

*RECORD OF PROCEEDINGS*

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**TOWN OF DILLON  
TOWN COUNCIL  
REGULAR MEETING**

Tuesday, April 3, 2018

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, April 3, 2018, 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, Kyle Hendricks, Mark Nickel, Carolyn Skowyra and Tim Westerberg. Council Member Barchers was absent (excused). Staff members present were: Tom Acre, Town Manager; Kerstin Anderson, Marketing and Communications Director; Mark Heminghaus, Police Chief; Carri McDonnell, Finance Director; Scott O'Brien, Public Works Director; 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 as amended:

- a. Minutes of the Regular Meeting of March 20, 2018
- b. Approval of Bill List dated March 30, 2018 in the amount of \$13,894.04 and Payroll Ledger dated March 30, 2018 in the amount of \$70,632.04

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

**CITIZEN COMMENTS**

There were no citizen comments.

**MAYORAL PROCLAMATIONS**

Mayoral Proclamation 02-18, Series of 2018

Recognizing Years of Service to Council Member Westerberg

Mayor Burns read aloud Mayoral Proclamation 02-18, Series of 2018 recognizing Council Member Tim Westerberg for his years of service to the Town of Dillon. Mr. Westerberg expressed his appreciation to serve the Town stating he learned a great deal and met new friends. He thanked his fellow Council Members, past and present; staff, and the citizens of Dillon for the opportunity to give back to his community.

Mayoral Proclamation 01-18, Series of 2018

Recognizing Years of Service to Mayor Burns

Mayor Pro-Tem Nickel read aloud Mayoral Proclamation 01-18, Series of 2018 recognizing Mayor Burns for his years of service to the Town of Dillon. Mayor Burns stated it has been a fantastic six

years and he appreciates the opportunity to give back to the community he grew up in. He thanked his fellow Council Members, past and present; and staff for their support during his tenure.

Manager Tom Acre read aloud a note from Council Member Barchers expressing her appreciation of Mayor Burns' leadership and Council Member Westerberg's contribution to the Dillon Town Council.

### **CONSIDERATION OF ORDINANCE NO. 01-18, SERIES OF 2018**

Second Reading and Public Hearing

AN ORDINANCE ADOPTING AND APPROVING A PUD DEVELOPMENT PLAN FOR UPTOWN 240

Mayor Burns opened the Public Hearing at 7:18 p.m. Danilo Ottoborgo presented the Uptown 240 project to Council. He highlighted the amendments from the previously approved PUD. Town Planner Ned West reported that the Town of Dillon received a Level IV Development Application to amend the previously approved Dillon Gateway Planned Unit Development ("PUD"). The PUD for the proposed project was approved under the Dillon Gateway name, and will be adopted as the Uptown 240 PUD Development Plan. The amended mixed-use development will include eighty (80) condominium units, a private fitness center, community room, ground level restaurant, and associated parking and landscaping. The project will be built on Lots 1DEF (re-plated to be the Alpine Lake Lodge PUD parcel) and 1G, Block B, New Town of Dillon. The amendments to the existing Dillon Gateway PUD include:

- Changing the name of the project previously approved as Dillon Gateway to Uptown 240.
- Adding Lot 1G, Block B, New Town of Dillon subdivision to the PUD for additional on-site parking and landscape buffering. Lot 1G will also contain a proposed subsurface stormwater detention vault under the parking lot, with controlled flow release into the existing storm drainage infrastructure in West Buffalo Street.
- Modified site plan, floor plans and architectural elevations:
  - Increase the number of residential units to eighty (80) from the previously approved sixty-five (65) units.
  - Relocate the community room and fitness center to West Buffalo Street frontage.
  - New parking garage configuration to split the entrances and traffic entering the building: one off Lake Dillon Drive and one off West Buffalo Street without a connecting ramp on the interior.
  - New landscaping plan.
  - Restaurant expansion which includes the two (2) proposed retail spaces along Lake Dillon Drive.
- Additional parallel parking on West Buffalo Street.
- Adding telecommunications antennas (parabolic and whip) to the roof of the stairwell and elevator shaft penthouses; replacing the tower and existing antennas on Lot 1G and demolishing the existing building on this parcel.
- The project will be built on Lots 1DEF (re-plated to be the Alpine Lake Lodge PUD parcel) and 1G, Block B, New Town of Dillon for a total area of 1.18 acres (~51,400 square feet).

Public comment was made by Jay Weinstein, Wendy Spring, and Danny Eilts in support of this project. Ms. Spring expressed concerns that the project is name-gentrified and the size of the project may be affected by future economic volatility. Town Clerk Jo-Anne Tyson stated she received nine (9) letters of support for this project and one (1) letter opposing the height of it. Mr. West reported that this public hearing was published in accordance with public posting requirements as set forth by the

Dillon Municipal Code. There being no further comments from the public, Mayor Burns closed the public hearing at 8:38 p.m.

Council Member Skowyra moved to approve Ordinance No. 01-18, Series of 2018, substituting the language in Exhibit B, 2 to read “The PUD Development Plan shall be revised to add a note specifying the number of units that will be reserved for workforce housing and will be sold only to buyers who demonstrate they live full time and work a minimum of thirty (30) hours per week within Summit County.” Council Member Westerberg seconded the motion which passed unanimously upon roll call vote.

### **Consideration of Resolution No. 24-18, Series of 2018**

A RESOLUTION AUTHORIZING THE TOWN OF DILLON, COLORADO, TO ENTER INTO A REVOCABLE LICENSE AGREEMENT WITH ICE CASTLE, LLC, TO TEMPORARILY OCCUPY AND USE, SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT, A PORTION OF THE SNOW STORAGE AREA ON THE DILLON CEMETERY PARCEL; AUTHORIZING AND DIRECTING THE APPROPRIATE TOWN OFFICERS TO SIGN THE NECESSARY DOCUMENTS; AND, SETTING FORTH DETAILS IN RELATION THERETO.

Public Works Director Scott O’Brien reported that Ice Castle, LLC approached the Town regarding their need for temporary storage of a trailer and three shipping containers used for the Ice Castle event in Dillon. Having the storage area, trailers and containers will allow Ice Castle, LLC to continue to remove equipment and supplies from the event area as the ice melts and the Town Park Ball Field is restored for summer use. Mr. O’Brien stated that this resolution grants Ice Castle, LLC to temporarily occupy and use 1,750 square feet of the snow storage lot on the Dillon Cemetery Parcel for \$350.00 per month.

Council Member Bailey moved to approve Resolution No. 24-18, Series of 2018. Council Member Hendricks seconded the motion which passed unanimously upon roll call vote.

### **TOWN MANAGER’S UPDATE**

Town Manager Tom Acre reported on the following items:

- he is meeting regularly with staff.
- he will be meeting with the Miller Group regarding their parcel.
- he will be meeting with the town attorneys regarding a hotel project.
- he will be meeting with Tim Crane to let him know his project needs to adhere more within the Town’s zoning codes.
- he asked Council to consider allowing him to move into the town owned house by the water tank as transitional housing. He identified several small projects that he would like addressed including mold mitigation, attaching a hand rail from the lower level to the upper level, cutting into the hillside for backyard access, and modification of one restroom door. The estimated costs for these projects should be under five thousand dollars (\$5,000.00). Any additional improvement costs would be incurred by him. Council asked staff to put a proposal together for consideration at the April 17, 2018 regular council meeting.

### **MAYOR’S UPDATE**

Mayor Burns and Council Member Skowyra reported on the following items:

- he is excited to see how the new Council will bring Dillon into the future; particularly their vision of Dillon 20 – 30 years from now.
- he wished Council and staff the best of luck.

### **COUNCIL MEMBER COMMENTS**

- Council Member Skowyra commented she would like to see additional landscaping and/or

screening trees by the loading dock at the Dillon Amphitheater.

- Council Member Hendricks would like to have a future discussion to not allow developers to purchase parking spaces for their space deficient projects.

**ADJOURNMENT**

There being no further business, Mayor Burns declared the meeting adjourned at 9:11 p.m.

Respectfully submitted by:

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Jo-Anne Tyson, CMC/MMC, Town Clerk