

**PLANNING AND ZONING COMMISSION STUDY ITEM
STAFF SUMMARY
MARCH 2, 2022
PLANNING AND ZONING COMMISSION MEETING**

DATE: February 25, 2022

AGENDA ITEM NUMBER: 8

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
- July 7, 2021: Planning Commission discussion / review of the Comprehensive Plan
- August 4, 2021: Planning Commission discussion / review of the Comprehensive Plan
- September 1, 2021: Planning Commission discussion / review of the Comprehensive Plan
- October 6, 2021: Planning Commission discussion / review of the Comprehensive Plan
- November 3, 2021: Planning Commission discussion / review of the 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. Please note that the Zone District Map contained therein is in need of updates.

Each zone district detailed in the Dillon Municipal Code has Zone District Purpose Statements

which 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.

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.

During the previous Planning Commission study session on the Comprehensive Plan, a few particular areas of interest were discussed:

- Workforce Housing
 - How can it be incorporated in the Core Area Zone District?
 - Parking challenges
 - CR 51 Workforce Housing
- Walkability, Connectivity, and Creating a Sense of Place in the Core Area
- Recreation
- Transportation
 - Discussed mass transit and “micro transit”
 - Highway 6 improvements
- Community gathering spaces
- Land Use Guidelines and High Priorities (see table on 6-2)
- Utilities: updates are in process with some expansion into water conservation elements being considered for the Plan to align with the State of Colorado Water Plan
- Sustainable land and water use goals
- Summit County Housing Crisis

Tasks:

- Community Engagement:
 - Community survey – develop focus areas and questions and complete survey
 - Community event for engagement October 22nd at 5:30 at the Dillon Amphitheater – “The Community Draft” – survey results may be viewed in the link provided in the meeting Agenda for tonight’s meeting
 - Other means of outreach – suggestions from the Commission?
 - Other engagement events?
 - Open public comment at the next Planning Commission meeting
- Comprehensive Plan Amendments
 - Develop sections of focus:
 - Water in the Comprehensive Plan

- Recreation
- Workforce Housing
- Core Area vitality
- Work on draft amendment language

Plans are to continue to work on the Comprehensive Plan over the next several months with targeted adoption in the Fall of 2022.

BUDGET IMPACT: To Be Determined

DEPARTMENT HEAD RESPONSIBLE: Ned West, Sr. Town Planner