

**TOWN OF DILLON  
PLANNING AND ZONING COMMISSION  
RESCHEDULED REGULAR MEETING  
Wednesday, May 11<sup>th</sup>, 2016  
5:30 p.m.  
Dillon Town Hall  
275 Lake Dillon Dr.**



1. **Call to Order**
2. **Approval of the minutes** of the April 6<sup>th</sup>, 2016 regular meeting.
3. **Public Comments:** Open comment period for planning and zoning topics not on tonight's agenda.
4. **Consideration of Resolution PZ 03-16 Series of 2016;** A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING APPROVAL OF A LEVEL III DEVELOPMENT APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY APARTMENT AT 11 CORINTHIAN CIRCLE, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO. **PUBLIC HEARING**
5. Discussion Item: Developing sign regulations for Town owned parks and open space zoned property.
6. Other Business
7. Adjournment

# RECORD OF PROCEEDINGS

---

**DRAFT**

## TOWN OF DILLON PLANNING AND ZONING COMMISSION

REGULAR MEETING  
WEDNESDAY, April 6, 2016  
5:30 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 Wednesday, April 6, 2016, at Dillon Town Hall. Chairman Nat Nosari called the meeting to order at 5:30 p.m. Commissioners present were: Charlotte Jacobson, Amy Gaddis, and Jerry Peterson. Staff members present were Dan Burroughs, Town Engineer; Scott O'Brien, Public Works Director and Debbie Wilkerson secretary to the commission.

Chairman Nosari introduced Charlotte Jacobson the new Planning and Zoning Commissioner.

### **APPROVAL OF THE MINUTES OF JANUARY 6, 2016 REGULAR MEETING**

Commissioner Gaddis moved to approve the minutes from the January 6, 2016 meeting. Commissioner Peterson seconded the motion, which passed unanimously.

### **PUBLIC COMMENTS**

There were no public comments.

### **CONSIDERATION OF RESOLUTION PZ 02-16, SERIES OF 2016**

**Consideration of a Resolution No. PZ 02-16, Series of 2016: A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING APPROVAL OF A LEVEL III DEVELOPMENT APPLICATION FOR A DETACHED SIX CAR RESIDENTIAL GARAGE STRUCTURE AT 111 CORINTHIAN CIRCLE, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO. Public Hearing is required for this application.**

The Town received a Level III Development application for the construction of a detached six (6) car residential garage structure in the Residential Medium (RM) zoning district at the Centennial Townhome complex located at 111 Corinthian Circle, Dillon, Colorado. More specifically 111 Corinthian Circle is Lot 9, Block 5 of the Corinthian Hill subdivision and contains 79,816 square feet or 1.827 acres.

The existing lot contains four (4) existing Townhome buildings; two (2) of the buildings have five (5) units and (2) of the buildings have four (4) units; a total of eighteen (18) units.

The proposed garage unit will be located on the common property owned by the Centennial Townhomes Homeowner Association (HOA). After construction, the HOA plans to sell each of the six units to one of the Townhome owners within the complex. Since the use of these garage units will be bought and sold in private contractual agreements between the HOA and its members, the 6 car garage structure will remain common property of the HOA and are therefore not subdivided into individual lots or condominiums.

The materials and colors of the proposed garage unit will match the existing colors and materials of the existing Townhome Buildings.

### **CODE ANALYSIS:**

# RECORD OF PROCEEDINGS

---

Permitted Uses: The proposed accessory garage structure is a permitted use by right in the Residential Medium (RM) zone district.

Yards (Setbacks): The proposed garage structure will sit 10' off of the northern property line. This is in compliance with the 10 foot minimum side yard setback required by code. The proposed structure is also compliant with the 20 foot Front Yard Setback and the 20 foot Rear Yard setback.

Lot Coverage: The Centennial Townhome Lot contains 79,816 square feet. The proposed garage structure footprint will occupy an additional 1,584 square feet [six (6) 22'x12' garage units]. The four (4) existing buildings occupy 13,068 square feet according to the original site plan for the development. So the total building coverage including the existing buildings and the proposed garage structure totals 14,652 square feet which covers 18.4% of the lot surface area. This is compliant with the RM zone district which allows a maximum of 45% lot coverage by buildings.

Building Height: The proposed height of the garage structure is 18.51' which is less than the maximum allowed 35' building height in the RM zone district. This was calculated as follows:

- The highest point on the building is at an elevation of 9121.76'.
- The lowest existing ground elevation at the southwest building corner is 9099.5'.
- The highest existing ground elevation at the northeast building corner is 9107'.
- The average existing ground elevation is calculated to be 9103.25'.
- The calculated height is the 18.51' (9121.76'-9103.25').

Easements: The proposed garage structure will not be constructed within in any known easements.

## **PARKING ANALYSIS:**

Per Town Code Section 16-6-40, each townhome unit in a multi-family structure requires 2 parking spaces. Centennial Townhomes has 18 units and therefore requires 36 parking spaces.

Proposed Parking Structure.....	6 Spaces
Building One (One Garage per unit).....	5 Spaces
Surface parking along south side of parking lot.....	<u>30 Spaces</u>
Total Parking Spaces Provided .....	41 Spaces

The Centennial Townhomes complex has more parking than is required by code.

Providing 6 parking spaces within a detached structure for the use of the Townhome owners at 111 Corinthian Circle is in compliance with the goals and visioning of the Town of Dillon Comprehensive Plan.

The following conditions are attached to the Level III Development Permit for a detached six car residential garage structure at 111 Corinthian Circle, Dillon, Colorado in the Residential Medium (RM) zoning district:

1. The applicant shall submit construction documents for the approval and satisfactory construction of the proposed detached six car residential garage structure at 111 Corinthian Circle, Dillon, Colorado to the Summit County Building Inspection Department and Lake Dillon Fire Rescue for review and approval.
2. The applicant shall install, maintain and provide the required fire apparatus dead-end turnaround required by Lake Dillon Fire Rescue.
3. The colors and materials used for the proposed detached garage structure shall match the colors and materials of the existing Centennial Townhome Buildings.

## RECORD OF PROCEEDINGS

---

### STAFF RECOMMENDATION:

Staff recommends approval of Resolution PZ 02-16, Series of 2016.

Chairman Nosari opened the Public Hearing at 5:30 pm.

Pen and Linda Wimbush, live at 273 Ensign Drive and have no problem with the parking and garage improvements. Pen also asked if residents of Corinthian Hills had been notified by letter. Dan, Town Engineer, responded they have not, but signs had been posted at the site of construction, letters were not required for this size of project.

Commissioner Peterson stated he had visited the site and didn't see any problem with the construction as far obstruction of view to other residents.

Bill Marvin, the architect of the project stated there was a lot of vegetation in the area and the Construction should not impact the view or vegetation. The overall height of garage structure is 18.51'.

The Public Hearing was closed at 5:43 pm.

Commissioner Peterson moved to approve Resolution PZ 02-16, Series of 2016 with the following conditions:

1. The applicant shall submit construction documents for the approval and satisfactory construction of the proposed detached six car residential garage structure at 111 Corinthian Circle, Dillon, Colorado to the Summit County Building Inspection Department and Lake Dillon Fire Rescue for review and approval.
2. The applicant shall install, maintain and provide the required fire apparatus dead-end turnaround required by Lake Dillon Fire Rescue.
3. The colors and materials used for the proposed detached garage structure shall match the colors and materials of the existing Centennial Townhome Buildings.

Commissioner Gaddis second the motion, which passed unanimously upon roll call vote.

### OTHER BUSINESS

### ADJOURNMENT

There being no further business, the meeting adjourned at 5:45 p.m.

Respectfully submitted,

*Debbie Wilkerson*

Debbie Wilkerson

Secretary to the Commission

**DRAFT**

# RECORD OF PROCEEDINGS

---

**PLANNING AND ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
May 11, 2016 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** May 3, 2013

**AGENDA ITEM NUMBER:** 4

**ACTION TO BE CONSIDERED:**

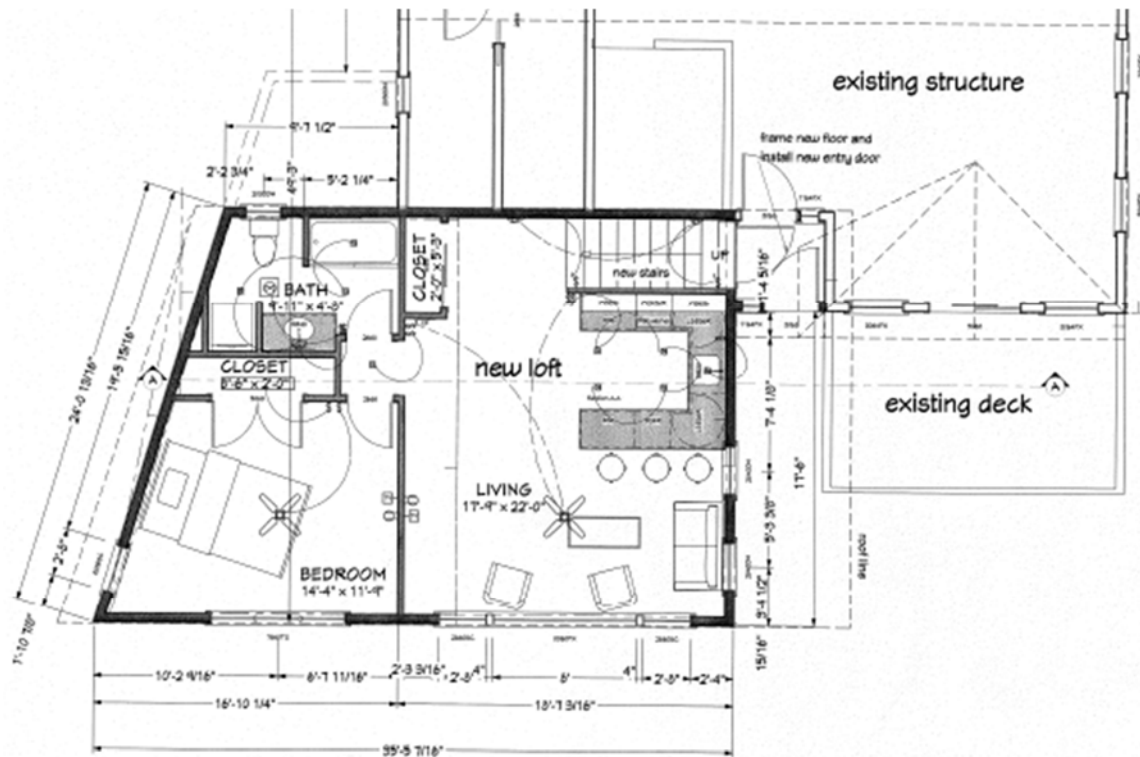
Consideration of a Resolution No. PZ 03-16, Series of 2016: **A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT AT 11 CORINTHIAN CIRCLE, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO. PUBLIC HEARING**

**SUMMARY:**

The Town received an application for a Conditional Use Permit for an Accessory Dwelling Unit at 11 Corinthian Circle, Lot 1A, Block 1, Corinthian Hill Subdivision, Dillon, Colorado. The proposed project would include the construction of a one car garage addition with a small Accessory Dwelling Unit above it. The application demonstrates conformance to the Code Sections pertaining to Conditional Use Permits and Accessory Dwelling Units, Section 16-5-220 and Section 16-4-40, respectively.



*Existing Residence at 11 Corinthian Circle with Attached Garage*



Proposed 2nd Floor Plan

**Code Analysis:**

*Permitted Uses:* An Accessory Dwelling Unit may be permitted in the RE, RL, RM, and RH zones in a single family residence (Sec. 16-4-40). The subject property is zoned Residential Medium (RM). The provisions required in this Code section to satisfy this allowance are provided in detail, by subsection, in Resolution PZ 03-16, Series of 2016. This application does meet those provisions

*Yards (Setbacks):* The side setbacks for the RM zone are 10', and the proposed addition is 37.1' from the side lot line. The proposed addition is also well clear of the required 20' rear yard and 20' front yard. (Sec. 16-3-130)

*Lot Coverage:* The RM zone permits up to 45% lot coverage. The lot is approximately 15,246 SF, or 0.35 acres. The existing home footprint covers approximately 1567 SF, and 337 additional square feet of foot print are proposed. The proposed lot coverage will be about 1904 SF, and thus only about 12.5% lot coverage is anticipated for the principal structure. (Sec. 16-3-130)

*Building height:* The RM zone permits building heights up to 35 feet. The proposed ridge line for the new addition will be approximately 27 feet high. (Sec. 16-3-130)

*Easements:* The proposed addition will not be constructed in any known easements. (Sec. 16-9-10)



**Parking:** Two (2) dedicated parking spaces are required for the proposed Accessory Dwelling Unit. The applicant provides two spaces for the Accessory Dwelling Unit, one (1) in the garage below, and one (1) in front of the garage. Two (2) existing spaces remain for the primary residence in the existing garage. (Sec. 16-6-40)

**Impact Fees:** Impact fees associated with new construction will not apply to this application because the proposed addition is smaller than the 1,499 SF threshold for assessing the fees.

**Tap Fees (EQR's):** The assessment of 0.65 EQR's is required for the addition of the proposed 1-bedroom Accessory Dwelling Unit. (Sec. 13-2-70 & Sec. 13-3-140)

**Public Hearing Notification:** The Public Hearing for this Resolution ran in the newspaper on Friday, April 29, 2016. The property was posted for the Public Hearing on Tuesday, May 3, 2016. These posting dates satisfy the Dillon Municipal Code requirement to provide Public Hearing notification at least seven (7) days and not more than fourteen (14) days (Sec. 16-2-210 (e)(1)).

*Public Hearing Notice in the Summit Daily Newspaper on Friday, April 26, 2016*





*Public Hearing Posting on May 2, 2016 on Tract A, Property of the Owners of Lots 1A, 1B, & 1C*

The following conditions are attached to the Conditional Use Permit for the Accessory Dwelling Unit:

1. The applicant shall re-vegetate all disturbed areas by planting a native grass seed or turf grass seed mix, ensure growth through watering or irrigation, and maintain a vegetative ground cover.
2. The applicant shall pay the required water and sewer tap fees.
3. The applicant shall file with the Town the required restrictive covenant preventing subdividing into separate ownership.
4. The applicant shall file with the Town a deed restriction that prevents short term rentals of the Accessory Dwelling Unit.
5. The applicant shall provide an Improvement Location Certification plat indicating the as-built location of the foundation meeting the setback requirements, and provide a building height certification meeting the maximum building height limit.
6. The applicant shall verify the functionality of the water service curbstop valve. The curbstop water service valve shall be observed and documented as functional by the Dillon Water Department. It is the owner's responsibility to maintain the curbstop valve in an operational condition.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution PZ 03-16, Series of 2016.

**ACTION REQUESTED:**

Public Hearing.

Motion, Second, Roll Call Vote.

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

Unless called up by / a decision petitioned to Town Council, the ruling of the Planning and Zoning Commission on this matter shall stand.

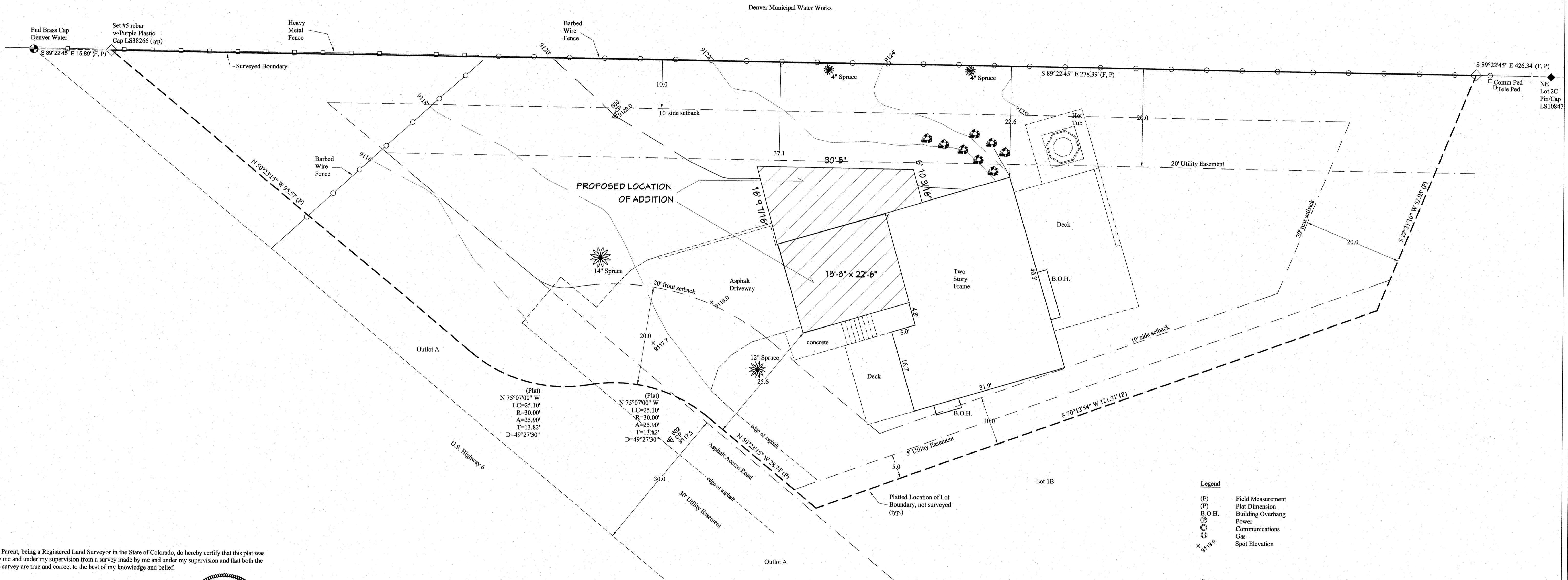
**STAFF MEMBER RESPONSIBLE:** Ned West, Town Planner



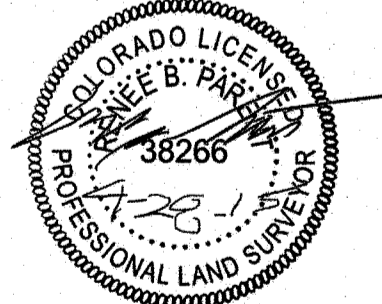




**Partial Topographic Survey and Partial Improvement Survey Plat**  
**Lot 1A**  
**Corinthian Hill Replat A**  
**A Replat of Lots 1 & 2, Block 1,**  
**Amended Corinthian Hill Plat**  
**Town of Dillon**  
**Summit County, Colorado**  
**Section 17, T5S, R77W, 6th P.M.**  
**(011 Corinthian Hill Circle)**

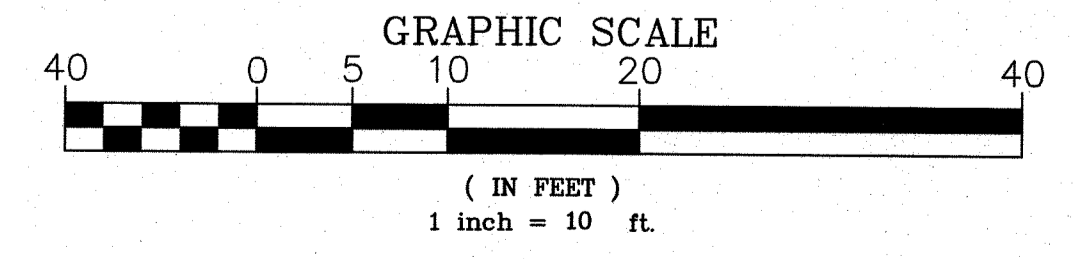


I, Renee B. Parent, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat was prepared by me and under my supervision from a survey made by me and under my supervision and that both the plat and the survey are true and correct to the best of my knowledge and belief.



Notice: 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 herein.

This Land Survey Plat was accepted for deposit on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is filed under Land Survey Plat Reception no. \_\_\_\_\_, in the office of the Summit County Clerk and Recorder.  
 Signed \_\_\_\_\_  
 Summit County Surveyor



**Blue River Land Surveying**  
 (970) 668-3730  
 PO Box 1800 Frisco, CO 80443  
 www.blueriverlandsurveying.com

*Partial Topographic Survey and Partial Improvement Survey Plat*  
**Lot 1A**  
**Corinthian Hill Replat A**  
**A Replat of Lots 1 & 2, Block 1,**  
**Amended Corinthian Hill Plat**  
**Town of Dillon**

Date: 04-28-2015 9579

NUMBER	DATE	REVISION BY	DESCRIPTION

**11 Corinthian Hills**  
**Dillon, CO 80435**

**Szmurlo Addition opt 5**



DRAWINGS PROVIDED BY:  
 PO Box 8435  
 Breckenridge, CO  
 80424  
 970-376-1425  
 bsuconstruction.com

DATE:

3/14/2016

SCALE:

1" = 10'

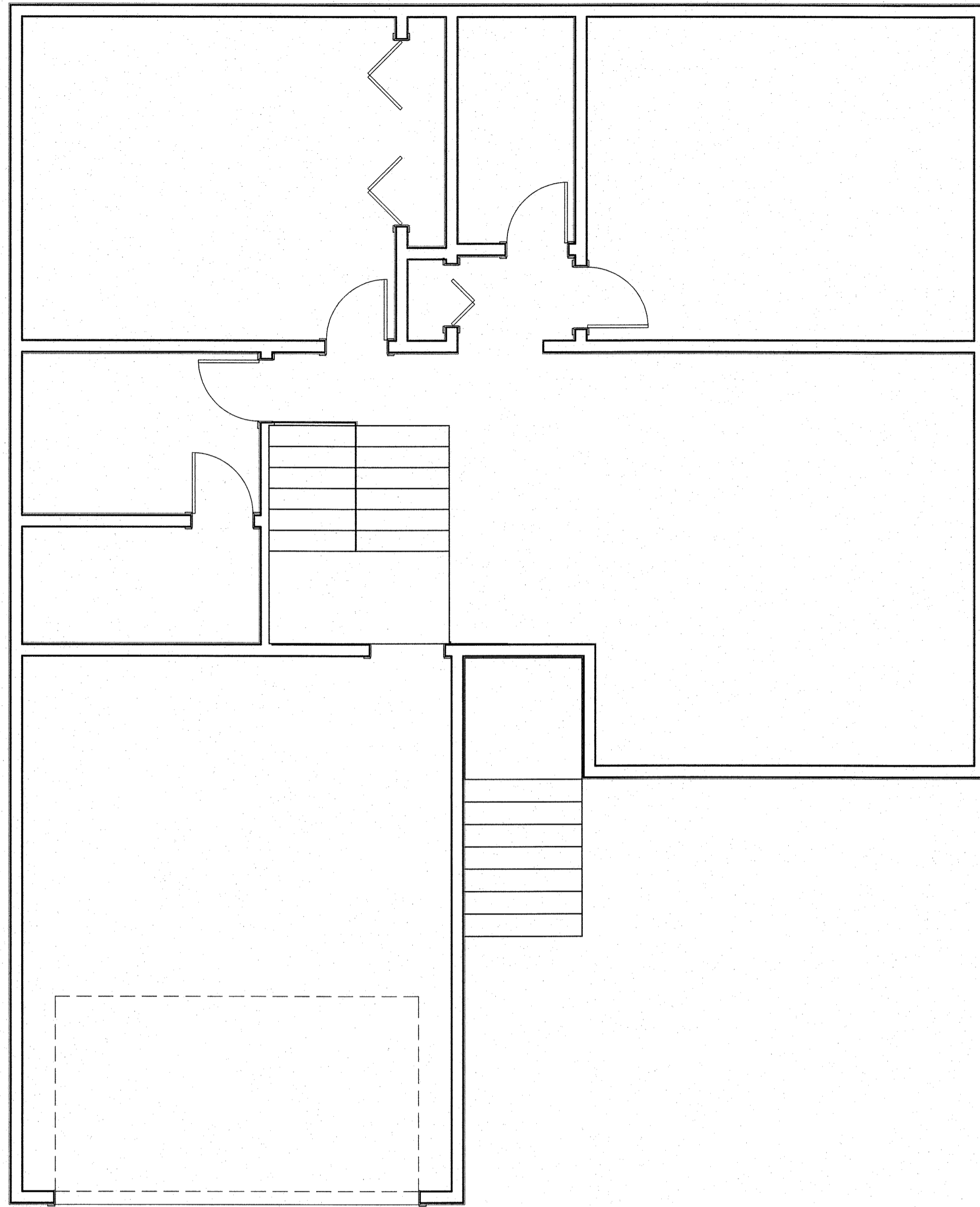
SHEET:

**A1**

TOWN OF DILLON  
 RECORD COPY

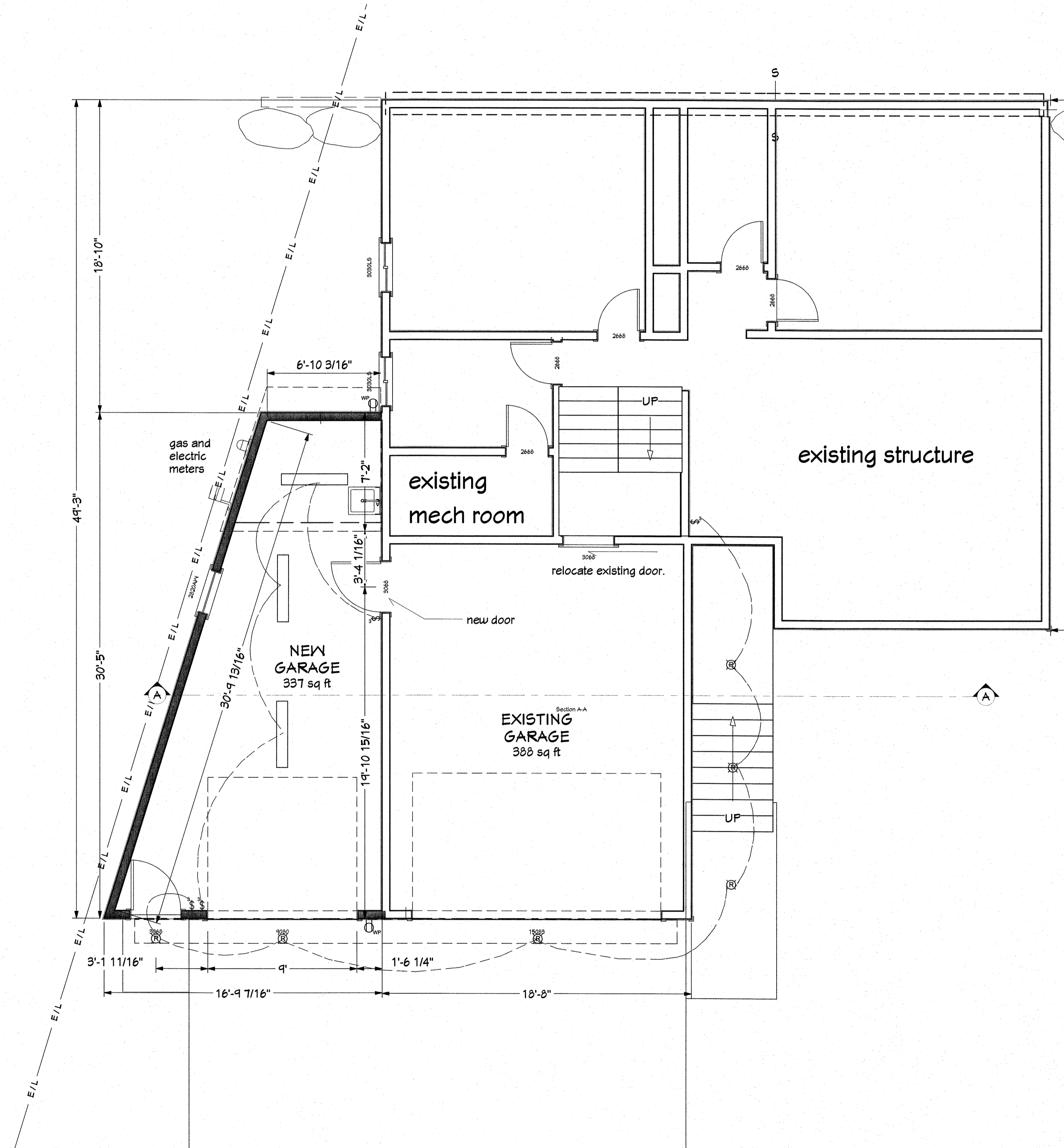
2016.18

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
P-1	PROJECT OVERVIEW		



Existing 1st Floor Plan

BUILDING AREA:			
Existing finished:	2 301 sf	Existing Garage:	401 sf
New finished:	652 sf	New Garage :	337 sf
Total:	2 953 sf	Total:	744 sf



Proposed 1st Floor Plan

REVISION TABLE	
NUMBER	DATE

11 Corinthian Hills  
Dillon, CO 80435

Szmarlo Addition opt 5



DRAWINGS PROVIDED BY:  
PO Box 8485  
Breckenridge, CO  
80424  
970-376-1925  
bswconstruction.com

DATE:

3/14/2016

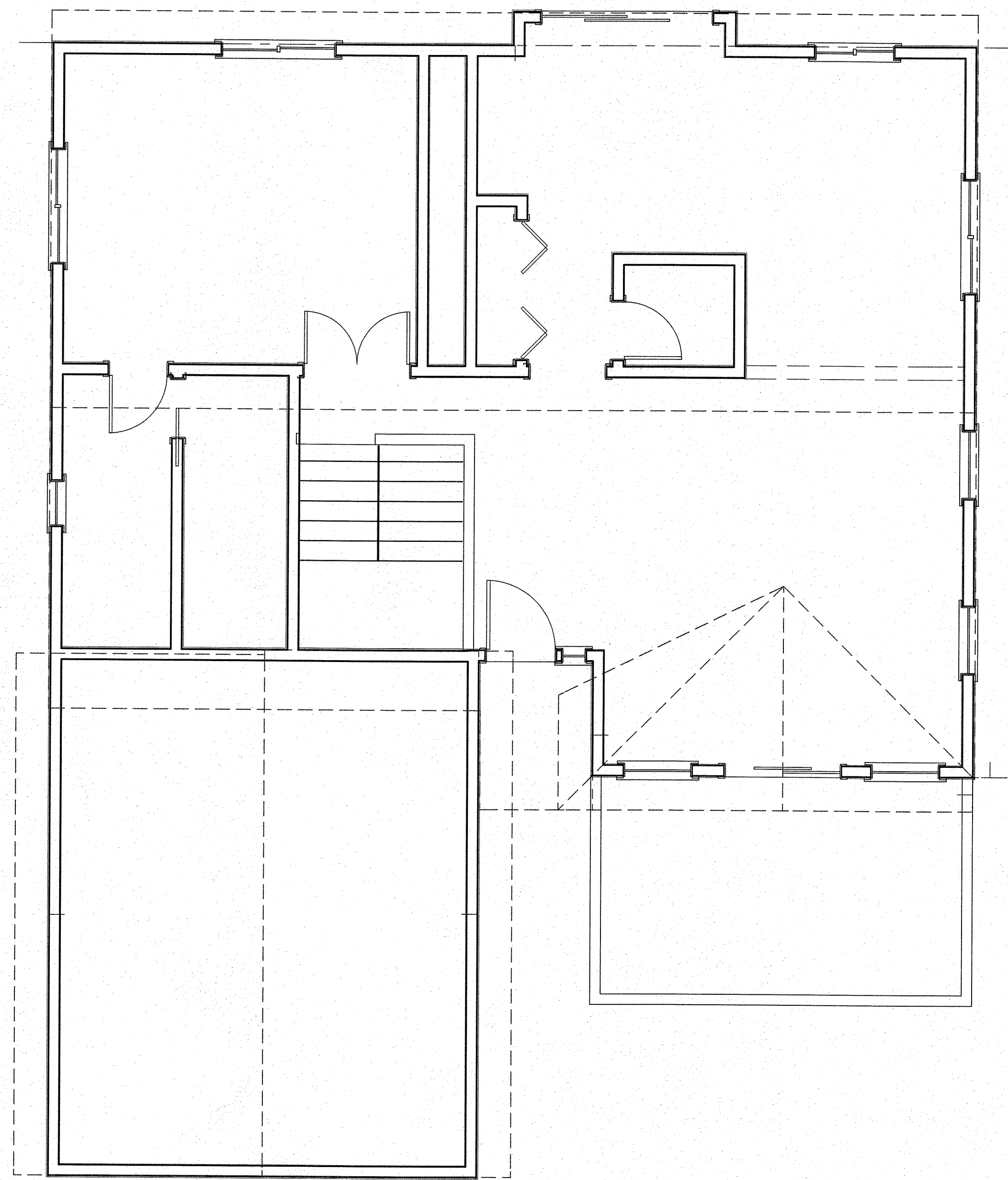
SCALE:

1/4" = 1'

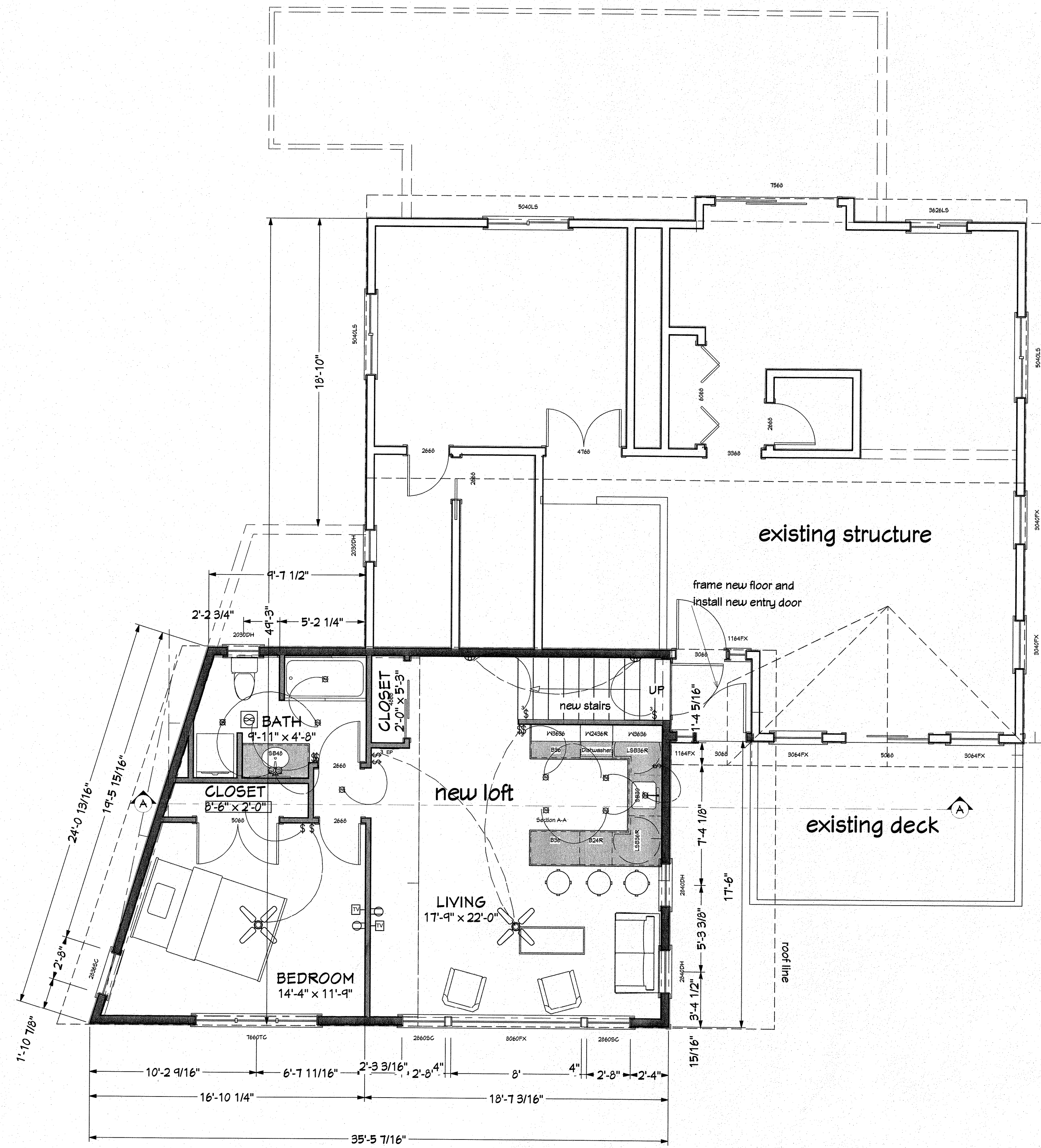
SHEET:

A2





Existing 2nd Floor Plan



Proposed 2nd Floor Plan

REVISION TABLE			
NUMBER   DATE   REVISION BY   DESCRIPTION			

11 Corinthian Hills  
Dillon, CO 80435

Szmurlo Addition opt 5



DRAWINGS PROVIDED BY:  
PO Box 8495  
Breckenridge, CO  
80424  
970-536-1925  
bsuconstruction.com

DATE:

3/14/2016

SCALE:

1/4" = 1'

SHEET:

A3



**GENERAL NOTES:**

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

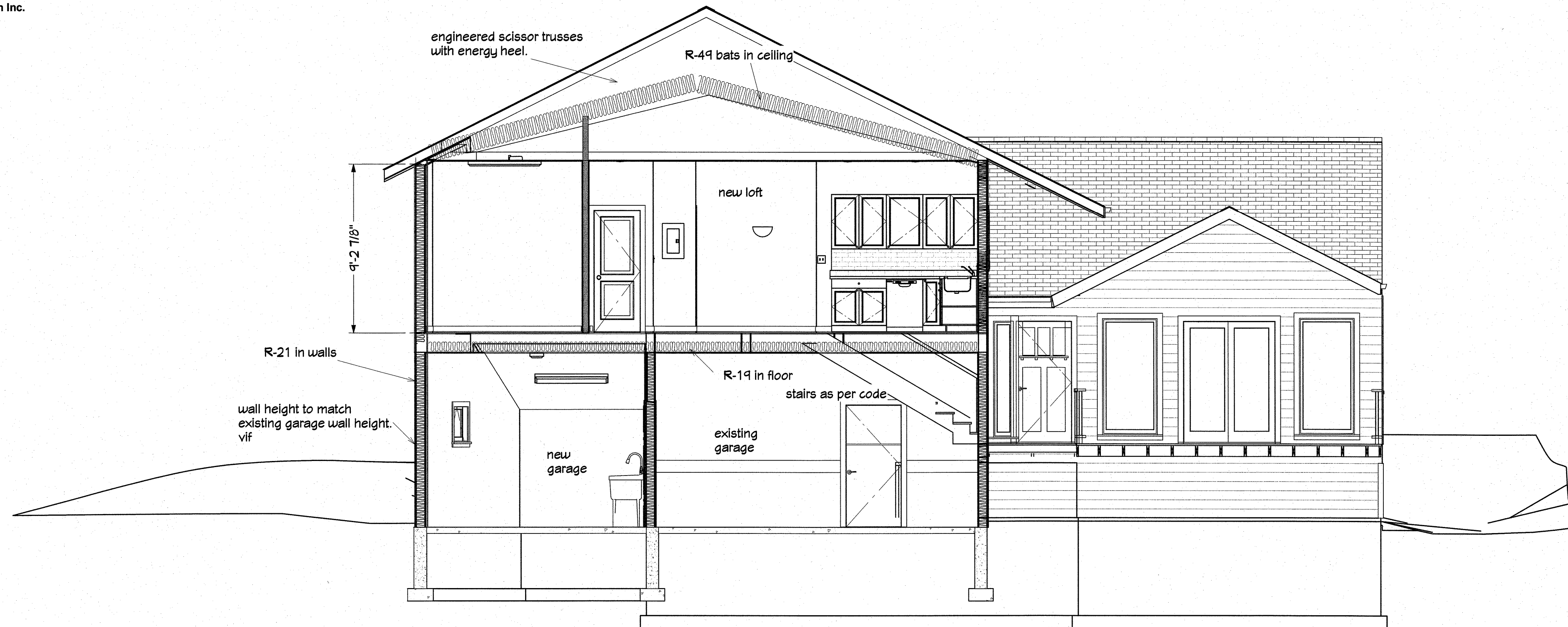
PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

**BUILDING PERFORMANCE:**

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

**STRUCTURAL ENGINEER:** Shell Hodgson  
**DESIGNER:** BSW Design & Construction Inc.  
**BUILDER:** BSW Design & Construction Inc.

All exterior finishes to match existing



Section A-A

**DOOR AND WINDOW NOTES:**

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

**FOUNDATION NOTES:**

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH,  
 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).  
 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.  
 MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPASION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- \* JOINTS AROUND WINDOW AND DOOR FRAMES
- \* JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- \* JOINTS BETWEEN WALL AND FOUNDATION
- \* JOINTS BETWEEN WALL AND ROOF
- \* JOINTS BETWEEN WALL PANELS
- \* UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

**GRADING NOTES:**

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

NUMBER	DATE	REVISION BY	DESCRIPTION

11 Corinthian Hills  
 Dillon, CO 80435

Szmarlo Addition opt 5



DRAWINGS PROVIDED BY:  
 P.O. Box 8435  
 Breckenridge, CO  
 80424  
 970-576-1925  
 bswconstruction.com

DATE:

3/14/2016

SCALE:

1/4" = 1'

SHEET:

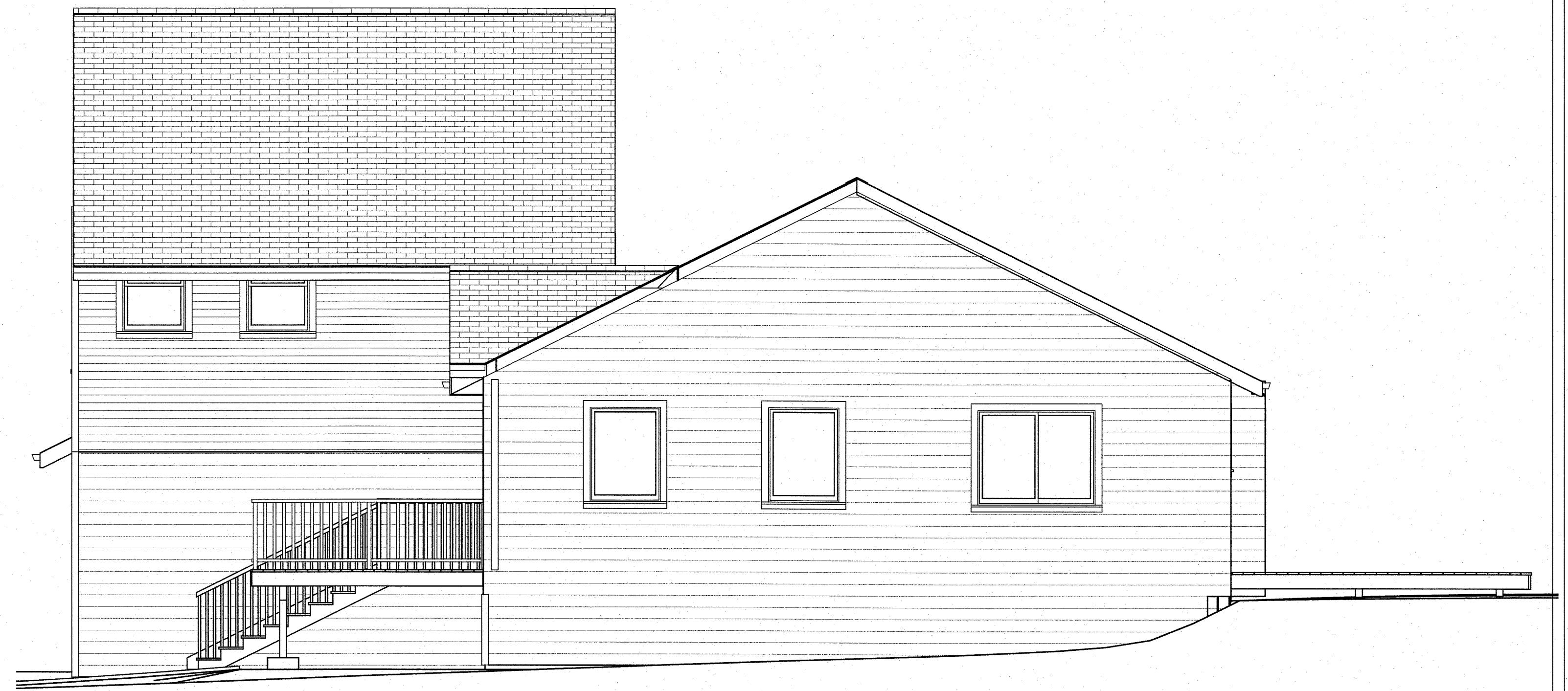
A4



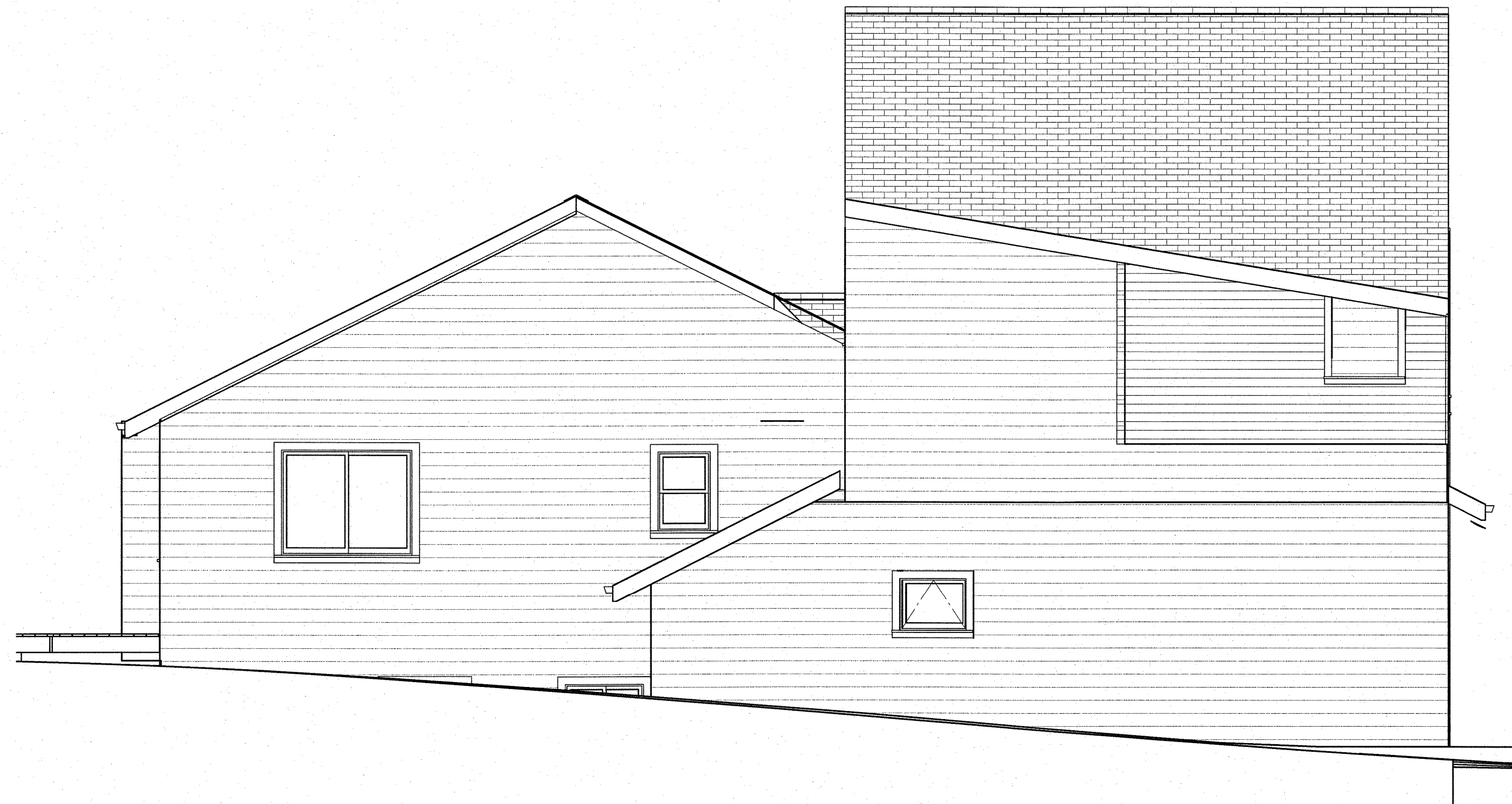
all exterior finishes to match existing



East Elevation



South Elevation



Elevation 1



West Elevation

REVISION TABLE

NUMBER DATE REVISED BY DESCRIPTION

11 Corinthian Hills  
Dillon, CO 80435

Szmarlo Addition opt 5



DRAWINGS PROVIDED BY:  
PO Box 8435  
Breckenridge, CO  
80424  
970-576-1925  
bswconstruction.com

DATE:

3/14/2016

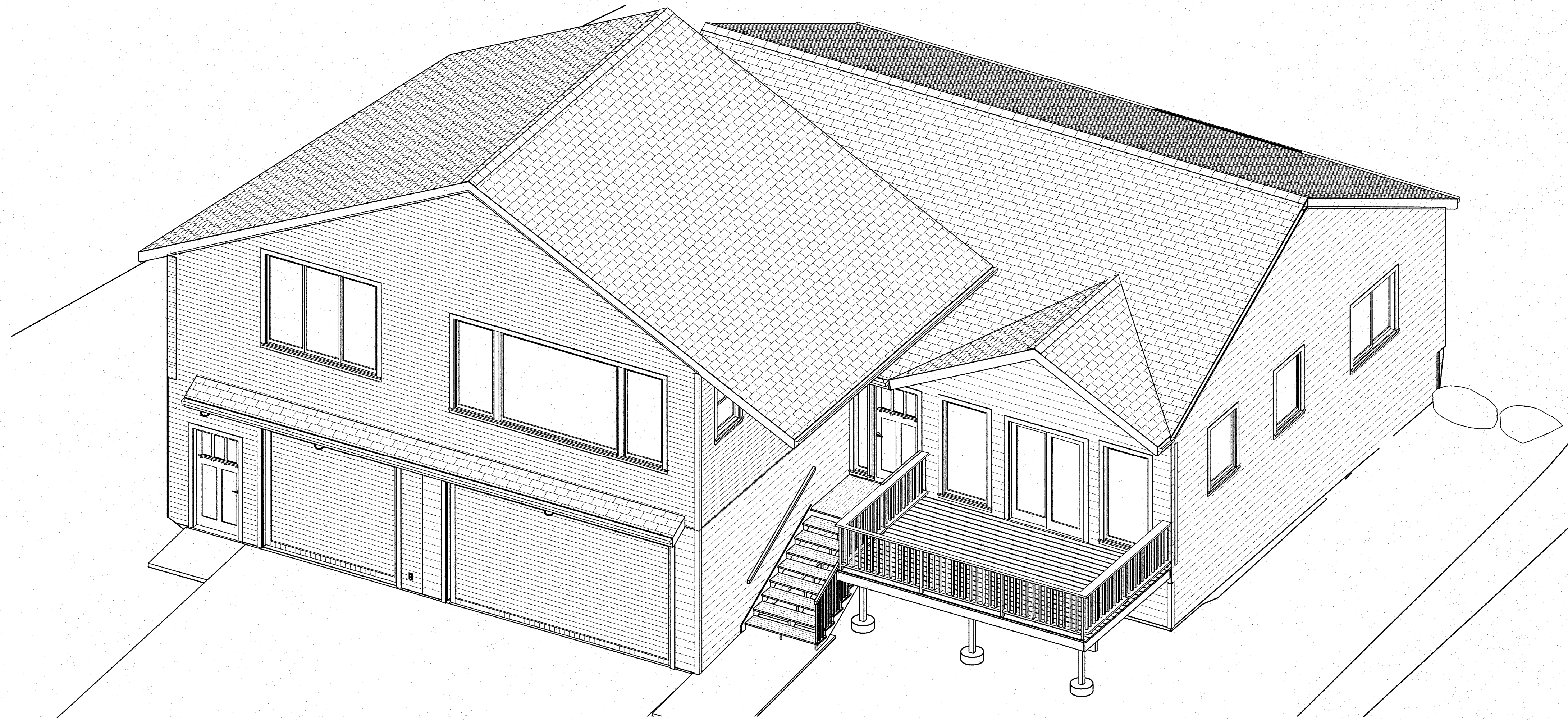
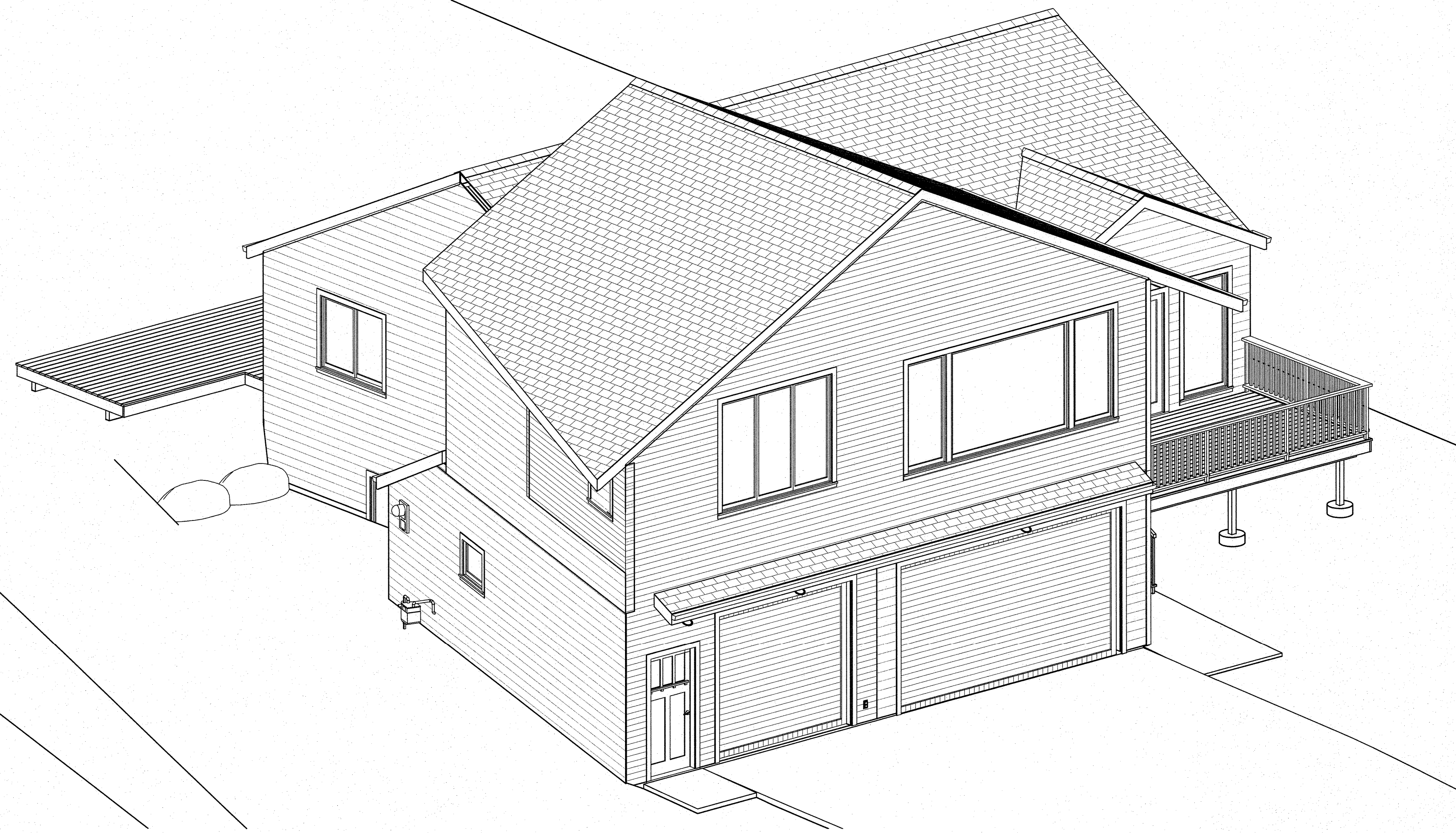
SCALE:

1/4" = 1"

SHEET:

A5





NUMBER	DATE	REVISION	DESCRIPTION

11 Corinthian Hills  
Dillon, CO 80435

Szmarlo Addition opt 5



DRAWINGS PROVIDED BY:  
PO Box 8435  
Breckenridge, CO  
80424  
970-576-1925  
bsiconstruction.com

DATE:

3/14/2016

SCALE:

1/4" = 1'

SHEET:

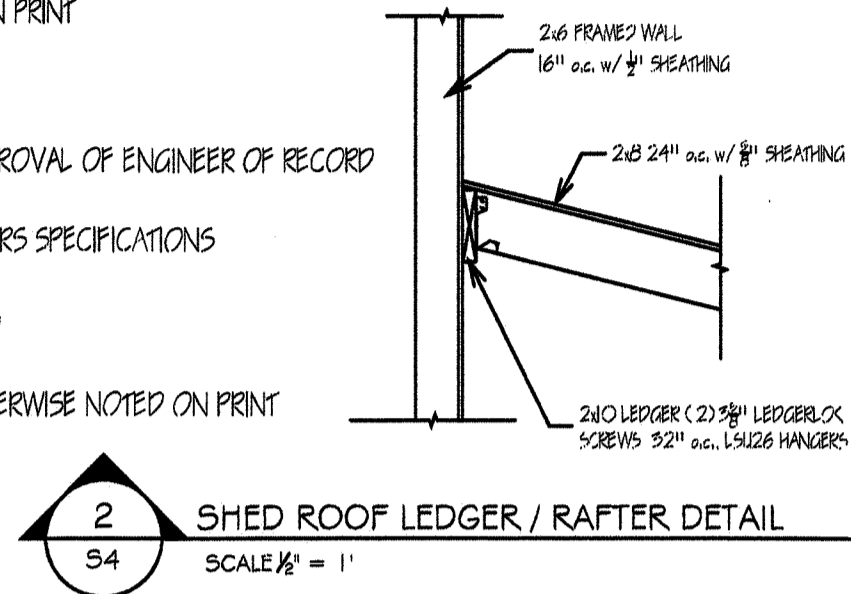
A6



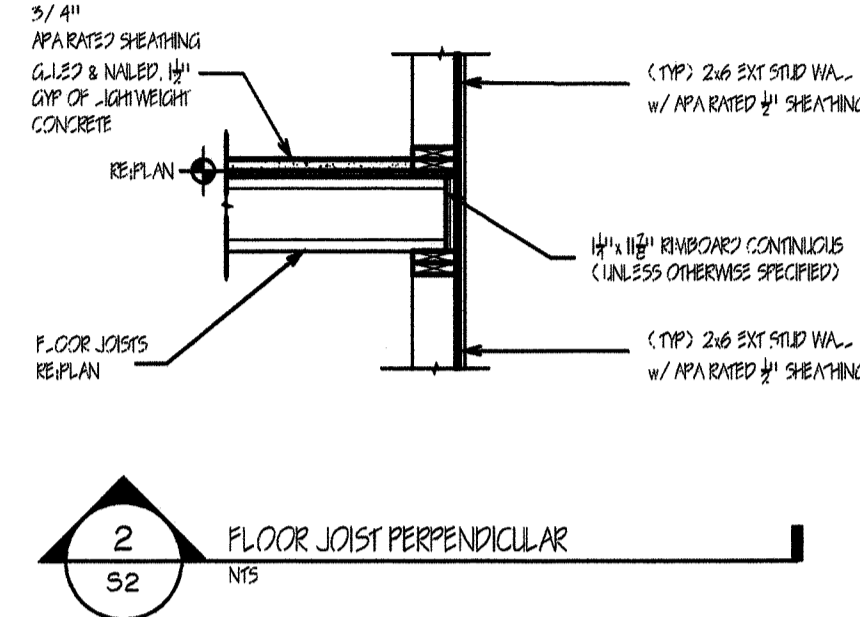


### FLOOR FRAMING NOTES

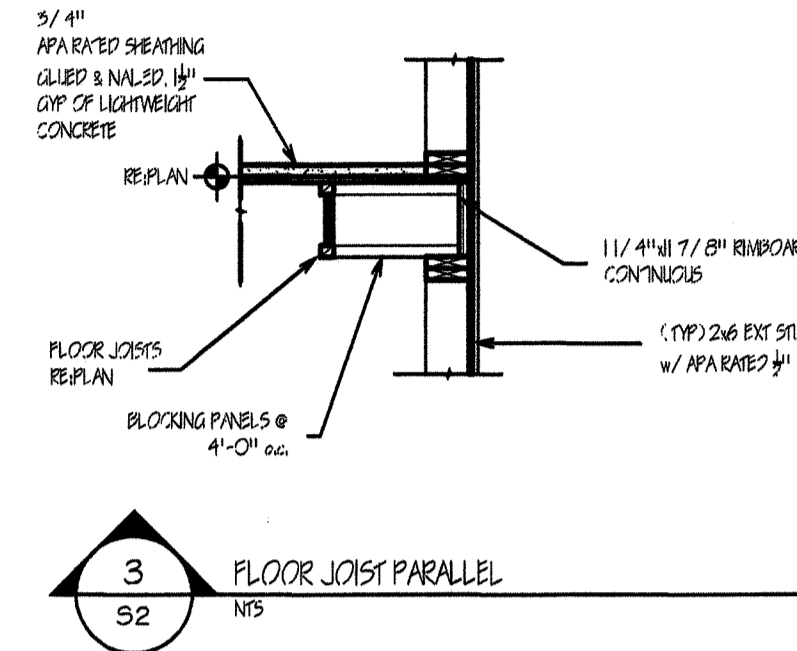
1. ALL WOOD FRAMING JOISTS SHALL BE  $11\frac{1}{2}"$  BC16000, 1.7, OR  $11\frac{1}{2}"$  BC16020, AS MANUFACTURED BY BOISE CASCADE, AND AS LABELED ON PLAN. ALTERNATIVES SHALL HAVE EQUAL OR GREATER CAPACITY AND SHALL BE REVIEWED BY THE ENGINEER OF RECORD.
2. "LVL" INDICATED LAMINATED VENEER LUMBER BEAMS. LVL'S SHALL HAVE ALLOWABLE DESIGN STRESSES OR E=20000 ksi, Fb=2.8 ksi, Fc parp=750 psi, Fc PARALLEL=2.9 psi, Fv=255 psi OR GREATER.
3. ALL PARALLAM BEAMS SHALL E=2000, Fb=2900, Fv=290
4. ALL HEADERS ARE (3)  $7\frac{1}{2}"$  LVL'S UNLESS OTHERWISE NOTED ON PRINT
5. RE: ARCHITECTURAL SHEETS FOR ROUGH OPENINGS.
6. SUBSTITUTIONS AND/OR ALTERNATIVES MAY BE USE UPON APPROVAL OF ENGINEER OF RECORD
7. FLOOR JOIST BLOCKING SHALL CONFORM WITH MANUFACTURERS SPECIFICATIONS
8. ALL STUDS GREATER THAN 12" SHALL BE LSL ENGINEERED STUDS
9. ALL HEADERS ARE (2)  $9\frac{1}{2}"$  LVL'S w/ 2" XPS CORE, UNLESS OTHERWISE NOTED ON PRINT



2 SHED ROOF LEDGER / RAFTER DETAIL  
SCALE  $\frac{1}{2}" = 1'$

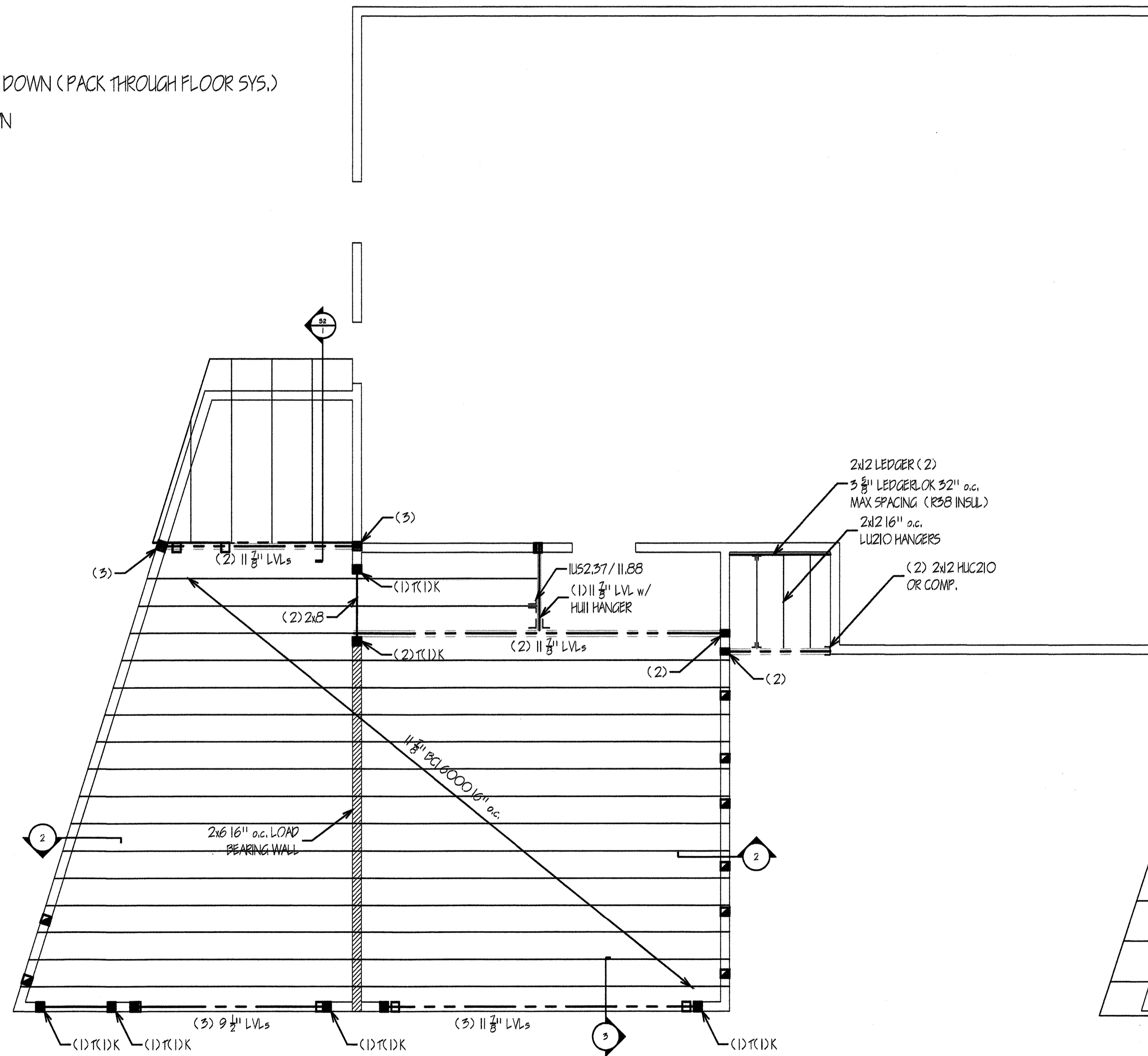


2 FLOOR JOIST PERPENDICULAR  
SCALE  $\frac{1}{2}" = 1'$

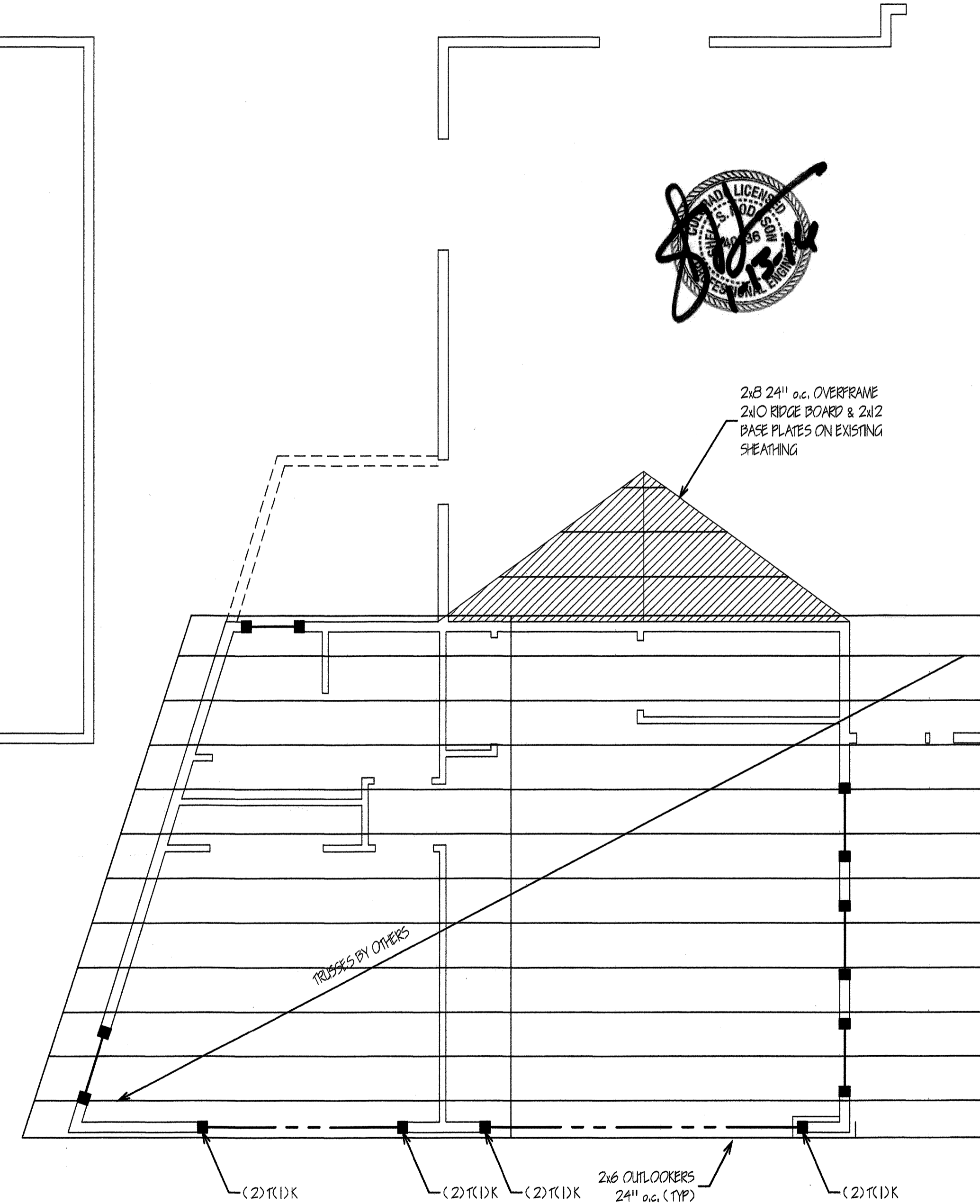


3 FLOOR JOIST PARALLEL  
SCALE  $\frac{1}{2}" = 1'$

- STUD PACK UP
- ▣ STUD PACK UP & DOWN (PACK THROUGH FLOOR SYS.)
- STUD PACK DOWN



FLOOR AND LOWER SHED ROOF FRAMING SCALE  $\frac{1}{4}" = 1'$



ROOF FRAMING SCALE  $\frac{1}{4}" = 1'$

### ROOF FRAMING NOTES

1. ROOF SHEATHING  $\frac{3}{8}"$  APA RATING EXPOSURE 1 ( $\frac{1}{2}"$ ;) SPAN RATING. FASTEN WITH 10d NAILS SPACED 6" o.c. EDGES, 12" o.c. MAX SPACING OTHER SUPPORTS
2. WALL SHEATHING  $\frac{1}{2}"$  APA RATING C-C, C-D
3. RE: ARCHITECTURAL PAGES FOR ROOF SLOPES AND PLATE HEIGHTS
4. ALL ROOF SYSTEM HEADERS SHALL BE (3)  $7\frac{1}{2}"$  LVL'S UNLESS OTHERWISE NOTED
5. ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS STUDS, FLOOR TO ROOF, INCLUDING RAKE WALLS
6. ALL RAFTERS AND TRUSSES FASTENED TO EXTERIOR WALLS WITH SIMPSON H2.5 CLIPS
7. ALL HEADERS ARE (2)  $9\frac{1}{2}"$  LVL'S w/ 2" XPS CORE, UNLESS OTHERWISE NOTED ON PRINT



Shell S. Hodgson, P.E.  
Structural / Civil Engineer  
License in CO and UT  
Phone 970-409-8120  
shell.hodgson@gmail.com  
PO Box 1482  
Leadville, CO 80461

SZMURLO ADDITION  
11 CORINTHIAN HILLS  
DILLON, CO  
SUMMIT COUNTY, COLORADO

ISSUE:	DATE:
STRUCTURALS	6/10/06
PROJECT #	
FLOOR & ROOF PLAN	

**RESOLUTION NO. PZ 03-16**  
**Series of 2016**

**A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT AT 11 CORINTHIAN CIRCLE, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.**

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon has received a Class III development application for a Conditional Use Permit for an Accessory Dwelling Unit at 11 Corinthian Circle, Lot 1A, Block 1, Corinthian Hill Subdivision, Dillon, Colorado; 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; and,

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the proposed development should attach to the approval of the application for the Class III conditional use permit.

**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 May 11<sup>th</sup>, 2016, on the application for a conditional use permit for an Accessory Dwelling Unit at 11 Corinthian Circle, Dillon, Colorado, and following said public hearing makes the following findings of fact:

A. That the application for the conditional use permit for an Accessory Dwelling Unit is complete.

B. That the proposed Class III application for a conditional use permit for an Accessory Dwelling Unit complies with the specific requirements of Section 16-5-220 “Conditional use criteria” of the Town of Dillon Municipal Code, as detailed as follows:

1. The use is listed as an allowed conditional use within the zone, or is otherwise identified as a conditional use and is consistent with the intent and purpose of the Comprehensive Plan and applicable zoning district.

*The site is zoned Residential Medium (RM). An Accessory Dwelling Unit is allowed in the Residential Medium (RM) zoning district so long as certain provisions of the Dillon Municipal Code are met. The*

*Accessory Dwelling Unit is consistent with the existing residential uses in this developed neighborhood, and Accessory Dwelling Units exist in nearby properties throughout the Corinthian Hill Subdivision.*

2. The parcel is suitable for the proposed conditional use, considering such factors as size, shape, location, topography, soils, slope stability, drainage and natural features.

*The proposed Accessory Dwelling Unit to be constructed above the proposed garage addition is suitable for the parcel. The size, shape, location, topography, soils, slope stability, drainage, and natural features are not anticipated to be affected by the proposed garage and Accessory Dwelling Unit project.*

3. The proposed conditional use will not have significant adverse impacts on the air or water quality of the community.

*The existing site is developed with appropriate drainage and vegetation, and any areas disturbed during the project are to be re-vegetated to ensure soil stability and thus the protection of air and water quality. Town staff cannot identify any potential air quality concerns with the proposed Accessory Dwelling Unit use on this property.*

4. The proposed conditional use will not substantially limit, impair or preclude the use of surrounding properties for the uses permitted in the applicable zoning district.

*The existing developed site is adjacent to existing residences. The proposed garage addition with the Accessory Dwelling Unit above will not substantially limit or impair the existing uses on the surrounding properties.*

5. Adequate public utilities and services are available or will be made available to the site prior to the establishment of the conditional use.

*The existing site is already served by gas, electric, water, and sanitary sewer facilities. The project requires the assessment of additional water and sewer tap fees, which the applicant has agreed to pay. Such payment shall be made prior to issuance of a building permit.*

Section 2. That the proposed Class III application for a conditional use permit for an Accessory Dwelling Unit complies with the specific requirements of Section 16-4-40 “Accessory Dwelling Units and secondary units” of the Town of Dillon Municipal Code, as detailed as follows:

A secondary residential unit or Accessory Dwelling Unit may be permitted in the RE, RL, RM and RH zones in a single-family residence, subject to the following provisions:

1. The Planning and Zoning Commission shall review and approve, under the Level III process, a site plan showing the location of the unit.

*The applicant has applied for a Level III development permit for the proposed project. The application includes a site plan indicating the proposed location of the garage addition with the 1-bedroom, 1-bathroom Accessory Dwelling Unit above.*

2. The property owner shall pay all required water and sewer tap fees.

*The property owner shall pay an additional 0.65 EQR water and sewer tap fee associated with the Accessory Dwelling Unit.*

3. The unit shall meet all building code requirements.

*Once approved by the Town, the plans will be submitted to the Summit County Building Inspection Department for their review, approval, and inspections.*

4. Two (2) parking spaces shall be provided per unit, and such parking area shall be landscaped to buffer parking from neighboring properties.

*Two parking spaces for the Accessory Dwelling Unit are provided as part of the application. The parcel is currently landscaped, and the proposed additional parking spaces are buffered from adjoining properties.*

5. The habitable portion of the Accessory Dwelling Unit is not greater than nine hundred (900) square feet in size, nor is it more than one-third ( $\frac{1}{3}$ ) the size of the heated living area of the primary residential unit.

*The habitable portion of the Accessory Dwelling Unit is approximately 652 square feet, and the primary structure is approximately 2301 square feet. This sub-section is satisfied with the application.*

6. A restrictive covenant is filed stating the unit will not be subdivided into a separate ownership unit from the primary unit.

*The property owner shall execute the restrictive covenant to not subdivide into separate ownership, and must file said restrictive covenant as a condition of approval of this Resolution.*

7. The unit is deed restricted against utilization as a short-term rental, which means it may not be rented for periods of time of less than six (6) months.

*The property owner shall execute the deed restriction preventing the short term rental of the property and must file said deed restriction as a condition of approval of this Resolution.*

8. The unit design is compatible with the neighborhood and the principal structure.

*The design is architecturally similar to the principal structure and is compatible with the neighborhood. The applicant provided a letter of approval from the Corinthian Hill Architectural Control Committee and the Corinthian Hills Property Owners Association, dated March 4, 2016.*



9. The unit may be a separate building from the primary structure, when placed above a freestanding garage, or on lots greater than one (1) acre.

*The Accessory Dwelling Unit will be constructed above a new attached garage; therefore, this sub-section does not apply.*

Section 3. That the Planning and Zoning Commission of the Town of Dillon does hereby approve a conditional use permit for an Accessory Dwelling Unit at 11 Corinthian Circle, Dillon, Colorado with the following conditions:

1. The applicant shall re-vegetate all disturbed areas by planting a native grass seed or turf grass seed mix, ensure growth through watering or irrigation, and maintain a vegetative ground cover.

2. The applicant shall pay the required water and sewer tap fees.

3. The applicant shall file with the Town the required restrictive covenant preventing subdividing into separate ownership.

4. The applicant shall file with the Town a deed restriction that prevents short term rentals of the Accessory Dwelling Unit.

5. The applicant shall provide an Improvement Location Certification plat indicating the as-built location of the foundation, and providing a building height certification meeting the building setback requirements and maximum building height limit.

6. The applicant shall verify the functionality of the water service curbstop valve. The curbstop water service valve shall be observed and documented as functional by the Dillon Water Department. It is the owner's responsibility to maintain the curbstop valve in an operational condition.

**APPROVED AND ADOPTED THIS 11<sup>TH</sup> DAY OF MAY, 2016 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

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

By: \_\_\_\_\_  
Nat Nosari, Chairperson

ATTEST:

By: \_\_\_\_\_  
Debbie Wilkerson, Secretary to the Commission

**FOR RECORDING PURPOSES ONLY**

GRANTOR: **Leonard T. Szmurlo  
Christine I. Szmurlo**  
GRANTEE: **Town of Dillon, Colorado**  
LEGAL DESCRIPTION: **Lot 1A, Block 1, Corinthian Hill  
Subdivision, Dillon, Colorado**  
ADDRESS: **11 Corinthian Circle, Dillon, Colorado**

**DEED RESTRICTION,  
DECLARATION OF USE  
AND SHORT TERM RENTAL RESTRICTION**

NOTICE THE FOLLOWING:

On the date indicated below, authorization and approval to install a secondary residential unit or accessory apartment in a single family dwelling located at 11 Corinthian Circle, more particularly described as Lot 1A, Block 1, Corinthian Hill Subdivision, Dillon, Colorado (“Property”) has been issued to Leonard T. Szmurlo and Christine I. Szmurlo, hereinafter called the Owners, by the Town of Dillon, hereinafter called the Town. As the accessory apartment was approved by a Conditional Use Permit, the authorization to use the accessory apartment shall run with the land, and shall automatically transfer to any new owner, in accordance with Section 16-5-250 of the Dillon Municipal Code.

The Owners acknowledge that the following deed restrictions, conditions and statements apply to the Property and to the continuing validity of this authorization and approval:

1. The Owners shall comply with all provisions of the Town Code regarding secondary residential units or accessory apartments, Section 16-4-40, and as amended from time to time, and with any and all regulations of the Town promulgated thereto.
2. The Owners shall comply with all conditions stipulated with the approval of the Conditional Use Permit granted by Resolution PZ 03-16, Series of 2016.
3. The Owners shall pay all required water and sewer tap fees.
4. The secondary residential unit or accessory apartment shall meet all building code requirements.
5. Two (2) parking spaces shall be provided for the secondary residential unit or accessory apartment and for the primary residential unit on the Property, and such parking area shall be landscaped to buffer parking from neighboring properties.

6. The habitable portion of the accessory apartment shall not be not greater than nine hundred (900) square feet in size, nor is it more than one-third ( $\frac{1}{3}$ ) the size of the heated living area of the primary residential unit.
7. A restrictive covenant shall be recorded stating the secondary residential unit or accessory apartment will not be subdivided into a separate ownership unit from the primary unit.
8. We hereby deed restrict the secondary residential unit or accessory apartment against utilization as a short-term rental, which means it may not be rented for periods of time of less than six (6) months.
9. The secondary residential unit or accessory apartment design is compatible with the neighborhood and the principal structure.
10. The secondary residential unit or accessory apartment may be a separate building from the primary residential structure when placed above a freestanding garage, or on lots greater than one (1) acre.
11. The secondary residential unit or accessory apartment, as authorized and approved herein may not be enlarged.

**THIS DOCUMENT SHALL SERVE AS A DEED RESTRICTION FOR THE SECONDARY RESIDENTIAL UNIT OR ACCESSORY APARTMENT, AND SUCH SECONDARY RESIDENTIAL UNIT OR ACCESSORY APARTMENT LOCATED ON THE PROPERTY IS HEREBY DEED RESTRICTED AGAINST UTILIZATION AS A SHORT-TERM RENTAL, WHICH MEANS THE SECONDARY RESIDENTIAL UNIT OR ACCESSORY APARTMENT MAY NOT BE RENTED FOR PERIODS OF TIME OF LESS THAN SIX (6) MONTHS.**

The Owners further acknowledge that this authorization and approval shall expire upon the failure of any condition listed above. The Owners agree to advise any potential purchaser of the Property of the restrictions and requirements stated herein.

In the event this authorization and approval expires or is revoked, the Owners agree to remove the secondary residential unit or accessory apartment and to restore the Property to its single family use status, in conformance with all the requirements of the Dillon Municipal Code.

The terms of this Deed Restriction are for the benefit of the Property, shall run with the Property, and shall benefit and be binding upon (i) each successive owner of the Property during its ownership of all or a portion of the Property; and (ii) each person having an interest therein derived through any owner thereof.

This Deed Restriction shall be recorded in the Office of the Summit County Clerk and Recorder, State of Colorado, in order to put prospective purchasers of the Property or other interested parties, on notice of its terms.

The Owners declare, under penalty of perjury, that they are the owners of record of the above described Property.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2016.

OWNERS:

\_\_\_\_\_  
**Leonard T. Szmurlo**

\_\_\_\_\_  
**Christine I. Szmurlo**

STATE OF \_\_\_\_\_ )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged by \_\_\_\_\_ before me, a notary public, this \_\_\_\_ day of \_\_\_\_\_, 2016.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

TOWN OF DILLON, COLORADO

By: \_\_\_\_\_  
Tom Breslin, Town Manager

ATTEST:

By: \_\_\_\_\_  
Jo-Anne Tyson, Town Clerk

05/10/2016

**COVENANT AND AGREEMENT  
TO HOLD PROPERTY AS ONE PARCEL AND NOT TO SUBDIVIDE**

This Covenant and Agreement to Hold Property as One Parcel (the “Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between the TOWN OF DILLON, a Colorado municipal corporation (the “Town”), and Leonard T. Szmurlo and Christine I. Szmurlo, (the “Owners”) with reference to the following:

A. Owners are the fee owners of that certain real property located at 11 Corinthian Circle, Dillon, Colorado, and legally described as Lot 1A, Block 1, Corinthian Hill Subdivision, Town of Dillon, State of Colorado (the “Property”). In this connection, Owners desire to add to the Property a secondary residential unit or accessory apartment, in accordance with the Dillon Municipal Code, Section 16-4-40.

B. As a condition to the Town’s granting the secondary residential unit or accessory apartment and the acceptance of a Building Permit Application for a secondary residential unit or accessory apartment on the Property, the Town has required that the Owners record a covenant to hold the Property as one parcel, and not subdivide the Property to make the secondary residential unit or accessory apartment into a separate ownership from the primary unit on the Property, subject to the terms, covenants and conditions of this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals, the Town’s granting the secondary residential unit or accessory apartment and the acceptance of the Owners’ Building Permit Application for a granting the secondary residential unit or accessory apartment and the, and other good and valuable consideration, the receipt of which the Parties hereby acknowledge, the parties hereby agree as follows:

1. For so long as the proposed secondary residential unit or accessory apartment exists, the Owner(s) shall hold the Property legally described above as one parcel, there shall be no subdivision, and no portion of the Property shall be sold separately.

2. The terms of this Agreement are for the benefit of the Property, shall run with the Property, and shall benefit and be binding upon (i) each successive owner of the Property during its ownership of all or a portion of the Property; and (ii) each person having an interest therein derived through any owner thereof.

3. This Agreement shall be recorded in the Office of the Summit County Clerk and Recorder, State of Colorado, in order to put prospective purchasers of the Property or other interested parties, on notice of its terms.

IN WITNESS WHEREOF, the duly authorized representatives of the Parties have executed this Agreement as of the day first above written.

