

RECORD OF PROCEEDINGS

**TOWN OF DILLON
TOWN COUNCIL
REGULAR MEETING**
Tuesday, October 3, 2017
7:00 p.m.
Dillon Town Hall

CALL TO ORDER & ROLL CALL

A regular meeting of the Town Council of the Town of Dillon, Colorado, was held on Tuesday, October 3, 2017, at Dillon Town Hall, 275 Lake Dillon Drive, Dillon, CO. Mayor Burns called the meeting to order at 7:00 p.m. and the following Council Members answered roll call: Brad Bailey, Jennifer Barchers, Kyle Hendricks, Mark Nickel, and Carolyn Skowyra. Council Member Westerberg was absent (excused). Staff members present were: Tom Acre, Town Manager; Kerstin Anderson, Marketing and Communications Director; Dan Burroughs, Town Engineer; Scott O'Brien, Public Works Director; Carri McDonnell, Finance Director; and Corrie Woloshan, Administrative Assistant.

APPROVAL OF AGENDA

There being no changes to the agenda, it will stand as approved.

APPROVAL OF CONSENT AGENDA

Council Member Bailey moved to approve the following consent agenda:

- a. Minutes from September 19, 2017 Regular Meeting
- b. Approval of Bill List dated September 29, 2017 in the amount of \$20,789.38 and Payroll Ledger from September 29, 2017 in the amount of \$82,269.59.

Council Member Barchers seconded the motion which passed unanimously upon roll call vote.

CITIZEN COMMENTS

There were no citizen comments.

CONSIDERATION OF RESOLUTION NO. 53-17. SERIES OF 2017

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL IV DEVELOPMENT APPLICATION FOR THE CHRISTY SPORTS PLANNED UNIT DEVELOPMENT CONSISTING OF A NEW BUILDING AND ASSOCIATED PARKING LOCATED AT 817 U.S. HIGHWAY 6 ON LOT 42R OF THE PTARMIGAN TRAIL ESTATES SUBDIVISION UNIT 1, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

Hugh O'Winter with Christy Sports presented and Mike Riggs discussed architecture and landscaping of the project including presentation of a material board.

Town Engineer Dan Burroughs reported that the Town of Dillon received a Level IV Development Application for a proposed Planned Unit Development for Christy Sports located 817 U.S. Highway 6. The existing building and parking lot will be demolished and replaced by a new building and parking lot. At a public hearing on Wednesday, September 6, 2017, the Planning and Zoning Commission recommended approval of the Christy Sports PUD by approving Resolution PZ10-17, Series of 2017. The proposed building consists of three floors. The main level is directly accessible from the parking lot and contains 5,971 square feet of sales area and an additional 2,188 square feet for receiving and

stock areas for a total of 8,159 square feet. The second floor consists of 6,423 square feet of retail sales and ski rental area. The garden level below the main level consists of an additional 2,523 square feet of office and storage space. The building has a combined total square footage of 16,835 square feet and will be sited on the west end of the site adjacent to W. Anemone Trail with parking on the east side of the building. Mr. Burroughs reported that this project meets height requirements, architectural guidelines, snow storage, and zoning. The developer is proposing dimensional changes which can be varied by the Town Municipal Code through a Planned Unit Development Process. These changes include reduced setbacks, parking Lot Grade of six 6% maximum, reduction in the required number of parking spaces, street tree reduction, and additional signage.

Mayor Burns opened the public hearing at 7:39 p.m. One citizen commented that they liked the look of the building. There being no further comments, Mayor Burns closed the public hearing at 7:40 p.m.

Council Member Bailey moved to approve Resolution No. 53-17, Series of 2017. Council Member Barchers seconded the motion which passed unanimously upon roll call vote.

CONSIDERATION OF RESOLUTION NO. 45-17, SERIES OF 2017

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, APPROVING A RESTRICTIVE COVENANT AND AGREEMENT FOR WORKFORCE HOUSING FOR THE APARTMENT COMPLEX LOCATED ON THE BLOCK 6 AMENDMENT TO THE DILLON RIDGE MARKETPLACE PLANNED UNIT DEVELOPMENT, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

Town Engineer, Dan Burroughs reported that a condition of the Planned Unit Development (P.U.D.) amendment approval of the Dillon Vistas Apartments, located on Block 6, Dillon Ridge Marketplace P.U.D., requires the applicant to provide a Workforce Housing Agreement (Restrictive Covenant and Agreement) for 50% dedicated workforce housing rental apartments, in conformance with the Summit Combined Housing Authority, SCHA, Median Area Income tabulations. The Restrictive Covenant provides for eighteen (18) restricted residential living units to be rented to a Qualified Applicant, defined as a person working a minimum of thirty (30) hours a week in a business operating in Summit County.

The Restrictive Covenant provides for the following limitations on the occupancy of the workforce housing:

- a. Occupancy of a Restricted Residential Unit is limited to a Qualified Occupant; however, under poor leasing performance, the following remedies (b. & c.) are set forth;
- b. The owner may lease the rental unit to a non-Qualified Occupant within 45 days of advertising the unit for lease, should the owner be unable to fill the vacancy with a Qualified Occupant. Said non-Qualified lease(s) shall be limited to twelve (12) month maximum terms. There is not a minimum lease term set forth.
- c. The Rental Obligations are subject to leasing performance, and the Owner and Town may mutually modify the Covenant in the future to address any potential leasing concerns.

The Covenant provides for the following requirements for the residential rental rates for the Restricted Residential Units:

- a. Rental rate is set at the 2017 Summit County Combined Housing Authority assessed, 100% Median Area Income (AMI) rate for a 2-bedroom (3 person) residence
- b. Subsequent AMI studies may support the adjustment of leasing rates
- c. Owner shall not be required to rent below the 2017 established 100% AMI leasing rates

Mr. Burroughs further stated that all leases are required in writing with specific language affirming the Restrictive Covenant and an acknowledged signature by the SCHA or the Mayor of the Town of Dillon.

Council Member Bailey moved to approve Resolution No. 45-17, Series of 2017. Council Member Hendricks seconded the motion which passed unanimously upon roll call vote.

PRESENTATION OF THE PROPOSED 2018 BUDGET

Finance Director Carri McDonnell presented the draft 2018 Town of Dillon Budget to Council. She reviewed several changes made to the budget since discussing the various funds with Council at prior Work Sessions. She stated that Council will have an opportunity to review and discuss the budget at the October 17 Work Session prior to the public hearing on November 7, 2017.

TOWN MANAGER'S UPDATE

Town Manager Tom Acre reported on the following items:

- he is at the end of meeting rotations and is getting up to speed with each entity. He will be attending the Joint Sewer Authority meeting tomorrow.
- he has had several positive meetings with Ivano and Danny about their projects.
- staff is working on how to handle the Town Center parking situation and will report at the next meeting.
- will be scheduling 2nd round of meetings with Council Members in the near future.

MAYOR'S UPDATE

Mayor Burns reported on the following items:

- Carri & he attended the Summit Yacht Club HOA meeting and received good feedback on the parking issues. They heard a lot about parking being full overnight.
- Council needs to discuss the next steps with Portmanteau in order to give direction to staff.

COUNCIL MEMBER COMMENTS

There were no Council Member comments.

ADJOURNMENT:

There being no further business, Mayor Burns declared the meeting adjourned at 8:03 p.m.

Respectfully submitted by:

Corrie Woloshan, Administrative Assistant