

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING
WEDNESDAY, August 4, 2021
5:30 p.m.
DILLON TOWN HALL**

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, August 4, 2021, at Dillon Town Hall. Chair Alison Johnston, called the meeting to order at 5:32 p.m. Commissioner's present were Michael Parsons, Tom Karpowich, and Bill Engelman. Staff members present were Ned West, Town Planner; Scott O'Brien, Public Works Director; Nicolas Cotton-Baez, Town Attorney; and Michelle Haynes, Recording Secretary.

APPROVAL OF THE MINUTES OF JULY 7, 2021, REGULAR MEETING

Commissioner Parsons moved to approve the minutes from the July 7, 2021, regular meeting. Commissioner Johnston seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There were no public comments.

DISCUSSION: TOWN OF DILLON COMPREHENSIVE PLAN

SUMMARY:

Ned West and Scott O'Brien gave the commission an explanation and review of the Dillon Comprehensive Plan. Nicolas Cotton-Baez, Town Attorney, helped answer questions about the Comprehensive plan.

The Dillon Comprehensive Plan is intended to be general, which means the policies and proposals adopted within the Plan are broad in nature and do not necessarily indicate specific locations of activity or use, or specific actions. As used in this document, Comprehensive Plan means a generalized, coordinated land use and policy plan for the Town of Dillon, Colorado. The Plan is also comprehensive in nature, meaning all-inclusive, both in terms of the geographical areas, and the activities, systems, and issues addressed by the Plan. In general, the Comprehensive Plan:

- Is an expression of public policy in the form of policy statements, generalized maps, standards and guidelines.
- Will be used as the basis for future Town decisions dealing with capital improvements, Town projects, open space acquisitions, urban design projects, and the evaluation of annexations and development proposals.
- Will be used as the basis for more specific rules, regulations, and ordinances that implement the policies expressed through the Comprehensive Plan.
- Has been prepared to help assure that public actions are consistent and coordinated with the policies expressed through the Comprehensive Plan.

COMMISSIONER QUESTIONS:

The Commission had a very detailed discussion with Staff about the Comprehensive Plan. The Commission reviewed multiple areas of the Comprehensive Plan. Areas addressed were work force housing, utilities, transportation, recreation and gathering spaces within the Town Core.

Policies and the “Plan on a page” concept were reviewed. The Commission also reviewed where the Town currently stands with the Marina Park Master Plan and the CR51 workforce housing project. Ned gave an update on the master plans and workforce housing planning efforts.

The Commission discussed Walkability and introducing Micro Transportation (private shuttle services) into the Town of Dillon. Commissioners would like to bring more people to and from the Town and around the Town Center and Marina. They compared the idea to town transportation in Breckenridge and Glenwood Springs. They discussed the idea of Golf Carts, partnering with Homewood Suites on a Shuttle service, or hiring a private entity to accomplish this. The commission would also like to see more walkability from the Dillon Ridge Market Place to the Town Core, while focusing on public safety along Highway 6. The proposed multi-modal path connecting the intersection of Evergreen over to the new Dillon Health Center (Vail Health) along Highway 6 was discussed. That design is dependent on the outcome of the potential Highway 6 & Evergreen / Lake Dillon Drive round about design project currently in the data collection phase.

Included in the Walkability discussion was adding more recreation and community gathering spaces alone paths and utilizing areas we currently have but do not focus on. Staff discussed how this aligns with Town Council conversations. The Commission would like to see more paths, ice rink or activities on Lake Dillon, and community gathering spaces throughout the Town from Town Park to the lake. They would like to see the Town emphasize on the view and placement we have on Lake Dillon.

To close out the meeting the Commission discussed with staff our current housing crisis. Short Term rentals, workforce housing, and accessory apartments were the main focus of the discussion. The Commission recommended offering incentives to rent long term to our workforce, charging tap fees and government entity use fees for those only doing short term rentals with their properties, and zoning STR’s to the Town Center only to promote increased sales tax. They recommended we provide a program to help educate businesses on how to buy and supply work force housing for their employees.

CONFIRM REGULAR PLANNING & ZONING MEETING ON SEPTEMBER 1, 2021.

All following commissioners confirmed they will attend the September 1, 2021, regular meeting; Alison Johnston, Bill Engelman, and Tom Karpowich. Michael Parsons indicated he would be out of Town, but could attend virtually. It was determined the meeting will be held virtually through a Microsoft TEAMS application.

PROJECT UPDATES:

- Homewood Suites: Finishing up, having some interior supply issues.
- Panera Bread: Starting Tenant Finish
- Town Park: Supply and Limited Contractor availability issues, will finish up in the Spring
- Urgent Care: Working on right of way and utilities
- Uptown 240: on hold.
- Vail Health: opening this fall.

OTHER BUSINESS:

Need to schedule time for a Workshop with Council. Discussed the potential for a special meeting to be held on August 24th at 5:30 pm for consideration of a potential different location for the Mountain House Academy school.

ADJOURNMENT

There being no further business, Alison Johnston adjourned the meeting at 7:27 p.m.

Respectfully submitted,

Michelle Haynes

Michelle Haynes
Secretary to the Commission