

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING
WEDNESDAY, FEBRUARY 3, 2021
5:30 p.m.
VIRTUAL MEETING VIA MICROSOFT TEAMS
CONFERENCE ID: 170 212 400#**

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, February 3, 2021 by electronic participation through the Microsoft Teams application. Chair Alison Johnston, called the meeting to order at 5:36 p.m. Commissioners present were Bill Engelman, Michael Parsons, and Tom Karpowich. Staff members present were Ned West, Town Planner; Dan Burroughs, Town Engineer; Nicolas Cotton-Baez, Town Attorney; Scott O'Brien, Public Works Director; Kerstin Anderson, Marketing Director; and Michelle Haynes, Recording Secretary.

APPROVAL OF THE MINUTES OF JANUARY 6, 2021 REGULAR MEETING

Commissioner Engelman moved to approve the minutes from the January 6, 2021 regular meeting. Commissioner Karpowich seconded the motion, which passed unanimously.

**DISCUSSION: 3-MILE PLAN AND THE US FOREST SERVICE ADMINISTRATION
SITE ON COUNTY ROAD 51**

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 charrette 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 charrette 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.

PUBLIC COMMENTS:

One written public comment was read into the record by Ned West and can be found in Attachment “A”.

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

COMMISSIONER QUESTIONS:

Commissioners asked a wide variety of questions in the discussion.

Commissioner Karpowich asked Staff what would be the advantage for annexing land into the Town of Dillon? Ned informed, the main reason is to benefit the community and not for real estate tax purposes of which the County is the greater beneficiary. Kerstin Anderson spoke to further answer the question by saying that the annexation would allow more density and more access to community participation. Tom went on to ask about the process of annexing land. Ned answered, the Town has been in touch with the community and the forest service on this matter. To finalize the annexation of US Forest Service land, it would have to be done by an act of congress. Commissioner Karpowich and Parsons followed up with questions on the HWY 6 intersection. Ned explained that an RFP would be posted, and the Town would work with CDOT on the layout.

Commissioner Engelman asked a question regarding the size of land, how many Forest Service residents currently reside there, and how many units they intend on building? Kerstin explained the current situation. It is bunk housing with approximately 12- people living there and they intend on building 120-250 in all sizes on the 9 acre plot of land. Bill also asked if the project would interfere with the residents of Forest Canyon or the Public Works Facility? Kerstin reassured that surrounding properties will be considered. Forest Canyon sits below the project site, it should sit out of eye’s view.

Commissioner Johnston questioned how the Community feels about the matter and Staff informed her that the Community is much in favor for the project, and in favor to bringing affordable, Workforce Housing into the Town Limits. Kerstin said the Community voted for 5A funding and the Town is exploring the idea. Mike commented on Table 3 in the presentation. Will this project substantially fill the needs of housing when the projected need is 3,000? Staff explained that yes, it would be substantial for this side of the county and will make a dent in the issue.

Commissioner Parsons asked about funding and grants. Kerstin explained there is a new process for this, and the Forest Service is currently exploring it.

PUBLIC COMMENTS:

There was no public present at Public Comments Sign In, no public comments were made on items not on the agenda.

PROJECT UPDATES:

- Vail Health: Now called Dillon Medical Center. Working to open at the end of summer.
- Homewood Suites: Shooting to open in July. Working on the interior, restaurant and pool.
- Urgent Care: On hold - Spring.
- Uptown 240: On hold – Spring.

- Sail lofts II: Finished.
- Panera Bread: Moving right along, working on site improvements.
- Multi-use Lake Trail up and in use.

OTHER BUSINESS:

No other business was discussed.

ADJOURNMENT

There being no further business, Alison Johnston adjourned the meeting at 6:23 p.m.

Respectfully submitted,

Michelle Haynes

Michelle Haynes
Secretary to the Commission

Discussion on 3-Mile Plan and the US Forest Service Administration Site on County Road 51
Attachment 'A'
Written Public comment

From: Dannielle McDermott

Sent: Wednesday, February 3, 2021 6:06 PM

Subject: Public Comment on County Rd 51 Workforce housing development

Hello,

I hope this finds you well.

Wasn't able to share a public comment on the Zoning meeting tonight, so hoped to do so via email to you if you are able to share.

I wanted to share our opposition to this development for the following reasons:

- Added congestion to the County Rd 51/Oro Grande Trail Head area, particularly in the summer.
- Added traffic congestion to an already backed up Evergreen Parkway.
- The Hwy 6/County Rd 51/Church/Piney Acres intersection area is already dangerous and confusing particularly to tourists.

Don't mean to be a downer, just wanted to share.

Thanks.

Dannielle McDermott
664 Piney Acres Circle
Dillon CO 80435