

**TOWN OF DILLON  
TOWN COUNCIL  
REGULAR MEETING**  
Tuesday, February 5, 2019  
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, February 5, 2019, at Dillon Town Hall, 275 Lake Dillon Drive, Dillon, CO. Mayor Carolyn Skowyra called the meeting to order at 7:00 p.m. and the following Council Members answered roll call: Brad Bailey, Jen Barchers, Kyle Hendricks, Renee Imamura, Karen Kaminski and Mark Nickel. Staff members present were: Carri McDonnell, Acting Town Manager; Kerstin Anderson, Marketing and Communications Director; Dan Burroughs, Town Engineer; Ned West, Town Planner; Scott O'Brien, Public Works Director; Cale Osborn, Sergeant; and Adrienne Stuckey, Town Clerk.

**APPROVAL OF AGENDA**

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

**APPROVAL OF CONSENT AGENDA**

Council Member Bailey moved to approve the following consent agenda:

- a. Minutes of Regular Meeting of January 15, 2019.
- b. Approval of Bill List dated January 31, 2019 in the amount of \$135,390.44 and Payroll Ledger dated January 18, 2019 in the amount of \$ 79,463.25 and Payroll Ledger dated February 1, 2019 in the amount of \$78,790.04.

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

**CITIZEN COMMENTS**

Josh Rykes, 105 Village Place, regularly uses Lots A & B to park overnight. However, if he gets sick, becomes too busy or is away on a long weekend, he cannot leave his car at an overnight parking lot. He suggested a parking permit system where an individual could purchase permits for longer stays, such as a four-day, two week or twenty day stay and suggested using the Marina parking lot.

Robert Winstead, 180 E. LaBonte Street, commented the Town of Dillon should consider lower building heights between Main Street and LaBonte Street but believes raising the building heights above Main Street toward Highway 6 is acceptable. He believes building heights that are most productive and conducive to retail areas have lower building heights.

## **CONSIDERATION OF ORDINANCE NO. 02-19, SERIES OF 2019**

Second Reading and Public Hearing

### **AN ORDINANCE APPROVING A LEVEL IV DEVELOPMENT APPLICATION FOR A MAJOR AMENDMENT TO THE DILLON HOMEWOOD SUITES PUD DEVELOPMENT PLAN.**

Mayor Skowyra opened the public hearing at 7:13 p.m.

This public hearing was published in accordance with public posting requirements as set forth by the Dillon Municipal Code.

John Frew, of Dillon Hotel Associates, LLC, asked for support for their Level IV Development Permit Application from Dillon Hotel Associates, LLC for a Major Amendment to the Dillon Homewood Suites PUD Development Plan. He stated it is the normal course of projects to make corrections and this project is no different. The design from the PUD came over budget by five million dollars due to the cost of the contractors and materials. They made many minor changes but have three major changes:

1. Restaurant – The rooftop restaurant is reduced to a bar area with a smaller roof but the reduction added an outdoor balcony where the bar was originally located. The original plans were too expensive, and they didn't have the parking to support it.
2. Parking deck – The recreation deck over the parking on the back of the building has been eliminated.
3. Bar & Patio – They would like to be able to promote and advertise it whereas on prior plans, it was designed as a bar and restaurant as a hotel guest amenity.

Ken O'Bryan, of O'Bryan Partnership, Inc., explained to Town Council the major amendments to the Dillon Homewood Suites PUD Development Plan to be located at 122 Lake Dillon Drive. They amended certain design features, modified the site and landscaping plans, removed the outdoor amenity and recreation deck, changed some dimensional standards of the previously approved PUD, modified encroachment license areas, changed the size and configuration of uses associated with the hotel, and reduced the number of hotel rooms from 122 to 117.

He stated the architectural design remains the same as the approved PUD Development Plan. However, the rooftop restaurant is reduced to a bar area with a smaller roof, thus removing some of the mass from that portion of the building. The bar still has an exterior deck space; however, the deck is reduced on the Lake Dillon Drive side of the building. The bar use remains a hotel guest amenity, as was the previously approved restaurant use. However, they would like to see it as more of a locals gathering point and would like to advertise it. Other noteworthy building design changes are the elimination of the recreation deck over parking on the back of the building and changes to the Porte Cochere column design. The Porte Cochere columns are reduced from massive stone columns to timber posts with stone bases. The parking remains but is no longer covered where the recreation deck previously was located. The structured parking is therefore changed as well, with less parking being within the structure, and additional exterior parking. There is now a full circular entrance to the hotel and the slope entrance to the parking garage has been reduced from 7% to 2%.

Danny Eilts, of Dillon Hotel Associates, LLC, added that this project started years ago and believes that they have a great product and it will be an asset to the proposed urgent care. All the studies that they did pointed to this product and, in the end, the Town of Dillon will be proud of this hotel.

Town Planner, Ned West, then explained that the town received a Level IV Development Permit Application from Dillon Hotel Associates, LLC for a Major Amendment to the Dillon Homewood Suites PUD Development Plan. He then stated the changes which were listed as the following:

	Approved PUD	Major Amendment
Lot Area (sq. ft):	65,317	65,317
Hotel Rooms:	122	117
Density (units / acre):	81.3	78
Building Height (ft):	56.25	55.6 *
Lot Coverage - Building Footprint (sq. ft):	29,786	26,833
% Lot Coverage - Building Footprint	46%	41%
Outdoor Recreation Deck Space (sq. ft):	5,525	794
Parking:		
Structured Parking Spaces:	73	49
Exterior Parking Spaces:	53	68
Total Parking Spaces:	126	117
Compact Parking Spaces:	9	13
% Compact Parking Spaces:	7.1%	11.1%
Exposed Parking Area (sq. ft):	25,246	29,215
% of Site as Exposed Parking:	38.7%	44.7%
Drive Aisle Width at Garage:	20'	22'
Landscaping:		
On Site Landscaping Area (sq. ft):	7,026	5,878
% of Site w/ Landscaping:	10.8%	9.0%
% Landscaping Relative to Parking:	27.8%	20.1%
Trees (On site and in Encroachment Areas):	50	49
Trees per Parking Space:	0.40	0.42

Mr. West discussed that the vast majority of building screening landscaping is located in town owned right of ways. He also noted that Dillon Hotel Associates will have to enter into an agreement with the Town of Dillon to remove and haul away the snow because the onsite open areas are heavily landscaped and not suitable for snow storage. The applicant will also have to enter into encroachment license area agreements for portions of their structure in the right of way, signage in the right of way, portions of the parking lot in the right of way, and landscaping and irrigation in the right of way. The Town and the Applicant will enter into a Development Agreement.

Danilo Ottoborgo, 6134 Miller St, Arvada, questioned the amount of parking spaces that the Dillon Homewood Suites had allotted for its project. He also had concerns that the Dillon Homewood Suites project would burden his sewer system but would like to work with them in finding an amicable solution.

Mike Graham, 106 Bluegrass Ln, Silverthorne, had concerns with the storm sewer tie in to the HVC pipe. Uptown 240 project's pipe is 4.25' lower and he was concerned that either raising or lowering the pipe would be financially burdensome to Uptown 240 project.

Mr. Eilts responded to Mr. Ottoborgo's parking question and said they have ample parking on their site and are currently speaking with Century Link to rent its parking lot.

Town Engineer, Dan Burroughs, stated that both projects, Uptown 240 and Dillon Homewood Suites, still have to present their final development plan and the storm sewer issue is solvable.

Council Member's had the following comments and concerns:

- The developers working with Uptown 240 on the storm sewer issue.
- The size and intended purpose of the bar.
- The entrance signs fitting in Dillon.
- Will the owners be able to haul off the snow on a regular basis?
- Will there be more of a focus on landscaping?
- The change of the conference room to a meeting room.

There being no further comments from the public, Mayor Skowyra suggested continuing the Public Hearing in order to give Council more time to consider the changes from the original PUD. Council Member Barchers moved to continue the Public Hearing of Ordinance No. 02-19, Series of 2019 to Tuesday, February 19, 2019 at 7:00 p.m. Council Member Imamura seconded the motion which passed on a vote 5-2. Council Members Nickel and Bailey were in opposition to continuing the public hearing.

### **CONSIDERATION OF RESOLUTION NO. 05-19, SERIES OF 2019**

#### **A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, AFFIRMING THE PREVIOUSLY ADOPTED THREE-MILE PLAN FOR THE TOWN OF DILLON.**

Town Planner Ned West explained the purpose of this plan is to address the specific statutory requirements of Colorado Revised Statutes (C.R.S.) § 31-12-105, which requires that a municipality adopt an annexation plan prior to the annexation of any land into the municipality, and that it provides direction to the municipality and land owners concerning land use issues and infrastructure improvements needed upon annexation into the Town of Dillon. The statutes stipulate that the Three-Mile Plan be reviewed annually. He said there are no proposed changes to the previously adopted 2015 Three-Mile Plan.

Council Member Bailey moved to approve Resolution No. 05-19, Series of 2019. Council Member Nickel seconded the motion which passed unanimously upon roll call vote.

### **ACTING TOWN MANAGER'S UPDATE**

Acting Town Manager Carri McDonnell stated that a business would like to change its sign with its updated brand and logo. The current development process requires a fee of \$4800.00. Staff would like to bring a Fee Reduction request of \$320.00 to process the sign change to Council at the Tuesday, February 19, 2019 Town Council meeting. Council direction was for staff to present the fee reduction request at the next meeting.

Ms. McDonnell reported on the following meetings:

- Summit Association of Realtors: She updated the group on revenues, development projects, construction projects, events and hot topics in Dillon.
- Manager's Meeting: Summit County would like to move forward with universal fire ban stages that Breckenridge, Dillon, Frisco, Silverthorne and Summit County would adopt.
- Summit County Housing Authority: The board discussed current workforce housing projects, an RFP for a real estate broker and future needs assessments.

- Project THOR, a resilient middle mile network across Northwest Colorado that also aggregates bandwidth to ensure reliable low-cost broadband services, has begun its first phase in December. Dillon will not be able to participate at this time due to a lack of infrastructure in our area. The Town will continue to work on options to participate in the future. Currently, Breckenridge, Silverthorne and Summit County are moving forward with project THOR.

**MAYOR’S UPDATE**

Mayor Skowyra reported on the following:

- She attended the NWCCOG Council meeting and she has been re-elected Secretary/Treasurer. They also presented how Granby purchased land and made a deal for 1,100 Housing Units with Sun Communities with plans for RV slips, campsites and cabins.
- Council should send at least one representative to next year’s NWCCOG workshop on Disaster Preparedness Workshop for Local Governments.
- The NWCCOG Economic Development meeting will be May 2, 2019.
- Council would like to meet with the parking consultants at the first meeting in April.

**COUNCIL MEMBER COMMENTS**

- Council Member Bailey will not be present for the next two Town Council meetings.
- Council Member Kaminski commented that the Summit Concert Band is playing at the Lord of the Mountains in Dillon on Wednesday, February 13, 2019.

**COUNCIL MEMBER COMMITTEE REPORTS**

- Snake River Planning Commission - Council Member Bailey reported that Summit County is moving forward with workforce housing on Straight Creek Drive.
- Cemetery Advisory Committee - Council Member Imamura attended the meeting and they are deciding on one of two projects to move forward with – either the Veteran’s Memorial or the Cemetery’s Front Entrance.
- Parks and Recreation Committee – Council Member Nickel stated the signs are coming out in the Spring. He also reported that the committee would like to solicit community input on the Ice Castles and that they also re-elected their officers.

**EXECUTIVE SESSION**

Mayor Skowyra moved to go into Executive Session at 9:19 pm for a conference with the Town attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b); and, for the purpose of determining positions relative matters that may be subject to negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e), specifically regarding review and possible renegotiation of contractual agreements. No action was taken during the executive session. At 9:31 p.m. Council concluded the executive session.

**ADJOURNMENT**

There being no further business, Mayor Skowyra declared the meeting adjourned at 9:33 p.m.

Respectfully submitted by:

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Adrienne Stuckey, Town Clerk