

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING
WEDNESDAY, October 4, 2017
5:30 p.m.
Town Hall**

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, October 4, 2017, at Dillon Town Hall. Chairperson Amy Gaddis called the meeting to order at 5:33 p.m. Commissioners present were: Teresa England, and Kevin Stout. Commissioner Jerry Peterson was absent. Staff members present were Dan Burroughs, Town Engineer; Ned West, Town Planner; Tom Acre, Town Manager; and Corrie Woloshan, Recording Secretary.

APPROVAL OF THE MINUTES OF SEPTEMBER 6, 2017 SPECIAL MEETING

Commissioner Teresa England moved to approve the minutes from the September 6, 2017 regular meeting. Commissioner Kevin Stout seconded the motion which passed unanimously.

PUBLIC COMMENTS

There were no public comments.

UPDATE: TOWN CENTER PARKING

Dan Burroughs, Town Engineer reported, started counting parking spaces and haven't found anything new. The last time it was done was 2014-2015. Nothing's changed in Town Center during that time. The old data was 180 days. It's similar data to what we saw in the other test period. Commissioner Kevin Stout asked what period of time is this? Dan Burroughs, Town Engineer said there is no season for the Town Center because it's an office park. It's not seasonal business or seasonal usage. The bowling alley is open now. The parking lots are full around the bowling alley. Commissioner Kevin Stout commented guests use those parking spaces. If there's overflow at night, people will park there. That's the only seasonal aspect I can think of with that particular lot. Dan Burroughs, Town Engineer continued, we're working with the police department to count parking at night. We have 2 lots that are equidistance to each other. So who is using these lots? From what condos are they from? Why do we need the parking? Could be a time when we have permits. Commissioner Teresa England asked what was thought behind allowing overnight parking in town lots? Dan Burroughs, Town Engineer answered, there were buildings in the 1940's, the Meridian Institute building and Dr. Jungman's building, the 2 buildings across from Pug Ryan's. Those each have rental units. The other is the Payne building. Commissioner Kevin Stout commented, you can't just look at Town Core. My rental property, I used to tell my tenants, if you have guests and need extra parking. It is used for that. Dan Burroughs, Town Engineer questioned, what does the Town feel like it's responsibility is towards that issue? Commissioner Teresa England expressed, you're subsidizing owners. Dan Burroughs, Town Engineer continued, we know the parking lots get used when the Lodge At Lake Dillon plows and they make others park across the street. Ned West, Town Planner added, the restaurants and bars do not have parking. If someone gets loaded there's not somewhere to leave a car. Dan Burroughs, Town Engineer suggested, add 3rd parking lot into equation. One of the challenges when cleaned up Lodgepole parking along the street, people were parking their trailers, motor homes and things. We've noticed there's a

bus that moves between the lots. Franklin plumbing has 4 or 5 vehicles and they have an office in one of the buildings. It makes sense for them to park their vehicles there. We've gotten rid of the ability to store. We have to come up with a solution to that. As we get more property management companies and they have lots of vehicles we're going to have to figure out where to put those. If we had a permit system. Chairperson Amy Gaddis inquired, what did Breckenridge do for parking? Dan Burroughs, Town Engineer replied, most towns try to zone it out. Silverthorne has a little bit of that north of Town, people rent space. That's the way our community has evolved. There's no room set aside for that, everyone wants restaurants. Lot B is most concern. We got similar data. For a parking lot with 50 spaces we typically see 10-15 used a day. Parking Lot E is next to the bowling alley. Usually this parking lot is the most full. This is in line with data we previously collected. Main Street, same thing, never seen a time when it's really full. It's still consistent with what we've seen. The data is good.

Chairperson Amy Gaddis asked, on the old data, did you get out 12 times, once a month, how many trips were those that you counted cars? Dan Burroughs, Town Engineer said, 181 days. We got a pretty good distribution of days. This year we're trying to do the same amount. Trying to get a good rational sample. There weren't trends between the days. That's the thing about the Town Center, it's a steady office park year round.

Commissioner Kevin Stout added, going back to the building that's going to be built next to La Riva. Again, it's the assumption that if you look at it, 20-30 cars are going to have to go somewhere. Is Town Park happening concurrently with this project? Dan Burroughs, Town Engineer explained, when we looked at Town Center we looked at how many cars were in lots. We didn't really see more than 15. Intend to add Farmer's Market Plaza this April. We're providing 34 spaces. Commissioner Kevin Stout said, it wasn't real clear when we were going to start that. That's good to know.

Dan Burroughs, Town Engineer explained, we have parking pool of 500 spaces. Condo complexes have to provide their parking spaces on-site. Commissioner Kevin Stout added, really the only time we have a problem is Farmers Market. It's a problem for 4 hours. Commissioner Teresa England commented, I'd say on the concert nights we have a problem too. Dan Burroughs, Town Engineer clarified, what's interesting on concert nights, if you walk 3 blocks there's a lot of parking. There's a lot of traffic that must come from the condos. We never really have a parking problem. It's a big part of living here. A lot of people stay in condos and Best Western to see the concerts. The next test is to see if there really is a parking problem. Commissioner Kevin Stout commented, I'm not so sure it's B versus A. I think you can't see the signs and a lot of guests don't have a clue. They don't see the signs because they get there too late.

DISCUSSION: PUBLIC HEARING NOTICE

Chairperson Amy Gaddis asked, so this is 14 days versus something else? Dan Burroughs, Town Engineer explained, it's anywhere from 7 to 21 days. Summit County does minimum 15, Silverthorne minimum 7, Dillon 7-14 range. Frisco is minimum 4 and 14 days in other situations. Breckenridge is 11. Those are calendar days. Complaint is 2nd homeowners don't get notice soon enough. Danger with sending a month early. We could change code. Teresa & Kevin, you live in the County, what do you think? Commissioner Kevin Stout asked, if there is something coming up and they're planning on being here, they can come. It's almost a courtesy. Is it 3 weeks, is it 2 weeks? Commissioner Teresa England commented, I think we're generous compared to others in the County. Dan Burroughs, Town Engineer added, most of our hearings are ghost towns. It comes down to, is 14 days reasonable? We have 2 groups of 2nd homeowners, those that live in Denver and those that live elsewhere. Chairperson Amy Gaddis said, it's kind of excessive. Commissioner Kevin Stout asked, how long in advance do we know if someone's presenting at PNZ? Dan Burroughs, Town Engineer clarified, about 3 weeks. For us, the

biggest date we have to hit is the newspaper notice. We have to publish it a week before and we need a week's notice. Chairperson Amy Gaddis pointed out, the thing is, it's on the website. If someone wants to look they can.

Commissioner Teresa England commented, I still think we need a marketing website and a government website. People come here and it's marketing. Dan Burroughs, Town Engineer said, it would be good for Council to have a conversation about it. Commissioner Kevin Stout added, I believe we should discuss this, we need something very clear at the top that says if you want government information click here. 2nd we need to use this as a primary mechanism for people to check the website for upcoming meetings. People say these projects are happening too fast but they've been on the agenda for years. Somehow maybe there needs to be a communication saying future meetings will be posted on the website. If you're interested in what's going on in the Town of Dillon, check the website. This has really only become an issue in the past year. Now it's relevant. Unfortunately a lot of people don't know about these plans. It's worth it to make the extra effort. Dan Burroughs, Town Engineer offered, if we know we have something coming we can start sending postcards early. It's tough because people don't come to meetings here, they want to do other stuff.

REVIEW: TOWN OF DILLON THREE MILE PLAN

Ned West, Town Planner – only thing that jumped out to me is we have all these maps and things but we don't have refence. We should clean up how it reads and presents the info. I think the information is solid. Commissioner Kevin Stout asked, is the goal to update this? Ned West, Town Planner answered, we have to do that every 3 years. Dan Burroughs, Town Engineer added, in a lot of municipalities this is a lot more useful. In our plan we talk about the purpose and methodology. The basic criteria used. We tried to annex Keystone back in 2003. That was because a developer came to us. There's a big vacant lot on Highway 6 and Swan Mountain. They wanted to put a water park. It was political. It would have cost us millions and millions of dollars, the sewage was the thing we couldn't overcome real quickly. Chairperson Amy Gaddis said, it talks about E1-E8, so some of these aren't valid anymore or are we saying it could? Dan Burroughs, Town Engineer clarified these are the areas that are excluded.

Commissioners suggested creating a new exhibit that shows areas that are included, excluded.

Commissioners discussed the parcels that have been identified as acquirable. Which ones should still be included and are viable options for development were of concern. Proposed to delete Area 1 and add to Area 3.

OTHER BUSINESS

Dan Burroughs, Town Engineer mentioned, architect sending new plans. Probably won't see until December. They have clear direction from Council that 58 feet high is the limit. There are always things in the pipeline.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:50 p.m.

Respectfully submitted,

Corrie Woloshan

Corrie Woloshan
Secretary to the Commission