

RECORD OF PROCEEDINGS

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
WEDNESDAY, MAY 11, 2016
5:30 p.m.
Town Hall**

CALL TO ORDER

The special meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, May 11, 2016, at Dillon Town Hall. Chairman Nat Nosari called the meeting to order at 5:30 p.m. Commissioners present were: Teresa England, Charlotte Jacobsen, and Jerry Peterson. Amy Gaddis was absent. Staff members present were Dan Burroughs, Town Engineer; Scott O'Brien, Public Works Director; Ned West, Engineering Inspector/Town Planner; Carri McDonnell, Finance Director and Corrie Fischer, Recording Secretary.

Chairman Nosari introduced Teresa England the new Planning and Zoning Commissioner.

APPROVAL OF THE MINUTES OF APRIL 6, 2016 REGULAR MEETING

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

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF RESOLUTION 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

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.

The application for a Conditional Use Permit for an Accessory Dwelling unit meets the requirements of the Dillon Municipal Code.

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.

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.

RECORD OF PROCEEDINGS

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 of Dillon 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.

Chairman Nosari opened the public hearing at 5:45 pm.

Leonard Szmurlo, owner of 11 Corinthian Circle explained that he wanted to add an accessory apartment that could also be included as part of the main house and the additional garage space.

Chairman Nosari closed the public hearing at 5:46 pm.

Commissioner Peterson moved to approve Resolution PZ 03-16, Series of 2016 with the recommended conditions. Commissioner England second the motion, which passed unanimously upon roll call vote.

Discussion Item: Developing sign regulations for Town owned parks and open space zoned property. This item will be moved to the June Planning and Zoning meeting.

OTHER BUSINESS

The Commission was concerned that accessory dwelling units do not allow short term rentals. Dan explained that the Town Manager is working with other towns and Summit County to review rules for short term rentals within an accessory dwelling unit. Dan explained some of the concerns about the impacts to the single family home neighborhood including parking. This topic will be brought to a future Planning and Zoning meeting.

Dan updated the Commission on the Gateway Project on where they are in the process.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:02 p.m.

Respectfully submitted,

Carri McDonnell

Carri McDonnell
Secretary to the Commission