

STAFF SUMMARY
FEBRUARY 3RD, 2021 PLANNING & ZONING COMMISSION
REGULAR MEETING – DISCUSSION ITEM

DATE: January 27, 2021

AGENDA ITEM NUMBER: 4.

TOPIC:

Review of the Town of Dillon Three-Mile Plan and Workforce Housing Planning Effort

BACKGROUND/TIME FRAME:

- 2015 adoption of the current language and form of the Dillon Three-Mile Plan (annexation plan)
- 2018 Farm Bill in part permits the U.S. Forest Service to partner, lease, or trade administrative land under 40 acres to achieve management objectives including housing.
- June 2019 Dillon & US Forest Service charette with community stakeholders to discuss concepts for a potential workforce housing development on the existing USFS Dillon Ranger District Administration Site on County Road 51 near the Dillon Water Plant.
- January 21, 2021 Town of Dillon and Summit County issue a Request for Proposals (RFP) for US Forest Service Land Use Planning Services

SUMMARY:

The purpose of the Three-Mile plan is to address the specific statutory requirements of Colorado Revised Statutes (C.R.S.) § 31-12-105, which requires that a municipality adopt an annexation plan prior to the annexation of any land into the municipality, and that it provide direction to the municipality and land owners concerning land use issues and infrastructure improvements needed upon annexation into the Town of Dillon. The statutes stipulate that the Three-Mile Plan be reviewed annually, and it was last affirmed by the Dillon Town Council in February 2020.

Staff has determined that the Three-Mile Plan should be reviewed by the Planning and Zoning Commission of the Town of Dillon to consider amending portions of the annexation plan to better align with the concepts generated by the planning charette for the US Forest Service Administration Site. US Forest Service representatives were among the community stakeholders taking part in the planning charrette and are very much interested in being part of the Workforce Housing solution, as they too have a great need for housing for their employees, and the current condition of the site is in a somewhat degenerated and aging state.

The current Three-Mile Plan refers to the site as being perhaps suitable to Residential Low (RL) of Residential Medium (RM), or even reduced densities from that permitted in those zones by the

Dillon Municipal Code. The RL zone would permit up to 5.4 dwelling units per acre (8,000 SF minimum lot size), where the RM zone would permit 6 to 14 dwelling units per acre, per the Code.

The Workforce Housing planning effort has focused more on higher density development to better serve the significant need for Workforce Housing in the community. The USFS site is approximately 9.18 acres, and the design charette developed concepts of varying density options of 122, 190, and 357 dwelling units, with a corresponding relative density of 13.3, 20.7, and 38.9, respectively.

Staff requests the Planning and Zoning Commission review the Three-Mile Plan and the RFP materials in consideration of potential amendments to the Plan to better align with the Workforce Housing needs of the community. Among the RFP materials is the Summit County Housing Needs Assessment which spells out how significant the need for Workforce Housing is in the County.

STAFF MEMBER RESPONSIBLE: Ned West, Town Planner