
Written Public comment  
Sail Lofts at Lake Dillon  
Building 2

From: Luisa Francoeur <luisa.francoeur@gmail.com>  
Sent: Wednesday, October 14, 2020 2:00 PM  
To: Ned West <NWest@townofdillon.com>  
Subject: Sail Lofts 2

Hi,

Just one quick question: what is the “Class S-3 subdivision application for a condominium map”? Is it an application to draw a map? I cannot imagine how this will change anything no matter what the vote is.

My unit is uniquely affected by this unfortunate building since I am on the SW corner of 135 Main St. The contractors have made a mess throughout the entire project with litter outside of their “fencing” all the time. The loss of outside parking has been a problem as well.

I sure hope that the Town of Dillon will reap significant benefits because I am not at all happy with the twin buildings and especially not with this particular one. It obstructs my view and the sunlight that I used to receive. There is not one good thing I can say about it. It is not even going to ameliorate the housing shortage since it will be marketed to more non-resident owners.

Sincerely,  
Luisa Francoeur