



**Planning and Zoning Commission  
July 10, 2024 – Special Meeting**

To: Dillon Planning and Zoning Commission  
From: Ned West, AICP, Sr. Town Planner  
Subject: Land Use and Town center Elements in  
the Comprehensive Plan  
Agenda Item: 7

**Discussion Item:**

As the Planning Commission continues to work on Comprehensive Plan updates Town staff seeks feedback on certain portions of the Plan related to Land use elements and the Town Center. The Planning Commission should study these areas of the Plan and provide feedback and suggested edits for the Plan update.

**Background/Time Frame:**

- The Planning Commission began reviewing the adopted 2017 Dillon Comprehensive Plan in 2020 (see **Exhibit 'A'**) and has held regular meetings discussing and studying various aspects of the Plan since then. This effort is being conducted entirely in-house and incrementally.
- A Community Survey was conducted in the fall of 2021, (see **Exhibit 'BA'**).
- The projected adoption of an updated Comprehensive Plan is in the fall of 2024.

**Supporting Information:**

Town staff requests a review and study of the following excerpts from the Dillon Comprehensive Plan for consideration of updates:

**Section 2: Background and Setting**

**III. Existing Land Use Patterns**

*The existing pattern of development within Dillon has been influenced by a number of factors including existing land use regulation, natural features and constraints, ownership patterns, transportation systems, other manmade facilities, and numerous private development decisions.*

*The relocation of Dillon to its present site during the construction of the Robert's Tunnel and Dillon Dam in 1964 established the primary framework for Dillon, and this decision continues to have an impact on the community today.*

**Residential.** *Land designated for residential uses accounts for the majority of land within the Dillon Comprehensive Plan area. Residential land use is primarily*

*of four (4) types: single family residential, medium-density multi-family residential, high-density multi-family residential, and mixed-use residential.*

*Residential land uses have developed in a pattern that surrounds the Dillon Town Center, while the Town Center has residential use in mixed-use buildings.. Low-density single-family uses were developed both east and west of the Town Center. These developments can be found adjacent to Buffalo, Three Rivers, and West La Bonte Streets to the west, and primarily adjacent to Tenderfoot and Gold Run Circle to the north and east of the Town Center. Multi-family uses were primarily developed adjacent to Lake Dillon. This overall pattern has changed slightly over time as the Tenderfoot Addition and Corinthian Hill subdivisions were developed east of the Town Center adjacent to Highway 6, expanding Dillon linearly along Highway 6. Lookout Ridge Townhouses developed near the Dillon Ridge Market Place.*

*The development of low density and multi-family residential units within Dillon has been dependent upon market conditions and has not shown any steady pattern of development over the past twenty years. The Town does not expect this erratic timing to change significantly in the near future, and anticipates future residential growth will occur in response to a number of national and local factors. These include the ability for many professionals to work from home using improvements in communication systems and transportation, and the need to provide various types of housing opportunities for local permanent residents and short-term residents employed in the resort industry. The first factor should have the effect of increasing the need for larger, high quality single-family homes, while the second factor, the need to house residents, will increase the need for attainable housing and multi-family units such as townhouses and duplexes. Workforce housing has been identified as a priority in several of the master plans as well as in Summit County comprehensive planning goals. The Town may also see changes in the occupancy patterns in existing housing units as more second home owners retire permanently to the area.*

**Commercial.** *There are two primary commercial areas within Dillon. The first and most important at the present time, based on sales generated, is the commercial center Dillon Ridge Market Place and the area surrounding it. Dillon Ridge Market Place is comprised of a major grocery store, sporting goods store, home furnishings stores, restaurants and real estate offices, and other supporting commercial uses within Dillon Ridge as well as along Anemone Trail. The Dillon Ridge Marketplace center is located north of the intersection of Highway 6 and the Dillon Dam Road, and was developed in the mid to late 1990's. A Walgreens store, three quick serve restaurants and three smaller*

*retailers have been completed as part of the Ridge at Dillon PUD located between Little Beaver Trail and Dillon Ridge Road.*

*The size of Dillon Ridge and its location have made it the primary commercial center in the community. Previously the Dillon Town Center, or downtown, was the primary commercial center. As the Dillon Ridge Market Place has increased in importance as Dillon's primary commercial center, the Town Center has become more of an office location than a commercial center. The Town Center has become the focus of an economic revitalization planning process guided by the Dillon Town Council and the Dillon Urban Renewal Authority. Goals of these recent studies include increasing the year-round residential population in the Town Center, redevelopment of viable businesses, and to promote the connections between the Marina and the Town Center as a way to experience the many valuable assets of the Town. (Section 2, 2017 Dillon Comprehensive Plan)*

### **Section 3. Economic Overview**

#### *III. Goals and Policies*

**Goal:** *To broaden and enhance Dillon's long-term vitality while at the same time establishing the Town Center with a unique and lasting sense of place.*

**Policies:** *Strive to provide an economic environment that helps promote, expand, and strengthen existing commercial activities.*

*Encourage a diversified economic base for the community that emphasizes niche markets and supports retail, while strengthening the viability of businesses and is compatible with the environmental resources of the community.*

*Continue to zone adequate land for commercial uses and establish land use patterns that promote a strong economic climate.*

*Promote economic development in a responsible manner with due consideration to public cost, energy availability, land use compatibility, and transportation access.*

*Promote year-round tourism by creating opportunities for entertainment, recreation, and the enjoyment of the natural environment.*

*Promote a synergistic relationship between all town businesses through the creation of a merchant's association.*

*Increase the number of year round residents in the Town Center to promote a pedestrian and lively atmosphere, encouraging both day and evening activities.*

**Goal:** *To revitalize the Town Center utilizing opportunities for economic expansion, tenant stabilization and diversification aimed at strengthening Dillon's year-round economy.*

**Policies:** *Continue to pursue and implement recommendations from the DERAC report, the Leland Study, the Parks and Recreation Master Plan, and the Marina Master Plan.*

*Utilize the Dillon Urban Renewal District to support redevelopment activities within the Town Core.*

*Create a portfolio to provide to prospective new businesses that outlines the results of the market survey, demographic data, and incentives to attract new businesses.*

*Research alternative incentives to attract new businesses. These could include incentives for taxes, creation of public gathering spaces, zoning, financing, parking, and increased density facilitated through an Urban Renewal Authority (URA).*

*Enhance the social vitality of the Town by creating a sense of place through streetscapes, events, and building design elements.*

*Encourage the preservation and enhancement of commercial development and redevelopment in the Town Center as a method to better serve residents and visitors.*

*Intensify land uses in the Town Center to promote more activity. Retail, restaurants, and entertainment uses should be encouraged over the use of the town center for office or other uses that do not generate sales revenues.*

*Encourage the development of additional hotels and/or owner-occupied housing in or near the Town Center to promote human activity.*

*Continue to evaluate the Town Center and identify additional improvements that can boost the economic climate of the community.*

*Strengthen connections between the Marina and lakefront and the Town Center through physical design changes, signage, and activities which encourage experiences not just at the lake but also in the Town Center.*  
(Section 3, 2017 Dillon Comprehensive Plan)

***Exhibit 'A'***  
***Adopted***  
***Town of Dillon***  
***2017 Comprehensive Plan***

***Exhibit 'B'***  
***Comprehensive Plan***  
***Community Survey 2021***