

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING
WEDNESDAY, March 1, 2017
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, March 1, 2017, at Dillon Town Hall. Chairman Nathan Nosari called the meeting to order at 5:31 p.m. Commissioners present were: Jerry Peterson, Charlotte Jacobsen and Teresa England. Commissioner Amy Gaddis was absent. Staff members present were Dan Burroughs, Town Engineer; Ned West, Engineering Inspector/Town Planner; and Corrie Woloshan, Recording Secretary.

APPROVAL OF THE MINUTES OF FEBRUARY 1, 2017 REGULAR MEETING

Commissioner Teresa England moved to approve the minutes from the February 1, 2017 regular meeting. Commissioner Jerry Peterson seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There were no public comments.

DISCUSSION ITEM: Town of Dillon Design Guidelines under development by Roth Sheppard Architects

Ned West, Town Planner: Mentioned Commissioner Amy Gaddis has expressed that she does not care for stucco. They mention it in the guidelines but it's more a highlight element. They did a lot of work starting with the historical part of Town and bringing in mountain and lake style architecture.

Commissioner Teresa England: How do you propose using this? Does an applicant come in and you hand this to them. I'd hate to see anyone spend a lot of time on design without seeing this. Ned West, Town Planner: Yes, certainly on the website and strong references that they need to take a look at it before digging into their design.

Chairman Nathan Nosari: Does the Commission and Planning and Zoning think that the Amphitheater fits with this? Dan Burroughs, Town Engineer: Personally I think it does and that Ivano's project does too. Chairman Nathan Nosari: I agree. If you look at the Payne building it could fit too. Dan Burroughs, Town Engineer: I wouldn't disagree with that. Commissioner Jerry Peterson: Don't criticize these old buildings. It took a lot to get something done because nothing had been done for years and years and years. Dan Burroughs, Town Engineer: The point here is a lot of the new buildings we're proposing fit these guidelines. If the Payne building had different architecture, some of the drawings in here look like it.

Ned West, Town Planner: We should as a Town contemplate reducing the building height. Commissioner Teresa England: We're going to do this on a case-by-case basis? Dan Burroughs, Town Engineer: We don't have anything in our code that protects people's views. Commissioner Teresa England: Some of this would be hard in our mountain environment. The glass exterior just doesn't work up here. Dan Burroughs, Town Engineer: I think they recommended 60%. Commissioner Teresa England: Overall I think this is good. Dan Burroughs, Town Engineer: Because this isn't code it won't be codified. It'll exist on its own and we'll refer to it in the code, that you have to follow the Design Guidelines. It gives people a little more

latitude. To your point, if it is all glass they might have problems meeting the energy code. Chairman Nathan Nosari: I think retail will want windows because it creates a more welcoming environment. Dan Burroughs, Town Engineer: We call them guidelines for a reason. Commissioner Teresa England: There is text that needs added. Chairman Nathan Nosari: Some pictures too. Ned West, Town Planner: This is just a draft. It looks like it's for the whole Town, but it's structured more for the Core area. Chairman Nathan Nosari: Anemone Trail is the only one left to be developed? Dan Burroughs, Town Engineer: There's the lot by the Dillon Dam. 2 vacant lots up by Noodles and the single family home. Ned West, Town Planner: By code that's residential property. Dan Burroughs, Town Engineer: Then we have the Dillon Ridge lots. You should know we have interest in all of them. Chairman Nathan Nosari: I have no problem applying the same guidelines standard. I don't know what retailers you're working with on those lots. What if you get someone that wants to stand out? Dan Burroughs, Town Engineer: It's not a very strict PUD.

Dan Burroughs, Town Engineer: Do you think these Guidelines should be Town wide? All Commissioners agree, yes. Commissioner Teresa England: I think it's a good identity for the Town and why not carry that through. Commissioner Charlotte Jacobsen: We're not that big of a Town. Dan Burroughs, Town Engineer: I think we say Guidelines. Page 8 lists all the things they need to submit. Commissioner Teresa England: Can we add mass model to this? Dan Burroughs, Town Engineer: It depends on whether the renderings tell the story in your opinion. At the last meeting Council asked for photo renderings before & after. If they come back with something totally different, if they come back & change footprint and use, we have a chance to come back and say no. If it doesn't affect the outward appearance of the building, probably not. It depends on how close their submittals would be to the actual PUD. Ned West, Town Planner: Any other items you want on the submittal list? Massing model where appropriate or if asking for height variance. Dan Burroughs, Town Engineer: Probably needs to be in the code. We got proposals on lots 16R and 17A, and apartment buildings on these 2 lots. Commissioner Teresa England: So those would have to be 'Mountain Lakestyle' design? Because that would add to our aesthetic value. Chairman Nathan Nosari: Are they apartment buildings or condos? Commissioner Teresa England: He told us he would convert them after 3 years, after the defect law. Dan Burroughs, Town Engineer: We have a lot of work to do before you see applications. Just because we've talked to developers doesn't mean anything. So we'll have to see where all that ends up. By June you should see 16R and 17A. Chairman Nathan Nosari: CMC won't come back into the picture? Dan Burroughs, Town Engineer: It'll be interesting to see. They still own a lot of land, they could still fit that on their lot without much trouble.

Chairman Nathan Nosari: When are they going to finalize this? Dan Burroughs, Town Engineer: Get us your changes by Friday so we can get them submitted. I think we're way behind, were trying to get this done in October. So if you have any other comments get them to us this week. Commissioner Jerry Peterson: I think it's a pretty good plan. They've covered most bases.

OTHER BUSINESS

ADJOURNMENT

There being no further business, the meeting adjourned at 6:14p.m.

Respectfully submitted,

Corrie Woloshan

Corrie Woloshan
Secretary to the Commission