

**RESOLUTION NO. PZ 08-17**  
**Series of 2017**

**A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR THE DILLON FLATS CONDOMINIUMS, A 24 UNIT CONDOMINIUM BUILDING LOCATED AT 175 AND 205 E. LABONTE STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.**

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon (“Planning Commission”) has received a Level III Development Application from Dillon Ridge Investments, LLC (the “Developer”) for the Dillon Flats Condominiums (“Application”), consisting of a 24 unit condominium building and its associated parking located on 175 and 205 E. LaBonte Street, Dillon, Colorado; and

**WHEREAS**, the Planning Commission has determined that the Application is complete; and

**WHEREAS**, following the required notice, a public hearing on the Application was held on August 2<sup>nd</sup>, 2017, before the Planning Commission; and

**WHEREAS**, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the approval of the Application for the Dillon Flats Condominiums.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:**

Section 1. That the Planning Commission, following the required notice, held a public hearing on August 2<sup>nd</sup>, 2017 on the Application for the Dillon Flats Condominiums, and following said public hearing makes the following findings of fact:

- A. That the Application is complete.
- B. That the Application meets the applicable Town of Dillon Municipal Code (“Code”) requirements.
- C. That the Application is compatible with the Core Area Zoning District and is compatible with surrounding uses.
- D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.

E. That the Application provides a significant workforce housing component.

Section 2. That the Planning Commission hereby approves the Application and the Level III Development Permit for the Dillon Flats Condominiums located at 175 and 205 E. LaBonte Street, Dillon, Colorado with the following conditions:

- A. The Developer shall enter into a Development Agreement (“Agreement”) with the Town of Dillon for the proposed public improvements adjacent to 175 and 205 E. LaBonte Street and shall meet all the obligations and requirements contained therein prior to issuance of a certificate of occupancy for the building.
- B. The Developer shall enter into a Restrictive Covenant and Agreement for the provision of workforce housing (“Restrictive Covenant”) with the Town of Dillon for the Dillon Flats Condominiums, containing the provisions as follows:
  - 1. Developer shall dedicate in perpetuity six (6) deed restricted units, equaling twenty five percent (25%) of the total units in the development to serve as local workforce housing. Local workforce housing is defined as persons living in Summit County full time and working in Summit County a minimum of thirty (30) hours per week.
  - 2. Two (2) of the units will not be subject to any maximum purchase price restrictions.
  - 3. The maximum purchase price for four (4) of the units will be set at the Area Median Income (“AMI”) levels set forth in the approved agreement for Disposition and Development of Lots 16R, 17A and 17B as approved and executed by the Dillon Urban Renewal Authority at a later date.
- C. All storm sewer inlets, manholes and pipes located on Lots 17A and 17B shall be considered private and maintained by the developer in perpetuity.
- D. The Developer shall submit final construction plans for the street improvements on E. LaBonte Street for review and approval based on the requirements for the development agreement for this project.
- E. The Developer shall grant additional sidewalk and access easements for the public sidewalks being constructed on Lots 17A and 17B. The Developer shall grant a 4’ wide snow storage easement along E. LaBonte Street adjacent to the back of the public sidewalk.

**APPROVED AND ADOPTED THIS 2<sup>ND</sup> DAY OF AUGUST, 2017 BY  
THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON,  
COLORADO.**

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

By: \_\_\_\_\_  
Amy Gaddis, Chairperson

ATTEST:

By: \_\_\_\_\_  
Corrie Woloshan, Secretary to the Commission

**TOWN COUNCIL ACTION ITEM  
STAFF SUMMARY  
AUGUST 2, 2017 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** July 27, 2017

**AGENDA ITEM NUMBER: 3**

**ACTION TO BE CONSIDERED:**

Consideration of Resolution No. PZ 08-17, Series of 2017;

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR THE DILLON FLATS CONDOMINIUMS, A 24 UNIT CONDOMINIUM BUILDING LOCATED AT 175 AND 205 E. LABONTE STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

**DILLON FLATS CONDOMINIUMS SUMMARY:**

The Town of Dillon has received a Level III Development Application from Dillon Ridge Investments, LLC (the “Developer”) for the Dillon Flats Condominiums (“Application”), consisting of a 24 unit condominium building and its associated parking located on 175 and 205 E. LaBonte Street, Dillon, Colorado. More specifically, the project will be constructed on Lots 17A and 17B, Block A of the New Town of Dillon subdivision.

The Dillon Flats Condominium proposal includes a single condominium building on Lot 17A with the required parking being provided on Lots 17A and 17B. A new park amenity will be constructed at the South end of Lot 17B at the Northeast corner of Fiedler Avenue and E. LaBonte Street. The project will also continue the Marina Place walking path through the property to Colorado Mountain College.

The unit mix for the building includes three (3) One Bedroom & One Bath Units, seventeen (17) Two Bedroom & Two Bath Units, and four (4) Three Bedroom & Two Bath Units.

**DILLON URBAN RENEWAL AUTHORITY (DURA) BACKGROUND:**

Lots 17A and 17B were created by the Town of Dillon in 2015 out of underutilized Town Owned land in the Dillon Town Center. These two parcels are the vacant land between Colorado Mountain College and East LaBonte Street. In the fall of 2015, the Town of Dillon requested proposals from the development community for these two lots and also Lot 16R on the north side of Main Street. The Town received two (2) proposals and ultimately decided to move ahead with a proposal for condominiums on Lots 17A and 17B because the proposal has a workforce housing component. The Town of Dillon Town Council passed a resolution earlier this year that allows the property to be transferred from the Town of Dillon to the Dillon Urban Renewal Authority on a date to be determined in September of 2017.

The proposed real estate transfer agreement between the Developer and the Dillon Urban

Renewal Authority is planned to be signed on August 15<sup>th</sup>, 2017 at a special meeting of the Dillon Urban Renewal Authority to be held at Dillon Town Hall. This agreement sets up the terms of the purchase and sale of the two (2) lots in conjunction with Lot 16R to the Developer and will require that an additional workforce housing covenant and an additional development agreement be executed between the Town of Dillon and the Developer.

#### **PUBLIC NOTICE:**

The Town posted a sign of the public hearing on the site on Thursday, July 20, 2017. A newspaper ad was ran in the Summit Daily (Journal) on Friday July 21, 2017, and a mailing noticing the public hearing time and date was sent out on July 19, 2017 to property owners within 300' of the proposed development. These dates are all within the required 7-14 day notice period before the Public hearing on August 2, 2017.

#### **ZONING:**

The proposed project is located within the Core Area (CA) Zone District. A multi-family residential project is allowed without a conditional use permit as long as none of the residences are located on the ground floor. In this case, the ground floor of the building is mostly parking and also includes stairwells and an elevator. Therefore the project complies with the use requirements of the CA zone district.

#### **WORKFORCE HOUSING:**

The Developer is proposing that 25% of the twenty-four (24) units, a total of 6 units will be reserved for workforce housing and will be sold to people who can demonstrate that they work within Summit County a Minimum of 30 hours per week. Additionally, four (4) of these units will also have a maximum purchase price set by the Summit County Combined Housing Authority based on incomes within the 90% to 130% AMI (Area Median Income) range.

The final unit numbers to be dedicated with the AMI restriction will be finalized in a separate Workforce Housing Restrictive Covenant ("Restrictive Covenant") that the Developer will enter into with the Town of Dillon. This agreement will be reviewed and approved by the Town Council at a future date and is a condition of the purchase and sale agreement between the DURA and the Developer.

#### **COMPLIANCE WITH DILLON COMPREHENSIVE PLAN:**

The Developer believes that their proposal for a 100% residential project above the first floor within the Core Area Zone meets the Towns objectives for development by providing 24 condominium units in the Dillon Town Center to add more residents to the Town Center to support core area business growth. The Comprehensive plan also encourages developments in the Town Center that can add workforce housing opportunities within the Town of Dillon and Summit County.

**OFF-STREET PARKING LOT CONSIDERATIONS:**

The proposed development requires five (5) Parking spaces for the one bedroom units at a rate of 1.5 parking space per unit; and an additional forty-two (42) parking spaces for the twenty-one (21) two bedroom and three bedroom units based on two units per unit. A total of forty-seven parking spaces are required. The developer is providing 53 parking spaces, 27 on the first level of the building and 26 outside the building.

<b>Unit Type</b>	<b>Quantity</b>	<b>Parking Rate</b>	<b>Parking Required</b>	<b>Parking Provided</b>
One Bedroom	3	1.5 space/unit	5	
Two Bedroom	21	2 space/unit	42	
TOTAL			47	53

Per Town and Federal Code, the Developer is providing three (3) Accessible parking spaces; one is inside the parking structure and the other two (2) are located outside the south side of the building.

The proposed parking lot conforms to the Town Code parking lot design standards and includes 18' x 9' spaces outside the building with a 24' driveway between them.

**SIDE YARDS (SETBACKS):**

The Town Code does not require any setbacks in the Core Area Zone, so the building complies with Town Code.

**LOT COVERAGE:**

The Town Code allows a building within the Core Area Zone to occupy the entire lot. The proposed development will provide 0.22 acres of open space, or 29% of the total 0.77 acres of lot area. The project complies with Town Code.

**BUILDING HEIGHT:**

The Core area zone allows buildings to be 50' high plus an additional 8' for unoccupied vaulted ceilings areas and elevator shafts.

The actual proposed height of the building from the finished floor of the garage to the top of the ridge line is 58'. As measured by the Town of Dillon zoning code the building height for the building is as shown in the table below:

<b>Building Identification</b>	<b>1</b>
High Existing Ground Elevation @ Building	9100.2'

Low Existing Ground Elevation @ Building	9093.8'
Base Elevation	9097'
Allowable Building Height per Code (at 50'+8')	9155'
USGS Finished Floor Elevation	9094.5'
USGS Top of Building Elevation (37' 9.75")	9152.5'
	Complies

The table above demonstrates that the building is actually below the maximum building height allowed as measured by Town Code.

**UTILITIES:**

The proposed project is located within the Dillon Town Center and water and sewer mains exist on the adjacent streets. The proposed water service to the building will be fed off the 8" water main in E. LaBonte Street. The proposed sewer service to the building will connect to the existing sewer main in Main Street.

**DRAINAGE:**

The proposed property drains to Dillon Reservoir. A storm sewer system exists in the Town Center and outfalls in Lake Dillon Drive below the Dillon Amphitheater. The proposed development will install a new private storm sewer system between the building and Fiedler Avenue. All onsite storm sewer pipes and manholes are private improvements and will be maintained by the Developer in perpetuity.

**SNOW STORAGE:**

The proposed development provides the required 25% snow storage for the parking lot onsite. The parking paved surface is 10,240 square feet. The Snow storage required is 2,605 sf and the Developer is providing 2,636 square feet.

**ARCHITECTURAL GUIDELINES:**

The architect has worked with the Town of Dillon Architectural Guidelines and the Town's architectural consultant and believe that their development is in conformance with the intent of the guidelines. See the attached checklists for additional information.

**PEDESTRIAN CONNECTIVITY:**

The proposed project provides a new sidewalk along the east side of the property along E. LaBonte Street and the project creates a direct public sidewalk connection between the Marina Place path and Colorado Mountain College.

**PRIVATE RESIDENTIAL UNIT OPEN SPACE:**

The developer is providing a 6'x20' Deck for most of the units which provides 120 square feet of outdoor open space per unit. The exception to this rule are Units 4, 12 and 20 which have Two(2) 6'x10' decks, which still provides a combined total of 120 square of outdoor open space for each of these units. There is not a specific private open space requirement in the Core Area zone, but the mixed use zone requires a minimum of 100 square feet per two-bedroom for comparison purposes.

**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 of Dillon





**Town of Dillon**

275 Lake Dillon Drive  
Dillon, Colorado 80435

**Public Works - GIS**

Contents:

**Dillon Flats Condominiums  
Vicinity & Location Map**

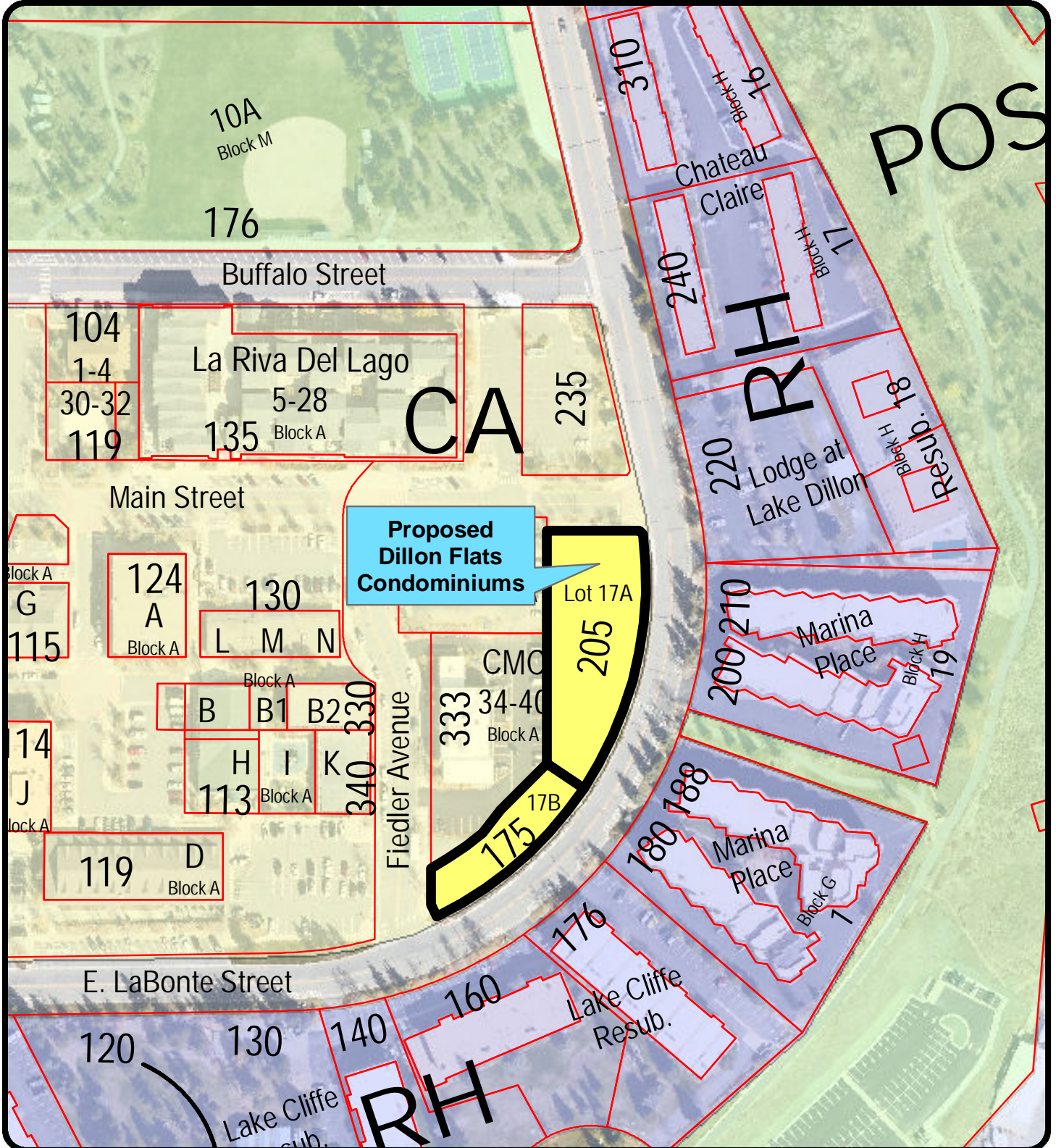
**Lots 17A & 17B, Block A  
175 and 205 E.LaBonte Street**

Date: 28 JUL 2017

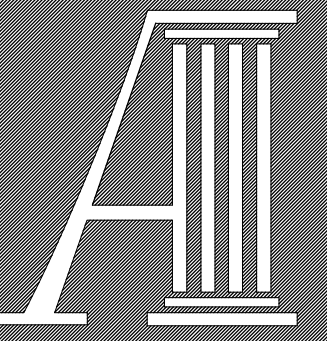
By:

Scale: NTS

djb







ARAPAHOE  
ARCHITECTS, P.C.

P.O. BOX 4780  
BRECKENRIDGE, CO 80424  
(970)453-8474

© COPYRIGHT  
REUSE OR REPRODUCTION  
OF THIS DOCUMENT IS NOT  
PERMITTED WITHOUT  
WRITTEN PERMISSION OF  
ARAPAHOE ARCHITECTS, P.C.



1 SOUTH EAST PERSPECTIVE  
A-0 NOT TO SCALE



2 SOUTH WEST PERSPECTIVE  
A-0 NOT TO SCALE

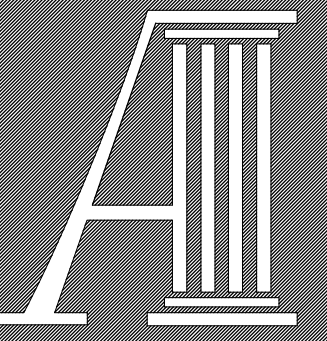
LOT 17A & 17B/LA BONTE STREET  
DILLON, COLORADO

PERSPECTIVES

JOB	1713
DWN BY	LP
ISSUE	
05/02/17	DURA WORK SESSION
07/27/17	SITE PLAN SUBMITTAL

SHEET

A-0



ARAPAHOE  
ARCHITECTS, P.C.

P.O. BOX 4780  
BRECKENRIDGE, CO 80424  
(970)453-8474

© COPYRIGHT  
REUSE OR REPRODUCTION  
OF THIS DOCUMENT IS NOT  
PERMITTED WITHOUT  
WRITTEN PERMISSION OF  
ARAPAHOE ARCHITECTS, P.C.

LOT 17A & 17B/LA BONTE STREET

DILLON, COLORADO

BUILDING  
ELEVATIONS

JOB 1713  
DWN BY LP  
ISSUE  
05/02/17 DURA WORK SESSION  
07/27/17 SITE PLAN SUBMITAL

SHEET

A-8

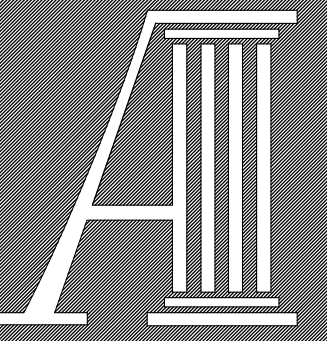


1 SOUTH ELEVATION  
A-8 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
A-8 SCALE: 1/8" = 1'-0"

ITEM	MATERIAL	COLOR
ROOF:	30 YR. COMP. SHINGLES	SEE COLOR BOARD
EAVE/RAKE:	2X6 & 2X10, MTL/DRIP EDGE	
PRIMARY SIDING:	1X10 HORIZ. WOOD	
1ST ACCENT SIDING:	BOARD AND BATTEN	
2ND ACCENT SIDING:	1X10 WEATHERED WOOD	
3RD ACCENT SIDING:	CORR. MTL.	
DOORS/WINDOWS:	ALUM. CLAD WOOD	
DOOR/WINDOW TRIM:	2x	
OUTSIDE CORNER TRIM:	2x8	
INSIDE CORNER TRIM:	2x8	
DECKS/RAILS:	METAL RAILS AND WOOD NEWELS, CONCRETE DECK	
EXPOSED BEAMS/COL:	GLU-LAM & TIMBER	
1ST BASE:	NATURAL ROCK	
2ND BASE:	VERT. CORRUGATED METAL	



ARAPAHOE  
ARCHITECTS, P.C.

P.O. BOX 4780  
BRECKENRIDGE, CO 80424  
(970)453-8474

© COPYRIGHT  
REUSE OR REPRODUCTION  
OF THIS DOCUMENT IS NOT  
PERMITTED WITHOUT  
WRITTEN PERMISSION OF  
ARAPAHOE ARCHITECTS, P.C.

LOT 17A & 17B/LA BONTE STREET

DILLON, COLORADO

BUILDING  
ELEVATIONS

JOB 1713  
DWN BY LP  
ISSUE  
05/02/17 DURA WORK SESSION  
07/27/17 SITE PLAN SUBMITAL

SHEET

A-9



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



July 25, 2017  
AAPC # 1713

**Dillon Flats  
Lot 17 A & B  
La Bonte Street**

**NARRATIVE  
Town of Dillon Design Guidelines**

We are proposing a 24-unit residential building on Lot A & B, Dillon Flats, at the corner of La Bonte Street and Main Street. 27 parking spaces with storage spaces are provided under the residences, and 26 surface spaces are also provided. Above the partially buried garage level are 3 stories of residential with 8 units per floor. Each unit is provided with a private deck.

Since our site is between the mountain and lake areas of town, we have incorporated both "Lake" and "Mountain" characteristics into the design. The Town of Dillon Design Standards checklist is attached. Many of the checklist sections are oriented towards a mixed-use project with a commercial/retail ground floor. These items are not applicable to an all residential project as we propose. These are indicated on the checklist with an N/A.

The building elevations are organized in a three part scheme, base, middle, and top. The first story is articulated with a combination of rock and metal siding. The second, third, and fourth stories, or middle, are primarily horizontal siding with some vertical accent siding. The roof creates a dominant top layer, or cap with both gable and shed roofs. The building form is thus expressed; minor base, major middle, and minor top. The ratio is 1:3:1.

The building weight and structure is expressed as a solid connection to the ground, due to the all residential program. The stairs are clearly expressed as projections with a shed roof. Timber structure and metal accents are expressed thru out.



# 2 CHARACTER & ENVIRONMENT

## DESIGN STANDARDS CHECKLIST

### LOT 17 A & B DILLON FLATS

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
<b>DRAW AUTHENTICITY FROM HISTORIC ARCHITECTURE</b>			
Symbolic connection to historic architecture	Y		
<b>DEFINE THE PUBLIC DOMAIN</b>			
2-story datum at buildings taller than 2 stories	N/A		Not common
Building base use(s) meets intent of acceptable uses	N/A		All residential
Base height relates to 2-story datum, where possible	N/A		Not commercial
15' floor-to-floor height at grade level	N/A		Not commercial
Window sills no higher than 36"	Y		
Storefront mullion colors to be dark (other finishes approved on a case-by-case basis)	N/A		Not commercial
Glazing meets or exceeds 60% transparent/40% solid ratio at <u>primary façade</u> base	N/A		Not commercial
Simply detailed storefront design	N/A		Not commercial
Roofs/awnings designed for snowmelt mitigation	Y		
Fabric awning slope 1:3	N/A		None
Permanent awning slope 3:12	N/A		None
Primary façade to have main building entrance	Y		
(2) primary façades for buildings with (3) façades visible from public right-of-way	Y		
Façade materials should wrap corners a min. of 24"	Y		
Blank walls visible to the public are not acceptable	Y		
<b>CREATE COMPLEMENTARY DEVELOPMENTS</b>			
National brands adoption of these Guidelines for exterior architectural design	N/A		Not commercial
<b>TAKE ADVANTAGE OF THE CLIMATE</b>			
Conceal rooftop utilities from sight	N/A		None



# 3 BUILDING FORM & ARTICULATION

## DESIGN STANDARDS CHECKLIST

### Lot 17 A & B Dillon Flats

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
EXPRESS THE BASE, MIDDLE, & TOP			
Articulate building façades into Base, Middle, & Top	Y		
Description of Base, Middle, & Top in Design Narrative	Y		
No overly complex roofs or incompatible roof styles	Y		
Use of proportional rules for Base, Middle, & Top	Y		
EXPRESS THE BUILDING WEIGHT & STRUCTURE			
Description of contextual influence emphasis relative to apparent weight: Mountain or Lake	Y		
BUILDING HEIGHTS & VIEW CORRIDORS			
Modulate façades above 2-story datum to differentiate from building base	Y		
EXPRESS THE ROOF FORM			
Emphasize Top layer that caps building volumes below	Y		
5:12 minimum, and 12:12 maximum roof slope (steeper is acceptable if <u>Jewel building</u> )	NO		4:12 & 10:12 roof slopes
3:12 min. roof slope for projections/permanent awnings	N/A		
No mansard-style roof forms	Y		
Simple, powerful, character-defining roof(s)	Y		
Dormers set in a consistent rhythm, set 3' back from eave edge or projecting past eave edge	Y		
Shed and gable roofs: 24" min. roof overhang at primary façades, 18" min. roof overhang at secondary façades	Y		
Use of structural beams, outriggers, and/or brackets at 18"+ roof overhangs. 2"x2" minimum dimension for exposed support ends	Y		
Roof runoff mitigation plan	Y		
CREATE RECESSES & PROJECTIONS			
Use of projections to protect building entrances	Y		
Concealed drainage at projections	NO		



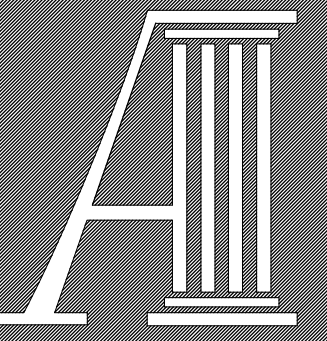


# 4 CRAFT, MATERIALS, & COLORS

## DESIGN STANDARDS CHECKLIST

### Lot 17 A & B Dillon Flats

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
<b>HIGHLIGHT THE CRAFT</b>			
Utilize or mimic authentic fastening and joinery methods	N		
Pragmatic and highly crafted architectural features	N		
<b>USE LOCAL MATERIALS &amp; TEXTURES</b>			
Minimum of (2) primary façade materials	Y		
Stone heights min. 4"H, with preference for 8-12"H	Y		
Materials wrap building corners min. of 24"	Y		
Ashlar pattern at stone cladding	Y		
Rough-sawn or hand-hewn finish at timbers	Y		
Use of acceptable wood cladding patterns	Y		
Use of metal cladding for roof and/or wall accent only	Y		
Use of acceptable metal wall and/or roof patterns	Y		
Clear glazing ratio of 60% min. glazing to 40% solid	N/A		Not commercial
Clear glazing with no more than 10% light reduction. No opaque films or glass at <u>public domain</u> .	Y		
Stucco at building Middle layer, not Base layer	N/A		No stucco
<b>COLOR PALETTES &amp; ACCENTS</b>			
Darker tone storefront mullion color	N/A		Not commercial
Natural color palette with combination of marine accents (if Lake style influences)	Y		
Façade colors of medium to dark natural tones. Bright colors only used for interventions or minor focal elements.	Y		
Roof colors of dark natural tones (unless galvanized), muted, low reflectivity, natural tones. Bright colors only used for interventions or minor focal elements.	Y		
10% maximum area usable for accent colors on façades	Y		



ARAPAHOE  
ARCHITECTS, P.C.

P.O. BOX 4780  
BRECKENRIDGE, CO 80424  
(970)453-8474

© COPYRIGHT  
REUSE OR REPRODUCTION  
OF THIS DOCUMENT IS NOT  
PERMITTED WITHOUT  
WRITTEN PERMISSION OF  
ARAPAHOE ARCHITECTS, P.C.

LOT 17A & 17B/LA BONTE STREET

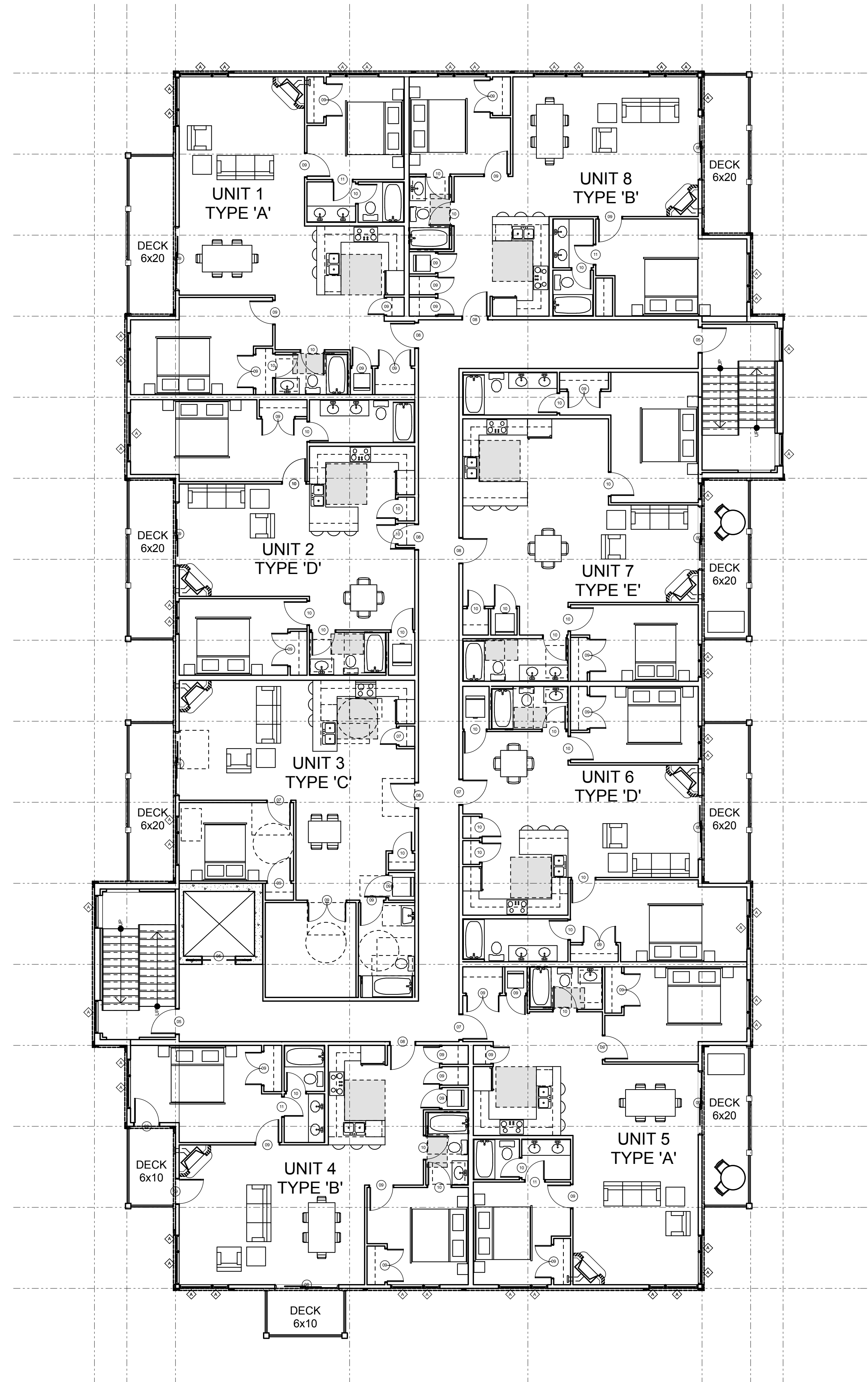
DILLON, COLORADO

1ST FLOOR PLAN

JOB 1713  
DWN BY LP  
ISSUE  
05/02/17 DURA WORK SESSION  
07/27/17 SITE PLAN SUBMITTAL

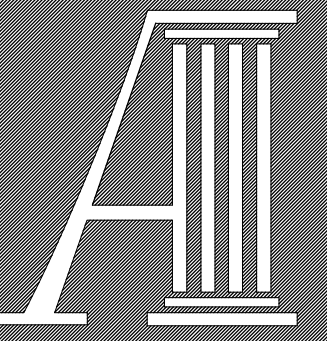
SHEET

A-3



UNIT	TYPE	BEDS	BATHS	S.F.	NOTES
1	A	2	2	1,216	
2	D	2	2	1,099	DEED RESTRICTED
3	C	1	1	1,040	DEED RESTRICTED, "TYPE A" ACCESSIBLE UNIT
4	B	2	2	1,173	
5	A	2	2	1,216	
6	D	2	2	1,099	
7	E	2	2	1,168	
8	B	2	2	1,173	
9	A	2	2	1,216	
10	D	2	2	1,099	
11	C	1	1	1,040	DEED RESTRICTED, "TYPE A" ACCESSIBLE UNIT
12	B	2	2	1,173	
13	A	2	2	1,216	
14	D	2	2	1,099	
15	E	2	2	1,168	
16	B	2	2	1,173	
17	F	3	2	1,734	
18	D	2	2	1,099	
19	C	1	1	1,040	DEED RESTRICTED, "TYPE A" ACCESSIBLE UNIT
20	G	3	2	1,646	
21	F	3	2	1,734	
22	D	2	2	1,099	
23	E	2	2	1,168	
24	G	3	2	1,646	
TOTAL		46	2	29,534	
(3)	1-BED, 1-BATH				
(17)	2-BED, 2-BATH				
(4)	3-BED, 2-BATH				

1 1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



ARAPAHOE  
ARCHITECTS, P.C.

P.O. BOX 4780  
BRECKENRIDGE, CO 80424  
(970)453-8474

© COPYRIGHT  
REUSE OR REPRODUCTION  
OF THIS DOCUMENT IS NOT  
PERMITTED WITHOUT  
WRITTEN PERMISSION OF  
ARAPAHOE ARCHITECTS, P.C.

LOT 17A & 17B/LA BONTE STREET

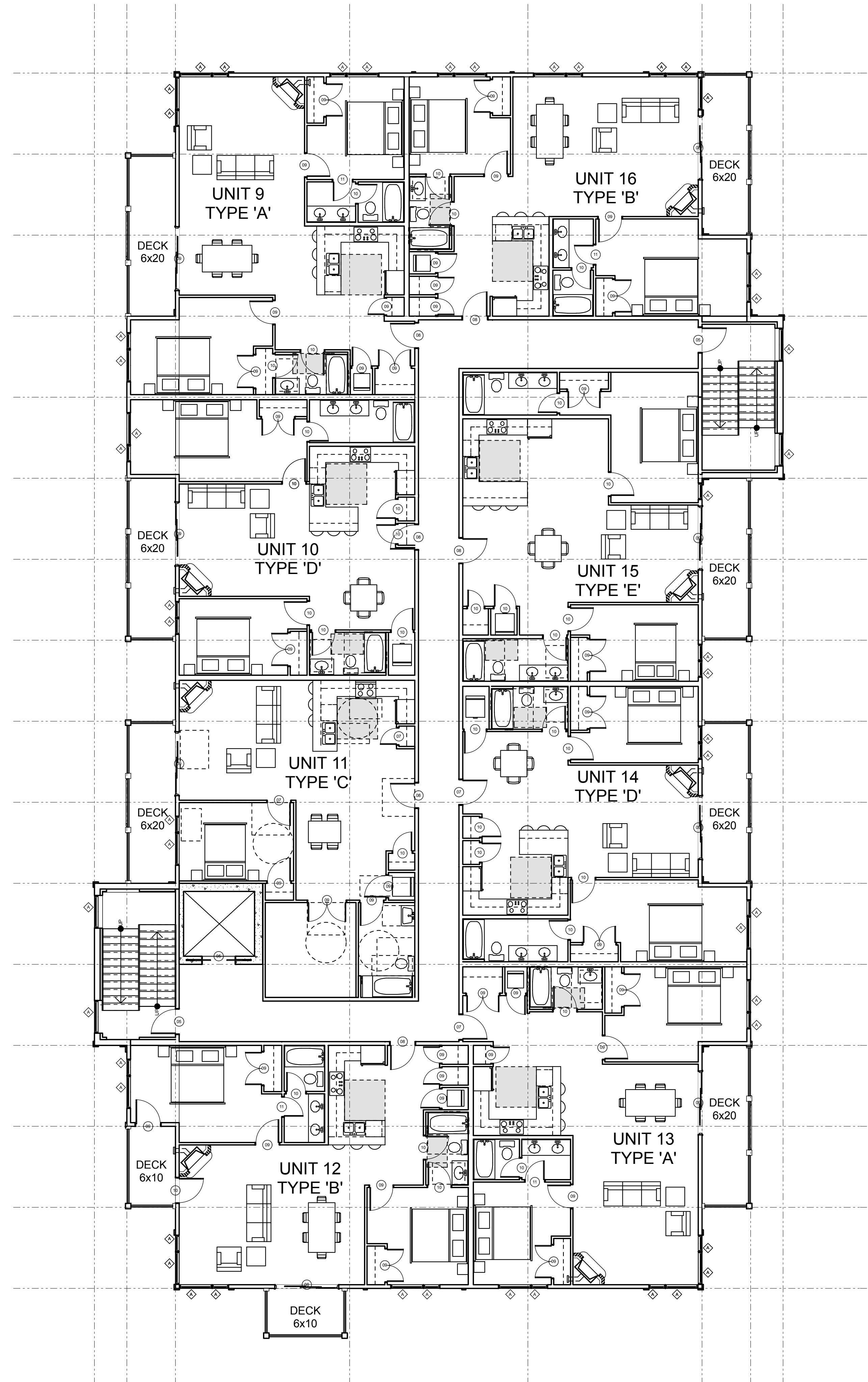
DILLON, COLORADO

2ND FLOOR  
PLAN

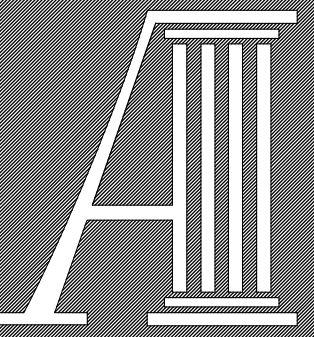
JOB 1713  
DWN BY LP  
ISSUE  
05/02/17 DURA WORK SESSION  
07/27/17 SITE PLAN SUBMITTAL

SHEET

A-4



1  
A-4 2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



ARAPAHOE  
ARCHITECTS, P.C.

P.O. BOX 4780  
BRECKENRIDGE, CO 80424  
(970)453-8474

© COPYRIGHT  
REUSE OR REPRODUCTION  
OF THIS DOCUMENT IS NOT  
PERMITTED WITHOUT  
WRITTEN PERMISSION OF  
ARAPAHOE ARCHITECTS, P.C.

LOT 17A & 17B/LA BONTE STREET

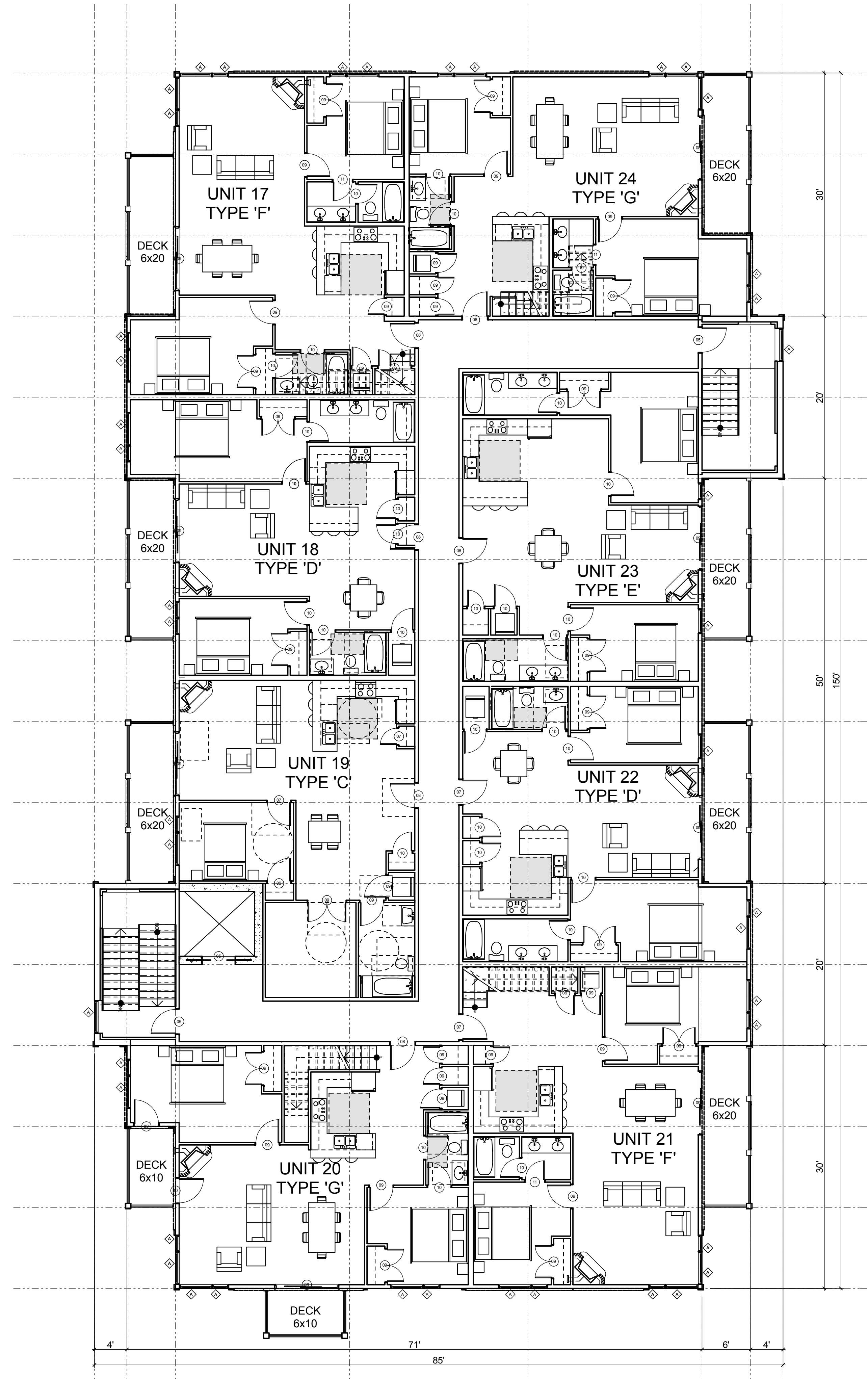
DILLON, COLORADO

3RD FLOOR PLAN

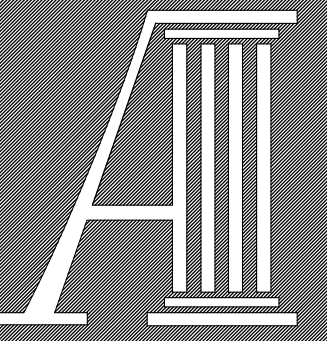
JOB 1713  
DWN BY LP  
ISSUE 05/02/17 DURA WORK SESSION  
07/27/17 SITE PLAN SUBMITTAL

SHEET

A-5



1  
A-5 3RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



ARAPAHOE  
ARCHITECTS, P.C.

P.O. BOX 4780  
BRECKENRIDGE, CO 80424  
(970)453-8474

© COPYRIGHT  
REUSE OR REPRODUCTION  
OF THIS DOCUMENT IS NOT  
PERMITTED WITHOUT  
WRITTEN PERMISSION OF  
ARAPAHOE ARCHITECTS, P.C.

**LOT 17A & 17B/LA BONTE STREET**

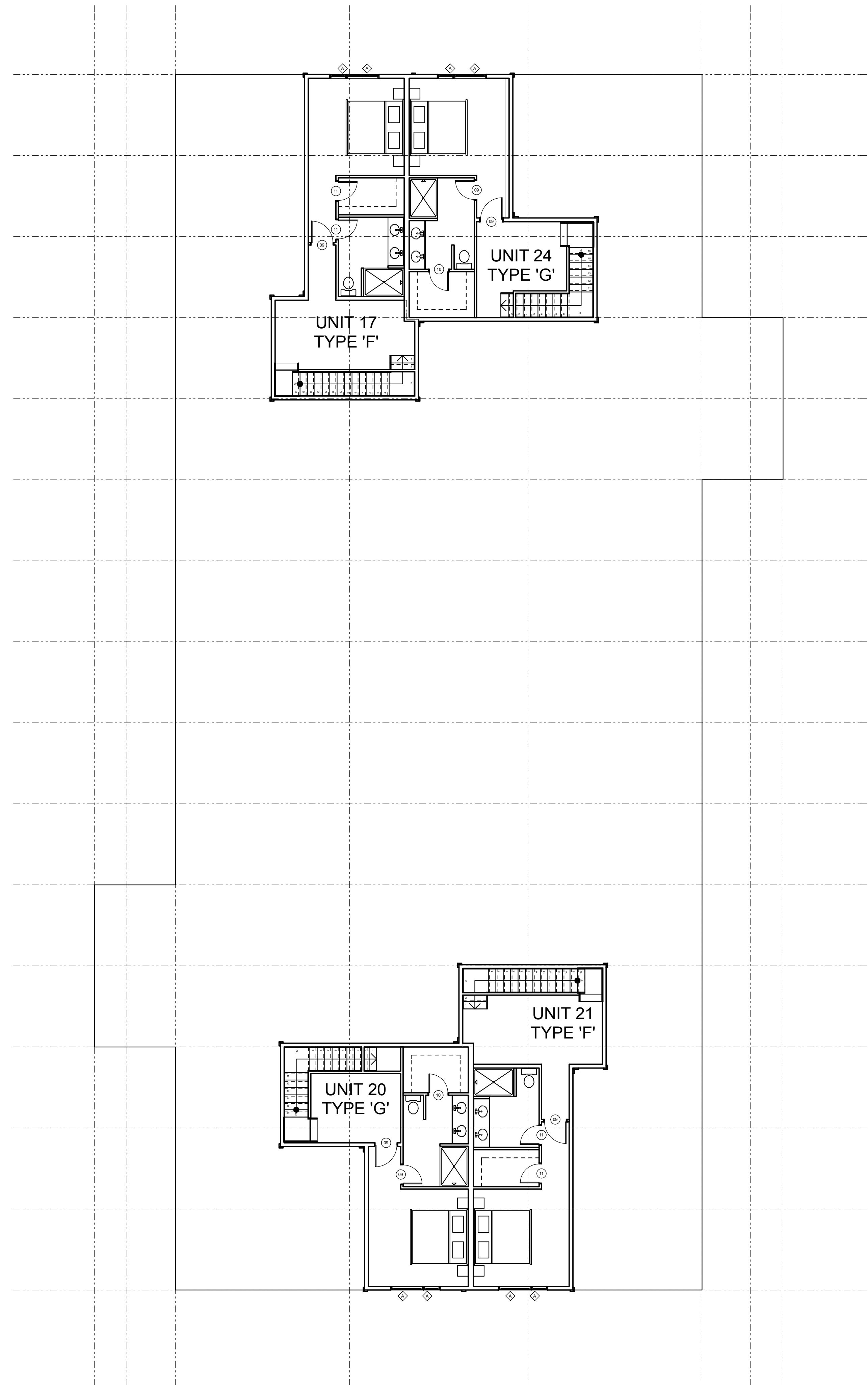
DILLON, COLORADO

4TH FLOOR PLAN

JOB	1713
DWN BY	LP
ISSUE	
05/02/17	DURA WORK SESSION
07/27/17	SITE PLAN SUBMITTAL

SHEET

**A-6**



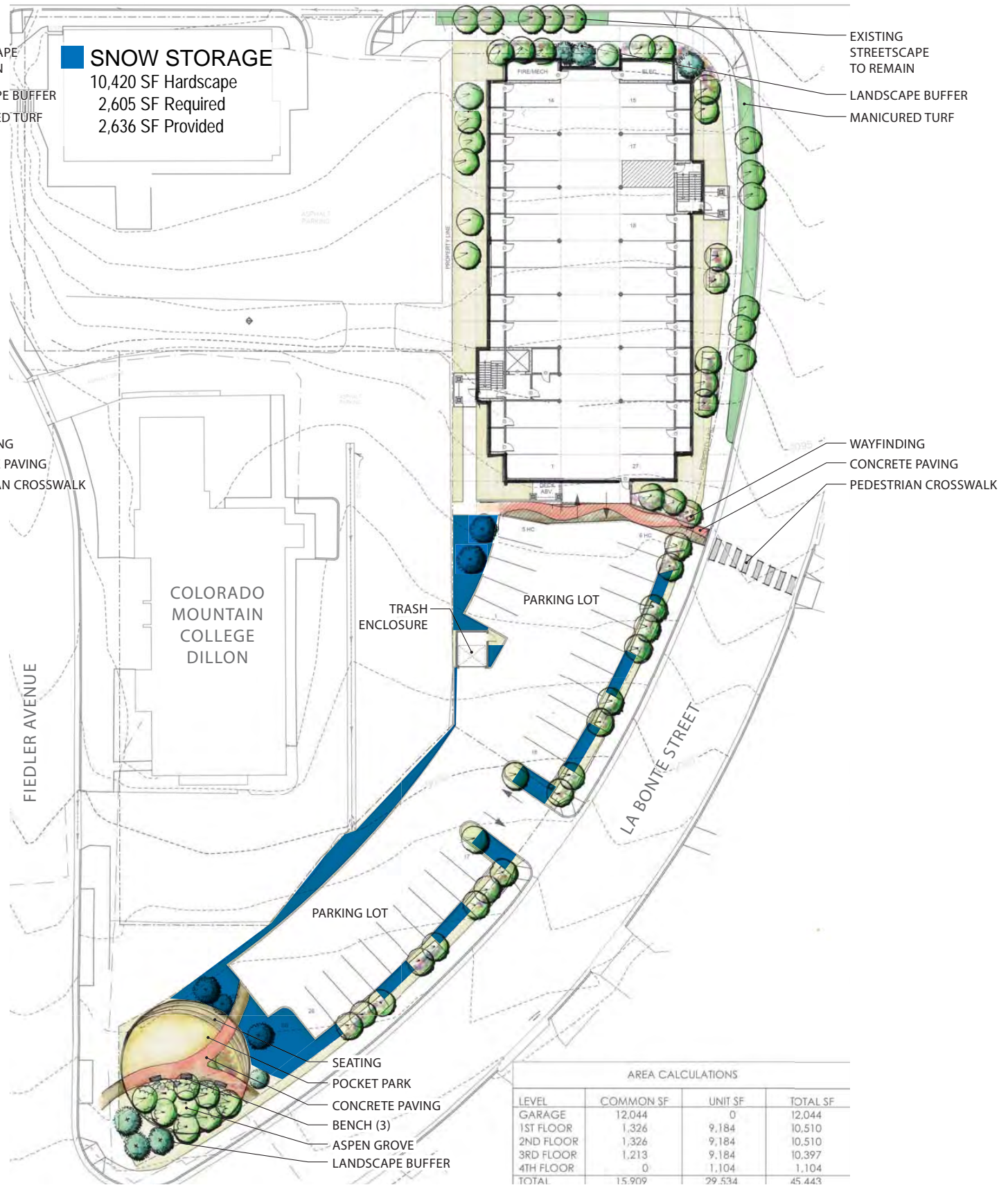
**1**  
**A-6** 4TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# LA BONTE STREET/ LOT 17 | OPEN SPACE AND SNOW STORAGE

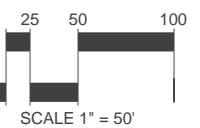
DILLON, CO



OPEN & GATHERING SPACE  
 EXHIBIT A 07.14.17



SNOW STORAGE  
 EXHIBIT B 07.14.17



PLANT SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
<b>DECIDUOUS TREES</b>				
30	ANG	ASPEN, QUAKING (SINGLE STEM)	POPULOUS TREMULOIDES	1.5" CAL., B&B
7	CAN	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	1.5" CAL., B&B
<b>EVERGREEN TREES</b>				
7	BCP	BRISTLEcone PINE	PINUS ARISTATA	6' HT. MIN., B&B
6	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS	8' HT. MIN., B&B
<b>SHRUBS</b>				
2	MSN	MOUNTAIN SNOWBERRY	SYMPHORICARPOS OREOPHILUS	#5 CONT.
9	NMO	MOUNTAIN NINEBARK	PHYSOCARPUS MONOGYNUS	#5 CONT.
2	RSP	ROCK SPIREA	HOLIDISCUS DUMOSUS	#5 CONT.
15	WOO	WOODS ROSE	ROSA WOODSII	#5 CONT.
<b>ORNAMENTAL GRASSES</b>				
6	BFE	ELIJAH BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'	# 1 CONTAINER
17	DEC	TUFTED HAIR GRASS	DESCHAMPSIA CESPITOSA	# 1 CONTAINER

SHORT DRY GRASS SEED MIXTURE

COMMON NAME	% OF TOTAL	LBS. PER 1000 S.F.
HARD FESCUE, VNS	30%	0.6 LBS.
CREeping RED FESCUE, VNS	30%	0.6 LBS.
SHEEP FESCUE, MEKLENBERGER	25%	0.5 LBS.
CANADA BLUEGRASS, RUBENS	10%	0.2 LBS.
CANBY BLUGRASS, CANBAR	5%	0.1 LBS.
<b>TOTAL</b>	<b>100%</b>	<b>2.0 LBS.</b>

- SLOPES OVER 3:1 SHALL BE HAYED AND TACKIFIED OR NETTED  
 - SPREAD SEED AT A RATE OF 3-4 LBS PER 1000 SF

LANDSCAPE REQUIREMENTS

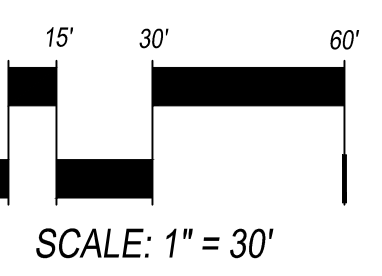
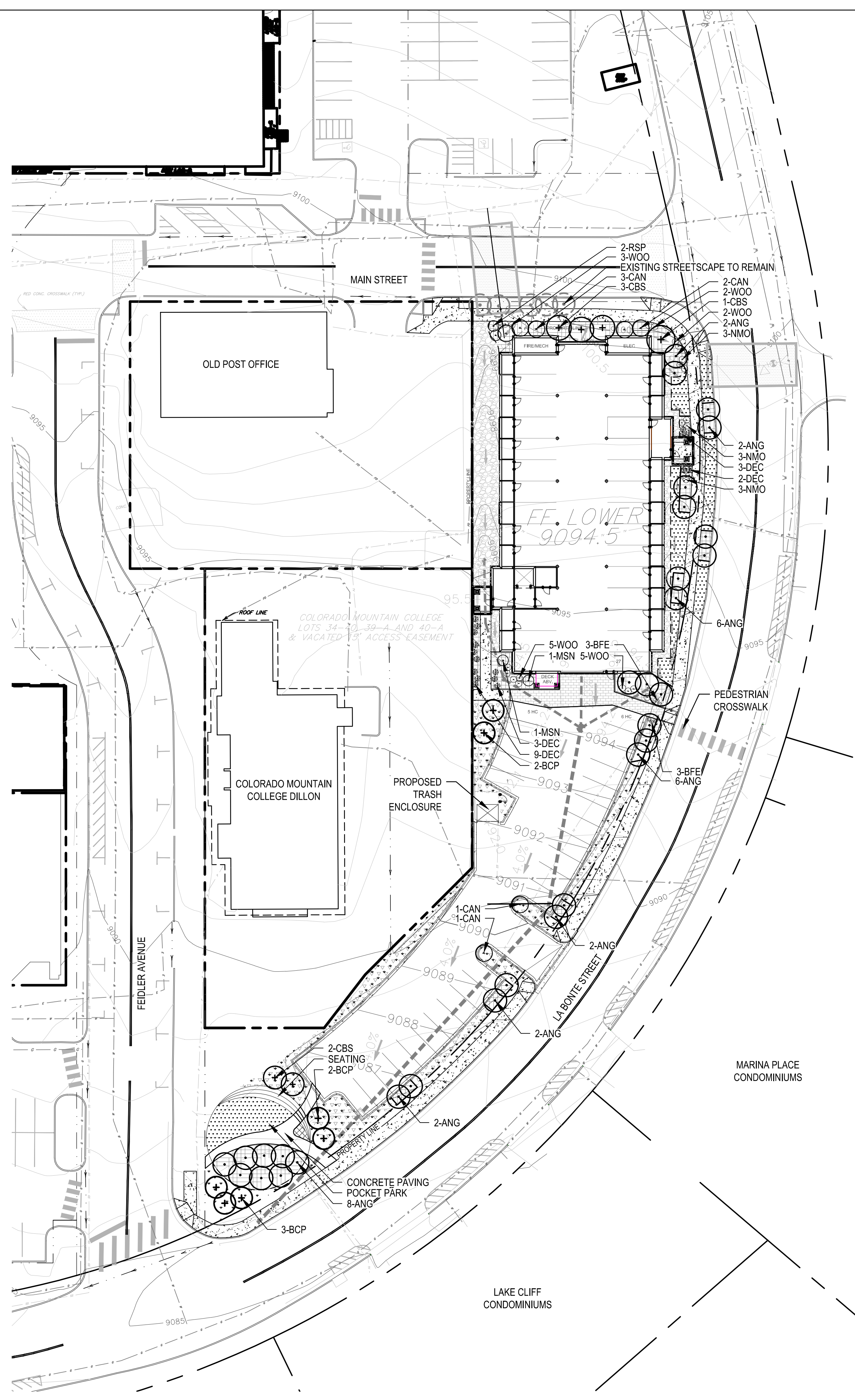
LANDSCAPE AREA	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	PROVIDED SHRUBS
STREET TREES	39	39	N/A	28
PARKING BUFFER	11	11	N/A	N/A
<b>TOTAL</b>	<b>50</b>	<b>50</b>	<b>N/A</b>	<b>N/A</b>

LEGEND

- EVERGREEN TREES
- DECIDUOUS TREES
- NATIVE GRASS SEED
- LANDSCAPE BED, SHREDDED BARK MULCH
- PROPOSED SNOW STORAGE AREA
- RIVER ROCK COBBLE MULCH
- BENDA BOARD EDGER
- SPADE CUT EDGER
- EXISTING TREE

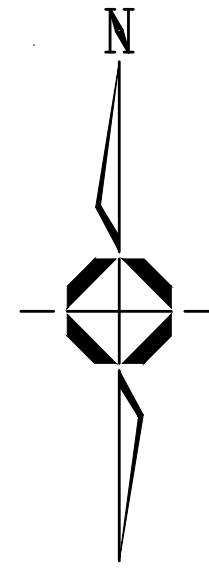
SNOW STORAGE CALCULATIONS

PAVED AREA:	10,420 SF
25% REQ'D STORAGE:	2,605 SF
STORAGE PROVIDED:	2,617 SF



CHECKED BY:  
 DRAWN BY:  
 LN, LM

NOT FOR CONSTRUCTION

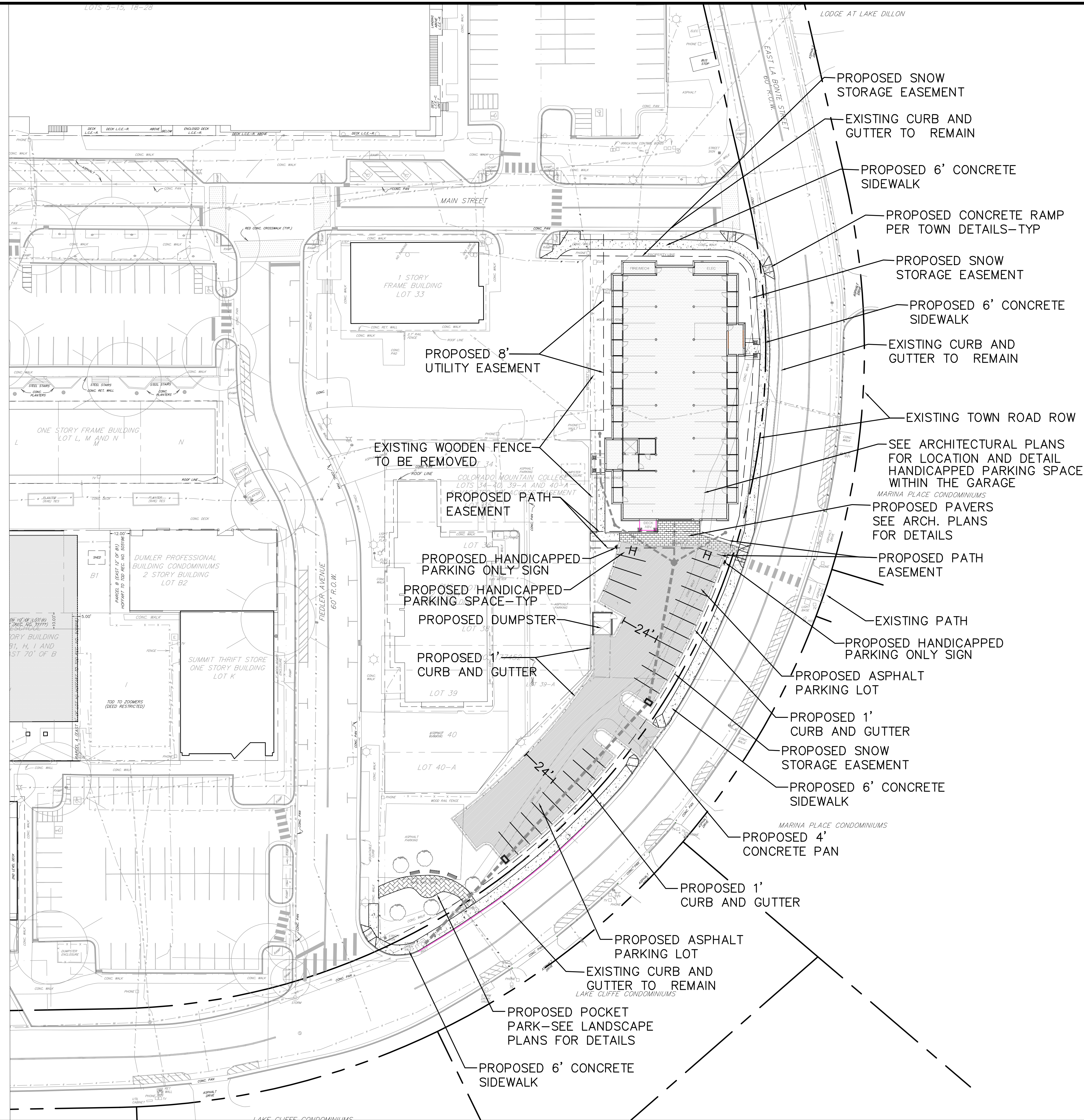


CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**811**  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

0 15 30 60  
SCALE: 1" = 30'  
ORIGINAL GRAPHIC SCALE

**LEGEND**

- SANITARY MANHOLE
- RIPRAP
- STORM INLET
- STORM FES
- STORM MANHOLE
- WATER FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- WATER STOPBOX
- ELECTRIC BREAKER BOX
- ELECTRIC METER
- ELECTRIC MKR
- ELECTRIC PEDESTAL
- LIGHT POLE
- ELECTRIC VAULT
- TELEPHONE PEDESTAL
- FIBER OPTIC MKR
- FIBER OPTICS PEDESTAL
- GAS MKR POST
- IRRIGATION CONTROL BOX
- IRRIGATION VALVE
- VENT PIPE
- BUSH EVERGREEN
- BUSH DECIDUOUS
- TREE CONIFER
- TREE DECIDUOUS
- HANDICAP RAMP
- TRAFFIC CONTROL CABINET
- TRAFFIC CONTROL VAULT
- TRAFFIC SIGNAL
- DELINEATOR
- SIGN
- UE — ELECTRIC UNDERGROUND
- UT — TELEPHONE LINE UNDERGROUND
- FO — FIBER OPTIC UNDERGROUND
- TV — CABLE TV UNDERGROUND
- G — GAS LINE UNDERGROUND
- B — STORM REINFORCED CONCRETE PIPE
- W — WATER LINE UNDERGROUND
- SS — SANITARY UNDERGROUND
- F — FENCE
- LE — LANDSCAPE EDGE
- TL — TREELINE
- CR — CROWN ROAD
- EA — EDGE ASPHALT
- EC — EDGE CONCRETE
- TR — TRAIL
- CH — CHASE
- PF — PAN FLOWLINE
- WS — LINEMARKING WHITE STRIPE SOLID
- YS — LINEMARKING YELLOW STRIPE SOLID
- GR — GUARD RAIL
- SB — SPEED BUMP
- ST — STEPS
- STR — STRUCTURE
- HR — HANDRAIL
- W — WALL
- CONCRETE
- ASPHALT PAVEMENT



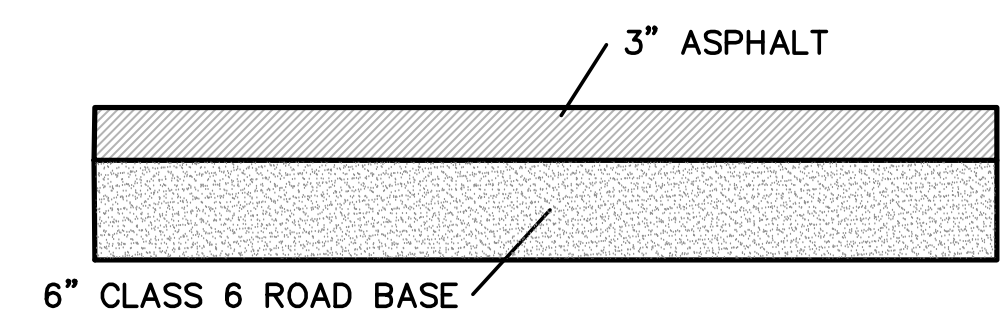
No.	Revision/Issue	Date	Description
2	REV. PER TOD	7/25/17	REVISED PER TOD COMMENTS
1	FINAL SITE PLAN/PLAT	7/7/17	TOD FINAL SITE PLAN & PLAT SUBMITTAL

**TEN MILE ENGINEERING, INC.**  
Professional Civil Engineers  
Po Box 1785  
Frisco, CO 80443  
970.485.5773  
tenmileengineer@aol.com

**DILLON FLATS**  
LOTS 17A & 17B  
TOWN OF DILLON, COLORADO  
**SITE AND EASEMENT PLAN**

Project DILLON FLATS	
Date 7/7/17	Sheet 3
Scale 1"=30'	



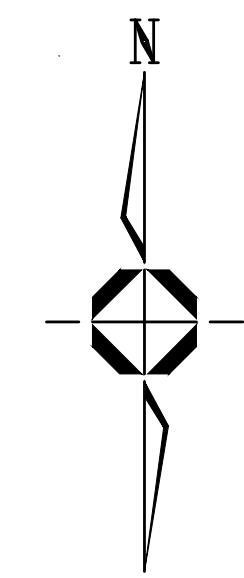


PAVEMENT SECTION SHALL BE  
 3" ASPHALT ON 6" OF ROAD BASE  
 SEE GEOTECHNICAL RECOMMENDATIONS  
 FOR COMPACTION REQUIREMENTS  
 SECTION TO BE FIELD VERIFIED BY  
 GEOTECHNICAL ENGINEER

**TYPICAL PAVEMENT SECTION**  
 NO SCALE

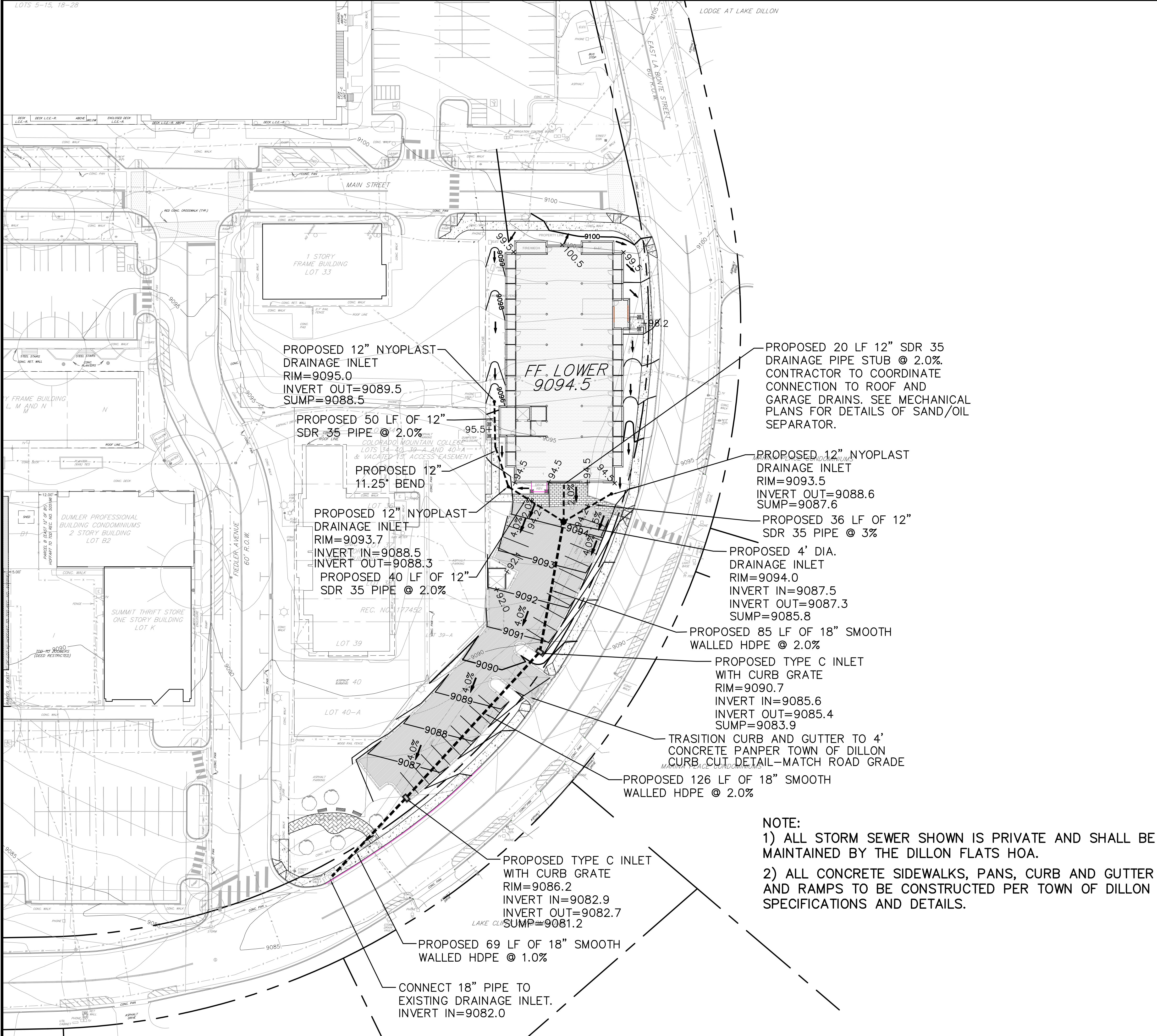
**LEGEND**

- SANITARY MANHOLE
- RIPRAP
- ⊕ STORM INLET
- ⊕ STORM FES
- ⊕ STORM MANHOLE
- ⊕ WATER FIRE HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ WATER STOPBOX
- ⊕ ELECTRIC BREAKER BOX
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC MKR
- ⊕ ELECTRIC PEDESTAL
- ⊕ LIGHT POLE
- ⊕ ELECTRIC VAULT
- ⊕ TELEPHONE PEDESTAL
- ⊕ FIBER OPTIC MKR
- ⊕ FIBER OPTICS PEDESTAL
- ⊕ GAS MKR POST
- ⊕ IRRIGATION CONTROL BOX
- ⊕ IRRIGATION VALVE
- ⊕ VENT PIPE
- ⊕ BUSH EVERGREEN
- ⊕ BUSH DECIDUOUS
- ⊕ TREE CONIFER
- ⊕ TREE DECIDUOUS
- ⊕ HANDICAP RAMP
- ⊕ TRAFFIC CONTROL CABINET
- ⊕ TRAFFIC CONTROL VAULT
- ⊕ TRAFFIC SIGNAL
- ⊕ DELINEATOR
- ⊕ SIGN
- ⊕ ELECTRIC UNDERGROUND
- ⊕ TELEPHONE LINE UNDERGROUND
- ⊕ FIBER OPTIC UNDERGROUND
- ⊕ CABLE TV UNDERGROUND
- ⊕ GAS LINE UNDERGROUND
- ⊕ STORM REINFORCED CONCRETE PIPE
- ⊕ WATER LINE UNDERGROUND
- ⊕ SANITARY UNDERGROUND
- ⊕ FENCE
- ⊕ LANDSCAPE EDGE
- ⊕ TRELISE
- ⊕ CROWN ROAD
- ⊕ EDGE ASPHALT
- ⊕ EDGE CONCRETE
- ⊕ TRAIL
- ⊕ CHASE
- ⊕ PAN FLOWLINE
- ⊕ LINEMARKING WHITE STRIPE SOLID
- ⊕ LINEMARKING YELLOW STRIPE SOLID
- ⊕ GUARD RAIL
- ⊕ SPEED BUMP
- ⊕ STEPS
- ⊕ STRUCTURE
- ⊕ HANDRAIL
- ⊕ WALL
- CONCRETE
- ASPHALT PAVEMENT



CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
**811**  
 CALL 2 BUSINESS DAYS IN ADVANCE  
 BEFORE YOU DIG, GRADE OR EXCAVATE  
 FOR THE MARKING OF UNDERGROUND  
 MEMBER UTILITIES.

SCALE: 1" = 30'  
 ORIGINAL GRAPHIC SCALE



PROPOSED 12" NYOPLAST  
 DRAINAGE INLET  
 RIM=9095.0  
 INVERT OUT=9089.5  
 SUMP=9088.5

PROPOSED 50 LF OF 12"  
 SDR 35 PIPE @ 2.0%

PROPOSED 12"  
 11.25' BEND

PROPOSED 12" NYOPLAST  
 DRAINAGE INLET  
 RIM=9093.7  
 INVERT IN=9088.5  
 INVERT OUT=9088.3

PROPOSED 40 LF OF 12"  
 SDR 35 PIPE @ 2.0%

FF. LOWER  
 9094.5

PROPOSED 20 LF 12" SDR 35  
 DRAINAGE PIPE STUB @ 2.0%.  
 CONTRACTOR TO COORDINATE  
 CONNECTION TO ROOF AND  
 GARAGE DRAINS. SEE MECHANICAL  
 PLANS FOR DETAILS OF SAND/OIL  
 SEPARATOR.

PROPOSED 12" NYOPLAST  
 DRAINAGE INLET  
 RIM=9093.5  
 INVERT OUT=9088.6  
 SUMP=9087.6

PROPOSED 36 LF OF 12"  
 SDR 35 PIPE @ 3%

PROPOSED 4' DIA.  
 DRAINAGE INLET  
 RIM=9094.0  
 INVERT IN=9087.5  
 INVERT OUT=9087.3  
 SUMP=9085.8

PROPOSED 85 LF OF 18" SMOOTH  
 WALLED HDPE @ 2.0%

PROPOSED TYPE C INLET  
 WITH CURB GRATE  
 RIM=9090.7  
 INVERT IN=9085.6  
 INVERT OUT=9085.4  
 SUMP=9083.9

TRANSITION CURB AND GUTTER TO 4'  
 CONCRETE PANPER TOWN OF DILLON  
 CURB CUT DETAIL-MATCH ROAD GRADE

PROPOSED 126 LF OF 18" SMOOTH  
 WALLED HDPE @ 2.0%

**NOTE:**  
 1) ALL STORM SEWER SHOWN IS PRIVATE AND SHALL BE  
 MAINTAINED BY THE DILLON FLATS HOA.  
 2) ALL CONCRETE SIDEWALKS, PANS, CURB AND GUTTER  
 AND RAMPS TO BE CONSTRUCTED PER TOWN OF DILLON  
 SPECIFICATIONS AND DETAILS.

PROPOSED TYPE C INLET  
 WITH CURB GRATE  
 RIM=9086.2  
 INVERT IN=9082.9  
 INVERT OUT=9082.7  
 SUMP=9081.2

PROPOSED 69 LF OF 18" SMOOTH  
 WALLED HDPE @ 1.0%

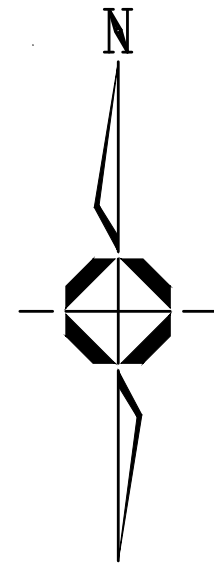
CONNECT 18" PIPE TO  
 EXISTING DRAINAGE INLET.  
 INVERT IN=9082.0

Revision/Issue	Date	Description
2	7/25/17	REVISED PER TOD COMMENTS
1	7/7/17	TOD FINAL SITE PLAN & PLAT SUBMITTAL

**TEN MILE ENGINEERING, INC.**  
 Professional Civil Engineers  
 Po Box 1785  
 Frisco, CO 80443  
 970.485.5773  
 tenmileengineer@aol.com

**DILLON FLATS**  
 LOTS 17A & 17B  
 TOWN OF DILLON, COLORADO  
**OVERALL GRADING PLAN**

Project DILLON FLATS	
Date 7/7/17	Sheet 8
Scale 1"=30'	



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**811**  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

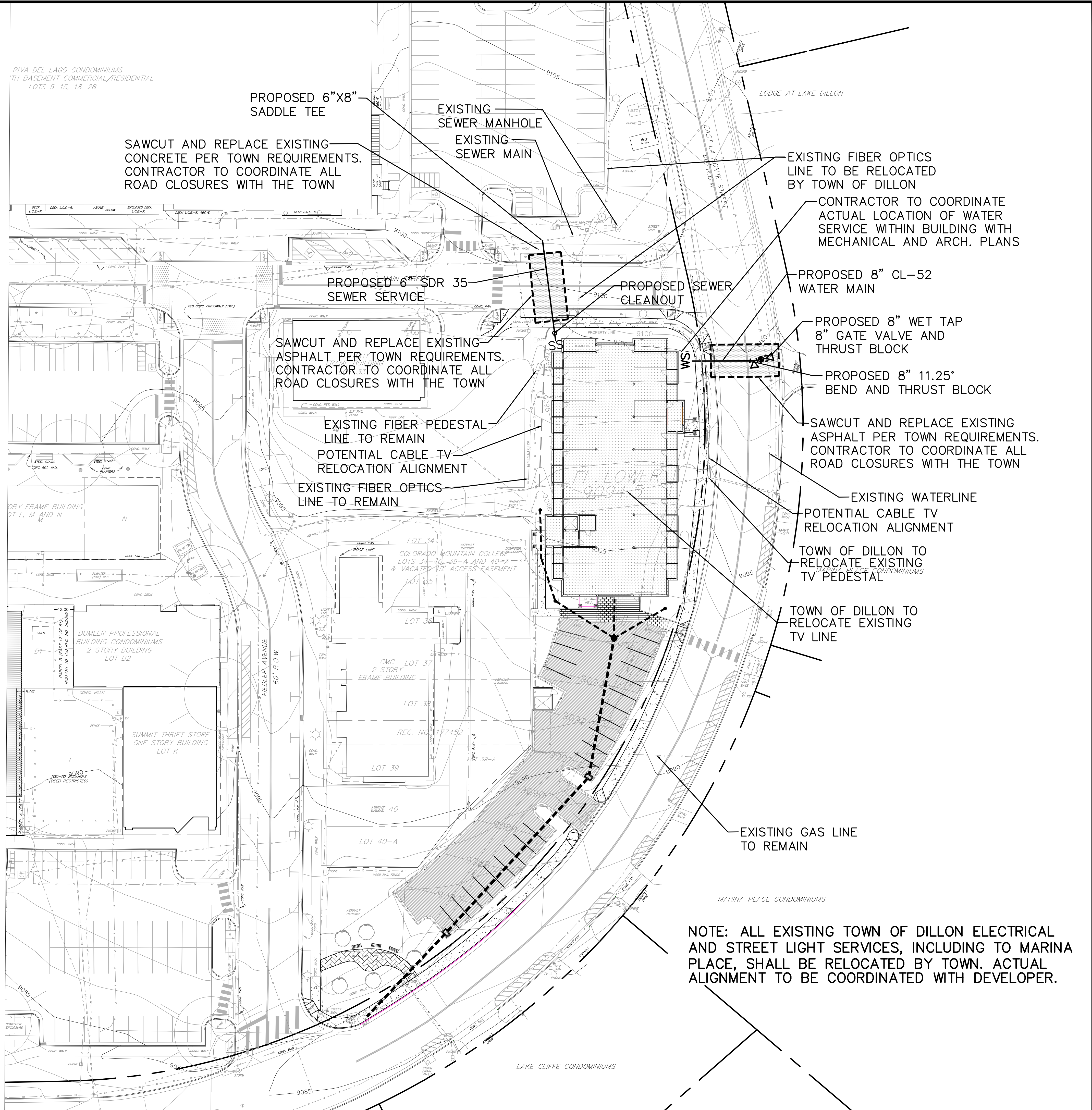
0 15 30 60  
SCALE: 1" = 30'  
ORIGINAL GRAPHIC SCALE

NOTE: ALL WATER, SANITARY SEWER AND STORM SEWER SHOWN ON THE PLANS ARE PRIVATE AND TO BE MAINTAINED BY THE PROPERTY HOA.

**LEGEND**

- SANITARY MANHOLE
- RIPRAP
- STORM INLET
- STORM FES
- STORM MANHOLE
- WATER FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- WATER STOPBOX
- ELECTRIC BREAKER BOX
- ELECTRIC METER
- ELECTRIC MKR
- ELECTRIC PEDESTAL
- LIGHT POLE
- ELECTRIC VAULT
- TELEPHONE PEDESTAL
- FIBER OPTIC MKR
- FIBER OPTICS PEDESTAL
- GAS MKR POST
- IRRIGATION CONTROL BOX
- IRRIGATION VALVE
- VENT PIPE
- BUSH EVERGREEN
- BUSH DECIDUOUS
- TREE CONIFER
- TREE DECIDUOUS
- HANDICAP RAMP
- TRAFFIC CONTROL CABINET
- TRAFFIC CONTROL VAULT
- TRAFFIC SIGNAL
- DELINEATOR
- SIGN
- ELECTRIC UNDERGROUND
- TELEPHONE LINE UNDERGROUND
- FIBER OPTIC UNDERGROUND
- CABLE TV UNDERGROUND
- GAS LINE UNDERGROUND
- STORM REINFORCED CONCRETE PIPE
- WATER LINE UNDERGROUND
- SANITARY UNDERGROUND
- FENCE
- LANDSCAPE EDGE
- TREELINE
- CROWN ROAD
- EDGE ASPHALT
- EDGE CONCRETE
- TRAIL
- CHASE
- PAN FLOWLINE
- LINEMARKING WHITE STRIPE SOLID
- LINEMARKING YELLOW STRIPE SOLID
- GUARD RAIL
- SPEED BUMP
- STEPS
- STRUCTURE
- HANDRAIL
- WALL
- CONCRETE
- ASPHALT PAVEMENT

RIVA DEL LAGO CONDOMINIUMS  
TH BASEMENT COMMERCIAL/RESIDENTIAL  
LOTS 5-15, 18-28



NOTE: ALL EXISTING TOWN OF DILLON ELECTRICAL AND STREET LIGHT SERVICES, INCLUDING TO MARINA PLACE, SHALL BE RELOCATED BY TOWN. ACTUAL ALIGNMENT TO BE COORDINATED WITH DEVELOPER.



NO.	REVISION/ISSUE	DATE	DESCRIPTION
1	FINAL SITE PLAN & PLAT SUBMITTAL	7/7/17	
2	REV. PER TOD	7/25/17	REVISED PER TOD COMMENTS

**TEN MILE ENGINEERING, INC.**  
Professional Civil Engineers  
Po Box 1785  
Frisco, CO 80443  
970.485.5773  
tenmileengineer@aol.com

**DILLON FLATS**  
**LOTS 17A & 17B**  
TOWN OF DILLON, COLORADO  
**OVERALL UTILITY PLAN**

Project DILLON FLATS	
Date 7/7/17	Sheet 9
Scale 1"=30'	



# Lake Dillon Fire-Rescue

(970) 262-5100

PO Box 4428

Dillon, CO 80435

[www.ldfr.org](http://www.ldfr.org)

## Fire Prevention Division

### Frisko Station #2

301 South 8<sup>th</sup> Avenue

Phone: 970-262-5201

Fax: 970-262-5250

**Inspection Request Line:**  
970-262-5215

## Administration Office Station #10

401 Blue River Parkway

Phone: 970-262-5100

Fax: (970) 262-5150

### Dillon Station #8

225 Lake Dillon Drive

Fax: 970- 262-5350

### Keystone Station #11

22393 U.S. Hwy. 6

Fax: 970- 262-5450

Mr. Dan Burroughs  
Town of Dillon,  
Community Development Department  
P.O. Box 8  
Dillon, CO. 80435

July 25, 2017

**Re: Dillon Flats Condominiums Site Plan Review, 175-205 East LaBonte, Dillon, CO.**

Dear Sir,

Thank you for the opportunity to review and comment on the above project. The fire department has the following comments and concerns at this time:

1. A construction permit through the fire department is required for this building.
2. Based on the square footage, occupancy type and building height, the building will require the following fire protection systems: fire sprinkler system, fire alarm system and a standpipe system. Please have the developer/contractor contact the fire department for details on permits required.
3. I would be happy to meet with the developer to discuss fire code issues.

If you have any question please give me a call at my office, 262-5202. My work week is Tuesday through Friday. Thank you for your cooperation.

Sincerely,

Steven Skulski  
Assistant Chief/Fire Marshal  
Lake Dillon Fire District

Unwavering  
Dedication to  
Serving Our  
Community With  
Integrity,  
Compassion And  
Professionalism

Town of Dillon  
Town Clerk  
P O Box 8  
Dillon Colorado  
80435

July 28, 2017

re: OBJECTION to Application of Dillon Flats Condo proposal

Dear Planning and Zoning Commission:

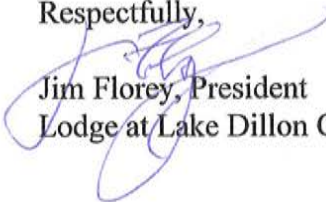
I am the President of the Board of Managers of the Lodge at Lake Dillon Condominium Association. I speak on behalf of the Board.

The Board is opposed to the proposal submitted by the developers of the Dillon Flats Condos for the following reasons:

1. Height of five story structure is excessive. Parking could be below grade and luxu unit on top floor could be eliminated. A three story structure would be more in conformance with Town of Dillon height requirements.
2. Parking and Landscape are inadequate. The image of the Town of Dillon are not enhanced by more parking lots and less green belts and open space.
3. The five story structure obstructs mountain views. Who wants to look at a five story condo building when they had a view of the Mountains.
4. When the Lodge at Lake Dillon was first developed the subject property was represented as "greenbelt" to be maintained by the Town of Dillon. Structural density does not improve the quality of life anywhere.

Obviously the developers are reaching for the sky. Use your authority to reign in their reach to a more reasonable proposal which does not negatively impact their neighbors.

Respectfully,

  
Jim Florey, President  
Lodge at Lake Dillon Condo Association

## JoAnne Tyson

---

**From:** Dan Burroughs  
**Sent:** Wednesday, July 26, 2017 7:40 AM  
**To:** JoAnne Tyson  
**Subject:** FW: Dillon Flats Condos Input

Please keep with other emails you receive for this public hearing

**From:** Ron Kutsch [mailto:kutschr1@gmail.com]  
**Sent:** Tuesday, July 25, 2017 11:22 AM  
**To:** Dan Burroughs <dburroughs@townofdillon.com>  
**Subject:** Dillon Flats Condos Input

Dear Mr. Burroughs,

I recently received a notice of public hearing about the Dillon Flats Condo proposal. Unfortunately I will be out of state on the date of the public meeting and will not be able to provide my input on the project in person. As a resident of the Chateau Claire condos, I am against the development of this property (or at least the height of this property). The main reason is that I believe this property will obstruct the views of the 10 mile range that we currently enjoy. I frequently wake early, and sit at our kitchen table enjoying the view of the mountains (one of the reason we purchased the property). If this project goes forward, my mornings will be spent looking at the back side (typically the ugly side) of a 5 story building. I say 5 story because although it is being proposed as 4 stories, the parking garage is an additional above grade floor that should be taken into account when determining the height. I am all for advancing the Dillon city core, but I would rather see this property developed into a low profile commercial (restaurants and shopping) building than a 5 story condo. Please add my comments to the "Against this Project" file.

Respectfully yours  
Ron Kutsch

## JoAnne Tyson

---

**From:** Dan Burroughs  
**Sent:** Tuesday, August 01, 2017 1:59 PM  
**To:** JoAnne Tyson  
**Subject:** FW: Dillon Flats Condos

Public comment

---

**From:** Dillon Info  
**Sent:** Tuesday, August 01, 2017 12:17 PM  
**To:** Dan Burroughs <[dburroughs@townofdillon.com](mailto:dburroughs@townofdillon.com)>  
**Subject:** FW: Dillon Flats Condos

---

**From:** Rabbi Joel Schwartzman [<mailto:rabbi@holyman1.com>]  
**Sent:** Tuesday, August 01, 2017 7:20 AM  
**To:** Dillon Info <[info@townofdillon.com](mailto:info@townofdillon.com)>  
**Cc:** Rabbi Joel Schwartzman <[rabbi@holyman1.com](mailto:rabbi@holyman1.com)>  
**Subject:** Dillon Flats Condos

I am unable to make the Wednesday evening meeting; however, I have questions (as I live in the Lodge at Lake Dillon and am concerned as to how this project will impact me and the other residents of our building):

- 1) Will this project include any "Affordable Housing units and how will they be regulated and/or managed?)
- 2) What is the projected price range of these condos which will not be in the range of "Affordable Housing?"?

I am concerned about the height of this building as well as the length of time and the projected start time/season of the construction itself. As with any construction of this nature, there will be noise, increased particulates in the air and potential traffic problems. I would hope that, should this project be approved, there will be no blockage with the entrances to the Lodge at Lake Dillon.

I wish I could attend this meeting to raise these issues and questions in person. I am not hostile to this plan, but would like some assurances about my concerns.

Thank you for making this venue possible and for opening this discussion to us, the public,

Rabbi Joel Schwartzman  
720-212-3147  
220 E LaBonte Str  
Dillon, CO 80435

**Comments to Town of Dillon Planning and Zoning Commission, August 2, 2017, relative to Level III Development Application for the southwest corner of Main St. and E. LaBonte St.**

My name is Robert Winstead. I've owned a condo in Marina Place for 12 years.

I intended to address these issues with the Town Council in last night's meeting, but it was canceled. Some of the issues that I am addressing may be beyond the scope of this Commission. Nevertheless, I think these are important and relevant considerations, so I ask for your patience and attention.

The Town of Dillon is blessed with the best, most unique townsite in Colorado. I've not visited every mountain town in Colorado, but I've been to many of them. They are all built, for logical, historical and economic reasons, in valleys. They look up at the mountains.

Dillon's townsite is not in a valley. It is on top of a hill. We don't look up at the mountains, we look out at the mountains, with a level eye, to panoramic views of the Ten Mile Range, Buffalo and Red, the magnificent Gore Range, and of course Lake Dillon.

The town recognizes this unique advantage on page one of the Comprehensive Plan, in its Brand Platform: "The Town of Dillon's 'Mountain Lakestyle' embodies 360-degree awe-inspiring mountain and lake views enriching a truly unique and special way of life pursued with passion and desire for simple, joyful, and authentic experiences through every countless opportunity."

I spent over thirty years working for, and consulting with, some of the largest foodservice brands in America. I like Dillon's brand statement, because it recognizes the first, most obvious, important element of the Dillon brand. Something that any visitor will recognize when they drive or walk around the town. The views are awesome.

But there is a risk, when your town is looking *out*, not *up* at the mountains. The view, your brand, is extremely sensitive to what you build in the town.

Very few buildings were moved from old Dillon to this hilltop site. We had a clean slate to build this town, and we had a unique townsite. A rational approach to the town's design would be to place the most dense, commercial activity at the top of the hill, beside Route 6. Multi-story buildings would be permitted on the hilltop, and adjacent to Lake Dillon Drive on the steep gradient that ends at Buffalo Street. Those locations block little of the most important 180 degree southern and western mountain range views.

As the town fans out from this center, and as the gradient flattens south of Buffalo Street, building heights decrease, set-backs and open space requirements increase. Lake front properties would be low height at street-side, with heights increasing as the properties slope downward. Buildings would be aligned perpendicular, not parallel, to the lake and mountain views.

As we can all see, this approach was not followed. We have one-story buildings on the top of the hill, a hodgepodge of buildings in the lower, flatter section of town, with random three and four-story structures carving out sections of our western mountain views, and a virtual wall of buildings, including my home, obliterating the lake and mountain views to the south. Our "awe-inspiring views", our Dillon brand, has been damaged.

We cannot change the mistakes of the past, but we can avoid repeating them. I applaud the Gateway initiative that the town is taking at the top of the hill, and I appreciate the caution exercised in its implementation. However, I deplore the belief that the same zoning and building policy can be applied to the flat section of the town core south of Buffalo Street. It defies line of sight geometry and does not account for the dense, street-block layout of the core.

As a comparison, these are the land use guidelines for Section 19, the town core of Breckenridge: “The determination of acceptable building heights will be made during the development review process, but generally, buildings in excess of two stories are strongly discouraged.”

In Frisco’s town core, building heights are restricted to 24 feet at street-side, ascending to a maximum height of 40 feet, at an angle no greater than 45 degrees.

Breckenridge and Frisco have established these policies to preserve the historic character of the town, ensure a human scale to development, and protect their mountain views.

Dillon Town Policies also take views into account: Section 4 of the Comprehensive plan states that the town will “encourage new projects to be designed so they do not block views to prominent features.”

Our own town Design Guidelines recommend a “two-story datum”. The architects know that a two-story building is scaled to be pleasing, and welcoming to humans. If you build something taller than two stories, you must still create a street-level impression of a two-story building. I suggest, that if the third and fourth stories obscure what residents really want to see in their mountain town, the *impression* of a two-story building is not adequate.

I understand that the proposed building has a relatively small footprint. It will block only a portion of the sky and mountains, as seen from only a portion of the town. But when that section of sky and mountains is gone, it is gone for generations.

From a business standpoint, I have seen this trap before. This building is a Tactic: to increase resident density; in support of an Objective: greater traffic count, in support of a Strategy: to encourage retail business and revitalize the town core. And, there is financial gain for the Town. It all seems to make sense.

But the Tactic violates one of the town policies. The Tactic is not competitive with the tactics of your rivals. Most seriously, the Tactic harms your brand. In short, this building, and current zoning policy for this section of town, present some serious conflicts. I suggest you hit the pause button.

So that’s my argument as a former business man and strategic planner. Here’s my personal argument:

If Town Planners had followed my prescription for appropriate lakeside buildings, my home, on the fourth floor of Marina Place, near the street, would not exist. If I stay in my condo, my views are “awe-inspiring”. I will have no line of sight to the proposed building. But, I chose to buy property in Dillon, and now live in Dillon, because I don’t stay in my condo.



Every morning, in all seasons, I walk out of my building, cross the street to the sidewalk on the property we are discussing tonight, and walk to get the Summit Daily News. That view never fails to lift me up, and remind me why I am here in Dillon. I am not alone, there are other paper gatherers, dog walkers and bus catchers. We walk the sidewalk, between the wildflowers in summer and the snow banks in winter.

I cannot imagine that space filled with a four-story building. I cannot understand how this building improves the quality of the life for our residents, and the experience of visiting Dillon for our guests. I know that the lower town core is zoned for these buildings, and I cannot imagine the town filled with such things. Regardless of your care in architectural design, a mountain town filled with modern, four-story buildings is not an attractive proposition. Your competitors in Breckenridge and Frisco have recognized that, and put appropriate restrictions in place.

For the past week, I have been walking the streets of Dillon. In the blocks below Buffalo Street, I have drawn a line through every building over two stories, and imagined what I could see, if the upper stories were not there. I am angry at what has been lost, but my vision of what the town could be is pleasing, and I am grateful for what has not yet been spoiled.

I understand that, unless zoning is changed, the current property owners in the town core have the right to maximize the use, and value, of their property. That is a topic for another day, and I believe we must revisit this issue. For now, the property in question is ours, and we can choose to use this property to protect the brand and character of Dillon.

Because of Dillon's unique and special townsite, this town has the chance to be something different than all the other mountain towns in Colorado. We have already destroyed part of that difference. Please stop, before we destroy the remainder.

My contact information is below, I would be delighted to have a more in depth, mutual discussion with any member of the Town Staff, the Planning and Zoning Commission or the Town Council.

Robert Winstead  
[rwins123@aol.com](mailto:rwins123@aol.com)  
305-905-0945