

RECORD OF PROCEEDINGS

**TOWN OF DILLON
TOWN COUNCIL
REGULAR MEETING**

Tuesday, June 6, 2023
7:00 p.m.

CALL TO ORDER & ROLL CALL

A regular meeting of the Town Council of the Town of Dillon, Colorado, was held on Tuesday, June 6, 2023, at Dillon Town Hall, 275 Lake Dillon Drive, Dillon, CO. Mayor Carolyn Skowyra called the meeting to order at 7:01 p.m. and the following Council Members answered roll call: Dana Christiansen, Renee Imamura, Tony Scalise, and John Woods. Council Members Brad Bailey and Kyle Hendricks were absent (excused). Nathan Johnson, Town Manager; Carri McDonnell, Finance Director; Matt Farley, Finance Manager; Cale Osborn, Police Chief; Jessie Klehfoth, Events and Recreation Director; Evan Dawson, Assistant Public Works Director; Ned West, Sr. Town Planner; Craig Simson, Marina Director; and Jo-Anne Tyson, Deputy Town Clerk were in attendance.

APPROVAL OF AGENDA

There were no changes to the agenda.

APPROVAL OF CONSENT AGENDA

Council Member Imamura moved to approve the following consent agenda:

- i. Minutes of Regular Meeting of May 16, 2023
- ii. Approval of Bill List dated May 31, 2023 & Payroll Ledger dated May 19, 2023 and Payroll Ledger dated June 2, 2023
- iii. Excused Absence for Council Member John Woods for the May 16, 2023 Regular Council Meeting
- iv. Consideration of Approval to Use Town Owned Property – Marina Park Pavilion, Marina Park Open Space/Grass and Dillon Amphitheater for the Lake Dillon Beer Fest on June 17, 2023 from 1:00 p.m. to 4:00 p.m.

Council Member Scalise seconded the motion which passed unanimously.

CITIZEN COMMENTS

Adam Bianchi, District Ranger and Anna Bengtson, Land Conveyance Program Manager with the White River National Forest stated the County Road 51 project is a tremendous opportunity for the town, Summit County Government and the US Forest Service to partner on an affordable housing project. They are hopeful all entities can come together and make this project come to fruition.

CONSIDERATION OF ORDINANCE NO. 05-23, SERIES OF 2023

AN ORDINANCE APPROVING A LEVEL IV DEVELOPMENT APPLICATION FOR A PUD DEVELOPMENT PLAN FOR 780 LITTLE BEAVER TRAIL

This public hearing was published in accordance with public posting requirements as set forth by the Dillon Municipal Code. Mayor Skowyra opened the public hearing at 7:09 p.m. John Uesry with

ArtaicGroup stated his client, the Summit Stage/Summit County government has applied for a Planned Unit Development (PUD) application for the previously developed property they own at 780 Little Beaver Trail. Mr. Uesery reviewed façade and layout changes to the structure and stated these units are proposed to be dedicated workforce housing units.

Senior Planner Ned West reported that according to Dillon Municipal Code, “The purpose of a Planned Unit Development (PUD) is to encourage flexibility in the development of land in order to promote appropriate and high quality use” (DMC § 16-5-10). The purpose of the PUD primarily relates to the desire to have one hundred percent (100%) workforce housing residential use in the Mixed Use (MU) zone district with proposed renovation of the existing structure. Town staff has evaluated the application in consideration of the Code, the adopted Comprehensive Plan of the Town of Dillon, and in consideration of the existing developed neighborhood. Mr. West also reported that the proposed project involves the interior renovation of the existing multi-family residential building to increase the total number of residential units and to substantially upgrade them to functional, livable spaces. The project also includes safety improvements related to reducing the steepness of the driveway entrance off the Little Beaver Trail roadway, replacing the parking that backs out onto Little Beaver Trail with parallel parking on the property, and by adding a van-accessible ADA compliant parking space and accessible aisle in accordance with federal law. The parking lot grades are flattened, and sidewalks added for improved site safety and pedestrian movements. Another substantial safety improvement is the sprinkler fire suppression system currently required by Summit Fire & EMS. The project will involve boulder retaining wall construction and fill placement to improve the steep grades of the site and to provide a new, paved parking lot surface. If the PUD application is approved by the Town Council, the review of the Encroachment License Agreement will be scheduled for the next Town council meeting. Curb and gutter will collect storm drainage and divert it to a surface stormwater collection system and water quality & stormwater detention pond. These improvements will substantially improve the water quality flowing into the Straight Creek drainage and associated wetlands, reducing on-site erosion and sediment transport offsite and attenuating the rate of stormwater discharge. Mr. West also discussed amending the proposed Ordinance by adding a “Condition T: It is the responsibility of the property owner to maintain the existing tributary drainage through the site and convey the drainage from the storm sewer from Little Beaver Trail through the property to Straight Creek.”

There being no comments from the public, Mayor Skowyra closed the public hearing at 7:39 p.m.

There were no Council comments.

Council Member Imamura made a motion to approve Ordinance No. 05-23, Series of 2023 as amended by adding Condition T. Council Member Christianson seconded the motion, which passed unanimously.

CONSIDERATION OF RESOLUTION NO. 25-23, SERIES OF 2023
A RESOLUTION AMENDING THE TOWN OF DILLON DOWN PAYMENT ASSISTANCE LOAN PROGRAM

Town Manager Nathan Johnson reported that the down payment program has been very successful with six employees using the program to purchase homes in Summit County. As the prices of residential properties continue to climb, the 10% of purchase price may be closer to \$100k. Since there is limited availability of workforce housing or market rate properties in Summit County, staff has requested that Council consider down payment assistance for areas near Summit County. Staff is recommending the following amendments to the down payment assistance loan program:

Down payment assistance for properties located in Summit County

- \$125k or 10% of purchase price
- 1% interest
- 20 years
- Funds from Housing 5A fund can be used to pay for down payment and repayments including interest are put back into Housing 5A Fund

Down payment assistance for properties outside of Summit County

- \$50k or 10% or purchase price
- 2% interest
- 20 years
- Allow in counties bordering Summit County – Park, Lake, Eagle, Grand, Clear Creek
- Funds must come from General Fund and repayments including interest would be put back into the General Fund. The Housing 5A funds cannot be used for property not in Summit County.
- Awarded funds will be based on annual budget appropriations

Council Member Scalise made a motion to approve Resolution No. 25-23, Series of 2023. Council Member Imamura seconded the motion, which passed unanimously.

TOWN MANAGER'S UPDATE

Mr. Johnson reported on the following items:

- Town Park is 90-95% complete.
- There was an incident at the Marina involving the fuel system spindle.
- He is working with the Town of Silverthorne on a community action plan to fund future transportation projects.
- The Summit County Chipping program will be servicing Dillon June 12-16.
- The first Dillon Farmer's Market is Friday. The Events Department kicks off their season Thursday night.
- Dan Burroughs, Town Engineer has done a tremendous job managing the multiple projects around town.

MAYOR'S UPDATE

Mayor Skowrya reported on the following:

- She sat with members of the Keystone community and other community members to discuss their respective town charters. She learned the Town of Dillon should be reviewing their ordinances every three years.
- Mayors, Managers and Commissioners is tomorrow, and she will bring up the fireworks topic on behalf of Council.

COUNCIL MEMBER COMMENTS (and COMMITTEE REPORTS)

- Council Member Christianson stated how nice and stable the Marina fuel dock is.
- Council Member Scalise complimented the Marina staff on their efforts getting boats in the water and the G dock repairs.

EXECUTIVE SESSION

Mayor Skowrya moved to go into Executive Session at 7:56 p.m. pursuant to Sections 3-4(a)(1) and (a)(2) of the Town Charter, and C.R.S. Sections 24-6-402(4)(a) and (4)(e), for the purposes of: (i) considering the acquisition of property, information about which, in the judgment of the Council, might

give rise to an unfair competitive or bargaining advantage if prematurely disclosed; and (ii) determining positions, developing strategy and instructing negotiators relative to matters that may be subject to negotiation; specifically pertaining to the Town's potential purchase of a parcel of land owned by Denver Water. No action was taken during the Executive Session. At 8:48 p.m. Council concluded the Executive Session.

ADJOURNMENT

There being no further business, Mayor Skowyra declared the meeting adjourned at 8:49 p.m.

Respectfully submitted by:

Jo-Anne Tyson

Jo-Anne Tyson, Deputy Town Clerk