

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING
WEDNESDAY, JUNE 2, 2021
5:30 p.m.
VIRTUAL MEETING VIA MICROSOFT TEAMS
CONFERENCE ID: 871 635 032#**

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, June 2, 2021, by electronic participation through the Microsoft Teams application. Chair Alison Johnston, called the meeting to order at 5:30 p.m. Commissioner's present were Bill Engelman Michael Parsons, and Tom Karpowich. Staff members present were Ned West, Town Planner; Dan Burroughs, Town Engineer; Scott O' Brien, Public Works Director; Nicolas Cotton-Baez, Town Attorney; and Michelle Haynes, Recording Secretary.

APPROVAL OF THE MINUTES OF MAY 5, 2021, REGULAR MEETING

Commissioner Engelman moved to approve the minutes from the May 5, 2021, regular meeting. Commissioner Karpowich seconded the motion, which passed unanimously.

CONSIDERATION OF RESOLUTION PZ 07-21, SERIES OF 2021

A RESOLUTION APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO OPERATE A SCHOOL IN THE CORE AREA ZONE DISTRICT AT 124 MAIN STREET.

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.

Chair Alison Johnston opened the hearing at 5:32 p.m.

SUMMARY:

The Town has received a Level III Development Permit Application for a Conditional Use Permit for a school proposed to be located at 124 Main Street, more specifically described as Lot A, Block M, New Town of Dillon Subdivision. The building vicinity map may be viewed in Figure 1.

The Applicant is Erica Bull and the school is named Mountain House Academy. The Dillon Municipal Code requires a Conditional Use Permit for a school use in the Core Area Zone district

Erica Bull presented to the Committee. *Mountain House Academy (MHA) is Summit County's new private Christian School that's transforming and re-imagining education. There is no one-size fits all when it comes to our children's growth so the way we educate our children should not follow a one size-fits all approach either.*

MHA is providing the flexibility to choose your child's educational experience by combining the best aspects of traditional school with the best aspects of home schooling to any option in between. We are focused on educating the whole child, while educating with excellence. The result is a quality and individualized education the gives parents more flexibility in choosing the right fit for their needs and

more control over what their children are learning and more time to impart their own faith and values in their children as well.

MHA's mission is to partner with parents to place faith in God, while emphasizing family and cultivating the extraordinary uniqueness God placed within each of our children through individualized experiences built in both academics and adventure.

Ned West presented the Staff Summary.

REVIEW PROCESS & PUBLIC HEARING NOTICE:

Level III Applications require a public hearing before the Planning and Zoning Commission. The Town posted signs of the Public Hearing on site on Wednesday, May 26th, 2021. A newspaper legal notice ran in the Summit Daily (Journal) on Friday, May 21st, 2021 and a mailing noticing the public hearing time and date was sent out on Friday, May 21st, 2021 to property owners within 300' of the subject property. Notices were also placed in the Town of Dillon public posting locations. These dates and notification distributions are all within the required 7-day minimum and 14-day maximum notice period required by the Dillon Municipal Code (the "Code").

PUBLIC COMMENTS:

Written public comments were given to the Commission for review and can be found in Exhibit "A".

COMMISSIONER QUESTIONS:

The Commissioners asked a variety of questions regarding this application. The Commissioners asked Erica Bull what grades would be provided and at what capacity. Erica informed the commission that the school would host grades K4 - 5th grade, with hopes of expanding to k4-12th grade in the future. At a capacity of 10 children per pod, 20 children total. She indicated she hopes to expand over time and will eventually hope to obtain her own property for the school

Commissioner Engelman questioned the location of the student pick up and drop off zone not being in a good location and not large enough. Ned West informed him the location was just only proposed and is not recommended by Town Staff. Engelman also asked about the use and locations of the Town Parks mentioned in the presentation. Ned informed the Commission that they are publicly owned parks and may be used by any member of the public. Ned also informed the commission that Ms. Bull has inquired about a nearby studio for indoor activities. The state does not require the school to have an onsite play area, and the public parks and potential indoor studio are an acceptable play areas. Erica explained the parks are within a very short distance of the proposed location of the school and the studio is in the same building.

Tom Karpowich mentioned his concerns about future Liquor Licensing interference with the approval a school in the Town Center. The current law states an establishment that serves liquor is precluded from opening within 500ft of a school. How would this law affect the future of our Town Center and new restaurants from coming in, if they were to approve the school? Nicolas Cotton-Baez, Town Attorney, informed the commission that this is a possibility. Nick also informed the commission that the local licensing authority does have the ability to modify the distance requirements. Current liquor establishments are not subject to the provisions, only new license applicants must follow distance requirements. Nick recommended making a recommendation to the Town Council, which the Commission was in favor of doing.

PUBLIC HEARING CLOSED:

Chair Alison Johnston closed the public hearing at 6:16 p.m.

RECORD OF PLANNING COMMISSION ACTION:

Commissioner Tom Karpowich moved to approve Resolution No. PZ 07-21 Series of 2021. Commissioner Michael Parsons seconded the motion, which passed unanimously.

CONSIDERATION OF RESOLUTION PZ 08-21 SERIES OF 2021

A RESOLUTION APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO OPERATE A CHILD CARE FACILITY IN THE CORE AREA ZONE DISTRICT AT 135 MAIN STREET.

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.

Chair Alison Johnston opened the hearing at 6:22 p.m.

SUMMARY:

The Town has received an Application for a Conditional Use Permit for a preschool (Child care facility) proposed to be located in the Core Area (CA) Zone district at 135 Main Street, more specifically described as Lot 15, Block A, New Town of Dillon Subdivision. The building vicinity map may be viewed in Figure 1 and the subject units in the building may be viewed in Figure 2.

The Applicant is Penney Graves and the preschool is named Rocky Mountain Montessori Preschool (RMM). The Dillon Municipal Code requires a Conditional Use Permit for a preschool use in the Core Area Zone district. Penny presented to the Commission

Ned West presented the Staff Summary

REVIEW PROCESS & PUBLIC HEARING NOTICE:

Applications for Conditional Use Permits require a public hearing before the Planning and Zoning Commission. The Town posted signs of the Public Hearing on site on Wednesday, May 26th, 2021. A newspaper legal notice ran in the Summit Daily (Journal) on Friday, May 21st, 2021 and a mailing noticing the public hearing time and date was sent out on Friday, May 21st, 2021 to property owners within 300’ of the Application. Notices were also placed in the Town of Dillon public posting locations. These dates and notification distributions are all within the required 7-day minimum and 14-day maximum notice period required by the Dillon Municipal Code (the “Code”).

PUBLIC COMMENTS:

Five written public comments were given to the Commission for review and can be found in Exhibit “B”.

COMMISSIONER QUESTIONS:

Commissioner Engelman questioned the location of the student pick up and drop off zone because it is not currently a loading zoning. Ned West informed him the location is currently parallel parking and the loading zone is located further down.

Alison Johnson asked if the hours of operation were coinciding with the other schools’ hours of operation, creating traffic and congestion in the Town Center. Penny graves said no. Alison also asked about possibly expanding in the future and Penny declined.

Engelman asked about the use and locations of the Town Parks mentioned in the presentation overlapping with the other schools' schedules. Will this crowd the Town Parks? Ned informed the Commission that they are publicly owned parks and may be used by any member of the public at any given time.

PUBLIC HEARING CLOSED:

Chair Alison Johnston closed the public hearing at 6:39 p.m.

RECORD OF PLANNING COMMISSION ACTION:

Commissioner Tom Karpowich moved to approve Resolution No. PZ 08-21 Series of 2021.
Commissioner Bill Engelman seconded the motion, which passed unanimously.

CONSIDERATION OF RESOLUTION PZ 09-21, SERIES OF 2021

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING CHAPTER 17 OF THE DILLON MUNICIPAL CODE REGARDING SUBDIVISIONS

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.

Chair Alison Johnston opened the hearing at 5:45 p.m.

SUMMARY:

Ned West presented the Staff Summary

There has been prepared a draft ordinance that, if approved by the Town Council, would amend the Subdivision Code, which amendments include:

1. Reorganization for greater chronological flow;
2. Stronger prohibition language for greater enforceability;
3. Removal of the Town Council call up process for Class S-3 (Lot Line Adjustments/Miscellaneous Subdivisions) and Class S-2 (Minor) subdivision applications;
4. Removal of unused definitions;
5. Implementation of an administrative review process for Class S-3 subdivision applications;
6. Town Manager authority to make administrative interpretations of ambiguous or conflicting code language or provisions, and applicant authority to appeal such interpretations;
7. Town Manager authority to waive preapplication conference for proposed Class S-3 subdivisions;
8. Addition of DURA as authorized subdivision applicant;
9. Removal of application and supplemental material requirements to resolution for greater flexibility and code readability;

10. Addition of costs and funds deposit agreement requirement to cover consultant and attorney costs in review of subdivision applications;
11. Revised application deadlines and noticing requirements for consistency with zoning procedures;
12. Revised appeals provisions for consistency with zoning procedures;
13. Revised Wetlands Regulations (Appendix 17-C) to require the applicant to submit wetland delineation report when property contains or abuts a wetland; and
14. Attachment of a new Wetland District map to describe and depict wetlands and various subcategories of wetlands within the Town.

PUBLIC COMMENTS:

There were no public comments.

COMMISSIONER QUESTIONS:

Tom Karpowich asked if there were any downsides to the changes being resented. Nicolas Cotton-Baez, Town Attorney informed there are no downsides this is more of a cleanup.

PUBLIC HEARING CLOSED:

Chair Alison Johnston closed the public hearing at 7:00 p.m.

RECORD OF PLANNING COMMISSION ACTION:

Commissioner Michael Parsons moved to approve Resolution No. PZ 09-21 Series of 2021. Commissioner Bill Engelman seconded the motion, which passed unanimously.

CONSIDERATION OF RESOLUTION PZ 10-21, SERIES OF 2021

A RESOLUTION APPROVING AN APPLICATION FOR THREE CLASS 1 SIGN PERMITS FOR THE INSTALLATION OF TWO PERMANENT WALL SIGNS, AND ONE INDIVIDUAL BUSINESS SIGN ON THE EXISTING BUSINESS AREA DIRECTORY SIGN AT 346 LAKE DILLON DRIVE.

PUBLIC HEARING:

Not a public hearing.

SUMMARY:

The Town has received a Class 1 Sign Application for three (3) Sign Permits proposed to be installed at 346 Lake Dillon Drive. The building vicinity map may be viewed in Figure 1.

The Applicant is Jason Smith, and the signs are for his business, The Mountain Space. The Dillon Municipal Code requires a separate Sign Permit for each sign and permanent signs for a single tenant building require review and approval by the Planning and Zoning Commission. A public hearing, however, is not required

Ned West presented the Staff Summary

PUBLIC COMMENTS:

There were no public comments.

COMMISSIONER QUESTIONS:

The Commissioners asked a few questions regarding this application and a few mathematical errors in the plans. After review with Staff and the Town Attorney, the commission determined there are errors in the plans. The commission agreed to approve the application with an amendment to the resolution. The total square footage of the sign shall be limited to a maximum of 50 square feet. The applicant, Jason Smith agreed to the terms.

PUBLIC HEARING CLOSED:

Chair Alison Johnston closed the public hearing at 7:19 p.m.

RECORD OF PLANNING COMMISSION ACTION:

Commissioner Bill Engelman moved to approve Resolution No. PZ 10-21 Series of 2021. Commissioner Tom Karpowich seconded the motion, which passed unanimously.

PROJECT UPDATES:

- Dillon Medical Center. Working to open this fall.
- Homewood Suites: Plan to open in the Fall. Working on the interior, restaurant, and pool.
- Dillon Urgent Care project: On hold – Should be starting soon
- Uptown 240: On hold – Funding in the works
- Panera Bread: Moving right along, working on site improvements.
- Town right of way improvements currently underway.

OTHER BUSINESS:

No other business discussed.

ADJOURNMENT

There being no further business, Alison Johnston adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Michelle Haynes

Michelle Haynes
Secretary to the Commission

Resolution PZ 07-21, Series of 2021

Exhibit 'A'
Written Public comment
124 Main Street

To Whom It May Concern,

My name is Aly Couette. I was born and raised in Summit County. I now have 2 children of my own and I run a local business here in the county with my mother. This is a letter in support of my friend, Erica Bull, and The Mountain House Academy that she is attempting to establish in Dillon as a faith based school focused around grades K-5.

I fully believe that this community needs more choices for children to attend schools. I think that it is important for all parents to feel that the education that their children are receiving is the best that it can be. With recent changes to the Summit School District I believe that it is even more important for parents to have decisions that allow them to feel comfortable about what their children are learning.

In the time that I have known Erica I have experienced her drive and passion not only for her own children's education but also for the children in the local community which she supports. Her passion for starting this school is huge and I know that this alone will create an amazing chance for many other families in our community to experience an education that they will also support.

Thank you,



Aly Couette

970-485-0251

aly@omniresorts.com

PO Box 948, Silverthorne CO 80498

To whom it may concern,

I would like to offer my full support to the Mountain House Academy. As a future instructor at the academy I believe this schooling system is needed in Summit county. As a child who grew up in the public school system and a teacher that has taught in public school I know this system does not work for every student. Public schools have a great ability of teaching to the masses but with such large class sizes it is easy for many students to get left behind. I think with the type of class size the Mountain House Academy provides students are all able to reach their full potential. The instructor has the time and the means to make sure they work with each student each day. I believe the county is missing this type of schooling in their options, public school may be a great option for some families but if other families are looking for different opportunities for their children they should be given the best choices. I also firmly believe that the model of this school gives families the opportunities to really be a part of their child or children's education. Many families take a back seat but with this model families and teachers are working closely together to make sure every student is receiving the best schooling opportunity. I am excited to spend the next year creating the best atmosphere for all students to learn.

Sincerely,
Catrina Jordan

P.O. Box 5919
Breckenridge, CO 80424

May 17, 2021

Town of Dillon

275 Lake Dillon Drive
Dillon, Colorado 80435

To Whom It May Concern:

This is to express our excitement and unwavering support for **Mountain House Academy**.

This county has long been without a Christian school, and we are thrilled to know that plans are in motion to bring a Christian schooling option to Summit County.

As an educator in Summit School District, I know parents are looking for educational options for their children. Enrollment at Snowy Peaks Alternative School continues to outpace its capacity. Alternatively, tuition at The Peak School in Frisco is not financially feasible for many families.

With more and more families moving to mountain communities, alternative educational options will be one of the first boxes potential residents check off as they research whether to move to a particular town or not.

With plans to initially serve grades K-5, **Mountain House Academy** will offer families more flexibility than a traditional school schedule offers with its innovative curriculum and experiential outdoor learning program.

By giving parents options such as **Mountain House Academy**, they can thrive in their jobs and professions knowing that their children are receiving a Christian education. This peace of mind will strengthen the relationship between **Mountain House Academy** and its stakeholders while laying the foundation for future expansion at the middle and high school levels.

Thank you for your consideration to approve zoning for the creation of **Mountain House Academy** in Summit County.

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Chavez Newey". The signature is written in black ink and is positioned above the typed name and titles.

Cheryl Chavez Newey, SHS English teacher
Jacques Newey, retired engineer

I would like to express my unwavering support for Mountain House Academy. This county has long been without a Christian school, and we are elated to see one emerging. Not only is there a need for school options within Summit County, but there is also a sizeable population residing here in Summit County that wants a Christian school for the next generation of students that are growing up here.

Summit County would benefit from having Mountain House Academy due to many factors, including that our community is growing and expanding almost exponentially, and more schools are needed to serve the next generation. Additionally, traditional school is not always the best choice for every student, yet our community has limited alternative choices when it comes to schooling options. Especially for elementary grades, our families options are public schooling or homeschooling. Having the choice on where you send your child to be educated and having the flexibility to choose how they'll be educated can only strengthen the learning and educational foundation our students will be graduating with. We also see adding this school is a benefit to the community in that it will bring more jobs, and quality educators into Summit County.

We believe the business and activity that the Mountain House Academy will generate in the Dillon village core is the kind of activity that the Town of Dillon will benefit from. The arrival of parents and students during the school day will likely result in more Dillon businesses being made known to and patronized by those families. More importantly, the students will bring a positive vitality to the neighborhood, enjoying Dillon's parks, marina and amphitheater as citizens of the core village. It's likely that children spending their formative educational years in the village will come to think of Dillon as their "home," continuing to be citizens who patronize or live in the town into the future.

Thank you for your consideration, Summit County would be lucky to have Mountain House Academy and we cannot express how much we this school's creation!

Sincerely,

Bob and Dana Cottrell

Summit Cove

May 16, 2021

To Whom It May Concern:

As a parent and eleven year resident of Summit County, I would like to express my strong support for Mountain House Academy.

Mountain House Academy is important to me specifically because we are in desperate need for more options to educate our children in Summit County.

I have watched all three of my children struggle and fall behind educationally due to this past year's events. I have considered moving my family out of this county, in order for them to have the opportunity to attend a private school. I fully support Mountain House Academy being another option for families to educate their children in this community.

We are extremely grateful for the opportunity to have our children attend Mountain House Academy. I again strongly recommend and support this school and believe it will be a positive and necessary addition to our community.

Sincerely,



Kari Trimble

6746 Ryan Gulch Rd, PO Box 24482

Silverthorne, CO 80498

(970)409-0386

May 18, 2021

To Whom it may concern,

I am writing this letter to reference Erica Bull in her endeavors to start and successfully operate the Mountain House Academy in Summit County, Colorado.

I have known and worked with Erica and her husband Craig for several years as their bookkeeper and financial consultant in both of their businesses. In that time, I have found Erica to be outstanding in her abilities of financial management, communication, planning, organizing and caring.

I have also enjoyed the opportunity to help in guiding her on developing the Mountain House Academy by discussing the financial obligations, fund raising efforts, communicating with other religious schools and developing interest in moving forward. We continue discussing strategies and ideas on this Academy weekly and have been doing so for the past couple months.

Erica is driven and focused not only on getting this religious oriented school started but in making it as successful as possible. She has understood and found that there is a need for such an Academy in Summit County attested to by the following for this endeavor that she is creating among the residents.

Thanks for taking the time to read this and for your consideration.

Mark Keedy | **Business Accountant**

Keedy & Associates | 1230 Oak Hills Drive | Colorado Springs, CO. 80919
310-367-7033 | mlkeedy1@gmail.com

TO: Town of Dillon

19 May 2021

FROM: Mark and Kim Langley
315 Lake Edge Drive
Breckenridge, CO 80424

SUBJECT: Mountain House Academy

We would like to express our full support for the approval and opening of Mountain House Academy (MHA). As Summit County continues to welcome new families into our community, so does our need to provide more schooling options for our growing diverse population.

This past year has been a challenging one with the COVID-19 pandemic. All schools have struggled and all parents have had to adapt. MHA will provide the flexibility needed in times like these, allowing families to choose how their children will be educated. A new school option can only strengthen the learning and educational foundation our students will gain in preparing them for the next stage of their lives. Public schools may not always be the best choice for all families and providing another option will only strengthen our wonderful community.

MHA will provide the only option in the county for those parents that choose to raise their child with a Christian education. Our children spend the better part of their time at school each week and God tells us to teach His commands continually to our children, "talking about them when you sit at home and when you walk along the road, when you lie down and when you get up." Deuteronomy 11:19.

In closing, we fully support the creation of MHA and feel it will provide the highest quality education for our children and will allow the opportunity for parents to fulfill their educational obligation consistent with their beliefs. They will graduate students with academic competence and who know, serve and love God and their neighbor.

Very Respectfully,

A handwritten signature in black ink that reads "Mark and Kim Langley". The signature is written in a cursive, flowing style.

Mark and Kim Langley



Erica Bull <mountainhouseacademy@gmail.com>

Letter of Support for MHA

Danielle Heyne <danielle.wood22@gmail.com>
To: mountainhouseacademy@gmail.com

Mon, May 17, 2021 at 9:17 PM

Dear Madams & Sirs,

I would like to express my unwavering support for Mountain House Academy. This county has long been without a Christian school, and we are elated to see one emerging. Not only is there a need for school options within Summit County, but there is also a sizeable population residing here in Summit County that is wanting a Christian school for the next generation of students that are growing up here.

Summit County would benefit from having Mountain House Academy due to many factors, including that our community is growing and expanding almost exponentially, and more schools are needed to serve the next generation. Additionally, traditional school is not always the best choice for every student, yet our community has limited alternative choices when it comes to schooling options. Especially for elementary grades, our family's options are public schooling or homeschooling. Having the choice on where you send your child to be educated and having the flexibility to choose how they'll be educated can only strengthen the learning and educational foundation our students will be graduating with. We also see adding this school is a benefit to the community in that it will bring more jobs, and quality educators into Summit County.

Thank you for your consideration, Summit County would be lucky to have Mountain House Academy and we cannot express how much we support this school's creation!

Sincerely,

Andy & Danielle Heyne

PO Box 10000

Breckenridge, CO 80424

Lori A. TenEyck
PO Box 527
Leadville, CO 80461

To whom it may concern,

I'd like to express my support for Mountain House Academy (MHA). I feel that it's very important in these times that we are living in, to give parents a choice in schools in which to educate their children. I am in support of MHA as it will be a faith based, solid curriculum and family supportive school to educate children in Summit County. Even though my children are grown and raised, I am interested in the quality of education for my grandchildren. I am not a resident of Summit County but my grandchildren are.

Thank you,

Lori TenEyck

303.946.819

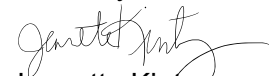
Dear Madams and Sirs,

I would like to express my unwavering support for Mountain House Academy. This county has long been without a Christian school, and we are elated to see one emerging. Not only is there a need for school options within Summit County, but there is also a sizeable population residing here in Summit County that is wanting this option for a Christian school, with the flexibility for our family to choose the type of educational experience that fits our needs.

Summit County would benefit from having Mountain House Academy due to many factors, including that our community is growing and expanding almost exponentially, and more schools are needed to serve the next generation. Additionally, traditional school is not always the best choice for every student, yet our community has limited alternative choices when it comes to schooling options. Especially for elementary grades, our family's options are public schooling or homeschooling. Having the choice on where you send your child to be educated and having the flexibility to choose how they'll be educated can only strengthen the learning and educational foundation our students will be graduating with. We also see adding this school is a benefit to the community in that it will bring more jobs, and quality educators into Summit County.

Thank you for your consideration, Summit County would be lucky to have Mountain House Academy and we cannot express how much we support this school's creation!

Sincerely,



Jeanette Kintz
120 Cove Blvd #201
Dillon, CO 80435
jjkintz@gmail.com



Erica Bull <mountainhouseacademy@gmail.com>

support letter

1 message

Mike Tabb <mwtabb@comcast.net>

Tue, May 18, 2021 at 9:05 AM

To: "mountainhouseacademy@gmail.com" <mountainhouseacademy@gmail.com>

Cc: "Tabb, Barb" <barbtabb@comcast.net>

Dear Madame and Sirs:

We enthusiastically support the application of Mountain House Academy. Our traditional public schools are not always the best choice for every student and in Summit County options for parents are limited. There is a need for an educational choice that not only provides a quality and individualized education, but also gives parents more control over what their children are learning with more time to impart their own faith and values to their children. We applaud the Mountain House mission to partner with parents to place faith in God first, emphasize family values, and cultivate the uniqueness in each child.

Regards,
Mike and Barb Tabb
PO Box 4712
Breckenridge, CO 80424

May 14, 2021

To whom it may concern,

The intent of this letter is to express my support for the establishment of Mountain House Academy in Summit County. I am a tax paying citizen of Summit County, currently contributing to the public school system. I would like to see more educational opportunities for the children and families of this county, especially for the elementary grade levels. I am in full support of a Christian school, which Summit is currently lacking. I know of many families who would take advantage of the opportunity to have their children attend a Christian school here, ensuring an education that meets with their core family values.

I have met with and heard the Mountain House Academy administrator, Erica Bull, speak and have full confidence in her ability to develop, lead and run a school of this caliber with special interests.

Thank you for your consideration as I believe Mountain House Academy would be an asset to the institution of education in Summit County and I completely support its development!

Blessings,

Susan Slepín

1223 Rainbow Drive, Silverthorne



Erica Sarell Bull <erica@ericasarellweddings.com>

(no subject)

1 message

Lynn <fitzwestie@aol.com>

Sat, May 15, 2021 at 6:31 PM

To: Erica Sarell Bull <erica@ericasarellweddings.com>

Dear Madams or Sirs

Having been a resident of Summit County for 23 years, there have been changes especially in the educational system. The educational system should be teaching children to learn academics, socialization, athletics and to learn skills to carry them forward. However, this system is now leaning to a one sided learning approach not giving each child to learn at their own pace.

We are blessed to live in an environment that allows us so much. Summit County would benefit from having Mountain House Academy due to many factors, including that our community is growing and expanding rapidly and more schools are needed to serve the next generation. Additionally, traditional school is not always the best choice for every student, yet our community has limited alternative choices when it comes to schooling options. Especially for elementary grades, our family's options are public schooling or homeschooling. Having the choice on where you send your child to be educated and having the flexibility to choose how they'll be educated can only strengthen the learning and educational foundation our students will be graduating with. We also see adding this school is a benefit to the community in that it will bring more jobs, and quality educators into Summit County.

Regards

Lynn Bull

PO Box 4622

Dillon, CO 80435

Sent from [Mail](#) for Windows 10

**Melanie Hill
1867 Peregrine Lane
P.O. Box 23904
Silverthorne, CO 80498**

16 May 2021

Dear Madame and Sirs,

I would like to express my unwavering support for Mountain House Academy. I am excited by the possibility of a Christian school alternative for Summit County. Not only is there a need for school options within Summit County, but there is also a sizeable population residing here in Summit County that is wanting a Christian school for the next generation of students who would benefit from this option.

In my view Summit County would definitely benefit from having Mountain House Academy for many reasons not least of which is the growth happening here. More schools are needed to serve the next generation and public school is not always the best choice for every student. I see that our community has limited alternative choices when it comes to schooling options. These choice options are needed and I can also see that this idea would contribute to the county in terms of added employment.

Summit County would be lucky to have Mountain House Academy and I certainly support this school's creation.

Thank you for your consideration,

/s/ Melanie Hill

Resident of Summit County



Erica Sarell Bull <erica@ericasarellweddings.com>

Support of MHA

2 messages

Mike <jbull10623@aol.com>

Sat, May 15, 2021 at 9:00 PM

To: "erica@ericasarellweddings.com" <erica@ericasarellweddings.com>

To Fellow Citizens of Summit County

Education of our children is a community responsibility. Recent changes in our leadership in the Summit County school system show a deviation from what is best for our children from family/community driven to a school driven (we know best) agenda. The recent zoom school board meeting wherein over 220 members attended presented a one sided approach that elevated equity rather than equality is the path forward. This approach deviated from the principal wherein hard work and merit allows one to achieve success. The school board approach would appear to slow down accelerated /alternative programs to allow equity versus equality. The current equity concept espoused by the school board appears to ignore the concept of Martin Luther King in judge me by not by the color of my skin but the content of their character . There exists a need to provide alternative method of educating our children.

There is an alternative. Mountain House Academy is a excellent choice for our community. Summit County residents/community have a choice. Summit County would benefit from having Mountain House Academy due to many factors, including that our community is growing and expanding almost exponentially, and more schools are needed to serve the next generation. Additionally, traditional school is not always the best choice for every student, yet our community has limited alternative choices when it comes to schooling options. Especially for elementary grades, our family's options are public schooling or homeschooling. Having the choice on where you send your child to be educated and having the flexibility to choose how they'll be educated can only strengthen the learning and educational foundation our students will be graduating with. We also see adding this school is a benefit to the community in that it will bring more jobs, and quality educators into Summit County.

Mike Bull Copper Mountain

A 23 year resident of Summit County

Sent from [Mail](#) for Windows 10

Erica Sarell Bull <erica@ericasarellweddings.com>

Mon, May 17, 2021 at 7:49 AM

To: mountainhouseacademy@gmail.com

E

ERICA SARELL BULL

detail aficionado + love enthusiast

Erica Sarell Weddings

303.815.7677

erica@ericasarellweddings.comwww.ericasarellweddings.com

Office Hours: Tuesday - Thursday 9 am - 5 pm, Friday + Saturday by appointment, Sunday + Monday Closed.

[Quoted text hidden]



Erica Bull <mountainhouseacademy@gmail.com>

Mountain House Academy

2 messages

Nancy <GunowN@aol.com>
To: mountainhouseacademy@gmail.com

Sat, May 15, 2021 at 9:32 AM

To Whom it May Concern,

I would like to express my unwavering support for Mountain House Academy. This county has been without a Christian school, and I am pleased to see one forming. Not only is there a need for school options within Summit County, but here is also a sizable population residing here in Summit County that is wanting this option for a Christian school, with the flexibility for our families to choose the type of educational experience that fits their needs.

Thank you for your consideration.

Sincerely,

Nancy Gunow
55 Lacy Drive
Silverthorne, CO 80498

Erica Bull <mountainhouseacademy@gmail.com>
To: Nancy <GunowN@aol.com>

Sat, May 15, 2021 at 2:55 PM

Thank you Nancy for the support! Appreciate the letter.

Enjoy your weekend.

Warmly,
E

Erica Bull
Administrator

Mountain House Academy
303.815.7677
[Quoted text hidden]

16 May 2021

Dillon Planning & Zoning Commissioners:

Please take this letter to be an expression of my strong support for establishment of Mountain House Academy. I believe that faith-oriented schools offer communities many benefits. There is a need for diversity of education in Summit County. Mountain House Academy would for the first time provide a Christian option for local parents, as well as a much-needed alternative to what many perceive as overly secular instruction.

Thanks in advance.

Sincerely,

//signed//

Robert Dudney
229 Highlands Drive
Breckenridge, Colo.
80424

5/17/21

Dear Madams and Sirs,

I would like to express my unwavering support for Mountain House Academy. This county has long been without a Christian school, and we are elated to see one emerging. Not only is there a need for school options within Summit County, but there is also a sizeable population residing here in Summit County that is wanting a Christian school for the next generation of students that are growing up here.

Summit County would benefit from having Mountain House Academy due to many factors, including that our community is growing and expanding almost exponentially, and more schools are needed to serve the next generation. Additionally, traditional school is not always the best choice for every student, yet our community has limited alternative choices when it comes to schooling options. Having the choice on where you send your child to be educated and having the flexibility to choose how they'll be educated can only strengthen the learning and educational foundation our students will be graduating with. We also see adding this school is a benefit to the community in that it will bring more jobs, and quality educators into Summit County.

Thank you for your consideration, Summit County would be lucky to have Mountain House Academy and we cannot express how much we support this school's creation!

Thank you for your time and listening ear,

Julie Olsen

57 W Hanson Rd

Keystone, CO 80435



Erica Bull <mountainhouseacademy@gmail.com>

Support for Mountain House Academy

2 messages

Bill Tracy <tracybill840@gmail.com>
To: mountainhouseacademy@gmail.com
Cc: tracybill840@gmail.com

Sat, May 15, 2021 at 3:27 PM

Dear Madams and Sirs:

We would like to express my unwavering support for Mountain House Academy. This county has long been without a Christian school, and we are elated to see one emerging. Not only is there a need for school options within Summit County, but there is also a sizeable population residing here in Summit County that is wanting a Christian school for the next generation of students that are growing up here.

Summit County would benefit from having Mountain House Academy due to many factors, including that our community is growing and expanding almost exponentially, and more schools are needed to serve the next generation. Additionally, traditional school is not always the best choice for every student, yet our community has limited alternative choices when it comes to schooling options. Especially for elementary grades, our family's options are public schooling or homeschooling. Having the choice on where you send your child to be educated and having the flexibility to choose how they'll be educated can only strengthen the learning and educational foundation our students will be graduating with. We also see adding this school is a benefit to the community in that it will bring more jobs, and quality educators into Summit County.

Thank you for your consideration, Summit County would be lucky to have Mountain House Academy and we cannot express how much we support this school's creation!

Sincerely,

Bill Tracy and Jeanne Belli

POB 4031

Frisco, CO. 80443

Erica Bull <mountainhouseacademy@gmail.com>
To: Bill Tracy <tracybill840@gmail.com>
Cc: tracybill840@gmail.com

Mon, May 17, 2021 at 11:56 AM

Good morning Bill and Jeanne,

Thank you for your support of MHA. I appreciate you taking the time to send in your support for our school.

I hope you both have a blessed week.

Warmly,
EErica Bull
AdministratorMountain House Academy
303.815.7677

Dear Town of Dillon,

I am writing to show my support for Erica Bull and Mountain House Academy. We do not have many options for private school (K-12) in the county, and I believe this school will provide a much needed alternative. I suspect that families will come from all over the county to have their children attend this school, which will provide exposure to the Town of Dillon and local businesses.

Please feel free to contact me with any questions.

Best regards,

Penney Graves
Rocky Mountain Montessori
9703897029

May 24, 2021

To Whom It May Concern:

I wanted to express my support for Mountain House Academy. I believe Summit County is in need of more educational opportunities for parents to choose from for their children. One size seldom fits all and that is very apparent in learning environments for families.

Thank you for your consideration. Summit County would be enhanced with this school option for a lot of families who are looking for this type of a learning environment for their children.

Sincerely,

Sharon W. Stackhouse

1127 Ski Hill Road

Breckenridge, Colorado 80424

May 30, 2021

Dillon Town Planning Commission
Dillon Town Manage

Dear Madam and Sirs,

I am pleased to be able to write this letter of support on behalf of Erica Bull and the Mountain House Academy. As a public elementary school teacher for 8 years and elementary school principal for 27 years, I have 35 years of experience in education. I fully endorse the Mountain House Academy as an alternative to public school. Let's face it, public school is not for everyone. Having additional school options and choices for parents and students is much needed in Summit County and will be a nice service the town of Dillon has to offer.

I strongly encourage the Dillon Planning Commission to change the current commercial zoning at 124 Main Street, Suites 203 and 204 to a conditional use permit that allows the mountain house Academy to open and operate at this location. This location for a school is ideal for working parents to drop their children off at school and continue to work. It offers easy access for parents and students. A school in this location requires very little parking other than ten minutes during school arrival and dismissal times, which will not impact or compete with existing business parking. In fact, it will probably enhance the current parking situation. The second-floor location is very appropriate and suitable for school age children.

From my years of experience, the possible noise level of a school in this location will not impact surrounding businesses. In fact, it will be much quieter than say the cleaning company located on the first floor of this very building.

It appears the Planning Commission has already approved two other educational type facilities in close proximity to this location with the Colorado Mountain College and the lake Dillon Preschool only steps away. It would be appropriate to approve the zoning change for the Mountain House Academy as well.

In closing, there are many benefits to having a non public school in the community. It offers parents and students choice. It affords them educational opportunities not available in traditional public school. I could list the many educational, social, and emotional benefits as well. However, the purpose of my letter is to not only support the Mountain House Academy, but to assure the Dillon town Planning Commission that the school will not adversely impact any near businesses only enhances and enriches opportunities for both parties, creating a true shared learning community. Thank you for your time and consideration.

Sincerely,

Wes Redd

88 Guller Road, Unit 506
Frisco, CO 80443

Resolution PZ 08-21, Series of 2021

Exhibit 'B'
Written Public comment
135 Main Street

May 13, 2021

Town of Dillon

275 Lake Dillon Dr

Dillon, CO 80435

TO WHOM IT MAY CONCERN:

We have recently learned that the Rocky Mountain Montessori School is wanting to rent space in the La Riva Mall. We fully support this move to the mall. We think it will definitely be a benefit for Cameez. To fill the mall spaces is good but even better to fill it with kids and smiles. We would welcome them and be happy to have them share space with us.

Thank you for considering this.

Jerry, Diana and Jeremy Szeszulski

Date 5-27-2021

Attention – Town of Dillon/La Riva Mall

From – Kimberly Ramey

Letter of Support for Rocky Mountain Montessori Preschool

To Whom It May Concern,

Thank you for your consideration and the opportunity to write this Letter of Support for Rocky Mountain Montessori School. My name is Kimberly Ramey, and I live in Dillon, CO with my husband and our two children who are 13 years old and 11 years old. My oldest started at Rocky Mountain Montessori Preschool when he was 4 years old continued until he started kindergarten. My youngest started when he was 3 years old and continued also until he started kindergarten. Rocky Mountain Montessori Preschool has been a huge part of our lives and helped provide our kids with an incredible foundation for preschool skills, social and emotional skills, academics, and communication skills. My children still speak fondly of their memories from Rocky Mountain Montessori Preschool and absolutely loved and still love their teachers, Mrs Penney, Mrs K, Mrs Monica and Mrs Brianna. As you know, there is a lot of turnover in Summit County with employment. Those 4 teachers are still at Rocky Mountain Montessori Preschool and are still providing a great preschool education and foundation for our community and the children in our community. Mrs. Penney, Penney Graves, the owner and administrator, continues to provide a full comprehensive curriculum to the preschool students and their families through the Montessori program and methods of teaching. In addition to the Montessori program they teach and instill being kind to others, respect others, and care for not only people but nature and our surroundings.

Please consider granting a conditional use permit to Rocky Mountain Montessori Preschool and allowing them to move into the space at the La Riva Mall in Dillon, Colorado for their school. I can attest that Rocky Mountain Montessori Preschool and their staff will be a great addition to this space and they will continue to teach the children how to be respectful and good citizens in our community and the staff hold themselves to the same high standard. I have not met one family, that does not cherish the time their children are or were at Rocky Mountain Montessori Preschool learning and thriving.

If you have any further questions, please feel free to contact me personally.

Thanks,


Kim Ramey

Mother of 2 students that are graduates of Rocky Mountain Montessori Preschool

PO Box 3685, Dillon, CO 80435

Home phone – 970-368-4408



Dillon

COMMUNITY CHURCH

Caring Community † Growing Intimacy with God † Going Passionately

20 May, 2021

Town of Dillon
PO Box 8
Dillon, CO 80435

Re: Rocky Mountain Montessori School

Dear Town of Dillon,

We want to encourage the Town to approve Rocky Mountain Montessori School's move to the La Riva building in Dillon.

RMMS has been on our campus for 15 years, and have been great partners, as well as providers of an imperative service to the families of Summit County. Their move to the new location will be a refreshing improvement for the families they serve and a continued blessing to the Town.

If you have questions, I'd be happy to discuss anything with you. Please feel free to contact me at 970-468-6405.

Sincerely,

Jude Mitchell
Administrator
Dillon Community Church

Going passionately out of our growing intimacy with God. A caring community for the county and the world. Sharing Christ in word and deed.

Summit Express

Airport Shuttle

5/27/2021

To: Town of Dillon

We are writing to show our full support for the Rocky Mountain Montessori to be granted approval to move into a new location operating out of the La Riva Mall in Dillon, CO. Summit County, and more importantly the Town of Dillon, is in dire need of more licensed preschool spots and this new location would allow for 15-20 more kids to receive an amazing preschool education as well as for parents to be able to resume work in the county.

As a local working family our children had the honor of attending the Rocky Mountain Montessori (RMM) from September 2016 until September 2020. Both boys gained an immense sense of independence, confidence and exceeded the necessary skills to take them into Kindergarten! RMM teachers are all wonderful, kind, thoughtful caring individuals who take pride in their teachings and engagement with their students! Our kids still request to stop by and just say hi or can you send that picture to my "old school?".

As local business owners in Silverthorne we are faced every day with the childcare & preschool shortages and long waitlists which prevent members from joining our team here at Summit Express and/or being able to work as much as they need to or would like due to lack of childcare availability.

We sincerely believe this move in location would benefit the Town of Dillon, our working families and our businesses and we look forward to your approval!

Sincerely,



Jackie & Bob Roppel

970-986-4146

jackie.roppel@summitexpress.com

Jennifer Riberdy
PO Box 2660
Silverthorne, CO 80498

May 27, 2021

To Whom It May Concern,

I am writing to express my support of Penny Graves and the Rocky Mountain Montessori Preschool.

It has been several years, but all three of my daughters went to Rocky Mountain Montessori for at least a year or two. We were always happy with their care and the running of the school. Things were always well organized and clean and Penney and her staff were good at communicating with us. I have no reason to believe that any of that has changed and I imagine Penney and her school will be excellent tenants.

If you have any questions, please do not hesitate to contact me.

Jennifer Riberdy
Jpiberdy@gmail.com
970-390-3118



Ned West
Town Planner
Town of Dillon
PO Box 8
Dillon CO 80435

May 28th, 2021

Re: Letter of Support for Rocky Mountain Montessori

Dear Ned,

I'm writing this letter to you in support of the request for a conditional use permit for Rocky Mountain Montessori to be located in the La Riva Mall at 135 Main St in the Town of Dillon. As the owner of Elevation Bowl, we firmly support any business that will bring in families into the downtown area of Dillon and into the facility we would share with this new business. We believe an influx of young children and their families will help our business immensely which will benefit the Town of Dillon via increased sales tax receipts.

It is a reasonable assumption to make that not only would our business benefit, but those in the mall and surrounding areas would as well with increased foot traffic leading to increased sales and word of mouth marketing and recommendations from the local community.

We sincerely hope that Town Council will take these points into consideration when weighing all the pros and cons of allowing a change in the code for the inclusion of a school which the community needs desperately as well.

Please use this letter as evidence of our full support for the proposed project.

Best regards,

Carlos Trujillo
Elevation Bowl

Ned West
Town Planner
Town of Dillon
PO Box 8
Dillon CO 80435



May 25th, 2021

Re: Support for Rocky Mountain Montessori

Dear Ned,

I've been asked to write a letter of support for a conditional use permit for Rocky Mountain Montessori to be located in the La Riva Mall at 135 Main St. As the General Manager of Elevation Fitness, I'd like to affirm my support for such a waiver to be granted. I believe the increase in traffic that would result from having the school in our mall would be a big benefit to the fitness center which would lead to increased sales and use tax activity for the Town.

I also believe other nearby businesses, such as Cameeze, Elevation Bowl, Tacos and Tequila would see a similar benefit to having many families coming in and out of the mall in general.

Please consider this letter of support when deliberating the conditional use permit and feel free to reach out for any reason.

Best regards,

Jim Owen

Jim Owen
General Manager
Elevation Fitness