



**TOWN OF DILLON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
Wednesday April 1, 2015
5:30 p.m.
Dillon Town Hall
275 Lake Dillon Dr.**

1. Call to Order
2. Approval of the minutes of the December 8, 2014 rescheduled regular meeting.
3. Public Comments: Open comment period for planning and zoning topics not on tonight's agenda.
4. Consideration of Resolution PZ 01-15, Series of 2015; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF CHAPTER 16, "ZONING," ARTICLE I, "GENERAL PROVISIONS," SECTION 16-1-50 "DEFINITIONS," ARTICLE III, "ZONING DISTRICTS," SECTION 16-3-160, "COMMERCIAL (C) ZONE" AND MODIFYING THE MATRIX TABLE AT THE END OF ARTICLE III TO ADD DEFINITIONS RELATING TO PAWNBROKERS AND PAWNSHOPS, TO MODIFY THE CONDITIONAL USES IN THE COMMERCIAL ZONING DISTRICT TO INCLUDE PAWNSHOPS; AND, SETTING FORTH DETAILS IN RELATION THERETO.
5. Consideration of Resolution PZ 02-15, Series of 2015; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF CHAPTER 16, "ZONING," ARTICLE I, "GENERAL PROVISIONS," SECTION 16-1-50 "DEFINITIONS," TO MODIFY THE

DEFINITIONS FOR LEVEL I, LEVEL II, LEVEL III AND LEVEL IV DEVELOPMENT;
AND, SETTING FORTH DETAILS IN RELATION THERETO.

6. Consideration of Resolution PZ 03-15; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A CLASS I SIGN PERMIT FOR A PERMANENT INDIVIDUAL SIGN FOR THE DILLON MARINA SHOP AND STORE BUILDING LOCATED AT 150 MARINA DRIVE.
7. Consideration of Resolution PZ 04-15; A RESOLUTION APPROVING A CLASS S-2 SUBDIVISION OF LOT 16, LOT 17 AND A PORTION OF THE OPEN AREA IN BLOCK A, NEW TOWN OF DILLON SUBDIVISION, FOR THE PURPOSE OF CREATING THREE NEW PARCELS, TO BE CALLED LOTS 16R, 17A AND 17B, BLOCK A AND ADJACENT STREET RIGHT OF WAY.
8. Discussion Item:
 - a) Window Signage and Window Film
9. Project and Application Update:
 - a) The Town issued a Level I Development Permit for a tenant finish for a Dickey's Barbeque Pit restaurant to occupy a vacancy in the multi-tenant building at 324 Dillon Ridge Way.
 - b) The Town issued a Level I Development Permit for a tenant finish for a retail marijuana store at 817 Little Beaver Trail.
 - c) The Town of Dillon Official Sign LED faces were installed on February 19th, and began displaying communications on Tuesday, February 24th. First traffic notifications were displayed on Wednesday, February 25th announcing the closure of Interstate 70.
 - d) The Town is moving forward with construction this summer of a new 1.5 million gallon water tank adjacent to the existing tank on C.R. 51. The old tank will be removed as part of the project.
10. Other Business

11. Adjournment

DRAFT

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING
MONDAY, DECEMBER 8, 2014
12:00 p.m.
Town Hall**

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Monday, December 8, 2014, at Dillon Town Hall (rescheduled from the regular meeting date of December 3, 2014). Vice Chairman Nosari called the meeting to order at 12:00 pm.

Commissioners present were: Amy Gaddis, Nathan Nosari, Jerry Peterson, and Jeff Shibley. Commissioner Brad Bailey was absent. Staff members present were Ned West, Town Planner, Scott O'Brien, Public Works Director, and Debbie Wilkerson, Secretary to the Commission.

APPROVAL OF THE MINUTES OF November 5, 2014

Commissioner Shibley moved to approve the meeting minutes for November 5, 2014. Commissioner Gaddis seconded the motion, which then passed with roll call vote. Commissioner Peterson abstain; he was not present for the meeting on November 5, 2014.

Public Comments No Public Comments

CONSIDERATION OF RESOLUTION PZ 09-14 Series of 2014; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING AN AMENDMENT TO AN EXISTING MASTER SIGN PLAN FOR 765 W. ANEMONE TRAIL, DILLON, COLORADO.

The Town of Dillon received a Class I Sign Application for an amendment to an existing Master Sign Plan for 765 W. Anemone Trail on November 12, 2014. The amendment provides for the following changes to the existing master sign plan that was last amended December 13, 2006:

A. to allow the installation of one (1) additional building sign to correspond with a new tenant space configured on the lower level. The lower level tenant space is to be renovated to turn the existing one large space into two tenant spaces;

B. to allow the installation of signs using individual, extruded letters, or pan channel letters, mounted directly to the building with or without a raceway. Such signs without raceways would require the use of LED sign technology to minimize the building siding penetrations according to the master sign plan amendment. The previous Master Sign Plan required the use of raceways. Said LED technology refers to the internal illumination of the signs with LED's, not LED digital displays which shall not be permitted;

C. to provide for the Lessor (Dillon Factory Stores LLC) the authority to dictate the size of the signs in proportion to the size of the tenant space so long as the signs do not exceed the maximum allowable sign dimensions dictated by the Dillon Municipal Code. The signs will have to meet the maximum sign dimensions dictated by Sec. 16-11-460 "Sign Zone B" and Sec. 16-11-470 "Maximum Sign Area Matrix" except that the landlord, at his option, may dictate that some tenant space signs are smaller than that provided for in the Code.

RECORD OF PROCEEDINGS

New building elevations dictating the building sign locations and associated tenant spaces were provided with the application. New Master Sign Plan Exterior Sign Criteria were also provided. In addition, the existing business area directory sign site plan and dimensions were provided such that the sign might be incorporated into the master sign plan with no proposed changes to that sign. Sign panels for the business area directory sign shall require separate sign applications. These documents are attached to Resolution No. PZ 09-14, Series of 2014 as Exhibit 'A'.

Staff recommends approval of Resolution PZ 09-14, Series of 2014 with the following conditions:

A. The Master Sign Plan for 765 W. Anemone Trail shall be implemented in conformance with the Dillon Municipal Code of the Town of Dillon, Colorado.

B. The property owner, or its designee, shall be the manager of the master sign plan and ensure signs conform to the Dillon Municipal Code and the Master Sign Plan for the building.

C. The signs shall conform to the building elevations, site plan, and "Dillon Factory Stores Exterior Sign Criteria and Master Sign Plan" dated November 18, 2014 attached hereto as Exhibit A.

D. Illuminated signs shall be turned off when the business is closed.

Justin Williams, Aplenglow, representative of a retailer in the subject building was present. The size of the shop is 2,000 sq ft of retail space, they are not making it any bigger, it is on the back side of the building and with plenty of parking. Their signage would be installed on the western side of the building, generally facing I-70, as well as a sign panel in the existing freestanding sign, also indicated as part of this master sign plan.

Commissioner Peterson commented that the master sign plan and associated sign installations should consider snow storage and its potential to obstruct the view of signage from Highway 6 on that side of the building. Mr. Williams commented that they would take that into consideration when installing their sign and work with the landlord to take care of tall piles of snow.

Commissioner Peterson made a motion to approve Resolution PZ09-14, Series of 2014,
A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING AN AMENDMENT TO AN EXISTING MASTER SIGN PLAN FOR 765 W. ANEMONE TRAIL, DILLON, COLORADO, with the following conditions

- A. The Master Sign Plan for 765 W. Anemone Trail shall be implemented in conformance with the Dillon Municipal Code of the Town of Dillon, Colorado.
- B. The property owner, or its designee, shall be the manager of the master sign plan and ensure signs conform to the Dillon Municipal Code and the Master Sign Plan for the building.
- C. The signs shall conform to the building elevations, site plan, and "Dillon Factory Stores Exterior Sign Criteria and Master Sign Plan" dated November 18, 2014 attached hereto as Exhibit A.
- D. Illuminated signs shall be turned off when the business is closed.
- E. Any raceway utilized for mounting signage shall match adjacent siding color of the building.

RECORD OF PROCEEDINGS

Commissioner Gaddis seconded the motion, which then passed with roll call vote.

OTHER BUSINESS Planning and Zoning needs to schedule legal training.
Next meeting is January 7, 2015, pawn shop will be a topic of discussion.
Look at Feb 9th, 10-1:00 Monday, for legal training.

Adjournment: There being no further business, the meeting adjourned at 12:25pm.

Respectfully submitted,

Debbie Wilkerson

Debbie Wilkerson,
Secretary to the Commission

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
APRIL 1, 2015 PLANNING AND ZONING COMMISSION MEETING**

DATE: February 17, 2015

AGENDA ITEM NUMBER: 4

ACTION TO BE CONSIDERED:

Consideration of a Resolution No. PZ 01-15, Series of 2015: **A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF CHAPTER 16, “ZONING,” ARTICLE I, “GENERAL PROVISIONS,” SECTION 16-1-50 “DEFINITIONS,” ARTICLE III, “ZONING DISTRICTS,” SECTION 16-3-160, “COMMERCIAL (C) ZONE” AND MODIFYING THE MATRIX TABLE AT THE END OF ARTICLE III TO ADD DEFINITIONS RELATING TO PAWNBROKERS AND PAWNSHOPS, TO MODIFY THE CONDITIONAL USES IN THE COMMERCIAL ZONING DISTRICT TO INCLUDE PAWNSHOPS; AND, SETTING FORTH DETAILS IN RELATION THERETO.**

SUMMARY:

This Resolution provides for the zoning requirements for a Pawnbroker to operate in the Town of Dillon. Although we do not anticipate a Pawnbroker to open a business in the Town of Dillon in the near future, we have determined that without any regulations, a Pawnbroker could open a store just as any other retailer might, without any specific regulations governing such activity. Due to the nature of the Pawnbroker business, and in an interest to protect the general safety and welfare of the community, the Town has determined that it is in the best interest of the citizens of the Town to enact regulations specific to the operation of a Pawnbroker’s establishment, or a Pawnshop. Town staff first engaged the Planning and Zoning Commission to determine the appropriate zoning that might best suit a Pawnshop during the April 3, 2013 meeting of the Planning and Zoning Commission. Just prior to that meeting, the Town had received a telephone inquiry into what zoning regulations exist for Pawnshops in the Town; no further inquiries have been received since. The Commission voted at the April 3rd meeting, unanimously providing for Pawnshops to operate only in the Commercial (C) zoning district and only as a Conditional Use. This Resolution will recommend to Town Council the approval of an Ordinance to codify that previous determination.

This Resolution states that a Pawnbroker may only operate in the Commercial (C) zoning district, and only upon issuance of a Conditional Use Permit from the Town. The resolution also sets forth setback requirements for Pawnbrokers from adjoining uses. The setbacks presented are the same setbacks set forth in the Dillon Municipal Code utilized to provide for separation from Retail Marijuana Stores in the Town from other uses. The setbacks in general are:

300 feet from: a Church; Land Zoned as Parks and Open Space (POS); a residential zoning

district; or a residential use unless said use is within the Mixed Use (MU) of Commercial (C) zoning districts.

1,000 feet from: a School; a Child Care Facility or a Child Care Center; a College Campus; a Correctional Institution, Rehabilitation Center, or Halfway House; or a Public Housing Project owned and operated by a government agency.

Separate Code amendments for Chapter 6 “Business Licenses and Requirements” and Chapter 19 “Fees” are being developed for the actual licensing and associated fees for Pawnbrokers. These amendments to the Dillon Municipal Code are not review by the Planning and Zoning Commission, as the Commission’s purview resides with Chapter 16 “Zoning”.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution PZ 01-15, Series of 2015.

ACTION REQUESTED:

Public Hearing.

Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

STAFF MEMBER RESPONSIBLE: Ned West, Town Planner

RESOLUTION NO. PZ 01-15
Series of 2015

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF CHAPTER 16, “ZONING,” ARTICLE I, “GENERAL PROVISIONS,” SECTION 16-1-50 “DEFINITIONS,” ARTICLE III, “ZONING DISTRICTS,” SECTION 16-3-160, “COMMERCIAL (C) ZONE” AND MODIFYING THE MATRIX TABLE AT THE END OF ARTICLE III TO ADD DEFINITIONS RELATING TO PAWNBROKERS AND PAWNSHOPS, TO MODIFY THE CONDITIONAL USES IN THE COMMERCIAL ZONING DISTRICT TO INCLUDE PAWNSHOPS; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Planning and Zoning Commission of the Town of Dillon desires to recommend amending Chapter 16 “Zoning,” Article I, “General Provisions,” Section 16-1-50 “Definitions,” Article III, “Zoning Districts,” Section 16-3-160, “Commercial (C) Zone,” and modifying the matrix table at the end of Article III, of the Dillon Municipal Code of the Town of Dillon, Colorado, for the purposes of providing a provision for Pawnshops as a Conditional Use in the Commercial (C) Zoning District; and

WHEREAS, following the required notice, a public hearing was held on April 1, 2015, before the Planning and Zoning Commission of the Town of Dillon on the amendment of Chapter 16 “Zoning,” Article I, “General Provisions,” Section 16-1-50 “Definitions,” Article III, “Zoning Districts,” Section 16-3-160, “Commercial (C) Zone,” and modifying the matrix table at the end of Article III, of the Dillon Municipal Code of the Town of Dillon, Colorado; and

WHEREAS, following the public hearing the Planning and Zoning Commission of the Town of Dillon has determined that it is in the best interest of the Town to make a recommendation to the Town Council of the Town of Dillon as set forth herein below.

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

Section 1. That the Planning and Zoning Commission of the Town of Dillon hereby makes a recommendation to the Town Council of the Town of Dillon to amend the Dillon Municipal Code of the Town of Dillon, Colorado as set forth herein below.

Section 2. That Chapter 16, “Zoning,” Article I, “General Provisions,” Section 16-1-50, “Definitions,” of the Dillon Municipal Code of the Town of Dillon, Colorado be amended to add a new definition to read as follows:

Pawnbroker means a person, partnership, limited liability company, or corporation regularly engaged in the business in a pawnshop of making contracts for purchase or purchase transactions in the course of business; or lending or advancing money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness; or, who deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price. The term does not include Secondhand Dealers as defined in and regulated by C.R.S. Section 18-13-114 through C.R.S. Section 18-13-118.

Pawnshop means any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the pledger or depositor, or loans or advances money on personal property by taking chattel mortgage security thereon, and takes or receives such personal property. A Pawnshop is an establishment wherein the business of a Pawnbroker is conducted. A Pawnshop shall not be deemed a retail sales establishment except for the purposes of determining off-street parking requirements, water and sewer rates (EQR's), and signage requirements.

Section 3. That Chapter 16, "Zoning," Article III, "Zoning Districts," Section 16-3-160, "Commercial (C) Zone," subsection (3) "Conditional uses," of the Dillon Municipal Code of the Town of Dillon, Colorado be amended to add a new sub-part f. to read as follows:

f. Pawnshops in Accordance with Chapter 6 of the Dillon Municipal Code and the following criteria:

i. No Pawnbroker shall operate a business within three hundred (300) feet from the following uses: a Church; Land Zoned as Parks and Opens Space (POS); a residential zoning district, regardless of jurisdiction; a Residential Use, unless the residential use is within the Mixed Use (MU) or Commercial (C) zoning districts and it is not in the same building as a Pawnshop. Under no circumstances shall a Pawnshop be located in the same building as a residential use; and no Pawnshop shall be in the same building as a pediatrician's office or a building having rooms for boarding.

ii. No Pawnbroker shall operate a business within one thousand (1,000) feet of: a school; a Child Care Facility of Child Care Center, except for a Child Care Facility or a Child care Center operated as an approved Home Occupation in a Residential Zoning District; a College Campus, whether a primary campus or not; a correctional institution, rehabilitation center, or Halfway House; or a Public Housing Project owned and operated by a government agency.

iii. Measurement of Setbacks:

For the purposes of this Section, the distance between a Pawnshop and any of the restricted uses stipulated shall be measured as follows: without regard to intervening structures, objects or Town limits, from the closest property line of the structure in which the Pawnshop is located to the nearest property line of the other use.

Section 4. That the matrix table “Zoning Districts Use Schedule Recap” at the end of the Article III of Chapter 16, “Zoning,” of the Dillon Municipal Code of the Town of Dillon, Colorado be amended to read as follows:

<i>Zoning Districts Use Schedule Recap</i>										
<i>Uses</i>	<i>RE</i>	<i>RL</i>	<i>RM</i>	<i>RH</i>	<i>CA</i>	<i>C</i>	<i>MU</i>	<i>POS</i>	<i>FP</i>	<i>UR</i>
Accessory Uses	A	A	A	A	A	A	A	A	A	C
Auto Services	X	X	X	X	X	A	X	X	X	X
Child Care	X	C	C	C	A	C	A	C ²	X	X
Cemeteries	X	X	X	X	X	X	X	C	X	C
Churches	C	C	C	C	X	C	C	X	X	X
Clinics	X	X	X	X	A	A	A	X	X	X
Dwelling, Single-Family	A	A	X	X	X	X	A	X	X	C ⁴
Dwelling, Two-Family	X	X	A	A	X	X	A	C ³	X	X
Dwelling, Multi-Family	X	X	A	A	C ¹	C	A	X	X	X
Drive-in Facilities	X	X	X	X	X	C	C	X	X	X
Entertainment	X	X	X	X	S	S	S	C ²	X	X
Group Homes	X	X	C	C	X	X	C	X	X	X
Hotel, Motel	X	X	C	C	A	A	A	C ²	X	X
Marina	X	X	X	X	X	X	X	A	X	X
Offices	X	X	X	X	A	A	A	X	X	X
Pawnshop	X	X	X	X	X	C ⁶	X	X	X	X
Personal Services	X	X	X	C	A	A	A	X	X	X
Public Use	C	C	C	C	C	C	C	C	X	C
Restaurants	X	X	X	C	A	A	A	C ²	X	X
Retail Marijuana Stores	X	X	X	X	X	A ⁵	A ⁵	X	X	X
Retail Stores	X	X	X	X	A	A	A	C ²	X	X
Wholesale Trade Class 1	X	X	X	X	C	C	C	X	X	X
Wholesale Trade Class 2	X	X	X	X	X	C	X	X	X	X

A Is use allowed after appropriate review.

C Is use which may be allowed as a conditional use.

X Is not allowed in district.

¹ Must be located above the ground floor.

² Must be part of site-planned marina development.

³ For employees of marina only.

⁴ On lots five acres or larger in size.

⁵ Shall conform to the regulations set forth in Chapter 6 of the Dillon Municipal Code.

⁶ Shall conform to the regulations set forth in Chapter 6 of the Dillon Municipal Code.

**APPROVED AND ADOPTED THIS 1ST DAY OF APRIL 2015 BY THE
PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON,
COLORADO.**

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

By: _____
Brad Bailey, Chairperson

ATTEST:

By: _____
Debbie Wilkerson, Secretary to the Commission

**TOWN COUNCIL ACTION ITEM
STAFF SUMMARY
April 1, 2015 PLANNING AND ZONING COMMISSION MEETING**

DATE: February 26, 2015

AGENDA ITEM NUMBER: 5

ACTION TO BE CONSIDERED:

Consideration of Resolution NO. PZ 02-15 Series of 2015, public hearing

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF CHAPTER 16, "ZONING," ARTICLE I, "GENERAL PROVISIONS," SECTION 16-1-50 "DEFINITIONS," TO MODIFY THE DEFINITIONS FOR LEVEL I, LEVEL II, LEVEL III AND LEVEL IV DEVELOPMENT; AND, SETTING FORTH DETAILS IN RELATION THERETO.

SUMMARY:

The staff has reviewed the definitions of development levels and is recommending changes to better suit the public's needs and staffs response time. These changes include several items which have never been addressed by the code such as decks, fences, replacement of roofs, siding, windows and doors. We need to review these items to determine if a building permit is required.

Additionally some of the application types have been moved between the different levels to accomplish the following goals:

- 1) All single family and duplex residential development and remodels should be handled at the staff level. Public hearing processes for these applications tend not to be productive.
- 2) All commercial and multifamily applications should be handled by the Planning and Zoning Commission. All external additions to commercial and multi-family buildings need to be reviewed in a public hearing format.

All subdivision plats have been moved to Level IV because they need Town Council approval.

Please see the attached table for additional information.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution PZ 02-15, Series of 2015.

ACTION REQUESTED: Motion, Second, Vote.

Recommended motion language: "I move to approve Resolution PZ 02-15, Series of 2015."

At least three (3) affirmative votes will be required for approving this resolution.

STAFF MEMBER RESPONSIBLE: Dan Burroughs, Town Engineer/Community Development Coordinator.

2015 Development Classification Table

3/26/2015

	Staff	Development Review	PNZ	PNZ+Council
Category	Level I	Level II	Level III	Level IV
Modify Existing Permit	Minor modification to an existing development permit		Major modification to a level III permit	Major modification to a level III permit
Zoning				Rezoning
PUD			Minor PUD amendment	Major PUD Amendment; PUD
Subdivision or lot line adjustments			<i>Subdivision Sketch or Concept Plan</i>	Class S-1 subdivision Class S-2 Subdivision Class S-3 Subdivision
Easements/ROW issues				Town ROW or easement vacation
Variance and Use Permits			Variance Conditional Use Permit Accessory Dwelling Unit	
Residential	Residential remodel which does not include an addition to the footprint of the structure.	New Single Family residential building. New Duplex Dwelling Unit Any residential building remodel which includes an addition.	New Multi-Family residential building or condominium.	
Commercial	Tenant finish or non-residential remodel without addition		New commercial, office and/or industrial building. Non-residential remodel with footprint addition	
Lodging: Hotel or Bed and Breakfast			New hotel/motel building. New bed and breakfast or boarding houses.	
Windows and doors	Window or Door Replacement WITHOUT structural modification	Window or Door Replacement WITH structural modification		
Fence	Fence			
Solar Panels	Solar Panel mounted on roof.		Freestanding Solar Panel.	
Hot Tub	Hot Tub or swimming pool at a single family home or duplex		Hot Tub or swimming pool associated with any commercial, office, industrial or multi-family residential building.	
Decks and Patios	Residential Deck for a single family home or duplex.		Outside Patio or Deck associated associated with any commercial, office, industrial or multi-family residential building.	
Accessory Structure or SHED	Shed or accessory structure with a footprint less than or equal to 200 square feet	Accessory Structure greater than 200 square feet in a residential zoned area.	Accessory structure greater than 200 square feet in a non-residential zoned area.	
Roof/Siding Replacement	Roof or siding Replacement WITHOUT structural modifications	Roof or siding Replacement WITH structural modifications		
Temporary Structure	Temporary structure.			
Business License	Home Occupations			
Telecom		Antennae replacements Additional Antennas installations	Telcommunication Tower	

RESOLUTION NO. PZ 02-15
Series of 2015

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE AMENDING OF CHAPTER 16, “ZONING,” ARTICLE I, “GENERAL PROVISIONS,” SECTION 16-1-50 “DEFINITIONS,” TO MODIFY THE DEFINITIONS FOR LEVEL I, LEVEL II, LEVEL III AND LEVEL IV DEVELOPMENT; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Planning and Zoning Commission of the Town of Dillon desires to recommend amending Chapter 16 “Zoning,” Article I, “General Provisions,” Section 16-1-50 “Definitions,” of the Dillon Municipal Code of the Town of Dillon, Colorado, for the purposes of modify the definitions for Level I, Level II, Level III and Level IV development; and

WHEREAS, following the required notice, a public hearing was held on April 1, 2015, before the Planning and Zoning Commission of the Town of Dillon on the amendment of Chapter 16 “Zoning,” Article I, “General Provisions,” Section 16-1-50 “Definitions,” of the Dillon Municipal Code of the Town of Dillon, Colorado; and

WHEREAS, following the public hearing the Planning and Zoning Commission of the Town of Dillon has determined that it is in the best interest of the Town to make a recommendation to the Town Council of the Town of Dillon as set forth herein below.

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

Section 1. That the Planning and Zoning Commission of the Town of Dillon hereby makes a recommendation to the Town Council of the Town of Dillon to amend the Dillon Municipal Code of the Town of Dillon, Colorado as set forth herein below.

Section 2. That Chapter 16, “Zoning,” Article I, “General Provisions,” Section 16-1-50, “Definitions,” of the Dillon Municipal Code of the Town of Dillon, Colorado be amended to delete the definitions for *Level I development*, *Level II development*, *Level III development*, and *Level IV development*, and replace them with new definitions to read as follows:

Level I development means any development which includes any of the following activities:

- a. Temporary structure.
- b. Residential remodel which does not include an addition to the footprint of the structure.

- c. Home occupations.
- d. Tenant finish or non-residential remodel without addition.
- e. Minor modification to an existing development permit.
- f. Residential Deck for a single family home or duplex.
- g. Roof or siding replacement without structural modifications.
- h. Hot Tub or swimming pool at a single family home or duplex.
- i. Fence.
- j. Shed or accessory structure with a footprint less than or equal to 200 square feet.
- k. Window or Door Replacement without structural modifications.
- l. Solar Panel mounted on roof.

Any development not included in the classification lists shall be classified by the Town Manager within seven (7) days following receipt of a complete application. The classification shall be based upon the nature, size and location of the proposed development; the apparent impacts of the proposed development; and other relevant factors. In addition, the Town Manager shall have the right to reclassify a development application within the same seven-day period if, based on the impacts of the development, another process other than that in which the project was classified is more appropriate.

Level II development means any development which includes any of the following activities or elements:

- a. Accessory Structure greater than 200 square feet in a residential zoned area.
- b. Roof or siding replacement with structural modifications.
- c. Antennae replacement on an approved telecommunication tower.
- d. Addition of an Antennae(s) to an approved telecommunication tower.
- e. Residential remodels greater than one (1) dwelling units.
- f. Any residential building remodel which includes an addition.
- g. New single-family residential building.
- h. New duplex dwelling unit.
- i. Window or Door Replacement with structural modifications.

Level III development means any development which includes any of the following activities or elements:

- a. New multi-family residential building or condominium.
- b. New hotel/motel building.
- c. New commercial, office and/or industrial building
- d. New bed and breakfast or boarding houses.
- e. Variance.
- f. Minor PUD amendment.
- g. Subdivision sketch or concept plan.
- h. Conditional use permit.
- i. Accessory dwelling unit.
- j. Telecommunication tower.
- k. Outside Patio or Deck associated with any commercial, office, industrial or multi-family residential building.
 - l. Accessory structure greater than 200 square feet in a non-residential zoned area.
 - m. Non-residential remodel with footprint addition.
 - n. Hot Tub or Swimming Pool associated with any commercial, office, industrial or multi-family residential building.
 - o. Freestanding Solar Panel.
 - p. Major modification to a level III Development Permit.

Level IV development means any development which includes any of the following:

- a. Rezoning.
- b. PUD.
- c. Major PUD amendment.
- d. Town right-of-way or easement vacation.
- e. Class S-1, S-2 and S-3 Subdivisions.
- f. Major modification to a level IV Development Permit.

**APPROVED AND ADOPTED THIS 1ST DAY OF APRIL, 2015 BY THE
PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON,
COLORADO.**

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

By: _____
Brad Bailey, Chairperson

ATTEST:

By: _____
Debbie Wilkerson, Secretary to the Commission

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
April 1, 2015 PLANNING AND ZONING COMMISSION MEETING**

DATE: February 26, 2015

AGENDA ITEM NUMBER: 6

ACTION TO BE CONSIDERED:

Consideration of a Resolution No. PZ 03-15, Series of 2015: **A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A CLASS I SIGN PERMIT FOR A PERMANENT INDIVIDUAL SIGN FOR THE DILLON MARINA SHOP AND STORE BUILDING LOCATED AT 150 MARINA DRIVE; AND, SETTING FORTH DETAILS IN RELATION THERETO.**

SUMMARY:

The Dillon Marina submitted a Class I Sign Permit application for an Individual Sign Permit for a permanent sign to be located on the southwestern corner of the Marina shop and store building located at 150 Marina Drive.

The proposed sign is to be a projecting sign that will be designed to swivel inward to provide unobstructed clearance for trailered boat movements in the summer, and snow removal operations during the winter months. According to Section 16-11-270, no project sign shall extend more than four (4) feet from a building wall. The proposed sign is designed to stick out from the building wall by not more than forty-eight (48) inches.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution PZ 03-15, Series of 2015.

ACTION REQUESTED:

Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

STAFF MEMBER RESPONSIBLE: Ned West, Town Planner



2 SIDED LASER CUT OUT LETTERING ON RAW STEEL

RESOLUTION NO. PZ 03-15
Series of 2015

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A CLASS I SIGN PERMIT FOR A PERMANENT INDIVIDUAL SIGN FOR THE DILLON MARINA SHOP AND STORE BUILDING LOCATED AT 150 MARINA DRIVE AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Town of Dillon wishes to approve a Class I Sign Permit for a permanent individual sign for the Dillon Marina located at 150 Marina Drive; and

WHEREAS, Sec. 16-11-70 of the Town of Dillon Code requires that Class I Sign Permits be reviewed and approved by the Planning and Zoning Commission; and

WHEREAS, the applicant has demonstrated that the proposed individual sign meets the requirements set forth in Chapter 16 of the Town of Dillon Municipal Code; and

WHEREAS, the Planning and Zoning Commission of the Town of Dillon has determined that it is in the best interest of the citizens of the Town to approve this application as set forth herein.

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

Section 1. That the Planning and Zoning Commission of the Town of Dillon does hereby recommend approval of a Class I sign permit for a permanent individual sign for the Dillon Marina shop and store building located at 150 Marina Drive.

APPROVED AND ADOPTED THIS 1st DAY OF APRIL, 2015 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

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

By: _____
Brad Bailey, Chairperson

ATTEST:

By: _____
Debbie Wilkerson, Secretary to the Commission

**TOWN COUNCIL ACTION ITEM
STAFF SUMMARY
APRIL 1ST, 2015 PLANNING AND ZONING COMMISSION MEETING**

DATE: March 25, 2015

AGENDA ITEM NUMBER: 7

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 04-15, Series of 2015; a resolution recommending the approval of a Class S-2 resubdivision of Lot 16, Lot 17 and a portion of the open area in Block A, New Town of Dillon subdivision, for the purpose of creating three new parcels, to be called lots 16R, 17A and 17B, Block A and adjacent street Right of Way.

SUMMARY:

The Town has received a Class S-2 subdivision application from the Town of Dillon to replat lots 16 and 17 and a portion of the open area in Block A, New Town of Dillon. These existing Town owned parcels will be replatted into new lots 16R, 17A and 17B as well as Town Right-of-way.

DISCUSSION:

The Town of Dillon is interested in reconfiguring two existing lots owned by the Town (Lots 16 and 17) and combining them with some undeveloped land along the east side of these lots to create a new 0.406 acre lot called Lot 16R. The undeveloped land between the Colorado Mountain College properties (Lots 33 through 40-A) and East LaBonte Street will be replatted into two lots: Lot 17A at 0.557 acres and Lot 17B at 0.226 acres. Please refer to the attached subdivision plat for additional information.

Existing Lot 16 is a part of an underutilized parking lot located between Main Street and Buffalo Street. The Town has named this Parking Lot B. Existing Lot 17 contains a portion of Parking Lot B and Main Street. See Figure A. Town Staff counted cars in the parking lot over the course of one year and found that the peak useage of the parking lot is typically under 15 cars per day. See Figure B. The Town proposes to reconfigure Parking Lot B into a 24' access drive with 19 parking spaces along the west end to serve the La Riva Del Lago building. See Figure C for the proposed layout of the parking lot.

The existing lots 16 and 17 will be vacated by this plat. The proposed plat will also create a permanent right-of-way for the east end of Main Street where it ties into E. LaBonte Street. See Figure D. The replat also widens the right of way along the west side of proposed Lot 16R from 60' to 63'. The right-of-way to the West of Lot 16R will be used as a 24' access drive plus perpendicular parking next to the east end of the La Riva Del Lago building. The Main Street right-of-way width varies in order to accommodate the existing location of Main Street.

The existing properties are all currently zoned CA – Core Area.
The proposed properties will also remain zoned as CA – Core Area.

A 20' access easement is reserved on the plat at the line between Lots 17A and 17B in order to provide a future mid-block pedestrian access opportunity to the Colorado Mountain College from East LaBonte Street.

The proposed subdivision is in conformance with the adopted comprehensive plan and encourages the redevelopment of underutilized parcels within the Town Center/Core Area.

PLANNING AND ZONING COMMISSION ACTION:

The Planning and Zoning Commissions may approve the application, choose to deny the application, or may table the application to a future meeting and request additional information.

Town staff recommends approval of Resolution PZ 04-15 to create new development opportunities with the Town Center.

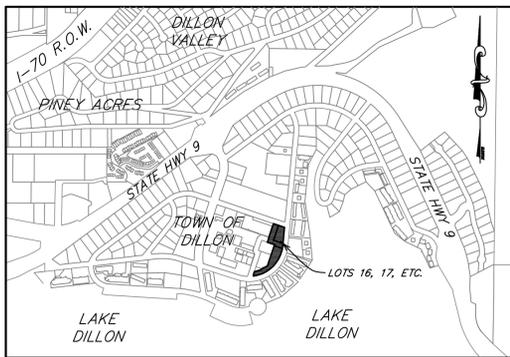
ACTION REQUESTED: Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

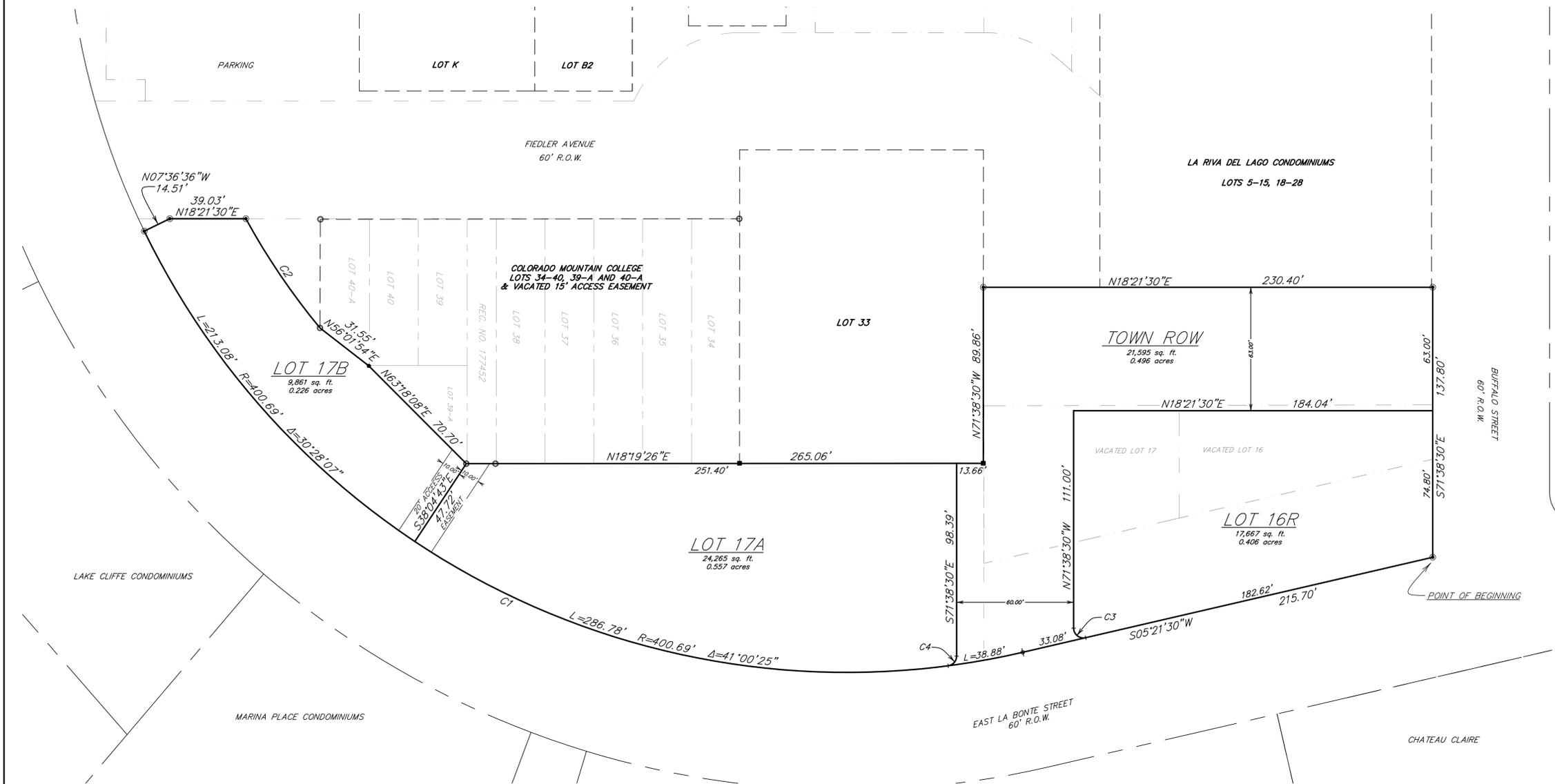
STAFF MEMBER RESPONSIBLE:

Dan Burroughs, Town Engineer – Community Development Coordinator.

A RESUBDIVISION OF
LOTS 16, 17 AND A PORTION OF THE OPEN AREA AND A PORTION OF FIEDLER AVE.
CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON
 THE THIRD RESUBDIVISION OF BLOCK "A"
 TOWN OF DILLON, SUMMIT COUNTY, COLORADO



VICINITY MAP



OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: THAT THE TOWN OF DILLON, A COLORADO MUNICIPAL CORPORATION, BEING THE OWNER OF ALL OF LOTS 16, 17 AND A PORTION OF THE OPEN AREA AND A PORTION OF FIEDLER AVE., CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK "A" LOCATED IN SECTIONS 7 AND 8, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK "A" ALSO BEING THE SOUTHWEST INTERSECTION OF BUFFALO STREET AND LA BONTE STREET; THENCE EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID LA BONTE STREET RIGHT-OF-WAY FOR THE FOLLOWING 2 COURSES:
 1) S05°21'30"W A DISTANCE OF 215.70 FEET;
 2) 538.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.69 FEET, A CENTRAL ANGLE OF 77°02'05" AND A CHORD WHICH BEARS S43°52'21"W 499.06 FEET DISTANT;
 THENCE N07°36'36"W A DISTANCE OF 14.51 FEET; THENCE N18°21'30"E A DISTANCE OF 39.03 FEET; THENCE 67.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 351.51 FEET, A CENTRAL ANGLE OF 11°01'13" AND A CHORD WHICH BEARS N74°05'36"E 67.51 FEET DISTANT; THENCE N56°01'54"E A DISTANCE OF 31.55 FEET; THENCE N63°18'08"E A DISTANCE OF 70.70 FEET; THENCE N18°19'26"E A DISTANCE OF 265.06 FEET; THENCE N71°38'30"W A DISTANCE OF 89.86 FEET; THENCE N18°21'30"E A DISTANCE OF 230.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BUFFALO STREET; THENCE S71°38'30"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 137.80 FEET TO THE POINT OF BEGINNING, CONTAINING 73,391 SQUARE FEET OF 1.685 ACRES MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "A RESUBDIVISION OF LOTS 16, 17 AND A PORTION OF THE OPEN AREA AND A PORTION OF FIEDLER AVE., CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON", AND BY THESE PRESENTS, DOES HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. (AND/OR OTHER PURPOSES)

IN WITNESS WHEREOF, RON HOLLAND, MAYOR, HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, A.D.

RON HOLLAND, MAYOR
 ATTEST
 TOWN CLERK
 (CORPORATE SEAL)

DILLON TOWN COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____, A.D., _____ TOWN COUNCIL, DILLON, COLORADO, THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OF SOIL OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREETLIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF DILLON.

RON HOLLAND, MAYOR
 ATTEST
 TOWN CLERK
 (CORPORATE SEAL)

DILLON PLANNING & ZONING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____, A.D., _____ TOWN PLANNING AND ZONING COMMISSION, DILLON, COLORADO.

CHAIRMAN

TOWN CLERK'S CERTIFICATE:

STATE OF COLORADO)
) SS.
 TOWN OF DILLON)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____, A.D., _____ AND IS DULY RECORDED.

TOWN CLERK

TITLE COMPANY'S CERTIFICATE:

_____ DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, A.D., _____

AGENT

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS.
 COUNTY OF SUMMIT)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ THIS _____ DAY OF _____, A.D., _____ AND FILED UNDER RECEPTION NO. _____

SUMMIT COUNTY CLERK AND RECORDER

Drawn RRJ	Dwg 21410PLT	Project 21410
Checked RRJ	Date 03/23/15	Sheet 1 of 1
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	538.73'	400.69'	77°02'05"	S43°52'21"W	499.06'
C2	67.61'	351.51'	11°01'13"	N74°05'36"E	67.51'
C3	8.99'	5.00'	103°00'00"	N56°01'54"E	7.83'
C4	7.20'	5.00'	82°33'22"	N30°21'49"W	6.60'

SURVEYOR'S CERTIFICATE:

I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "A RESUBDIVISION OF LOTS 16 AND A PORTION OF LOT 6, BLOCK M, NEW TOWN OF DILLON", WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS WERE PLACED PURSUANT TO CRS 38-51-101.

DATED THIS _____ DAY OF _____, 20____.

SIGNATURE
 ROBERT R. JOHNS
 COLORADO REGISTRATION NO. 26292



NOTICE:

PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF DILLON DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS-OF-WAY REFLECTED HEREON FOR MAINTENANCE BY SAID TOWN. UNTIL SUCH ROADS AND RIGHTS-OF-WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION.

PLAT NOTES:

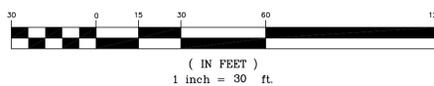
THE PLAT OF "CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK "A" IS RECORDED UNDER REC. NO. 163118

THIS PLAT CREATES LOTS 17A, 17B, 16R AND A TOWN RIGHT OF WAY.

LEGEND

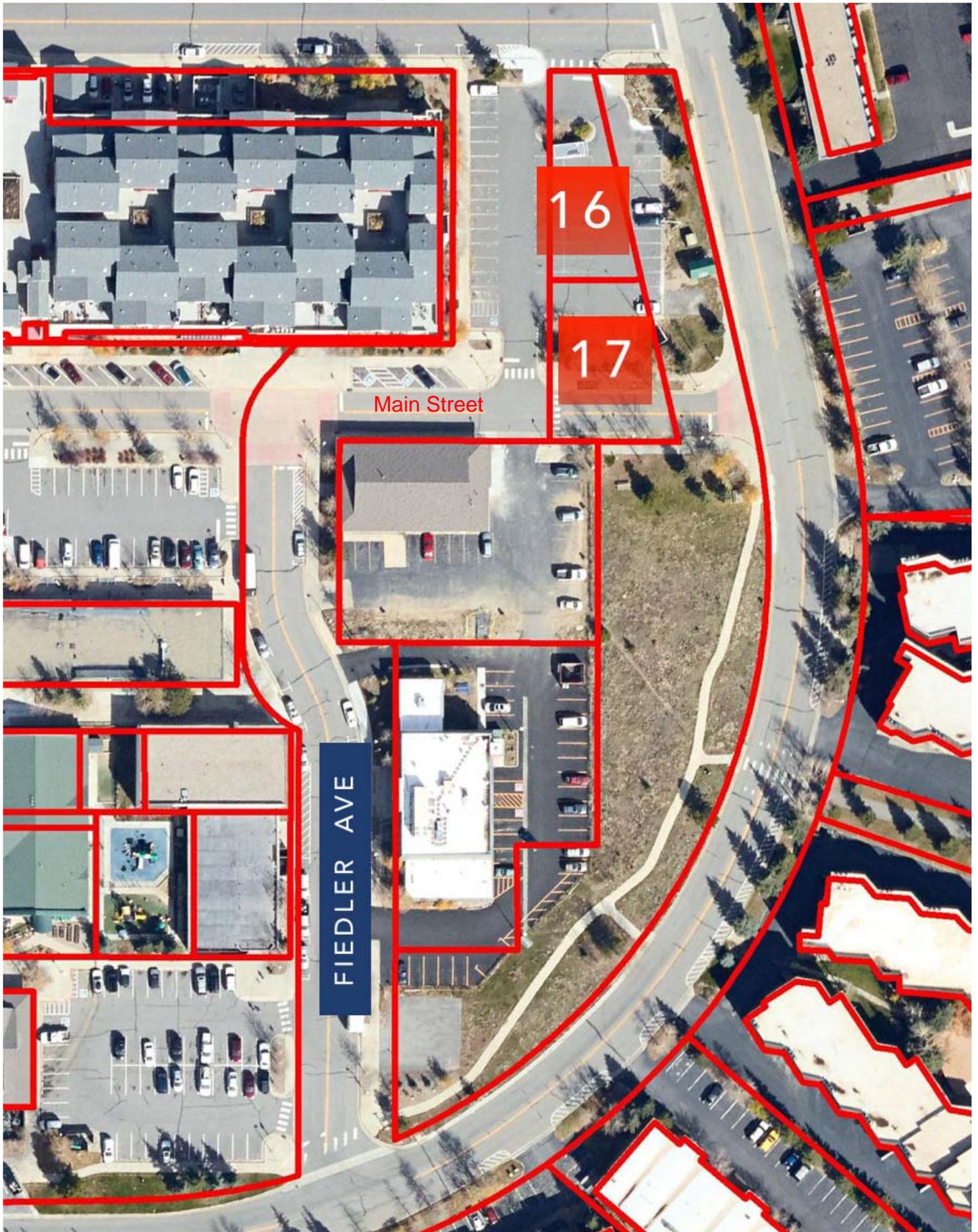
- SET REBAR & YELLOW PLASTIC CAP (PLS 26292)
- FOUND REBAR & YELLOW PLASTIC CAP (PLS 19593)
- FOUND #5 REBAR
- FOUND REBAR & YELLOW PLASTIC CAP (PLS 26292)
- ⊙ SET MAG NAIL WITH WASHER (PLS 26292)

GRAPHIC SCALE



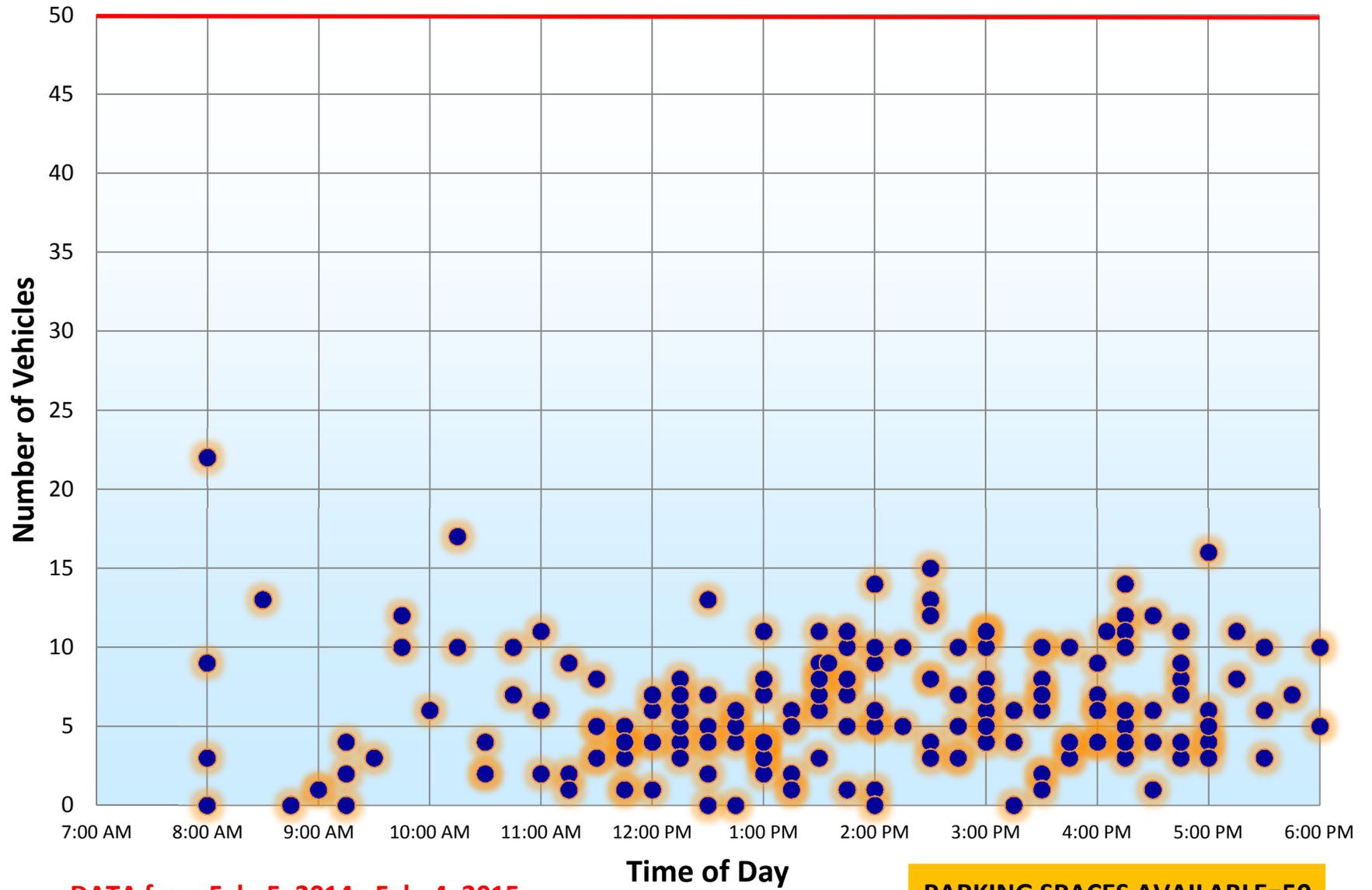
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Buffalo Street



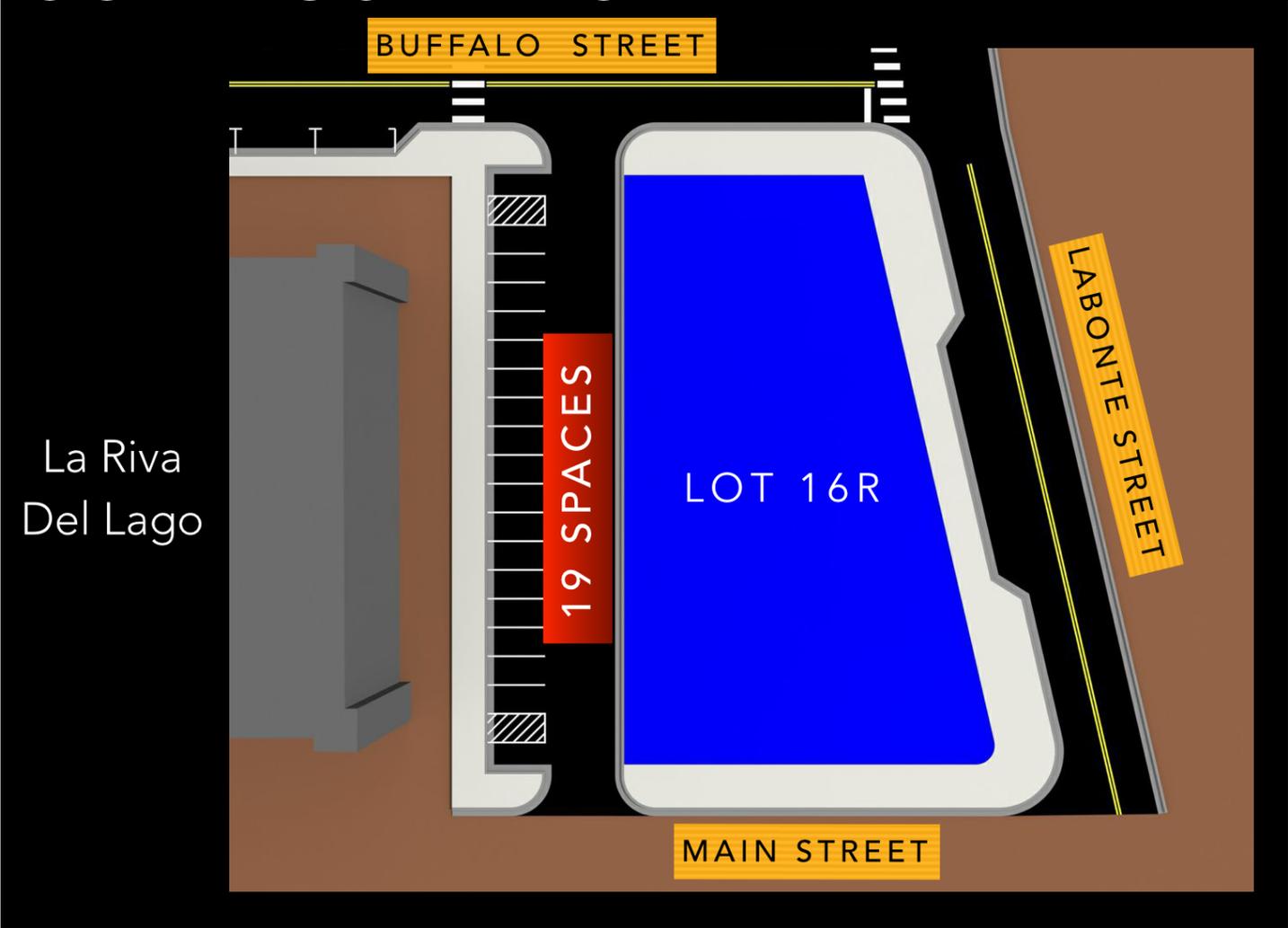
E. LaBonte Street

Parking Lot 'B'

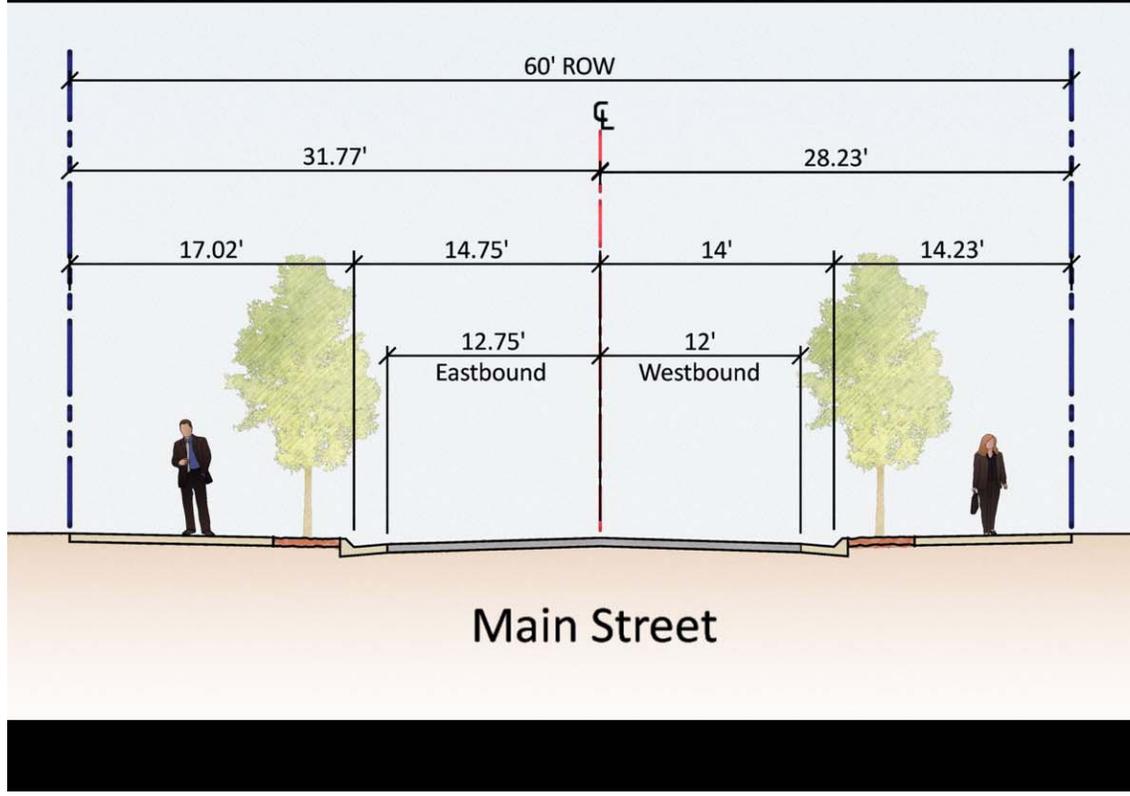
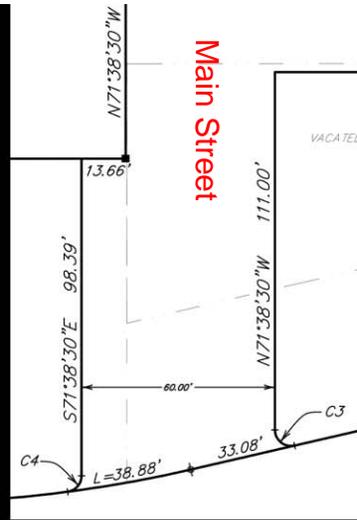


DATA from Feb. 5, 2014 - Feb. 4, 2015

PARKING SPACES AVAILABLE=50



REPLAT: LOTS 16R & 17R PROPOSED MAIN STREET



Town Center. The Dillon Town Center was improved by the community in the early to mid-1990 through extensive streetscape and street improvements. The Town needs to continue to build on these improvements and encourage private investment in the Town Center that will strengthen the economic climate in downtown Dillon. The Leland Study and the Dillon Town Center Vision and Direction report both recommended the formation of an Urban Renewal Authority. The formation of an Urban Renewal Area encompassing the Town Center areas will provide funding mechanisms for incentives to promote redevelopment of outdated and underused commercial spaces, as well as provide an opportunity to develop housing for year round residents. The key to revitalization will be to bring more people for longer periods of time to the Town Center to dine, shop, and enjoy public spaces and spectacular views.



The West Entry Monument was developed near the Town line between Dillon and Silverthorne. This entry monument complements the entry monument at Lake Dillon Drive. Further efforts should continue to use design elements from these projects to enhance the character of Dillon provide continuity between the Town Center and the Highway 6 commercial corridor.

Recreation, Open Space, and Public Land. Recreational uses should be provided throughout the Comprehensive Plan area in locations that are compatible with existing and proposed uses. The Town should strive to provide an adequate selection of year-round recreational opportunities for citizens and visitors alike. Due to the resort nature of the Town and its reliance on visitors and recreational activities for its economic viability, it is critical for the community to provide and maintain exceptional year-round recreational facilities and services.

Open space provides for a variety of benefits including protecting ecologically sensitive areas, maintaining a mountain Town feeling, acting as a buffer between various incompatible land uses, providing a backdrop to urban development, and creating a physical separation between urban and rural land uses, and a separation between communities.

Forest Service parcels that help form the backdrop to the community should be preserved in their existing state and should not be sold for development. The Town should also encourage the retention of land over 20 percent slope for open space, and any development allowed on steep slopes should be accomplished in a manner where open space and significant natural features are not destroyed.

The Town acquired approximately 173 acres on the peninsula near Robert's Tunnel through a negotiation with Denver Water. This area is protected as the Dillon Nature Preserve, and limited to passive recreational uses only, such as hiking, picnicking and the enjoyment of nature.

Across the highway near the Dillon Cemetery open spaces exist on the undeveloped Denver Water Board Property. Within this property are a number of natural characteristics that should be preserved including an extensive wetland community, steep hillsides and a critical backdrop to the community.

III. Residential Zoning Classifications

Land appropriate for residential use within the Comprehensive Plan has been placed in various land use designations indicated below. While it is difficult to predict all possibilities related to the future use of these parcels, the various land use designations provided here are intended to give the Town, its citizens, and future developers guidance concerning possible development. Exhibit 3 reflects the zoning classifications within the Dillon Zoning Map.

Residential Estate. This land use classification is intended to primarily indicate areas that are suitable for large lot, estate single-family developments, or clustered single-family development, at a density that does not exceed one unit per acre of net land area. Development within any area designated RE should take place in a manner that is compatible with the natural characteristics of the site. Where the presence of critical natural resources do not allow development of the entire site, such as mature tree stands, steep slopes, wetlands, or drainage ways, the property

RESOLUTION NO. PZ 04-15
Series of 2015

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A RESUBDIVISION OF LOT 16, LOT 17 AND A PORTION OF THE OPEN AREA IN BLOCK A, NEW TOWN OF DILLON SUBDIVISION, FOR THE PURPOSE OF CREATING THREE NEW PARCELS, TO BE CALLED LOTS 16R, 17A AND 17B, BLOCK A AND ADJACENT STREET RIGHT OF WAY, DILLON, COLORADO.

WHEREAS, the Planning and Zoning Commission of the Town of Dillon has received an application for a resubdivision of Lot 16, Lot 17 and a portion of the open area in Block A, New Town of Dillon Subdivision, for the purpose of creating three new parcels, to be called lots 16R, 17A and 17B, Block A and adjacent street Right of Way; and

WHEREAS, following the required notice, a public hearing was held on April 1st, 2015, before the Planning and Zoning Commission of the Town of Dillon on the application to resubdivide Lot 16, Lot 17 and a portion of the open area in Block A, New Town of Dillon subdivision; and,

WHEREAS, following the public hearing the Planning and Zoning Commission of the Town of Dillon has made certain findings of fact regarding the application for the resubdivision of Lot 16, Lot 17 and a portion of the open area in Block A, New Town of Dillon Subdivision; and,

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

Section 1. That the Planning and Zoning Commission of the Town of Dillon, following the required notice, held a public hearing on April 1st, 2015, on the application to resubdivide Lot 16, Lot 17 and a portion of the open area in Block A, New Town of Dillon Subdivision, and following said public hearing makes the following findings of fact:

- A. That the application for the proposed Class S-2 subdivision is complete.
- B. That the application for the proposed resubdivision complies with the specific requirements of Chapter 16, "Zoning," of the Town of Dillon Municipal Code.
- C. That the application for the proposed resubdivision is in substantial conformance with the Comprehensive Plan.

D. That the resubdivision plat creates Lots 16R, 17A, 17B and Town right-of-way as shown on the plat titled “*A RESUBDIVISION OF LOTS 16, 17 AND A PORTION OF THE OPEN AREA AND A PORTION OF FIEDLER AVENUE, CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK ‘A’, TOWN OF DILLON, SUMMIT COUNTY, COLORADO,*” dated 03/23/2015 and prepared by Range West, Inc.

Section 2. That the Planning and Zoning Commission of the Town of Dillon hereby recommends to the Town Council of the Town of Dillon the approval of the resubdivision of Lot 16, Lot 17 and a portion of the open area in Block A, New Town of Dillon Subdivision, Dillon, Colorado, hereby creating Lots 16R, 17A, 17B and Town right-of-way.

APPROVED AND ADOPTED THIS 1st DAY OF APRIL, 2015 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

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

By: _____
Brad Bailey, Chairperson

ATTEST:

By: _____
Debbie Wilkerson, Secretary to the Commission