



## June 25, 2024 Town Council Work Session

To: Mayor Carolyn Skowrya and Dillon Town Council  
From: Ned West, AICP, Sr. Town Planner  
Subject: Planning Department Report

### Planning & Zoning Commission Update:

June 5, 2024, Regular Meeting

- Discussion for Incorporating Fire Wise and Wildfire Preparedness into the Comprehensive Plan Update.
- Reviewed the Branded Residence PUD approval, discussed what could be developed as a use by right, and discussed the petition intended to overturn the Town Council land use decision.
- Reviewed the Concept Master Plan prepared by the Porrit Group which includes a mixed-use workforce housing development, a workforce housing development, completion of the Uptown 240 project, and a new Town Hall.
- Discussed the Town Park Plaza.
- Scheduled the July 3, 2024, regular meeting to a special meeting to be held on July 10.

### Development Application Review & Long-range Planning:

- Climate Action & Sustainability
  - o SolSmart program to streamline rooftop solar
  - o Partners in Energy program for Energy Action Plan.
  - o Electric Vehicle charging potential siting.
  - o CC4CA
  - o Water
    - Source Water Protection Ordinance
    - Wildfire Ready Watersheds Action Plan – establishing a working group and partnership with Blue River Watershed Group
    - Unified Irrigation Schedules – currently voluntary.
    - Landscape amendments: smart irrigation controllers, review recommended species, prohibiting “nonfunctional turf” per Senate Bill 24-005 (see **Exhibit ‘A’**).
    - Build out long-range infrastructure needs.
    - Native Species Education Garden (see **Exhibit ‘B’**)
    - Offering Qualified Water Efficiency Landscaper (QWEL) inspections by two staff-qualified inspectors.
- Code review & potential amendments

- Town Park Plaza
  - o Working with Clark & Enersen to initiate the design process.
  - o Contracting with a surveyor for utility location and topographic survey.
- Planning cases
  - o Reviewing applications, coordinating with applicants, and issuing permits.
- JGJP Dillon, LLC
  - o Dillon Master Plan (see **Exhibit 'C'**).
  - o Branded Residence.
  - o Uptown 240.
  - o Town Center redevelopment concept.
- Transit
  - o Coordinate with Summit Stage and County on Micro Transit
  - o The Stage is interested in supporting Town events with special service, but they have limited drivers.
- Comprehensive Plan (Comp Plan)
  - o Working on a complete rewrite
  - o This effort is being done entirely in-house.
- GIS database & mapping
- CR-51 Workforce Housing – meetings & coordination
- Accessory Dwelling Units
  - o Inventory, addressing, and County updates.
  - o Considerations for future incentives and Code amendments.
  - o Coordinate pre-application with potential applicants and architects
- Wildfire Fuels Mitigation
  - o Completed Straight Creek Diversion Structure Hazard Tree removal.
  - o Awarded Wildfire Council grant for a Dillon Nature Preserve wildfire fuels mitigation project.
  - o Wildfire Council.
- Design Guidelines
  - o Reviewed the adopted 2017 Design Guidelines with the architect who helped develop them, Roth Sheppard, and the Planning and Zoning Commission.
  - o Architect provided updates to include – under review:
    - Roof Top Units and Mechanical Screening
    - Landscaping and the public domain
    - Trash enclosures
    - Roadway Elements
    - Wayfinding
    - Public Art
    - Marina district beautification

***Exhibit 'A'***  
***Senate Bill 24-005***  
***Prohibition of Nonfunctional Turf,***  
***Artificial Turf, and Invasive Species***

***Exhibit 'B'***  
***Draft Native Species Garden Plan***

*Exhibit 'C'*  
*JGJP Concept Dillon*  
*Master Plan*