



Dillon Town Community Meeting September 18, 2025

Main Takeaways

- **Urban Planning & Connectivity:** Desire for a more cohesive, walkable downtown with clear master planning that protects Dillon’s mountain-town character.
- **Economic Development:** Support for small, local businesses and restaurants; mixed views on relying on tourism vs. prioritizing residents’ needs.
- **Communication & Trust:** Strong frustration with lack of transparency, poor follow-through, and limited resident voice in decision-making; calls for clearer, fact-based updates.
- **Quality of Life & Identity:** Balance needed between concerts/tourism and resident well-being; the importance of protecting views, dark skies, history, and community traditions.
- **Vision for the Future:** Need for a shared, long-term plan that leverages Dillon’s unique assets while ensuring sustainable, resident-driven growth.

Main Themes

The meeting reflected a push-pull tension between growth vs. preservation, tourism vs. residents’ quality of life, and developer-driven vs. community-driven planning. Underlying nearly all themes was a call for better communication, transparency, and cohesive visioning so Dillon can evolve without losing its character.

1. Urban Planning & Connectivity

- Dillon feels disjointed and confusing for visitors, with hidden amenities (amphitheater, marina, shops).
- Strong desire for better walkability, sidewalks, and a cohesive downtown core.
- Calls for a flexible, professional master plan to guide development and avoid piecemeal, developer-driven projects.
- Concerns about aesthetics of past developments (“too Denver/tech center”) versus maintaining mountain-town character.

2. Economic Development & Local Business Support

- Mixed views on growth:
 - Some want a robust downtown, thriving businesses, more restaurants, and a tourism base to sustain them.
 - Others prioritize residents' quality of life over business interests.
- Debate on how to fund improvements—through organic business growth vs. taxpayer subsidies or STR (short-term rental) fees.
- Worries about Dillon being just a pass-through town (en route to Keystone) instead of a destination.
- Desire to support small, local businesses rather than large outside developers.

3. Communications, Transparency & Trust in Leadership

- Strong frustrations with lack of clear, consistent, factual communication from town leadership.
- Perception of poor follow-through on projects and lack of responsiveness to residents' concerns.
- Concern that town government is not resident-focused and pushes development agendas despite opposition (e.g., "Las Vegas on the lake" project).
- Requests for better outreach methods: email, text alerts, newspaper, face-to-face meetings.
- Underlying issue of trust deficit between leadership and community.

4. Quality of Life & Community Identity

- Many want to protect Dillon's small-town, mountain feel, not turn it into Breckenridge or Silverthorne.
- Noise from the amphitheater is both loved (concerts as a community draw) and disliked (too loud for nearby residents).
- Calls to revitalize deteriorating areas while protecting views, dark skies, and historic/cultural assets (e.g., Arapaho Cafe).
- Strong interest in community traditions and arts: free concerts, art fairs, recreation (pickleball courts, parks).
- Ongoing tension between tourism-driven development and resident well-being.

5. Look & Feel / Vision for the Future

- Residents want to clarify Dillon's long-term vision: Where is the town heading in 25 years?

- Calls for sustainable, thoughtful growth that balances residents, second-home owners, and businesses.
- Importance of leveraging town-owned land and resources for resident-driven priorities, not just developer-led projects.
- General agreement that Dillon has unique assets (lake, marina, amphitheater, parks, location) and should build on them while keeping its identity.

***Subsequent meetings planned as a result of the priorities outlined by community in this first meeting:**

1. **Thursday, October 30 – Vision & Identity: “What Makes Dillon, Dillon:** Refine the community values and vision that will guide future decisions.
2. **Wednesday, November 12 – Urban Planning & Connectivity: “Designing a Cohesive Dillon”:** Explore Dillon’s layout, walkability, and infrastructure to preserve our mountain-town character.
3. **Thursday, December 4 – Economic Development & Local Business Support: “Balancing Residents & Visitors”:** Discuss approaches to economic growth that support both residents and local businesses.
4. **Thursday, January 22 – Communication, Transparency & Trust: “Building a Culture of Follow-Through”:** Co-design how the Town and residents communicate effectively and transparently.
5. **Thursday, February 12 – Prioritization & Roadmap: “Turning Vision into Action”:** Synthesize all discussions into resident-driven actionable recommendations to present to Town Council.

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