

**PLANNING AND ZONING COMMISSION STUDY ITEM
STAFF SUMMARY
AUGUST 4, 2021
PLANNING AND ZONING COMMISSION MEETING**

DATE: July 30, 2021

AGENDA ITEM NUMBER: 5

TOPIC:

Study of the Town of Dillon Comprehensive Plan to determine focus areas and public engagement strategies for amendments and updates to the Plan.

BACKGROUND / TIME FRAME:

- February 2, 2017: Planning Commission review and recommendation for approval of the Town of Dillon Comprehensive Plan
- February 7, 2017: Town Council review and approval of the 2017 Town of Dillon Comprehensive Plan

SUMMARY:

The Comprehensive Plan is a long-range, evolving document that guides the Town in achieving the vision and goals of the community by establishing a framework for developing regulatory tools and advising decision making for the future of the Town of Dillon. Under the stewardship of the Planning and Zoning Commission, this dynamic document strives to promote the community's values, goals, and vision for the Town. The Comprehensive Plan is not a regulatory document but provides the background for advised decision making for establishing policies, for the delivery of services, for providing orderly growth and development criteria, embodies both current and long-range needs, and provides for a balance between the natural and built environment.

Please note that the Comprehensive Plan is a guidance document, meaning it's not binding on the Town. However, the Zoning Code is intended to carry out the purposes of the Comprehensive Plan.

Additionally, the Zone District Purpose Statements are also intended to carry out the purposes of the Comprehensive Plan. The Planning Commission may recommend amendments to the Purpose Statements, as well, particularly if Commissioners find that they do not align with the Comprehensive Plan. Town staff has worked with a planning consultant in reviewing the zoning code and the development of potential amendments to update the Dillon Municipal Code. Draft purpose statements are provided.

As part of this discussion item, the Town staff is particularly interested in whether the Commissioners agree with the permitted and conditional uses proposed for each zone district, and whether the Commissioners believe the permitted and conditional uses align with the Comprehensive Plan and the Zone District Purpose Statements.

The Zoning Map is in need of some updates. However, it's included to give Commissioners a sense of how properties are zoned within the Town.

Town staff would like the Planning Commission to study the Comprehensive Plan and determine if there are portions of the Plan that might warrant focus for potential amendments. The Commission is also asked to consider how they would like to engage the community in developing potential amendments of the Plan.

ATTACHMENTS:

1. 2017 Comprehensive Plan
2. 2013 Zoning Map
3. Draft Zone District Purpose Statements
4. Draft Zoning District Use Schedule

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