

RESOLUTION NO. PZ 08-22
Series of 2022

**A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE
AMENDING CHAPTER 16 OF THE DILLON MUNICIPAL CODE
REGARDING MULTI-FAMILY RESIDENTIAL AND HOTEL PARKING
SPACE REQUIREMENTS.**

WHEREAS, the Town Council contracted with Walker Consultants to perform a parking study (the “Parking Study”) to determine existing parking capacity, determine future parking needs, determine location and feasibility for additional parking, and to determine potential costs and funding alternatives; and

WHEREAS, Walker Consultants presented the Parking Study to the Town Council during the Work Session on July 11, 2019; and

WHEREAS, on March 3, 2021, the Planning Commission reviewed the Parking Study, considered the possibility of a Code amendment related to the parking space requirements for hotels multi-family residential developments, and requested that a draft Code amendment be brought back to the Commission for purposes of making a recommendation to the Town Council; and

WHEREAS, the Town Council discussed the feedback received from the Planning Commission related to multi-family residential development parking space requirements during their work session on July 6, 2021; and

WHEREAS, the Planning and Zoning Commission studied a draft ordinance in a public hearing at its November 3, 2021 meeting, which incorporated input from the Town Council work session on July 6, 2021, and after such public hearing did not move forward with a recommendation to the Council, requesting further feedback from the Town Council; and

WHEREAS, in their work session on March 1, 2022, the Town Council again discussed onsite parking regulations for new multi-family residential and hotel developments, provided feedback to Town staff, and requested that the topic be studied again by the Planning Commission; and

WHEREAS, on August 3, 2022, the Planning Commission again studied the Parking Study and requested that Town staff bring back a resolution to recommend approval of an ordinance amending the multi-family residential development parking space requirements set forth in the Code; and

WHEREAS, the draft Ordinance, attached hereto as Exhibit A, has been prepared incorporating feedback received from the Town Council and Planning Commission; and

WHEREAS, pursuant to Section 16-1-60 of the Code, the Planning and Zoning Commission of the Town of Dillon (“Planning Commission”) has reviewed the draft Ordinance, and held a duly-noticed public hearing thereon, at which hearing evidence and testimony were entered into the record; and

WHEREAS, based on the advice of Town staff and the documents made part of the record of the public hearing, the Planning Commission recommends the Town Council adopt the draft ordinance to amend the minimum parking space requirements for multi-family residential and hotel developments contained in Article VI of Chapter 16 of the Dillon Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:

Section 1. Pursuant to Section 16-1-60 of the Dillon Municipal Code, the Planning Commission hereby recommends that the Town Council adopt the ordinance to amend the minimum parking space requirements for multi-family residential and hotel developments contained in Article VI of Chapter 16 of the Dillon Municipal Code attached hereto as Exhibit A.

APPROVED AND ADOPTED THIS 12TH DAY OF SEPTEMBER, 2022, BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

**PLANNING AND ZONING COMMISSION,
TOWN OF DILLON**

By: _____
Alison Johnston, Chairperson

ATTEST:

Michelle Haynes, Secretary to the Commission

EXHIBIT A

DRAFT

**ORDINANCE NO. _____ - 22
Series of 2022**

**AN ORDINANCE AMENDING CHAPTER 16 OF THE DILLON
MUNICIPAL CODE REGARDING MULTI-FAMILY RESIDENTIAL
AND HOTEL PARKING SPACE REQUIREMENTS**

WHEREAS, the Town Council contracted with Walker Consultants to perform a parking study (the “Parking Study”) to determine existing parking capacity, determine future parking needs, determine location and feasibility for additional parking, and to determine potential costs and funding alternatives; and

WHEREAS, Walker Consultants presented the Parking Study to the Town Council during the Work Session on July 11, 2019; and

WHEREAS, on March 3, 2021, the Planning Commission reviewed the Parking Study, considered the possibility of a Code amendment related to the parking space requirements for hotels multi-family residential developments, and requested that a draft Code amendment be brought back to the Commission for purposes of making a recommendation to the Town Council; and

WHEREAS, the Town Council discussed the feedback received from the Planning Commission related to multi-family residential development parking space requirements during their work session on July 6, 2021; and

WHEREAS, the Planning and Zoning Commission studied a draft ordinance in a public hearing at its November 3, 2021 meeting, which incorporated input from the Town Council work session on July 6, 2021, and after such public hearing did not move forward with a recommendation to the Council, requesting further feedback from the Town Council; and

WHEREAS, in their work session on March 1, 2022, the Town Council again discussed onsite parking regulations for new multi-family residential and hotel developments, provided feedback to Town staff, and requested that the topic be studied again by the Planning Commission; and

WHEREAS, on August 3, 2022, the Planning Commission again studied the Parking Study and requested that Town staff bring back a resolution to recommend approval of an ordinance amending the multi-family residential development parking space requirements set forth in the Code; and

WHEREAS, this Ordinance has been prepared incorporating feedback received from the Town Council and Planning Commission; and

WHEREAS, the Planning and Zoning Commission studied a draft of this Ordinance in a public hearing at its September 12, 2022 meeting, at which public hearing evidence and testimony were received, and after such public hearing recommended that the Town Council adopt the same by Resolution No. PZ 08-22, Series of 2022; and

WHEREAS, the Town Council held a public hearing on this Ordinance on _____, 2022, at which evidence and testimony were received, and after such public hearing finds that the Ordinance should be adopted.

NOW, THEREFORE, BE IT ORDAINED, BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:

Section 1. Section 16-6-40 of the Dillon Municipal Code is hereby amended to read as follows (words added are underlined; words deleted are ~~stricken through~~):

Sec. 16-6-40. General parking requirements.

(a) The following number of parking spaces shall be provided for any new development, addition to an existing development, or change of use:

| Use | Required Spaces |
|---|---|
| Residential | |
| Single-family | 2 spaces |
| Duplex | 2 spaces/unit |
| Multi-Family Residential and Hotels | |
| Efficiency, studio, 1-bedroom | 1.5 spaces/unit |
| 2-bedroom <u>unit or greater</u> | 2 spaces/unit |
| <u>3-bedroom or greater unit</u> | <u>2.5 spaces/unit</u> |
| Lodging, hotel, motel, <u>hotel/motel suites,</u> <u>dormitories, bed & breakfast</u> | <u>1.1 spaces/bedroom</u> 1 space/bedroom |
| Schools | |
| Child care center | 1 space/employee + 1 space/10 children |
| Elementary, middle school | 2 spaces/classroom |
| High school, college | .25 spaces/student capacity + 1 per faculty member |

| Commercial/Miscellaneous | |
|---|--|
| Retail sales, commercial, general office, medical office, dental office | 1 space/400 gross sq. ft. |
| Church | 1 space/400 gross sq. ft. |
| Auto service establishment | 1 space/employee + 1 space/service bay |
| Restaurant, sit-down | 1 space/120 gross sq. ft. |
| Restaurant, drive-in | 1 space/100 gross sq. ft. |
| Restaurant, outdoor seating | Outdoor seating that does not exceed 20% of the size of the restaurant, based on gross square footage, shall be exempt. Outdoor seating in excess of 20% shall provide parking for those portions of the seating area in excess of 20% at the same rate as the restaurant itself |
| Conference center or public meeting room | 1 space/every 250 square feet |
| Licensed premises of marijuana hospitality and sales establishment | 1 space/120 gross sq. ft. |
| Licensed premises of retail marijuana store | 1 space/400 gross sq. ft. |
| Entertainment | |
| Auditorium, theater | 1 space/4 seats |
| Bowling alleys | 4 spaces/alley + 1 space/employee |

(b) All parking requirements that are not whole numbers shall be rounded upward to the next highest whole number.

(c) The number of parking spaces required for uses not listed within this Section shall be determined by the Planning and Zoning Commission, after review and recommendation by the Town Manager, based on the impacts anticipated by the proposed use, and shall relate to the anticipated demand created by each proposed use.

Section 2. Severance Clause. If an article, section, paragraph, sentence, clause or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town

Council hereby declares that it would have passed this Ordinance and each part or parts thereof, irrespective of the fact that any one part or parts may be declared invalid or unconstitutional.

Section 3. Repeal. All other ordinances, or parts of any ordinances or other Code provisions in conflict herewith are hereby repealed.

Section 4. Effective Date. This Ordinance shall take effect five days after publication following final passage.

**INTRODUCED, READ AND ORDERED PUBLISHED BY TITLE ONLY THIS
___ DAY OF _____, 2022.**

**PASSED, ADOPTED AND APPROVED AND ORDERED PUBLISHED BY TITLE
ONLY THIS ___ DAY OF _____, 2022.**

TOWN OF DILLON,
a Colorado municipal corporation

By: _____
Carolyn Skowyra, Mayor

ATTEST:

Adrienne Stuckey, Town Clerk