

**PLANNING AND ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
MAY 1, 2019 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** April 25, 2019

**AGENDA ITEM NUMBER: 4**

**ACTION TO BE CONSIDERED:**

Consideration of Resolution No. PZ 06-19, Series of 2019.

**PUBIC HEARING**

A RESOLUTION RECOMMENDING THE APPROVAL OF A LEVEL IV  
DEVELOPMENT APPLICATION BY SAIL LOFTS, LLC FOR A CLASS S-3  
SUBDIVISION TO BE KNOWN AS A FINAL PLAT AND CONDOMINIUM MAP  
OF SAIL LOFTS AT LAKE DILLON CONDOMINIUMS.

**SUMMARY:**

This Class S-3 Subdivision application is for approval of the condominium map for the Sail Lofts at Lake Dillon Condominiums (“Condominium Map”) and final plat reflecting a boundary line elimination of the interior lot line between Lot 17A and Lot 17B, which lots were created by the plat titled “A Resubdivision of Lots 16, 17 and a Portion of the Open Space Area and a Portion of the Fielder Ave. Central Business District New Town of Dillon”. The Applicant for this subdivision replat is, Sail Lofts LLC.

The Condominium Map defines the condominium volumes for twenty-four (24) units in the building and sets forth Common Elements and Limited Common Elements for the building. The existing lots to be combined by the interior boundary line elimination are described as follows:

- Lot 17A, A Resubdivision of Lots 16, 17, and a Portion of the Open Area and a Portion of Fiedler Ave. Central Business District New Town of Dillon (“**Lot 17A**”), according to the plat recorded on May 13, 2015, Reception No. 1082321, County of Summit, State of Colorado.
- Lot 17B, A Resubdivision of Lots 16, 17, and a Portion of the Open Area and a Portion of Fiedler Ave. Central Business District New Town of Dillon (“**Lot 17B**”), according to the plat recorded on May 13, 2015, Reception No. 1082321, County of Summit, State of Colorado.

The combined new lot will be called Lot 17R, Sail Lofts at Lake Dillon Condominiums.

Easements required on the new parcel will be executed under separate instrument as required by the Development Agreement between the Applicant and the Town.

**ACTION REQUESTED:** Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

**STAFF MEMBER RESPONSIBLE:** Scott O’Brien, Public Works Director

**RESOLUTION NO. PZ 06-19**  
**Series of 2019**

**A RESOLUTION RECOMMENDING THE APPROVAL OF  
A LEVEL IV DEVELOPMENT APPLICATION BY SAIL LOFTS,  
LLC FOR A CLASS S-3 SUBDIVISION TO BE KNOWN AS A  
FINAL PLAT AND CONDOMINIUM MAP OF SAIL LOFTS AT  
LAKE DILLON CONDOMINIUMS.**

**WHEREAS**, Sail Lofts, LLC is the owner of Lots 17A & 17B, A Resubdivision of Lots 16, 17 and a Portion of the Open Space Area and a Portion of the Fielder Ave. Central Business District New Town of Dillon (“**Lots 17A & 17B**”), according to the plat recorded on May 13, 2015, Reception No. 1082321, County of Summit, State of Colorado; and

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from Sail Lofts, LLC (the “**Applicant**”) for a Class S-3 subdivision to be known as “A Final Plat and Condominium Map of Sail Lofts at Lake Dillon Condominiums” (“**Application**”), for the purposes of vacating the existing interior lot line to combine Lots 17A & 17B into one single lot to be called Lot 17-R, and for approval of the condominium map of Sail Lofts at Lake Dillon Condominiums; and

**WHEREAS**, the Planning Commission has determined that the Application is complete; and

**WHEREAS**, following the required notice, a public hearing on the Application was held on May 1<sup>st</sup>, 2019, before the Planning Commission; and

**WHEREAS**, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the approval of the Application.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:**

Section 1. That the Planning Commission, following the required notice, held a public hearing on May 1<sup>st</sup>, 2019 on the Application, and following said public hearing makes the following findings of fact:

- A. That the Application is complete.
- B. That the Application meets the applicable Town of Dillon Municipal Code (“**Code**”) requirements.
- C. That the Application is compatible with the Core Area Zone District and is compatible with surrounding uses.

D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.

Section 2. That the Planning Commission hereby recommends to the Town Council of the Town of Dillon the approval of the Application for the purposes of vacating the existing interior lot line to combine Lots 17A & 17B into one single lot to be called Lot 17-R, and for approval of the condominium map of Sail Lofts at Lake Dillon Condominiums, with the following conditions:

- A. The Town Manager may approve additional minor changes to the Application that do not change the character or intent of the Application as approved by this resolution.
- B. The Applicant shall record “A FINAL PLAT AND CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON CONDOMINIUMS” in the office of the Summit County Clerk and Recorder.
- C. The Applicant shall file a copy of the recorded “A FINAL PLAT AND CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON CONDOMINIUMS” with the Town of Dillon.

**RECOMMENDED FOR APPROVAL THIS 1<sup>st</sup> DAY OF MAY, 2019 BY  
THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON,  
COLORADO.**

**PLANNING AND ZONING COMMISSION,  
TOWN OF DILLON**

By: \_\_\_\_\_  
Teresa England, Chairperson

ATTEST:

By: \_\_\_\_\_  
Michelle Haynes, Secretary to the Commission