

**SILVERTHORNE TOWN COUNCIL MEETING
AGENDA FOR APRIL 8, 2015- 6:00 PM**



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* Citizens making comments during Citizen's Comments or Public Hearings should state their name and address for the record, be topic specific, and limit comments to 3-5 minutes. Council may add citizen Comment items as an Action Item by motion; however, the general policy is to refer citizen comments for review and recommendation. Public presentations must be pre-arranged a week in advance with the Town Manager and limited to 10 minutes.

**COUNCIL WORK SESSION:
TOPIC:**

**APRIL 7, 2015 – 6:00 P.M.
MARIJUANA REGULATIONS**

**SILVERTHORNE TOWN COUNCIL WORK SESSION
PUBLIC ISSUES SCHEDULE
2015**

*The Council Work Sessions are held every 2nd and 4th Tuesday of each month and begin at 6:00 p.m. with open discussions. The following issues will be addressed from 6:15 p.m. until completed. Additional items to be discussed will be scheduled as time permits.
"OPEN" indicates a topic has not yet been selected.*

APRIL 21

OPEN

MAY 12

TOWN CORE STREET DESIGNS

MAY 26

2014 FINANCIALS

JUNE 9

OPEN

JUNE 23

OPEN

FUTURE WORK SESSION DISCUSSION ITEMS:

April 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Volunteer Appreciation Evening @ Bakers' Brewery	2 Registration for Summer Programming— 12:00 noon	3 Payroll	4
5	6	7 Work Session	8 Council Meeting	9 Blood Drive @Town Hall 1:30—5:30 p.m.	10	11
		No School—Spring Break				
12	13	14 Planning Commission	15 Court	16 SPORT Meeting	17 Country Western Dance—Pavilion Payroll	18
19	20	21	22	23	24	25
		Work Session	Council Meeting			
26	27	28	29	30		

May 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
		Planning Commission			Payroll	
10	11	12	13	14	15	16
		Work Session	Council Meeting		Country Western Dance Feat Walker Williams—Pavilion	Silverthorne Town Clean-Up Day. Meet at Rainbow Park
17	18	19	20	21	22	23
Dance Recital—Pavilion		Planning Commission	Court		Payroll	
24/31	25	26	27	28	29	30
	Rec Center Hours: 10:00 a.m.—6:00 p.m.		Council Meeting	SPORT Meeting		Pirate Day at the Pool
	TOS Holiday	Work Session			Payroll	

June 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 Planning Commission	3 Summer Free Day	4	5	6 Kid's Fishing Derby—Trent Park
7	8	9 Work Session	10 Council Meeting	11	12 Payroll	13
14	15	16 Planning Commission	17 Court	18 World's Largest Swim Lesson SPORT Meeting	19 Silverthorne Storm—Gymnastics Meet	20 Silverthorne Storm—Gymnastics Meet
21	22	23 Work Session	24 Council Meeting	25 Summer Evening of Family Fun	26 Slide N Slip—Rainbow Park Payroll	27
28	29	30 Planning Commission				

Town of Silverthorne
Council Agenda Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager *RH*
FROM: Susan Schulman, Executive Assistant to the Town Manager *SS*
DATE: April 3, 2015 for Meeting of April 8, 2015
SUBJECT: Staff Comments

Attached please find the Staff Comments and Updates for the April 8, 2015 Town Council Agenda and Meeting. This includes:

1. Administrative Services Update
2. Public Safety Update
3. Public Works Update
4. Community Development Update
5. Recreation & Culture Update

ACTION REQUIRED

No action is required; these items have been submitted for informational purposes.

Administrative Services – April 3, 2015

Fiscal Year 2014 – While the calendar says 2014 is long-gone; we still are working on 2014 financials and will be for most of the first part of 2015. It appears that all 2014 revenues and expenditures have been received and paid. While final 2014 numbers are not completed yet, they're close enough that we can estimate very close to actual.

All reconciliations have now been completed and we move on to accounting for the 2014 capital assets. We've begun working on the official Annual Financial Report. Work papers are being organized in preparation of the Auditors. The audit was originally scheduled for the week of March 16th. However, Staff requested delaying the audit due to the fact we didn't feel we were ready. The software conversions that occurred over the last year have caused issues with reconciliations of accounts. Rather than have incomplete figures for the Auditors, we felt delaying the audit was the best option. The Auditors are now scheduled to be here the week of May 18th.

Town Accountant, Tonda McArthur, is the audit leader. She'll work directly with the Auditors, Swanhorst & Co., LLC, organizing the audit work-papers and answering most of the questions from the Auditors. Other staff members involved with the audit include: Revenue Administrator, Kathy Marshall and Accounts Payable/Payroll Clerk, Linda Majors. Finance Director, Donna Braun, over sees the audit in general and assists with the preparation of the final financial statements.

Lastly, we are reviewing 2014 for any items that need to be carry forward to 2015's budget. We'll be preparing a 2015 appropriation ordinance soon to bring the 2015 budget current.

College Scholarships – Summit High School submitted to the Town eleven qualified applications for the 2015 Schmidt Scholarships. The scholarship requests were reviewed by the Council scholarship committee. The committee has recommended distributing \$15,000 in scholarships. The Scholarship Night at the High School is scheduled for Monday April 20th.

2015 Business Grant Program – The Silverthorne Town Council and the Silverthorne Economic Development Advisory Committee (EDAC) are pleased to announce the opening of the 2015 Silverthorne Business Grant Program. Introduced in 2012, this two-track program provides grants to local businesses via a competitive application review process. The Town is currently accepting applications from businesses that wish to install traditional site improvements such as facade improvements, new signage, landscaping and other architectural upgrades. The Town is also accepting applications from businesses interested in undertaking capital investments that bring new jobs or other economic development benefits to the community.

The 2015 Silverthorne Business Grant Program Application Deadline is 12:00 noon on Monday, April 20, 2015. Complete program details and applications are available at www.silverthorne.org and Town Hall, 601 Center Circle, Silverthorne, CO 80498.

Website Upgrade – We will be renewing our contract with Vision Internet, the company that hosts our website: www.silverthorne.org. Susan Schulman is in the process of negotiating a

contract that will upgrade the content management system. This will enhance the website management process for staff who post information from their department. The upgrade will also include features such as responsive design, which will allow the website to detect the screen resolution of the user's device – mobile phone, tablet, desk top monitor size – and automatically respond to optimize the view. The upgrade will not be a total redesign of the website because we feel that it functions quite well now as a key tool to communicate with citizens, businesses and visitors alike.

Bonfils Blood Drive – The Town of Silverthorne will host a community blood drive for Bonfils on Thursday, April 9th from 1:30 p.m. – 5:30 p.m. For more information or to schedule an appointment, please contact Bonfils' Appointment Center at 800-365-0006 option 2 or on-line at www.bonfils.org. (Please use site code 0938 to book your appointment). Walk-ins are welcome as space permits. For those wishing to donate, but unable to give blood, financial contributions can be made to support everyday operations, including mobile blood drive programs, by visiting www.bonfils.org/giving.

Volunteer Appreciation – The annual Volunteer Appreciation event, hosted by Town Council, for Town Committees: Planning Commission, EDAC, SPORT, Citizen's Advisory and Art In Public Places, took place Wednesday, April 1st at the Bakers' Brewery. Big thanks to Susan Schulman for organizing this great event. Approximately 50 people attended and all had a great time!

Town Hall Painting – The Town Hall is scheduled for interior painting starting the week of April 6th. The work should be completed know later than April 17th.

Public Safety – April 2, 2015

Incidents – On 03/22/15 at 2:30 am, Officer Fliszar was dispatched to a local hotel for a disturbance. When she arrived officers spoke with the reporting party (RP), "Summer," and the aggressor, "Seraphine." Turns out these ladies of the night were professional "dancers" and were having a dispute over money owed from their performances earlier in the evening in Breckenridge. The aggressor made threats against the RP, which the RP had the foresight to record with her phone, and fearing for her safety the RP called the police. Because of the threats and intoxication level of the aggressor, she was taken into custody and booked for harassment. No other charges were filed as no other crimes could be proven.

On 03/23/15 Officer Tarnoff responded to a domestic disturbance at a local residence. When he arrived he could see items that should be inside scattered about the lawn, outside, which seemed out of the ordinary. He spoke to a child of the domestic couple, who said his dad had been drinking and was pushing his mother around. Officer Tarnoff spoke to the male party, who admitted to the argument and some "pushing." Officer Tarnoff verified the male was intoxicated as he blew 2x the legal limit on a PBT. After speaking to the female, her story was the same as her son's, the male party was taken into custody and charged with domestic, and child abuse.

On 03/30/15 several Silverthorne officers were dispatched to assist the Sheriff's Office with a fleeing felon. A deputy had made contact with a known drug dealer, who also had multiple

arrest warrants, within the Town. This person decided to run from the deputy instead of going to the jail. Turns out his decision was unwise and earned him a shocking, Taser experience, a trip to the hospital, and subsequently to the jail. Our officers assisted with containing the scene, coordinated the medical response, and documented the incident.

In addition to the above officers handled; multiple motor vehicle accidents, thefts, disturbances, frauds, harassments, intoxicated persons, I-70 road closures, numerous other agency assists, as well as business and area checks. Officers initiated many traffic stops, issuing warnings and citations. Officers also participated in municipal court and county court proceedings.

Feedback from the community – Officer Watson received a letter from one of his traffic enforcement customers who wanted to thank him for his professionalism. Even though this person received a summons he was still impressed with the way Officer Watson handled the situation and the care he took in explaining everything.

Department Training – Sergeant Osborn and Officer Baldwin attended a Reid Interview and Interrogation class. This class is great for learning, or refreshing, on how to speak with people to get the best information possible on scene.

Staffing – The department is down one officer and one sergeant position. David Siderfin is nearing the completion of his training and will be released for solo status, which should help with staffing levels.

Public Works – April 2, 2015

Streets – Our new street sweeper arrived, didn't work, was returned to Denver for additional work, and has now returned. We have begun using it in earnest now. The supplier did supply a loaner for a few days at no cost for our use.

North Pond – Melting, with about 10% open water now.

Parks – We are advertising for summer help, with a few applications coming in.

JSA – The nutrient removal project continues with expected completion late next summer. Lots of activity going on inside the plant, both by our contractor as well as by our own staff

Utilities – Utility staff is busy with various maintenance work to all of our systems, as well as working with contractors on the various construction projects around Town.

Projects – The Pool Pak replacement project has been awarded and the contracts signed. The new unit has been ordered. Design of the pool pump and filtration room is nearly complete and that will go to bids later this month. Both the Pool Pak and the pool pump room projects will take place in late August thru September during a 5 week pool shutdown. Since we have many other projects in the center at the same time, including replacing all tile and carpet throughout the building, we are also planning a complete building shutdown in late August at the start of the longer pool shutdown.

Master Transportation Plan Update – We will be doing new traffic counts this summer at key locations. We will be updating the existing plan and recommendations, with some more detailed and specific analysis and recommendations for Adams Avenue and for Highway 9 from the interchange down to 6th Street.

Public Works Strategic Plan – Three Proposals were received in response to our Request for Proposals. The two top firms prior to commencing will be interviewed tomorrow and we anticipate the plan will take 2 to 3 months to complete.

Warren Avenue Drainage system design – We had an RFP out for this design work, which should commence in later April. Two proposals were received and we have chosen Civil Insight out of Breckenridge to complete the work. Surveying for the design is scheduled in the next two weeks, weather permitting. Construction of this new underground drainage system will take place this fall. This project will address an annual ice issue we have on Warren Avenue due to a year round spring.

Lake Dillon Theater Company – The RFP is out for Design/Build services. Proposals are due April 10, followed by interviews of the top firms April 22. We anticipate bringing our recommendations to Council for awarding the project in early May. We will be hiring a team to perform both the design and the construction. Meetings continue with Theater staff on various issues.

Clinton Ditch and Reservoir Company – I will be attending the quarterly Board meeting in early April.

Old Dillon Reservoir Company – Additional fill of this newly enlarged reservoir has commenced. We anticipate a full reservoir this year. We will also be monitoring the health and size of the Golden Trout which were stocked here two years ago.

Community Development Department – April 2, 2015

Blue River Trail – The wetland mapping for Segment 6 has been completed and the ACOE reviewed and approved the delineation. The design has been modified and the next step would be to acquire the necessary easements, meet with FEMA concerning the flood plain, and Army Corps of Engineers concerning wetlands.

Angler Mountain Ranch – Staff has had meetings with the developer concerning the continuation of the development of Anger Mountain Ranch and the public infrastructure.

Xcel Substation – An agreement is in place for the road restoration of Bald Eagle Road. As spring approaches, staff has met with representatives of Xcel concerning the condition of Bald

Eagle Road and the necessary improvement to return it to pre substation construction status. The overhead lines have been removed across Smith Ranch and the substation is on line.

District Design Standards – Lina Lesmes has been meeting with a subcommittee made up of EDAC and Town Council members to discuss revisions to the District Design Standards. These standards will set the guidelines for development within the Town commercial districts. The committee is currently working on the Gateway Standards.

South Maryland Creek Ranch – Staff and Town Council has met with the applicant concerning the proposed Major PUD Amendment for South Maryland Creek Ranch. The applicant has submitted for the Major PUD Amendment. The Town Council held their Public Hearing on the issue on March 11 and has continued the application until May 27.

Recruitment – The Community Development Department has made an offer to hire a Planner I/Community Service Officer.

Lake Dillon Theatre Company (LDTC) – The design concepts for the LDTC have been finalized. The RFP for design/build services has been sent to the design community.

Arctic Placer Park, Trent Park, Angler Mountain Open Space – RFP's for wetland delineation have been received. RFP's for Design Services for these parks have been sent out.

Current Applications – The following is a list of applications which have been submitted to the Community Development Department and are currently being processed (ex parte rules apply):

- South Maryland Creek Ranch – Major PUD Amendment
- Foxfield Townhomes – PUD/Site Plan
- Rainbow Run – Site Plan
- Way to Grow – Site Plan Modification
- Angry James Brewery – Site Plan
- Angler Mountain Ranch Lakeside Townhomes, Filing No. 7
- Angler Mountain Ranch Filing No. 3 – Third Amendment
- Coldagelli – Site Plan Modification
- Breckenridge Commercial Laundry – Site Plan Modification

Recreation and Culture – April 2, 2015

Recreation Center – Registration for summer programs began today, April 2. The day went smoothly, with several popular programs filling. However, there are still plenty of opportunities available, and the front desk will be busy over the next couple of weeks as registration continues.

The Request for Proposals (RFP) for the Arts and Culture Strategic Plan has been distributed. At the time of this report, eighteen firms have requested a full copy of the RFP. Huge thanks goes to Liz Hodson, Administrative Assistant, who worked diligently to track down places to advertise the RFP. Since this is a first-time plan for the Town, we are working with new groups of professionals that we aren't necessarily familiar with. However,

it is fun to meet these new people and we have had a few familiar companies contact us with interest. Proposals are due on April 24 and interviews with the top firms will be held on May 6.

Mindy Nicholds, Sports and Athletics Coordinator, has been working with Town Engineer, Dan Gietzen, to arrange logistics for the basketball and tennis project in Rainbow Park this summer. Mindy has reached out to both the pickleball and tennis players to notify them of the project schedule. She also consulted these players about court and line color selection. This outreach is invaluable in creating positive relationships between the Town and the community, and I appreciate Mindy's attention to these details.

Nancy Bomgardner, Special Events and Leisure Coordinator, has made significant progress in completing an application for the Recreation Center to be licensed for child care services. This is a new level of certification for the Town. We are going through this process in anticipation of hosting more all day camps for students during school breaks and days off school. Because students will be in the center in a different type of capacity (all day care vs. program specific participation) we felt that obtaining a state license would be due diligence.

Clean Up Day county-wide planning has begun. This year's event is on Saturday, May 16. The county-wide group coordinates marketing, give-a-ways, and zero waste information. HC3 has recommended that all agencies use recyclable paper products rather than compostable since the County Composting program only accepts food waste at this time. We will attempt to participate in this effort, despite that the Town currently uses compostable paper goods instead of recyclable goods. Also, of note, HC3 is planning to hold a hazardous waste/electronic disposal day on Clean Up Day, as well.

The Recreation Center will be open for holiday hours on Easter Sunday, April 5. Hours will be noon-6:00 p.m.

Donated 5-punch passes to FNE 5K (Forensic Nurse, St. Anthony's), Mtn. Top Children's Museum Jazz Fundraiser, and Keystone Science School Annual Fundraiser. The value of each pass is \$60.

SPORT – Liz has kindly arranged a meet and greet with the Dillon Ranger District's new District Ranger, Bill Jackson. We will host a luncheon on Friday, April 17, where Town staff and SPORT members will meet with Bill and his key recreation staff members to discuss potential partnership opportunities. Creating this partnership is a goal identified in the new POST Plan.

The SPORT Committee is coordinating with FIRC and the County to host a Silverthorne site for this year's Bike to Work Day. Our location will probably be on the bike path near the Pavilion and Red Buffalo coffee. The event is scheduled for Wednesday, June 24. This is good community outreach, and participation in bicycling events will strengthen our next Bicycle Friendly Community application.

Susan Lee, Planner, has distributed an RFP for master planning services for Artic Placer, Trent Park Expansion, and Angler Mountain Open Space parcels. The plan is to hire a consultant that can plan all three areas for us this summer, with the intent to begin

improvements after the updated/new master plans are in place. SPORT committee will be involved with this project.

Pavilion – Pavilion staff are in the final stages of getting the two new Point of Sale software systems completely functional. These two new systems are part of the liquor service transition and getting them fully functional before the busy summer season is imperative. Thanks to Pavilion Events Assistant, Chris Duncan, for doing the detailed task of transferring all information from old records to the new system. It's been a task!

Blair McGary, Pavilion and Marketing Coordinator, has decided to continue the Farmer's Markets at the Pavilion this summer, but with a new format. Last year's inaugural markets were organized by a third party who used the Pavilion location. This year, Blair will be the event organizer with the goal of attracting and retaining a good number of regular vendors. Stay tuned for more information as details are finalized.

Upcoming Pavilion Events:

Apr 2	Yoga
Apr 2	Summit Reads
Apr 3	Kingdom Hall Worship
Apr 4	Wedding
Apr 7	Yoga X2
Apr 8	PD DUI Training
Apr 9	Yoga
Apr 10	Wedding
Apr 11	Quinceanera
Apr 14	Yoga X2
Apr 15	Spring LTAP Class
Apr 16	Yoga
Apr 17	Country Western Dance
Apr 18	Wedding
Apr 21	Yoga X2
Apr 22	Theatre RFP Interviews
Apr 22	Zumba
Apr 23	Yoga
Apr 24	Wedding
Apr 25	SHS Prom
Apr 28	Yoga X2
Apr 29	Zumba
Apr 30	Yoga
May 1	Wedding
May 2	Wedding

Town of Silverthorne
Council Agenda Memorandum

TO: Town Council
THRU: Ryan Hyland, Town Manager *RH*
FROM: Michele Miller, MMC, Town Clerk *mm*
DATE: April 2, 2015
SUBJECT: Town Council Meeting Minutes from March 25, 2015

SUMMARY: Staff asks the Town Council to approve the Town Council Meeting minutes from March 25, 2015.

STAFF RECOMMENDATION: Staff recommends approval of the Minutes from the meeting.

PROPOSED MOTION: Included in the Consent Calendar motion.

ATTACHMENTS:
Meeting Minutes

MANAGERS COMMENTS:

SILVERTHORNE TOWN COUNCIL
Meeting Minutes
Wednesday, March 25, 2015

CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA:

Those members present and answering Roll Call were Mayor Bruce Butler, Council Members Jon Bird, Derrick Fowler, Peggy Long, Russ Camp, Stuart Richardson and Ann-Marie Sandquist. Staff members present were, Town Manager Ryan Hyland, Chief Mark Hanschmidt, Administrative Services Director Donna Braun, Recreation Director Joanne Cook, Public Works Director Bill Linfield, Assistant Town Manager Mark Leidal, Town Attorney Matt Mire, Paul Kulik Aquatics Coordinator, Mike Bittner Operations Superintendent, Simon Stokes, Chief Plant Operator and Town Clerk Michele Miller.

Council reviewed and approved the amended agenda.

The Pledge of Allegiance was recited by those present.

STAFF COMMENTS:

Paul Kulik Aquatics Coordinator, updated Council on the Girl Scouts utilizing the pool area. Mike Bittner, introduced Simon Stokes, the Joint Sewer Authority Chief Plan Operator.

COUNCIL COMMENTS:

Fowler noted in the SPORT Committee minutes that Osprey Days is gaining momentum.

Long asked about the traffic congestion, in Silverthorne, from the snowy morning.

Hanschmidt reviewed the traffic issues from earlier that day.

Richardson informed Council that the Tanglewood bus stop will remain and there will be not a change in the Summit Stage bus route.

CITIZEN COMMENTS:

Anne Brewster, 2115 Golden Eagle Road, Silvana's Steering Committee Member, reviewed the success of Silvana's garden and thanked Council for their continued support. She passed out and read a request to remove a few large trees from Silvana's garden, due to their growth. She presented Council with packets of seeds to be passed out.

Richardson asked about Silvana's Gardens relationship with HC3.

Brewster stated the relationship is excellent.

CONSENT CALENDAR:

CAMP MOVED TO APPROVE THE CONSENT CALENDAR INCLUDING THE MINUTES FROM MARCH 11, 2015, REPLAT – LOT 1T-A, A RE-SUBDIVISION OF LOT 1T, BLOCK R, WILLOWBROOK MEADOWS SUBDIVISION, FILING NO. 5, REPLAT – LOT 10, EAGLES NEST GOLF COURSE, FILING NO. 4 AND RESOLUTION 2015-05, A RESOLUTION AWARDING THE BID FOR THE JSA EAST BANK SEWER INTERCEPTOR REPLACEMENT. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

LIQUOR BOARD:

A. Silverthorne Liquors – Renewal of Liquor Store Liquor License

SANDQUIST MOVED TO APPROVE SILVERTHORNE LIQUORS – RENEWAL OF LIQUOR STORE LIQUOR LICENSE. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

ACTION ITEMS:

A. Ordinance 2015-02; an Ordinance of the Town Council of the Town of Silverthorne Adopting by Reference the 2014 National Electrical Code and Amending the 2012 International Building Code, 1st Reading

Mark Leidal presented Ordinance 2015-02 for Council's consideration. He reviewed the staff report and recommended approval. He introduced Scott Hoffman, Summit County Government's Chief Building Official, to take any Council questions.

Scott Hoffman reviewed the need for the Ordinance; it is a mandate by the State of Colorado. He asked Council to adopt Ordinance 2014-02.

Richardson asked if we are covering photo-voltaic in this code?

Hoffman stated Fire Districts are a referral agency for projects and approve plans that require their approval.

Fowler asked if the County could handle elevator inspections.

Hoffman stated no, he supports NWCCOG continue the inspections; they don't have equipment to handle elevator inspections.

Bird stated building inspections have been conducted with the new electrical code since last year, so this is a formality to get everyone on the same page.

Hoffman stated the Building Department is always available for questions.

Fowler stated he feels the Summit County Planning department is a kinder gentler Summit County Building Department than in the past.

Richardson asked how often the Electrical Code is reviewed.

Hoffman stated every three years.

Butler reviewed his annoyance with NWCCOG and their handling of the elevator inspections in the County.

BIRD MOVED TO APPROVE ORDINANCE 2015-02; AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE ADOPTING BY REFERENCE THE 2014 NATIONAL ELECTRICAL CODE AND AMENDING THE 2012 INTERNATIONAL BUILDING CODE, 1ST READING. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

B. Resolution 2015-06, a Resolution Awarding the Bid for the Pool Pak Replacement Project to Building Technology Systems of Denver

Bill Linfield presented Resolution 2015-06 to Council for consideration. He reviewed the bid process, last year and this year. Two bids have received, Mac Services, LLC and Building Technology Systems (BTS). The bid will be awarded to BTS in the amount of \$689,129. The Town budgeted \$590,000 for the project and staff has worked to find the additional \$150,000. He reviewed the process for replacing the Pool Pak and recommended approval of Resolution 2015-06. There is always interest in work for local subcontractors and a list of contractors has been provided.

Fowler feels this is a lesson in micro managing and Council should have listened to Linfield's advice last year.

Long has confidence in Linfield but felt that we should have more than one bid, as we did last year. Local subs are having trouble bonding for this job. Our Financial Policies does state we need more than one bid.

Linfield stated bonding is guided by State Statute. If it is a project over \$50,000 we have to require a bond. He recommended to local contractors that they team up to bond.

Sandquist asked if bonding adds costs to the project.

Linfield stated it only accounts for 2-3% of the costs.

Butler stated building in the State has increased exponentially. Contractors are busier because the economy has improved. This year is a different bidding climate. This project is mechanically intensive, it is critical that the contractor has the mechanical expertise. This company comes very highly recommended

Sandquist thanked Linfield for the extra work. She can't wait to get the new Pool Pak in and operating.

Richardson asked what other work will be done at the same time as the Pool Pak is installed.

Linfield reviewed the coordinated work at the pool.

Richardson asked about the Town of Silverthorne's bidding process.

Braun stated bidding process is guided by the Town's Financial Policies.

RICHARDSON MOVED TO APPROVE RESOLUTION 2015-06, A RESOLUTION AWARDDING THE BID FOR THE POOL PAK REPLACEMENT PROJECT TO BUILDING TECHNOLOGY SYSTEMS OF DENVER. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

DISCUSSION ITEMS:

A. CARE Council Vacancy

Richardson has given up the CARE Council position and Butler asked Council if any other member is interested in filling the position, Richardson's term is up in April.

B. Public Works Strategic Plan

Linfield updated Council on the three proposals received for the Public Works Strategic Plan. Staff will interview two firms, based on their bids. He asked if any Council members are interested in participating in the April 3, 2015 interviews.

Hyland reminded Council of the Volunteer Appreciation Party, April 1, 2015 and Colorado Municipal League's Annual Conference June 16-19. It is in Breckenridge this year.

BIRD MOVED TO GO INTO EXECUTIVE SESSION AT 7:02 p.m. PURSUANT TO CHARTER SECTION 4.13 (c) AND CRS 24-6-402 (b)(e) AND (f) TO RECEIVE LEGAL ADVICE RELATED TO THE BLUE RIVER TRAIL, TO INSTRUCT NEGOTIATORS REGARDING THE OUTLETS AT SILVERTHORNE, AND FOR THE PURPOSE OF CONDUCTING THE TOWN MANAGER'S ANNUAL REVIEW. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

HE FURTHER MOVED TO ADJOURN THE COUNCIL MEETING AT THE CONCLUSION OF THE EXECUTIVE SESSION. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

EXECUTIVE SESSION:

Executive Session pursuant to Charter section 4.13 (c) and CRS 24-6-402 (b)(e) and (f) to receive legal advice related to the Blue River Trail, to instruct negotiators regarding the Outlets at Silverthorne, and for the purpose of conducting the Town Manager's annual review.

INFORMATIONAL:

- A. SPORT Committee Meeting Minutes, February 19, 2015
- B. January 2015 Sales Tax Review

EXECUTIVE SESSION CONCLUDED AND MEETING AND ADJOURNED AT 8:25 P.M.

BRUCE BUTLER, MAYOR

ATTEST

MICHELE MILLER, TOWN CLERK

These minutes are only a summary of the proceedings of the meeting. They are not intended to be comprehensive or to include each statement, person speaking or to portray with complete accuracy. The most accurate record of the meeting is the videotape of the meeting, maintained in the office of the Town Clerk.

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Town of Silverthorne
Town Council Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager *RH*
Mark Leidal, AICP, Assistant Town Manager *ML*
FROM: Lina Maria Lesmes, AICP, Senior Planner *LML*
DATE: April 2, 2015 for meeting of April 8, 2015
SUBJECT: Second Reading of Ordinance 2015-03, An Ordinance amending Chapter 4, Article VI, Section 4-6-2(h), concerning the Design Districts.

PROPOSAL: Ordinance 2015-03 proposes amendments to the Gateway District Design Standards to update the language and format, introduce new standards and guidelines, and ensure there is consistency with the 2014 Town of Silverthorne Comprehensive Plan. Per Section 4-6-2.h.3, the Design District Standards may be adopted as regulation upon recommendation of the Planning Commission and action by the Town Council by ordinance.

PREVIOUS COUNCIL ACTION: On March 22, 2006, Town Council adopted Architectural Overlay Districts for four areas of the Town, which were deemed to have distinct physical attributes and development patterns. Following the adoption of the 2008 Silverthorne Comprehensive Plan, Town Council revised the boundaries of the Design Districts, created two additional Districts, and increased the building height maximums within the Design Districts. Town Council adopted the current Design District Standards on November 12, 2008. The Design District Standards are incorporated into Chapter 4, Article VI of the Town Code by reference.

On May 28, 2014, Town Council adopted the 2014 Town of Silverthorne Comprehensive Plan. The updated Comprehensive Plan provided recommendations for the physical development of the Town's commercial districts. In addition, as part of the updated Plan, the boundaries of the Design Districts were revised. Updating the Design District Standards was deemed the first step in implementing the 2014 Comprehensive Plan. Town Council adopted the Town Core District Design Standards and Guidelines on February 11, 2015.

On March 11, 2015, by a vote of 6-0, Town Council voted to approve Ordinance 2015-03, on first reading.

BACKGROUND: On August 26, 2014, Town Council requested that Staff discuss the revisions to the District Design Standards with Silverthorne's Economic Development Advisory Committee (EDAC), with a particular focus on the Town Core Design District. Following a discussion at the regularly scheduled September EDAC meeting, the group convened a subcommittee, composed of two Town Council members and five EDAC members, tasked with the detailed review of the Design District Standards to ensure compliance with the recommendations of the 2014 Comprehensive Plan.

The EDAC Subcommittee met on two occasions (January 14 and February 18) in 2015 to refine the desired character of the Gateway District, and to agree on standards and

Town of Silverthorne
Town Council Memorandum

guidelines for that Design District. Staff also presented proposed revisions to Planning Commission at a worksession on February 17, 2015. On February 25, 2015, Town Council reviewed the proposed amendments at their regularly scheduled worksession.

The revised document, attached as Exhibit B, reflects the input and policy direction from the EDAC Subcommittee, Planning Commission, and Town Council. A slash and underline version showing all the revisions is available upon request.

STAFF COMMENTS: The proposed revisions to the Gateway District Design Standards and Guidelines were written to incorporate the following concepts.

- Change of format to 'Standards' and 'Guidelines'.
- Ensuring the language reflects the goals for the Gateway to be the 'entrance into Town', 'Silverthorne's front door', 'convenient', 'a positive visitor experience'.
- New standard for drive-through elements, which we anticipate to see with new redevelopment of convenience restaurants in the Gateway District.
- Pedestrian Access – Minor changes. New language is identical to the applicable language utilized in the revisions to the Town Core District S&G.
- Vehicular Access – promoting concepts of convenience and maneuverability in the goal. New standard for access points and drive entrances/exits.
- Parking – placement or location of parking areas is not restricted. Only requirement is that parking areas be enhanced with landscaping.
- Landscaping – new standard that requires the provision of a community space on new multi-use developments on sites that are larger than 2 acres.
- New standard and guideline for retaining walls. Areas of steep slopes are prevalent in the Gateway District.
- Drainage Systems – new guideline for drainage systems to emphasize water quality.
- Lighting – new guideline to encourage the replacement of inadequate light fixtures.
- Screening – new language is identical to the applicable language utilized in the revisions to the Town Core District S&G.
- Building Heights – allow up to 70 feet for both pitched and flat roofs. Additional language that provide an option for additional height for iconic design elements and appropriate uses that establish a critical mass of amenities and services.
- Building Forms – new guideline to encourage high quality corporate or franchise prototype building designs.
- Building Facades – clarification of Standard 4.2.1. Addition of a guideline to encourage design elements such as angled braces and timbers.

Town of Silverthorne
Town Council Memorandum

- New standard that requires that applicants submit 3D representations or computer simulations for development projects in the Gateway District.
- Signage – new guideline to encourage creative approaches to signage and land-marking in the Gateway District.
- Materials and Colors – new language is very similar to the applicable language utilized in the revisions to the Town Core District S&G.
- Building Roofs – no longer stating a preference between flat and pitched roofs, as was done with the Town Core District.
- Building Roofs – no longer prohibiting membrane systems for flat roofs, as these are typical, and the Town has approved them in recent development proposals.
- Infill Redevelopment – Staff added a new goal (e) on Page 2 to encourage infill development, and the redevelopment of dated or nonconforming buildings and sites.
- Graphic Illustrations – updated graphic illustrations. The Town contracted with a local artist and Norris Design for the illustrations.

PLANNING COMMISSION RECOMMENDATION: On March 3, 2015, by a vote of 7-0, Planning Commission recommended approval of Ordinance 2015-03; an ordinance amending Chapter 4, Article VI, Section 4-6-2(h), Design Districts, to amend and update the Gateway District Design Standards and Guidelines and adopt them as regulation.

PROPOSED MOTION:

"I move approve Ordinance 2015-03, an ordinance amending Chapter 4, Article VI, Section 4-6-2(h), Design Districts, to amend and update the Gateway District Design Standards and Guidelines and adopt them as regulation, on second reading."

ALTERNATIVE MOTION: Should the Town Council not be in favor of the proposed ordinance, no motion is necessary.

ATTACHMENTS:

Exhibit A: Ordinance No. 2015-03

Exhibit B: Gateway District Design Standards and Guidelines

MANAGER'S COMMENTS:

**TOWN OF SILVERTHORNE, COLORADO
ORDINANCE NO. 2015-03**

AN ORDINANCE AMENDING SILVERTHORNE TOWN CODE CHAPTER 4, ARTICLE VI,
SITE PLAN, CONCERNING THE GATEWAY DESIGN DISTRICT.

WHEREAS, design district standards and guidelines are within the regulatory authority of the Town, acting through the Town Council; and

WHEREAS, Chapter 4, Article VI of the Town Code incorporates the Design Districts and the respective Design Standards by reference; and

WHEREAS, on May 28, 2014, Town Council adopted the 2014 Town of Silverthorne Comprehensive Plan, which proposed recommendations for the development of the Gateway District, and amendments to the boundaries of the Design Districts; and

WHEREAS, on February 11, 2015, Town Council adopted revised Standards and Guidelines for the Town Core District; and

WHEREAS, the Town Council wishes to revise Chapter 4, Article VI to incorporate the revised Gateway District Design Standards and Guidelines; and

WHEREAS, the Town Council has conducted a public hearing on the proposed revisions and is of the opinion that adoption of the same is in the best interest of the Town.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE, COLORADO:

Section 1. Section 4-6-2(h) of the Silverthorne Town Code is hereby amended to read as follows:

Sec. 4-6-2. General requirements.

(h) Design Districts.

(1) Design Districts are hereby incorporated by reference into this Chapter, as may be amended from time to time. Those provisions of the Design Districts shall be used in addition to the criteria outlined in this Article. These Design District Standards and Guidelines shall be adopted as a regulation by the Town Council and shall be maintained in the Community Development Department.

(2) The following design standards and guidelines for the Town's Design Districts are hereby adopted as a regulation and fully incorporated herein by this reference.

- a. Riverfront District Design Standards, adopted November 12, 2008.
- b. Town Core District Design Standards and Guidelines, adopted February 11, 2015.
- c. Town Core Periphery District Design Standards, adopted November 12, 2008.

- d. Gateway District Design Standards and Guidelines, adopted April 8, 2015.
- e. Business Park District Design Standards, adopted November 12, 2008.
- f. Destination Commercial District Design Standards, adopted November 12, 2008.

All site development within the six (6) Design Districts, as hereinabove described, shall be in compliance with said standards. A failure of compliance with the standards shall be reasonable grounds for denial of the site development application.

(3) The design standards and guidelines for the foregoing Design Districts shall be amended and updated as a regulation from time to time upon recommendation of the Planning Commission and action by the Town Council by ordinance.

Section 2: Safety Clause

The adoption of this Ordinance will promote the health, safety, and general welfare of the Silverthorne community.

Section 3: Severability

If any provision of this ordinance or portion thereof is held by a court of competent jurisdiction to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect any other provision which can be given effect without the invalid portion.

Section 4: Conflicts

All prior ordinances, resolutions, or other acts, or parts thereof, by the Town of Silverthorne in conflict with this Ordinance are hereby repealed, except that this repealer shall not be construed to revive any previously repealed or expired act, ordinance or resolution, or part thereof.

Section 5: Effective Date

This ordinance shall be effective upon adoption at second reading as provided by the Home Rule Charter.

READ, MOVED, AND PASSED ON FIRST READING ON THE 11th DAY OF March, 2015.

MOVED, SECONDED AND FINALLY PASSED ON SECOND AND FINAL READING, ON THE 8th DAY OF April, 2015.

TOWN OF SILVERTHORNE, COLORADO

By: _____

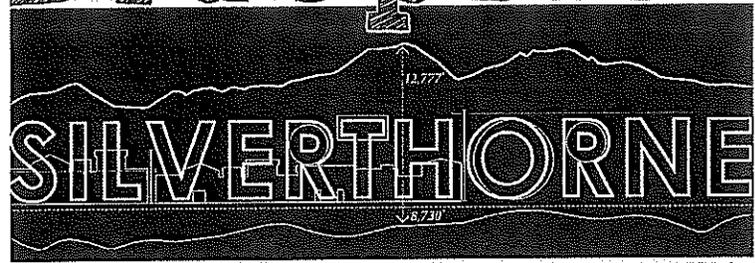
Bruce Butler, Mayor

ATTEST:

By: _____
Michele Miller, Town Clerk

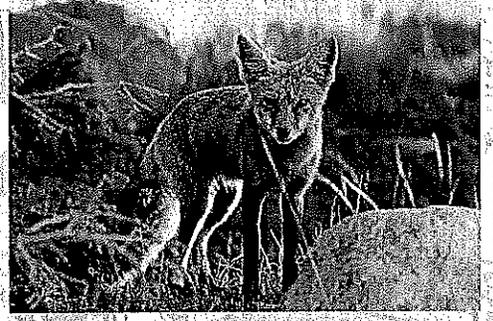
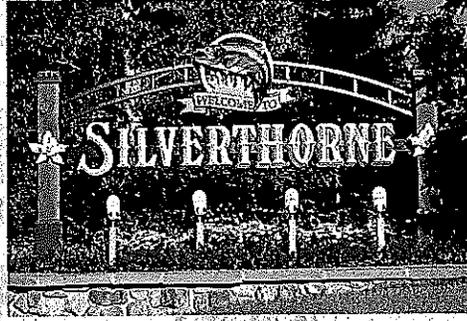
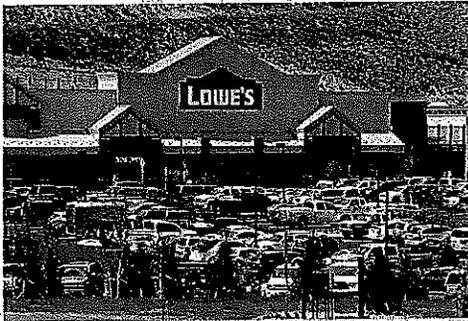
Approved on the first reading:	_____	_____	2015
Published by title only:	_____	_____	2015
Approved on the second reading:	_____	_____	2015
Published by title only:	_____	_____	2015
(with amendments, if amended on second reading):	_____	_____	2015

Blueprint

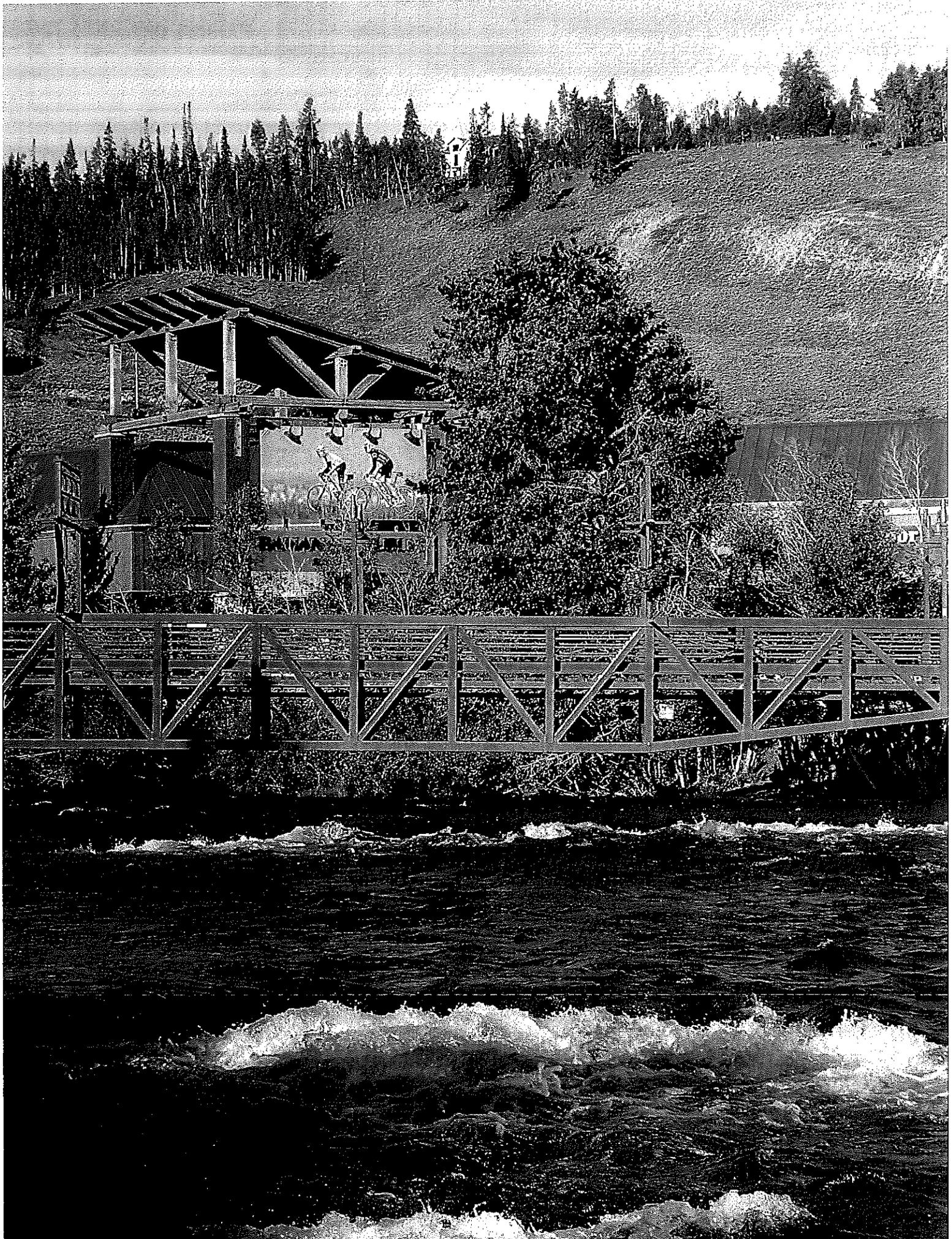


SILVERTHORNE

Design Standards & Guidelines



Gateway District



Gateway District

Design Standards and Guidelines

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ACKNOWLEDGEMENTS

Thanks are due to those who contributed to the development of these Design Standards and Guidelines.

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Graphic Illustrations

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Marc Hogan, BHH Partners
Brock Reimer, Norris Design

Gateway Design District

SECTION 1: INTRODUCTION

PURPOSE AND APPLICABILITY

1.1.1. The purpose of these Design Standards and Guidelines is to guide the general form and relationship of the buildings within the Gateway District to the surrounding environment. The boundaries of the Gateway District are as shown on the Design District Overlay Map, adopted on May 28, 2014 by the Silverthorne Town Council.

1.1.2. The Town believes the Gateway District to be the 'front door' of the community due to its high visibility to highway travelers. The Gateway District is a critical component in the image of Silverthorne, and developments in this area should enhance the image of quality and uniqueness of the Town, and create an inviting environment to encourage travelers and visitors to explore the community further. Interstate and highway tourist oriented land uses that include restaurants, lodging, and service facilities are the focus of this District.

1.1.3. The Design Standards and Guidelines apply to all new buildings, additions, or major alterations to exteriors of buildings, including changes to color schemes and materials. No development shall be approved by the Town unless all relevant standards are met. On a case-by-case basis, proposed modifications to existing buildings may be relieved from strict compliance with these Standards and Guidelines, dependent on site and/or building constraints.

1.1.4. Standards are baseline requirements for the design of development projects. Guidelines are recommendations that are intended to further define the desired image and character of development within the Gateway District. Compliance with the Design Guidelines is strongly encouraged.

RELATIONSHIP TO OTHER PLANNING DOCUMENTS

1.2.1. These Standards and Guidelines reflect the goals for the Town of Silverthorne as set forth in the Comprehensive Plan, and as adopted and referenced as 'Design Districts' in Town Code Section 4-6-2(h). These Standards address site design through building location and orientation, access, parking, landscaping, lighting, and screening; and building design through building height, form, mass, architectural elements, materials, colors, and roofing.

1.2.2. These Design Standards and Guidelines are in addition to the standards and requirements identified in the Town Code. While the Standards are intended to be consistent with the Town Code, there may be occurrences where there is a conflict between the two documents. In the event of a conflict, the stricter of the two standards shall apply.

HOW TO USE THE DESIGN STANDARDS AND GUIDELINES

1.3.1. The intent of these Design Standards and Guidelines is to provide clear and concise direction to developers and property owners in order to promote quality and preserve value. The Standards will be used as a tool in evaluating submittals for all new projects, and any significant remodels or renovations of existing developments.

1.3.2. Property owners, developers, and architects should use these Standards and Guidelines when preparing site and architectural plans for new development and for improvements to existing development. All Standards and Guidelines contained within this document should be reviewed, and special care shall be taken to address all situations where standards apply to a specific project.

SECTION 2: THEME AND CHARACTER

PURPOSE

2.1.1. The Gateway District consists of a mix of structures, uses and activities, all of which contribute to the Town's unique identity. There is not one dominant architectural style and this document does not advocate any one particular style. It does, however, provide a guideline for creative development using elements to express contemporary mountain architecture that responds to vehicular traffic along a visible thoroughfare.

2.1.2. The Gateway District is bisected by I-70 and State Highway 9. The large volume of vehicular traffic on these routes is acknowledged. The District aims to have vehicular oriented businesses, which cater to the traveler/tourist, and to provide safe spaces for pedestrians

GOALS

2.2.1. The primary goals for the Gateway District are to:

- a. Encourage development that presents an image of high quality and value, and is welcoming to travelers and visitors;
- b. Promote services that cater to travelers and visitors;
- c. Set minimum quality standards for site design and building architecture;
- d. Develop attractive street facades with gateway elements and buildings scaled and oriented toward vehicular traffic along Blue River Parkway/Highway 9, Highway 6, and I-70;
- e. Encourage infill development and the redevelopment of dated or nonconforming buildings and sites
- f. Reduce the negative visual impact of parking lots with attractive and appropriately sized landscaping;

- g. Encourage energy conservation in building design and materials through solar exposure, appropriate orientation and other measures;
- g. Promote a sense of permanence and richness in the area by requiring the use of high quality materials;
- h. Require exterior colors to be subtle yet rich colors rather than intense, bright colors and color schemes to tie building elements together and to enhance the architectural form of the building;
- i. Provide for integrated lighting into building and site design;
- j. Create a compatible landscape scheme within the Gateway District that is consistent with civic improvements made by the Town in Gateway entry areas; and
- k. Safely screen storage areas, mechanical equipment and loading areas from public rights-of-way to the extent practical.

SECTION 3: SITE DESIGN STANDARDS AND GUIDELINES

GOAL 3.1: BUILDING ORIENTATION AND LOCATION ON THE SITE

Ensure that building placement and orientation create a coordinated and visually attractive streetscape that celebrates the entrance into Town, and contributes to a positive visitor experience.

STANDARDS

3.1.1. Buildings within the Gateway District shall be oriented toward the street, and shall respect the relationship to existing adjacent development.

3.1.2. When a building is located adjacent to a street, there must be a distinct architectural feature along the street facing façade to create a strong presence.

3.1.3. Buildings shall have a clearly defined primary pedestrian entrance.

3.1.4. Accessory structures or uses shall not front on the Blue River Parkway, and shall be oriented away from public rights-of-way, open space and residential areas.

3.1.5. Drive-through elements shall be architecturally integrated into the building, and have efficient circulation patterns.

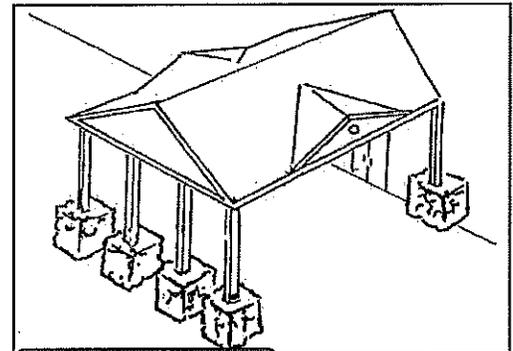


Figure 1

GUIDELINES

3.1.6. Front facades that are aligned with adjacent buildings and that promote visual continuity along street edges, internal drives, and other traffic corridors are encouraged.

3.1.7. Sites should be organized so that building locations frame and preserve attractive views of the mountains.

3.1.8. Silverthorne's high alpine climate should be taken into consideration in all building designs to prevent ice and snow buildup. In particular, north-facing main entries are discouraged. Passive solar design, such as locating pedestrian areas to take advantage of solar access, is encouraged.

GOAL 3.2: PEDESTRIAN ACCESS AND CIRCULATION

Opportunities exist in the Gateway District to create, enhance, or connect to existing pedestrian systems. Developments should create a safe, continuous pedestrian network that minimizes conflict with vehicular traffic, and that promotes a convenient option for pedestrian circulation within and between developments.

STANDARDS

3.2.1. Where a public sidewalk (attached or detached from the adjacent public street) is deemed necessary by the Town, it shall be installed in the public right-of-way as part of the proposed development.

3.2.2. Continuous internal pedestrian walkways within a development site, not less than six feet in width, shall be provided from the primary building entrance to adjacent sidewalks, trails, and public rights-of-way, or to other focal points of pedestrian activity.

3.2.3. Walkways shall be provided to separate pedestrians and vehicles, and shall link ground level uses within the site.

GUIDELINES

3.2.4. Where pedestrian walks cross drive aisles, they should be clearly marked with signage, special paving, landscaping, or other similar methods.

3.2.5. Contiguous developments are discouraged from installing physical barriers between projects unless necessary for safety, storage, or mitigation of adverse impacts.

GOAL 3.3: VEHICULAR AND SERVICE AREA ACCESS AND CIRCULATION

Create a vehicular circulation system that is safe, convenient, and efficient, and that is easily maneuverable by residents and visitors.

STANDARDS

3.3.1. Vehicle circulation on-site shall be clearly organized to facilitate movement into, throughout, and out of parking areas. Parking drive lanes and intersections shall align wherever practical.

3.3.2. Access in and out of a development site shall be designed to optimize safety, convenience, and maneuverability. Potential adverse impacts to the surrounding roadways must be mitigated in accordance with the findings of a Traffic Study.

3.3.3. Service and delivery areas shall be located to the side or rear of buildings, or in other inconspicuous locations, where they are generally not noticeable from public rights-of-ways or pedestrian walkways. Where possible, adjacent parcels or buildings should share service and delivery areas, and/or access to such areas.

3.3.4. Circulation and parking for service areas shall be designed to minimize disruption to the flow of vehicular and pedestrian traffic, and to provide efficient turning movements.

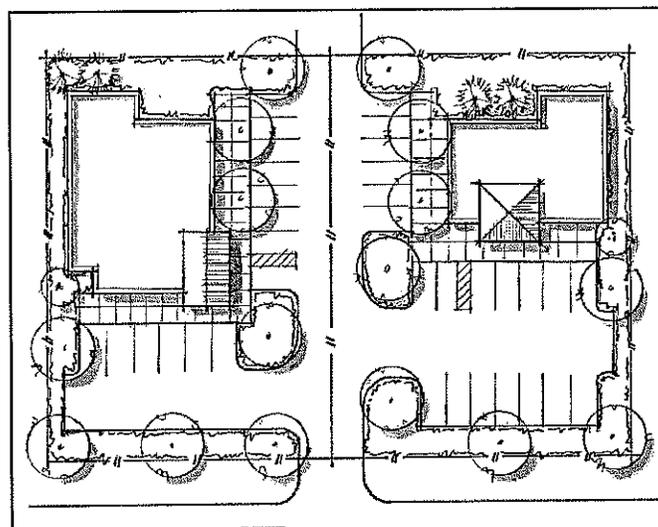


Figure 2

GUIDELINES

3.3.5. Contiguous developments are encouraged to combine access points to minimize curb cuts, and to provide connections between adjacent properties.

3.3.6. Development projects that require multiple or frequent deliveries should provide separate customer and service access drives where possible.

GOAL 3.4: PARKING

Ensure that parking areas within the Gateway District are adequate and convenient, and enhanced with landscaping

STANDARDS

3.4.1. Parking areas shall be located so as to minimize negative visual and noise impacts to adjacent properties and the public rights-of-way.

3.4.2. Parking areas shall be enhanced with landscaping to provide screening, reduce the appearance of large amount of pavement, soften edges, and create an inviting environment for users.

GUIDELINES

3.4.3. The Town encourages new developments to minimize surface parking wherever possible by considering parking reductions, shared parking provisions, and providing facilities for alternative forms of transport.

3.4.4. To the maximum extent feasible, parking should be located to the side of or behind a building in a landscaped parking area, and screened from view from pedestrian walkways.

3.4.5. Underground or under structure parking, integrated with the building's architectural design, is encouraged.

3.4.6. Snow melt systems or snow hauling offsite should be considered to maximize use and functionality of development sites.

GOAL 3.5: LANDSCAPE

Utilize landscaping to create an attractive environment within and along the edges of each development parcel, screen parking and service areas, and provide inviting gathering spaces for the public.

STANDARDS

3.5.1. Landscaping shall complement buildings, accent building entries, serve as a decorative element, screen parking and service areas, and define onsite circulation. Landscaping shall not interfere with the line of sight of vehicle drivers, or impede the visibility of businesses.

3.5.2. Multi-use developments on properties equal to or greater than 2 acres must provide a minimum of one community gathering space. Such community gathering spaces may include public benches, kiosks, gazebos, public seating/eating areas, mini parks, water features, art forms, or other public gathering spaces. On a case by case basis, the Town may consider locating such community gathering spaces offsite, if alternate locations are found to be more suitable for this purpose.

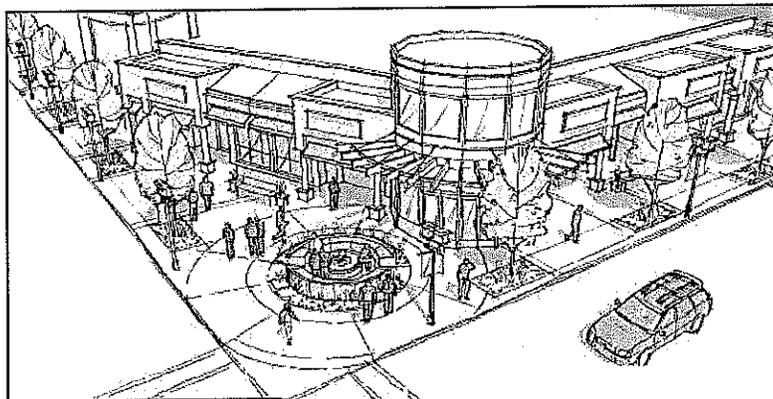


Figure 3

3.5.3. All trees shall have an adequately sized planting area. The size of the planting area shall be based on the amount of room needed for tree roots, and the estimated size of the fully mature tree. Root barriers shall be used when trees are planted near pedestrian walkways and sidewalks.

3.5.4. Significant landscape materials such as trees shall be located outside of utility easements. Planting trees over utility lines is prohibited.

3.5.5. Visible retaining walls must be constructed of high quality materials such as stone, masonry block with an integral color and exterior texture, brick, or stucco facing. Materials for retaining walls should be in character with the building materials and the landscape design.

GUIDELINES

3.5.6. Alternative forms of landscaping, including street furniture, planter boxes, hardscape patios, and art forms are encouraged within the Gateway District.

3.5.7. Where sloping terrain requires retaining walls, terraced or stepped retaining walls are encouraged. Consideration should be given to whether buildings, or portions of buildings, can function as retaining walls.

3.5.8. Any drainage system with the potential to collect sand, trash, or other contaminants should be designed with a treatment or separation system. All drainage areas should be well maintained, and free of trash and other unintended debris.

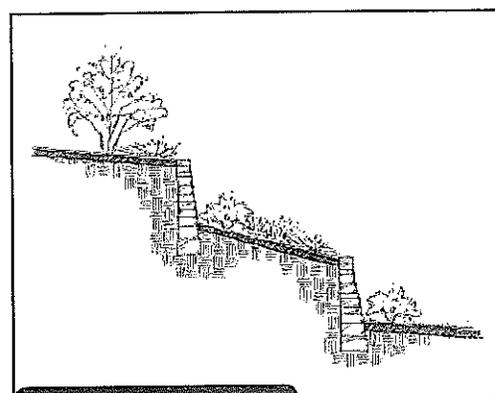


Figure 4

GOAL 3.6: LIGHTING

Create a safe and secure pedestrian environment within the Gateway District through the use of adequate site and building lighting design.

STANDARDS

3.6.1. Lighting shall be designed as an integral part of the building in a manner that enhances the facade, architectural features and the site design. Light fixtures shall be compatible with the colors and materials of the building architecture, site furnishings and landscape of the project.

GUIDELINES

3.6.2. Lighting should be coordinated to provide uniform light levels and an organized appearance through the use of consistent fixtures, lamp types, and placement.

3.6.3. Light retrofits and replacements in situations where existing light fixtures cause light trespass, glare, or consume excessive energy are encouraged.

GOAL 3.7: SCREENING OF SERVICE AREAS AND MECHANICAL EQUIPMENT

Screening shall effectively mitigate negative visual and acoustic impacts of site uses, and shall be integrated into each project's overall site design.

STANDARDS

3.7.1. General

- a. All utility, telecommunications, ground mounted and roof-top mechanical equipment shall be shown on the final site plan for the proposed development project.
- b. Service, storage, refuse, and equipment areas shall be located within buildings, or combined with other such areas, to the greatest degree practical.
- c. When necessary, screening enclosures shall be designed in the same architectural style, and be constructed in similar materials and colors, as the primary building onsite. Fences shall be permanent, solid, and opaque; and at least as tall as the object to be screened.
- d. All screening enclosures must be designed in a manner that optimizes the safety, longevity, and performance of the screening enclosure and the equipment being screened.

3.7.2. Refuse, Recycling, Storage and Service Areas

- a. Refuse, recycling, and service areas shall be located to the rear or side of buildings, or in other inconspicuous locations, where they are generally not noticeable from public rights-of-way, pedestrian walkways, or open spaces.
- b. All outdoor refuse, recycling containers, and dumpsters shall be screened from view from adjacent properties and public rights-of-way by enclosure in a permanent, four-sided, solid, and opaque structure with a roof.
- c. Refuse, recycling, storage, and service structures shall be designed in the same architectural style and be constructed of materials and colors complementary to the primary building on site.
- d. All outdoor storage of materials, vehicles, and/or ancillary equipment is prohibited within the Gateway District.

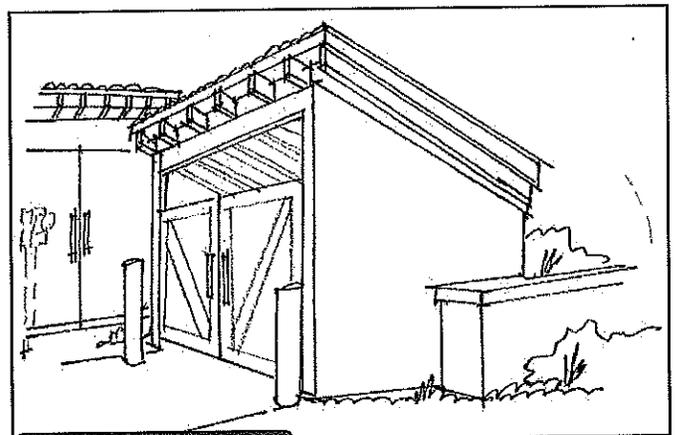


Figure 5

3.7.3. Utility, Telecommunications and Mechanical Equipment

- a. Avoid locating telecommunications equipment, mechanical equipment, utility connections and service boxes on the primary facade of the building.

- b. Ground-mounted mechanical equipment units, including switch boxes, and electrical and gas meters, shall be screened in a manner that minimizes visual impacts and optimizes safety.
- c. Minimize the visual impact of telecommunications equipment, mechanical equipment, utility connections, and service boxes on buildings by painting them to match the primary building color.

3.7.4 Roof-top Mechanical

- a. Roof top mechanical equipment shall be low-profile, non-reflective units, and screened such that they are not visible from the public right-of-way. Provide screening with materials that are compatible with the building to which they are mounted. Screening heights shall be at least as tall as the equipment to be screened.
- b. Minimize the visual impact of telecommunications equipment, mechanical equipment, utility connections and service boxes on roof-tops by painting them to match the roof color.
- c. Roof and wall mounted solar panels must be architecturally integrated into the roof or building form.

GUIDELINES

3.7.5. Reinforced concrete aprons are recommended in front of refuse and recycling storage areas to accommodate refuse and recycling removal trucks..

3.7.6. Vegetative screening should be primarily evergreen plants that will form a solid opaque screen at least as tall as the object to be screened.

GOAL 3.8: SITE FURNISHINGS AND ART

Create a clean and comfortable active pedestrian streetscape environment that invites the pedestrian to linger.

STANDARDS

3.8.1. Permanent site furnishings such as benches, tables and other pedestrian amenities shall be made of durable, weather resistant materials and shall be consistent with the overall design character of the District.

GUIDELINES

3.8.2. Site furnishings are encouraged to be provided at main pedestrian walkways, building entrances, plazas, open space, and other pedestrian areas, without impeding pedestrian movement on the sidewalk.

3.8.3. Two-dimensional or three-dimensional art works displayed for public view that enhance the overall district character are highly encouraged. Publicly donated art proposed to be located on land dedicated to the Town will be considered on a case by case basis in accordance with the Art in Public Places policies.

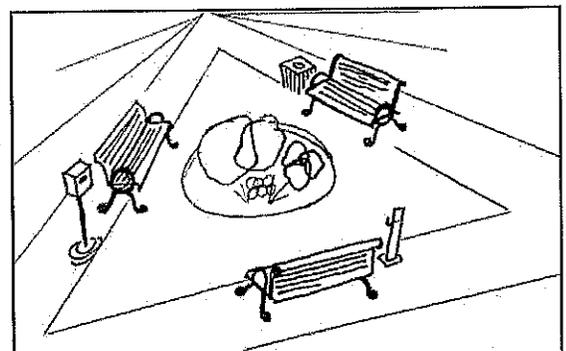


Figure 7

SECTION 4: ARCHITECTURAL STANDARDS AND GUIDELINES

GOAL 4.1: BUILDING HEIGHT, FORM, AND MASS

Buildings should provide visual interest at the pedestrian and vehicular scales, with appealing architecture and captivating design elements that invite highway travelers into Silverthorne.

STANDARDS

4.1.1 The maximum building height in the Gateway District is seventy (70) feet. Increased building heights for iconic design elements, and for appropriate uses that establish a critical mass of amenities and services may be considered on a case by case basis. The definition of building height shall be as stated in the Silverthorne Town Code.

4.1.2 Buildings shall be designed to relate directly to and reinforce the pedestrian and vehicular scales, and the quality of the primary street frontage and/or the river. The following techniques may be used to meet this objective:

- a. Shifts in or stepping of the building mass;
- b. Variations in the height, length, and profile of the wall planes and roof forms;
- c. Projecting elements or recessed design elements; and
- d. Group elements to provide balanced facade composition.

4.1.3 Reduce the bulk of a tall single story building (over 15 feet in height) or a multi-story building to be on a vehicular and pedestrian scale, emphasize a “base” and a “top”.

- a. A distinctive “base” at the ground level that is weightier in appearance than the rest of the building, with heavier, larger, or darker building materials. In addition, “base” elements may include windows, awnings, canopies, bays, overhangs, or other architectural features.
- b. The “middle” of the building shall be made distinct by a change in material or color, windows, balconies, step-backs, and signage.
- c. The “top” of the building shall emphasize a distinct profile or outline with elements such as: A projecting parapet, cornice, upper level stepback, or creative roofline.

4.1.4 The mass of the pedestrian portion of the building shall be broken down to a human scale with a strongly marked primary entry at the “base”, and distinct architectural features at the ground level.

GUIDELINES

4.1.5 Developments are encouraged to create visual continuity by designing buildings to exhibit height and massing complementary to adjacent, conforming buildings.

4.1.6 High quality corporate or franchise prototype designs that relate to the mountain setting and complement surrounding buildings are encouraged.

GOAL 4.2: BUILDING FACADES AND ARCHITECTURAL ELEMENTS

Promote quality, iconic, and engaging designs that enhance the Town's appeal and identity. Encourage a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials.

STANDARDS

4.2.1. Regardless of the specific style, new buildings in the Gateway District shall:

- a. Provide large areas of glass at the ground level to display the goods and services offered inside;
- b. Provide distinct or unique architectural elements that contribute to a sense of place and arrival; and
- c. Articulate front facades to provide visual interest and reduce the impersonal appearance of commercial buildings.

4.2.2. Buildings shall be designed to provide interest and variety, and with elements scaled to the pedestrian. The following techniques shall be used to meet this objective, with consideration to preventing the shedding of snow onto pedestrian areas:

- a. Break up large building components with significant articulation of wall planes and roof lines;
- b. Create patterns, using window size and/or shape, that relate to interior functions;
- c. Emphasize building entries through projecting or recessed forms; and
- d. Provide distinct and strong architectural elements at the ground level to add emphasis to the pedestrian portion of the building.

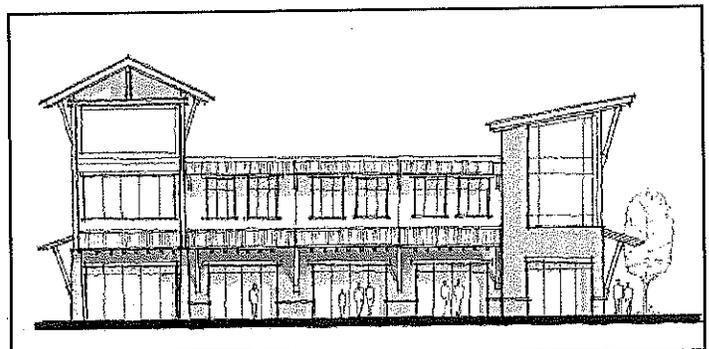


Figure 8

4.2.3. Provide human scale through change in plane, contrast and intricacy of form. Avoid large areas of undifferentiated or blank building facades, and long expanses of wall at a single height or in a single plane.

4.2.4. Buildings shall be designed with consistent and/or compatible details on all sides visible from public right-of-ways.

4.2.5. Each principal building on a site shall have clearly defined, highly visible, primary pedestrian entrance, featuring one of the following: Canopies or porticos, overhangs, recesses/projections, raised corniced parapets over the door, peaked roof forms, arches, or other unique architectural detail. Pedestrian entrances shall be architecturally distinguished from employee or service area entrances.

4.2.6. Building façades shall not exceed 75 feet in length along the same geometric plane, at which time there shall be wall plane projections or recesses having a depth of at least 2 feet for a distance of not less than 6 feet.

4.2.7. Each building façade shall have a repeating pattern that includes no less than three instances of either: color change, texture change, material change, or repeated expression of a structural, architectural feature.

4.2.8. Applicants are required to submit a three dimensional representation of a proposed development project within the Gateway District. Such representation may be an accurate three-dimensional model or a three dimensional computer simulation showing the proposed development.

GUIDELINES

4.2.9. Design elements that complement other buildings in the Gateway District, including angled braces and timbers, post and beam elements, covered porches, and port cochères are encouraged.

4.2.10. Creative approaches to signage and land-marking are encouraged in the Gateway District.

GOAL 4.3: BUILDING MATERIALS AND FINISHES

Building materials and finishes shall present an image of high quality and permanence.

STANDARDS

4.3.1. Buildings shall be designed in a manner and constructed of materials that are compatible, and complementary to the surrounding buildings in the Gateway District, and shall contain a combination of materials.

4.3.2. To break up large building forms and wall surfaces, buildings shall incorporate a variation or combination of materials, surface relief, and texture.

4.3.3. Predominant exterior building materials shall be high-quality durable materials that retain their appearance over time, and that can be economically maintained. Buildings shall be predominantly clad in Class I and Class II materials. Class III materials are prohibited in the Gateway District.

- Class I materials include timber, log and wood siding, clay fired brick, natural stone, masonry, cement stucco, and glass.
- Class II materials include architectural metal, fiber cement siding, concrete brick, manufactured stone, and integrally colored split face block.
- Class III materials include EIFS, smooth-face concrete block, tilt-up concrete panel systems, metal panel systems, and vinyl and aluminum siding.

4.3.4. Clear glass shall be used for windows. Tinted, colored or opaque glass may be approved on a case by case basis when shown by the applicant to be compatible with the purpose of the Gateway District Design Standards and Guidelines. The use of mirrored or reflective glass is prohibited.

4.3.5. Applicants are required to submit a sample board of materials, finishes and colors of all proposed exterior materials.

GUIDELINES

4.3.6. Changes in material should occur where the transition is accommodated through an architectural detail. As a general practice, changes in exterior materials should not occur at exterior corners, but should be wrapped around the corner to give the material depth and the appearance of a structural function.

4.3.7. Details such as sills and belt courses are suggested where material transitions occur across horizontal divisions.

4.3.8. Building materials and details used on the facade of the primary structure may be transitioned to a lesser degree of detail on service sides of the building.

GOAL 4.4: BUILDING COLORS

Exterior building colors shall be aesthetically pleasing and compatible with colors of nearby conforming structures.

STANDARDS

4.4.1. Color choices for all buildings shall be made within the range delineated by these Design Standards and Guidelines in relation to the Munsell color notation system. The Munsell Book of Color is available for reference at the Town of Silverthorne Community Development Department.

4.4.2. The Munsell color notation system is broken into three characteristics: hue (color), chroma (brightness), and value (shade). In the Town of Silverthorne, chroma is the only Munsell color characteristic that is regulated.

- a. The primary body colors of the building shall not exceed a chroma of four on the Munsell Color Chart.
- b. The trim accent colors of the building shall not exceed a chroma of six on the Munsell Color Chart. The term trim in this standard is interpreted to mean those elements of a building which frame, surround or join different building materials. The trim accent colors are limited to an area of no greater than 10% of the building façade.
- c. The roof color of the building shall not exceed a chroma of four on the Munsell Color Chart. Roof color shall be compatible and complementary to the surrounding buildings in the Gateway District.
- d. The use of black, white and neutral gray colors proposed for any portion of the exterior building features shall be reviewed on a case by case basis based on the appropriateness to the proposed building design.

4.4.3. All exterior metal elements of a building, such as flues, flashings, etc., shall be painted a flat color that is compatible with the exterior building color and shall not be exposed metal. Exterior metal elements on building roofs shall be painted a flat, dark color that is compatible with the roof color.

4.4.4. A color palette board shall be submitted and reviewed by the Community Development Department showing all proposed primary body, trim and accent colors and intensities for the exterior walls of the building.

GUIDELINES

4.4.5. Exterior building colors should be complementary to adjacent conforming buildings and the natural mountain surroundings. Colors should be those that copy the earth tones found in nature within and around Silverthorne.

4.4.6. Color should be used to enhance the architectural form of the building. The style, material, and detailing of the structure should be considered when selecting color schemes. Color should not be used to gain attention, and should be subordinate to the architecture of the structure.

4.4.7. The same or substantially similar colors used on the primary structure should be used on any accessory structures on the site.

GOAL 4.5: BUILDING ROOFS

Roof forms shall contribute to the overall image of high quality and permanence, and shall be used to screen roof top equipment.

STANDARDS

4.5.1. The character of buildings shall be enhanced with creative roof elements, and with consideration of the impact of the pitch, materials, size, and orientation of the roof form.

4.5.2. Where pitched roofs are utilized, appropriately oriented gables, dormers, and shed roof elements shall be used to break up large expanses of roof, and to add architectural interest.

4.5.3. Where flat roofs are utilized, they shall be screened with parapets and cornices, or with peaked, sloped, or arched façade elements.

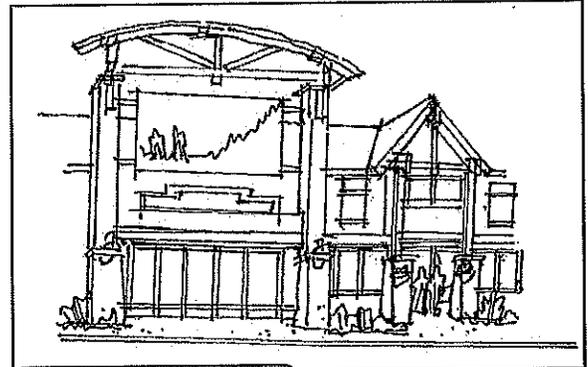


Figure 9

4.5.4. Roofs shall be designed in a manner in which they do not deposit snow onto required parking areas, sidewalks, refuse storage areas, stairways, decks, balconies, or entryways. Where snow guards are needed they shall be architecturally integrated into the roof design.

4.5.5. Visible roof surfaces shall be made of durable materials such as concrete tile, metal, other pre-finished architectural metals or architectural grade asphalt shingles.

4.5.6. Both highly visible and non-visible roof structures shall be a natural subdued color which is complementary to the architecture and its natural surroundings.

GUIDELINES

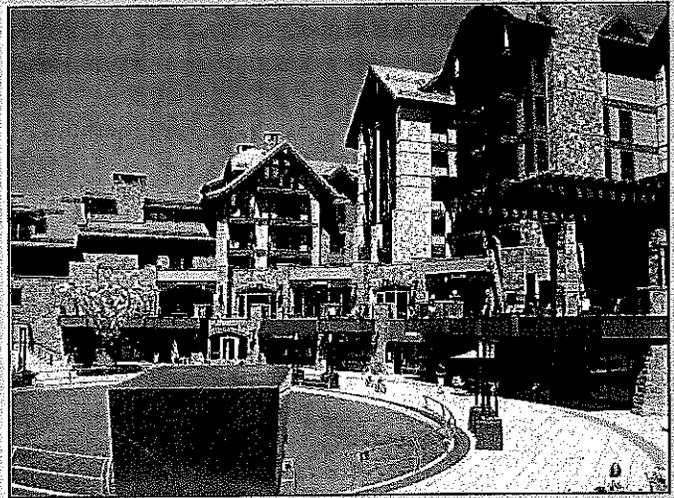
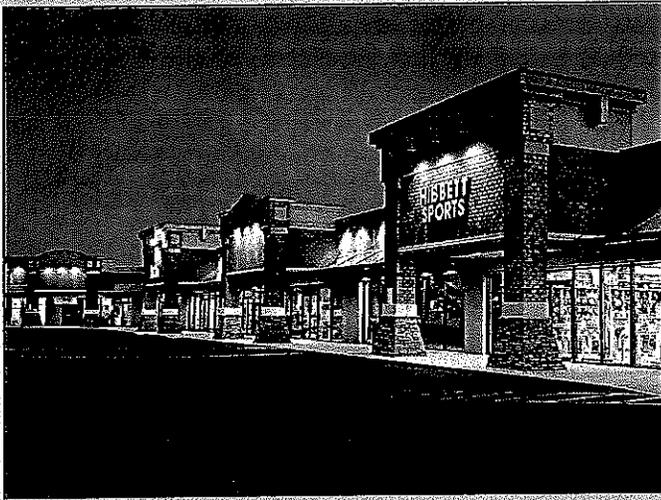
4.5.6. Roofs designed as attention-getting devices, elements that serve as signage, or as an identifiable corporate image are discouraged.

4.5.7. Membrane systems that are visible from the public right-of-way are discouraged.

4.5.8. Ridgelines and roof forms are encouraged to change in relationship to changes that occur in the wall planes.

4.5.9. Whenever possible, gutters and downspouts should be located in the least conspicuous location, such as in the rear or side facades of the building, and painted to match either the trim or primary color of the structure. Gutters and downspouts should not drain onto walkways or sidewalks.

Photo Examples of Desired Gateway Character *(for illustrative purposes only)*



Top Left: Shopping Center, Colorado
Bottom Left: Hotel, Boulder, Colorado
Top Right: Solaris Residences, Vail, Colorado
Bottom Right: Oz Architecture - Silverthorne Gateway

Town of Silverthorne
Town Council Agenda Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager *R.H.*
Mark Leidal, AICP, Assistant Town Manager *ML*
FROM: Lina Maria Lesmes, AICP, Senior Planner
DATE: April 2, 2015, for meeting of April 8, 2015
SUBJECT: Worksession discussion of The River's Side Edge Condominiums

SUMMARY: According to Section 4-1-22(e) of the Town Code, an applicant may request a worksession prior to submitting a formal application. The applicant is requesting a worksession with Town Council for input on the uses, architectural elements that may exceed the height limit, and parking for a proposed development project entitled 'River's Edge Condominiums', located at 421 Rainbow Drive. No formal approval or disapproval is granted at a worksession, and comments on a development proposal are nonbinding.

BACKGROUND: The applicant, Larry Feldman of 4th On 4th, Ltd, purchased the subject property on March 16, 2015. It is his intent to develop the property as a high-density residential project with a maximum of 32 condominiums. The site plan proposes 3 handicap spaces and 1 visitor space, required to meet the minimum parking standards for the project, in a shared parking area on 4th Street.

PREVIOUS COUNCIL ACTION: Town Council approved the Final PUD and Final Site Plan for Blue River Crossing on June 25, 2008. Blue River Crossing was a mixed-use development with commercial uses on the first floor, and 24 residential units. The Blue River Crossing project also involved shared parking on 4th Street, which was proposed to meet the parking requirements for the commercial portion of the project.

On October 27, 2010, Town Council approved Ordinance 2010-4 rezoning the property from PUD back to Riverfront Mixed Use. On January 25, 2012, Town Council continued a Preliminary Site Plan for River Trail Lodge for three months, to give the applicant time to work through the recommended conditions of approval. On April 26, 2012, the applicant withdrew the application.

DISCUSSION: The Comprehensive Plan and Chapter 4 of the Town Code provide guidance on the types of uses desired on the property, the permissible architectural elements that may exceed height maximums, and parking requirements for residential uses. The applicable policies and standards are detailed in the attached Staff Report.

PROPOSED MOTION: Worksession items do not require a motion.

ATTACHMENTS: Staff Report and exhibit

MANAGER'S COMMENTS:

Town of Silverthorne, Colorado
Town Council Worksession Staff Report

From: Lina Maria Lesmes, AICP, Senior Planner

Through: Mark Leidal, AICP, Assistant Town Manager *ML*

Date: April 2, 2015, for meeting of April 8, 2015

Subject: River's Edge Condominiums PUD/Site Plan

Owner/Applicant: Larry Feldman, 4th On 4th, Ltd.

Proposal: The applicant is requesting a worksession with Planning Commission to discuss the uses, architecture, and parking for a development on the corner of Rainbow Drive and 4th Street entitled "Rivers Edge Condominiums". *(Please see the attached exhibits for further information.)*

Legal Description: Lot 8R, Riverview Subdivision, Filing No. 2.

Address: 421 Rainbow Drive

Site Area: 1.287 acres or 56,062 square feet

Zone District: Riverfront Mixed Use Zone District

Design District: Town Core District

Site Conditions: Undeveloped land

Adjacent Uses: North: Riverside Lodge
South: Silverthorne Factory Stores, Phase 3
East: Rainbow Drive and Silverthorne Recreation Center
West: Blue River and the Town Pavilion

PURPOSE: According to Section 4-1-22(e) of the Town Code, an applicant may request a worksession with the Planning Commission and Town Council prior to submitting for a preliminary plan application. The intent of the worksession is to advise the applicant on issues related to specific Code requirements and Comprehensive Plan conformance. No formal approval or disapproval is granted at a worksession and comments on a development proposal are nonbinding.

On March 31, 2015, Planning Commission discussed the application at a worksession (see meeting minutes for details). The applicant is requesting advice from Town Council regarding the most suitable use, architectural elements that may exceed the

building height maximum, and the parking for a proposed residential development.

PREVIOUS COUNCIL ACTION: Town Council approved the Final PUD and Final Site Plan for Blue River Crossing on June 25, 2008. Blue River Crossing was a mixed-use development in a single structure that included 5,968 square feet of commercial space, 26,595 square feet of residential space (24 units), and 10,324 square feet of enclosed parking. The Blue River Crossing project also involved shared parking on 4th Street, which was proposed to meet the parking requirements for the commercial portion of the project. The project was never constructed.

On October 27, 2010, Town Council approved Ordinance 2010-4 rezoning the property from Mixed-Use PUD back to Riverfront Mixed Use Zone District. On January 25, 2012, Town Council voted to continue a Preliminary Site Plan for River Trail Lodge for three months, to give the applicant time to work through the recommended conditions of approval. The River Trail Lodge was proposed as a three-story, 46-room hotel, with 50 surface parking spaces accessed via Rainbow Drive. On April 26, 2012, the applicant withdrew the application.

BACKGROUND: The applicant, Larry Feldman, purchased the subject property on March 16, 2015. It is his intent to develop the property as a high-density residential project with a maximum of 32 condominiums. The site plan proposes 3 handicap spaces and 1 visitor space, required to meet the minimum parking standards for the project, in a shared parking area on 4th Street.

STAFF COMMENTS: Below is a summary of the applicable Comprehensive Plan policies, and the zoning and land use requirements related to use, architecture and building height, and parking.

Comprehensive Plan Analysis: Staff finds that the following Comprehensive Plan Policies provide guidance on the types of use, density, and architectural elements desired in the Town Core District and between Rainbow Drive and the Blue River.

LU 1.8 - Utilize incentives to encourage infill and redevelopment within Town limits that particularly demonstrates its ability to create economic vibrancy, reinforce Silverthorne's identity, and promote sustainability.

LU 2 TC. 1 - In the Town Core District, prioritize development that promotes pedestrian activity and provides a critical mass of diversified land uses, including a variety of retail shops, offices, hotels, entertainment, restaurants and outdoor cafes, transportation hubs, and other compatible uses that are harmonious with a walkable, urban-style, downtown experience.

LU 2 TC. 7 - Encourage high density residential and accommodations development in the properties east of the Blue River, within the Town Core District, including but not limited to hotels, condominiums/apartments, and townhomes, which support a

critical mass of people continually present within a walkable distance to restaurants, retail shops, offices, and entertainment areas.

- LU 3.1** - Focus highest density residential development within and radiating outward from Silverthorne's Town Core, transitioning to medium and lower density neighborhoods to the north and east, eventually promoting a buffer of the lowest density, largest lot residential areas abutting the private agricultural and public lands that surround the town.
- LU 3.2** - Promote enduring design, quality materials, and durable building techniques across all housing types, to preserve Silverthorne's community character and quality of life for all residents.
- LU 3.4** - Foster diversity and flexibility in housing types.
- LU 3.5** - Increase the availability of local resident housing by supporting opportunities, programs, and proposals that plan for and provide attainable housing.
- LU 3.6** - Explore home ownership opportunities and programs that target a variety of income levels, and that serve to meet the expected future demand for workforce housing. Maintain the inventory of rental properties that currently provide affordable housing to local residents.
- LU 5.11** - Ensure that development adjacent to the Blue River is accomplished in a manner that enhances the river corridor, protects water quality, and maintains pedestrian access and use.
- E 1.3** - Promote development along the Blue River that protects key features, provides pedestrian elements, and encourages investment in the Town Core District.

Staff finds that the Comprehensive Plan provides clear guidance on the types of uses desired between the Blue River and Rainbow Drive in the Town Core District. Specifically, 'high density residential' is called out as the type of residential development that may be appropriate east of the Blue River. The Comprehensive Plan also provides guidance on the type of architecture and exterior materials desired in the Town Core District. Lastly, the Comprehensive Plan states the need for diversity and flexibility of housing types, and the need for workforce attainable housing.

Riverfront Mixed Use Zoning Analysis: The subject property is zoned Riverfront Mixed Use, which permits a maximum of 25 dwelling units per acre. The requirements of the Riverfront Mixed Use Zone District generally described below. Full details on all the Riverfront Mixed Use Zoning requirements are specified in Section 4-4-1.

- (1) The Riverfront Mixed Use Zone District is intended to promote the Blue River as the central image of the Town. A combination of residential and commercial uses is required to attract visitors and residents to the riverfront.

- (2) Each site development should be attractive from both the river and the Town Right-of-Way. Access should be obvious to a pedestrian from either the street or the river. Both new residential and business uses should provide outdoor open space on the riverside.
- (3) The intent of the Riverfront Mixed Use District is to create a lively and vital pedestrian and village-like setting. Development on either side of the river shall provide a pedestrian pathway paralleling the Blue River and connecting with adjacent pedestrian paths.
- (4) The Town encourages high quality development in the Riverfront Mixed Use District which provides a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials. Building massing, form, length and proportions shall be designed to provide variety of visual interest while maintaining a human scale that is appropriate.

Development projects in the Riverfront Mixed Use Zone District are required to promote the Blue River as the central image of Town by providing, among others, a mix of residential and commercial uses, path connections along the river and the street edges, 'four-sided' architecture, at grade display windows, and 'double sided' entries. A purely residential development that does not meet the requirements of Section 4-4-1 would require the consideration of a PUD, Rezoning, or Variance request. Nonetheless, the density of 25 units per acre, permitted in the Riverfront Mixed Use Zone District, provides guidance in terms of residential density for the property.

Height Analysis: The maximum building height in the Town Core District is 45 feet for pitched roofs, and 35 feet for flat roofs. Section 4-2-1 provides the following definition of Building Height:

Building height means the vertical distance from the average (pre-development prior to excavating or filling) grade level at the four points of the structure which most nearly approximate geographic north, south, east, and west to the highest point of the roof surface.

In addition, Section 4-4-4(d), Maximum height of buildings states the following:

The height limitations of this chapter shall not apply to church spires, belfries, cupolas, penthouses or domes not used for human occupancy, to chimneys, ventilators, skylights, water tanks, silos, antennas, utility poles, and necessary mechanical appurtenances usually carried above the roof level. However, the height of antennas used for microwave receiving dishes and noncommercial purposes, such as ham radio, television or citizen bands, shall be no greater than the distance to the nearest property line.

The applicant would like feedback from Planning Commission and Town Council on whether architectural features of interest or towers would be permitted to exceed the height limit of 45 feet. All applicable standards of the Town Core District Design Standards and Guidelines are required to be met.

Parking Analysis: The applicant is proposing 24 two-bedroom units, which require 48 parking spaces; 6 three-bedroom units, which require 15 parking spaces; and 2 four-bedroom units which require 6 parking spaces, for a total of 69 parking spaces. In addition, he is required to provide 6 visitor parking spaces and 3 handicap parking spaces. The totals required are 75 parking spaces and 3 handicap spaces. Per the Town Code, all parking for residential uses must be provided on-site.

The applicant would like feedback from Planning Commission and Town Council on a 32-unit residential project, with 64 enclosed tandem parking spaces, and 10 surface parking spaces onsite. The remaining visitor space and handicap parking (4 spaces) would be located within a 14-space shared parking area on 4th Street. Since there currently is not enough space to accommodate 14 90-degree parking spaces on the north side of 4th Street, the applicant would be required to convey a portion of his property for the parking area.

STAFF RECOMMENDATION: Worksession items do not require a motion.

EXHIBITS:

Exhibit A: Project proposal

RIVER'S EDGE CONDOMINIUMS

32 Luxury Condominiums on the Blue River
421 Rainbow Drive
Silverthorne, Colorado

Silverthorne's downtown redevelopment vision is absolutely fantastic. It shows years of thought, planning and hard work by many- Town Manager, Planning Department, Public Works, EDAC, Planning Commission and Council. The recent announcement of the new theater adjacent to The Town Pavilion is a giant step forward toward the dream becoming a reality. All of this has convinced us, that after 35 years in the Frisco and the County, Silverthorne is the up and coming place to be. With our newly acquired **421 Rainbow Drive** property we are ready to jump on board and make a multi-million dollar commitment right now and be the first developer to start construction and get the momentum going. With this preliminary overview and sketch plan of our **River's Edge Condominiums** development we are officially beginning the application process to get on board and help kick start the Silverthorne Downtown Core Development with construction that with the Town's help will begin in the next few months. With your help we can make this happen.

We will be making application for 32 luxury condominiums (25 per acre under RFM Zoning on 1.287 acres) in a 3 story building and targeting construction to begin this fall. We are designing a building with both sides finished as fronts and no backside. We will use lots of brick and/or stone fascias, lots of glass and heavy timbers and lots of in and out relief to visually minimize the appearance of bulk and mass. We will basically stay under 45 feet but we would like to have some taller corners that will allow towers that create focuses of architectural interest. In some interior roof areas that will not be visible from the street we would like to have the option of flat roofs, hidden behind pitched roofs, to allow access for roof decks. Following the newly adopted comprehensive plan we are not planning any commercial space. Since the Code has not been changed to catch up with the Comp Plan we will need to do a PUD to avoid the inclusion of commercial space which has proven unsuccessful in this area. It is important to our application that Staff, Planning Commission and Council agree with this and will support this per the new Comp Plan.

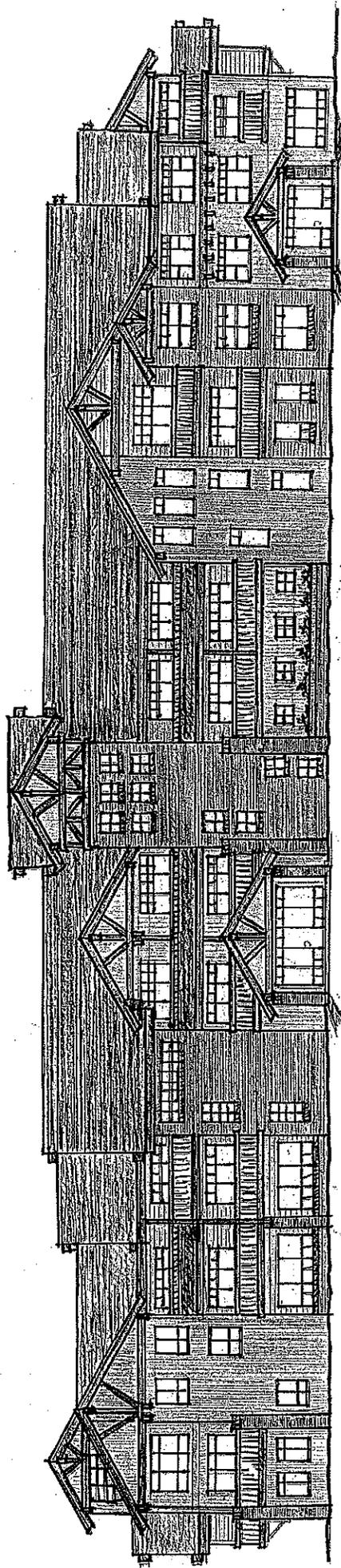
The mix of 24 two-bedroom units, 6 three-bedroom units and 2 four-bedroom units will require 69 parking spaces that will be satisfied by 32 enclosed 2-car garages for 64 of these spaces. Each of the 32 units has its own private 2-car garage. All of these spaces will be totally concealed in heated private garages within a larger garage. The 5 additional owner spaces for the larger units and 6 visitor parking spaces, not within enclosed garages, will be accommodated by 10 on site surface spaces hidden by a barrier of tall trees. 1 visitor parking space and 4 handicap spaces will be surface parking within a 14 shared spaces to be created on 4th Street-partly on Town ROW and partly on our land.

All setbacks will be observed per Code. We are working with Public Works to create new easements and move existing water and sewer lines that were buried under the original Rainbow Drive. As has been our custom in Frisco for more than 30-years we will far exceed any landscaping required by the Silverthorne Code and add water-features and art work that are not required by the Code.

We are very excited by this project and the first class new owners that we will be bringing to Silverthorne that will be able to walk to and patronize the nearby merchants. We are already thinking ahead about additional projects within the Downtown Core Area that will be stimulated by our construction.

A few questions we have are:

1. Will the approval process apply the Comp Plan policy of eliminating the requirement for commercial space our proposal which is zoned RFM?
2. Will architectural features of interest allow a few towers that exceed the 45 foot maximum height limit?
3. 79 of 83 required spaces would be entirely on site and 4 are proposed as a part of shared 4th Street parking. Will 4 offsite parking spaces in 14 newly created 4th Street parking spaces be allowed to count toward the required 83 spaces for the development?



SCALE 1/8" = 1'-0"
0 5 10 25

SILVERTHORNE

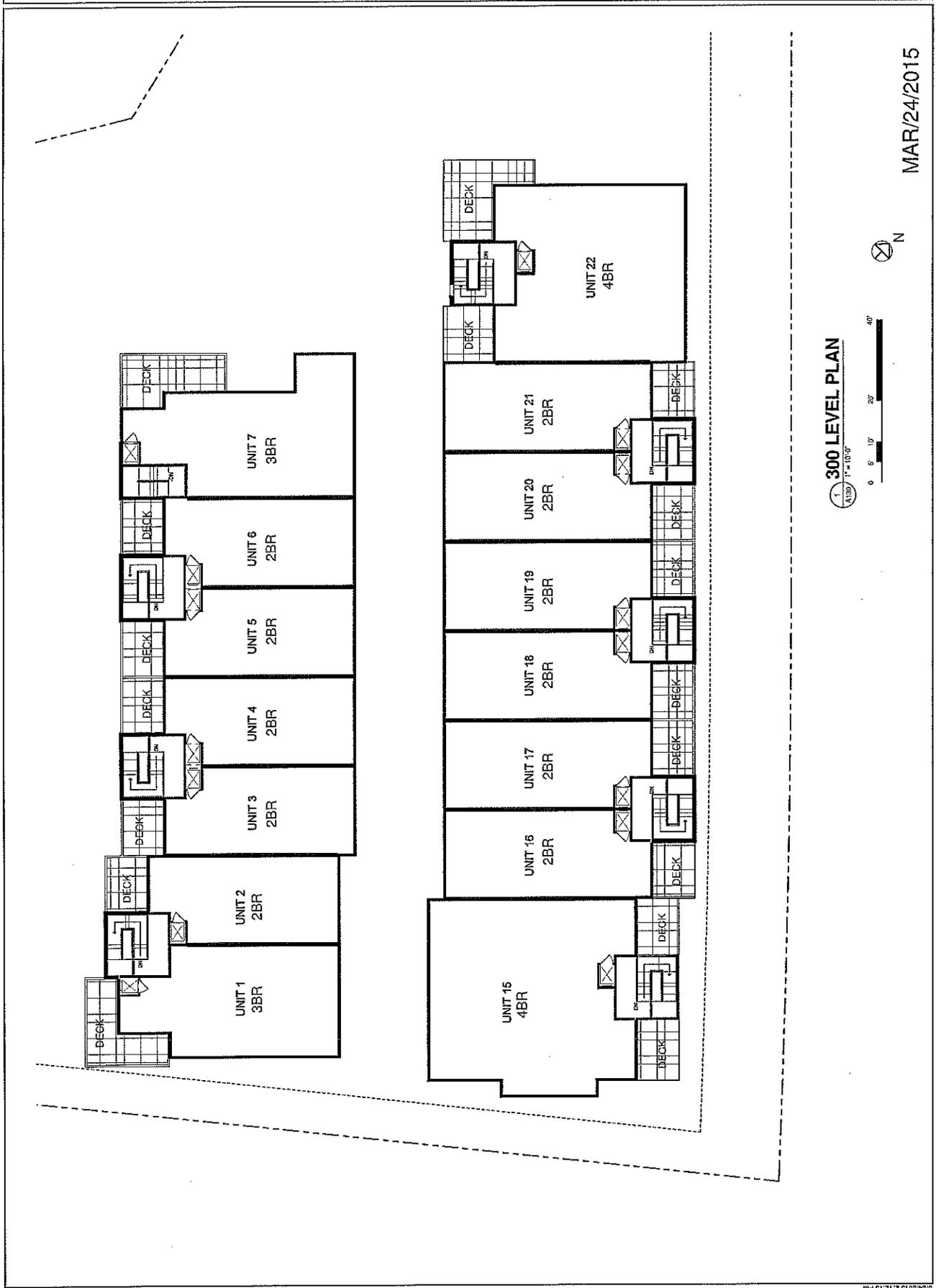
RIVERS EDGE CONDOS

MARCH 20/18

RIVER'S EDGE CONDOMINIUMS
SILVERTHORNE COLORADO

ERIC SMITH ASSOCIATES, P.C.
1915 SCENIC BLVD
DENVER, CO 80202
(303) 440-8800 (TOLL FREE) 800-541-5555 FAX

Plan Number: 15007
 Date: 03/24/2015
 Drawn By: A/John
 Checked By: Checker
 Project Name: 300 LEVEL FLOOR PLAN
 Sheet Number: **A130**



300 LEVEL PLAN
 1/32" = 1'-0"
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MAR/24/2015

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DRAFT

**TOWN OF SILVERTHORNE
PLANNING COMMISSION MEETING MINUTES
MARCH 31, 2015 – 6:00 P.M.**

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m., on March 31, 2015, in the Council Chambers of the Silverthorne Town Hall, 601 Center Circle, Silverthorne, Colorado.

2. ROLL CALL – Commissioners present and answering Roll Call were: Robert Kieber, Tom McDonald, JoAnne Nadalin, Donna Pacetti, and Tanya Shattuck. Brian Wray and Stan Katz were absent. Staff attending tonight’s meeting included: Matt Gennett, Planning Manager, Lina Lesmes, Senior Planner, Zach Margolis and Melody Hillis, Administrative Assistant.

3. CONSENT CALENDAR – Tanya Shattuck made a motion to approve the March 3, 2015, Planning Commission minutes. Tom McDonald seconded. The motion was approved by a vote of five to zero (5-0). Stan Katz and Brian Wray were absent.

4. CITIZEN’S COMMENTS:

5. PUBLIC HEARING:

A. Gould Conditional Use Permit – PULLED BY APPLICANT

6. WORKSESSION ITEMS:

A. PUD and Site Plan – River’s Edge Condominiums, Riverview Subdivision, Filing No. 2, Lot 8R, 421 Rainbow Dr.

Lina Lesmes, Senior Planner, presented the project. The Applicant Larry Feldman, Condos Off Main, Ltd., is presenting information to Planning Commission for feedback and comment on a future project proposal.

APPLICANT COMMENTS:

Larry Feldman - Applicant for River’s Edge Condominiums. Thanked the Planning Commission for the opportunity to meet this evening. Presented detailed background information on his past projects, and the possible proposed project. Density is 25 units per acre under the River Front Mixed Use (RFM) zoning. Explained the items that will make it a unique project and the proposed layout. Would like construction to begin this fall. Believes that this project will go straight under the RFM zoning. Thinking of adding a small commercial space and by doing so believe that the RFM zoning will be met, gets the project out of a PUD. Would not need to be in any event over 45 feet. Wants to become a part of Silverthorne especially with the announcement of the performing arts center and wants to be a quality projects in Silverthorne. Discussed the parking spaces in detail. Discussed the landscaping requirements.

COMMISSIONER COMMENTS:

- Tanya Shattuck - Asked about the 90 degree parking spaces.
Lina Lesmes - Explained the calculations for the 90 degree parking spaces.
Tom McDonald - How does the affect the Old Navy building?
Lina Lesmes - The Factory Stores, where Old Navy was located is further south.
Robert Kieber - Since this is possibly a PUD, would that supersede the Comprehensive Plan?

Lina Lesmes - The applicant hasn't fully decided what type of zoning guidelines will be proposed for the project
Tom McDonald - The view on the screen, is that the river side only?
Larry Feldman - Rainbow Drive side, it will be four sided architecture.
Tom McDonald - The garages are on the first level?
Larry Feldman - They won't be visible.
Tom McDonald - At the end of the garage is there room, is that where the windows are going to the garage?

Larry Feldman - Explained the area where the windows in the garage will be located. Explained the parking space calculations, and the possible shared parking with the Town.

Robert Kieber - This is similar to Boulevard Bend project in Frisco and the parking and garages situations with the tandem parking.
Larry Feldman - Explained the details of the Boulevard Bend project, the garages, the windows and the landscaping. Have learned several lessons from the project since it was one of the first I've done.

Robert Kieber - Been in units in Boulevard Bend, and seeing a similar design.
Larry Feldman - It is a similar design, the exterior of this building will be different. But the feature of a garage within a garage is unique.

Donna Pacetti - Don't understand the parking space calculations.
Larry Feldman - Spoke to the parking calculations, will get it right, still at sketch plan. Can find a few more spaces.

Donna Pacetti - Questions the 4th street parking and using some of the Town's parking spaces.
Larry Feldman - Further explained expanding the parking.
Donna Pacetti - Questioned the size of the handicapped spaces, do they need to be larger?

Larry Feldman - Explained the size requirements for handicapped parking.
Donna Pacetti - Two handicapped spaces at each end?
Larry Feldman - Yes, feel those are located in a good spot for handicapped parking.
JoAnne Nadalin - Height of building is roughly 45 feet up to 50 to 52, is that higher than the surrounding trees?

Jim Junge - Architect for the Applicant, gave his background. Has done a lot of design in the mountains. Explained the planned architecture and features of the proposed project. The trees will be blocked by the view of the roof, but when on bike path won't be able to see the building.

JoAnne Nadalin - Doesn't want people on the bike path to feel like they're in a tunnel.
Jim Junge - No. Because we will request to relocate major utilities that go diagonally through the property. Spoke again about architecture and landscaping, trees will be on both sides of the bike path. Addressed the garage parking and the offsets of the building.

Tanya Shattuck - Will there be landscaping on the river side of the building?
Larry Feldman - Yes. Explained how relocating the utilities would benefit the amount of landscaping. Shield the building from the bike path with a landscaped berm.

Tanya Shattuck - Other features in the back?
Larry Feldman - May make some type of art statement that incorporates with the Blue River.

- Robert Kieber - Have seen three proposals for this property. Like the product. Commercial space, think it's a waste of space and money to put in commercial. Against it before, still against it. Residential is better. Being residential and being on the river. Would not like to see the architectural features much higher 45 feet. Big concern over parking, additional spots on 4th Street. The Town will now have a Theatre, important parking spot that will be heavily utilized. No overnight parking in the lot. Maybe three of these units will be permanent residents. Weekend or rental units, investments properties, not going to use the garages if they are weekend skiers. When the theatre is built the parking will need to be available for the Town. Understand the design; don't think that cutting down on the parking the project is good for the Town.
- Larry Feldman - Explained the different ways that the parking situation could be resolved. Can make it so that there is no parking on Town land. Thinks that the garages will be utilized.
- Robert Kieber - Agree to disagree, looking at it from the Town's point of view, feels that the parking will be needed for the new Theatre and well as the events at the Pavilion and the unknowns of what will happen at the Outlet stores next door. Would put a restriction on those particular parking spaces that there be no overnight parking.
- JoAnne Nadalin - Agree about the events. The parking could have a time limit, except maybe for the handicapped spots. There could be a way to make it shared parking.
- Larry Feldman - Maybe that's an enforcement issue. There is a lot of parking, you could drive over there tonight and it isn't being used. The weekends that there would be full occupancy are amazingly small.
- Robert Kieber - If the parking is my largest suggestion, you think Frisco is difficult, this is pretty easy.
- Jim Junge - A good compliment of the Planner and the architect for these buildings. The tendencies for other owners, in other projects to avoid using their garages agree with that, because they are detached from the unit. Once an owner, not a visitor, understands how these garages work, we feel they will be utilized. Addressed the possibility of the commercial component.
- Larry Feldman - The drive isle proposed is 26 feet wide, Town Code is 24 feet wide.
- Jim Junge - Talked about the drive isles, the garages, and the architecture. We are listening, and continue to improve the project as we get feedback.
- Robert Kieber - No problem with architecture, problem with parking, colors and materials will come together, still needs a little bit of tweaking.
- Larry Feldman - Will work on making it better before we come back for the preliminary hearing.

6. OTHER ITEMS:

Matt Gennett updated the Planning Commission on the following projects:
Way to Grow may go be the Planning Commission on April 15th, and will be presented by Lina if so. It is located at 265 Brian Avenue. Breckenridge Commercial Laundry is scheduled for review on April 15th.

Tanya Shattuck asked if Which Wich, Rocky Mountain Chocolate Factory and Chipolte are being kicked out, that is the word on the street. Matt Gennett responded that no, they are not leaving.

Donna Pacetti asked if there was an Army Navy Store going in the Town Center, what about Italian Restaurant? Matt Gennett the owner of the Army Navy Store has applied

for a business license. The Italian Restaurant will not be happening. The Town Center does have parking issue to start with and Staff is looking at that. Lina Lesmes informed that Planning Commission that Staff is updating the Transportation Master Plan and that there will be the possibility of on street parking on Rainbow Drive in the future.

Robert Kieber asked if Cut Throat Anglers signs for parking at the Town Center are illegal. Matt Gennett responded that Staff will look into that.

JoAnne Nadalin asked if a code enforcement person had been hired yet. Matt Gennett stated that yes a person has been hired and is starting at the beginning of June.

7. ADJOURNMENT:

TOM MCDONALD MADE A MOTION TO ADJOURN AT 7:30 P.M.

JOANNE NADALIN SECONDED.

MOTION PASSES BY A VOTE OF FIVE TO ZERO (5-0). STAN KATZ AND BRIAN WRAY WERE ABSENT

Submitted for approval by:

Approved this of 14th day of April, 2015.

Melody Hillis,
Planning Commission Secretary

Robert Kieber, Chairman

These minutes are only a summary of the proceedings of the meeting. They are not intended to be comprehensive or to include each statement, person speaking or to portray with complete accuracy. The most accurate maintained in the office of the Planning Commission Secretary.

MINUTES OF SPORT COMMITTEE
March 19, 2015

I. PROCEDURES

1. Attendance: Russ Camp, Frank Gutmann, Don Hansen, Don Langmuir, Marilyn Raymond, Marty Richardson, Kathy Swanson, John Taylor, Pat Taylor
2. Staff: Joanne Cook, Liz Hodson, Susan Lee
Absent: Tom Doplick, Bob Mayerle, Mary Kay Rachwalski,
Guests:
3. Don Hansen opened the meeting at 6:02 p.m. in the Schmidt Room at Town Hall.
4. Previous minutes: Motion to approve by Kathy Swanson, second by Russ Camp.

II: PRESENTATIONS

- 1.

III: PLANNING DEVELOPMENT PROJECTS

1. Breckenridge Commercial Laundry Site Plan Modification
-Located in the business park at 330 Warren Ave, south of UPS. They plan to add on to existing structure.
2. Angry James Brewery
-This will be located in the future "town core" area on Adams Ave between Twin Seasons and Wagner Rents. The Committee encouraged putting in a sidewalk on their property as this is a more pedestrian area.
3. Dan G. will be meeting with the Colorado Water Conservation Board to discuss/revise the flood plain line which will then be presented to FEMA for review.

IV: OLD BUSINESS

1. River's Edge Plaza signs
-Susan received an estimate of \$20,000 for signage. She asked for a rebid with modifications and it was dropped to \$11,300. The Committee agreed to move forward.
2. USFS trails website update (Don L.)
-Don met with and received a proposal from KL Creative Design for help with the Town website relating to the new Silverthorne trails page. A motion was made to commit to \$575 for design. All in favor. Joanne will get with the IT Department regarding website policy and get back with Don L.
3. Osprey Days update (Bob and Don H.)
-Platform has been ordered, there will 4 live birds (Red tail Hawk, Falcon, Goshawk, and Owl) as well as 2 stuffed Osprey on display. Bob and Don met with Nancy to finalize the pin design and order. Bob and Don confirmed with Lowe's that they will be available for a bird house building project.

V: NEW BUSINESS:

1. 2015 Goals Reports
Trent Park Expansion, Angler Mountain Open Space (*Multi-Park Master Plan for Arctic Placer Park, Trent Park and Angler Open Space*)
1) Point Person – Pat Taylor (*Marty, John and Kathy added*)

2) Action Items & Timeline

- RFP released 3/25/15
- Interview top firms 4/29/15
- Award Bid 5/13/15
- Adoption and approvals 9/23/15 *changed from 1/10/15*

Willow Grove

1) Point Person – Mary Kay (Kathy, Pat and Susan added)

2) Action Items & Timeline

- Meet on site to review site furnishings, games, signage and identify needs 05/15/15 Time to be determined
- Implement necessary improvements 09/15/15

Angler Mountain – conduct ecological inventory, Willow Grove – conduct ecological inventory (*Open Space Inventory*)

1) Point Person – Pat and Marty (*John, Marilyn, and Don L. added*)

2) Action Items & Timeline

- Create template for inventories 05/15/15
- Conduct Site Visits 06/30/15
- Complete inventory document 09/15/15
- Don L. will work towards creating signage with geology information

Blue River Trail Public Access – engage County to ensure a cohesive experience for BRT users in terms of signage, mapping and way finding

The group was wondering if this could be combined with the USFS goal for improving signage to all trailheads. No one volunteered to head this up. This goal may need some further work.

OTHER:

Susan Lee and John T met with the Wildfire Council and they will again offer 2 cycles of chipping. One will begin June 28 and run for 7 weeks. There will be 2 zones covered; Farmers Corner North, then Farmer's Corner South. The 2nd cycle will happen in October. The Committee suggested to combine this Make a Difference Day to possibly avoid paying the chipping cost.

Motion to adjourn 7:25 pm by Russ Camp, second by Pat Taylor

Next Meeting: April 16, 2015 - 6:00 p.m.