



**Planning and Zoning Commission
March 6, 2024 - Regular Meeting**

To: Dillon Planning and Zoning Commission
From: Ned West, AICP, Sr. Town Planner
Subject: Tenderfoot Meadows & Dillon Cemetery
Agenda Item: 6

Discussion Item:

The BOCC adopted Tenderfoot Meadows Open Space Management Plan & Proposed Dillon Cemetery and Trailhead Improvements

Background/Time Frame:

- September 21, 2016: Dillon Cemetery Road Plans provided to the Town.
- April 4, 2023: Summit County issued a draft of the Tenderfoot Mountain Management Plan to the Town.
- May 22, 2023: Summit County issued a draft of the Tenderfoot Mountain Management Plan to the public for comment.
- June 14, 2023: Open Space Advisory Council held a public hearing on the Management Plan.
- September 6, 2023: Open Space Advisory Council passed unanimously a motion recommending that the Board of County Commissioners approve the Management Plan.
- November 14, 2023: BOCC adoption of the Management Plan.

Supporting Information:

The Tenderfoot Meadows Open Space Management Plan shows roadways, trails, trailheads, use areas, wetlands, rivers, and identifies severe winter range areas for elk. The purpose of the Management plan is to “provide sustainable public enjoyment of the property while protecting the property’s open space values.”

See the Tenderfoot Meadows Open Space and Surrounding Area map in ***Exhibit ‘A’***.

The Town prepared roadway and trailhead parking improvement plans in 2016. It is hoped that with the adoption of this Management Plan, the Town can partner with Summit County to implement roadway and trailhead improvements to support the Tenderfoot Meadows Open Space users, the Dillon archery Range, the Summit County Off-road Riders (SCORR) and The Tenderfoot Track Club, mountain bike cyclists using the broader Tenderfoot Mountain and landfill trail system, the disc golf users, and all hikers and visitors to the area. The Town Council

would like to see restroom facilities installed to serve those users. See **Exhibit 'B'** for the Town's design drawings for trailhead improvements.

Exhibit 'A'
Tenderfoot Meadows Open Space
and Surrounding Area

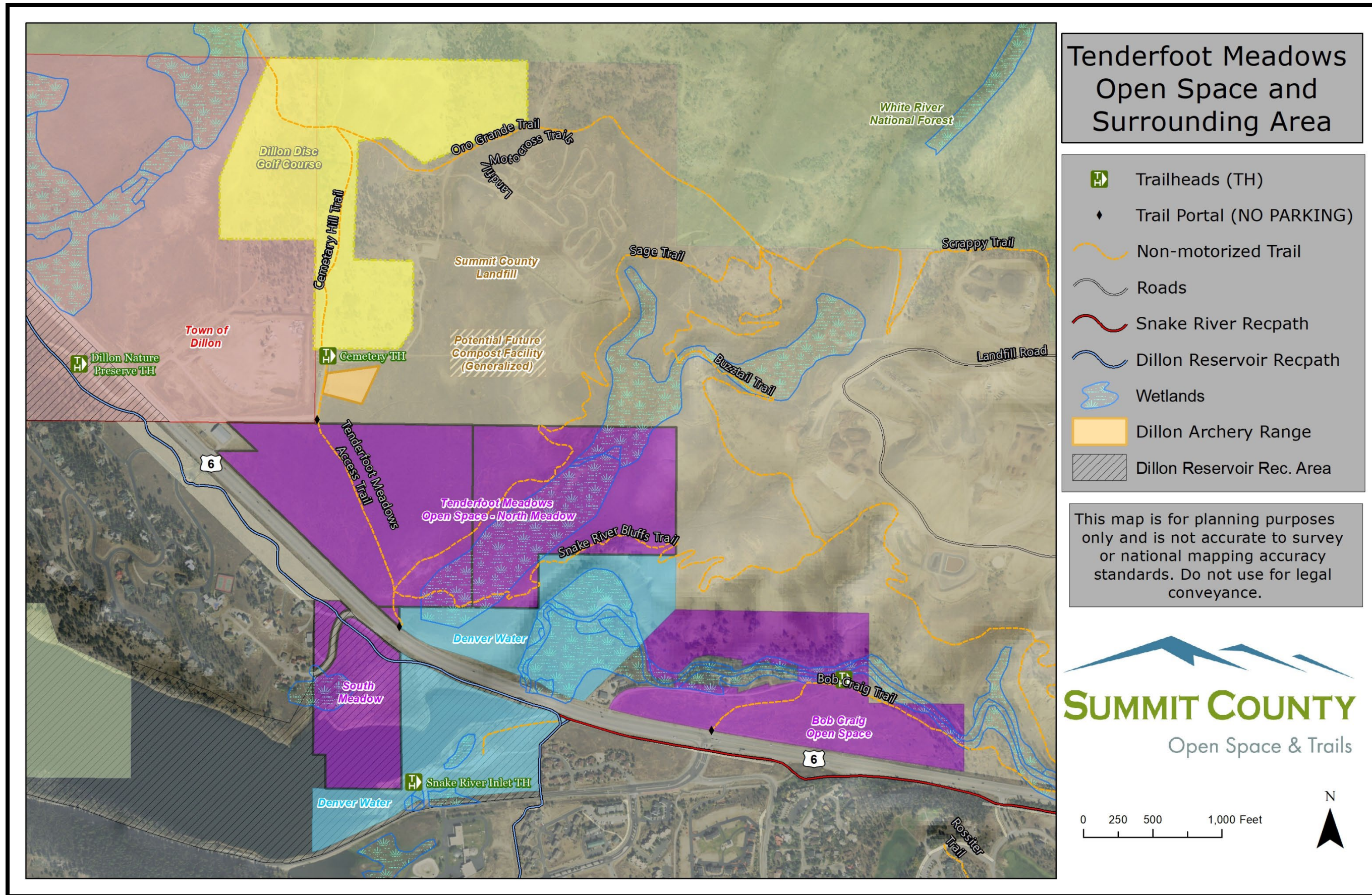


Figure 1. A map of the Tenderfoot Meadows Open Space (the "Property") and surrounding area.

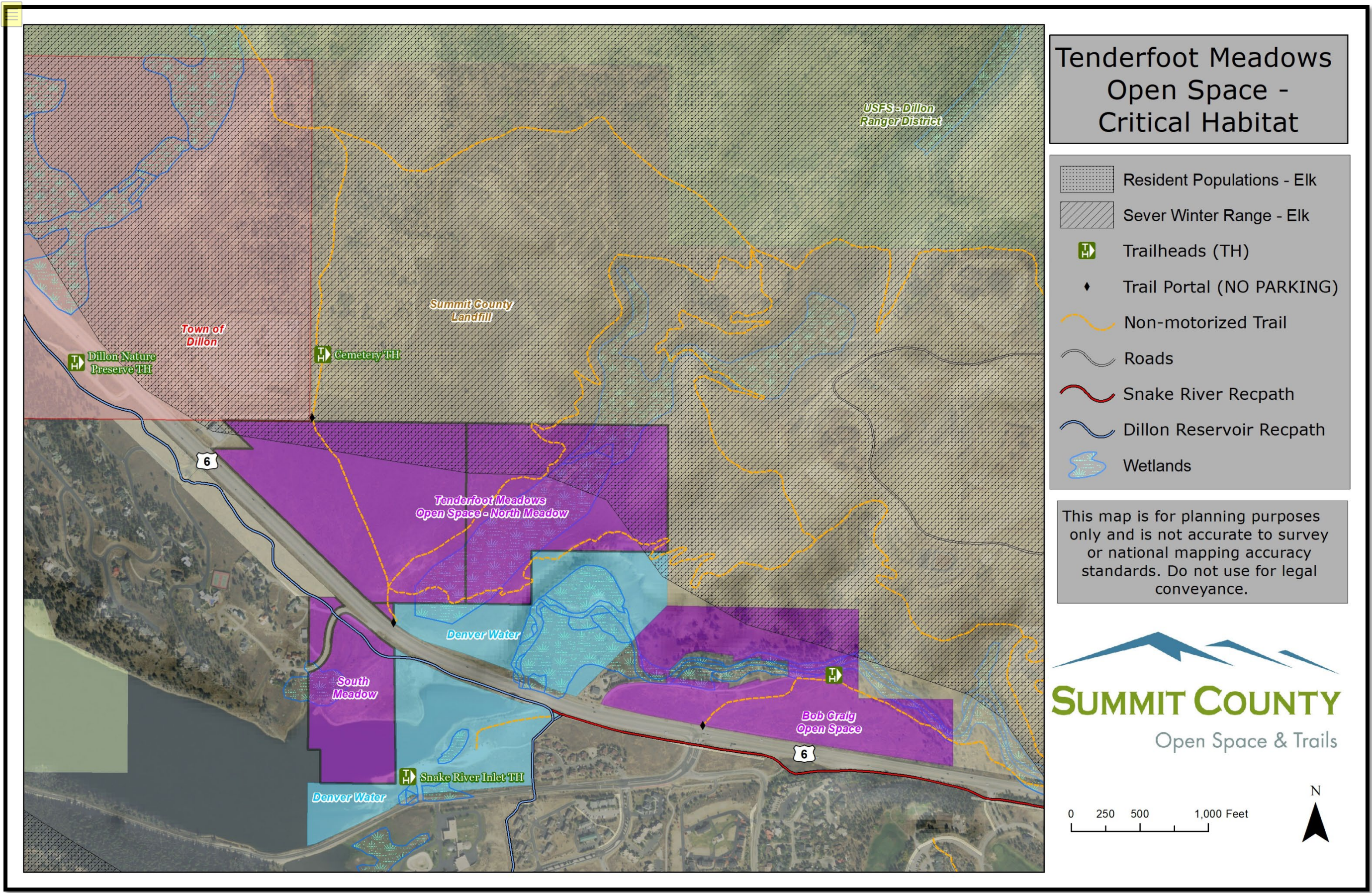
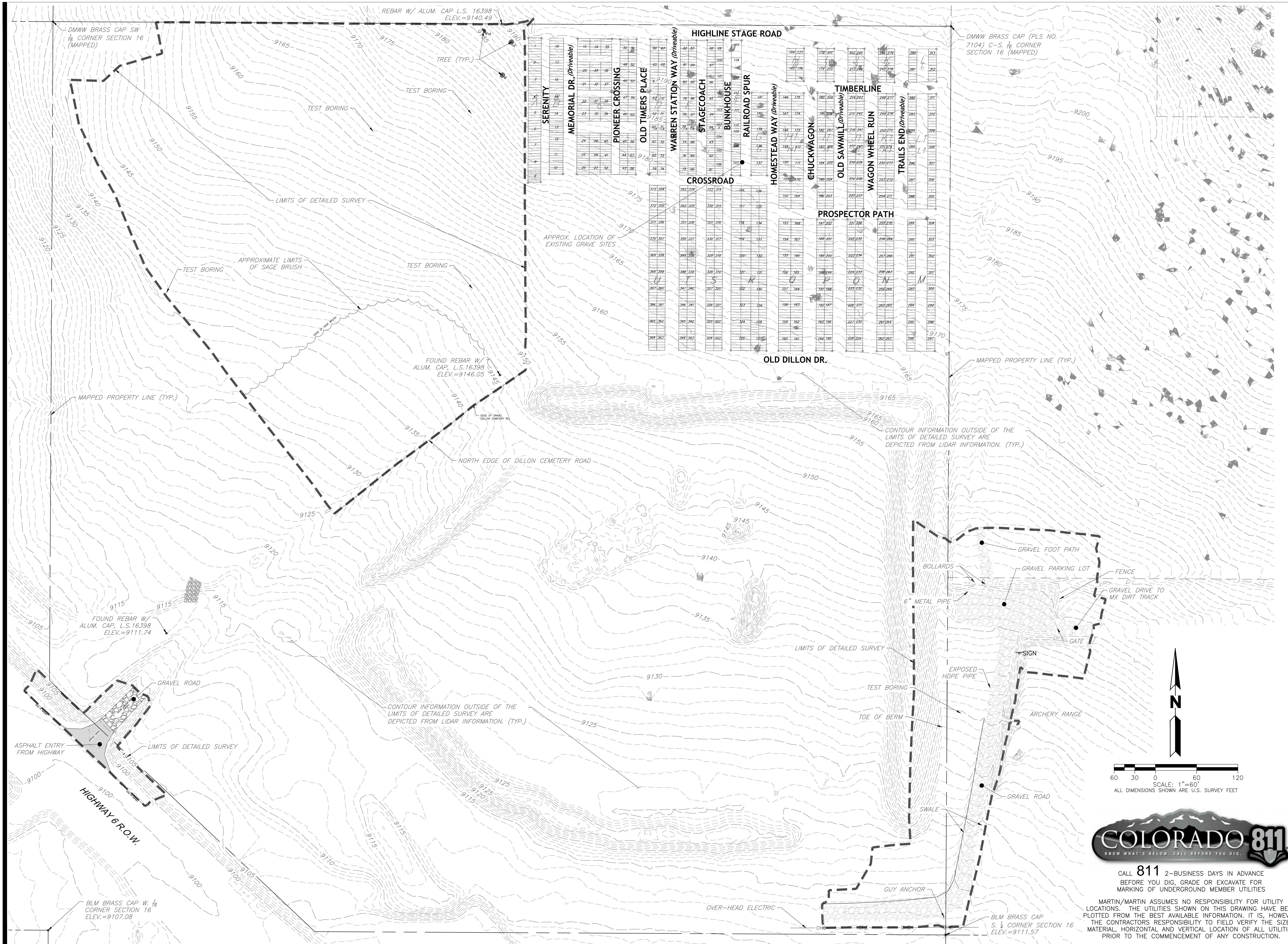


Figure 2. Critical wildlife habitat on Tenderfoot Meadows Open Space

Exhibit 'B'
Cemetery Road Improvements Plans
2016



60 30 0 60 120
SCALE: 1"=60'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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DILLON CEMETERY ROAD

No.	Issue / Revision	Date	Name
1	DD SUBMITTAL TO OWNER FOR PRICING	09/21/16	MAT

Job Number: M16.0251
Project Manager: LML
Design By: MAT
Drawn By: MAT
Principal in Charge: JCM

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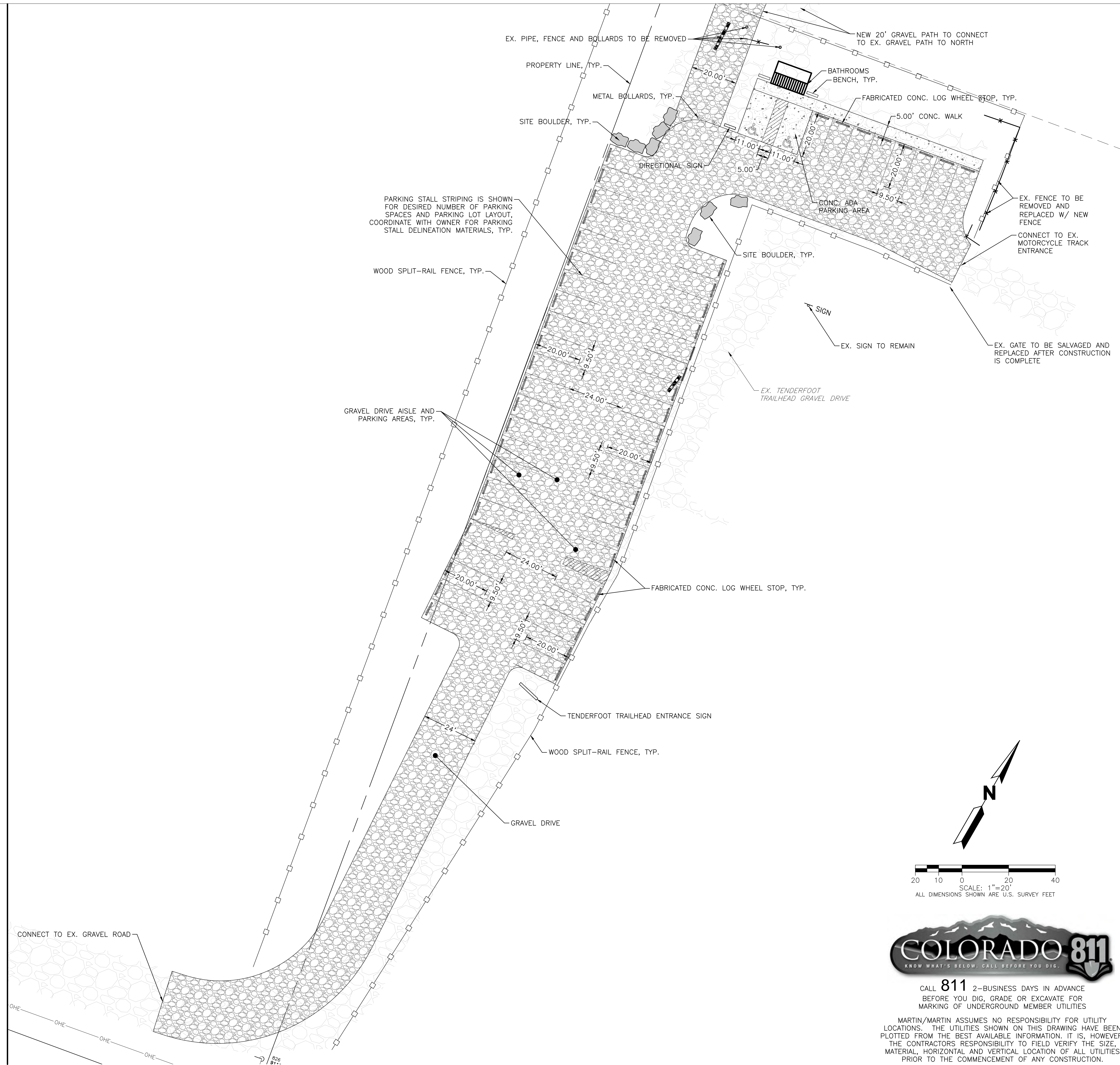
EXISTING CONDITIONS

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	CONTOURS	
	SIGN	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
	DRIVE	
	ELEV.	
	DESCRIPTIONS	
	SPOT ELEVATIONS	

NOTES:

- REFER TO SHEET C002 FOR GENERAL NOTES.
- SITE LANDSCAPING IS NOT INCLUDED WITHIN THIS PLAN SET, AND IS A SEPARATE PRICE ITEM FROM THESE PLANS.
- BATHROOM STRUCTURE TO BE CXT PRE-CAST VAULT BATHROOM, OR EQUIVALENT. COORDINATE WITH OWNER FOR EXACT BATHROOM TYPE.
- REFER TO TENDERFOOT PARKING LOT DETAILS FOR ADDITIONAL INFORMATION ON FABRICATED CONCRETE LOG WHEEL STOPS AND BOULDER SIZE AND PLACEMENT.



DILLON CEMETERY ROAD

TENDERFOOT LOT SITE PLAN

No.	Issue / Revision	Date	Name
1	DD SUBMITTAL TO OWNER FOR PRICING	09/21/16	MAT

Job Number	M16.0251
Project Manager	LML
Design By	MAT
Drawn By	MAT
Principal in Charge	JCM

Sheet Number:

C101

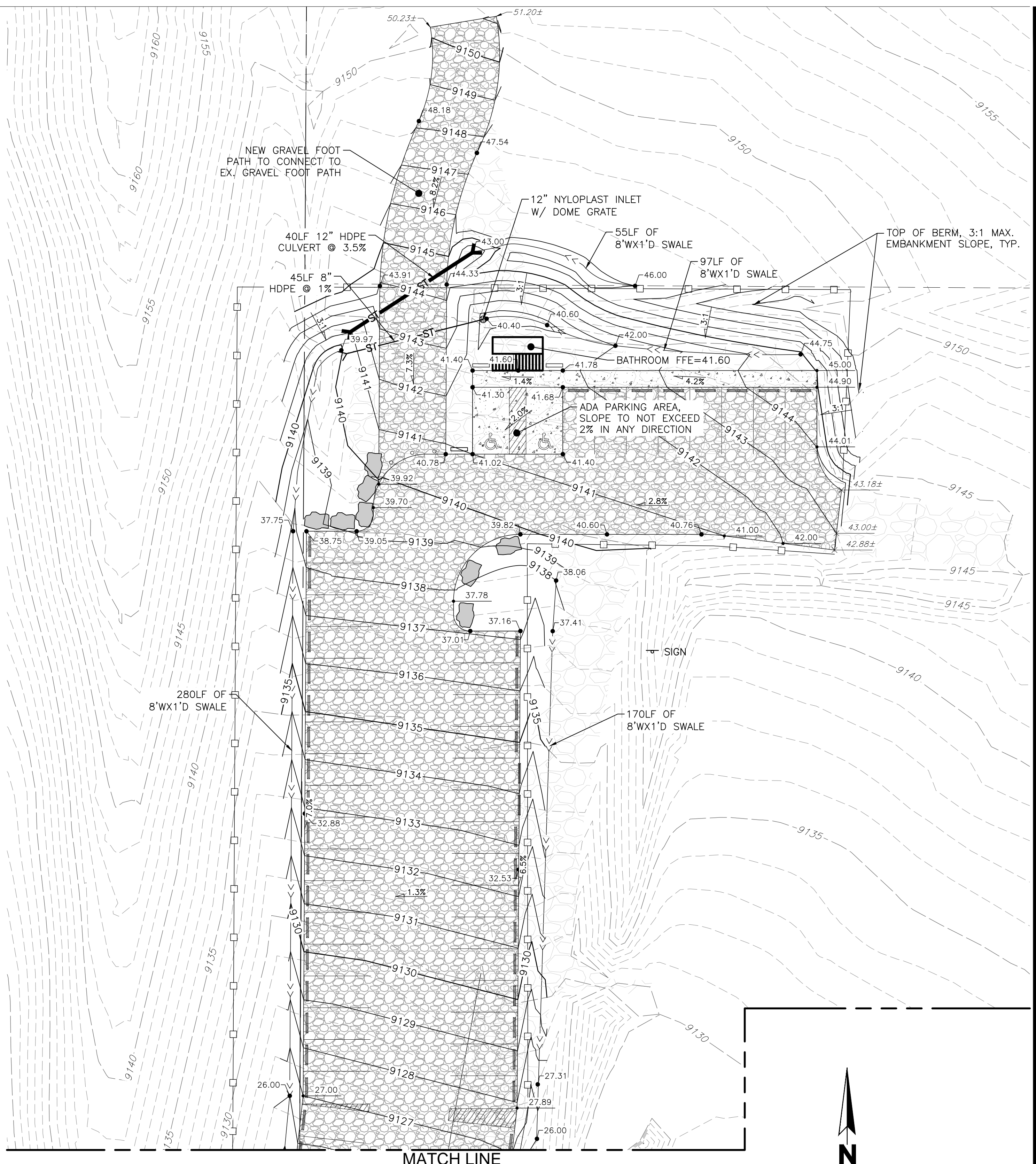
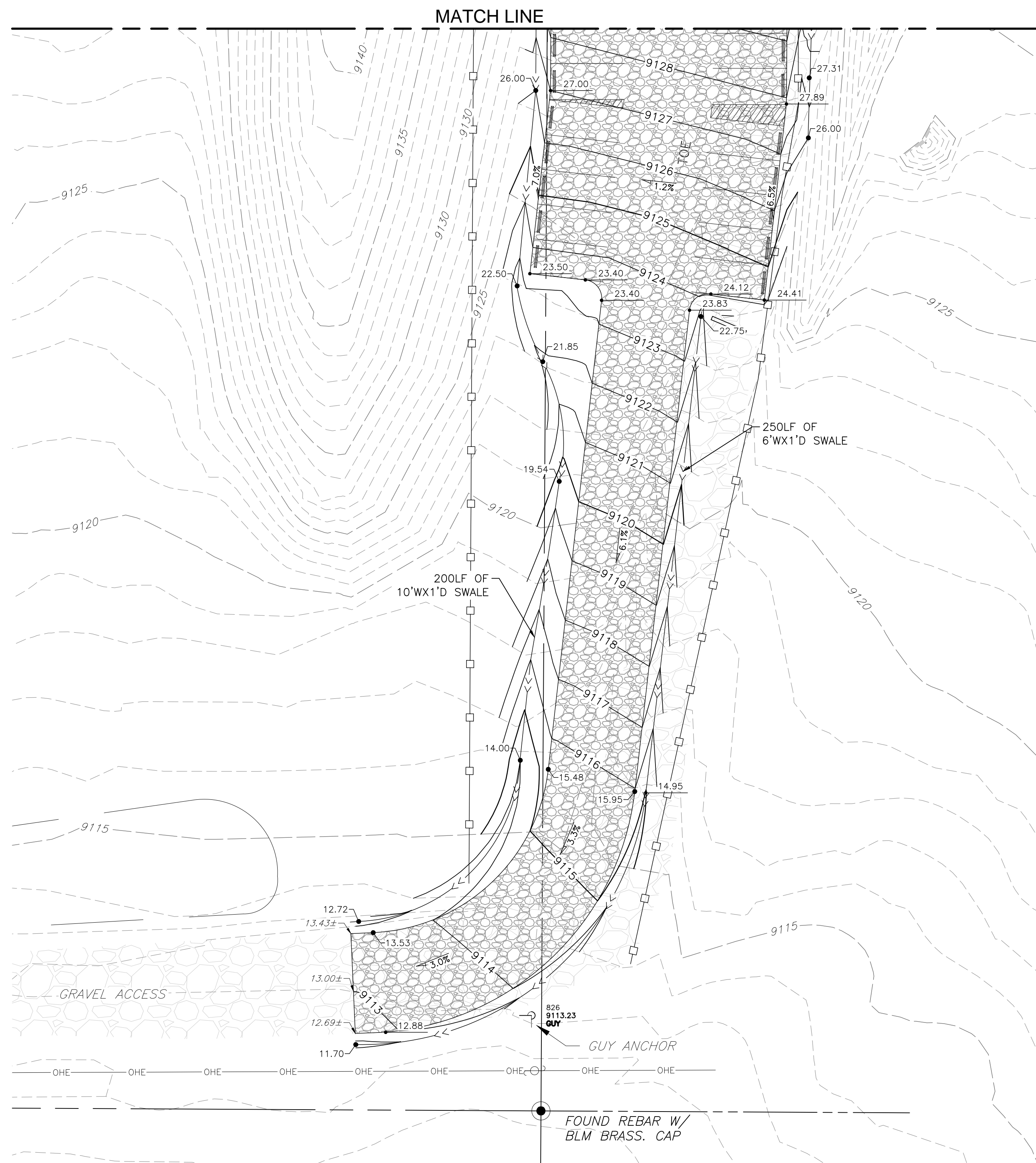


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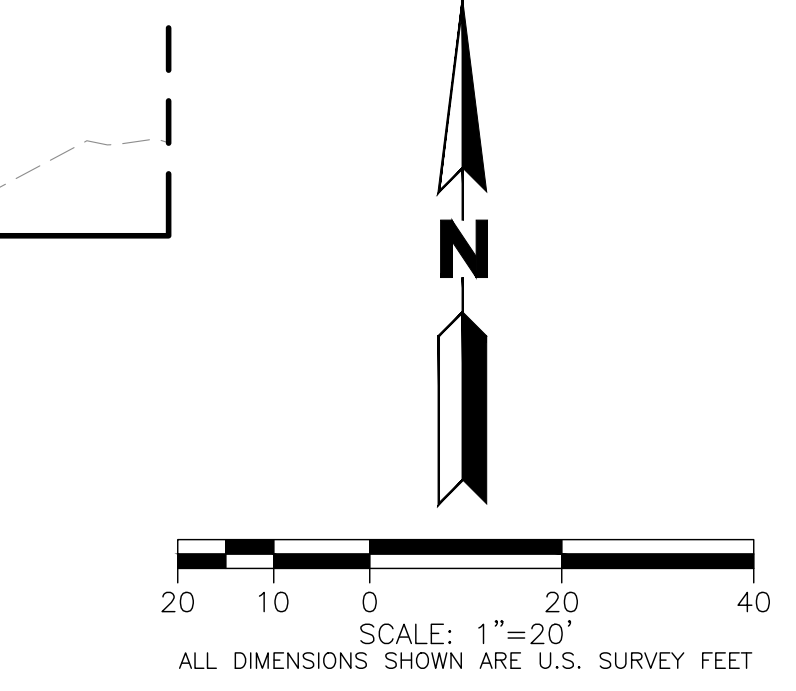


LEGEND

	EXISTING		PROPOSED
	PROPERTY LINE		
	RIGHT-OF-WAY LINE		
	SECTION LINE		
	EASEMENT		
	RETAINING WALL		
	CURB & GUTTER		
	CATCH CURB & GUTTER (2' PAN)		
	SPILL CURB & GUTTER (1.5' PAN)		
	CONTOURS		5750
	SIGN		
	DECIDUOUS TREE		
	EVERGREEN TREE		
	BUSH/SHRUB		
	DRIVE		DRIVE
	ELEV.		ELEV.
	SPOT ELEVATIONS		

NOTES:

- GRAVEL PARKING AREAS AND DRIVE AISLE TO BE PAVED WITH FOLLOWING SECTION: 10" OF AGGREGATE BASE COURSE MEETING CDOT CLASS 5 SPECIFICATIONS.
- AGGREGATE BASE COURSE TO CONFORM TO THE REQUIREMENTS OF AASHTO M147 AND TO SECTION 403.03 OF THE CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- PERMANENT CUT AND FILL SLOPES SHOULD BE NO STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL).
- ALL FILL AND BACKFILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER, MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM FOR ONSITE GRANULAR SOILS. IMPORT FILL AND STRUCTURAL FILL AND SHOULD BE COMPACTED TO 95%.
- AFTER CLEARING AND GRUBBING AND ROUGH GRADING IS COMPLETE, THE EXPOSED MATERIAL SHOULD BE SCARIFIED TO A DEPTH OF 8", MOISTURE CONDITIONED AS NOTED ABOVE AND THEN COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY BASED PER ASTM D698.



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DILLON CEMETERY ROAD

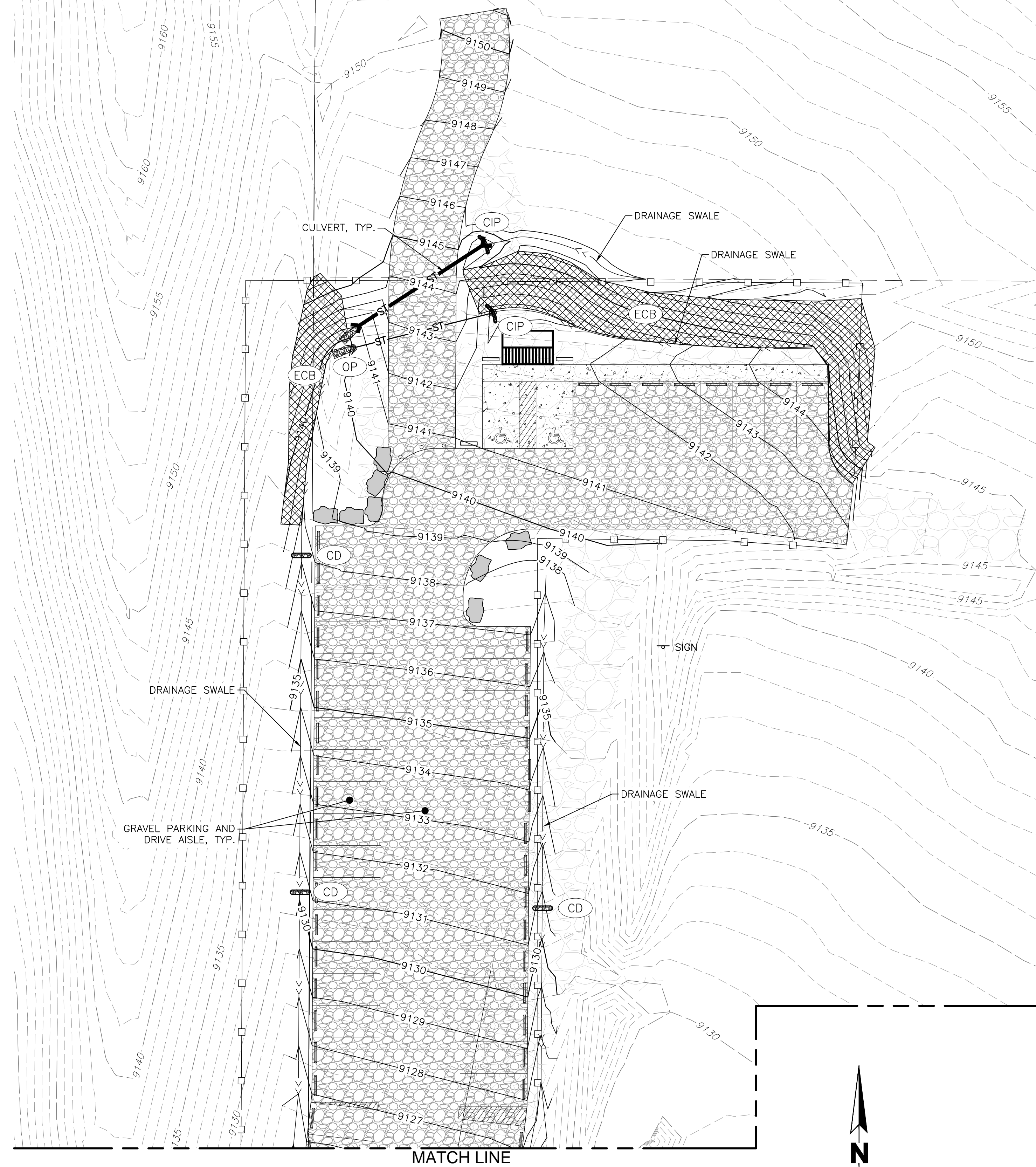
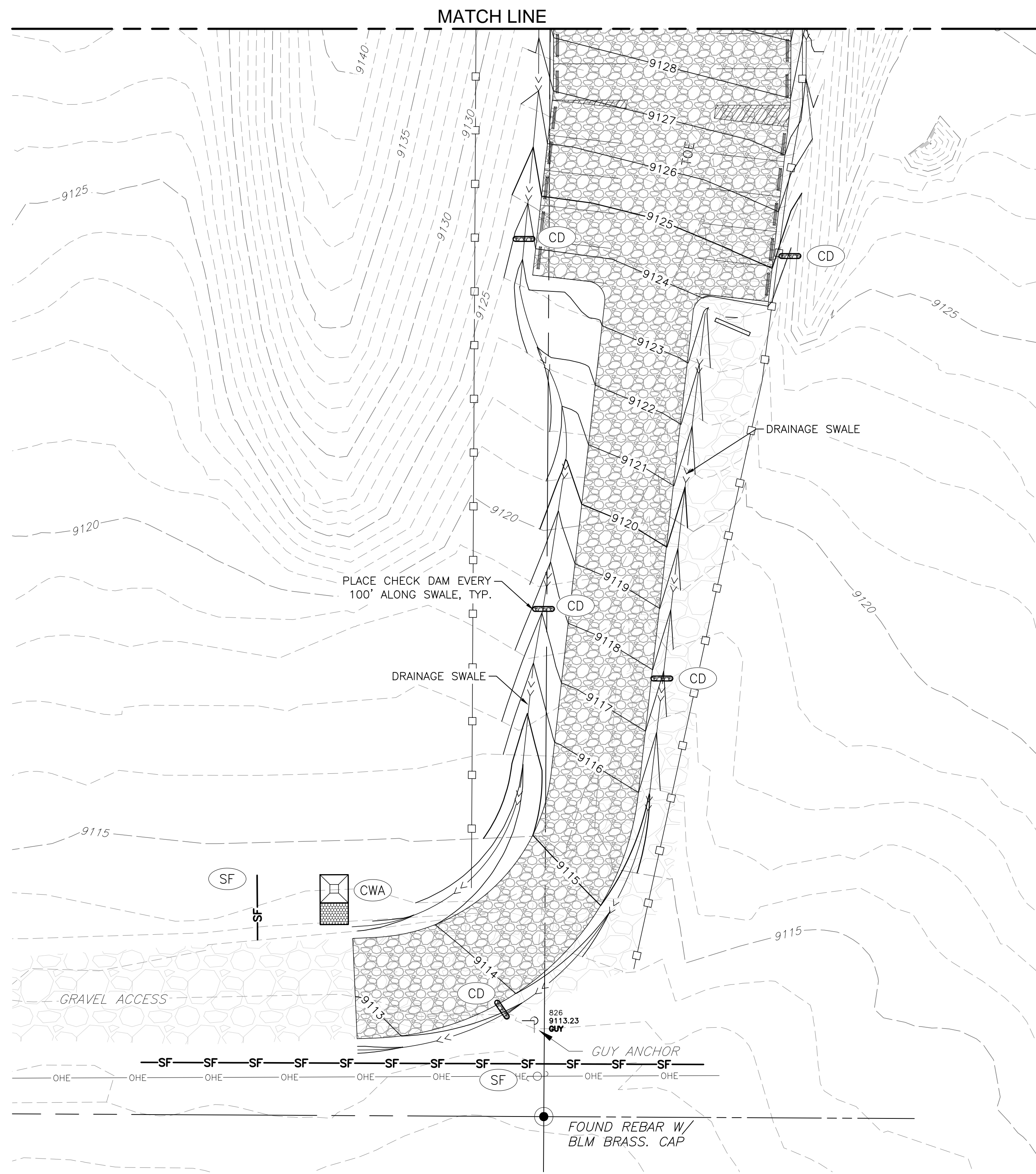
TENDERFOOT LOT GRADING PLAN

No.	Issue / Revision	Date	Name
1	DD SUBMITTAL TO OWNER FOR PRICING	09/21/16	MAT

Job Number: M16.0251
Project Manager: LML
Design By: MAT
Drawn By: MAT
Principal In Charge: JCM

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LEGEND

	SILT FENCE	
	OUTLET PROTECTION	
	CULVERT INLET PROTECTION	
	STABILIZED STAGING AREA	
	STOCKPILE MANAGEMENT W/ PROTECTION	
	CONCRETE WASHOUT AREA	
	CHECK DAM	
	PERMANENT SEEDING	
	EROSION CONTROL BLANKET	



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DILLON CEMETERY ROAD
TENDERFOOT LOT EROSION & SEDIMENT CONTROL PLAN

No.	Issue / Revision	Date	Name
1	DD SUBMITAL TO OWNER FOR PRICING	09/21/16	MAT

Job Number: M16.0251
Project Manager: LML
Design By: MAT
Drawn By: MAT
Principal in Charge: JCM

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