

*RECORD OF PROCEEDINGS*

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**TOWN OF DILLON  
TOWN COUNCIL  
REGULAR  
MEETING**

Tuesday, March 21, 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, March 21, 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, Jen Barchers, Kyle Hendricks, Mark Nickel, Carolyn Skowyra and Tim Westerberg. Staff members present were: Kerstin Anderson, Marketing and Communications Director; Tom Breslin, Town Manager; Dan Burroughs, Town Engineer, Mark Heminghaus, Police Chief; Carri McDonnell, Finance Director; Matt Miano, Events Manager; Ned West, Town Planner; and Jo-Anne Tyson, Town Clerk.

**APPROVAL OF AGENDA**

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

**APPROVAL OF CONSENT AGENDA**

Council Member Westerberg moved to approve the following consent agenda:

- a. Minutes of Regular Meeting of March 7, 2017.
- b. Approval of Bill List dated March 17, 2017 in the amount of \$23,512.06 and Payroll Ledgers dated March 17, 2017 in the amount of \$69,083.56.
- c. Excused Absence for Council Member Bailey for the March 7, 2017 Town Council Meeting.

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

**CITIZEN COMMENTS**

Susan Fairweather, Breckenridge resident and former Town of Dillon employee complimented staff on the Council Chambers renovation.

**CONSIDERATION OF RESOLUTION NO. 09-17, SERIES OF 2017**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL IV DEVELOPMENT APPLICATION FOR THE CROSSROADS AT LAKE DILLON PLANNED UNIT DEVELOPMENT ON LOTS 1, 1A, 1B, AND 1C, BLOCK B, NEW TOWN OF DILLON, LOCATED AT 122, 134, AND 176 LAKE DILLON DRIVE, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

Mayor Burns commented that this public hearing has remained open since the February 21, 2017 Council meeting when this resolution was first heard and continued to today's meeting.

Council Members Bailey, Barchers, and Hendricks stated that they listened to the taped recording and reviewed corresponding documents related to Resolution 09-17, Series of 2017 from the February 21, 2017 Dillon Town Council meeting.

Town Engineer Dan Burroughs reported that the Town of Dillon received a Level IV Development Permit application for the proposed Crossroads at Lake Dillon Planned Unit Development (PUD) at the southeastern corner of Lake Dillon Drive and US Highway 6, at 122, 134, and 176 Lake Dillon Drive. The Planning and Zoning Commission of the Town of Dillon reviewed the PUD application in a Public Hearing held on December 7, 2016, approved Resolution PZ 09-16, Series of 2016, and subsequently recommends the Town Council consider approval of the project. Mr. Burroughs stated that since the February 21, 2017 Town Council meeting, staff has used revised plans for this project indicating modified square footage of the restaurant and conference center and revisions to exterior and valet parking.

Architect Ken O'Bryan reviewed the project with Council stating that it is generally described as a six (6) level, vertically mixed-use building with a small conference center, hotel rooms, residential units, and a top floor restaurant and lounge. He highlighted changes to this project from the February 21, 2017 Town Council meeting include a reduction of restaurant/bar area to 6,130 square feet and a reduction of conference center space to 2,053 square feet. He also stated that revisions were made to the exterior parking plan and valet parking spaces were added in response to Council's request to address parking issues.

Assistant Fire Chief Steve Skulski expressed concern regarding the project's fire truck turn around area and drive aisle width which do not meet fire code requirements. Mr. Skulski commented that he received verbal acknowledgment from the applicant that these concerns will be resolved.

Council asked several questions of staff and the applicant regarding the elimination of residential units, fire safety, health and human risk, and building height. Mr. Burroughs and Mr. O'Bryan answered these questions.

Seven (7) public comments from Dillon residents were made against the project citing concerns about the building's mass and height; shading caused by the building; light pollution; lack of open space, landscaping, and snow storage; traffic congestion; lack of parking; and concern that the number of requested variances for this project will create a precedent in the Town. One (1) public comment was made by a Breckenridge resident who stated there are options to resolve the project's parking issues and that this project is perfectly suited as an entry feature to Dillon.

Town Clerk Jo-Anne Tyson read six (6) letters into the record from Dillon, Summit County, and Denver area residents in support of the project which not included in the Town Council packet. The applicant also submitted a petition containing eighty-three (83) signatures from Dillon, Summit County, Denver area, and unknown addresses supporting the project.

There being no further comments from the public, Mayor Burns closed the public hearing at 8:59 p.m.

Council Member Nickel moved to approve Resolution No. 09-17, Series of 2017. Council Member Bailey seconded the motion.

Council Member Bailey moved to amend Resolution No. 09-17, Series of 2017 by deleting section S8 from the existing resolution and replacing it with parking to meet the requirement of 203 spaces. Council Member Westerberg seconded the motion which failed 3 to 4 with Council Members Westerberg, Skowyra, Barchers, and Mayor Burns in opposition.

Resolution No. 09-17, Series of 2017 failed 1 to 6 with Council Members Hendricks, Westerberg, Skowyra, Barchers, Bailey, and Mayor Burns in opposition.

**TOWN MANAGER'S UPDATE**

Town Manager Tom Breslin reported that the Housing Authority has extended an offer for their vacant Executive Director position.

**MAYOR'S REPORT**

Mayor Burns did not provide a report.

**EXECUTIVE SESSION**

Mayor Burns moved to go into Executive Session at 9:47 p.m. for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e), specifically to discuss negotiations regarding a lease of Town property. No action was taken during the executive session. At 10:23 p.m. Council concluded the executive session.

**ADJOURNMENT:**

There being no further business, Mayor Burns declared the meeting adjourned at 10:24 p.m.

Respectfully submitted by:

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Jo-Anne Tyson, Town Clerk