

**SILVERTHORNE TOWN COUNCIL MEETING  
AGENDA FOR APRIL 22, 2015- 6:00 PM**



- I. CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA**
- II. PLEDGE OF ALLEGIANCE**
- III. STAFF COMMENTS ..... 1**
- IV. COUNCIL COMMENTS**
- V. CITIZENS' COMMENTS\***
- VI. CONSENT CALENDAR**
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- VII. PUBLIC PRESENTATIONS\***
- VIII. BOARD OF ADJUSTMENT**
- IX. LIQUOR BOARD**
- X. PUBLIC HEARINGS**
  - 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, 2<sup>nd</sup> Reading ..... 13
- XI. ACTION ITEMS**
  - A. Ordinance 2015-04; a 2015 Appropriation Ordinance, 1<sup>st</sup> Reading ..... 17
  - B. Site Plan Modification – Breckenridge Commercial Laundry, 330 Warren Avenue, Lot 9, Silverthorne Heights Subdivision ..... 39
  - C. Preliminary Site Plan – Angry James Brewery, 421 Adams Avenue, Lots 3 & 4, Block H, Silverthorne Colorado Subdivision ..... 73
  - D. Resolution 2015-07; a Resolution Approving a 3 month extension to the existing US Forest Service Standstill Lease Agreement ..... 119
- XII. DISCUSISON ITEMS**
- XIII. EXECUTIVE SESSION**

Executive Session pursuant to Charter section 4.13 (c) and CRS 24-6-402 (4)(b)(e) to receive legal advice on specific legal questions; and to determine positions, develop a strategy and instruct negotiators, regarding South Maryland Creek Ranch and the US Forest Service Building Lease.
- XIV. INFORMATIONAL**
  - A. Planning Commission Meeting Minutes, April 14, 2015..... 127
  - B. February 2015 Sales Tax Review ..... 135
- XV. ADJOURNMENT**

\* 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: APRIL 21, 2015 – 6:00 P.M.**  
**TOPIC: GENERAL UPDATES/AGENDA REVIEW**

**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.*

MAY 12                      TOWN CORE STREET DESIGNS

MAY 26                      2014 FINANCIALS

JUNE 9                      OPEN

JUNE 23                    OPEN

JULY 8                      OPEN

**FUTURE WORK SESSION DISCUSSION ITEMS:**



# May 2015

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

# 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				

# July 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
5	6	7	8	9	10	11
		Work Session	Council Meeting		Payroll	
12	13	14	15	16	17	18
		Trail to Trail Walk & Hike	Court			
		Planning Commission		SPORT Meeting		
19	20	21	22	23	24	25
		Girl Power—Pavilion				
		Work Session	Council Meeting		Payroll	
26	27	28	29	30	31	
		Yoga Basics—Pavilion				

Rec Center Closed—Independence Day

TOS Holiday for Independence Day

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 16, 2015 for Meeting of April 22, 2015  
**SUBJECT:** Staff Comments

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Attached please find the Staff Comments and Updates for the April 22, 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 16, 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 audited 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 16<sup>th</sup>. 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 18<sup>th</sup>.

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 reviewed 2014 for any items that need to be carry forward to 2015's budget. We've prepared a 2015 appropriation ordinance that is being brought to Council to coming Council meeting.

**Lease/Purchase RFP** – The Town will soon be going to bid for lease /purchase financing on the recently bought and delivered Sweeper.

**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 20<sup>th</sup>.

**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](http://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](http://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.

**Town Hall Painting** – The Town Hall interior painting is being completed this week! Many offices have been cleaned and we've filled up so many recycling containers that we've had to call Waste Management to pick-up an extra load! We love the new colors and the freshness its brought to Town Hall!

### **Public Safety – April 16, 2015**

**Incidents** – On 04-04-15 Officer Siderfin and his Training Officer, FTO Watson, were doing a business check at a local convenience store. While walking towards the store Officer Siderfin heard a loud crashing noise coming from the area of Highway 9. Being the well-trained officer he is, he turned to look and saw a large plume of dust with a mangled vehicle slowly emerging from the highway dividing area. The vehicle had no tires left, but was still trying to drive forward. Officer Siderfin thought this might be a good contact and stopped the vehicle on Highway 9 at Rainbow Drive. The driver appeared to be under the influence, which was later verified by his blood alcohol level. The driver was arrested and charged with multiple crimes, including driving under the influence.

On 04-10-15 Officer Fliszar responded to a disturbance at a local convenience store. When she arrived she found a homeless person who was refusing to leave the premises and was demanding a sleeping bag be issued to him. Despite all of Officer Fliszar's attempts to get the man to leave the premises peacefully, the man refused. This left Officer Fliszar with no choice but to take the man into custody for trespassing since he would not leave at the employee's, or Officer Fliszar's, request. With the cold weather, and larger than normal amount of homeless people in the area, this scenario has become common where the person wants to be taken to jail and will commit a petty crime in order to have a warm place to sleep.

On 04-14-15 several officers responded to a gas station for a man who was reportedly robbing the store. When officers arrived they found the man had threatened the staff with violence, said he had a gun, and stole some cigarettes from behind the counter. The interesting thing was the man had then called the police on himself and met responding officers in the parking lot. The man was taken into custody for armed robbery and was charged with multiple felony counts.

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

**Feedback from the community** – A citizen, who was the passenger in a traffic stop, came in to make a complaint against Officer Coker. After a thorough investigation facts came to light which supported Officer Coker's version of events thusly clearing him of any wrong doing. The complaint arose from a misconception of police tactics and Sergeant Siebel spent a great deal of time talking to the complainant and explaining officer safety. The complainant left feeling "100% satisfied."

**Department Training** – Several officers completed training for certification on the intoxilyzer, which will allow them to operate the instrument according to state mandates. Detective Barger and Officer Baldwin assisted the Colorado Department of Health and Environment in teaching this class. Officer Futro attended an accident investigation course. This course gave him the tools to be able to reconstruct basic accident scenes and gives him more credibility while testifying in court.

**Staffing** – The department is down one officer and one sergeant. No time frame, as of yet, for filling either 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 16, 2015**

**Streets** – We continue lots of spring cleanup, both on our streets, sidewalks, paths and green spaces. Rainbow Park field was thatched this week. Other green areas will follow as weather conditions permit.

**Parks** – We have hired 6 summer seasonal employees who will come on board over the next few weeks as weather conditions permit.

**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. The pool pump and filtration room upgrades are out to bid, with the bid opening today. 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 6<sup>th</sup> Street.

**Public Works Strategic Plan** – This project has been awarded to SGM out of Glenwood. Thanks to Peggy and Ann Marie for participating in the interviews. Work will begin soon and we will be meeting with Council at your first meeting in May to seek your input too.

**Lake Dillon Theater Company:** Five proposals were received and we will be interviewing all 5 Design/Build teams on April 22<sup>nd</sup>.

**Clinton Ditch and Reservoir Company** – I attended the quarterly Board meeting this morning.

**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 16, 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.

**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 Riverfront 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 hired Greg Roy as the Planner I/Community Service Officer. Greg will start on June 3.

**Lake Dillon Theatre Company (LDTC)** – The design concepts for the LDTC have been finalized. Interviews for the RFP for design/build services have been scheduled for April 22.

**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 received and interviews are scheduled for April 29.

**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 16, 2015**

**Recreation Center** – The Request for Proposals (RFP) for the Arts and Culture Strategic Plan has been distributed. At the time of this report, over thirty firms have requested a full copy of the RFP. Proposals are due on April 24 and interviews with the top firms will be held on May 6.

The New Weigh employee fitness challenge is more than halfway complete, with participants challenging themselves to make healthier food choices and exercise regularly. It is week five now, with three weeks remaining.

Girl Scout Day was another success this year with approximately forty five scouts participating. Stations were arranged so scouts could learn to administer first aid, build a first aid packet to take home, and learn about river, boat, and ice safety. The program takes three hours.

Bids for the pool pump room project are due on April 16. Ohlson Lavoie Collaborative, the consultant that is assisting with the bid process for both this project and the PoolPak project, hosted an optional walk through with potential contractors. Electrical, mechanical, and pool contractors attended to learn more about the project. Several additional companies requested walk-throughs in the following weeks. Staff hopes these smaller companies partner for successful bids. Staff is expecting to receive at least two or three complete bids that are a combination of all the contractors. In order to reach out to all potential bidders, Paul Kulik, Aquatics Coordinator, has contacted pools and recreation centers from Fraser to Grand Junction, and used other contact lists through Colorado Parks and Recreation Association to be sure that professionals in the aquatics business are aware of the project.

Renee Rogers, Fitness Coordinator, has offered one complimentary private “Fitness for Hire” opportunity to each business that is currently participating in our Corporate Membership program. The first business has responded to the offer, NWWCOG.

Also in the name of fitness and through a partnership with Summit Middle School, Renee has led middle school students through six fitness classes over the past few weeks. In lieu of their regular physical education class, Renee has been a special guest instructor and

used the opportunity to share fitness knowledge with students while promoting the Recreation Center Summer 2bfit youth class and general offerings that are targeted at this age group. In addition to her work at the middle school, Renee will also be leading a fitness demo for Silverthorne Elementary School this Friday, April 17 as part of the Kid's Night Out event.

The Recreation Center will have a booth at the 9News health fair on Saturday, April 18. Staff will be on hand to promote the wide range of services and programs that are offered through the Recreation Center and Pavilion.

On April 25, the Summit High School After Prom will be held at the Recreation Center. The program schedule begins late, with decoration and set up beginning at 9:00 p.m. The program schedule this year includes casino games, a pool party, a DJ, henna tattoos, a palm reader, a photo booth and The Unsung Band (comprised of high school student musicians) playing in the gym. Other entertainment includes a series of Minute to Win It games, a hypnotist, and a raffle drawing. Festivities end at 4:00 a.m. with cleanup complete by 7:00 a.m. The Recreation Center opens to the public at 8:00 a.m. Sunday morning. This is a granted use by Town Council.

This spring wraps up another busy season of sports in the Recreation Center gymnasium. Mindy Nicholds, Sports and Athletics Coordinator, does a great job strategically scheduling programs throughout each day so that all ages and abilities are served. Some popular morning programs include toddler tumbling, tot soccer, adult pickup basketball, and Pickleball. Afterschool activities for youth include basketball, floor hockey, flag football, volleyball, three levels of gymnastics, and team gymnastics. Evenings after 6:00 p.m. serve adults with drop-in volleyball, basketball and soccer, as well as two nights of adult volleyball leagues. All told, this January-May the Recreation Center held over 440 hours of programs in the gym, 360 hours of organized adult drop-in sports and 150 hours of league play. What a great way to get some exercise and enjoy your favorite sports. The gym is a very well-used amenity that keeps people asking for more!

Donated 5-punch pass to Bristlecone Foundation. The value of the 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.

**Pavilion** – Pavilion staff is working with Colleen Carlson, from Elan Life Spa and also an EDAC member, as well as Kevin Abernathy from Tents and Events and Anthony Benz from the Outlets at Silverthorne, to produce a wedding expo event that highlights various vendors within Silverthorne. This event will take place on Sunday, October 25, 2015, and will be hosted at various locations around town, including the Silverthorne Pavilion, Elan Life Spa, Tents and Events, Quality Inn, Hampton Inn (if they are open) as well as the Outlets. The day will include educational sessions, meeting vendors, a fashion show, food and much more!

Pavilion staff is working with the Recreation and Culture and Public Works Directors to create a plan that will be distributed to brides/renters who currently have weddings/events booked at the Pavilion during the Summer of 2016. This is the time frame that the theatre will be constructed, so the intention is to give our customers as much information as possible about the project, including some alternative options for photo and ceremony locations. We are optimistic that the construction of the theatre will be a minimal impact to brides and grooms and that the number of events will hold steady through Summer 2016. The goal is to have a detailed email out to brides by May 1.

The Silverthorne Pavilion will host the monthly Country Western Dance this Friday, April 17. This fun event includes an hour of guided instruction by Mike "Tex" DeGarie from 7:00 p.m. to 8:00 p.m. followed by open dancing from 8:00 p.m. to 11:00 p.m. Admission is \$5 at the door and guests are welcome to bring in snacks for the event. A cash bar is available.

**Upcoming Pavilion Events:**

Apr 16	Yoga
Apr 17	Country Western Dance
Apr 18	Wedding
Apr 20	Climax Mine Job Fair
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
May 3	Alloway Memorial
May 5	Yoga
May 5	Blue River Watershed Group Meeting
May 6	Art Strategic Planning Interviews
May 6	Zumba
May 7	Wedding
May 8	Wedding
May 9	Wedding
May 11	Dancing and Delectables

Town of Silverthorne  
Council Agenda Memorandum

**TO:** Town Council  
**THRU:** Ryan Hyland, Town Manager *RH*  
**FROM:** Michele Miller, MMC, Town Clerk *mm*  
**DATE:** April 16, 2015  
**SUBJECT:** Town Council Meeting Minutes from April 8, 2015

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**SUMMARY:** Staff asks the Town Council to approve the Town Council Meeting minutes from April 8, 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:**

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**SILVERTHORNE TOWN COUNCIL**  
**Meeting Minutes**  
**Wednesday, April 8, 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, Acting Chief Tim Osborne, Administrative Services Director Donna Braun, Recreation Director Joanne Cook, Public Works Director Bill Linfield, Planner II Lina Lesmes, Town Attorney Matt Mire and Town Clerk Michele Miller.

The Pledge of Allegiance was recited by those present.

**STAFF COMMENTS:**

Cook reported on Spring Break at the Recreation Center. Summer class registration started April 2, and the Schools Out Pass sales are starting.  
Long asked about the Safe Summer Kickoff.  
Osborn stated it starts June 6, 2015.

**COUNCIL COMMENTS:**

None.

**CITIZEN COMMENTS:**

None.

**CONSENT CALENDAR:**

**RICHARDSON TO APPROVE THE CONSENT CALENDAR INCLUDING THE MINUTES FROM MARCH 25, 2015. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.**

**PUBLIC HEARINGS:**

**A. Ordinance 2015-03, an Ordinance Amending Chapter 4, Article VI, Section 4-6-2-(h) Concerning the Design Districts, 2<sup>nd</sup> Reading**

Lina Lesmes, Senior Planner, presented Ordinance 2015-03 to Council for their consideration. The Ordinance 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. Lesmes reviewed her staff report and recommended approval.

Butler stated it has been a month since Council has seen the ordinance but we have been waiting on graphics and illustrations. He asked about possible cross referencing. He thanked Lesmes for her work on the project.

Public hearing opened, no comment, public hearing closed.

Sandquist stated lots of time spent has been spent on this project and she is excited to see it implemented.

**CAMP MOVED TO APPROVE ORDINANCE 2015-03, AN ORDINANCE AMENDING CHAPTER 4, ARTICLE VI, SECTION 4-6-2(h), DESIGN DISTRICTS, TO AMEND AND**

April 8, 2015

**UPDATE THE GATEWAY DISTRICT DESIGN STANDARDS AND GUIDELINES AND ADOPT THEM AS REGULATION, ON SECOND READING. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.**

**WORK SESSION**

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

According to Section 4-1-22(e) of the Town Code, an applicant may request a work session with the Planning Commission and Town Council prior to submitting for a preliminary plan application. The applicant Larry Feldman and Town Council discussed the property’s most suitable use, architectural elements, and parking for the proposed residential development.

**DISCUSSION ITEMS:**

None.

**INFORMATIONAL:**

- A. Planning Commission Meeting Minutes, March 31, 2015**
- B. SPORT Committee Meeting Minutes, March 19, 2015**

**SANDQUIST MOVED TO ADJOURN. MOTION SECONDED. MEETING ADJOURNED AT 8:30 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  
Council Agenda Memorandum

**TO:** Mayor and Town Council  
**THRU:** Ryan Hyland, Town Manager   
Mark Leidal, Assistant Town Manager   
**FROM:** Melody Hillis, Building Permit Coordinator/Administrative Asst.   
**DATE:** April 16, 2015 for meeting of April 23, 2015  
**SUBJECT:** Ordinance 2015-02: An Ordinance of the Town Council of the Town of Silverthorne, adopting by reference the National Electrical Code, and Amendments to 2012 International Building Code, Second Reading

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**SUMMARY:** Adoption of the National Electrical Code, Amendments to 2012 International Building Code, Section 4-11-2(a) of the Silverthorne Municipal Code is hereby amended by the deletion of footnotes (g) and (h) to Table R301.2(1), entitled Climatic and Geographic Design Criteria, and the relettering of the remaining footnotes; and the following regulations are hereby adopted by reference: The American Society of Mechanical Engineers (ASME) A.17.1-2013 Safety Code for Elevators and Escalators, and ASME A18.1-2011, Safety Standard for Platform Lifts and Stairway Chairlifts.

**BACKGROUND:** The National Electrical Code: The Colorado General Assembly has declared that The Colorado State Electrical Board ("The Board") is specifically involved in the testing and licensing of electricians and shall provide for inspections of electrical installations where local inspection authorities are not providing such service to the standards required by Colorado Revised Statutes Title 12 Article 23. C.R.S 12-23-100.2.

The amendment to the 2012 International Building Code Section 4-11-2(a) is amended to reflect the correct footnotes entitled Climatic and Geographic Design Criteria, and the relettering of the remaining footnotes.

NWCCOG has recently been advised that OPS revised the Conveyance Regulations effective January 1, 2015. As part of these revised regulations, new editions of elevator codes and standards have been adopted: ASME A17.1-2013 Safety Code for Elevators and Escalators and ASME A18.1-2011 Safety Standard for Platform Lifts and Stairway Chair Lifts.

Per the terms of the Memorandum of Agreement between NWCCOG and OPS, and the Letters of Agreement between the Town of Silverthorne, and NWCCOG, these codes/standards must be adopted by each town/county by April 1, 2015.

**PREVIOUS COUNCIL ACTION:** By a vote of six to zero (6-0) the Town Council approved the adoption of Ordinance No. 2015-02 on first reading on March 25, 2015.

**DISCUSSION:** The Summit County Building Department has adopted both the National Electrical Code and ASME A17.1-2013 Safety Code for Elevators and Escalators, and ASME A18.1-2011, Safety Standard for Platform Lifts and Stairway Lift Chairs by Resolution on February 24, 2015.

Town of Silverthorne  
Council Agenda Memorandum

**STAFF RECOMMENDATION:** The Community Development Department recommends approval of Ordinance 2015-02, an ordinance adopting the 2014 National Electric Code, ASME A17.1-2013 Safety Code for Elevators and Escalators, and ASME A18.1-2011, Safety Standard for Platform Lifts and Stairway Lift Chairs, and amending the International Building Code as reference for clean-up purposes.

**PROPOSED MOTION:** Suggested motion: *"I move to approve Ordinance 2015-02, adopting the 2014 National Electrical Code and Amending the 2012 International Building Code on second reading.*

**ATTACHMENTS:** Exhibit 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

**MANAGER'S COMMENTS:**

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**TOWN OF SILVERTHORNE, COLORADO  
ORDINANCE NO. 2015-2**

**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**

WHEREAS, the Town Council is authorized to adopt regulations regarding building construction in the Town to preserve and protect the public health, safety, and welfare; and

WHEREAS, pursuant to Section 4.7 of the Town's Home Rule Charter, the Town Council is authorized to adopt codes by reference.

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

Section 1. Adoption of 2014 National Electric Code. Section 4-11-1(7) of the Silverthorne Municipal Code is hereby amended as follows:

(7) National Electrical Code, ~~2011~~ 2014 edition ("NEC"), published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02169.

Section 2. Amendments to 2012 International Building Code.

a. Section 4-11-2(a) of the Silverthorne Municipal Code is hereby amended by the deletion of footnotes (g) and (h) to Table R301.2(1), entitled Climatic and Geographic Design Criteria, and the re-lettering of the remaining footnotes.

b. Section 4-11-2(b) of the Silverthorne Municipal Code is hereby amended by the addition of a new subsection (3) to *Part VIII – Electrical*, to read as follows:

(3) The following regulations are hereby adopted by reference: The American Society of Mechanical Engineers (ASME) A.17.1-2013 Safety Code for Elevators and Escalators, and ASME A18.1-2011, Safety Standard for Platform Lifts and Stairway Chairlifts.

Section 3. Penalty. The penalty for a violation of the codes adopted by reference in this Ordinance is set forth in Section 1-1-19 of the Silverthorne Town Code, which states as follows:

**Sec. 1-1-19. Violations and penalties.**

(a) Any person convicted in the Municipal Court of a violation of any section of this Code or ordinance of the Town may be imprisoned in the county jail for a period not to exceed one (1) year or fined an amount not to exceed one thousand dollars (\$1,000.00), or ordered to participate in a

useful public service program pursuant to the provisions of Section 1-3-7(b), or any combination of the above, except as is provided in Section 1-1-20. Each day upon which any violation shall continue shall constitute a separate misdemeanor unless some other specific time period is provided for any particular violation.

(b) For the purposes of this Section, *person* shall include any owner, occupant, renter, tenant, resident or nonresident manager, or other person or business entity found to be responsible for the violation.

Section 4. 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 5. Repealer. All prior ordinances, resolutions, or other acts, or parts thereof, 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 6. Effective Date. This Ordinance shall be effective upon adoption at second reading, pursuant to Sections 4.5 and 4.7 of the Silverthorne Home Rule Charter.

READ AND PASSED ON FIRST READING THIS 25<sup>TH</sup> DAY OF MARCH, 2015.

TOWN OF SILVERTHORNE, COLORADO

\_\_\_\_\_  
Bruce Butler, Mayor

ATTEST:

\_\_\_\_\_  
Michele Karlin, Town Clerk

Approved on first reading: March 25, 2015.  
Published by title only on first reading: \_\_\_\_\_, 2015.  
Approved on second reading: \_\_\_\_\_, 2015.  
Published by title only on second reading: \_\_\_\_\_, 2015.

Town of Silverthorne  
Council Agenda Memorandum

**To:** Mayor and Town Council  
**From:** Donna Braun, Finance Director  
**Thru:** Ryan Hyland, Town Manager  
**Date:** April 15, 2015 for meeting of April 22, 2015  
**Subject:** Ordinance# 2015-04 – 2015 Appropriations Ordinance – 1<sup>st</sup> Reading

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**SUMMARY:**

The Town Council is asked to consider Ordinance No. 2015-04, an appropriations ordinance amending the 2015 budget to allow for the adjustment to revenues and expenditures as related to operations, capital projects and transfers between funds.

**PREVIOUS COUNCIL ACTION:**

The Town's Charter allows for additional appropriations by ordinance during the fiscal year for adjustments required of the Town. Note that the Ordinance complies with the Charter regulation Section 8.7 in that "the additional appropriations do not exceed the amount by which actual and anticipated revenues of the year and prior year available cash exceed the expenditures as estimated in the budget" (updated long range plans, Exhibit B, are provided whereby the 2015 budget column reflects the requested appropriations.)

**BACKGROUND:**

Town staff has had the opportunity to review the 2014 actual revenues and expenditures for any items/projects that were not completed in 2014, which need to be carried forward into 2015. A number of additional changes to the 2015 budget have been proposed. An explanation of Exhibit A is as follows:

**General Fund (GF)**

**General Fund Revenues.**

- In January, the Pavilion program took over the concession services at the Pavilion. The majority of the concessions are liquor/beverage sales at private and public events. Prior to January the concessions service was provided by a contract concessionaire who worked directly with the contact person for the individual events. The customer service was not meeting Town standards and was not allowing much flexibility or options to the events. There are a variety of revenues that will be generated through the concession services including: beverage services, staff services, gratuity and other unique to the event type services. The first year estimation of revenues total **\$208,500**. Since we'll no longer be contracting for concession services we won't receive Contract Concession revenues which were included in the original 2015. The revenue line item will need to be reduced by **\$29,400**.

**General Fund Expenditures**

**Administrative Services:**

- The Summit County Youth & Family department is starting an education program that will focus on youth and marijuana use. The program has requested the Town funding the program at a cost of **\$5,000**.

**Public Safety:**

Town of Silverthorne  
Council Agenda Memorandum

- The November 2014 general election included a ballot question that increased the County mill levy to provide funding for the emergency communication. The mill levy revenue will be used towards the County Communication Center. This additional revenue allows the Communication Center to reduce costs on the agencies, such as the Town, that pay into the Communication Center. The reduction to the Town amounts to **\$47,507**.

**Public Works:**

- There are major drainage issues on Warren Avenue. The issue needs to be corrected as it requires numerous hours of equipment operator's attention and causes other infrastructure damage. The design of the project was supposed to occur in 2014 and was budgeted in 2014. We'll need to carry forward **\$20,000** in order to complete the design.

**Community Development:**

- Since the 2015 budget was approved, the planning program staff levels have been reorganized which will bring **\$94,000** in saving and better meet the Town's needs. The original budget included: a part-time code enforcement, full-time planning manager and a full-time senior planner. Finding a part-time code enforcement employee proved to be difficult and with the promotion of Matt Gennett from senior planner to planning manager it made sense to eliminate the senior planner position and add a full-time planner //code enforcement position.

**Recreation & Culture:**

- As part of the pool area mechanical upgrade scheduled in the fall, the pool staff would like to replace their office furniture that is over 20 years old. It's estimated to cost **\$6,000**.
- In January, the Pavilion program took over the concession services at the Pavilion. The majority of the concessions are liquor/beverage sales at private and public events. Prior to January the concessions service was provided by a contract concessionaire who worked directly with the contact person for the individual events. The customer service was not meeting Town standards and was not allowing much flexibility or options to the events. There are a variety of expenditures that will be generated through the concession services including: an additional full-time event manager and part-time bartenders which will cost approximately **\$120,413**. Supplies and services required of the concession services will cost **\$66,100**.

**Other Uses:**

- The Silverthorne Urban Renewal Authority (URA) was expected to need \$12,000 from the General Fund in 2015. Since that time the URA has generated revenue through the tax increment property tax that will cover all of the expected 2015 URA expenses. The transfer is no longer needed - **(\$12,000)**
- Since the approval of the 2015 budget, the Town has moved forward with developing a partnership with the Lake Dillon Theater Company. A major aspect of the partnership includes the building of a cultural center where the theater will be

Town of Silverthorne  
Council Agenda Memorandum

housed as well as other community cultural activities. The General Fund will initially fund \$1.8M towards the design and construction of the building. It's expected that the building will be designed in 2015 through early 2016. Construction of the building will begin in spring of 2016 with completion and opening in spring of 2017. For 2015, \$410,000 will be needed for the design work and the relocation of utility lines. The expenditures for this project will be accounted for in the Sales Tax Capital Improvement Fund. This will require a transfer to the Capital Fund. Additionally, there were some other capital projects added in 2015 that will require \$50,000 from General Fund prior year's surplus. A transfer of **\$460,000** to the Sales Tax Capital Improvement Fund is needed.

### **Sales Tax CIP Fund**

#### **Sales Tax CIP Fund Revenues**

- In order to complete the cultural center design/infrastructure and additional needed capital and asset management projects in 2015, a transfer of **\$460,000** is needed from the General Fund to the Sales Tax CIP Fund.

#### **Sales Tax CIP Fund Expenditures**

Budget adjustments to the Sales Tax CIP Expenditures include:

Carry Forward Projects from 2014:

- Pool Pak – Construction - **\$304,000**
- Street Improvements – new Federal sign regulations - **\$15,000**

Additions and deletions to the Fund include:

- Communication Center Capital – The November 2014 general election included a ballot question that increased the County mill levy to provide funding for the emergency communication. The mill levy revenue will be used towards the County Communication Center. This additional revenue allows the Communication Center to reduce costs on the agencies, such as the Town, that pay into the Communication Center. The reduction to the Town amounts to **\$51,595**.
- The Recreation Center pool pak system project bids were higher than budgeted and will require additional funds in the amount of **\$140,000**.
- Since the approval of the 2015 budget, the Town has moved forward with developing a partnership with the Lake Dillon Theater Company. A major aspect of the partnership includes the building of a cultural center where the theater will be housed as well as other community cultural activities. It's expected that the building will be designed in 2015 - early 2016. Construction of the building will begin in spring of 2016 with completion and opening in spring of 2017. For 2015, **\$410,000** will be needed for the design work and the relocation of utility lines.

### **Lodging Tax Fund**

#### **Lodging Tax Revenues**

Budget adjustments to the Lodging Tax Fund Revenues include:

- The cost to complete easement settlements is requiring an additional **\$50,000** to be transferred into the Lodging Tax from the Development Excise Tax Fund.

Town of Silverthorne  
Council Agenda Memorandum

**Lodging Tax Expenditures**

Budget adjustments to the Lodging Tax Fund Expenditures include:

- An additional **\$80,000** may be required to complete the easement valuation trials.

**Development Excise Tax Fund**

**Development Excise Tax Revenues**

Budget adjustments to the Development Excise Tax Fund Revenues include:

- The 2015 advancement payment to the Excise Tax Fund from the 5A Housing Fund needs to be reduced by **\$55,000**. The reason for the reduction is due to the 5A Housing Fund paying \$55,000 more in 2014 than budgeted.

**Development Excise Tax Expenditures**

Budget adjustments to the Development Excise Tax Fund Expenditures include:

- The cost to complete easement settlements is requiring an additional **\$50,000** to be transferred into the Lodging Tax from the Development Excise Tax Fund.

**5A Housing Fund**

**5A Housing Tax Expenditures**

Budget adjustments to the 5A Housing Fund Expenditures include:

- The 2015 advancement payment to the Excise Tax and Sewer Funds from the 5A Housing Fund needs to be reduced by **\$110,000**. The reason for the reduction is due to the 5A Housing Fund paying \$110,000 more in 2014 than budgeted.

**Water Fund**

**Water Fund Expenses**

Budget adjustments to the Water Fund Expenses include:

- In 2014, it was expected and budgeted that the Water Fund would require an advancement of \$450,000 from the Sewer Fund in order to assist buying major water rights. The Water Fund would reimburse \$25,000 per year to the Sewer Fund until the advancement was paid in full. Due to additional 2014 tap revenues, the advancement was not needed. The 2015 **\$25,000** advancement payment is not necessary.

**Sewer Fund**

**Sewer Fund Revenues**

Budget adjustments to the Sewer Fund Revenues include:

- Advancement payment to the Sewer Fund from the Water Fund will not be necessary as noted under the Water Fund - **(\$25,000)**
- The 2015 advancement payment to the Sewer Fund from the 5A Housing Fund needs to be reduced by **\$55,000**. The reason for the reduction is due to the 5A Housing Fund paying \$55,000 more in 2014 than budgeted.

Town of Silverthorne  
Council Agenda Memorandum

**Joint Sewer Authority Fund**

Budget adjustments to the JSA Fund Revenues include:

- The JSA received a \$1M grant in 2014 that reimburses the JSA as they proceed with the construction of the Nutrient Project. Due to a project delay **\$648,632** of the 2014 estimated reimbursement did not occur but will take place in 2015.

Budget adjustments to the JSA Expense include:

Carry Forward Projects from 2014:

- UV Disinfection project – **\$80,000**
- Clarifier #2 - **\$190,000**
- Nutrient Grant project - **\$900,000**

Additions to the Fund include:

- Control Logix – This was budgeted for 2016 but is linked to the Nutrient Grant project and will potentially see some reimbursement back from the State for this expense - **\$235,000**

**CURRENT ISSUES & FINANCIAL IMPLICATOINS**

The enclosed Long Range Plans (Exhibit B) reflect the additional items and reductions of prior budgeted items of this Appropriation Ordinance. The Town continues to be in a financial position whereby funding the items identified in this Ordinance is possible. Unreserved fund balances are being used to accommodate additional projects for this year. In capital related funds, some available fund balances (cash) is used to address one-time capital related projects.

**RECOMMENDATION:**

Staff recommends approval of Ordinance No. 2015-04 on first reading.

**PROPOSED MOTION:**

**“I MOVE TO ADOPT ORDINANCE NO. 2015-04 ON FIRST READING, AN ORDINANCE AMENDING THE 2015 BUDGET AS PRESENTED.”**

**ATTACHMENTS:**

1. Ordinance #2015-04
2. Exhibit A – Appropriation breakdown
3. Exhibit B – Updated Long Range Plans for Funds

**TOWN OF SILVERTHORNE, COLORADO  
ORDINANCE NO. 2015-04**

**AN ORDINANCE AMENDING THE 2015 BUDGET RECOGNIZING ADDITIONAL GENERAL FUND REVENUES OF \$179,100, APPROPRIATING GENERAL FUND EXPENDITURES OF \$524,506, RECOGNIZING ADDITIONAL SALES TAX CIP FUND REVENUES OF \$460,000, APPROPRIATING SALES TAX CIP FUND EXPENDITURES BY \$817,405, RECOGNIZING ADDITIONAL LODGING TAX FUND REVENUES BY \$50,000, APPROPRIATING LODGING TAX FUND EXPENDITURES BY \$80,000, RECOGNIZING A DECREASE IN DEVELOPMENT EXCISE TAX FUND REVENUES BY \$110,000, APPROPRIATING DEVELOPMENT EXCISE TAX FUND EXPENDITURES BY \$50,000, DECREASING 5A HOUSING FUND EXPENDITURES BY \$110,000, RECOGNIZING A DECREASE IN WATER FUND REVENUES BY \$25,000, RECOGNIZING A DECREASE TO SEWER FUND REVENUES BY \$80,000, RECONGNIZING ADDITIONAL JOINT SEWER AUTHORITY FUND REVENUES OF \$648,632 AND APPROPRIATING JOINT SEWER AUTHORITY FUND EXPENSES OF \$1,320,000.**

**WHEREAS**, in accordance with Section 8.7 of the Silverthorne Home Rule Charter the Council may make additional appropriations by ordinance during the fiscal year; and

**WHEREAS**, the Town Manager has certified that additional funds are available for appropriations in each fund from actual and anticipated revenues of the current year and prior year cash reserves; and

**WHEREAS**, the Town Council is advised that certain revenues, expenditures and transfers must be approved by ordinance.

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

**Section 1:**

Upon the Town Manager's certification that there are current year revenues available for appropriation in the General Fund, Sales Tax Capital Improvements Project Fund, Lodging Tax Fund, Development Excise Tax Fund, 5A Housing Fund, Water Fund, Sewer Fund and Joint Sewer Authority Fund and the Town Council hereby makes supplemental appropriations as itemized in Exhibit "A" attached hereto.

**Section 2:**

The Town Council hereby authorizes and directs the Town Manager to enter into such contracts and execute such documents on behalf of the Town as may be necessary and customary to expend the funds hereby appropriated for all operations, capital projects and debt within this budget as amended in accordance with the requirements of the Home Rule Charter and the Town's Financial Policies.

**Section 3:**

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

**Section 4:**

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 5:**

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 6:**

This Ordinance shall be effective following the adoption by Section 4.5 of the Home Rule Charter.

**INTRODUCED, READ, APPROVED ON FIRST READING THE 22<sup>ND</sup> DAY OF APRIL, 2015.**

**READ AND ADOPTED ON SECOND AND FINAL READING AFTER CONDUCTING A PUBLIC HEARING ON THE 13TH DAY OF MAY, 2015.**

**TOWN COUNCIL**

BY: \_\_\_\_\_  
Bruce Butler, Mayor

**ATTEST:**

BY: \_\_\_\_\_  
Michele Miller, Town Clerk

Approved on first reading:	_____	2015
Published by title only on first reading:	_____	2015
Approved on second reading:	_____	2015
Published by title only on second reading:	_____	2015

Town of Silverthorne, CO  
Ordinance No. 2015-04  
Exhibit A

GENERAL FUND	Account #	Amount
<u>Recognize General Fund Revenues</u>		
Charges for Services:		
Contract Concession - Pav	01-73-0000-69100	(29,400)
Concession Sales - Pav Concession	01-73-0000-65010	160,000
Charges for Services - Pav Concession	01-73-0000-65020	7,500
Gratuity - Pav Concession	01-73-0000-65030	20,000
Staffing - Pav Concession	01-73-0000-65040	20,000
Misc Income - Pav Concession	01-73-0000-65090	1,000
<b>Total Additional General Fund Revenue</b>		<u>\$ 179,100</u>
<u>Appropriate General Fund Expenditures</u>		
Administrative Services		
Civic Participation - TC	01-11-1120-84002	5,000
Public Safety		
Communication Center - Operations	01-31-3110-82610	(47,507)
Public Works		
<i>Other Professional Fees - Carryforward Design for Drainage Project</i>	<i>01-41-4160-81990</i>	<i>20,000</i>
Community Development		
Wages & Benefits - Com Dev	01-51-5110-80100	(94,000)
Recreation & Culture - Recreation Center		
Fixed Assets - RC	01-71-7110-86110	6,000
Wages & Benefits - Full-time Concession	01-73-7310-80000	71,835
Wages & Benefits - Part-time Concession	01-73-7311-80200	28,578
Tip Wages - Concession	01-73-7311-80105	20,000
Software System - Concession	01-73-7311-82752	1,000
Education - Concession	01-73-7311-82820	2,000
Liquor License Fees - Concession	01-73-7311-82993	3,100
Glassware & Bar Supplies - Concession	01-73-7311-83704	5,000
Liquor/Beverage Supplies - Concession	01-73-7311-83705	52,000
Misc. Supplies - Concession	01-73-7311-83990	3,500
Other Uses:		
Transfer to Urban Renewal Authority		(12,000)
Transfer to Sales Tax CIP Fund		460,000
<b>Total Additional General Fund Expenditures</b>		<u>\$ 524,506</u>
<b>SALES TAX CIP FUND</b>		
<u>Recognize Sales Tax CIP Fund Revenues</u>		
Transfer in from General Fund		460,000
<b>Total Additional Sales Tax CIP Fund Revenue</b>		<u>\$ 460,000</u>
<u>Appropriate Sales Tax CIP Fund Expenditures</u>		
Communication Center Capital	11-31-31110-82160	(51,595)
<i>Street Improvements - 14' Carry Forward - Federal Sign Reg.</i>	<i>11-41-4150-82410</i>	<i>15,000</i>
Cultural Center - Design & Engineering	11-74-7410-82415	310,000
Cultural Center - Construction	11-74-7410-82410	100,000
<i>AMP - Rec Center Bldg - 14' Carry Fforward - Pool Pak</i>	<i>11-97-7110-97072</i>	<i>304,000</i>
AMP - Rec Center Bldg - Pool Pak	11-97-7110-97071	140,000
<b>Total Additional Sales Tax CIP Fund Expenditures</b>		<u>\$ 817,405</u>

Town of Silverthorne, CO  
Ordinance No. 2015-04  
Exhibit A

<b>LODGING TAX FUND</b>		
<u>Recognize Lodging Tax Revenues</u>		
Transfer In from Development Excise Tax Fund	21-96-0000-76021	\$ 50,000
Total Additional Lodging Tax Fund Revenues		<u>\$ 50,000</u>
<u>Appropriate Lodging Tax Expenditures</u>		
Professional Services BRT	21-41-4130-82419	\$ 80,000
Total Additional Lodging Tax Fund Expenditures		<u>\$ 80,000</u>
<b>DEVELOPMENT EXCISE TAX FUND</b>		
<u>Recognize Development Excise Tax Revenues</u>		
Transfer in from 5A Fund	22-22-0000-76023	(55,000)
Total Additional Development Excise Tax Fund Revenue		<u>\$ (55,000)</u>
<u>Appropriate Development Excise Tax Expenditures</u>		
Transfer out to Lodging Tax Fund	22-98-0000-98021	\$ 50,000
Total Additional Development Excise Tax Fund Expenditures		<u>\$ 50,000</u>
<b>HOUSING 5A SPECIAL REVENUE FUND</b>		
<u>Appropriate Housing 5A Fund Expenditures</u>		
Transfer out to Development Excise Tax Fund	23-98-0000-98022	\$ (55,000)
Transfer out to Sewer Fund	23-98-0000-98042	(55,000)
Total Additional Housing 5A Fund Expenditures		<u>\$ (110,000)</u>
<b>WATER FUND</b>		
<u>Appropriate Water Expenses</u>		
Advancement Payment to Sewer Fund	41-98-0000-98042	(25,000)
Total Additional Water Fund Expenses		<u>\$ (25,000)</u>
<b>SEWER FUND</b>		
<u>Recognize Sewer Revenues</u>		
Advancement payment from Water Fund	42-43-0000-66010	\$ (25,000)
Transfer in from 5A Fund	42-96-0000-76023	(55,000)
Total Additional Sewer Fund Revenues		<u>\$ (80,000)</u>
<b>JSA FUND</b>		
<u>Recognize JSA Revenues</u>		
<i>Nutrient Grant - 14' Carry Forward</i>		<u>\$ 648,632</u>
Total Additional JSA Fund Revenues		<u>\$ 648,632</u>
<u>Appropriate JSA Expenses</u>		
<i>Other Fixed Assets - 14' Carry Forward</i>	63-45-4510-86990	\$ 80,000
<i>Maintenance - 14' Carry Forward</i>	63-45-4510-86200	190,000
<i>Nutrient Grant Project - 14' Carry Forward</i>	63-45-4510-86545	900,000
Nutrient Grant Project - Control Logix	63-45-4510-86545	50,000
Maintenance - Control Logix	63-45-4510-86200	100,000
Total Additional JSA Fund Expenses		<u>\$ 1,320,000</u>

REVENUES	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019
Taxes	6,023,380	6,288,146	6,924,802	7,401,776	7,461,463	7,522,950	7,666,814	7,813,659	7,963,424	8,116,168
Licenses & Permits	290,092	232,596	488,217	375,533	442,276	269,533	269,533	269,533	269,533	269,533
Charges for Services	1,843,616	1,974,088	2,073,093	2,029,883	2,177,068	2,203,009	2,260,379	2,294,257	2,328,770	2,363,932
Fines	118,523	83,922	124,730	127,000	102,943	125,000	125,000	125,000	125,000	125,000
Interest	33,054	28,503	15,170	11,668	11,759	81,266	108,537	125,702	126,794	127,480
Miscellaneous	58,976	115,829	156,303	110,000	178,659	70,000	52,000	52,000	52,000	52,000
<b>REVENUES</b>	<b>8,367,640</b>	<b>8,723,085</b>	<b>9,782,315</b>	<b>10,055,860</b>	<b>10,374,168</b>	<b>10,271,758</b>	<b>10,482,263</b>	<b>10,680,152</b>	<b>10,865,521</b>	<b>11,054,112</b>
<b>OTHER SOURCES</b>										
BRWF Admin Fees	142,310	140,319	141,524	142,366	143,916	145,405	149,935	153,408	158,481	163,752
Water/Sewer Tsfrs	342,378	303,240	409,375	364,157	376,288	318,649	333,201	354,246	368,202	382,529
Proceeds from Sale of Land	-	-	-	1,115,000	1,115,000	-	-	-	-	-
Housing Reimbursement	-	-	-	250,000	269,522	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>8,852,328</b>	<b>9,166,643</b>	<b>10,333,214</b>	<b>11,927,383</b>	<b>12,278,894</b>	<b>10,735,812</b>	<b>10,965,400</b>	<b>11,187,806</b>	<b>11,392,204</b>	<b>11,600,394</b>
<b>EXPENDITURES</b>										
Administrative Services	1,581,484	1,507,232	2,010,796	2,004,536	1,916,885	2,251,075	2,219,798	2,283,899	2,314,076	2,294,097
Public Safety	1,696,797	1,726,112	1,777,197	1,896,778	1,827,666	1,906,655	1,947,725	2,001,296	2,045,994	2,098,427
Public Works	2,062,359	2,126,862	2,120,050	2,393,650	2,274,968	2,615,830	2,623,638	2,686,445	2,745,690	2,806,531
Community Develop.	695,909	676,672	750,395	909,386	844,267	715,248	874,851	892,933	909,555	926,723
Recreation & Culture	2,566,259	2,577,156	2,666,719	2,780,657	2,781,363	3,123,254	3,219,696	3,286,856	3,354,018	3,425,988
<b>EXPENDITURES</b>	<b>8,602,809</b>	<b>8,614,034</b>	<b>9,325,157</b>	<b>9,985,007</b>	<b>9,645,149</b>	<b>10,612,062</b>	<b>10,885,708</b>	<b>11,151,429</b>	<b>11,369,332</b>	<b>11,551,767</b>
<b>OTHER USES</b>	<b>600,000</b>	<b>252,888</b>	<b>3,450,983</b>	<b>792,046</b>	<b>801,790</b>	<b>460,000</b>	<b>1,390,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>9,202,809</b>	<b>8,866,922</b>	<b>12,776,140</b>	<b>10,777,053</b>	<b>10,446,939</b>	<b>11,072,062</b>	<b>12,275,708</b>	<b>11,151,429</b>	<b>11,369,332</b>	<b>11,551,767</b>
<b>INC (DEC) FUND BAL.</b>	<b>(350,480)</b>	<b>299,721</b>	<b>(2,442,927)</b>	<b>1,150,330</b>	<b>1,831,955</b>	<b>(336,250)</b>	<b>(1,310,309)</b>	<b>36,378</b>	<b>22,873</b>	<b>48,626</b>
<b>PRIOR FUND BALANCE</b>	<b>6,498,367</b>	<b>6,147,886</b>	<b>6,447,607</b>	<b>4,004,681</b>	<b>4,004,681</b>	<b>5,836,636</b>	<b>5,500,386</b>	<b>4,190,078</b>	<b>4,226,455</b>	<b>4,249,328</b>
<b>CURRENT FUND (less cfwrtd)</b>	<b>6,147,886</b>	<b>6,447,607</b>	<b>4,004,681</b>	<b>5,155,011</b>	<b>5,836,636</b>	<b>5,500,386</b>	<b>4,190,078</b>	<b>4,226,455</b>	<b>4,249,328</b>	<b>4,297,954</b>
<b>RESERVE TARGET</b>	<b>4,301,404</b>	<b>4,307,017</b>	<b>4,662,579</b>	<b>4,992,304</b>	<b>4,822,575</b>	<b>5,306,031</b>	<b>5,442,854</b>	<b>5,575,714</b>	<b>5,684,666</b>	<b>5,775,884</b>
	<i>(6 mo.)</i>	<i>(6 mo.)</i>	<i>(6 mo.)</i>	<i>(6 mo.)</i>	<i>(6 mo.)</i>	<i>(6 mo.)</i>	<i>(6 mo.)</i>	<i>(6 mo.)</i>	<i>(6 mo.)</i>	<i>(6 mo.)</i>
<b>AVAILABLE FUND BAL.</b>	<b>1,846,482</b>	<b>2,140,590</b>	<b>(657,898)</b>	<b>162,507</b>	<b>1,014,061</b>	<b>194,355</b>	<b>(1,252,776)</b>	<b>(1,349,259)</b>	<b>(1,435,338)</b>	<b>(1,477,930)</b>

TOWN OF SILVERTHORNE, COLORADO  
SALES TAX CIP FUND

BUDGET A

Revenues	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019	2020	2021	2022	2023	2024
Sales Tax	2,321,098	2,443,476	2,664,399	2,770,975	2,779,772	2,826,395	2,882,922	2,940,580	2,984,689	3,029,459	3,074,901	3,121,025	3,167,840	3,215,358	3,263,588
Interest	7,531	7,901	5,165	7,880	2,981	14,028	12,190	21,390	12,106	(21,699)	(65,936)	(69,057)	(103,734)	(134,145)	(161,532)
Sale of Vehicles/Equipment	185,116	200,282	99,705	130,000	102,501	147,000	79,000	181,000	20,000	95,000	180,000	104,000	42,000	142,000	164,000
Miscellaneous	59,619	38,201	39,461	36,407	29,650	-	-	-	-	-	-	-	-	-	-
Payment in Lieu of Land/Wetlands/Grants/Projects	126,669	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repayment of Neighborhood Imp	22,244	17,656	16,068	5,700	23,256	-	-	-	-	-	-	-	-	-	-
<u>Other Sources</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financing Proceeds	-	-	-	-	180,000	-	3,700,000	-	-	-	-	-	-	-	-
Proceeds from Lake Dillon Theater	-	-	-	-	-	-	930,000	1,070,000	-	-	-	-	-	-	-
Transfer in from Dev Excise Tax Fund	-	-	-	-	-	-	500,000	-	-	-	-	-	-	-	-
Transfer in from General Fund	600,000	-	-	-	-	460,000	1,390,000	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>3,195,407</b>	<b>2,834,185</b>	<b>2,824,799</b>	<b>2,950,962</b>	<b>3,118,160</b>	<b>3,447,423</b>	<b>9,494,112</b>	<b>4,212,970</b>	<b>3,016,795</b>	<b>3,102,761</b>	<b>3,188,965</b>	<b>3,155,968</b>	<b>3,106,107</b>	<b>3,223,213</b>	<b>3,266,056</b>
<b>Expenditures</b>															
<b>General Government:</b>															
Economic Dev./Land	2,200	-	95,095	-	-	-	-	-	-	-	-	-	-	-	-
Computer Technology	-	-	82,986	77,500	86,469	47,500	-	-	35,000	-	-	40,000	-	-	45,000
Sales Tax Audit Fees	9,180	8,324	12,371	10,000	15,001	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
<b>Public Safety:</b>															
Communication Center Capital	29,433	34,694	34,932	48,062	44,134	-	10,835	11,377	11,946	12,543	13,170	13,829	14,520	15,246	16,008
<b>Public Works:</b>															
Street Improvements	1,912,713	770,022	784,469	570,000	415,408	765,000	730,000	1,420,000	1,500,000	1,750,000	1,750,000	2,275,000	2,250,000	1,650,000	1,500,000
Nike Bridge Rehab.	-	-	-	-	-	-	300,000	-	-	-	-	-	-	-	-
Sidewalk Improvements	-	-	248,548	-	139,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Undergrounding	-	-	-	60,000	60,000	-	-	-	-	-	-	-	-	-	-
Drainage Improvements	-	-	-	-	-	250,000	-	-	-	-	-	-	-	-	-
Bridge/Pathways/Trails contribution	-	-	762,500	195,000	195,000	-	2,209,000	-	-	100,000	-	-	-	-	-
River Edge Park/Kayak Park	184,741	15,250	-	-	-	-	-	-	50,000	470,000	-	-	-	-	-
Security Cameras - Parks	5,126	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rainbow Playground/Bathroom/Parking	121,770	331,397	200,000	200,000	133,793	-	-	-	-	-	-	-	-	-	-
Emergency Generator - Town Hall/Serve	-	26,967	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Community Development:</b>															
Plans (Comp.)	-	-	24,364	90,000	85,196	-	-	-	-	-	-	-	-	-	-
<b>Recreation &amp; Culture:</b>															
Security Cameras - Rec Ctr & Pav. Lots	-	22,698	3,908	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Generator - PAV	-	19,308	-	-	-	-	-	-	-	-	-	-	-	-	-
ADA Aquatics Lifts	-	-	43,623	-	-	-	-	-	-	-	-	-	-	-	-
Buildings - Recreation Center/Pavilion	79,205	-	16,641	887,807	888,908	-	-	-	-	-	-	-	-	-	-
Theater:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Design & Engineering	-	-	-	-	-	310,000	100,000	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	100,000	4,430,000	1,070,000	-	-	-	-	-	-	-
<b>Asset Management Plan</b>															
Energy Audit (projects)	881	78,190	11,599	-	10,458	-	-	-	-	-	-	-	-	-	-
Technology AMP	95,465	46,590	55,089	68,000	69,615	105,400	92,000	103,500	50,500	234,000	78,000	101,000	56,500	137,500	45,000
Buildings:															
Town Hall & USFS	22,558	102,062	17,975	42,500	33,452	93,500	140,000	71,300	181,000	10,000	54,500	15,000	257,400	125,000	59,000
Public Works	4,502	39,521	57,708	18,000	6,355	23,000	15,000	72,000	38,000	32,500	9,000	12,000	15,000	70,000	60,250
Recreation Center	216,965	194,988	221,166	526,680	178,418	1,199,560	264,950	154,600	320,291	523,500	179,400	19,000	330,800	772,100	758,600
Pavilion	52,290	44,174	62,162	15,000	14,995	68,850	258,650	146,450	130,000	84,825	46,000	538,150	124,650	18,000	116,000
Parks	43,459	147,816	30,385	35,000	10,098	451,250	23,250	153,500	695,000	81,300	56,300	35,800	31,500	142,500	71,100
Fleet	597,973	40,839	579,303	137,350	281,660	503,700	402,700	781,505	602,255	773,905	602,403	753,250	495,000	676,750	681,250
Off Ramp Signs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment:	51,822	24,293	37,752	46,147	51,663	52,744	78,861	109,140	100,580	75,717	75,154	79,788	115,381	99,968	82,591
Total Asset Management Plan	1,085,915	718,473	1,073,138	888,677	656,713	2,498,004	1,275,411	1,591,995	2,117,626	1,815,747	1,100,757	1,553,988	1,426,231	2,041,818	1,873,791
<b>Debt:</b>															
Debt Annual Payment	-	-	-	-	-	-	134,528	269,055	269,055	269,055	269,055	269,055	269,055	269,055	269,055
<b>TOTAL CAPITAL EXP.</b>	<b>3,118,647</b>	<b>1,885,154</b>	<b>3,556,189</b>	<b>3,027,046</b>	<b>2,719,622</b>	<b>4,130,504</b>	<b>9,349,774</b>	<b>4,522,427</b>	<b>4,143,627</b>	<b>4,577,345</b>	<b>3,292,982</b>	<b>4,311,872</b>	<b>4,119,806</b>	<b>4,136,119</b>	<b>3,863,854</b>

	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019	2020	2021	2022	2023	2024
INC / DED FUND BALANCE	76,760	949,031	(731,390)	(76,084)	398,537	(683,081)	144,338	(309,457)	(1,126,832)	(1,474,584)	(104,017)	(1,155,904)	(1,013,700)	(912,906)	(597,798)
LESS CARRYFORWARDS & AMP	76,760	949,031	(731,390)	(76,084)	398,537	(683,081)	144,338	(309,457)	(1,126,832)	(1,474,584)	(104,017)	(1,155,904)	(1,013,700)	(912,906)	(597,798)
PRIOR FUND BALANCE	558,806	635,566	1,584,596	853,207	853,207	1,251,744	568,663	713,001	403,544	(723,287)	(2,197,871)	(2,301,888)	(3,457,792)	(4,471,492)	(5,384,398)
CURRENT FUND BALANCE	635,566	1,584,596	853,207	777,123	1,251,744	568,663	713,001	403,544	(723,287)	(2,197,871)	(2,301,888)	(3,457,792)	(4,471,492)	(5,384,398)	(5,982,196)
* Budget Columns "Current Cash" also deducts the prior years carry forwards)															
RESERVE TARGET															
DEBT PAYMENT RESTRICTED	-	-	-	-	-	134,528	269,055	269,055	269,055	269,055	269,055	269,055	269,055	269,055	187,976
CAPITAL REPLACEMENT	500,000	500,000	500,000	500,000	500,000	365,472	230,945	230,945	230,945	230,945	230,945	230,945	230,945	230,945	312,074
RESTRICTED FOR WETLANDS/STREETS	126,669	126,669	68,455	68,455	68,455	68,455	68,455	68,455	68,455	68,455	68,455	68,455	68,455	68,455	68,455
AVAILABLE FUND BALANCE	135,566	957,927	284,752	208,668	683,289	208	144,546	(164,911)	(1,291,742)	(2,766,326)	(2,870,343)	(4,026,247)	(5,039,947)	(5,952,853)	(6,550,651)

TOWN OF SILVERTHORNE, COLORADO  
LODGING TAX CIP  
LONG RANGE PLANS

Exhibit B

	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019	2020	2021	2022	2023	2024
<b>Revenues:</b>															
Lodging Tax	128,803	126,856	141,420	130,050	160,594	147,900	150,858	153,875	156,953	160,092	163,294	166,559	169,891	173,288	176,754
Lottery Funds	37,299	39,067	0	0	0	0	0	0	0	0	0	0	0	0	0
Grants : GOCO	-	-	-	200,000	200,000	-	-	-	-	-	-	-	-	-	-
Denver Water Board	-	-	399,997	-	-	-	-	-	-	-	-	-	-	-	-
BR Experience Partners	-	68,314	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Raising	-	869	26	1,995	454	4,904	6,738	9,641	13,497	15,047	9,591	13,817	18,269	22,953	27,881
Interest	2,246	-	-	450,000	450,000	50,000	300,000	-	-	175,000	-	-	-	-	-
Transfer in from /CIP/Excise Funds	-	-	1,525,000	-	-	-	-	-	-	-	-	-	-	-	-
Revenue Total	168,347	235,106	2,066,443	782,045	811,048	202,804	457,596	163,516	170,449	350,138	172,884	180,377	188,159	196,242	204,635
<b>Expenditures:</b>															
<b>Parks, Trails &amp; Open Space</b>															
Trails :															
Design & Engineering	106,221	31,783	29,885	114,805	16,374	77,814	-	-	45,000	-	-	-	-	-	-
Professional Fees	153,966	121,884	179,135	500,000	343,778	80,000	-	-	-	500,000	-	-	-	-	-
Blue River Trail Construction	77,608	5,026	1,044,927	-	-	392,212	-	-	-	-	-	-	-	-	-
Easements	-	62,000	359,039	(240,000)	530,072	-	-	-	-	-	-	-	-	-	-
Trail Signage/amenities	-	-	22,729	27,271	21,674	30,000	30,000	-	38,782	-	-	-	-	-	-
Master Plan Update	1,563	280	-	70,000	73,280	-	-	-	-	-	-	-	-	-	-
Rivers Edge Plaza	10,014	374	4,059	10,000	5,856	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Misc - SPORT Committee	-	-	-	1,900	-	-	-	-	-	-	-	-	-	-	-
Nordic Track/Pond	-	2,739	39,103	-	-	-	-	-	-	-	-	-	-	-	-
Transfer out to CTF Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Parks, Trails & Open Space	349,371	224,086	1,678,877	503,076	1,011,034	197,814	432,212	10,000	93,782	510,000	10,000	10,000	10,000	10,000	10,000
Marketing	24,965	15,500	22,556	30,000	18,121	25,000	25,000	25,000	25,000	22,000	22,000	22,000	22,000	22,000	22,000
Expenditure Total	374,337	239,586	1,701,432	533,076	1,029,154	222,814	457,212	35,000	118,782	532,000	32,000	32,000	32,000	32,000	32,000
<b>INC / DED FUND BALANCE</b>	(205,989)	(4,480)	365,010	248,969	(218,107)	(20,010)	384	128,516	51,667	(181,862)	140,884	148,377	156,159	164,242	172,635
<b>PRIOR FUND BALANCE</b>	404,562	198,572	194,092	559,103	559,103	340,996	320,986	321,370	449,886	501,554	319,692	460,576	608,953	765,112	929,354
<b>CURRENT FUND BALANCE</b>	198,572	194,092	559,103	808,072	340,996	320,986	321,370	449,886	501,554	319,692	460,576	608,953	765,112	929,354	1,101,989
<b>RESERVES</b>															
Parks, Trails, & Open Space	157,948	81,448	61,325	508,850	23,620	1,861	(2,083)	118,648	161,836	(32,231)	95,601	230,045	371,353	519,789	675,624
Funds Held for Easements	0	0	386,461	0	0	0	0	0	0	0	0	0	0	0	0
Blue River Fund Raising	0	68,314	68,323	268,567	268,379	272,239	277,953	286,292	294,881	303,727	312,839	322,224	331,891	341,847	352,103
Marketing	40,624	44,331	42,994	32,655	48,997	46,887	45,500	44,946	44,838	48,196	52,136	56,684	61,869	67,718	74,262
<b>TOTAL RESERVED</b>	198,572	194,092	559,103	808,072	340,996	320,986	321,370	449,887	501,554	319,692	460,576	608,953	765,112	929,354	1,101,989

TOWN OF SILVERTHORNE, COLORADO  
DEVELOPMENT EXCISE TAX  
LONG RANGE PLANS

	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019	2020	2021	2022	2023	2024
<b>Revenues:</b>															
Development Excise Tax	105,958	129,080	409,336	196,000	231,332	140,000	140,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000
South Maryland Creek	-	-	-	-	-	-	125,000	-	-	-	-	-	-	-	-
Interest	3,991	4,827	3,471	11,599	2,927	15,655	24,331	18,944	23,112	27,406	28,828	33,293	37,891	42,628	47,507
5A Loan Repayment	230,000	134,000	162,500	200,000	205,000	21,000	-	-	-	-	-	-	-	-	-
Prior Year Carryfwd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Revenue Total</b>	339,949	267,907	575,307	407,599	439,259	176,655	289,331	138,944	143,112	147,406	148,828	153,293	157,891	162,628	167,507

	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019	2020	2021	2022	2023	2024
<b>Expenditures:</b>															
<b>Public Works</b>															
Storage Building/New Shop	2,257	9,928	863	12,500	1,760	18,750	750,000	-	-	-	-	-	-	-	-
Traffic Master Plan	-	-	-	-	-	40,000	-	-	-	-	-	-	-	-	-
Additional Trackless	-	48,926	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Other</b>															
Trails	-	-	762,500	255,000	255,000	50,000	150,000	-	-	100,000	-	-	-	-	-
Loan to 5A Land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Expenditure Total</b>	2,257	58,854	763,363	267,500	256,760	108,750	900,000	-	-	100,000	-	-	-	-	-

	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019	2020	2021	2022	2023	2024
<b>INC / DED FUND BALANCE</b>	337,692	209,053	(188,056)	140,099	182,499	67,905	(610,669)	138,944	143,112	47,406	148,828	153,293	157,891	162,628	167,507
<b>PRIOR FUND BALANCE</b>	633,038	970,731	1,179,784	991,728	991,728	1,174,227	1,242,132	631,463	770,407	913,519	960,925	1,109,752	1,263,045	1,420,936	1,583,564
<b>CURRENT FUND BALANCE</b>	970,731	1,179,784	991,728	1,131,827	1,174,227	1,242,132	631,463	770,407	913,519	960,925	1,109,752	1,263,045	1,420,936	1,583,564	1,751,071

TOWN OF SILVERTHORNE, COLORADO  
HOUSING SA SPECIAL REVENUE FUND  
LONG RANGE PLANS

BUDGET A

Exhibit B

	2007 Act	2008 Act	2009 Act	2010 Act	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019	Total
<b>Revenues:</b>															
Impact Fees	242,106	209,408	40,696	56,334	280,893	58,860	130,757	199,635	216,459	90,000	90,000	-	-	-	1,415,512
Sales Tax	253,051	273,858	234,339	230,643	227,863	243,209	257,693	261,775	272,148	282,030	287,671	-	-	-	2,562,504
Interest	9,476	15,734	2,862	1,001	770	373	208	127	172	727	3,642	18,360	16,157	13,813	53,324
Excise & Sewer Fund Advancement		2,000,000				0									2,000,000
Revenue Total	504,633	2,499,001	277,897	287,978	509,525	302,442	388,658	461,537	488,778	372,757	381,313	18,360	16,157	13,813	6,031,341
<b>Expenditures:</b>															
<b>General:</b>															
SHA Administrative Fee	29,270	37,764	41,553	45,991	41,746	37,374	43,764	45,952	43,446	45,612	47,893	50,287	52,802	55,442	464,700
Housing Assessment/Consulting	5,000	25,598	-	1,267	1,075	70	17,725	1,500	635	1,500	1,500	1,500	1,500	1,500	55,869
Housing Loan Program		40,000		40,000						40,000	40,000	40,000	40,000	40,000	200,000
Housing Permits/Fees-Solorado			39,372												39,372
<b>Projects:</b>															
Smith Ranch Land Purchase		2,700,000	22,866	4,511				400,000	410,000						2,727,377
Advancements - Excise & Sewer Fund			275,000	220,000	460,000	268,000	325,000			42,000					2,000,000
Misc.	5,443														5,443
Expenditure Total	39,713	2,803,361	378,791	311,769	502,821	305,444	386,489	447,452	454,081	129,112	89,393	91,787	94,302	96,942	5,492,762
<b>INC / DED FUND BALANCE</b>	464,920	(304,361)	(100,894)	(23,791)	6,704	(3,002)	2,169	14,085	34,697	243,645	291,920	(73,427)	(78,144)	(83,129)	
<b>PRIOR FUND BALANCE</b>	-	464,920	160,559	59,665	35,874	42,578	39,575	41,744	41,744	76,441	320,086	612,006	538,579	460,435	
<b>CURRENT FUND BALANCE</b>	464,920	160,559	59,665	35,874	42,578	39,575	41,744	55,829	76,441	320,086	612,006	538,579	460,435	377,306	538,579

Water Fund  
Capital Projects Fund  
4/16/2015

REVENUES	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019	2020	2021	2022	2023	2024
Water Tap Fees	355,675	158,962	654,341	416,000	480,928	158,400	162,800	190,000	195,000	200,000	205,000	210,000	215,000	220,000	225,000
Interest	5,499	4,299	3,133	3,895	1,000	3,859	3,014	(553)	733	1,975	3,375	4,939	6,670	8,572	10,651
Misc Income	-	19,060	-	-	-	5,000	-	-	-	-	-	-	-	-	-
Advancement from Sewer Cap Fund	-	-	-	450,000	-	-	-	-	-	-	-	-	-	-	-
Transfer in From Operations/Grants	700,000	-	-	-	-	-	700,000	-	-	-	-	-	-	-	-
<b>TOTAL CAPITAL REVENUES</b>	<b>1,061,174</b>	<b>182,321</b>	<b>657,474</b>	<b>869,895</b>	<b>481,928</b>	<b>167,259</b>	<b>865,814</b>	<b>189,647</b>	<b>195,733</b>	<b>201,975</b>	<b>208,375</b>	<b>214,939</b>	<b>221,670</b>	<b>228,572</b>	<b>235,651</b>
<b>EXPENDITURES</b>	<b>2011 Act</b>	<b>2012 Act</b>	<b>2013 Act</b>	<b>2014 Bud</b>	<b>2014 Act</b>	<b>2015 Bud</b>	<b>2016 Bud</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Administrative (15% of revs)	54,176	24,489	98,621	62,984	72,289	25,089	24,872	28,447	29,560	30,296	31,256	32,241	33,250	34,286	35,348
Wells	21,245	248,476	2,110	242,000	173,847	100,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Water Line extension & replacement	-	13,990	-	100,000	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Valve Trailer	-	-	-	-	-	55,000	-	-	-	-	-	-	-	-	-
Utility Shop - Cottonwood	4,514	19,856	863	12,500	1,760	18,750	750,000	-	-	-	-	-	-	-	-
Solar Garden	-	-	185,000	-	-	-	-	-	-	-	-	-	-	-	-
Water Rights - Smith Ranch	-	-	-	1,200,000	1,170,942	-	-	-	-	-	-	-	-	-	-
Water Rights/Old Dillon Resv.	435,877	157,003	60,481	10,000	1,028	-	-	-	-	-	-	-	-	-	-
Advancement Paym't to Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>515,812</b>	<b>463,815</b>	<b>347,075</b>	<b>1,627,484</b>	<b>1,419,866</b>	<b>248,839</b>	<b>899,872</b>	<b>153,447</b>	<b>154,360</b>	<b>155,296</b>	<b>156,256</b>	<b>157,241</b>	<b>158,250</b>	<b>159,286</b>	<b>160,348</b>
<b>CAPITAL INCREASE (DEC) CASH</b>	<b>545,361</b>	<b>(281,494)</b>	<b>310,399</b>	<b>(757,589)</b>	<b>(937,938)</b>	<b>(81,580)</b>	<b>(34,058)</b>	<b>36,200</b>	<b>41,373</b>	<b>46,678</b>	<b>52,119</b>	<b>57,698</b>	<b>63,419</b>	<b>69,286</b>	<b>75,303</b>
<b>PRIOR CASH BALANCE</b>	<b>467,559</b>	<b>1,012,920</b>	<b>731,426</b>	<b>1,041,825</b>	<b>1,041,825</b>	<b>103,887</b>	<b>22,308</b>	<b>(11,751)</b>	<b>24,450</b>	<b>65,823</b>	<b>112,502</b>	<b>164,621</b>	<b>222,318</b>	<b>285,737</b>	<b>355,024</b>
<b>CURRENT CASH</b>	<b>1,012,920</b>	<b>731,426</b>	<b>1,041,825</b>	<b>284,236</b>	<b>103,887</b>	<b>22,308</b>	<b>(11,751)</b>	<b>24,450</b>	<b>65,823</b>	<b>112,502</b>	<b>164,621</b>	<b>222,318</b>	<b>285,737</b>	<b>355,024</b>	<b>430,327</b>
<b>AVAILABLE CASH</b>	<b>1,012,920</b>	<b>731,426</b>	<b>1,041,825</b>	<b>284,236</b>	<b>103,887</b>	<b>22,308</b>	<b>(11,751)</b>	<b>24,450</b>	<b>65,823</b>	<b>112,502</b>	<b>164,621</b>	<b>222,318</b>	<b>285,737</b>	<b>355,024</b>	<b>430,327</b>

**Water Fund  
Capital Projects Fund  
4/16/2015**

**Exhibit B**

Capital Projects	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019	2020	2021	2022	2023	2024
<b>Wells &amp; Tanks</b>															
Well Rehabilitation Projects	-	37,144	2,110	227,000	227,000	100,000	-	-	-	-	-	-	-	-	-
Willow Creek High, Generator/Encl	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Angler Mountain - Generator	-	-	-	15,000	15,000	-	-	-	-	-	-	-	-	-	-
Mesa Cortina Tank - Atl Valve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Eagles Nest Pumphouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Zone 3W Water System En	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rainbow Pumphouse	-	114,575	-	-	-	-	-	-	-	-	-	-	-	-	-
Well 6 - Bighorn	-	8,554	-	-	-	-	-	-	-	-	-	-	-	-	-
Wells 5 & 6 Constr. Pumphouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Master Plan Update	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment	-	107	-	-	-	-	-	-	-	-	-	-	-	-	-
Master Plan/Upgrades/As Builts	21,245	88,096	-	-	-	-	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Projects to be determined	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bass Zone Tank Eagles Nest Filing 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Wells &amp; Tanks</b>	21,245	248,476	2,110	242,000	242,000	100,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
<b>Lines</b>															
Ponds to Hamilton Creek water main	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Eagles Nest Blue River Crossing - 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure reducing valve -New	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8" line Adams - 2nd to Buff Mtn Dr	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Upgrade 4" to 8" CR 2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12" main - Annie to 9th in Adams	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Upgrade 8" to 12" Tanglewood Lane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace water main lines - Brian/Steph	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Valve Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AbandonLine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc Upgrades & Extensions	-	13,990	-	100,000	100,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
<b>Total Lines</b>	-	13,990	-	100,000	100,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000



Sewer Fund  
Capital Projects Fund  
4/16/2015

REVENUES	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019	2020	2021	2022	2023	2024
Sewer Tap Fees	317,866	130,307	559,984	324,800	362,286	127,600	132,000	155,000	160,000	165,000	170,000	175,000	180,000	185,000	190,000
Opportunity Fees/Misc/Grants	-	-	-	-	-	-	350,000	-	-	-	-	-	-	-	-
Interest	8,881	8,300	4,177	11,077	2,000	27,350	37,005	40,358	45,633	51,185	57,022	63,152	69,582	76,320	83,376
Transfer in from O & M	-	-	700,000	-	-	-	-	-	-	-	-	-	-	-	-
Advancement Payment from Water	-	-	-	-	-	0	0	-	-	-	-	-	-	-	-
<b>TOTAL CAPITAL REVENUES</b>	<b>326,747</b>	<b>138,607</b>	<b>1,244,161</b>	<b>335,877</b>	<b>364,286</b>	<b>154,950</b>	<b>519,005</b>	<b>195,358</b>	<b>205,633</b>	<b>216,185</b>	<b>227,022</b>	<b>238,152</b>	<b>249,582</b>	<b>261,320</b>	<b>273,376</b>
<b>EXPENDITURES</b>	<b>2011 Act</b>	<b>2012 Act</b>	<b>2013 Act</b>	<b>2014 Bud</b>	<b>2014 Act</b>	<b>2015 Bud</b>	<b>2016 Bud</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Administrative (10% of revs)	32,675	13,861	54,416	33,588	36,429	15,495	16,901	19,536	20,563	21,619	22,702	23,815	24,958	26,132	27,338
Sewer Plant/Paper Expansion	-	-	1,064,190	-	-	-	-	-	-	-	-	-	-	-	-
Utility Shop - Cottonwood	2,257	9,928	1,725	25,000	3,521	37,500	1,500,000	-	-	-	-	-	-	-	-
Sewer Lines/Interceptors	-	-	-	10,000	8,553	100,000	-	-	-	-	-	-	-	-	-
Advancement to Water Capital Fund	-	-	-	450,000	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>34,932</b>	<b>23,789</b>	<b>1,120,331</b>	<b>518,588</b>	<b>48,502</b>	<b>152,995</b>	<b>1,516,901</b>	<b>19,536</b>	<b>20,563</b>	<b>21,619</b>	<b>22,702</b>	<b>23,815</b>	<b>24,958</b>	<b>26,132</b>	<b>27,338</b>
<b>OPERATING INCREASE (DEC) CASH</b>	<b>291,815</b>	<b>114,818</b>	<b>123,829</b>	<b>(182,711)</b>	<b>315,783</b>	<b>1,955</b>	<b>(997,896)</b>	<b>175,822</b>	<b>185,070</b>	<b>194,567</b>	<b>204,320</b>	<b>214,336</b>	<b>224,624</b>	<b>235,188</b>	<b>246,038</b>
<b>PRIOR CASH BALANCE</b>	<b>1,494,971</b>	<b>1,786,786</b>	<b>1,901,604</b>	<b>2,025,433</b>	<b>2,025,433</b>	<b>2,341,217</b>	<b>2,343,172</b>	<b>1,345,276</b>	<b>1,521,098</b>	<b>1,706,168</b>	<b>1,900,735</b>	<b>2,105,055</b>	<b>2,319,391</b>	<b>2,544,015</b>	<b>2,779,203</b>
<b>CURRENT CASH</b>	<b>1,786,786</b>	<b>1,901,604</b>	<b>2,025,433</b>	<b>1,842,722</b>	<b>2,341,217</b>	<b>2,343,172</b>	<b>1,345,276</b>	<b>1,521,098</b>	<b>1,706,168</b>	<b>1,900,735</b>	<b>2,105,055</b>	<b>2,319,391</b>	<b>2,544,015</b>	<b>2,779,203</b>	<b>3,025,241</b>

Blue River Waste Water Treatment Plant Fund

REVENUES	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019	2020	2021	2022
Entities - AMP													
Silverthorne	205,467	215,965	250,396	263,207	263,010	276,367	290,186	304,695	319,930	335,926	352,723	370,359	388,877
Dillon	103,967	109,279	114,479	120,336	120,246	126,353	132,671	139,304	146,269	153,583	161,262	169,325	177,791
Buffalo Mountain	112,696	118,454	108,857	114,427	114,341	120,148	126,156	132,463	139,087	146,041	153,343	161,010	169,061
Dillon Valley	58,346	61,327	56,358	59,242	59,197	62,204	65,314	68,580	72,009	75,609	79,389	83,359	87,527
Mesa Cortina	12,725	13,375	13,006	13,671	13,661	14,355	15,072	15,826	16,617	17,448	18,321	19,237	20,199
Interest	10,817	10,115	6,915	18,081	7,130	29,722	43,913	65,196	67,598	16,763	8,284	19,334	8,762
Grants/Contributions	-	-	2,128	1,083,333	434,702	898,632	-	-	-	-	-	-	-
Sales of Capital Assets/Misc	24,900	47,730	5,773	-	-	-	-	-	-	-	-	-	-
Transfer In From Other Fund	-	750,000	-	-	-	-	-	-	-	-	-	-	-

**TOTAL REVENUES 528,917 1,326,245 557,911 1,672,297 1,012,288 1,527,780 673,311 726,064 761,509 745,370 773,322 822,623 852,216**

EXPENDITURES	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019	2020	2021	2022
Major Maintenance / AMP	289,254	774,562	766,005	2,082,000	718,801	1,985,000	705,000	646,000	2,456,000	1,028,000	405,000	1,175,000	600,000
Transfer Out to Other Capital													

**TOTAL EXPENDITURES 289,254 774,562 766,005 2,082,000 718,801 1,985,000 705,000 646,000 2,456,000 1,028,000 405,000 1,175,000 600,000**

**INCREASE (DEC) CASH 239,663 551,683 (208,093) (409,703) 293,487 (457,220) (31,689) 80,064 (1,694,491) (282,650) 368,322 (352,377) 252,216**

**PRIOR CASH BALANCE 1,785,359 2,025,023 2,576,706 2,368,613 2,368,613 2,662,100 2,204,880 2,173,192 2,253,256 558,765 276,135 644,457 292,080**

**CURRENT CASH 2,025,023 2,576,706 2,368,613 1,958,910 2,662,100 2,204,880 2,173,192 2,253,256 558,765 276,135 644,457 292,080 544,296**

**Blue River Waste Water Treatment Plant Fund**  
**Asset Management Long Range Plans**

Exhibit B

DETAIL	2011 Act	2012 Act	2013 Act	2014 Bud	2014 Act	2015 Bud	2016 Bud	2017	2018	2019	2020	2021	2022
Pump Room, Pumps & Motors	29,893	74,740	22,816	110,000	42,177	10,000	80,000	80,000	-	-	-	-	-
Pumps Scum	-	-	-	60,000	96,060	-	-	-	-	-	-	-	-
UV Disinfection	-	-	-	125,000	88,946	80,000	-	-	-	-	-	-	-
E A-Basin Rehab	-	-	-	-	-	50,000	-	-	-	-	-	-	-
Valve replacement Pond Box	-	-	-	-	-	50,000	-	-	-	-	-	-	-
Valve Replacement	-	-	-	-	-	-	-	6,000	6,000	8,000	10,000	10,000	10,000
VFD Replacement	-	13,923	6,096	20,000	20,319	30,000	30,000	30,000	30,000	30,000	35,000	35,000	40,000
Digester Rehab.	17,723	244,696	3,886	-	-	-	-	-	2,000,000	-	-	-	-
Nutrit Grant Project - Reg 85	-	-	29,285	1,200,000	246,494	930,000	-	-	-	-	-	-	-
New MCC Secondary/MCC Upgrade	-	-	125,368	60,000	-	80,000	90,000	-	-	-	-	-	-
Pavement/Security Gate	-	-	6,208	200,000	-	60,000	75,000	100,000	-	-	-	-	-
Clairiflocculator/thickener	-	-	-	-	-	190,000	-	-	-	-	-	-	-
Solar Garden	-	-	369,538	-	-	-	-	-	-	-	-	-	-
Centrifuge	-	361,916	30,000	-	-	-	-	-	-	-	-	-	450,000
Remodeling/Painting/Floor Repair	134,823	30,678	8,590	140,000	69,710	-	-	-	-	-	-	-	-
Bldg Maintenance/Domers/Roof	-	-	-	-	-	185,000	-	60,000	50,000	-	80,000	-	-
Biosolids Storage Facility/HRV	-	-	-	-	-	-	-	-	-	-	-	-	-
Collection System	-	-	-	-	-	-	-	-	-	-	-	-	-
Pretreatment Upgrades	-	-	79,500	47,000	47,634	60,000	-	100,000	250,000	-	-	1,000,000	-
Pond Related	-	-	-	-	-	-	-	-	-	100,000	100,000	-	-
Paving/Sidewalks/Landscaping	-	-	-	-	21,775	-	-	-	-	-	-	-	-
Process Equipment	92,882	38,489	-	60,000	85,054	60,000	-	80,000	80,000	80,000	80,000	80,000	100,000
Vehicles/Heavy Equipment	-	-	-	-	-	-	-	40,000	40,000	-	-	50,000	-
Security	-	-	-	60,000	632	-	-	-	-	-	-	-	-
Odor Control /HVA	13,932	10,121	-	-	-	-	-	100,000	-	-	100,000	-	-
Filter 3 & \$ Rehab	-	-	-	-	-	50,000	-	50,000	-	-	-	-	-
Influent Box Bypass to Pond	-	-	-	-	-	-	80,000	-	-	-	-	-	-
Clairfiet #3 Rehab	-	-	-	-	-	150,000	200,000	-	-	-	-	-	-
ControlLogix Upgrade	-	-	-	-	-	-	150,000	-	-	-	-	-	-
Discharge Relocate	-	-	-	-	-	-	-	-	-	800,000	-	-	-
Copier	-	-	6,816	-	-	-	-	-	-	10,000	-	-	-
Dormer Rebuild	-	-	73,100	-	-	-	-	-	-	-	-	-	-
Other	-	-	4,803	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>289,254</b>	<b>774,562</b>	<b>766,005</b>	<b>2,082,000</b>	<b>718,801</b>	<b>1,985,000</b>	<b>705,000</b>	<b>646,000</b>	<b>2,456,000</b>	<b>1,028,000</b>	<b>405,000</b>	<b>1,175,000</b>	<b>600,000</b>

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Town of Silverthorne  
Town Council Agenda Memorandum

**TO:** Mayor and Town Council  
**THRU:** Ryan Hyland, Town Manager,   
Mark Leidal, AICP, Assistant Town Manager   
**FROM:** Lina Maria Lesmes, AICP, Senior Planner   
**DATE:** April 16, 2015, for meeting of April 22, 2015  
**SUBJECT:** Site Plan Modification for Breckenridge Commercial Laundry

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**SUMMARY:** The applicant is requesting approval of a Site Plan Modification for a building addition and site improvements at an existing commercial laundry facility located at 330 Warren Avenue, in the C-2 Zone District, and the Business Park Design District.

**BACKGROUND:** The applicant, Breckenridge Commercial Laundry, is requesting approval of a Site Plan Modification to construct a 7,035 square foot building addition at the rear of an existing commercial laundry. An additional office and break room consisting of 557 square feet are also part of the proposal. Proposed site and building improvements also include parking area paving and striping, additional landscaping, new light fixtures, removal the existing chain link fence, and a new dumpster enclosure.

**PREVIOUS COUNCIL ACTION:** Town Council approved the plat of the Silverthorne Heights Subdivision in 1973, creating 12 lots and an open space parcel. The dimensions of Lot 9, Silverthorne Heights Subdivision, have not changed since the original platting.

In 1981, The Town entered into a Special Connection Agreement to establish and provide for the water and sewer needs of the Summit Commercial Laundry. The Agreement was transferred to a different owner (still doing business as Summit Commercial Laundry) on May 10, 1989, but the terms of the Agreement did not change.

On July 27, 1994, Town Council approved a Preliminary Site Plan for Arbogast Mini-Storage (a.k.a Summit Storage) to construct two buildings in the rear of the site, and enclose 11,500 square feet of storage space. In conjunction with the Site Plan, Town Council also approved a Variance to reduce the required drive aisle width from 30 feet to 24 feet. The proposed buildings were never constructed.

On April 3, 1997, the Town entered into a revised Water and Sewer Tap Agreement with the Summit Commercial Laundry, when the current owner, Rick Cole, bought the property. In the following five years, the Summit Commercial Laundry experienced rapid business growth, which resulted in increased demand for water and sewer services. In 2002, the Town determined that water usage at the Summit Commercial Laundry facility exceeded the terms of the 1997 Water and Sewer Tap Agreement, and that additional EQRs needed to be purchased or leased. To address the matter, the Town entered into a revised Water and Sewer Tap Agreement with the Summit Commercial Laundry on December 11, 2002. The Water and Sewer Tap Agreement was renewed in 2014, and accommodates the expansion of the facility requested as part of the subject Site Plan Modification.

**DISCUSSION:** Staff finds that the Site Plan Modification proposal meets several of the goals and polices set forth in the Comprehensive Plan. In addition, Staff finds that the

proposal meets the applicable lot coverage and setbacks requirements specified in Section 4-4-9, C-2 Heavy Commercial Zone District. The Site Plan Modification also meets the landscaping, parking, snow storage, dumpster enclosure, and outdoor lighting requirements specified in Sections 4-6-10, 4-6-11, 4-6-12, and 4-6-13. Finally, the building addition meets the standards of the Business Park Design District, with conditions.

**PLANNING COMMISSION RECOMMENDATION:** On April 14, 2015, by a vote of 6-0, Planning Commission voted to recommend approval of the Site Plan Modification for the Breckenridge Commercial Laundry, located at 330 Warren Avenue, with the following conditions:

1. That all external flues and dryer vents be painted a flat dark color that is compatible with the exterior building colors and is not exposed metal.
2. That the exact color(s) of the painted cornice be specified with the submittal of a building permit.

***Suggested Motion:*** “I move to approve the Breckenridge Commercial Laundry Site Plan Modification, with the Planning Commission recommended conditions.”

**ATTACHMENTS:** Staff Report and Exhibits

**MANAGER’S COMMENTS:**

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**Town of Silverthorne, Colorado**  
**Town Council Staff Report**

**From:** Lina Maria Lesmes, AICP, Senior Planner *LMC*

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

**Date:** April 16, 2015, for meeting of April 22, 2015

**Subject:** Site Plan Modification for the Breckenridge Commercial Laundry (PT2015-1).

**Owner:** Rick Cole – Cole Holdings, Inc.

**Applicant/Agent:** Jim Neville – Mountain Builders

**Proposal:** The applicant is requesting approval of a Site Plan Modification for a building addition and site improvements at an existing commercial laundry facility. *(Please see the attached exhibits).*

**Address:** 330 Warren Avenue

**Legal Description:** Lot 9, Silverthorne Heights Subdivision

**Site Area:** 0.963 acres or 41,850 square feet

**Zone District:** C-2 Heavy Commercial Zone District

**Design District:** Business Park District

**Site Conditions:** Developed with an existing two-story concrete building.

**Adjacent Uses:** North: UPS Facility and storage Yard (C-2)  
South: Waste Management Storage Yard (C-2)  
East: Waste Management & Timberline Disposal (C-2)  
West: Warren Avenue and Silverthorne Business Center (C-2)

**Height:** Allowed: 35 feet  
Proposed: 35 feet

**Lot Coverage:** Allowed: No limit  
Proposed: 32.5% of lot area or 13,629 square feet

**Parking:** Required: 37 spaces, and 2 handicap spaces  
Proposed: 37 spaces, and 2 handicap spaces

**Snow Storage:** Required: 4,947 square feet or 25% of paved surface  
Proposed: 5,042 square feet or 25% of paved surface

**Landscaping:** Required: 14 trees and 21 shrubs  
Proposed: 22 trees and 7 shrubs

**Setbacks:** Required: Proposed:  
Front: 10 feet 12 feet  
Rear: 10 feet 76 feet  
Side (N): 0 feet 10 feet  
Side (S): 0 feet 39 feet

**PREVIOUS COUNCIL ACTION:** Town Council approved the plat of the Silverthorne Heights Subdivision in 1973, creating 12 lots and an open space parcel. The dimensions of Lot 9, Silverthorne Heights Subdivision, have not changed since the original platting.

The existing commercial laundry facility appears to have been constructed beginning in 1973. In 1976, the Town approved a building permit for an 860 square foot addition that constituted 2 bedrooms and one bath. Five years later, in 1981, a building permit was issued for 2 offices at the laundry facility. In 1985, the Town issued a building permit to remodel the upstairs dwelling unit to meet fire and building codes, and egress requirements.

In 1981, The Town entered into a Special Connection Agreement to establish and provide for the water and sewer needs of the Summit Commercial Laundry. Per the terms of the Agreement, the laundry determined that it would use a maximum of 4,000 gallons of water per day, and that the sewage flow would also be a maximum of 4,000 gallons per day. Summit Commercial Laundry agreed to pay system development fees based on those maximum flows. The Laundry also agreed to purchase 8 EQRs of water use and 11.4 EQRs of sewer use for the laundry portion of the building. The Special Connection Agreement was transferred to a different owner (still doing business as Summit Commercial Laundry) on May 10, 1989, but the terms of the Agreement did not change.

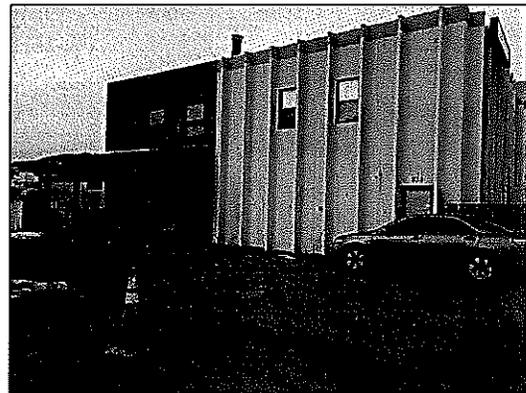
For many years, the commercial laundry facility operated in conjunction with a livestock feed store, both of which were surrounded by outdoor storage enclosed by chain link fencing. In 1992, there was an accident during which three employees got CO poisoning at the Summit Commercial Laundry due to inadequate ventilation and improperly adjusted boilers and heaters. Following the incident, the necessary building repairs occurred to ameliorate the situation.

On July 27, 1994, Town Council approved a Preliminary Site Plan for Arbogast Mini-Storage (a.k.a Summit Storage) to construct two buildings in the rear of the site, and enclose 11,500 square feet of storage space. In conjunction with the Site Plan, Town Council also approved a Variance to reduce the required drive aisle width from 30 feet to 24 feet. The proposed buildings were never constructed.

On April 3, 1997, the Town entered into a revised Water and Sewer Tap Agreement with the Summit Commercial Laundry, when the current owner, Rick Cole, bought the property. The revised Agreement clarified and updated the document's language, but the parties agreed to essentially the same terms as in the previous agreements regarding the water and sewer services for the commercial laundry.

In the following five years, the Summit Commercial Laundry experienced rapid business growth, which resulted in increased demand for water and sewer services. In 2002, the Town determined that water usage at the Summit Commercial Laundry facility exceeded the terms of the 1997 Water and Sewer Tap Agreement, and that additional EQRs needed to be purchased or leased. To address the matter, the Town entered into a revised Water and Sewer Tap Agreement with the Summit Commercial Laundry on December 11, 2002. Per the terms of the revised agreement, water and sewer user fees began to be assessed on a quarterly basis based upon the actual water and sewer use of the facility. In addition, the Town agreed to lease any additional EQRs needed for each quarter above those owned by Summit Commercial Laundry. The Water and Sewer Tap Agreement was renewed in 2014.

**BACKGROUND:** The applicant, Breckenridge Commercial Laundry, is requesting approval of a Site Plan Modification to construct a 7,035 square foot building addition at the rear of an existing commercial laundry. An additional office and break room consisting of 557 square feet are also part of the proposal. Proposed site and building improvements also include parking area paving and striping, additional landscaping, new light fixtures, removal the existing chain link fence, and a new dumpster enclosure.



**STAFF COMMENTS – SITE PLAN MODIFICATION:** The Site Plan Modifications follow the Final Site Plan review process, as outlined in Section 4-6-4, and require action by Planning Commission and Town Council.

**Comprehensive Plan:** The Silverthorne Comprehensive Plan reflects the goals and objectives of the community. The first criterion for review of a Final Site Plan is consistency with the goals and policies of the Comprehensive Plan. Staff finds there are a number of Comprehensive Plan goals relevant to this proposed development.

*Policy LU 1.3 – Promote compatibility of land uses throughout Silverthorne’s built environment to establish a logical, cohesive development pattern.*

*Policy LU 1.4 – Encourage infill development and redevelopment prior to the establishment of new commercial areas in Silverthorne.*

*Policy LU 1.6 – Ensure that all development is well-integrated with multi-modal transportation options and provides for safe connections between destinations for all users.*

*Policy LU 2 BP.1 – Encourage the development of commercial uses intended to serve a regional clientele, including but not limited to contractor trades, wholesalers, light manufacturing, artisan shops, warehousing and distribution, and auto repair.*

*Policy LU 2 BP.2 – Ensure that new development is well-integrated with existing commercial, service, and business uses, and that adverse visual, noise, odor, and/or traffic impacts are mitigated.*

*Policy LU 2 BP.3 – Encourage the Business Park District to continue to establish itself as an organized and compact business neighborhood, with distinct boundaries and edges.*

*Policy LU 2 BP.5 – Protect suitable space for regional commercial and light manufacturing enterprises that might typically locate in the Business Park District.*

*Policy LU 2 BP.6 – Discourage new residential development within the Business Park District.*

*Policy LU 5.3 – Encourage the paving of existing gravel roadways, driveways and parking lots to decrease pollution from erosion and dust.*

*Policy CD 3.4 – Avoid large massive single structures with long continuous wall planes. The mass or proportions of a structure shall be reduced by stepping building heights and wall planes, varying eave lines, and providing offsets in building elevations.*

*Policy CD 3.8 – Utilize appropriate screening to mitigate the visual and acoustic impacts of commercial uses, and integrate such screening into each project's site design. Items to be screened include loading areas, trash and recycling areas, mechanical equipment, and equipment and vehicle storage.*

The application proposes a building addition, as well as site improvements related to parking, landscaping, drainage, and lighting. By introducing building and site improvements, Breckenridge Commercial Laundry will be enhancing the Business Park District and the surrounding commercial areas. The paving and resurfacing of the parking area, and the definition of the access point, will improve vehicular mobility into and within the site, as well as the overall aesthetics of the property. The architecture of the building will be improved by the replacement of the dilapidated patio in the front, the introduction of canopies above the doorways, and new exterior materials on the building addition. Lastly, the site is proposed to be enhanced by removing the existing chain link fencing, and providing site screening with landscaping. Staff finds that the proposal is in general conformance with the policies of the Comprehensive Plan.

**Compliance with Chapter 4, Articles IV and VI:** The second criterion for Site Plan Modifications is consistency with Chapter 4 of the Code, Article IV, Zoning Districts and Standards, and Article VI, Site Plan.

**Use:** This property is currently zoned C-2, Heavy Commercial Zone District. Section 4-4-17 lists 'Commercial Laundry' as a permitted use in the C-2 zone district.

**Zoning Standards:** The proposal meets the Town Code requirements for setbacks, lot frontage, and lot coverage, as required by Section 4-4-10. The application also meets the allowable height of 35 feet for the Business Park Design District.

**Vehicular Access:** The site has vehicular access from Warren Avenue. The applicant is proposing to relocate the driveway southward to align it with the new parking area. The applicant is also proposing to define the 24-foot driveway with a concrete curb, which will serve to organize vehicle mobility and enhance the aesthetics of the site as seen from Warren Avenue. As proposed, the driveway meets the Code requirements for width, angle of intersection, and distance to adjacent driveways.

**Parking:** A building with 557 square feet of office space, 12,368 square feet of industrial space, a 2 bedroom apartment, and a 3 bedroom apartment, is required to provide 37 standard parking spaces, 1 13-foot handicap space, and 1 van-accessible parking space. The applicant is proposing 37 parking spaces, and 2 handicap spaces, meeting the Code's dimensional requirements. All site parking will be resurfaced with new pavement, and defined with concrete curb or provided with wheel stops.

In order to meet the requirements of the Lake Dillon Fire District, the applicant is proposing a truck access turn-around in the rear. Because all pavement for parking facilities and drive aisles is required to be a minimum of 10 feet from the property line by the Town Code, the applicant has proposed compact road base in the southeast corner of the property. As proposed, the applicant has addressed the Town Code and Fire District requirements.

**Pedestrian Access:** In order to improve pedestrian circulation on the property, the applicant is proposing 5-foot concrete walkways along the front portion of the building, where the most frequently used entrances are located. In addition, concrete pedestrian walkways are proposed in the front of the building, facing Warren Avenue, for pedestrian access to the new office and to the entrance to the second floor apartments. Sidewalks along Warren Avenue are not required because they would have no connections, and sidewalks are not planned for that street in the near future.

**Snow Storage:** The proposal meets the Town Code requirements for snow storage (25% of paved area), or 4,947 square feet. Snow storage is proposed along the perimeter of the parking areas and the driveway, reasonably facilitating the snow-stacking process.

**Landscaping:** For Lot 9, Silverthorne Heights Subdivision, having an area of 41,850 square feet in the C-2 Zone District, Section 4-6-11.g.22 requires that 14 trees (50% evergreen, and 50% deciduous) and 21 shrubs be planted. Sheet A1.3 indicates that 13 existing Aspen trees, 9 Blue Spruce trees, and 7 shrubs are proposed to meet the landscaping requirements.

The Town Code considers trees to cover 120 square feet, and shrubs to cover 20 square feet (1 tree may therefore be substituted for 6 shrubs). The plan proposed 7 shrubs instead of the 21 required, and 22 trees instead of the 14 required. Staff finds that the excess 8 trees compensate for the deficient number of shrubs. The additional trees also will serve as screening along the south side of the property, where chain link fencing currently exists. All chain link fencing on the site is proposed to be removed as part of the project.

**Dumpster Enclosure:** All commercial developments are required to provide a dumpster and dumpster enclosure onsite. Sheets A2.2 and A3.3 provide the details of the dumpster enclosure, and the site plan depicts its proposed location, meeting the Code requirement.

**Lighting:** The applicant is proposing 13 new wall mounted light fixtures to replace existing fixtures on the building. The proposed light fixtures, attached as Exhibit C, will be fully shielded downcast fixtures, as required by the Town Code. The proposed light fixtures will not generate excessive light levels or cause glare or light pollution on neighboring properties.

**Drainage:** The existing site lacks drainage and detention facilities. Sheets C1 and C2 provide the details of the Drainage Plan. The Public Works Department has reviewed the grading and drainage plan, and found that it meets the Town's requirements. (Please see Exhibit D).

**Utilities:** The Utilities Department has reviewed the water demand for the commercial laundry, as well as the utility connections to water and sewer mains. The Utilities Department finds that the existing EQR Lease is appropriate for a facility expansion. Please see the comments from the Utilities Department, attached as Exhibit E.

**Business Park District Design Standards:** The third criterion for Site Plan Modifications is consistency with the district design standards. In the review of the District Design Standards, Staff took into consideration that the existing building is legally non-conforming, and applied the standards primarily to the building addition.

As part of the Site Plan Modification, the applicant is proposing the following changes to the building and facades:

- West Elevation - Office addition in the front includes the removal of the existing porch and railing, and the addition of a new covered entry. External ladders are proposed to be removed. Existing flues are proposed to be painted to match the building.
- South and West Elevations – addition of canopy features above the entrances.
- North Elevation – addition in the rear of the building. New dryer vent to replace existing vents on the building.
- East Elevation – building addition with access doors and windows. Materials for new addition are stucco, and a corrugated metal wainscot for a base element.

Standard 3.1.4 states, “Buildings shall have a clearly defined primary pedestrian entrance at street level.” The primary entrance to the building faces south, and is accented by the new porch element along the street. Because of the industrial nature of the building, this entrance is adequate. The applicant is also proposing canopies over the entrances along the south and west, enhancing the entries and providing shelter from the natural elements.

Standard 3.2.1 states, “Where applicable, walkways shall be provided to separate pedestrians and vehicles, and shall link ground level uses within the site to the main building entry point and parking lot.” A pedestrian walkway is proposed in the front of the building facing Warren Avenue, and along the south, connecting the most frequently used building entries.

Standard 3.3.1 states, “Vehicle circulation on-site shall be clearly organized to facilitate movement into and throughout parking areas. Parking drives lanes and intersections shall align wherever practical”. The applicant is proposing to relocate the existing driveway such that it is aligned with the front parking spaces, and the drive aisle to the rear.

Standard 3.4.4 states, “All drives, parking, and vehicular and pedestrian circulation shall be paved and properly marked.” All new parking areas are proposed to be paved with asphalt

and defined with concrete curb. In addition, pedestrian circulation areas are proposed to be surfaced with concrete.

Standard 3.5.2 states, *“Landscaping shall be clustered into feature areas, such as corners, entryways, buffer zones and screening for service areas, rather than distributed thinly throughout the site.”* Landscaping feature areas have been located at the corners of the front property line facing Warren Avenue for enhancement of the street frontage. Landscaping is also proposed along the south to serve as screening, and to replace an existing chain linked fence along that side. Additional landscape screening is proposed along the property line shared with UPS.

Standard 3.6.1 states, *“Lighting shall be designed as an integral part of the building and site design. Light fixtures shall be compatible with the colors and materials of the building architecture and landscape of the project.”* All light fixtures on the building are proposed to be replaced with downcast fixtures that are compatible with the architecture of the building.

Standard 3.7.4.(a) and (b) regarding roof-top mechanical equipment state,

- a. *“Roof top mechanical equipment shall be low-profile, non-reflective units, and screened. Provide screening with materials that are compatible with the building to which they are mounted. Screening heights shall be at least 12 inches taller than the height of the equipment they conceal.”*
- b. *“Minimize the visual impact of telecommunications/mechanical equipment, utility connections and service boxes on roof-tops by painting them to match the roof color.”*

The existing building has a number of flues on the front façade facing Warren Avenue. In addition, the building has a series of dryer vents on the south and east sides. The applicant is proposing to paint the existing flues to match the new paint of the existing building. Because the existing building is legally non-conforming, Staff finds that separate screening of the flues is not required, and that painting them a dark color will serve to meet this standard. In addition, the dryer vent proposed for the north side should be painted a subdued dark color that matches the color of the adjacent stucco. This is noted as a condition of approval.

Standard 4.2.1 states, *“Regardless of the specific style, new buildings in the Business Park District should:*

- a. *Provide variation in all wall planes;*
- b. *Provide variation in roof lines and roof forms; and*
- c. *Provide an architectural feature to cap the primary pedestrian entry.”*

The applicant has introduced variation in the wall planes by providing a porch element along the front façade, canopies above entries, varied building materials, and limiting wall facades along the same plane to 100 feet. Roof elements are also proposed at varied elevations, and a painted cornice feature is proposed to accent the roof lines. The pedestrian entry is capped with a porch, meeting this standard.

Standard 4.2.4 states, *“Each building façade shall have a repeating pattern that includes no less than three instances of either: color change, texture changes, material module change, or expression of a structural, architectural feature.”* Staff finds that this standard is

met for all building facades.

Standard 4.3.3 states, “*Predominant exterior building materials shall be durable materials that can be economically maintained and of a high quality that will retain their appearance over time.*” The existing building materials include concrete metal walls and a pebble rock veneer. Those building materials are proposed to remain but be painted. The building addition consists of painted stucco, and a corrugated metal base. Staff finds that the proposed materials will be durable and high quality, meeting this standard.

Standard 4.4.2, states, “*Modest color schemes are preferred. Develop a color scheme that ties the building elements together.*” The proposed colors include browns, beiges, and grays, modestly combined to bring the building elements together.

Standard 4.4.6 states, “*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.*” This is noted as a condition of approval.

Standard 4.5.3 states, “*Flat roofs are discouraged. When allowed, on a case by case basis, parapets shall be used to screen flat roofs and shall be designed as an architectural feature. Developments shall provide regionally appropriate, pitched roof elements as architectural accents to break up parapet roof lines.*” The building addition is proposed to have a flat roof. In order to meet this standard, the applicant has proposed a painted cornice element along the top to provide contrast and enhance the architecture of the building. The color(s) of the painted cornice feature will be required to be specified with the submittal of a building permit application. This is noted as a condition of approval.

**PLANNING COMMISSION RECOMMENDATION:** On April 14, 2015, by a vote of 6-0, Planning Commission voted to recommend approval of the Site Plan Modification for the Breckenridge Commercial Laundry, located at 330 Warren Avenue, with the following conditions:

1. That all external flues and dryer vents be painted a flat dark color that is compatible with the exterior building colors and is not exposed metal.
2. That the exact color(s) of the painted cornice be specified with the submittal of a building permit.

***Suggested Motion:*** “*I move to approve the Breckenridge Commercial Laundry Site Plan Modification, with the Planning Commission recommended conditions.*”

**ALTERNATIVE MOTION:** Should Town Council find that the application does not meet the Code and/or the Business Park District Design Standards, Staff recommends the following findings and motion:

Findings:

1. The Preliminary Site Plan does not meet Standard 4.4.6 of the Business Park District Design Standards.

***Motion:*** "I move to deny the Breckenridge Commercial Laundry Site Plan Modification based on a finding that the application does not meet Standard 4.4.6 of the Business Park District Design Standards".

**EXHIBITS:**

- Exhibit A - Project Narrative, dated February 16, 2015
- Exhibit B - Plan set
- Exhibit C - Light Fixture Cutsheets
- Exhibit D - Town Engineer comments, dated April 3, 2015
- Exhibit E - Utilities Department Comments, dated April 1, 2015
- Exhibit F - Fire Department comments, March 19, 2015

Friday, January 10, 2013



**O'BRYAN PARTNERSHIP, INC.**  
ARCHITECTS - A.I.A.

**Breckenridge Commercial Laundry:**

Existing commercial laundry expanding existing building for business needs. The space will include 7,035 Sq.ft. of new building space on the lot of size 41,984 Sq.ft. (.96 acres) total space. The additional space will also require an addition of 700 Sq.ft. of mechanical space on the top floor of the building.

With the addition of the new work space, an office and break room space of 557 Sq.ft. will also be added to the west end of the existing building.  
The lot requires 4,198 Sq.ft. of landscaping whereas 4,635 Sq.ft. are provided with the proposed plan. With 19,159 Sq.ft of paved area, 4,790 of Sq.ft. is required for Snow Storage. 4,822 Sq.ft. have been provided.

Parking requires 1 space per every 400 Sq.Ft. Including the existing tenants in the units above the existing building, the total Sq.ft. of 13,032 Sq.ft require 37 total spaces. All 37 spaces have been provided, including 2 handicap accessible spaces.

The mechanical space has been reconfigured to comply with Town of Silverthorne's requirements.

P.O. Box 2773 • 620 Main St. Unit 8  
Frisco, Colorado 80443  
[www.oparch.com](http://www.oparch.com)

970.668.1133 • 970.668.2316 fx



**K O'BRYAN PARTNERSHIP, INC ARCHITECTS - A.L.A.**

ARCHITECTURE, PLANNING, INTERIORS  
 P.O. Box 2772  
 100  
 Athens, GA 30604  
 Tel: 770.493.1314  
 Fax: 770.493.1314



www.oparch.com

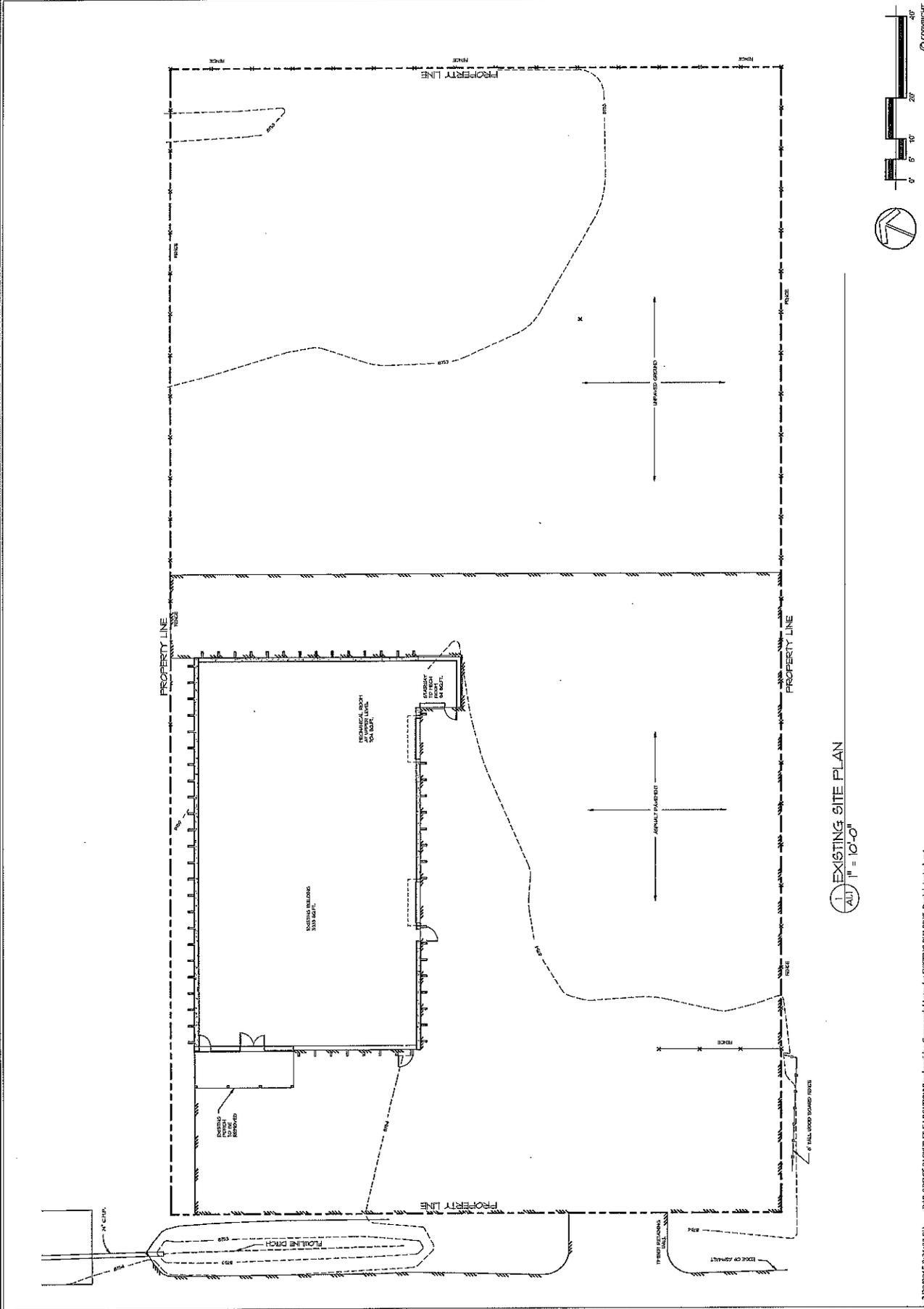
**Breckenridge Commercial Laundry**  
 330 Warren Avenue  
 Swarthorn, CO 80498

PROJECT NO: 256300  
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 DRAWN BY: DCJ  
 CHECKED BY: KAO

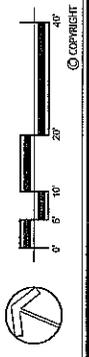
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Project No: 256300  
 Drawn by: DCJ  
 Checked by: KAO

**A1.1**  
 EXISTING SITE PLAN



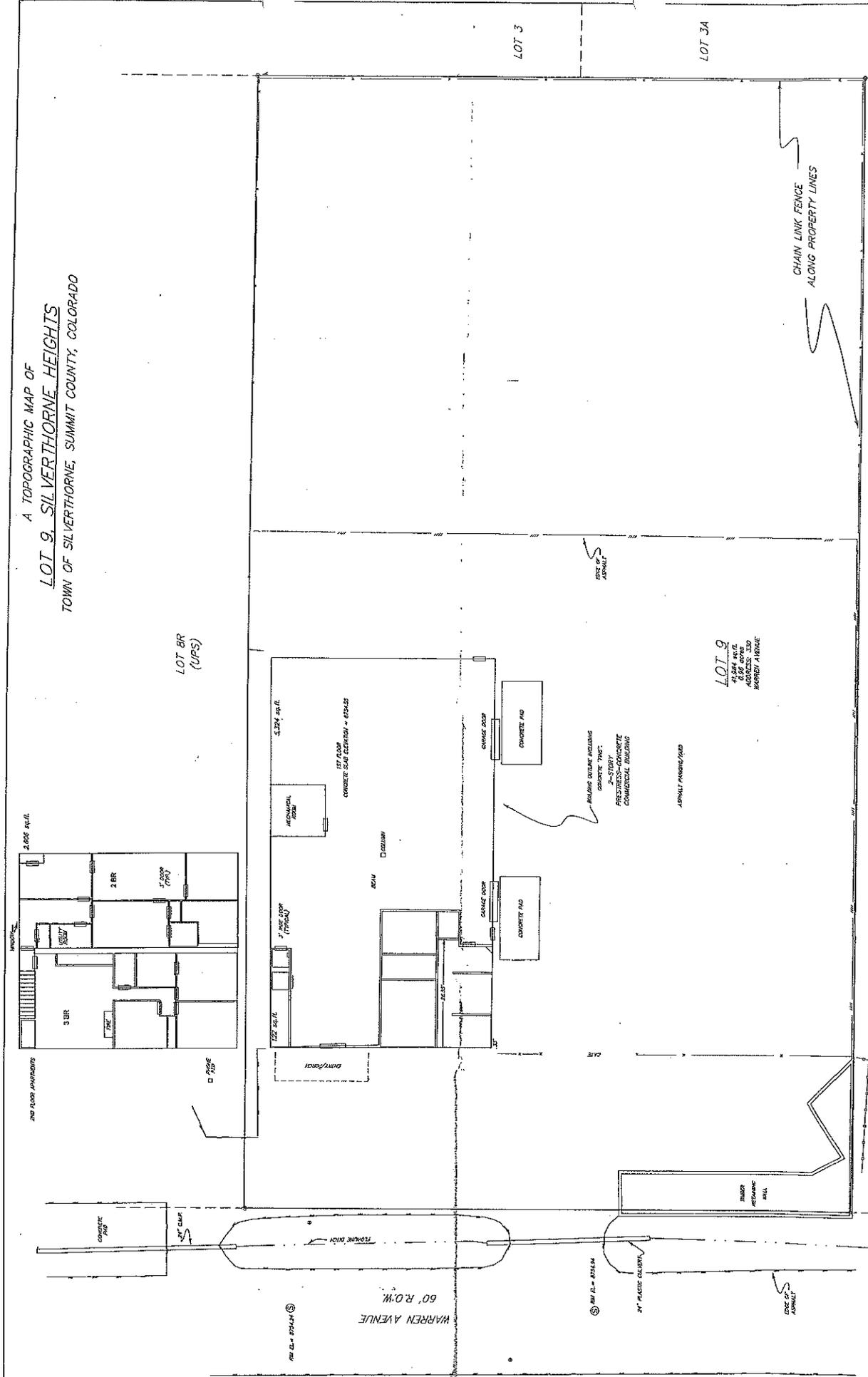
1. EXISTING SITE PLAN  
 ALL 1" = 10'-0"







A TOPOGRAPHIC MAP OF  
**LOT 9, SILVERTHORNE HEIGHTS**  
 TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO



Project No.	10000000	Sheet No.	1 of 1
Client	10000000	Scale	AS SHOWN
Project Name	LOT 9, SILVERTHORNE HEIGHTS		
Prepared By	R.A. COOPER & ASSOCIATES, INC.		
Checked By	R.A. COOPER & ASSOCIATES, INC.		
Approved By	R.A. COOPER & ASSOCIATES, INC.		
Date	10/11/00		

LOT 10

LOT 9  
 4,384 sq. ft.  
 ADDRESS 330  
 WARREN AVENUE

LOT 8R  
 (UPS)

LOT 3

LOT 3A

CHAIN LINK FENCE  
 ALONG PROPERTY LINES

WARREN AVENUE  
 60' R.O.W.

THIS MAP IS A TOPOGRAPHIC MAP AND DOES NOT SHOW THE EXACT LOCATION OF THE PROPERTY LINES. THE PROPERTY LINES ARE SHOWN AS APPROXIMATE. THE EXACT LOCATION OF THE PROPERTY LINES SHALL BE DETERMINED BY A SURVEYOR.



ARCHITECTURE,  
PLANNING, INTERIORS

7. G. 048.7773  
6500 W. 12th Avenue #  
1800  
DENVER, CO 80202  
TEL: 303.443.1314  
FAX: 303.443.1314



WWW.OPARCH.COM

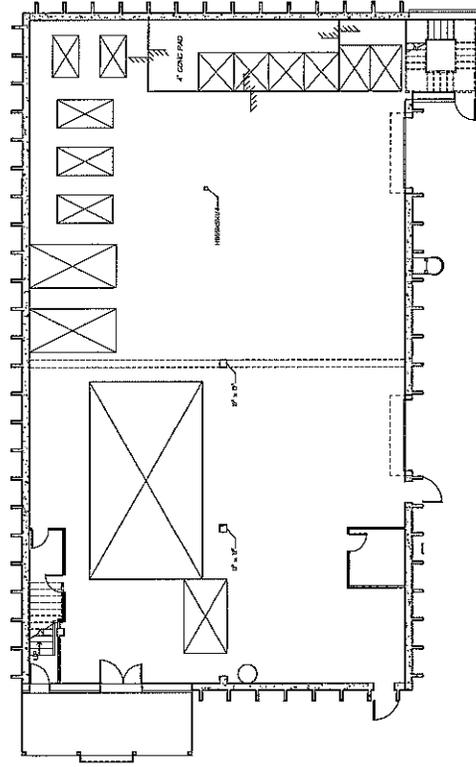
**Breckenridge Commercial Laundry**

130 Warren Avenue  
Silverthorn, CO 80498

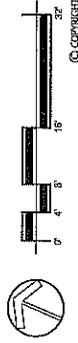
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DRAWN BY: DCJ  
CHECKED BY: KAO

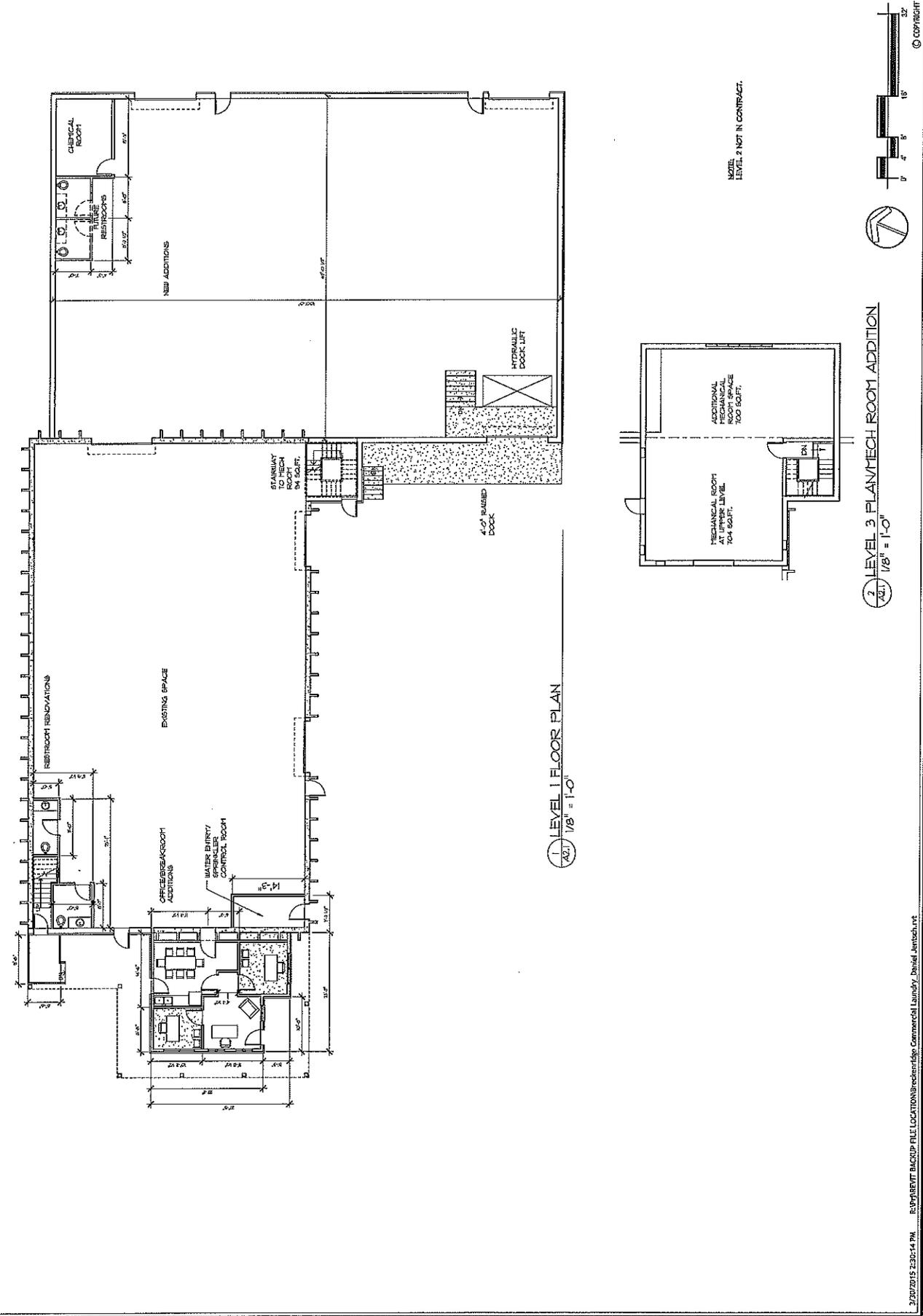
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PROJECT NO: 21063000  
DRAWN BY: DCJ  
CHECKED BY: KAO

**A2.0**  
EXISTING PLAN &  
CONDITIONS



1 LEVEL 1 EXISTING FLOOR PLAN & CONDITIONS  
A2.0 1/8" = 1'-0"









**O'BRYAN PARTNERSHIP, INC.**  
ARCHITECTS - A.I.A.

ARCHITECTURE,  
PLANNING, INTERIORS

P.O. Box 2372  
527 North Lincoln Street  
Denver, CO 80202  
Tel: 303.733.3115  
Fax: 303.733.3115  
www.obpa.com



**Breckenridge Commercial Laundry**

330 Warren Avenue  
Silverthorn, CO 80498

Notes:  
1. Verify on site  
2. Coordinate with  
3. Verify on site  
4. Verify on site  
5. Verify on site  
6. Verify on site  
7. Verify on site  
8. Verify on site  
9. Verify on site  
10. Verify on site

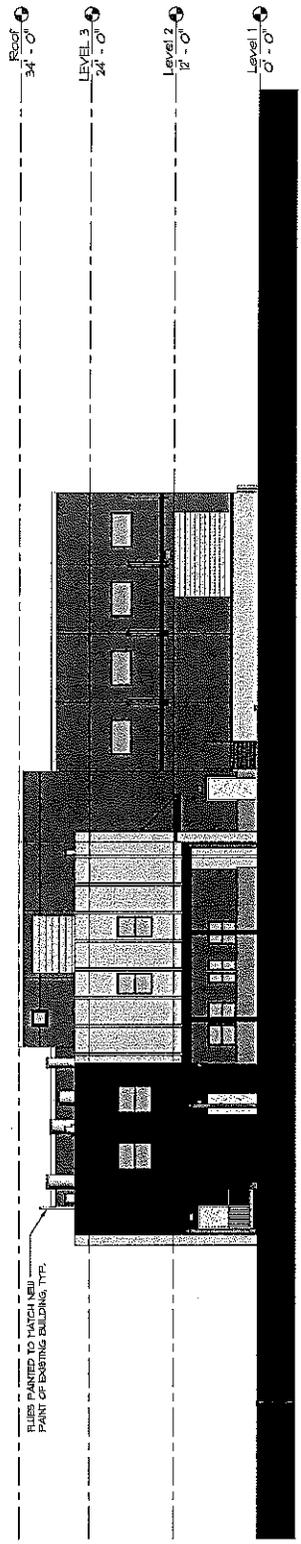
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Project No: **256300**

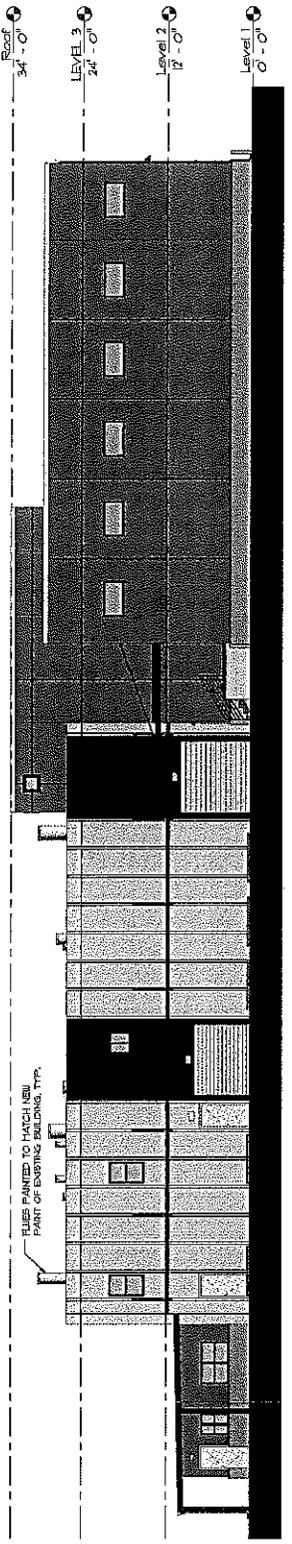
Drawn by: **DCJ**

Checked by: **KAO**

**A3.1**  
ELEVATIONS

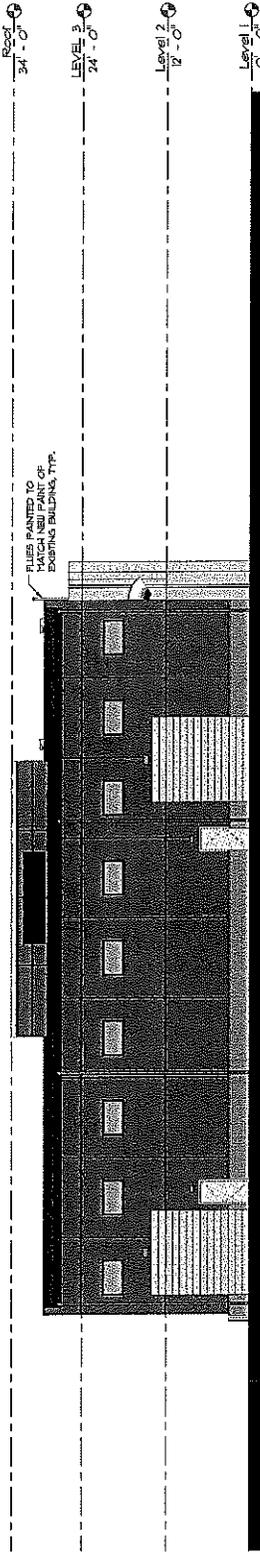


1 WEST ELEVATION  
A3.1 1/8" = 1'-0"

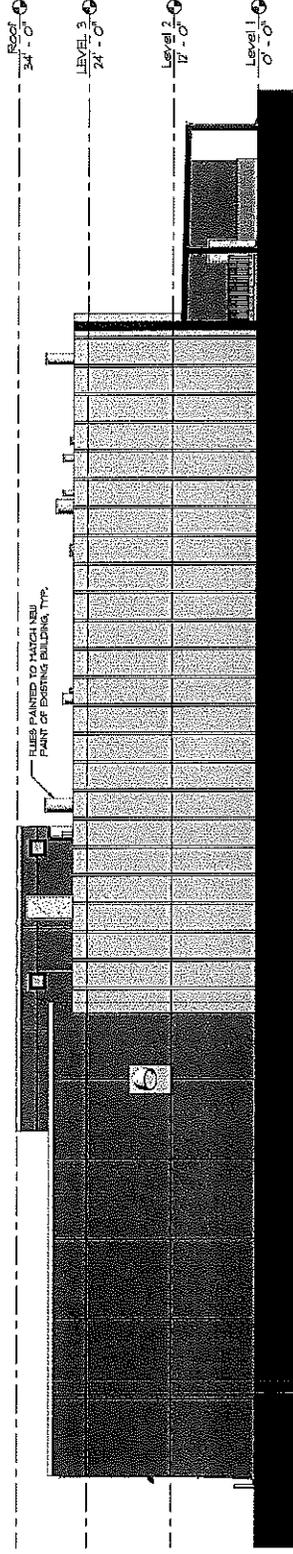


2 SOUTH ELEVATION  
A3.1 1/8" = 1'-0"





1 EAST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



OBRYAN PARTNERSHIP, INC  
ARCHITECTS - A.I.A.

ARCHITECTURE  
PLANNING INTERIORS  
LANDSCAPE ARCHITECTURE

600 W. WASHINGTON, SUITE 200  
DENVER, CO 80202  
PHONE: 303.733.1144  
FAX: 303.733.1144

www.obryan.com

Breckenridge Commercial  
Laundry

130 Warren Avenue  
Silverthorn, CO 80398

DATE: 01/06/15  
PROJECT NO: 25663.00  
DRAWN BY: DCJ  
CHECKED BY: KJC

**A3.3**  
GARBAGE ENCLOSURE  
ELEVATIONS

**1 NORTH ELEVATION**  
A3.3 1/2" = 1'-0"

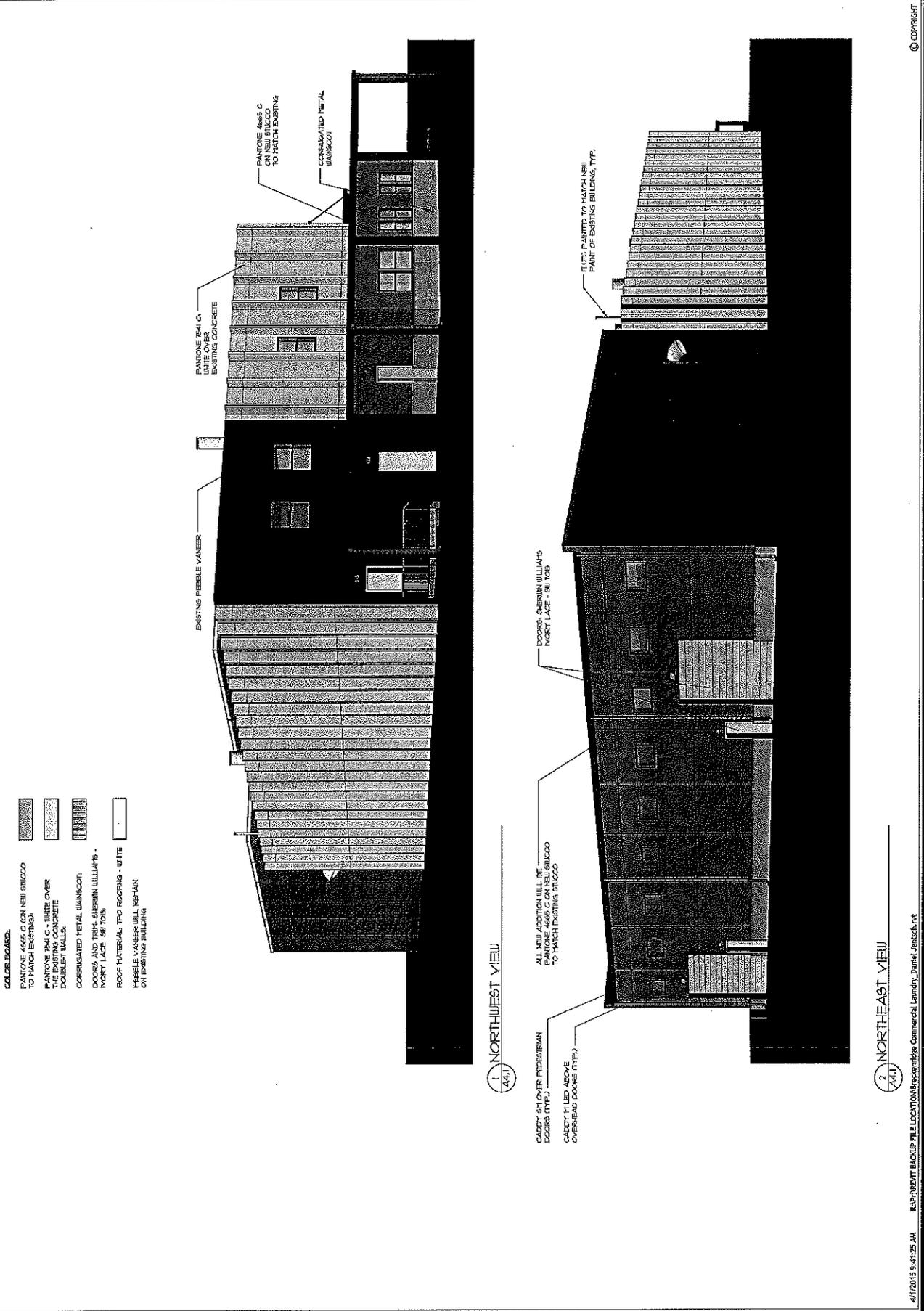
**2 WEST ELEVATION**  
A3.3 1/2" = 1'-0"

**3 SOUTH ELEVATION**  
A3.3 1/2" = 1'-0"

**4 EAST ELEVATION**  
A3.3 1/2" = 1'-0"

© COPYRIGHT





- COLOR BOARD:**
- PANTONE 4665 C ON NEW STUCCO TO MATCH EXISTING
  - PANTONE 7541 C - WHITE OVER DOUBLE WALLS
  - CORRUGATED METAL GIANSCOTT
  - DOORS AND TRIM - SHERWIN WILLIAMS' MORY LACE SB 705
  - ROOF MATERIAL TPO ROOFING - WHITE
  - PEBBLE VANESER WILL REMAIN ON EXISTING BUILDING

PANTONE 7541 C - WHITE OVER DOUBLE CONCRETE

PANTONE 4665 C ON NEW STUCCO TO MATCH EXISTING

CORRUGATED METAL GIANSCOTT

1 NORTHWEST VIEW

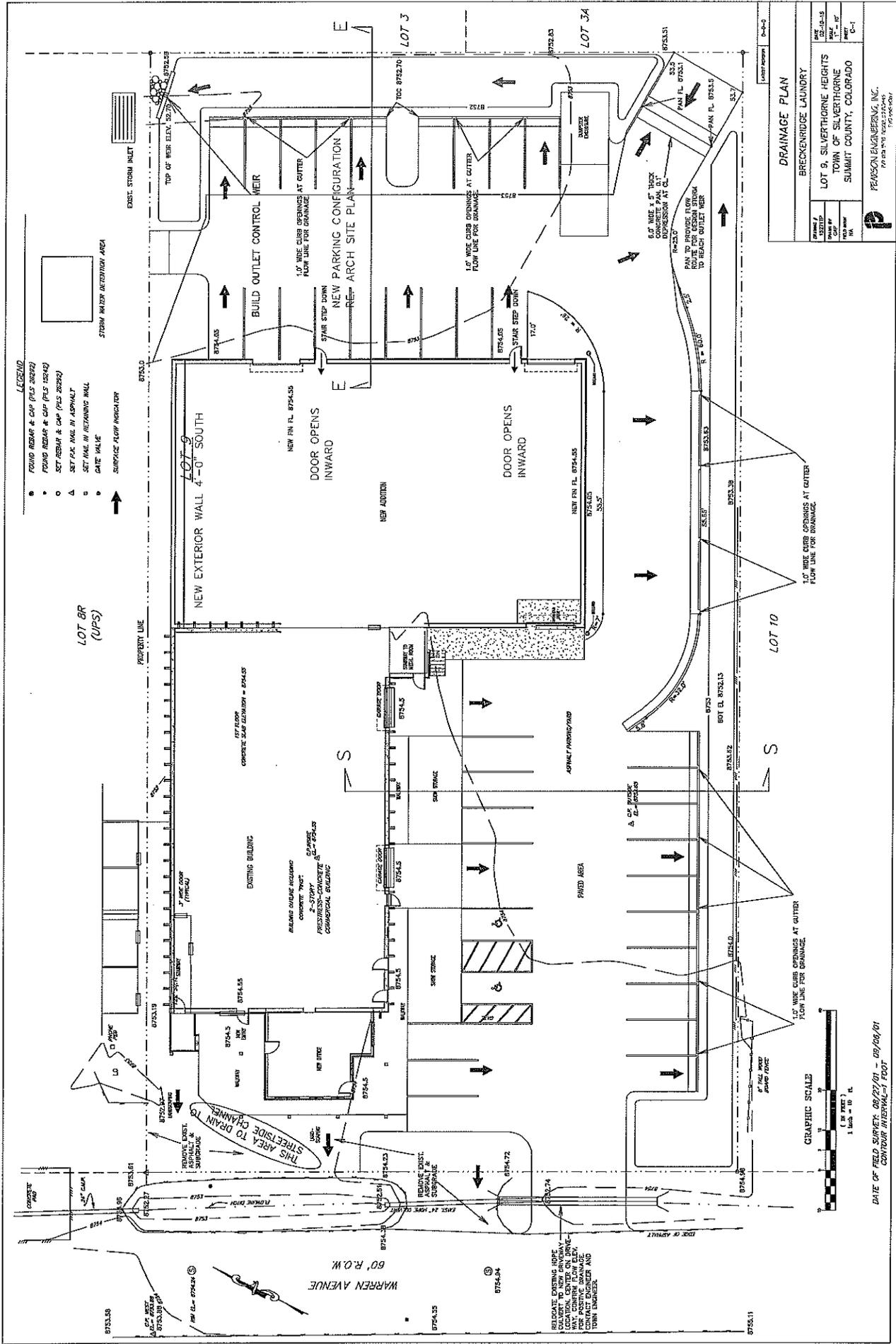
ALL NEW ADDITION WILL BE PANTONE 4665 C ON NEW STUCCO TO MATCH EXISTING STUCCO

DOORS, SHERWIN WILLIAMS' MORY LACE - SB 705

FLOOR PAINTED TO MATCH NEW PAINT OF EXISTING BUILDING, TYP.

2 NORTHWEST VIEW

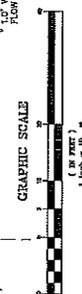
2 NORTHWEST VIEW



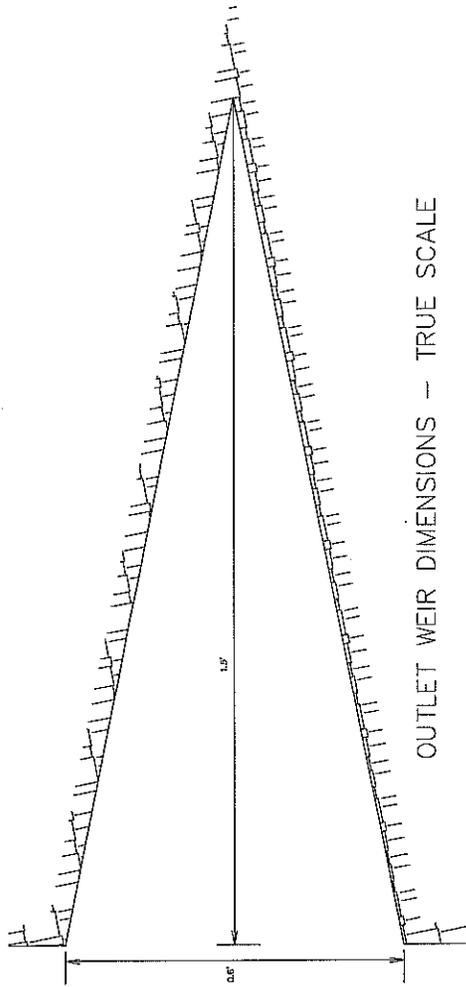
- LEGEND**
- FOUND REBAR & CAP (P.L.S. 20292)
  - FOUND REBAR & CAP (P.L.S. 12042)
  - SET REBAR & CAP (P.L.S. 20282)
  - △ SET P.A.C. MAIL IN ASPHALT
  - SET MAIL IN RETAINING WALL
  - GATE VALVE
  - ↑ SURFACE FLOW INDICATOR

DRAWING NUMBER		DATE	
DRAINAGE PLAN		10-1-18	
BRECKENRIDGE LAUNDRY		10-1-18	
LOT 9, SILVERTHORNE HEIGHTS		10-1-18	
TOWN OF SILVERTHORNE		10-1-18	
SUMMIT COUNTY, COLORADO		10-1-18	

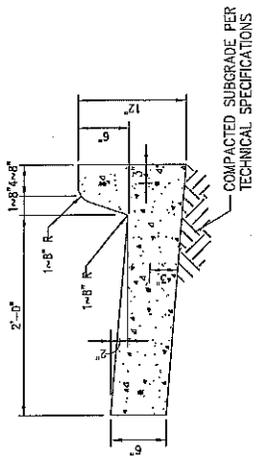
DATE OF FIELD SURVEY: 08/27/01 - 09/04/01  
 CONTOUR INTERVAL = 1 FOOT



PEARSON ENGINEERING, INC.  
 1010 1/2 N. 10th Street  
 COVINGTON, LA 70022

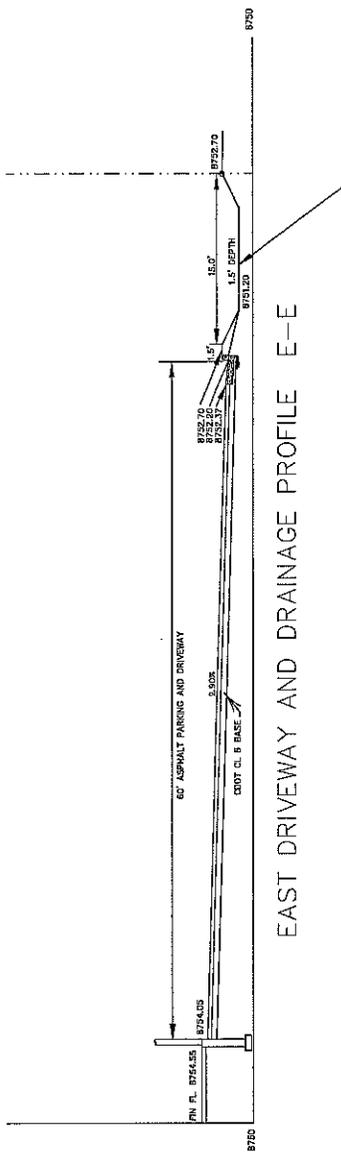


OUTLET WEIR DIMENSIONS -- TRUE SCALE

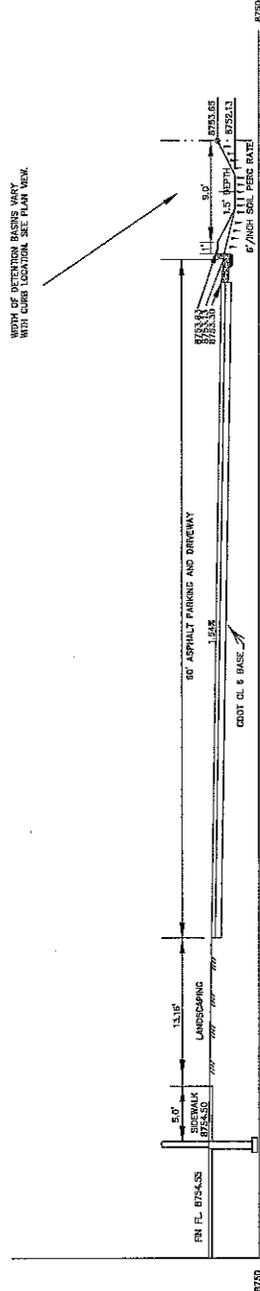


CATCH CURB & GUTTER

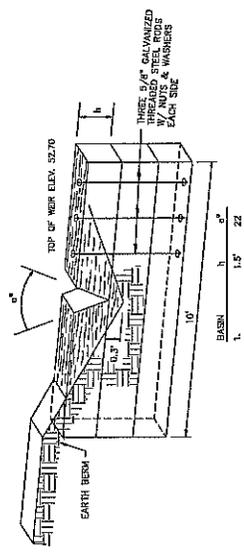
COMPACTED SUBGRADE PER TECHNICAL SPECIFICATIONS



EAST DRIVEWAY AND DRAINAGE PROFILE E-E

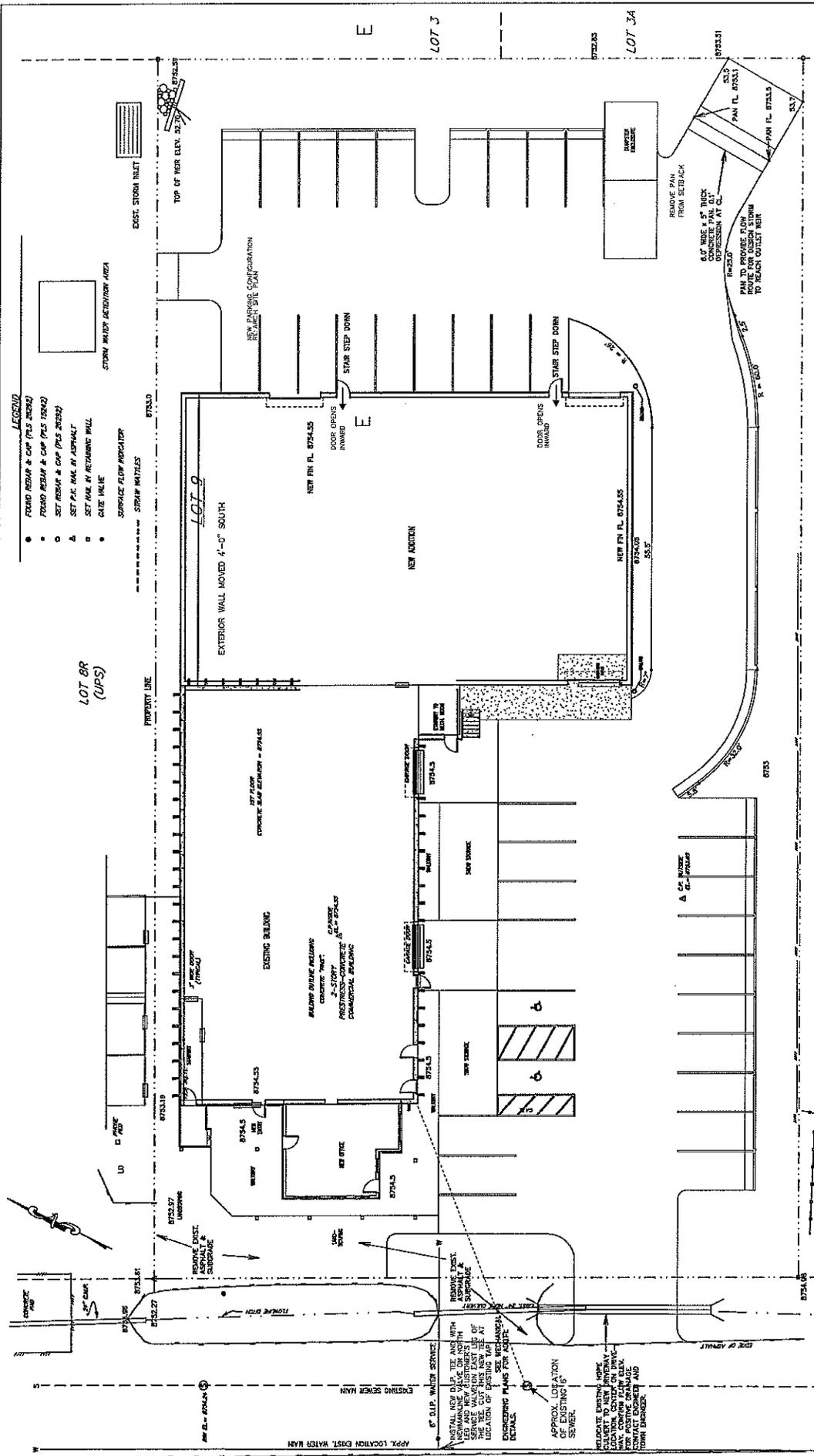


SOUTH DRIVEWAY AND DRAINAGE PROFILE S-S



OUTLET STRUCTURE

PROJECT NUMBER: 0-1-4	
DRAINAGE AND CURB DETAILS	
DATE: 11/11/10	SCALE: 1/4" = 1'-0"
PROJECT: BRECKENRIDGE LAUNDRY	DATE: 11/11/10
CLIENT: LOT 9, SILVERTHORNE HEIGHTS	PROJECT: C-2
TOWN OF SILVERTHORNE SUMMIT COUNTY, COLORADO	
PEARSON ENGINEERING, INC. 10 304 50th Street, Suite 200 Silverthorne, CO 80490	



- LEGEND**
- FOUND REBAR & CAP (P.S. 20282)
  - FOUND REBAR & CAP (P.S. 12042)
  - SET REBAR & CAP (P.S. 20282)
  - △ SET P.A.C. IN/IN ASPHALT
  - SET P.A.C. IN RETAINING WALL
  - GATE VALVE
  - SURFACE FLOW INDICATOR
  - STRIP MATILES

LOT 9  
(UP-S)

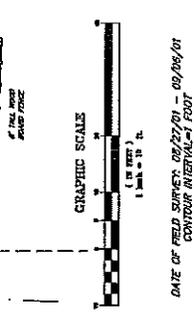
**WATER SERVICE LINE CONNECTION**

BRECKENRIDGE LAUNDRY  
 LOT 9, SILVERTHORPE HEIGHTS  
 TOWN OF SILVERTHORPE  
 SUMMIT COUNTY, COLORADO

PEARSON ENGINEERING, INC.  
 10100 ARAPAHO AVENUE  
 DENVER, CO 80231

DATE OF FIELD SURVEY: 08/27/01 - 09/06/01  
 CONTOUR INTERVAL = 1 FOOT

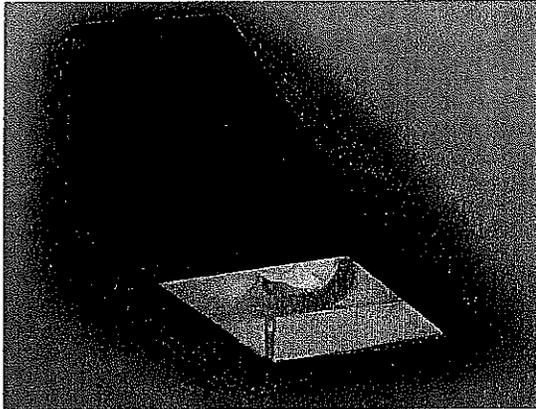
60' R.O.W.  
 WARREN AVENUE



DATE OF FIELD SURVEY: 08/27/01 - 09/06/01  
 CONTOUR INTERVAL = 1 FOOT

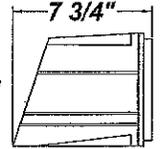
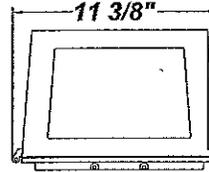
PROJECT: \_\_\_\_\_  
 TYPE: \_\_\_\_\_  
 ORDERING # : \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

**CADDY M LED**



**FEATURES**

- Die-Cast Aluminum Housing w/ Textured Bronze Polyester Powder Coat Finish
- Clear Tempered Glass Lens
- Fully Gasketed
- Aluminum Heat-Sink Plate
- Mounts Direct to Flat Surface w/Three #8 Wall Anchors (Not Included)
- Thermal Compensation Technology Ensures Longer LED Lifetime, Which is Ideal For Fixtures Being Placed in Area With Fluctuating or Higher Ambient Temperatures
- 100V - 277V
- 40W Driver
- Surge Protector
- Dark Sky Compliant
- CSA Approved Wet Location For Wall Mounting



**BOTTOM VIEW**

**FRONT VIEW**

**SIDE VIEW**

**ORDERING INFORMATION**

Example : (CDM - L125.2 - 100V - 277V - CGL - BT - 51K)

Textured Bronze is Standard Finish

CDM					
-----	--	--	--	--	--

PRODUCT	SOURCE/WATTAGE	VOLTAGE	DIFFUSER	FINISH	OPTIONS / SPECS
Caddy M	L125.2 - (6) 4.2W LED Modules  4.2W LED Modules - (LM80 Standard) **40,000 Hours(L70)  Please See the "Options / Specs" Column For Lumen Specifications	100V - 277V  Please See "Options / Specs" Column For Voltage Specifications	CGL - Clear Glass Lens (Standard) FGL - Frosted Glass Lens	TB - Textured Black SM - Matte Silver AC - Antique Copper AS - Antique Silver BT - Bronze Mist CP - Copper KC - Kenworth Chrome SN - Sand SW - Swedish Steel BZ - Textured Bronze TW - Textured White  RAL Colors or Custom Match - Consult Factory	30K - 3000K Color Temperature 40K - 4000K Color Temperature 51K - 5100K Color Temperature PCL120 - Photocell 120V PCL277 - Photocell 277V  L125.2 - Six 4.2W LED Modules 30K - 3000K Color Temp. - 3 Nichia NS3x183 Series LEDs Per Module - SW30Bin, Color Temp = 3000K Nominal - Voltage Regulated at 12 Volts by Driver - 80 CRI typ. (75 CRI min) 1410 TOTAL Lumens - 26W Input = Estimated 54.2 Lumens Per Watt  L125.2 - Six 4.2W LED Modules 40K - 4000K Color Temp. - 3 Nichia NS3x183 Series LEDs Per Module - SW30Bin, Color Temp = 3000K Nominal - Voltage Regulated at 12 Volts by Driver - 80 CRI typ. (75 CRI min) 1526 TOTAL Lumens - 26W Input = Estimated 58.7 Lumens Per Watt  L125.2 - Six 4.2W LED Modules 51K - 5100K Color Temp. - 3 Nichia NS3x183 Series LEDs Per Module - SW51Bin, Color Temp = 5100K Nominal - Voltage Regulated at 12 Volts by Driver - 80 CRI typ. (75 CRI min) 1680 TOTAL Lumens - 26W Input = Estimated 64.6 Lumens Per Watt

REPLACEMENT PARTS	PART NO.
Replacement Clear Tempered Glass Lens	37067
Replacement Frosted Tempered Glass Lens	3706762

NOTES
We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.



\*\*Definition of 40,000 hours: Lifetime Rating is Based on Lamp Manufacturers' LM80 Test Results Which Utilized an Exponentially Decaying Model, a Standard Used by The Department of Energy, as Well as by Other Manufacturers.

**TO:** Lina Lesmes – Senior Planner, Community Development Department  
**FROM:** Dan Gietzen - Town Engineer, Public Works Department  
**DATE:** April 3, 2015  
**RE:** Breckenridge Commercial Laundry final site plan modification

---

**Grading and Drainage.** I have reviewed the grading and drainage plans for the Breckenridge Commercial Laundry Site Plan Modification, and find that they adequately meet the Town's requirements.



TO: Lina Lesmes, Senior Planner  
 FROM: Zach Margolis, Utility Manager  
 DATE: April 1<sup>st</sup>, 2015  
 SUBJECT: EQR Lease for the Breckenridge Commercial Laundry Building

In 2014 The Town of Silverthorne renewed its EQR lease agreement with the building owner of the Summit Commercial Laundry (attached). We were aware of the possibility of future expansion when we drafted this lease, so this lease is also appropriate for an expanded facility. Donna Braun, Silverthorne Finance Director, calculated the new lease rates.

Newer commercial laundry equipment is much more water efficient than the equipment that was installed when the first lease was created, so it is likely that water use will not substantially increase even with the proposed expansion.

Here are the key points of the EQR Lease:

1. The number of EQRs to be leased are calculated each quarter, based on the actual water consumption in that quarter
2. Leased Sewer EQRs are equal to calculated water EQRS reduced to reflect consumptive use (roughly 10% of the water that enters a commercial laundry is removed in the drying process and not discharged to the sewer system)
3. EQRs assigned to the apartments at the Laundry are included in this calculation since they are not separately metered
4. This Agreement may be terminated by the customer effective at the end of the quarter in which notice was given
5. This Agreement may be terminated by the Town effective at the end of the quarter in which notice was given, except that the town shall endeavor to give as much notice as possible
6. Lease does not guarantee availability of water in a drought or other emergencies
7. Leases will be based on a 20 year amortization at a 4% rate of return for the EQR "Tap Fees" effective in the year the lease begins
8. For this 2014 lease the rate is \$127.53 per leased Water EQR, and \$102.03 per leased Sewer EQR
9. At the end of the Lease Town retains ownership of the EQRs
10. All quarterly fees applicable for both owned and leased EQRs shall be added to the lease rate; this currently includes quarterly fixed fees and applicable tiered water rate charges
11. This lease cannot be transferable to another location

Zach Margolis  
 Utility Manager  
 Town of Silverthorne  
 970 262 7344



Ms. Lina Lesmes  
 Town of Silverthorne  
 Community Development  
 P.O. Box 1309  
 Silverthorne, CO 80498

March 23, 2015



**Lake Dillon Fire  
 Protection  
 District**  
 401 Blue River  
 Parkway,  
 Silverthorne, CO  
 80498

P.O. Box 4428  
 Dillon, CO 80435

Telephone:  
 970.513.4100  
 Fax:970.513.4150

**Community  
 Services Bureau**  
 Telephone:  
 970.262.5201  
 Fax:970.262.5250

**Inspection Line:**  
 970.262.5215

**Re: Breckenridge Commercial Laundry Site Plan Review.**

Dear Ms. Lesmes,

Thank for you the opportunity to review and comment on the above project.  
 The fire department has the following comments and concerns:

1. Please advise the owner/developer that a construction permit is required through the fire department for this addition/remodel project. They can contact this office for details.
2. Based on the size of the existing structure and the proposed addition, the new structure will require an approved fire sprinkler system throughout. This will include the second floor apartments. Please advise the developer to size the new waterline to accommodate the fire sprinkler demand and domestic use.
3. A required fire sprinkler system will require an approved fire alarm system.
4. Sheet A2.1 shows a "Fire Control Room". Please have the developer explain the purpose of this room. The currently adopted fire code does not require a fire control room.
5. Sheet A2.1 shows a "Chemical Room" in the new addition. Please ask the owner/developer to provide a list of all chemical and quantities present that will be used and stored in the facility. A review of this chemical list may require additional fire code requirements.
6. The access road to the rear of the building is approximately 330 feet long. The fire code requires an approved turnaround for a dead-end fire apparatus access road longer than 150 feet. A turnaround is outlined at the rear of the building on Sheet A1.2. The outline turnaround appears to meet fire code requirements at this time.
7. Fire lanes will be established along this access road. Approved signs will be required to identify the fire lanes.
8. Proposed landscaping and snow storage shall not obstruct fire protection appurtenances around the buildings and project site.

If you have any question please give me a call at my office, 970-262-5202. My work week is Tuesday through Friday. Thank you for your cooperation.

Sincerely,

Steven Skulski  
 Assistant Chief/Fire Marshal  
 Lake Dillon Fire District

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left blank*

Town of Silverthorne  
Town Council Agenda Memorandum

**TO:** Mayor and Town Council  
**THRU:** Ryan Hyland, Interim Town Manager *R.H.*  
Mark Leidal, Community Development Director *ML*  
**FROM:** Lina Maria Lesmes, AICP, Senior Planner *LML*  
**DATE:** April 16, 2014, for meeting of April 22, 2014  
**SUBJECT:** Preliminary Site Plan for Angry James Brewery (PT 2015-5)

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**SUMMARY:** The applicant is requesting approval of a Preliminary Site Plan to construct a new microbrewery and restaurant, and a second story, 1-bedroom apartment. The site currently vacant, and gently slopes downward to the east.

**BACKGROUND:** The applicants, AJ and Darcy Brinckerhoff, co-owners of Angry James Brewing Company, purchased Lots 3 and 4, Block H, Silverthorne Colorado Subdivision on September 5, 2014. Their intent is to construct a small craft brewery at 421 Adams Avenue. The brewery will initially produce seven types of beer that may be sold onsite or to local restaurants and bars. The building includes a small retail area, seating space for beer tasting and eating, an outdoor beer garden, and an onsite grain silo.

**PREVIOUS COUNCIL ACTION:** The plat of the Silverthorne Colorado Subdivision was approved by Summit County on September 14, 1960. The plat created Blocks A through H, each comprised of 24 lots measuring 50 feet by 140 feet each, on average.

On September 26, 2001, Town Council denied a Site Plan and Conditional Use Permit for G&H Plaza, which consisted of a warehouse/contractor trades building with three apartments on the second floor.

**DISCUSSION:** Staff finds that the Angry James Brewery Preliminary Site Plan meets several of the goals and polices set forth in the Comprehensive Plan. In addition, Staff finds that the proposal meets the applicable lot frontage, lot coverage, and lot area requirements specified in Section 4-4-9, C-1 Light Commercial Zone District. A conditional use permit will be required, with the submittal of the Final Site Plan, for the second story apartment proposed with the Site Plan. Staff finds that the application also meets the Code requirements for snow storage, screening, outdoor lighting, and dumpster enclosure.

Revisions to the Site Plan will be required at the time of Final Site Plan submittal to fully address the parking standards specified in Section 4-6-10(e) regarding parking stall dimensions and parking area setbacks. Revisions to the parking are also required to meet Standard 3.4.3 of the Town Core District Design Standards. Furthermore, Staff is recommending, as conditions of approval, revisions to the Landscaping Plan to address Standards 3.5.1 and 3.5.4 of the Town Core District Design Standards. Lastly, revisions to the building location and main entrance are necessary to address Standards 3.1.2 and 3.1.3 of the Town Core District Design Standards. Staff finds that all Town Core District Standards for architecture, facades, materials, colors, and roofs are met with the proposed building design.

**PLANNING COMMISSION RECOMMENDATION:** On April 14, 2015, by a vote of 5-1,

Planning Commission voted to recommend approval of the Preliminary Site Plan for Angry James Brewery with the following conditions:

1. That a Conditional Use Permit application for the second story apartment be submitted with the Final Site Plan.
2. That a Minor Subdivision plat be submitted with the Final Site Plan to combine the lots associated with the site plan for Angry James Brewery.
3. That the applicant work with the Public Works Department to obtain a reduction in the 10-foot setback requirement for driveways that provide site ingress and egress.
4. That all onsite surface parking for non-residential uses be minimized, as required by Standard 3.4.3 of the Town Core District Design Standards and Guidelines.
5. That all 90° parking spaces be revised to provide a minimum length of 18 feet, as required by Section 4-6-10.e.2.
6. That all parking facilities be located a minimum of 10 feet from a property line, as required by Section 4-6-10.e.4.m.
7. That the landscape plan be revised to incorporate alternative forms of landscaping, as required by Standard 3.5.1 of the Town Core District Design Standards and Guidelines.
8. That the landscape plan be revised to remove trees from utility easements, as required by Standard 3.5.4 of the Town Core District Design Standards and Guidelines.
9. That the building location be revised such that 60% of the property frontage consists of a building located within 5 feet of the front property line, as required by Standard 3.1.2 of the Town Core District Design Standards and Guidelines.
10. That the building entrance be revised such that it is located at the street level, as required by Standard 3.1.3 of the Town Core District Design Standards and Guidelines.
11. That all utility, telecommunications, ground mounted, and roof top equipment be shown on the Final Site Plan, as required by Standard 3.7.1 of the Town Core District Design Standards and Guidelines.

***Suggested Motion:*** *"I move to approve the Angry James Brewery Preliminary Site Plan with the Planning Commission recommended conditions."*

**ATTACHMENTS:** Staff Report and Exhibits

**MANAGER'S COMMENTS:**

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**Town of Silverthorne, Colorado**  
**Town Council Staff Report**

**From:** Lina Maria Lesmes, AICP, Senior Planner *LM*

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

**Date:** April 16, 2015, for meeting of April 22, 2015

**Subject:** Preliminary Site Plan – Angry James Brewery (PT2015-5)

**Owner/Applicant:** AJ and Darcy Brinckerhoff

**Architect:** Marc Hogan, BHH Partners

**Proposal:** A Preliminary Site Plan for a new Micro Brewery and Restaurant, and a second story, 1-bedroom apartment. *(Please see the attached plans for further information.)*

**Address:** 421 Adams Avenue

**Legal Description:** Lots 3 & 4, Block H, Silverthorne Colorado Subdivision

**Site Area:** 0.32 acres or 14,000 square feet

**Zone District:** Light Commercial (C-1)

**Design District:** Town Core District

**Site Conditions:** The site contains is currently vacant, with vegetation consisting of grasses and sage. The property slopes gently downward to the east.

**Adjacent Uses:** North: Wagner Rents - Equipment Rental and Storage (C-1)  
South: Twin Season Vacations - Rental Office/Apt (C-1)  
East: Adams Avenue and vacant land (C-1)  
West: Single Family Residences and Apartment Building accessed from a shared drive (R15)

**Height:** Allowed: 45 feet  
Proposed: 24.3 feet

**Lot Coverage:** Allowed: 60% of lot area or 8,400 square feet  
Proposed: 25% of lot area or 3,436 square feet

**Parking:** Required: 11 plus 1 van accessible handicap space  
Proposed: 16 plus 1 van accessible handicap spaces

**Snow Storage:** Required: 1,775 square feet or 25% of paved surface

	Proposed:	1,782 square feet (25%)	
<b>Landscaping:</b>	Required:	9 trees and 14 shrubs	
	Proposed:	9 trees and 14 shrubs	
<b>Setbacks:</b>		<u>Required:</u>	<u>Proposed:</u>
	Front:	0 feet	0 feet
	Side (N):	0 feet	15 feet
	Side (S):	0 feet	20 feet
	Rear:	10 feet	67 feet

**PREVIOUS COUNCIL ACTION:** The plat of the Silverthorne Colorado Subdivision was approved by Summit County on September 14, 1960. The plat created Blocks A through H, each comprised of 24 lots measuring 50 feet by 140 feet each, on average. The Silverthorne Colorado Subdivision is generally located between 2<sup>nd</sup> and 6<sup>th</sup> Streets, and Brian Avenue and Highway 9.

On September 26, 2001, Town Council denied a Site Plan and Conditional Use Permit for G&H Plaza, which consisted of a warehouse/contractor trades building with three apartments on the second floor.

**BACKGROUND:** The applicants, AJ and Darcy Brinckerhoff, co-owners of Angry James Brewing Company, purchased Lots 3 and 4, Block H, Silverthorne Colorado Subdivision on September 5, 2014. Their intent is to construct a small craft brewery on Adams Avenue, with an apartment on the second story. The brewery will initially produce seven types of beer that may be sold onsite or to local restaurants and bars. The building includes a small retail area, seating space for beer tasting and eating, an outdoor beer garden, and an onsite grain silo.

**STAFF COMMENTS – PRELIMINARY SITE PLAN:** The Site Plan review process is reviewed by Planning Commission and Town Council at the Preliminary and Final levels to determine if the plan complies with the Comprehensive Plan, Code requirements, and Design District Standards.

**Comprehensive Plan:** The Silverthorne Comprehensive Plan reflects the goals and objectives of the community. The first criterion for review of a Preliminary Site Plan is consistency with the goals and policies of the Comprehensive Plan. Staff finds there are a number of Comprehensive Plan goals relevant to this proposed development.

*Policy LU 1.6 – Ensure that all development is well-integrated with multi-modal transportation options and provides for safe connections between destinations.*

*Policy 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.*

*Policy 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.

**Policy LU 2 TC.2** - Support building heights, form, and character conducive to a downtown environment. These architectural characteristics would generally include 2-4 story building heights, minimal or no building setbacks, enduring materials and attractive building facades.

**Policy LU 2 TC.3** - Create a safe and appealing pedestrian environment throughout the Town Core District by providing short blocks, sidewalks, street trees, street lighting, seating, curb and gutter, on-street parking, informative signage, and traffic calming measures to slow vehicular speeds on HWY 9.

**Policy LU 2 TC.4** - Promote outdoor places for people to gather, including green spaces, outdoor plazas, pedestrian streets, children's play areas, and outdoor seating to infuse energy and activity throughout the Town Core.

**Policy LU 2 TC.6** - Encourage parking solutions that support commercial development in a downtown environment, such as consolidated parking reservoirs (lots or garages) and on-street parking throughout. The development of alleys for service needs and access should be considered. Town parking codes and fees should be carefully reviewed to facilitate redevelopment in the Core.

**Policy LU 2 TC.10** - Emphasize overall pedestrian connectivity and experience throughout the Town Core, through the integration of sidewalks, connections, and design elements such as seating, landscaping, and lighting.

**Policy CD 2.1** - Establish a compact, urban form within the Town Core District, radiating outward from State Highway 9 and 4th Street as its center. Design elements include:

- Zero to minimal setbacks between the sidewalk and storefronts for the creation of an enclosed street.
- Buildings that are scaled to support enclosure of the street as civic space. Promote building design that is unique in character, addresses the street with a full ground-level first story, and provides upper levels that firmly confine the outdoor space.
- Encourage narrow building facades that create a repetition of vertical form, and that set up a pleasing rhythm as part of the streetscape, with a distinct bottom, middle and top, and architectural detail and ornament that relate to human scale.
- Emphasize on-street parking, to the greatest extent feasible, and shared parking areas behind buildings, to support commercial redevelopment.
- Support designs that contribute to the public experience by providing attractive signs, awnings, arcades and sidewalks.
- Installation of public streetscape elements such as sidewalks, trees, and street furnishings to enhance the pedestrian experience.

**Policy CD.2.2** - Promote gathering and entertainment areas within Silverthorne's downtown, through landscape design, signage, ample outdoor seating and pedestrian linkages.

**Policy CD.3.3** - Building mass, form, length, and proportions shall be designed to provide variety of visual interest, maintaining a human scale that is appropriate to surroundings.

*Policy T 2.5 - Provide sidewalks adjacent to all street edges within the commercial districts. Separate sidewalks from the street by a landscape median where it is feasible.*

*Policy T 2.8 - Improve the public streetscape with curb, gutter, sidewalk, and landscaping to promote sidewalk activity, where it is feasible.*

Staff finds that the proposed development is consistent with several policies of the Silverthorne Comprehensive Plan. The proposed brewery will enhance the Town Core District by providing a restaurant use that is conducive to pedestrian activity, provides an outdoor seating area, and serves to enclose the street with two stories. The proposed building is compact in form, and its architecture provides appealing facade and roof elements, and architectural features scaled to the pedestrian. In addition, the building is proposed adjacent to the street with parking in the rear, and with a sidewalk and on-street parking on Adams Avenue. Lastly, in order to minimize impacts on the residential areas in the rear, the applicant is proposing a fence that will buffer the residential areas from light, noise, and traffic impacts.

**Chapter 4 of the Town Code:** The second criterion for review of a Preliminary Site Plan is consistency with Chapter 4 of the Town Code, particularly Article IV, Zoning Regulations; and Article VI, Site Plan.

**Land Use** – Lots 3 and 4, Block H, Silverthorne Colorado Subdivision are zoned Commercial C-1. The uses ‘Restaurant’ and ‘Bar, lounge, nightclub’ are uses by right in C-1. The use ‘Multi-family dwelling unit’, which includes apartments in mixed-use buildings, is listed as a conditional use in C-1. A Conditional Use Permit will be required with the submittal of a Final Site Plan to review the conformance of the use.

**Zoning Standards** – Staff finds that the application meets the C-1 Light Commercial Zone District requirements for lot frontage, lot area, and lot coverage. The maximum building height in the Town Core District is 45 feet for pitched roofs. Staff has determined that the average existing grade is USGS 8,748. The highest ridge elevation is USGS 8,772.3, making the proposed height for the building 24.3 feet and 25.5 feet for the silo.

In terms of setbacks, the C-1 Zone District standards dictate a setback of 10 feet in the front, 10 feet in the rear, and 0 feet on the side. The rear and side setbacks are being met with the proposal. The front setback, however, is in conflict with Standard 3.1.2 of the Town Core District Design Standards and Guidelines, which requires buildings to be located within 5 feet of the front property line. Staff finds, in this case, that the requirements of Standard 3.1.2 apply for the Town Core District.

**Subdivision** – The boundaries of Lots 3 and 4, Block H, Silverthorne Colorado Subdivision have not changed since 1960. In concurrence with the submittal for a Final Site Plan, a Minor Subdivision plat will be required to combine the lots associated with the Site Plan proposal for Angry James Brewery.

**Vehicular Access and Circulation** – The project takes access from Adams Avenue, with a driveway immediately adjacent to the south property line, measuring 16-feet in width. The driveway is proposed in that location to create the possibility for a future shared

access with Twin Season Vacations, located at 401 Adams Avenue. Although providing space for 2-way circulation would require a width of 24 feet, the driveway provides adequate space for vehicles to enter and exit the site in a forward-flow movement. The Code requires that entry and exit lanes be a minimum of 12 feet wide, but the Code does not prohibit the driveway lanes from being shared.

Section 4-6-10(e).4.m dictates that driveways and parking be areas be no closer than 10 feet from a property line. Regarding ingress and egress, the Public Works Department may recommend a reduction in the standard if it finds that the requirement is not justified by the characteristics of the proposed ingress and egress. In order to locate a driveway within 10 feet of a property line, the applicant will be required to work with the Public Works Department to obtain a reduction in the standard. This is noted as condition of approval.

**Pedestrian Access and Circulation** - For pedestrian access, the applicant is proposing to install a 6-foot concrete sidewalk immediately in front of the building in the Adams Avenue Right-of-Way. The template for the exact location of sidewalks and on-street parking on Adams Avenue will be adopted as part of the 2015 Transportation Master Plan update. Based on the timing and recommendations from that Plan, the applicant will either be required to install the sidewalk, or provide cash-in lieu for its construction prior to the issuance of a Certificate of Occupancy for the project.

The applicant is also proposing pedestrian walkways adjacent to the rear parking area that provide pedestrian access the rear entries of the building, and the stairs to the upstairs apartment.

**Parking** – The proposed building is comprised of restaurant, retail, and light manufacturing space on the ground floor, and a 1 bedroom apartment and storage on the second floor. Due to its location in the Town Core District, the project qualifies for additional voluntary reductions in parking. The following table provides Staff’s calculations on the amount of parking required, and the reductions permitted by Section 4-6-10.f.5.

Use	Minimum Parking Required	Available Reductions
1 bedroom apartment	1.5	None
434 s.f. of Retail	1.1	25% Reduction for TC – 4 15% Bus Stop – 2 Bicycle parking – 1
1,350 s.f. Restaurant	13.5	
850 sf. Manufacturing	2.1	
<b>Subtotal</b>	<b>18</b>	<b>7</b>
<b>TOTAL REQUIRED</b>	<b>11</b>	

The provision of on-street parking is permitted by the Town Code in the Town Core District on a 1:1 ratio for non-residential uses. In addition, one van-accessible parking space, measuring 16 feet in width is required. The plans show 14 spaces in the rear parking area, 1 oversized handicap parking space, and 2 parallel parking spaces in the Adams Avenue Right-of-Way, for a total of 16 standard spaces and 1 handicap space.

Staff has the following concerns with the parking as proposed:

1. Size of parking stalls – Section 4-6-10(e).2. requires that parking spaces be a minimum of 9 feet in width by 18 feet in length for 90° parking. The plans show parking spaces having a length of 16 feet, not meeting the Code standard. The 18-foot parking space length is a standard dimension that accounts for varied sizes of car and trucks, including large SUVs and pick-up trucks that are common in Summit County. Two-foot overhangs over the curb may not accommodate many types of vehicles and may reduce parking area functionality.
2. Parking lot setback – Section 4-6-10(e).4.m requires that all parking facilities be 10 feet from a property line, particularly when that property line is shared with a residential area. The rear parking area is being proposed 8 feet from the property line shared with the residential area in the rear, not meeting the requirement.
3. Excess parking – Minimizing onsite parking in the Town Core District is a goal of the Comprehensive Plan (Policy LU2 TC6), and the Town Core District Design Standards and Guidelines. In particular, Standard 3.4.3 of the Town Core District Design Standards states, “*On-site surface parking for non-residential uses shall be minimized by participating in the Town Core Parking District, incorporating or constructing on-street parking, and/or utilizing shared parking and parking reductions*”. Staff finds that the project, as proposed, does not adequately minimize onsite parking, or take sufficient advantage of the available parking reductions in the Town Code, resulting in excess surface parking (of at least 5 spaces).

In order to meet the parking requirements, Staff is requesting, as a condition of approval, that onsite parking be minimized to meet the requirement of Standard 3.4.3, and that all the parking area standards in Section 4.6.10 be met.

**Screening** – Parking facilities adjacent to residential structures are required to have screening sufficient to prevent unreasonable disturbance to the occupants of the residences. Per Section 4.6.10.e.4.n, where parking abuts directly upon a residential lot, a screen at least 4 feet in height shall be erected. Screens may be solid walls, fencing, or landscaping. The applicant has indicated that a new 6-foot tall cedar fence will be installed along the property line shared with the residential lots in the rear, meeting the standard.

**Snow Storage** – A minimum of 25% of the total paved area must be provided for snow storage. Sheet SP1.1 indicates that there are 7,101 square feet of paved areas, requiring 1,775 square feet of snow storage. The applicant is proposing 1,782 square feet of snow storage in locations that facilitate the snow stacking process, meeting the requirement.

**Landscaping** – For a site with an area of 14,000 square feet in the C-1 zone district, 9 trees (50% evergreen, 50% deciduous) and 14 shrubs are required. The Landscape Plan (Sheet SP1.1) shows 9 trees and 14 shrubs meeting all the size requirements. Landscaping is located along the front of the building facing the street, and in the 8-foot utility easement in the rear, adjacent to the residential properties.

Town Code Section 4.6.11.g.23 details exceptions that are available to reduce the number of trees and shrubs on a development site. Staff recommends, as a condition of approval, that the applicant revise the Landscape Plan in order to address the following standards of

the Town Core District Design Standards and Guidelines:

- Standard 3.5.1 states, “*Development within the commercial areas located West of HWY 9 must provide landscaping that is appropriate for a downtown setting. To that effect, alternative forms of landscaping, including street furniture, planter boxes, hardscape patios, and art forms must be prioritized.*”
- Standard 3.5.4 states, “*Significant landscape materials, such as trees, shall be located outside utility easements. Planting of trees over utility lines is prohibited*”.

**Dumpster Enclosure** – The dumpster enclosure is located in the rear of the site, and is proposed as a 4-sided structure with a roof, meeting Town Code Requirements. Details of the structure are shown on Sheet A2.1 and A2.2.

**Lighting** – The applicant has submitted lighting cut sheets with the review materials, attached as Exhibit C. The building elevations, shown on Sheets A2.1 and A2.2, indicate that 7 fully shielded fixtures, 2 decorative fixtures above the signs, and 3 floodlights for security lighting are proposed. Town Code requires that fully shielded fixtures be utilized that are aimed straight down. In order to meet Section 4.6.13.e.3, the floodlights shall be fixtures of 100 watts or less, and must always be aimed straight down.

**Utilities** – There is an existing water main underneath Adams Avenue, and an existing sewer main in the alley behind the property, in a sewer line utility easement. A gas line is also located within the rear utility easement, as noted on Sheet U-1. The Utilities Department did not have any comments on the Utilities Plan.

**Drainage** – Sheet GD-1 provides a Preliminary Grading and Drainage Plan, which proposes to detain storm-water drainage in a detention basin located north of the building. The Town Engineer has reviewed the Preliminary Drainage and Grading Plan, and has noted that additional information is necessary to fully evaluate site drainage, grading, and erosion. As a condition of approval, the comments of the Town Engineer, attached as Exhibit F, must be addressed with the submittal of a Final Site Plan.

**Signage** – Signage is shown on the building elevations. The building is located in the Commercial Sign District, which allows a freestanding sign of no more than 32 square feet, and wall signs with an area equal to 2.5 the linear front footage of the building. All final sign designs will be evaluated as part of the sign permitting process.

**Community Meeting** – Per the requirements of Section 4.1.22, the applicant held a public community meeting on April 6, 2015, for review of the plans and building design by property owners within 200 feet. The plans were revised in response to public comments.

**Town Core District Design Standards and Guidelines:** The third criterion for Site Plan Modifications is consistency with the district design standards. Design within the Town Core District should contribute to the creation of a compact and walkable environment.

***Building Orientation and Location on Site***

Standard 3.1.1 states, “*Buildings within the Town Core District shall be oriented toward*

*public rights-of-way and the Blue River Trail.*” The building is oriented with its main entrance facing Adams Avenue, meeting this standard.

Standard 3.1.2 states, *“For properties adjacent to HWY 9, 4<sup>th</sup> Street, and Adams Avenue, at least 60% of the frontage length of the property must consist of a building located within 5 feet of the property line adjacent to the street.”* The frontage length of the property is 100 feet long, requiring that a minimum of 60 feet consist of a building within 5 feet of the front property line.

The main building wall plane and beer garden are proposed 7 feet from the front property line. The only portions of the building within 5 feet of the property line are the steps and landing leading to the main entrance and the grain silo, which total approximately 27 feet in length. The applicant has explained that due to the grade separation between the street and the floor of the building, moving the building closer to the street would require additional site grading. Nonetheless, Staff finds that bringing the building closer to the street would serve to meet this standard, and to create additional space to increase the parking stall lengths in the rear. As a condition of approval, Staff recommends that the building be within 5 feet of the property line, as required by Standard 3.1.2. In addition, because a portion of the stairs extend into the right-of-way, a License Agreement will be required with the review of the Final Site Plan.

Standard 3.1.3 states, *“Buildings shall have a clearly defined pedestrian entrance along the street-facing façade. Main entrances shall be located at the street level. ‘Split level’ entrances are prohibited.”* The building has a clearly defined pedestrian entrance along Adams Avenue, with a projecting metal design element, a canopy, and signage. However, the entrance is not located at street level, diminishing its street presence. The intent of Standards 3.1.2 and 3.1.3 is to ensure that buildings are part of the streetscape, adequately enclose the street, and are inviting to pedestrians. As a condition of approval, Staff recommends that the building entrance be modified such that it is at the street level, as required by Standard 3.1.3.

### ***Pedestrian Access and Circulation***

Standard 3.2.2 states, *“Where a public sidewalk is deemed necessary by the Town, it shall be installed in the public right-of-way as part of the proposed development.”* The applicant is proposing to install a sidewalk in the right-of-way to address this standard. As noted previously, depending on the timing for construction of sidewalks and on-street parking on Adams Avenue, the applicant will either be required to install the sidewalk, or provide cash-in lieu for its construction prior to the issuance of a Certificate of Occupancy.

Standard 3.2.3 states, *“Continuous internal pedestrian walkways within a development site, not less than 6 feet in width, shall be provided from the principal building entrance to adjacent sidewalks, trails, and public right-of-ways”.* Staff finds that this standard is met.

### ***Vehicular and Service Area Access and Circulation***

Standard 3.3.1 states, *“Vehicle circulation onsite shall be clearly organized to facilitate movement into, and throughout, parking areas. Parking drive lanes and intersections shall align wherever practical.”* Staff is concerned that the parking as proposed, with parking

stall lengths that do not meet the standard of 18 feet, may hinder movement throughout the parking area, thereby not meeting this standard.

Standard 3.3.2 states, *“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, including the Blue River Trail. Where possible, adjacent parcels or buildings should share service and delivery areas, and/or access to such areas.”* Service and delivery areas are located behind the building, accessed from rear entries. The dumpster enclosure is also located in the rear of the site, in a location that may facilitate the sharing of such dumpster with the adjacent property to the south.

### ***Parking***

Standard 3.4.1 states, *“Parking areas within the Town Core District shall provide safe, convenient, and efficient access, and shall be located so as to minimize negative visual and noise impacts to adjacent properties and the public rights-of-way.”* By placing the parking area in the rear and installing a fence along the property line shared with the residential area, the applicant is minimizing the negative visual and noise impacts of parking areas. This standard is met.

Standard 3.4.2 states, *“For properties with frontage along HWY 9, Adams Avenue, and 4th Street, on-site parking shall be located at the rear of the property or behind a building.”* The parking area is located behind the building, meeting this standard.

Standard 3.4.3 states, *“On-site surface parking for nonresidential uses shall be minimized by participating in the Town Core Parking District, incorporating or constructing on-street parking, and/or utilizing shared parking and parking reductions.”* As noted previously, Staff finds that the surface parking for the project should be minimized to adequately meet this standard.

### ***Landscape***

Standard 3.5.1 states, *“Development within the commercial areas located West of HWY 9 must provide landscaping that is appropriate for a downtown setting. To that effect, alternative forms of landscaping, including street furniture, planter boxes, hardscape patios, and art forms must be prioritized.”* As previously noted, Staff finds that alternative forms of landscaping should be part of the Landscape Plan to address this standard.

Standard 3.5.3 states, *“Landscaping shall complement buildings, accent building entries, and serve as a decorative element. Landscaping shall not impede the visibility of store fronts, or interfere with the line of sight of vehicle drivers entering or leaving the site.”* A portion of the landscaping is proposed along the front, and functions as a decorative element that complements the building. The remaining landscaping in the rear functions as a decorative element between the parking area and the proposed fence.

Standard 3.5.4 states, *“Significant landscape materials, such as trees, shall be located outside utility easements. Planting of trees over utility lines is prohibited.”* Two Blue Spruce trees, two Aspen trees, and eight shrubs are proposed within the utility easement

in the rear. In order to meet this standard, all trees must be located outside of utility easements and away from utility lines. This is noted as a condition of approval.

### **Screening**

Standard 3.7.1.a states *“All utility, telecommunications, ground mounted, and roof top mechanical equipment shall be shown on the final site plan for the proposed development project”*. Staff will require this information with the submittal of a Final Site Plan.

Standard 3.7.2.b states *“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.”* The proposed dumpster enclosure, shown on Sheets A2.1 and A2.2, is proposed to have metal and wood siding, and concrete block for the base. This standard is met.

### **Building Form, Mass and Height**

Standard 4.1.3 states, *“Reduce the bulk of a building to be on a pedestrian scale. The design shall emphasize a “base”, “middle”, and “top”.*

- a. *A distinctive “base” at the ground level shall use articulation and materials such as: Timber, wood, stone, masonry, decorative concrete, or other similar materials. In addition, “base” elements may include windows, architectural details, canopies, bays, or overhangs.*
- b. *The “middle” of the building shall be made distinct by 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 step-back, or creative roofline.*

The building is proposed with a distinctive base, middle, and top. Concrete block is proposed for the base, attractively anchoring the building. Windows and canopies accent the middle, and pitched roof elements with colored fascia emphasize the top with a creative roofline. Staff finds that this standard is met.

Standard 4.1.4 states, *“The mass of the pedestrian portion of a commercial or mixed use building shall be broken down to a human scale with a strongly marked primary entry at the “base”, and distinct architectural features at the street level.”* The building design includes a strongly marked primary entrance that projects from the main building wall, is enhanced with metal siding, and is capped with a sloped roofline. Staff finds that this standard is met.

### **Building Façades and Architectural Elements**

Standard 4.2.1 states, *“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; and*
- c. *Emphasize building entries through projecting or recessed forms.*

Staff finds that the building design incorporates all of the elements required by this standard. There is significant articulation in the wall planes and roof lines, a well-defined main entrance, and windows in a pattern that relates to the interior function.

Standard 4.2.2 states, *"Provide human scale through change in plane, contrast, and intricacy in form. Avoid large areas of undifferentiated or blank building facades."* The building is designed with a variety of building materials, sloped rooflines, a beer garden area, attractive canopies, and a grain silo. All of these elements provide contrast and intricacy of form, meeting this standard.

Standard 4.2.6 states, *"Primary building façades shall contribute to the overall character of the Town Core by creating a pattern along the street through the repetition of similarly-sized building elements. Building facades shall have a repeating pattern that includes no less than three instances of either: color change, texture change, material change, or expression of a structural, architectural feature."* Staff finds that this standard is met.

Standard 4.2.8 states, *"Buildings along HWY 9, Adams Avenue, and 4th Street shall have a minimum of two stories to provide critical mass and firmly confine the outdoor space. Ground floors in these areas shall have a minimum ceiling height of 10 feet."* The proposed building has two stories and a ground floor ceiling height of 10 feet, meeting the standard.

Standard 4.2.9 states, *"Applicants are required to submit a three dimensional representation of a proposed development project within the Town Core District. Such representation may be an accurate three-dimensional model or a three dimensional computer simulation depicting the proposed development."* A 3D computer simulation is attached as Exhibit C, and will be shown on at the public meeting.

### ***Building Materials and Finishes***

Standard 4.3.3 states, *"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 materials. Class II materials may be used as accents and trim not to exceed 25% of the total building façade. Class III materials are prohibited in the Town Core 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.*

The proposed building materials include integrally colored split face block and corrugated metal siding (Class II materials) totaling less than 25% of building facades. All other materials are Class I materials, including wood siding and cement stucco, meeting the standard.

Standard 4.3.4 states, “For commercial and mixed-use buildings, at least 50 percent of the first floor of the primary façade facing a street shall be transparent glass to differentiate the pedestrian area from the remainder of the building, and to create an inviting pedestrian environment. Upper floor window elements may be less prominent”. The primary façade has 3 windows and a door with transparent glass, with a length of 24 feet or 59% of the length of primary façade facing Adams Avenue. This standard is met.

### **Building Colors**

Standard 4.4.2 states, “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 4 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 Town Core 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.

The building materials are proposed in subdued colors, including browns, beiges, and grays. The roof is proposed with a ‘cinnamon’ fascia. All of the colors proposed meet the requirements of this standard.

### **Building Roofs**

Standard 4.5.1 states, “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.” The roof of the building is proposed with a single slope, which slopes from north to south. Staff finds that the roof is appropriately oriented towards the south to maximize sun exposure. A canopy is also proposed below the lower portion of the main roof to capture snow and protect the beer garden seating area. Staff finds that this standard is met.

Standard 4.5.2 states, “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.” Due to the compact size of the building, there are no large expanses of roof without breaks. Variety of the roof line is created with angled lines, canopies, and a projecting architectural feature to enhance the entry, meeting the standard.

Standard 4.5.5 states, “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. As noted above, canopies are proposed below the main roof on the south side to prevent the shedding of snow onto the beer garden seating area. The roof is also designed with eaves that will prevent the shedding of snow onto the north balcony, and the west entrances. Staff finds that this standard is met.

**PLANNING COMMISSION RECOMMENDATION:** On April 14, 2015, by a vote of 5-1, Planning Commission voted to recommend approval of the Preliminary Site Plan for Angry James Brewery with the following conditions:

1. That a Conditional Use Permit application for the second story apartment be submitted with the Final Site Plan.
2. That a Minor Subdivision plat be submitted with the Final Site Plan to combine the lots associated with the site plan for Angry James Brewery.
3. That the applicant work with the Public Works Department to obtain a reduction in the 10-foot setback requirement for driveways that provide site ingress and egress.
4. That all onsite surface parking for non-residential uses be minimized, as required by Standard 3.4.3 of the Town Core District Design Standards and Guidelines.
5. That all 90° parking spaces be revised to provide a minimum length of 18 feet, as required by Section 4-6-10.e.2.
6. That all parking facilities be located a minimum of 10 feet from a property line, as required by Section 4-6-10.e.4.m.
7. That the landscape plan be revised to incorporate alternative forms of landscaping, as required by Standard 3.5.1 of the Town Core District Design Standards and Guidelines.
8. That the landscape plan be revised to remove trees from utility easements, as required by Standard 3.5.4 of the Town Core District Design Standards and Guidelines.
9. That the building location be revised such that 60% of the property frontage consists of a building located within 5 feet of the front property line, as required by Standard 3.1.2 of the Town Core District Design Standards and Guidelines.
10. That the building entrance be revised such that it is located at the street level, as required by Standard 3.1.3 of the Town Core District Design Standards and Guidelines.
11. That all utility, telecommunications, ground mounted, and roof top equipment be shown on the Final Site Plan, as required by Standard 3.7.1 of the Town Core District Design Standards and Guidelines.

***Suggested Motion:*** "I move to approve the Angry James Brewery Preliminary Site Plan with the Planning Commission recommended conditions."

**ALTERNATIVE MOTION:** Should Town Council find that the application does not meet the Code and/or the Town Core District Design Standards and Guidelines, Staff recommends the following findings and motion:

**Findings:**

1. The Preliminary Site Plan does not meet the requirements of Section 4-6-10.e.2 and Section 4-6-10.e.4.m regarding parking.
2. The Preliminary Site Plan does not meet the requirements of Standards 3.1.2, 3.1.3, 3.5.1, and 3.5.4 of the Town Core District Design Standards and Guidelines.

***Motion:*** "I move to deny the Angry James Preliminary Site Plan based on a finding that the application does not meet the requirements of Town Code Section 4-6-10.e, and the requirements of Standards 3.1.2, 3.1.3, 3.5.1, and 3.5.1 of the Town Core District Design Standards and Guidelines".

**EXHIBITS:**

- Exhibit A - Project Narrative
- Exhibit B - Preliminary Site Plan Set
- Exhibit C - Color Elevations
- Exhibit D - Light Fixture Cut Sheets
- Exhibit E - Applicant responses to Referral Agency Comments, dated April 6, 2015
- Exhibit F - Referral Agency Comments

Angry James Brewing Company – Project Narrative

Angry James Brewing Company is an LLC owned and managed by A.J. and Darcy Brinckerhoff. The mission of our Company is to manufacture and sell delicious, handcrafted ales and lagers to consumers at our taproom and in the local community. Our brewery will be located at 421 Adams Avenue in Silverthorne, Colorado. This address is currently vacant land, zoned for commercial development with mixed use. We chose Silverthorne because of its close proximity to several ski resorts, while still being only an hour drive from the Denver Metro area. In addition, with the year after year growth in permanent residents and tourists to Silverthorne, the demand for new food and beverage places continues to increase. We see this as an opportunity for us to provide a locally made product that will help to further distinguish Silverthorne as a unique place to visit, and help draw in beer enthusiasts from everywhere. Our brewery will initially produce seven different beers varying in strength, color, and style. Some of these beers will include our German style blond ale, roasted brown ale, and our hoppy double IPA. These unique beers will be available for consumption in our taproom, carryout in growlers, or sold in kegs to local restaurants and bars. The taproom will provide a relaxed environment for patrons to enjoy their beer, with a small but hearty menu of food, and a retail shop for people to buy an Angry James T-shirt or mug.

To give you an idea of the layout, the front of our building will face Adams Avenue with parallel parking in the front, a beer garden to the south, and additional parking to the North and West (back of the building). The building will consist of various materials such as stone masonry, wood, and corrugated metal. The roof will be a single pitch roof, facing south. We are planning on using this roof design to eventually run the brewery off solar power. The interior of the building will consist of two levels. The first level will start with the tasting room when you walk in the front door, which will include a bar and seating. In the back left will be our modest kitchen followed by restrooms. Taking up most of the back will be the brewery and cold room directly behind the bar. The retail shop will be located between the restrooms and brewery. The second level will include a small apartment, storage area/office, and a break room for Angry James employees.

From a timing standpoint on this project, we have already purchased the land located at 421 Adams Avenue, and our goal is to break ground by the beginning of the summer of 2015. We anticipate construction taking the duration of the summer and we hope to have our brewing equipment moved in by the start of fall and open for business by the holiday season 2015. During the late summer and fall months we will be working on interior finishes, fine tuning all of the brewing equipment, landscaping, any additional exterior work and signage.

We hope this gives you a good idea of our project, and our goals for opening this year. We feel that a neighborhood oriented and community focused company will be a great fit within the diverse group of businesses already in Silverthorne. We also feel that it will be a great way to attract new businesses to Silverthorne and help the 'Urban Renewal Plan' come to fruition. Lastly, we realize this project has a lot complexities and challenges not only from a planning standpoint but a financial one as well. That is why we have spent the last four years researching possible locations, working on our beer recipes, and designing a business plan that outlines our approach for a successful business. We are extremely excited to get this project started and become a part of the Silverthorne community both as residents and business owners.

Cheers!

A.J. & Darcy Brinckerhoff

Angry James Brewing Company, LLC









REVISIONS

NO. DATE BY

1 04-09-15 J. Anderson

CHECKED BY: m. p. g.

DATE: 04-09-15

PROJECT: ANGRY JAMES BREWERY

SCALE: AS SHOWN

DATE: 04-09-15

BY: J. Anderson

CHECKED BY: m. p. g.

DATE: 04-09-15

PROJECT: ANGRY JAMES BREWERY

SCALE: AS SHOWN

ANGRY JAMES BREWERY

LOT 1 & 4, BLOCK H SILVERTHORPE SUBDIVISION, 421 ADAMS AVENUE, SILVERTHORPE, COLO. 80440

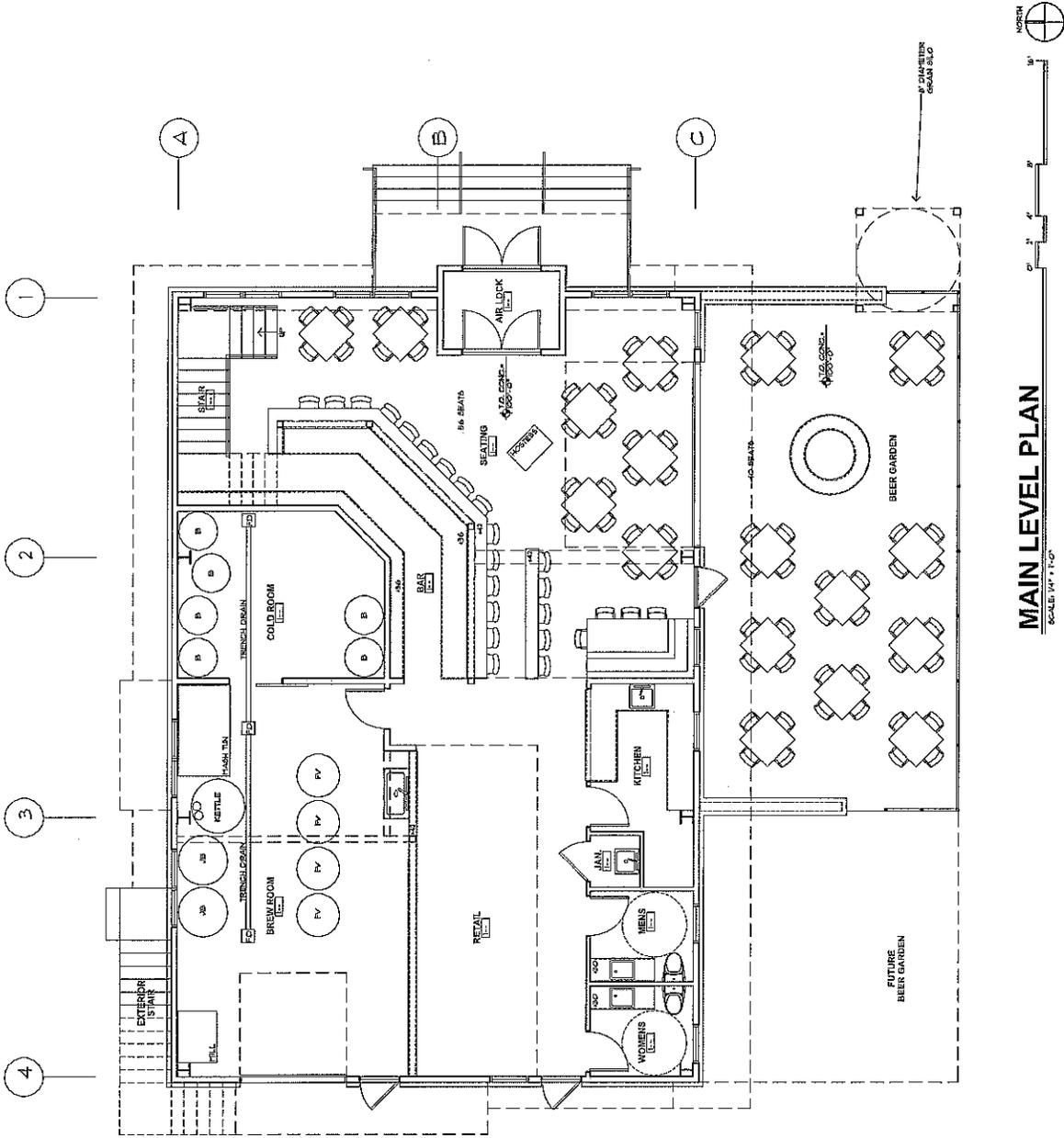
bhh Partners

100 EAST MAIN STREET, BRECKENRIDGE, CO 80424 (303) 463-8990

DESIGNED FOR: TZA, INC./PRIMARY

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PROJECT NUMBER: A1.1

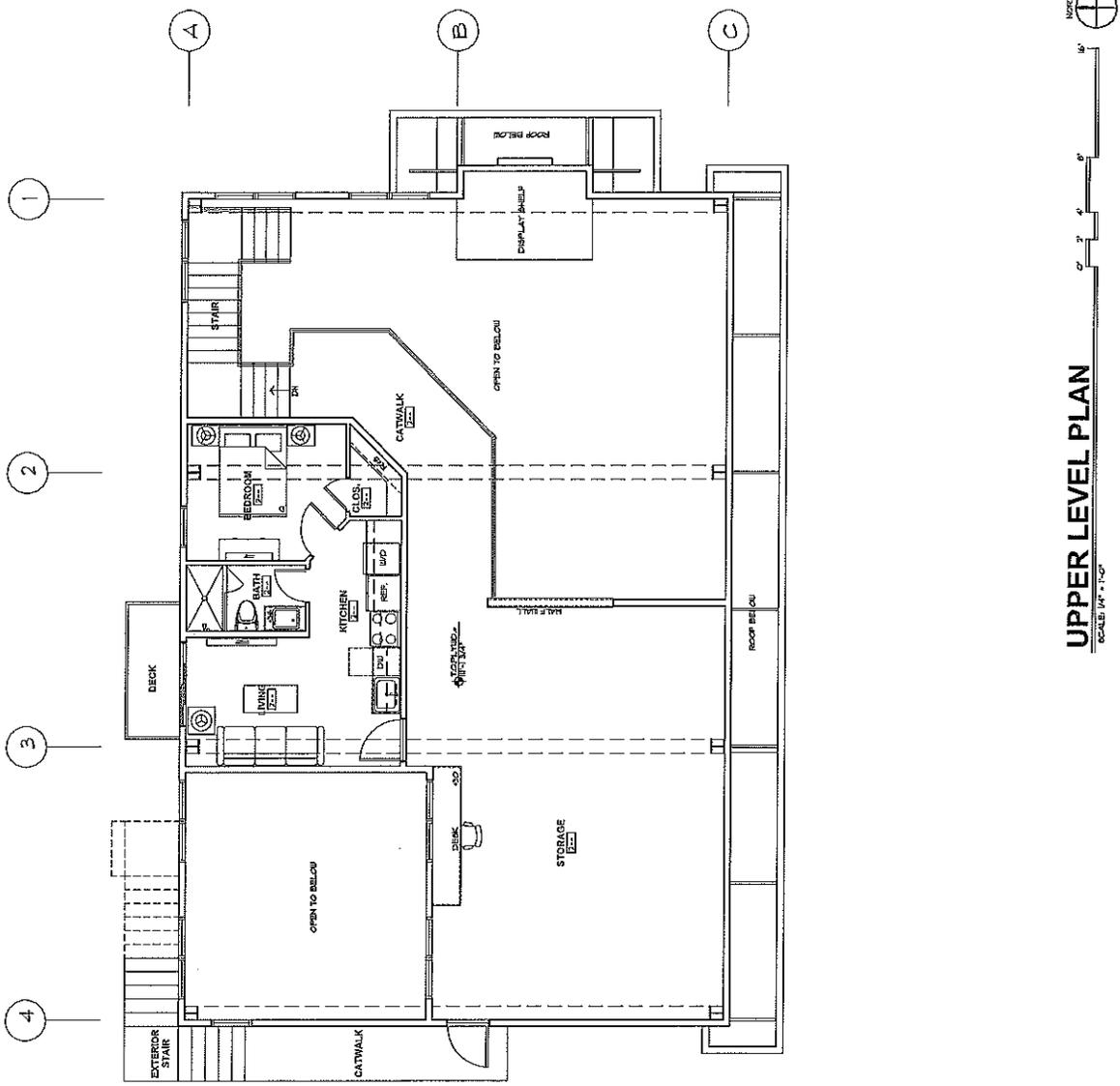


**MAIN LEVEL PLAN**  
SCALE: 1/4" = 1'-0"

**ANGRY JAMES BREWERY**  
 LOT 3 & BLOCK H SILVERTHORNE SUBDIVISION, 421 ADAMS AVENUE, SILVERTHORNE, COLORADO  
 P.O. BOX 261, BREWERS AVENUE, BRECKENRIDGE, COLORADO 80424 (303) 454-6600  
**bhh Partners**  
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 SHEET NUMBER: **A1.2**  
 SF:

REVISIONS:  
 NO. NO. DATE: CA-001-B  
 DRAWN BY: J. Williams  
 CHECKED BY: M. Griffin  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
 ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 IBC.  
 ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 IBC.  
 ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 IBC.

SOLID FOR  
 T.O.A. PRELIMINARY



REVISIONS:

OSR NO: B410

DATE: 04-04-15

DRAWN BY: J. HANSEN

CHECKED BY: J. HANSEN

DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL BUILDING DEPARTMENT AND THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE.

**ANGRY JAMES BREWERY**

LOT 3 & 4, BLOCK H SILVERTHORPE SUBDIVISION, 421 ADAMS AVENUE, SILVERTHORPE, COLORADO

**A1.3**

PROJECT NUMBER:

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CP-14

**bhh** Partners

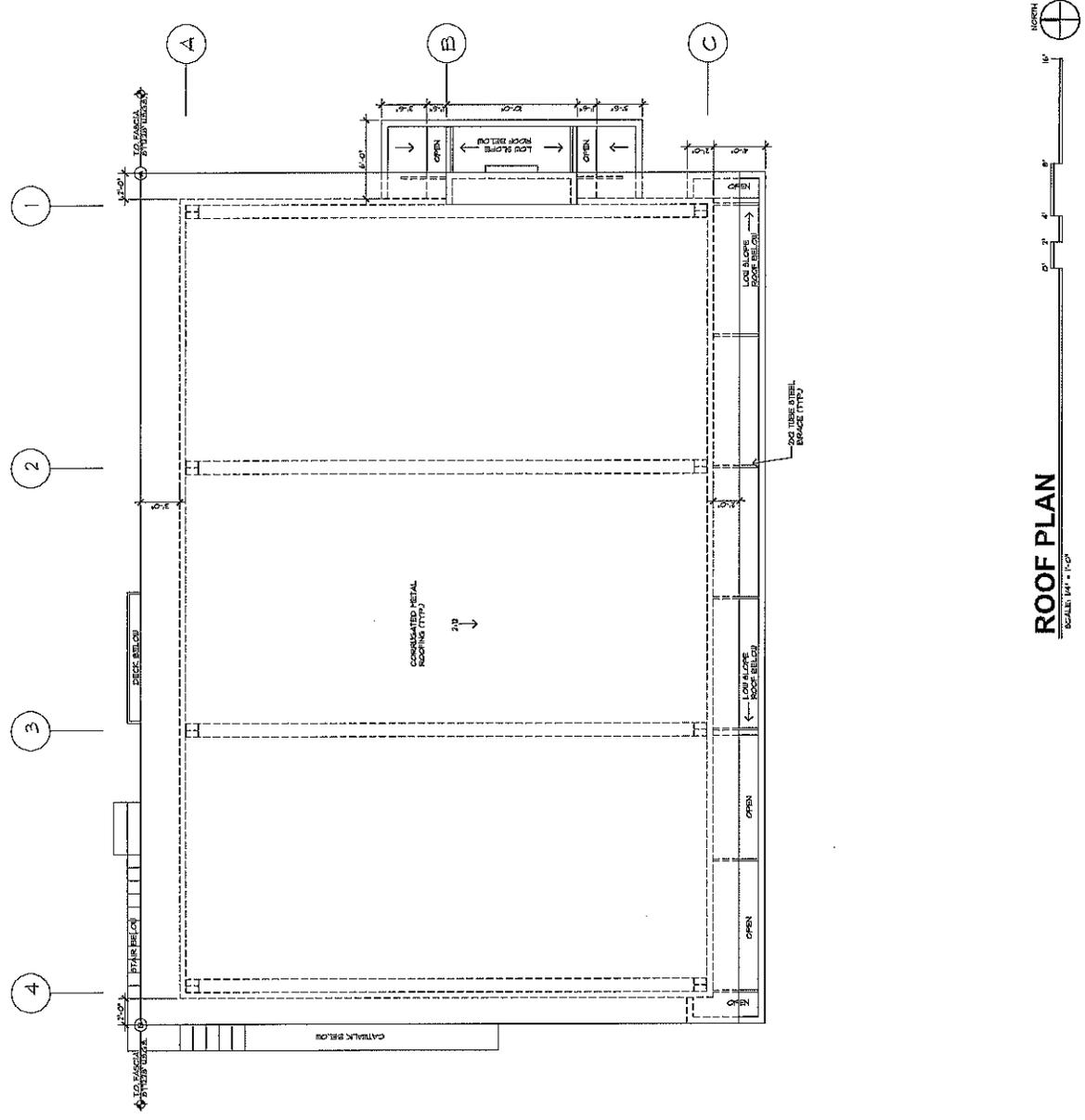
P.O. BOX 321 1501 EAST ADAMS BRECKENRIDGE, CO 80424 (303) 453-8400

BASED FOR: T.Z.S. PRELIMINARY

**MAINTENANCE NOTE:** THE ARCHITECT HAS VISITED THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. ALL NOTES AND DECK ANALYSES THAT BE SHOWN ARE RELATIVELY FREE OF ERRORS AND OMISSIONS.

**NOTE:** OVERHANG DIMENSIONS ARE TO EDGE OF FACIA. - SEE DETAILS

**NOTE:** SEE DETAIL FOR BUILDING HEIGHT DIMENSIONS.



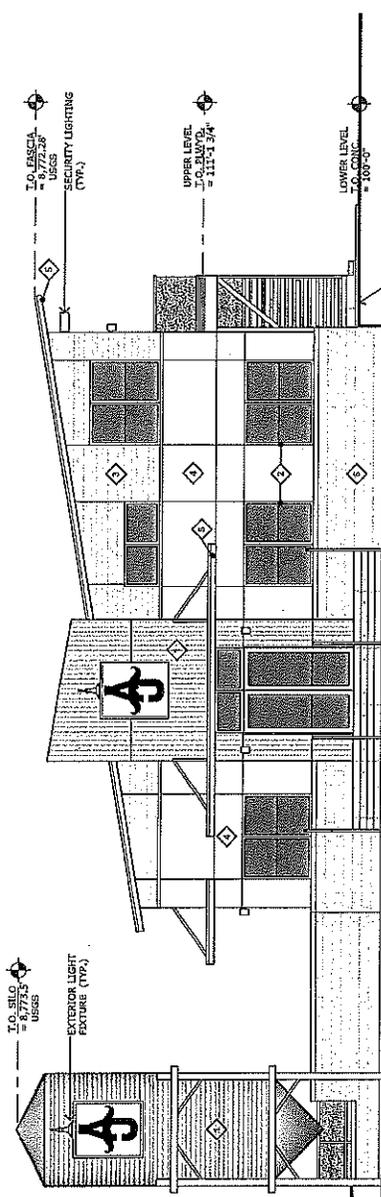
**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS:  
 JOB NO: 21410  
 DATE: 08/01/15  
 DRAWN BY: J. WANDER  
 CHECKED BY: M. MOON  
 303 THIS DRAWING IS CONTROLLED BY THE ARCHITECT'S OFFICE. ANY CHANGES MUST BE MADE BY THE ARCHITECT.

SELECT FOR PRELIMINARY REVIEW  
 08/01/15

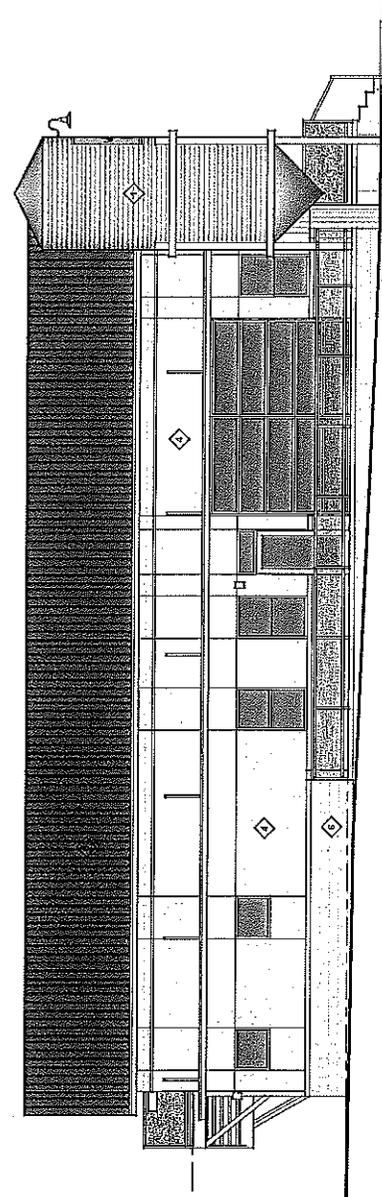
**ANGRY JAMES BREWERY**  
 P.O. BOX 101 EAST MAIN STREET, SILVERTHORNE, COLORADO 80444  
 LOT 3 & 4, BLOCK H SILVERTHORNE SUBDIVISION, 421 ADAMS AVENUE SILVERTHORNE, COLORADO

**A2.1**  
 BUILDING ELEVATIONS  
 08/01/15



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

COLOR LEGEND	
1	METAL W/ GALV CORRUGATED ZINC GREY
2	WINDOW ROOFING SIDING
3	WINDOW CLADDING
4	BARKWOOD SIDING
5	CEMENT STUCCO VENEER
6	FASCIA & TIMBERS
7	CONCRETE BLOCK
8	TETON WEST HANDSWEPT "SMOKE" CONCRETE BLOCK
9	STO. FINISH SYSTEMS "WILD CATTALS"
10	OLYMPIC SEMI-TRANS. STAIN #17 "CINQUON"
11	BASALITE SPLIT FACE "50"



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

**REVISIONS**

NO. 1	DATE	BY	DESCRIPTION
1	04/15/14	J. BUNDEKER	ISSUED FOR PERMITS
2	04/15/14	J. BUNDEKER	ISSUED FOR PERMITS
3	04/15/14	J. BUNDEKER	ISSUED FOR PERMITS
4	04/15/14	J. BUNDEKER	ISSUED FOR PERMITS
5	04/15/14	J. BUNDEKER	ISSUED FOR PERMITS

**ANGRY JAMES BREWERY**

710 BOX 871 100 EAST 100th STREET BRECKENRIDGE, CO 80424 (970) 452-8890

LOT 9 & 4, BLOCK H SILVERTHORNE SUBDIVISION, 421 ADVANCE AVENUE SILVERTHORNE, COLORADO

**A2.2**

BUILDING ELEVATIONS

OF 2

**REVISIONS**

NO. 1 DATE BY DESCRIPTION

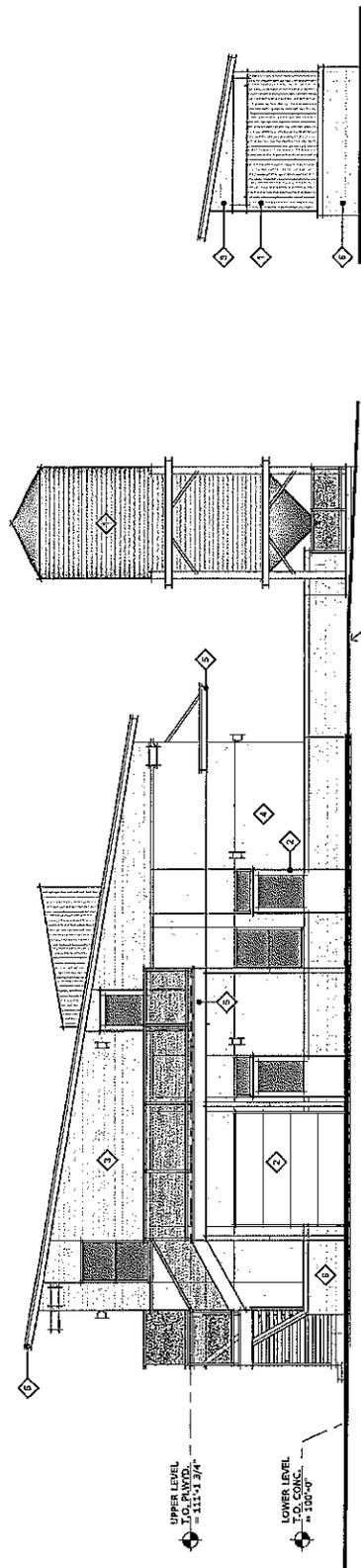
1 04/15/14 J. BUNDEKER ISSUED FOR PERMITS

2 04/15/14 J. BUNDEKER ISSUED FOR PERMITS

3 04/15/14 J. BUNDEKER ISSUED FOR PERMITS

4 04/15/14 J. BUNDEKER ISSUED FOR PERMITS

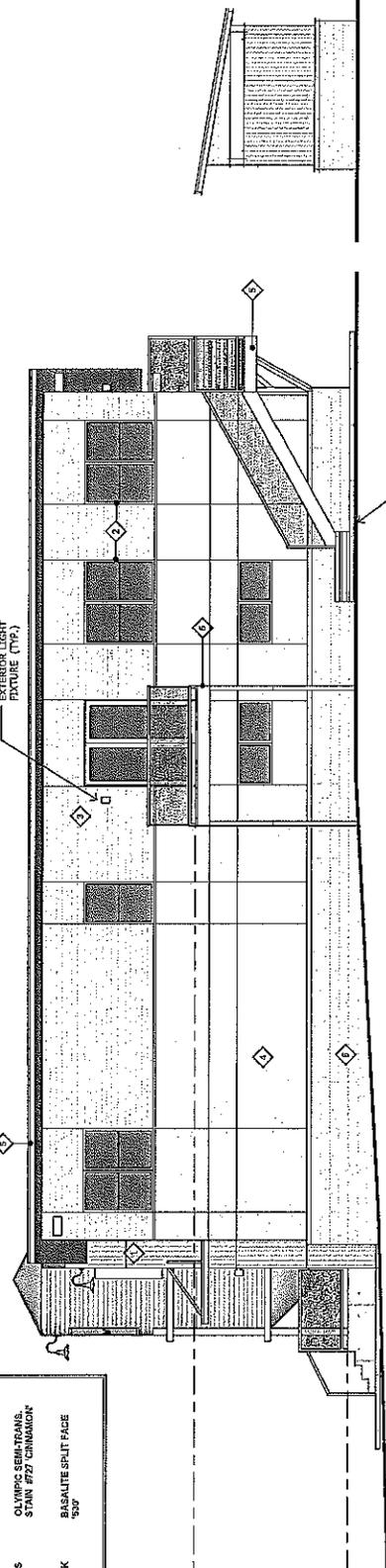
5 04/15/14 J. BUNDEKER ISSUED FOR PERMITS



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"

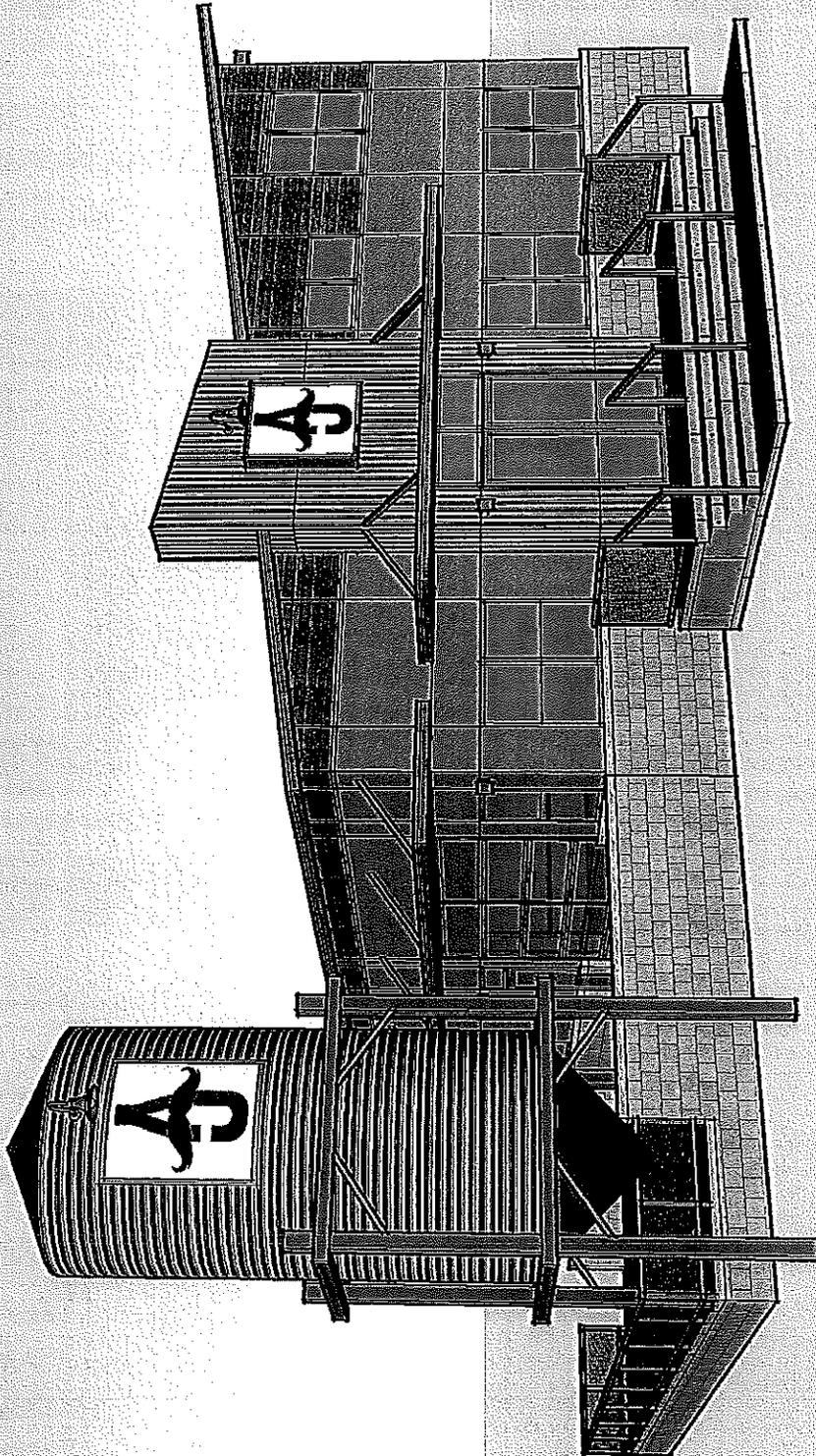
COLOR LEGEND	
1	METAL SALES CORRUGATED ZINC GREY
2	METAL ROOFING
3	WINDOW CLADDING JELO VENE BRN/GR
4	BARRWOOD SIDING TETON WEST WINDSWPT 'COMBOY BROWN'
5	CEMENT STUCCO VENEER STG. FINISH OLYMPIC WILD SAN TALL
6	FASCIA & TIMBERS OLYMPIC SEMI-TRANS. STAIN #27 'CINNAMON'
7	CONCRETE BLOCK BASALITE SPLIT FACE '52'



**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

PROPOSED FINISH GRADE (TYP.)



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### Progress Lighting P5674-82 Metallic Gray Aluminum Cylinder Series 5"x 7-1/4" Outdoor Wall Sconce with Heavy Aluminum Construction and Powdercoat Finish

Item #: BCI358048

Like 8+1

View the entire [Cylinder Collection](#)

\$71.01

Originally \$118.35, You Save 40%

Compare

4/5 [Read 10 Reviews](#) | [Write a Review](#)

Shipping: **Free Shipping!** [See Details](#)

**Ships Tomorrow, March 10th**

Finish: Metallic Gray - In Stock - \$71.01

[Tech Specs](#)

154 In Stock

Qty

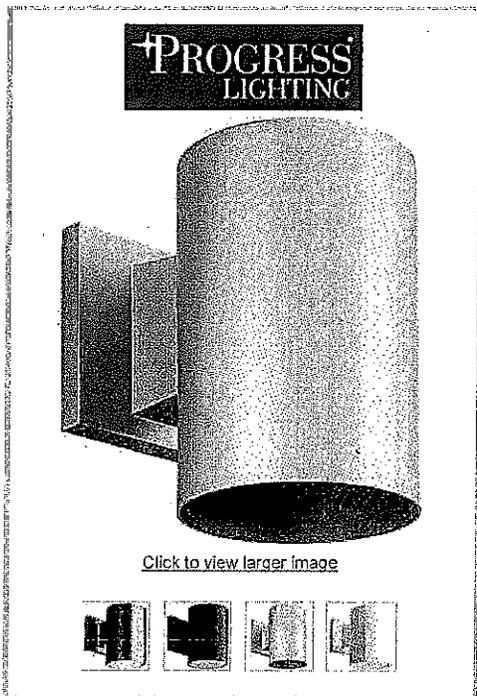
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#### Product Videos



#### Do It Yourself: Installing an Outdoor Wall Sconce

Learn how to change out your wall sconce to update your home. Follow Justin Bergson as he shows you the step-by-step procedure in making this project a quick and simple one

#### Product Details for the Progress Lighting P5674-82 in Metallic Gray

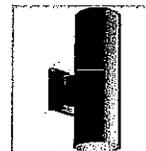
##### Features:

- Extruded Aluminum 1/8" wall thickness one-piece cylinder
- Cast Aluminum wall bracket
- Down light only. See product P5675 for Up/Down light
- Interior finish matches exterior light finish

##### Mounting:

- Covers any outlet box

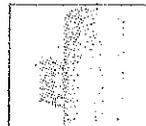
#### People Who Viewed Progress Lighting P5674 Also Viewed



[Progress Lighting P5675](#)  
 (23)  
\$114.39



[Kichler 9234](#)  
 (4)  
\$58.00



[Progress Lighting P5641](#)  
 (2)  
\$106.02

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## Millennium Lighting Architectural Bronze R Series 1 Light Outdoor Wall Sconce with 10" Wide Angle Shade and 14.5" Gooseneck Stem

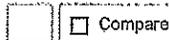
Item #: BCI2256682

Like 81

[View the entire R Series Collection](#)

\$99.80

Originally \$150.00, You Save 33%



5/5 [Read 1 Reviews](#) | [Write a Review](#)

Shipping: **Free Shipping!** [See Details](#)

Ships In: **Ships In 1 to 3 business days**

Finish: Architectural Bronze - In Stock - \$99.80

[Tech Specs](#)

191 In Stock

Qty

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### Product Details for the Millennium Lighting in Architectural Bronze

#### Features:

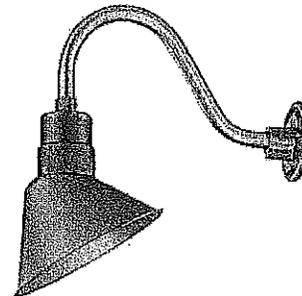
- Optional Wire Guard (RWG10) is also available
- Satin Green finish shown with optional wire guard

#### R Series Construction:

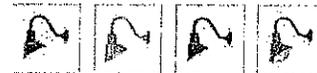
- Materials: Cold Rolled Steel, Die Cast Zinc
- Finishes: Architectural Bronze, Satin Black, Satin Green, Satin Red, Copper and White are electrostatically sprayed and oven baked with UV stabilized paint appropriate for indoor/outdoor use. All shades, excluding Copper and Galvanized, incorporate white liners for increased light reflectivity. Galvanized is zinc plated steel with a clear protective overcoat.
- UL: All R Series units excluding cord hung styles are UL listed for wet locations. Cord hung styles are UL listed for damp locations.
- Unique stem hung design does not require pipe sealant compound on fittings.
- 3/4" inner diameter rigid conduit or water pipe may be substituted for stems or gooseneck stems.

#### Lamping Technologies:

- Bulb Base - Medium (E26) - The E26 (Edison 26mm), Medium Edison Screw, is the standard bulb used in 120-Volt applications in North America. E26 is the most common bulb type and is generally interchangeable with E27 bulbs.



[Click to view larger image](#)



### People Who Viewed Millennium Lighting RAS10-RGN15 Also Viewed



Millennium Lighting  
RWHS17-RGN15  
 (1)  
\$113.80



Millennium Lighting  
RWHS14-RGN15  
 (1)  
\$105.80

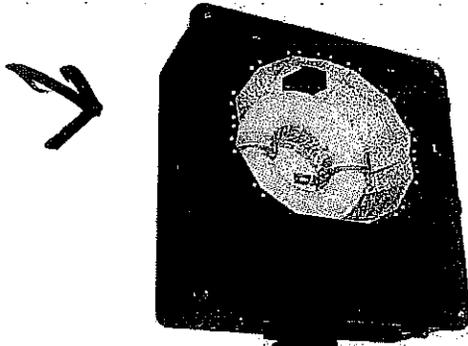


Millennium Lighting  
RAS10  
 (2)  
\$59.90

[Basket Contents](#)

[Checkout](#)

**16" 80 Watt Shoebox Induction Flood Light with IES Type V Reflector**



Quantity in Basket: none  
 Code: SR-FL705180  
 Price: \$414.99

Voltage:

Photocell.Option:

Mounting:

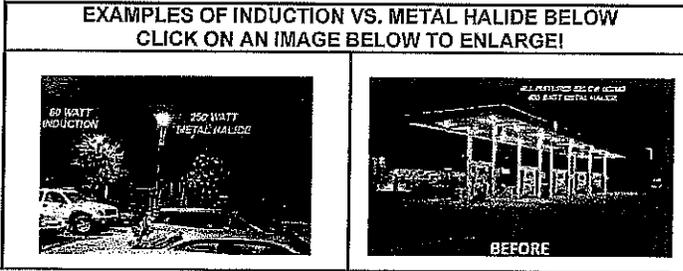
Accessory:

Quantity:

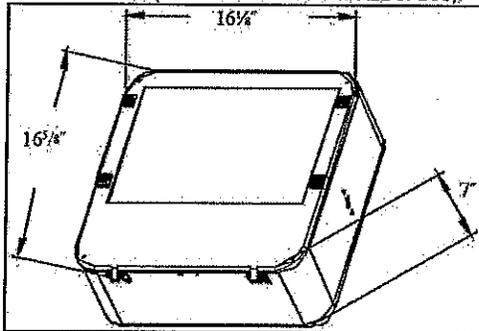
**CLICK HERE TO SEE THIS INDUCTION FLOOD ENLARGED EVEN MORE!**

16" Square Shoebox 80 Watt INDUCTION Flood Light With IES Type V Reflector. This fixture puts out the same light intensity of a 175 Watt HPS or Metal Halide, and has a WHOPPING 100,000 hours rated bulb life, meaning if you ran this fixture 24 hours a day 365 days a year, you won't have to replace the bulb for about 23 YEARS!!! THATS TWICE AS LONG AS LED, AND THIS IS AS BRIGHT IF NOT BRIGHTER THAN LED PER WATT! Fixture comes as shown above, call us for custom colors!

Save 75%+ off your operating costs (including changing bulbs and energy consumption) per unit compared to HPS or Metal Halide over the same period of time! These Floods are also great for hard-to-reach locations where relamping can be a costly pain. Keep in mind the average Metal Halide bulb lasts 7,000-10,000 hours, meaning every 2 years or so you have to change the bulbs (which retail for \$25.00+ PER METAL HALIDE BULB). Go with Induction, cut your energy consumption IN HALF, and relamping down to \$ZERO! Just install this Induction fixture and forget about it for at least 20 years! SCROLL DOWN FOR EXAMPLES & COMPLETE SPECIFICATIONS!



**SPECIFICATIONS (SCROLL DOWN TO SEE ALL SPECS):**



- ACTUAL WATTS: 80 Watts
- METAL HALIDE WATTS EQUIVALENT: 175 Watts
- HOUSING: Die Cast Aluminum Housing & Hinged Top Frame, 1/2" Coin Plugs for Conduit & Photocell, Textured Architectural Bronze Powdercoat Finish Over a Chromate Conversion Coating
- HOUSING FINISH: Comes as shown above in Bronze (Custom Finishes available, Call Us!)
- REFLECTOR: Aluminum Smooth Flood Reflector
- LENS: Tempered Flat Clear Glass Lens
- PHOTOCELL OPTION: This unit can be fitted with a factory-installed Photocell (\$35.00 additional)

## REFERRAL AGENCY COMMENT RESPONSES:

Angry James Brewery

April 6, 2015

1. Access from the west has been eliminated.
2. A variance is being requested for a 16' wide drive aisle on the south property line.
3. All parking space will have a curb and gutter.
4. The parallel parking spaces have been revised to 8x25.
5. 15 parking spaces have been provided on-site and 2 on-street.
6. The handicap parking space has been relocated and a ramp provided.
7. Adequate and appropriate snow storage areas have been shown.
8. A variance is being requested for the 5' front setback due to the grade elevation of the site relative to the street.
9. The landscaping has been adjusted to meet the requirements for C1 zone district.
10. Shrubbery has been added along the Adams Avenue side for a downtown setting.
11. Landscaping has been added to screen the beer garden from Adams Avenue.
12. Landscaping has been added to frame the Adams Avenue entry of the building.
13. Due to the elevation of the site relative to the street, a variance is being requested for an elevated front entry.
14. Exterior materials have been revised to meet the Town Core District Design Standards, with integrally colored split face block being the only Class II material used at 13%.
15. Landscaping has been relocated within the property lines.
16. The future garage and apartment have been eliminated.
17. It was discussed that a 16' wide drive aisle would be acceptable.
18. A variance is being requested for the west setback to be within 10'. A 6' tall cedar privacy fence is being provided along the west property line.
19. The fire department will be contacted for submittal details.
20. The building is to be fully sprinkled and have a fire alarm system.
21. The water service shall be sized to meet fire sprinkler and daily demand.
22. Cooking appliance cut sheets will be provided prior to permit.
23. A 'Fire Lane' will be provided on the South side.
24. A meeting will be arranged between the developer and the fire department to discuss fire code requirements, prior to permit.
25. No work will be performed in the western easement, where the fiber and coax cables reside.

jlb:G drive/5-jobs/51410/51410-docs/51410-prelim\_comments.docx

P.O. BOX 931 / 160 E. ADAMS AVE. / BRECKENRIDGE, CO 80424 / 970.453.6880 PH / 970.453.6888 FX  
P.O. BOX 2113 / 560 E. ADAMS AVE. / SILVERTHORNE, CO 80498 / 970.513.1000 PH / 513.0155 FX

**TO:** Lina Lesmes – Senior Planner, Community Development Department  
**FROM:** Dan Gietzen - Town Engineer, Public Works Department  
**DATE:** April 8, 2015  
**RE:** Public Works / Engineering comments on Angry James preliminary site plan resubmittal

---

This report pertains to the Applicant's plan resubmittal and referral agency comment response from BHH Partners memo dated and received April 6, 2015.

**1) Re: Requested Variances.** As with prior versions of the site plan, there remain numerous deviations from Town Code on this plan as well. The Applicant has chosen to pursue variance requests through the Board of Adjustment.

All of the requested variances outlined in BHH Partners memo relate to Community Development Department planning related items. As such, discussion about these will be covered in Lina Lesmes' staff report.

**2) Re: On-street parking spaces / concept.** Public Works is in agreement with the general concept of onstreet parking; this is something that we are currently working on policy and standards for. This is a work in progress presently and as such, we are not ready for construction and implementation until larger areas are done at one time, at a future date. In the meantime, we can collect funds now from the Applicant for future construction.

**3) Re: Other items for the Final site plan submittal.** Final plans shall include and address all items which were deferred at Preliminary, as identified in Public Works / Engineering's March 27, 2015 memo. These include:

- Sec 4-6-7(c)(1)hh – No soils report submitted.
- Sec 4-6-7(c)(1)ii – Subdivision Improvements Agreement (SIA) for proposed offsite sidewalk and parking improvements has not been submitted.
- Sec 4-6-7(c)(1)jj – No erosion control plan has been shown.
- Sec 4-6-7(c)(5) – Incomplete drainage plan. See this section on page 4-6-14 for complete requirements, such as the report and related calculations, analysis of existing vs proposed conditions and other items.
- Sec 4-6-7(c)(9) – A construction management plan has not been included with the submittal.

Regarding the drainage plan:

- A) As mentioned above, other than a general grading plan, no other drainage design has been given. Based on what is shown, we have the following comments:
- B) Because we don't have a drainage report, we don't know what detention capacity should be – and therefore can't determine if the drainage swale on the north side is sufficient
- C) The south drainage swale appears to drain directly to the street – as there is no detail detention volume and release structures. This should be addressed.



**Lake Dillon Fire  
Protection  
District**

401 Blue River  
Parkway,  
Silverthorne, CO  
80498

P.O. Box 4428  
Dillon, CO 80435

Telephone:  
970.262.5100  
Fax:970.262.5150

**Community  
Services Bureau**  
Telephone:  
970.262.5201  
Fax:970.262.5250

**Inspection Line:**  
970.262.5215

Ms. Lina Maria Lesmes  
Town of Silverthorne  
Community Development  
P.O. Box 1309  
Silverthorne, CO 80498

March 26, 2015

**Re: Angry James Brewery Site Plan Review.**

Dear Ms. Lesmes,

Thank you for the opportunity to review and comment on the above proposal. The fire department has the following comments and concerns:

1. A construction permit through the fire department is required for this new project. Please have the developer contact fire department for submittal details.
2. Based on the occupancy classification and occupant load of the building the following approved fire protection systems are required for the building: fire sprinkler system and a fire alarm system. Separate fire department permits are required for both of these fire protection systems.
3. The water service line into the building shall be sized to meet fire sprinkler demand and daily business use.
4. Please have the owner provide details of the proposed types of cooking appliances to be used in the proposed kitchen.
5. Depending on the type of cooking appliances in use under the kitchen hood, a hood extinguishing system may be required. See fire department for details.
6. Driveway entrance width of 16 feet may make it difficult to safely enter the rear parking area.
7. A "Fire Lane" will be required along the along the North side of the property starting at the entrance driveway and extending back to the dumpster enclosure. Approved fire lane signs will be required.
8. The fire department suggests a meeting with the developer to discuss fire code requirements and fire protection system concepts for the building.

If you have any question please give me a call at my office, 970-262-5202. My work week is Tuesday through Friday. Thank you for your cooperation.

Sincerely,

Steven Skulski  
Assistant Chief/Fire Marshal  
Lake Dillon Fire Protection District

TO: Lina Maria Lesmes, AICP, Senior Planner  
Community Development Department, Town of Silverthorne

FROM: SPORT Committee  
Joanne Cook, Recreation & Culture Director *JC*

DATE: March 31, 2015

SUBJECT: Angry James Brewery Preliminary Site Plan – PT2015-5

---

Thank you for the opportunity to comment on the Angry James Brewery Preliminary Site Plan. On behalf of the SPORT Committee, I am writing this referral letter as it relates to the goals and objectives of the Town of Silverthorne's Parks, Open Space, and Trails (POST) Master Plan. SPORT Committee discussed the Angry James Brewery Preliminary Site Plan at the March 19, 2015 SPORT meeting.

1. The committee likes the sidewalk design and would like to see it finished at the beginning of the project. Don't wait for all other sidewalks to be installed.
2. The committee appreciates the landscaping and the south facing patio area.

Thank you for the opportunity to make comments on the Angry James Brewery Preliminary Site Plan. If desired, the SPORT Committee is available to meet and discuss these recommendations with Applicant.

## Memorandum

To: AJ and Darcy Brinckerhoff  
 From: Lina Maria Lesmes, Senior Planner  
 Date: March 30, 2015  
 Re: Preliminary Site Plan for Angry James Brewery (PT2015-5)

**Planning Department Review Comments** - Staff has reviewed the application for a Preliminary Site Plan for Angry James Brewery. All zoning and site plan requirements, detailed in Sections: 4-4-10, 4-6-8, 4-6-10, 4-6-11, 4-6-12, 4-6-13, as well as the Town Core District Design Standards need to be addressed. Please submit the following revisions to meet the Code requirements and the Design Standards:

- Access – Since access will not be available from the rear private access easement, please revise the plans such that access is not shown in the rear.
- Parking – All parking facilities must be a minimum of 10 feet from the property lines. Please revise the site plan such that parking areas and drive aisles are no closer than 10 feet from the property lines.
- Parking – All off street parking areas are required to have concrete curb and gutter. Please show curb and gutter around all parking spaces and drive aisles.
- Parking – Town Code requires parallel parking spaces to measure 8x25. Please revise.
- Parking – Based on Staff's calculations, the project requires the following number of parking spaces by use:

Use	Minimum Parking Required	Available Reductions
1 bedroom apartment	1.5	None
434 s.f. of Retail	1.1	25% Reduction for TC – 4 15% Bus Stop – 2 Bicycle parking – 1
1,350 s.f. Restaurant	13.5	
850 sf. Manufacturing	2.1	
<b>Subtotal</b>	<b>18</b>	<b>7</b>
<b>TOTAL REQUIRED</b>	<b>11</b>	

The site parking areas will need to be revised to meet the setback requirements noted above (10 feet) and the dimensional requirements for parallel parking. Because of that, a number of parking spaces will be lost in the rear. Staff estimates that 7 parking spaces can be accommodated on the property. In addition, the 3 on-street parking spaces will count towards the parking counts. The applicant may revise the plans to ensure that there are

18 parking spaces onsite and/or on-street. However, the applicant may also request parking reductions.

To qualify for the reductions noted in the table above, the applicant should submit a statement requesting the noted reductions (detailed in Town Code Section 4-6-10.f). In addition, in order to qualify for the parking reduction for proximity to a bus stop, please submit *"a parking management plan that will encourage employees to use the bus service and provides alternatives in the event that the bus stop is relocated"* (Section 4-6-10.f.3.c). In order to qualify for a parking reduction for the provision of bicycle parking, please provide a bicycle rack with space for 7 bicycle spaces (see Section 4-6-10.f.4). Finally, the applicant has the option to enter into an agreement with the Town to provide any number of deficient parking spaces at a later date through participation in the Town Core Parking District (See Section 4-6-10.f.5.c).

- Handicap parking – only 1 van-accessible handicap parking space is necessary measuring 8 feet wide, with an adjacent aisle also measuring 8 feet wide.
- Snow Storage – Please revise the snow storage calculations to reflect any changes to the paved areas that will be made to address the comments above regarding parking. All snow stacking areas should be functional and facilitate the snow stacking process. The snow storage area immediately west of the beer garden will not likely function in that location.
- Setback – Staff acknowledges that the front setback for the C1 Zone District is 10 feet. However, the stricter standard from the Town Core District Design Standards and Guidelines for location of a building on Adams Avenue applies. Please revise the building to meet Standard 3.1.2, which reads, *"For properties adjacent to HWY 9, 4<sup>th</sup> Street, and Adams Avenue, at least 60% of the frontage length of the property must consist of a building located within 5 feet of the property line adjacent to the street"*. Relocating the building may free up some space for parking in the rear.
- Landscaping – For a site with an area of 14,000 square feet in the C1 zone district, 9 trees are required (50% evergreen, 50% deciduous). In addition, 14 shrubs are required. Please revise the landscape plan to meet the requirements noted.
- Landscaping – Standard 3.5.1 of the Town Core District Design Standards and Guidelines states, *"Development within the commercial areas located west of HWY 9 must provide landscaping that is appropriate for a downtown setting. To that effect, alternative forms of landscaping, including street furniture, planter boxes, hardscape patios, and art forms must be prioritized"*. Please revise the Landscape Plan to meet this standard.
- Landscaping – Standard 3.5.3 of the Town Core District Design Standards and Guidelines states, *"Landscaping shall complement buildings, accent building entries, and serve as a decorative element. Landscaping shall not impede the visibility of store fronts, or interfere with the line of sight of vehicle drivers entering or leaving the site"*. Please revise the Landscape Plan to meet this standard.
- Entrance – Standard 3.1.3 of the Town Core District Design Standards and Guidelines states, *"Buildings shall have a clearly defined pedestrian entrance along the street-facing"*

*façade. Main entrances shall be located at street level. 'Split-level' entrances are prohibited". Please ensure that this standard is addressed with the building entrance.*

- Materials – Standard 4.3.3 of the Town Core District Design Standards and Guidelines states, "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 materials. Class II materials may be used as accents and trim not to exceed 25% of the total building façade. Class III materials are prohibited in the Town Core 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.

Please ensure that this standard is met with the application. Buildings must be primarily clad in Class I materials. It appears that there is more than 25% of the building with metal siding. In addition, please confirm that the 'basalite split face' concrete block is 'integrally colored split face block', and that it does not cover more than 25% of the building surface. Note: Class II materials are only allowed to cover a sum total of 25% of the building surface.

Please call me if you have any questions or concerns. Once the revisions are complete, please submit 10 full size sets of the plans, as well as an electronic copy.

Sincerely,

**Lina María Lesmes, AICP**  
llesmes@silverthorne.org  
970-262-7366

**TO:** Lina Lesmes – Senior Planner, Community Development Department  
**FROM:** Dan Gietzen - Town Engineer, Public Works Department  
**DATE:** March 30, 2015  
**RE:** Angry James preliminary site plan review comments

---

**Intro:**

The proposal attempts to fit quite a lot into a relatively small area. This is a challenging site plan.

**1) Proposed back, secondary access.**

A) The Applicants have submitted an easement agreement from 1994 between the owners of Lots 13 through 16 and the Bristlecone Townhomes to the north, however this agreement does not apply to Lots 3 and 4 (ie Angry James.) Angry James would still need to gain permission by acquiring a permanent easement from all of the affected property owners to the west. Letters of permission will not be sufficient, as the properties will change ownership over time; a permanent easement, to be recorded with the County, is really what is needed.

B) It should also be noted that the proposed back access would conflict with an existing, platted parking easement and associated parking spaces within Lot 16.

**2) Landscaping to be inside property.** The two trees proposed within the right-of-way should be relocated onto the property, not placed in the right-of-way.

**3) Snow storage functionality questioned in some locations.** The proposed snow storage locations in front of the building, right next to the sidewalk and behind the beer garden are not realistically accessible locations for snow storage locations for onsite snow.

**4) Future garage and apartment.** Plan sheet SP1.1 shows a proposed outline of a “future garage and apartment” located in the middle of the parking lot, eliminating 8 parking spaces. This looks unusual and problematic with respect to parking and circulation if it were to be built in the future. Is this part of the plan, or is it a typo?

**5) 16’ wide drive aisle.** This is too narrow for two-way traffic. Town standards require 24-foot wide drive aisles.

**6) 5’ parking lot setback.** The minimum code requirement for this is 10’.

**7) On-street parking spaces.** We are ok with the general concept of onstreet parking, but we are not ready for construction and implementation until larger areas are done at one time. In the meantime, we can collect funds now for future construction at a later date.

**8) Other items for the Final site plan submittal.** Worth mentioning here is that, technically, the submittal is still incomplete. The following items, identified in my February 26, 2015 completeness check memo have still not been provided. That said however, Staff has agreed to defer these items until such time as the Final Site Plan submittal – when they will be required. These include:

- Sec 4-6-7(c)(1)hh – No soils report submitted.

- Sec 4-6-7(c)(1)ii – Subdivision Improvements Agreement (SIA) for proposed offsite sidewalk and parking improvements has not been submitted.
- Sec 4-6-7(c)(1)jj – No erosion control plan has been shown.
- Sec 4-6-7(c)(5) – Incomplete drainage plan. See this section on page 4-6-14 for complete requirements, such as the report and related calculations, analysis of existing vs proposed conditions and other items.
- Sec 4-6-7(c)(9) – A construction management plan has not been included with the submittal.

Regarding the drainage plan:

As mentioned above, other than a general grading plan, no other drainage design has been given. Based on what is shown, we have the following comments:

- A) Because we don't have a drainage report, we don't know what detention capacity should be – and therefore can't determine if the drainage swale on the north side is sufficient
- B) The south drainage swale appears to drain directly to the street – as there is no detail detention volume and release structures. This should be addressed.
- C) The proposed sidewalk chase grates/covers will present plow hazards as the adjacent concrete either settles or shifts with changing temperatures. We do not want storm pipe and "area drains" to be connected directly to the street's gutter under the sidewalk.

TO: Lina Maria Lesmes, AICP, Senior Planner  
Community Development Department, Town of Silverthorne

FROM: SPORT Committee  
Joanne Cook, Recreation & Culture Director 

DATE: March 31, 2015

SUBJECT: Angry James Brewery Preliminary Site Plan – PT2015-5

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Thank you for the opportunity to comment on the Angry James Brewery Preliminary Site Plan. On behalf of the SPORT Committee, I am writing this referral letter as it relates to the goals and objectives of the Town of Silverthorne's Parks, Open Space, and Trails (POST) Master Plan. SPORT Committee discussed the Angry James Brewery Preliminary Site Plan at the March 19, 2015 SPORT meeting.

1. The committee likes the sidewalk design and would like to see it finished at the beginning of the project. Don't wait for all other sidewalks to be installed.
2. The committee appreciates the landscaping and the south facing patio area.

Thank you for the opportunity to make comments on the Angry James Brewery Preliminary Site Plan. If desired, the SPORT Committee is available to meet and discuss these recommendations with Applicant.



Ms. Lina Maria Lesmes  
Town of Silverthorne  
Community Development  
P.O. Box 1309  
Silverthorne, CO 80498

March 26, 2015



**Lake Dillon Fire  
Protection  
District**

401 Blue River  
Parkway,  
Silverthorne, CO  
80498

P.O. Box 4428  
Dillon, CO 80435

Telephone:  
970.262.5100  
Fax:970.262.5150

**Community  
Services Bureau**  
Telephone:  
970.262.5201  
Fax:970.262.5250

**Inspection Line:**  
970.262.5215

**Re: Angry James Brewery Site Plan Review.**

Dear Ms. Lesmes,

Thank you for the opportunity to review and comment on the above proposal. The fire department has the following comments and concerns:

1. A construction permit through the fire department is required for this new project. Please have the developer contact fire department for submittal details.
2. Based on the occupancy classification and occupant load of the building the following approved fire protection systems are required for the building: fire sprinkler system and a fire alarm system. Separate fire department permits are required for both of these fire protection systems.
3. The water service line into the building shall be sized to meet fire sprinkler demand and daily business use.
4. Please have the owner provide details of the proposed types of cooking appliances to be used in the proposed kitchen.
5. Depending on the type of cooking appliances in use under the kitchen hood, a hood extinguishing system may be required. See fire department for details.
6. Driveway entrance width of 16 feet may make it difficult to safely enter the rear parking area.
7. A "Fire Lane" will be required along the along the North side of the property starting at the entrance driveway and extending back to the dumpster enclosure. Approved fire lane signs will be required.
8. The fire department suggests a meeting with the developer to discuss fire code requirements and fire protection system concepts for the building.

If you have any question please give me a call at my office, 970-262-5202. My work week is Tuesday through Friday. Thank you for your cooperation.

Sincerely,

Steven Skulski  
Assistant Chief/Fire Marshal  
Lake Dillon Fire Protection District

## Angry James Brewing Company – Project Narrative

Angry James Brewing Company is an LLC owned and managed by A.J. and Darcy Brinckerhoff. The mission of our Company is to manufacture and sell delicious, handcrafted ales and lagers to consumers at our taproom and in the local community. Our brewery will be located at 421 Adams Avenue in Silverthorne, Colorado. This address is currently vacant land, zoned for commercial development with mixed use. We chose Silverthorne because of its close proximity to several ski resorts, while still being only an hour drive from the Denver Metro area. In addition, with the year after year growth in permanent residents and tourists to Silverthorne, the demand for new food and beverage places continues to increase. We see this as an opportunity for us to provide a locally made product that will help to further distinguish Silverthorne as a unique place to visit, and help draw in beer enthusiasts from everywhere. Our brewery will initially produce seven different beers varying in strength, color, and style. Some of these beers will include our German style blond ale, roasted brown ale, and our hoppy double IPA. These unique beers will be available for consumption in our taproom, carryout in growlers, or sold in kegs to local restaurants and bars. The taproom will provide a relaxed environment for patrons to enjoy their beer, with a small but hearty menu of food, and a retail shop for people to buy an Angry James T-shirt or mug.

To give you an idea of the layout, the front of our building will face Adams Avenue with parallel parking in the front, a beer garden to the south, and additional parking to the North and West (back of the building). The building will consist of various materials such as stone masonry, wood, and corrugated metal. The roof will be a single pitch roof, facing south. We are planning on using this roof design to eventually run the brewery off solar power. The interior of the building will consist of two levels. The first level will start with the tasting room when you walk in the front door, which will include a bar and seating. In the back left will be our modest kitchen followed by restrooms. Taking up most of the back will be the brewery and cold room directly behind the bar. The retail shop will be located between the restrooms and brewery. The second level will include a small apartment, storage area/office, and a break room for Angry James employees.

From a timing standpoint on this project, we have already purchased the land located at 421 Adams Avenue, and our goal is to break ground by the beginning of the summer of 2015. We anticipate construction taking the duration of the summer and we hope to have our brewing equipment moved in by the start of fall and open for business by the holiday season 2015. During the late summer and fall months we will be working on interior finishes, fine tuning all of the brewing equipment, landscaping, any additional exterior work and signage.

We hope this gives you a good idea of our project, and our goals for opening this year. We feel that a neighborhood oriented and community focused company will be a great fit within the diverse group of businesses already in Silverthorne. We also feel that it will be a great way to attract new businesses to Silverthorne and help the 'Urban Renewal Plan' come to fruition. Lastly, we realize this project has a lot complexities and challenges not only from a planning standpoint but a financial one as well. That is why we have spent the last four years researching possible locations, working on our beer recipes, and designing a business plan that outlines our approach for a successful business. We are extremely excited to get this project started and become a part of the Silverthorne community both as residents and business owners.

Cheers!

A.J. & Darcy Brinckerhoff

Angry James Brewing Company, LLC



**Angry James Brewing Company, LLC**  
**PO Box 390**  
**Silverthorne, CO 80498**

March 17, 2015

RE: Notice of Community Meeting

Subject: Proposed Angry James Brewing Company at 421 Adams Avenue, Silverthorne, CO.

Date: Thursday, April 2, 2015

Time: 5:00 to 6:30 p.m.

Place: BHH Partners, 560 Adams Avenue, Silverthorne, CO

Owners: A.J. & Darcy Brinckerhoff

If you have any questions, please feel free to call us at (303) 551-5433 or email us at [angryjamesbrewing@gmail.com](mailto:angryjamesbrewing@gmail.com).

Sincerely,

AJ Brinckerhoff

Darcy Brinckerhoff

## **Lina M. Lesmes**

---

**From:** Lina M. Lesmes  
**Sent:** Wednesday, March 11, 2015 10:03 AM  
**To:** aj.brinckerhoff@hotmail.com; Jarrett Buxkemper (jbuxkemper@bhpartners.com); Marc Hogan (mhogan@bhpartners.com)  
**Subject:** Angry James - Community Meeting  
**Attachments:** CommMtgNotice.pdf

HI ALL:

I just wanted to send you the Code Section with all the requirements for the Community Meeting. The purpose of the Community Meeting is to invite neighboring property owners to discuss the project, and see if there are any concerns or comments.

Below is the language from the Town Code. I am also attaching an example of what the Hampton Inn did during their Site Plan process.

“A public community meeting shall be held by the applicant for review by the public, prior to the Planning Commission hearing the application. This meeting will require a public notice and notification of all property owners within two hundred (200) feet of the subject property. Notice of the community meeting shall be published one (1) time in a newspaper of general circulation, and such notice will be placed in the "Public Notice" section of that newspaper. Public notice must be published at least seven (7) days prior to the scheduled community meeting, and property owner notification must be mailed first class at least ten (10) days prior to the scheduled community meeting.”

The assessor's office (453-3480) can generate the official list of all the property owners within 200 feet. Please send me copies of the ad in the Summit Daily and the notice that will be sent out to all the property owners. If you have any questions, please give me a call or send me an email.

Sincerely,

**Lina Maria Lesmes**  
Senior Planner  
Town of Silverthorne  
970-262-7366

**TO:** Lina Lesmes – Senior Planner, Community Development Department  
**FROM:** Dan Gietzen - Town Engineer, Public Works Department  
**DATE:** February 26, 2015  
**RE:** Angry James prelim/final site plan completeness check

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**Intro:**

This memo refers to Public Works Department's review of the submittal completeness at this time. Technical comments from the detailed review will come later.

**Completeness check – per code sec 4-6-7.**

I checked the code for my items of interest. The following items are lacking from the submittal:

Sec 4-6-7(c)(1)s – Easement information has not been supplied. Plans propose back access to Lot 16, to the west. Is there an existing easement that allows this? If not, permission from the property owners to the west will be needed for this back access.

Sec 4-6-7(c)(1)hh – No soils report submitted.

Sec 4-6-7(c)(1)ii – Subdivision Improvements Agreement (SIA) for proposed offsite sidewalk and parking improvements has not been submitted.

Sec 4-6-7(c)(1)jj – No erosion control plan has been shown.

Sec 4-6-7(c)(5) – Incomplete drainage plan. See this section on page 4-6-14 for complete requirements, such as the report and related calculations, analysis of existing vs proposed conditions and other items.

Sec 4-6-7(c)(9) – A construction management plan has not been included with the submittal.

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Town of Silverthorne  
Council Agenda Memorandum

**TO:** Mayor Bruce Butler and Town Council  
**THRU:** Ryan Hyland, Town Manager *RH*  
**FROM:** Bill Linfield, Public Works Director  
**DATE:** April 16, 2015  
**SUBJECT:** Resolution 2015-7, a Resolution Approving a 3 month extension to the existing Standstill Agreement with the USFS regarding their building lease.

---

**SUMMARY:** The existing Standstill Agreement with the USFS regarding their lease of their building is set to expire at the end of this month. Staff is requesting a 3 month extension to allow additional time to negotiate a new 3 year lease for the building.

**BACKGROUND:** Council approved the original Standstill Agreement approximately one year ago. That agreement keeps all terms, including the lease rate, in place from the original lease. The intent of the Standstill Agreement was to allow time for the Town and the USFS to negotiate a new, 3 year lease, with the new rate to be retroactive to the beginning of the Standstill Agreement. Staff has been working with Elsa Ruiz to negotiate a new lease, and an additional 3 months will help in that endeavor. Staff will be seeking some additional negotiating direction from Council in a separate Executive Session. A copy of the proposed 3 month extension is attached.

**FINANCIAL IMPLICATIONS** Under the current Standstill Agreement the USFS has continued to make their lease payments to the Town. Should the Standstill Agreement expire, the USFS has indicated they will be unable to make payments. Extending the agreement 3 months will insure that payments also continue for those 3 months.

**STAFF RECOMMENDATION:** Staff recommends that Council authorize the Mayor to sign Resolution No. 2015-7, a Resolution authorizing the Town to sign Amendment No. 1 to the Standstill Agreement regarding the USFS lease of the Town Building at 680 Blue River Parkway, extending that lease by 3 months to July 31, 2015.

**PROPOSED MOTION: "I MOVE TO APPROVE RESOLUTION 2015-7, A RESOLUTION AUTHORIZING THE TOWN TO SIGN AMENDMENT NO. 1 TO THE STANDSTILL AGREEMENT REGARDING THE USFS LEASE OF THE TOWN OWNED BUILDING AT 680 BLUE RIVER PARKWAY EXTENDING THAT LEASE BY 3 MONTHS TO JULY 31, 2015."**

**TOWN OF SILVERTHORNE, COLORADO**  
**Resolution No. 2015-7**

**A RESOLUTION Authorizing a 3 month extension of the existing Standstill Agreement with the USFS for a lease of the building at 680 Blue River Parkway.**

**WHEREAS** the Town owns the property at 680 Blue River Parkway, and

**WHEREAS** the Town currently leases the property to the USFS, and

**WHEREAS** the Town and the USFS desire to extend the current lease by an additional 3 months to July 31, 2015,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE THAT THE TOWN IS AUTHORIZED TO SIGN AMENDMENT NO. 1 TO THE STANDSTILL AGREEMENT REGARDING THE USFS LEASE OF THE TOWN OWNED BUILDING AT 680 BLUE RIVER PARKWAY EXTENDING THAT LEASE BY 3 MONTHS TO JULY 31, 2015, AS OUTLINED IN THE STAFF MEMO DATED APRIL 16, 2015.

INTRODUCED, READ, APPROVED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE, COLORADO THIS 22<sup>nd</sup> DAY OF APRIL, 2015.

\_\_\_\_\_  
Bruce Butler, Mayor

Attest:

By \_\_\_\_\_  
Michele Miller, Town Clerk

Amendment No. 1 to  
STANDSTILL AGREEMENT  
Lease NO. 57-82X9-3-93002

made by and between Town of Silverthorne (hereinafter "Lessor"), whose address is 601 Center Circle, Silverthorne, CO 80498, and the United States of America (hereinafter "Government"), acting by and through the U. S. Forest Service's authorized representatives (hereinafter "USFS") whose address is U.S. Forest Service, Region 2, Regional Office, 740 Simms St., Golden, Colorado, 80401.

Paragraph 9 is deleted in its entirety and replaced with the following -

9. Termination of Agreement: The Parties agree that all terms and conditions of the Lease will remain in full force and effect during the term of this Agreement. This Agreement will terminate on the earlier of July 31, 2015 or on the date an extension is signed by the Parties. This termination provision may be amended to extend the termination date of this Agreement by the mutual written consent of the Parties. IN WITNESS WHEREOF, the Parties have executed this Amendment No. 2 as of April \_\_, 2015.

LESSOR  
Town of Silverthorne

Signature:

Printed Name:

Title:

Date:

UNITED STATES OF AMERICA,  
acting by and through the U.S. Forest Service  
and authorized representatives

Signature:

Printed Name: Elsa Ruiz

Title: Lease Contracting Officer

Date:

## STANDSTILL AGREEMENT

THIS STANDSTILL AGREEMENT (hereinafter "Agreement") is made by and between the Town of Silverthorne (hereinafter "Lessor"), whose address is 601 Center Circle, and/or P.O. Box 1309 Silverthorne, CO 80498, and the United States of America (hereinafter "Government"), acting by and through the U. S. Forest Service's authorized representatives (hereinafter "USFS") whose address is U.S. Forest Service, Region 2, Regional Office, 740 Simms St., Golden, Colorado, 80401.

### RECITALS

The Lessor owns certain improved real property located at 680 Blue River Parkway, Silverthorne, CO 80498 (hereinafter "Premises"). The Government (US Forest Service) currently occupies approximately 7,334 square feet of office and related space in the Premises pursuant to Lease No. 57-82X9-3-93002 (hereinafter "Lease"), as amended. The Lease is scheduled to expire on April 30, 2014. The Lessor and the Government (hereinafter collectively the "Parties" and each individually a "Party") hereby enter into a Standstill Agreement on May 1, 2014. The Parties have agreed that the Forest Service will submit a Request for Lease Delegation to the General Services Administration (GSA) for a three year extension of Lease No. 57-82X9-3-93002.

In the event a three year lease extension is negotiated, rental payments will be adjusted to the new negotiated amount retroactive to the agreed-upon effective date of an extension (May 1, 2014) only after execution by the Government of an extension.

1. The Parties do not want an unnecessary condemnation lawsuit and the Government does not want its operations, services, or tenancy interrupted or disturbed. Neither Party wants a lease holdover, and the Parties agree to remain in Standstill Agreement status until the Forest Service receives approval for leasing authority and both parties reach agreement for the extension period.
2. By this Agreement the Parties seek to preserve the *status quo* pending the Government's completion of a lease extension. The Government will continue to lease the Premises from the Lessor.
3. The Parties believe this Agreement will facilitate settlement negotiations. As evidenced by their signatures to this Agreement, the Parties agree that no right, action, or claim either Party may otherwise have against the other Party will be prejudiced or waived by this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants set forth herein, the adequacy of which is hereby acknowledged by the undersigned, the Parties agree as follows:

#### During the term of this Agreement:

1. The Parties, actively and in good faith, agree to uphold this Standstill Agreement until the Government completes an extension agreement.

Initials:            &             
Lessor                      Govt.

**STANDSTILL AGREEMENT**  
**To Lease No. 57-82X9-3-93002**  
**Town of Silverthorne, Lessor**  
**Page 2**

2. The Government will not condemn the Premises by the power of eminent domain, and will not file a Declaration of Taking with respect to the Premises.
3. The Lessor will not initiate an "inverse condemnation" or breach of lease action in any United States Court or tribunal with respect to the Premises.
4. The Lessor will not:
  - A. Undertake to evict the Government from the Premises;
  - B. Interfere with the use or occupancy of the Premises by the Government;
  - C. Interrupt the operations, building services, or utilities of the Government from what they were while the lease was in effect;
  - D. Market the space to potential tenants if the Government is planning to remain in the premises; or
  - E. Threaten to do any of the acts referenced in A, B, C, or D above.
5. Each Party agrees not to take any action to alter its position to the detriment of the other Party in any condemnation type action arising out of these facts.

**At all times after this Agreement becomes effective:**

6. The Government will receive full credit for money paid to Lessor during the term of this Agreement in accordance with Lease No. 57-82X9-3-93002, whether there is a legal action, or settlement.
7. Neither Party will seek or accept severance damages or attorney's fees from the other Party for the period this Agreement is in effect.
8. In the event that this Agreement is terminated, then any legal proceeding arising therefrom is stipulated by the Parties to be deemed to have commenced on May 1, 2014.
9. Termination of Agreement: The Parties agree that all terms and conditions of the Lease will remain in full force and effect during the term of this Agreement. This Agreement will terminate on the earlier of April 30, 2015, or on the date the Government completes an extension of the Lease. This termination provision may be amended to extend the termination date of this Agreement by the mutual written consent of the Parties.
10. Successors in Interest: All of the terms, covenants, and provisions herein contained will bind and inure to the benefit of the Parties, their heirs, executors, administrators, personal representatives, successors, trustees, receivers, and assigns as applicable, except as otherwise provided herein.

Initials: FB & lr  
Lessor Govt.

**STANDSTILL AGREEMENT**  
**To Lease No. 57-82X9-3-93002**  
**Town of Silverthorne, Lessor**  
**Page 3**

11. Merger Clause: All prior understandings and agreements with respect to the subject matter of this Agreement, written or oral, are merged into this Agreement. This Agreement represents the final agreement between the Parties with respect to such subject matter, and may not be superseded, except by a separate written agreement signed and agreed to by the Parties.

12. Amendments: Neither this Agreement, nor any terms hereof, may be changed, waived, discharged or terminated orally, but only by an instrument in writing signed by the Party against whom the enforcement of a change, waiver, discharge, or termination is sought.

13. Construction: Any provision contained in this Agreement that is prohibited or unenforceable will be ineffective to the extent of such prohibition or enforceability without invalidating the remaining provisions hereof. A waiver by a Party of any right, covenant, condition, or remedy in any instance hereunder will not operate as a waiver of such right, covenant, condition, or remedy in any other instance, and waiver by a Party of any breach of the terms hereof will not be a waiver of any additional or subsequent breach. This Agreement will be governed by, and construed in accordance with, the laws of the United States of America.

14. Counterparts: This Agreement may be executed in photocopied counterparts that, when taken together, will constitute a single agreement.

15. Effective Date: This Agreement is effective and enforceable only after having been first signed by the Lessor, and second, accepted and signed by the Government.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of May 29, 2014.

**LESSOR**

*Town of Silverthorne*

Signature: 

Printed Name: *Ryan H. Head*

Title: *Town Manager*

Date: *5/29/2014*

Initials:  &   
Lessor Govt.

**STANDSTILL AGREEMENT**  
To Lease No. 57-82X9-3-93002  
Town of Silverthorne, Lessor  
Page 3

**UNITED STATES OF AMERICA,**  
acting by and through the U.S. Forest Service  
and authorized representatives

Signature: *Elsa Ruiz*

Printed Name: *Elsa Ruiz*

Title: Contracting Officer

Date: *6.4.14*

Initials: *PT* & *er*  
Lessor Govt.

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DRAFT

**TOWN OF SILVERTHORNE  
PLANNING COMMISSION MEETING MINUTES  
APRIL 14, 2015 – 6:00 P.M.**

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**1. CALL TO ORDER** – The meeting was called to order at 6:00 p.m., on April 14, 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: Stan Katz, Robert Kieber, Tom McDonald, JoAnne Nadalin, Donna Pacetti, and Brian Wray. Tanya Shattuck was absent. Staff attending tonight’s meeting included: Mark Leidal, Assistant Town Manager, Lina Lesmes, Senior Planner, Zach Margolis, Utilities Manager, Dan Gietzen, Town Engineer and Melody Hillis, Administrative Assistant.

**3. CONSENT CALENDAR** – Tom McDonald made a motion to approve the March 31, 2015, Planning Commission minutes as corrected. JoAnne Nadalin seconded. The motion was approved by a vote of five to zero (5-0). Stan Katz abstained due to his absence at the March 31, 2015 worksession. Tanya Shattuck was absent.

**4. CITIZEN’S COMMENTS:**

**5. ACTION ITEMS:**

**A. Site Plan Modification – Breckenridge Commercial Laundry, 330 Warren Avenue, Lot 9, Silverthorne Heights Subdivision.**

Lina Lesmes, Senior Planner, presented the project. The Applicant, Rick Cole, Cole Holdings, Inc. is requesting approval for a building addition and site improvements at an existing commercial laundry facility.

**COMMISSIONER QUESTIONS:**

- |                 |   |
|-----------------|---|
| Brian Wray -    | Is the existing building going to be painted?   |
| Lina Lesmes -   | Yes.  |
| Donna Pacetti - | The residential units are existing, so there isn’t a need for a Conditional Use Permit (CUP)?   |
| Lina Lesmes -   | No, residential units are no longer allowed in the C-2 zone district. However, these residential units are legal non-conforming, so they are allowed to remain in place as is.  |
| Donna Pacetti - | What is an EQR?   |
| Zach Margolis - | Relate all of our water and sewer use to an Equivalent Residential Use (EQR). One EQR is three bedrooms and three bathrooms in a residential unit.  |
| Donna Pacetti - | Is that volumetric charge?  |
| Zach Margolis - | On the water side it is about 350 gallons per day. For this calculation going back to the 90’s there was a more in depth calculation allowance for a little bit more water because it was going to be used throughout the |

day and there would be peak flows. That goes back before my time, so when the Town recalculated the lease rate, our Finance Director recalculated the lease rate it would've been about four times higher, so instead we used the calculation method that was done in the 90's to calculate the EQR's.

Stan Katz - Wondering about the wording in one of the conditions that states "a flat dark color" and the other condition states an "exact color", in order to obtain a building permit. Does that mean that sometime in the future and they wanted to change the building color, they would have to have Staff approval?

Lina Lesmes - The only requirement that the Town has is that there is some contrast and that it meets the color chroma requirements. At any point in the future, and that would be true of any color on the building, if they wanted to change it, they would have to meet the criteria. Typically, people want to come in and check with the Town first, because they don't want to paint a building, and then have an issue with the chroma. It would be approved at Staff level.

Robert Kieber - Will there be any rooftop mechanical on the addition and no protrusions?

Lina Lesmes - There will be no rooftop mechanical on the addition or protrusions. Staff specifically asked that question of the Applicant.

Robert Kieber - On this application there is no requirement for this project to have a sidewalk, but on the next application there is a requirement for a sidewalk or for funds to be escrowed for a future sidewalk. Why are these different?

Lina Lesmes - The standard that you are referring to states "when deemed necessary by the Town" for an Applicant to install a sidewalk. This application is in a commercial area where there are no future plans for sidewalks or at least in the next several years. That would be the difference with the other application, where there is a street with on street parking, curb and gutter.

Dan Gietzen - There are no plans for this commercial area planned for in the very near future to have sidewalks at this time. As we redo our Transportation Master Plan in the Town Core we are looking at templates for having a design for a sidewalk along Adams Avenue. This project is more in the industrial area.

Robert Kieber - Would it be appropriate or advantageous for the Town to, as it appears that they are going to be doing some grading, the sidewalk would be on the Town right-of-way correct? Will they be doing any type of improvement close to or on Town right-of way to change the configuration that they have now to at least have it graded to the point where if the Town deemed necessary, at whoever's expense in the future it's already graded and all that would need to be done would be to have a sidewalk installed?

Lina Lesmes - The Town is not making that a requirement as a part of this application. There is a walkway that is proposed, but the Town is not requiring at this point, any kind of improvements in the right-of-way.

Robert Kieber - Are the residential units for employees only?

Lina Lesmes - Don't think so. The Applicant could answer that question.

**APPLICANT COMMENTS:**

Jim Neville - Mountain Diggers, representing the Applicant. Thanked the Town Staff in working with us. Tried to provide everything that Staff has asked for. Taking an old building and dressing it up, it will look 100 times better, it is an ugly building. Will improve the looks of the neighborhood. Good thing for everybody. Pretty simple.

- JoAnne Nadalin - In terms of the equipment inside the building are there any energy saving measures that are going to be implemented?
- Jim Neville - The building will meet all of the required energy codes. There is so much heat generated by the equipment, will install the required equipment, but it will virtually never runs due to the heat that is generated, it heats the whole building itself.
- Robert Kieber - Will the commercial laundry be the only commercial tenant?
- Jim Neville - Yes.
- Robert Kieber - The chain link fence is falling down, will it be replaced or removed? Which part of the fence will be removed?
- Jim Neville - All of the chain link fence will be removed and trees will be planted on the south end between Waste Management and the property, which will have a lot of trees. The fence on the east side is owned by Timberline. Met with Timberline today and they are going to repair their fence. The fence on the north side, south side and on the front will be removed. That is why there are trees and not shrubs.
- Robert Kieber - No fencing at all adjacent to the UPS property?
- Jim Neville - No.

**COMMISSIONER COMMENTS:**

- Brian Wray - Great improvement to the neighborhood, happy to see something being done with the building.
- Donna Pacetti - Looks good.
- JoAnne Nadalin - Commend the owners for wanting to improve the building. Glad to see that something will be done with the fence and the porch.
- Tom McDonald - Wondering how they were going to spruce up the existing building, think that they have done a nice job, like the color contrast. Think it will be a nice improvement for that area.
- Stan Katz - Agree with the comment that the Applicant made that it's pretty cut and dried. Pretty simple.
- Robert Kieber - Agrees.

**TOM MCDONALD MADE A MOTION TO RECOMMEND APPROVAL OF THE BRECKENRIDGE COMMERCIAL LAUNDRY SITE PLAN MODIFICATION WITH THE FOLLOWING STAFF RECOMMENDED CONDITIONS:**

1. That all external flues and dryer vents be painted a flat dark color that is compatible with the exterior building colors and is not exposed metal.
2. That the exact color(s) of the painted cornice be specified with the submittal of a building permit.

**STAN KATZ SECONDED.**

**MOTION PASSES BY A VOTE OF SIX TO ZERO (6-0). TANYA SHATTUCK ABSENT.**

**B. Preliminary Site Plan – Angry James Brewery, 421 Adams Avenue, Lots 3 & 4, Block H, Silverthorne Colorado Subdivision.**

Lina Lesmes, Senior Planner, presented the project. The Applicants, AJ and Darcy Brinckerhoff, are requesting approval for a small craft brewery on the bottom floor, with a residential apartment on the second floor.

**COMMISSIONER QUESTIONS:**

- Stan Katz - On page 62, Exhibit E, have future garage and apartment been eliminated, and Staff has as a condition of approval in the Staff report that the Applicant shall obtain a CUP for the second story apartment be submitted with the final site plan, what is the situation?
- Lina Lesmes - On a previous version of this plan there was a proposed apartment apart from the brewery building, and it has been removed from the plans.
- Stan Katz - So there is still a need for a CUP?
- Lina Lesmes - Yes.
- Stan Katz - Looking at page 62 and comparing it with page 47, they're asking for four variances. And Staff is requiring four variances, on the Staff report it is items three, six, nine and ten. If any one of those variances is not granted, what would happen to this project?
- Lina Lesmes - That is why Staff is not basing the approval on the basis of future variances. As the project moves forward and any of these items are not revised, a variance will be required with the Final Site Plan. That is not Staff's recommendation. Staff's recommendation is that the Code Standards be met with the Final Site Plan.
- Stan Katz - So the Staff recommendation is that all of four of those variances must be granted.
- Lina Lesmes - No. Staff's recommendation is that no variances be applied for, and that all of the Code Standards must be met with the Final Site Plan.
- JoAnne Nadalin - So the plan has to be changed?
- Lina Lesmes - Yes.
- Stan Katz - Why is this Preliminary Site Plan application being brought forward to night if Staff and the Applicant are still in the negotiation stage?
- Lina Lesmes - If Planning Commission remembers with the Hampton Inn, there were 22 conditions of approval. With Preliminary Site Plan applications it is typical to have situations where items are still being worked out and can be met with conditions of approval.
- Stan Katz - Will make my comments during the comment periods, but Planning Commission had a problem with 22 conditions.
- Tom McDonald - Is the handicapped access on the side of building?
- Lina Lesmes - There will be a rear entrance to the building, there is a ramp for the handicapped space up to the rear entrance.
- JoAnne Nadalin - Asked what comments came from the Community Meeting?
- Lina Lesmes - The project was generally well received. There was a concern about people cutting across this property to Adams Avenue. The request for the fence to prevent glare from vehicle headlights. Twin Seasons Vacations did not want to share the access point, but don't have an issue with the access being located where it is now. Nothing major.
- JoAnne Nadalin - The brewing process is actually a manufacturing process, why is the Town not requiring a CUP for that since it is within the Town Core?
- Lina Lesmes - The brewing process is considered a secondary use, the primary use is a restaurant when Staff did the evaluation of the application.
- Mark Leidal - For example, Baker's Brewery is very similar, they are also brewing on site, but it is primarily a restaurant use. It is hard to break things down into individual uses, take the primary use and base Staff's evaluation on that.
- Brian Wray - On page 64, LDFD is requiring a fire lane on the north side, and can't find that on the plan.
- Lina Lesmes - That was referencing the previous version of the site plan.
- Brian Wray - If I was sitting in that beer garden, I wouldn't want the driveway in the rear and wouldn't want cars to be driving in front of me as I'm relaxing outside, and utilize the fire lane in the back.

Lina Lesmes - Initially there was a proposed access from the alleyway, along the rear property lines. The alleyway is a cross access and parking easement between the residential property owners that face Brian Avenue. AJ did request to use the alleyway as an access, the owners of the easement were not interested in allowing that. There is no access from the rear, it has to happen from Adams Avenue.

Brian Wray - Isn't the fire lane bordering Wagner Rentals, which is the north side.

Lina Lesmes - The fire lane will now happen on the driveway.

Brian Wray - So the driveway is being called the fire lane, one in the same?

Lina Lesmes - Yes. The comment in the referral packet is in reference to a previous site plan proposal.

**APPLICANT COMMENTS:**

Mark Hogan - BHH Architects, representing the Applicant. Thanked the Staff. Introduced AJ and Darcy Brinckerhoff, Applicants.

AJ Brinckerhoff - Gave a background of the desire to have the brewery located in Silverthorne. Looked in Denver for a place for brewery and decided that Denver is saturated with breweries. Wanted to live west of the Eisenhower tunnel one day, and wanted to open a brewery in the place that we want live also. Looked into rental properties, decided against that for financial reasons. Want to have a small brewery and restaurant, want to have something unique. Looked into the Comprehensive Plan, and want to be a business on the forefront of the Town Core. Hours will be short, don't want to be a nightclub, and don't want to disturb the residents that live behind the business. Plan on only being open until 8 p.m. during the week. Commitment to keep it operating primarily during the day. The residents behind wouldn't grant the access easement, which is why the project is being designed as it is. Thanked the Planning Commission for listening.

JoAnne Nadalin - How much beer do you anticipate brewing in a year?

AJ Brinckerhoff - On the high end, about 1,000 barrels. Will be small operation.

Stan Katz - Have requested four variances, if any one of the variances doesn't get approved, are there alternate plans or is that the end of the project?

Mark Hogan - Reviewed the Site Plan and went over some of the Staff's recommended conditions. Presented the materials board. Addressed the issues related to the site plan including: topography of the lot in relation to Adams Ave., the layout of the proposed building, drainage, the entrance, parking and setbacks. Presented the building materials, and explained the type of building that will be built. Wanted an edgy building. Apartment on the upper level in the center of the plan. Money constraints have contributed to the size and design of the building.

Stan Katz - Have made a case for all of the conditions to be approved. My question is what happens if you don't get them. Is there an alternative plan if the conditions are not acceptable, or does everything fall apart? If the Applicant is told to relocate the building and the Applicant refuses, and says that the building has to be that way, then what happens to the project?

Mark Hogan - Will go to Town Council to ask for the approval of the variances. And have talked to the Staff at length, and they done a good job. Have tried to meet all of the conditions. Need some help to make this happen and would like to see the project approved. This project is difficult to start with and need some help to make this happen.

Stan Katz - Understands that, and sympathetic to those issues. Still wants to know if there is an alternative plan if the variances aren't granted?

- Mark Hogan - Will be asking the Town Council for approval of the project with all of the variance requested.
- JoAnne Nadalin - The back setback is 8'3", but cars will hang over two feet, so effectively the front of the cars will be 6'3" from the fence. And the reason that the building can't move forward two feet is because of the steps?
- Mark Hogan - That's correct. Have to have an airlock entry because of the 2012 IECC code requirements, and required to have clearance in front of the door because they have to swing outward because of a commercial use. Could possibly slide the building forward a foot, don't want to put the steps into the public right-of-way. Could make the building 58 feet wide instead of 60, could get a special metal building grids, don't want to do that because of the expense. Project has a tight budget, know that budgets aren't the purview of the Planning Commission, but feel that this is a wonderful use.

**COMMISSIONER COMMENTS:**

- Stan Katz - For me this is extremely difficult, know that the township wants to be "business friendly", because of that we have Preliminary Site Plan review and Final approval. But, the real process is, there are three steps, there are preliminary negotiations, then Preliminary Site Plan review and then Final Site Plan approval. There are so many pieces that are required here, these variances are part of that negotiation, and I don't think that this is ready to be approved as Preliminary Site Plan, have real problems with that. Am okay with the concept of a brewery. Likes what I have seen as to the visual aspects of the building. But, do I have a problem with the site plan itself, where the Staff says that the building needs to be moved unless a variance is granted; steps may have to be changed unless a variance is granted. There are too many things at this point that we don't know how they are going work out and so, since Planning Commission only gets one shot at the Preliminary Site Plan review I would like to see all of these items addressed before it comes back to Planning Commission for a Preliminary Site Plan review, at which point Planning Commission can look at it and see if Planning Commission wants to give it to Town Council for a Final Site Plan. Not ready for Preliminary Site Plan approval, can't vote in favor.
- Tom McDonald - Understand what Stan is saying and agree to some extent with him, because the Town went to all the trouble of making these standards and cannot change for every applicant to meet their needs. Nice looking building, would like to see it go in, don't know if the Applicant can agree to make all of the conditions happen or not before Town Council. Still on the fence of the whole thing.
- JoAnne Nadalin - Like the building, like the business, loves the idea of this leading the way to what the downtowns going to be. Struggle with the stairs, partly from the perspective of the Town Core and partly from the perspective of the business. Have a friend who has a business with steps going up to the entrance and has told me that if they had it to do over again, they would not deal with steps, it interferes with people coming into the business. Biggest concern with what is being proposed.
- Donna Pacetti - Echo's JoAnne Nadalin's comments.
- Brian Wray - Listening to Mark Hogan and the difficulties of the site and as a builder, I know you have to deal with the site. They have proposed some remedies, are pretty valid remedies. I think that a little flexibility is going to have to be in order to make this project work. Basically okay with the remedies, can they be a little closer? I don't know, that is between the Applicant and the Town. Due to a difficult site, I am flexible, and the

Robert Kieber -

Town Council is the Board of Adjustment for the variances. So, Town Council will hear that at the same time. Am okay with this project. Like the idea of the brewery, interesting design Mark has done a really good job. It would be a focal point. Do have a problem with some of the variances, the setback in the front. Think that there are some modifications that can be made to meet more of the Town Standards so that the variances would not be needed. Would like to see the sidewalk installed at the time that the building is done, not escrowed, just get it done, because the stairs go to dirt, and would not look finished. Would like to see the CUP be for employee housing only, don't think that it can't be further restricted to the owner(s) only, so somebody else can't live there. Other concern, in driving around to the other breweries, the amount of outdoor storage and trash is significant, if this is approved keep the place clean. Feels that with some modifications that the number of variances can be reduced. The Applicant has the right to bring this forward, it is not as clean as Planning Commission would like to see it, but can't vote against it based on what is in front of me, Town Council will be the deciding body in regards to the variances, if they aren't grant then the Applicant will have to go back to the drawing board. Would like to know if the beer garden in the future plans, when we have wet springs or falls that there would be canopies that have plastic windows and things so people can sit outside. Think that it is a start for a really interesting business on Adams Avenue.

**BRIAN WRAY MADE A MOTION TO RECOMMEND APPROVAL OF THE ANGRY JAMES BREWERY PRELIMINARY SITE PLAN WITH THE FOLLOWING STAFF RECOMMENDED CONDITIONS:**

1. That a Conditional Use Permit application for the second story apartment be submitted with the Final Site Plan.
2. That a Minor Subdivision plat be submitted with the Final Site Plan to combine the lots associated with the site plan for Angry James Brewery.
3. That the applicant work with the Public Works Department to obtain a reduction in the 10-foot setback requirement for driveways that provide site ingress and egress.
4. That all onsite surface parking for non-residential uses be minimized, as required by Standard 3.4.3 of the Town Core District Design Standards and Guidelines.
5. That all 90° parking spaces be revised to provide a minimum length of 18 feet, as required by Section 4-6-10.e.2.
6. That all parking facilities be located a minimum of 10 feet from a property line, as required by Section 4-6-10.e.4.m.
7. That the landscape plan be revised to incorporate alternative forms of landscaping, as required by Standard 3.5.1 of the Town Core District Design Standards and Guidelines.
8. That the landscape plan be revised to remove trees from utility easements, as required by Standard 3.5.4 of the Town Core District Design Standards and Guidelines.
9. That the building location be revised such that 60% of the property frontage consists of a building located within 5 feet of the front property line, as required by Standard 3.1.2 of the Town Core District Design Standards and Guidelines.
10. That the building entrance be revised such that it is located at the street level, as required by Standard 3.1.3 of the Town Core District Design Standards and Guidelines.
11. That all utility, telecommunications, ground mounted, and roof top equipment be shown on

the Final Site Plan, as required by Standard 3.7.1 of the Town Core District Design Standards and Guidelines.

**DONNA PACETTI SECONDED**

**MOTION PASSES BY A VOTE OF FIVE TO ONE (5-1). STAN KATZ NAY. TANYA SHATTUCK ABSENT.**

**6. OTHER ITEMS:**

Robert Kieber asked Mark Leidal who within the Town monitors the existing handicapped parking spots to determine if they're still being located correctly. Have noticed numerous places that when they were approval at Final Site Plan, there were markings and signage and now they're not there. Mark Leidal that is part of a Site Plan application, Staff can check on that. If you notice them, let Staff know and we can do a site visit. Robert Kieber asked if that was a planning or law enforcement issue? Mark Leidal stated that it is planning item if they are not physically on the ground, if there is no handicapped parking and it is not on site that is a law enforcement ticketing issue. Robert Kieber stated that at the last meeting he inquired about the "no parking" signs that are located in front of the Cut Throat Anglers at the Town Pavilion, are those legal signs. Mark Leidal stated that they are not legal and anyone can park there. Cut Throat Anglers would like for those spots to be reserved for their customers, but it is all public parking. Robert Kieber stated "so they are illegal signs on Town property?" Mark Leidal stated that Staff would look into it. Brian Wray asked if it was a Town sign. Mark Leidal if the Town were to get a call to enforce on those signs, the Town would not do it.

Lina Lesmes informed the Planning Commission that there will be a May 5<sup>th</sup> meeting. Way to Grow Site Plan Modification and some Angler Mountain Ranch approvals.

JoAnne Nadalin asked when South Maryland Creek Ranch would be coming back. Lina Lesmes stated that it is scheduled for May 27<sup>th</sup> for the Town Council. JoAnne Nadalin asked if Planning Commission would see it again. Mark Leidal stated that it would not come back to the Planning Commission from a zoning perspective. If it does get approved, Planning Commission would see numerous plats, etc., moving into the future.

**7. ADJOURNMENT:**

**STAN KATZ MADE A MOTION TO ADJOURN AT 7:43 P.M.**

**ROBERT KIEBER SECONDED.**

**MOTION PASSES BY A VOTE OF FIVE TO ZERO (6-0). TANYA SHATTUCK WAS ABSENT**

Submitted for approval by:

Approved this of 5th day of May, 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.

Town of Silverthorne  
Council Agenda Memorandum

**TO:** Mayor and Town Council  
**THRU:** Donna Braun, Administrative Services Director *DB*  
**FROM:** Kathy Marshall, Revenue Administrator *KMM*  
**DATE:** April 16, 2015 for meeting of April 22, 2015  
**SUBJECT:** February 2015 Sales Tax Review

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**SUMMARY:**

The following reports summarize February sales taxes collected in March. The State remitted the Town's 2% county taxes from February sales on April 8<sup>th</sup>, 2015.

**MANAGER'S COMMENTS:**

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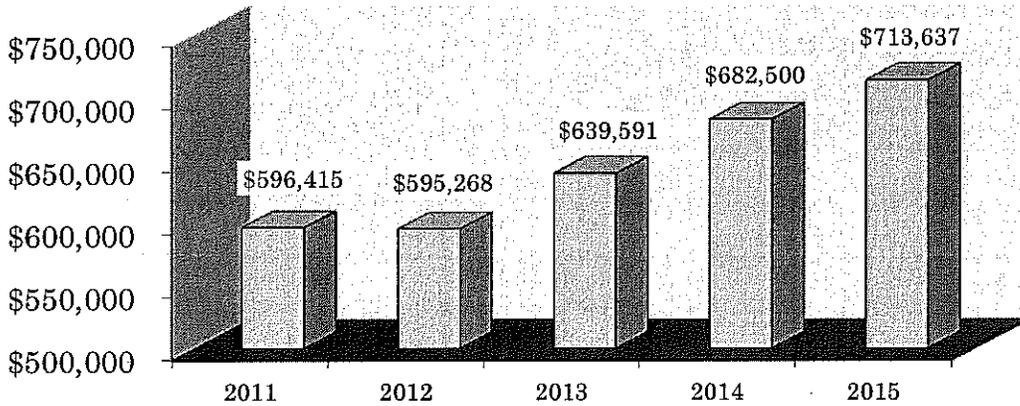
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**SILVERTHORNE SALES TAX BY MONTH  
FOR FEBRUARY 2015 SALES**

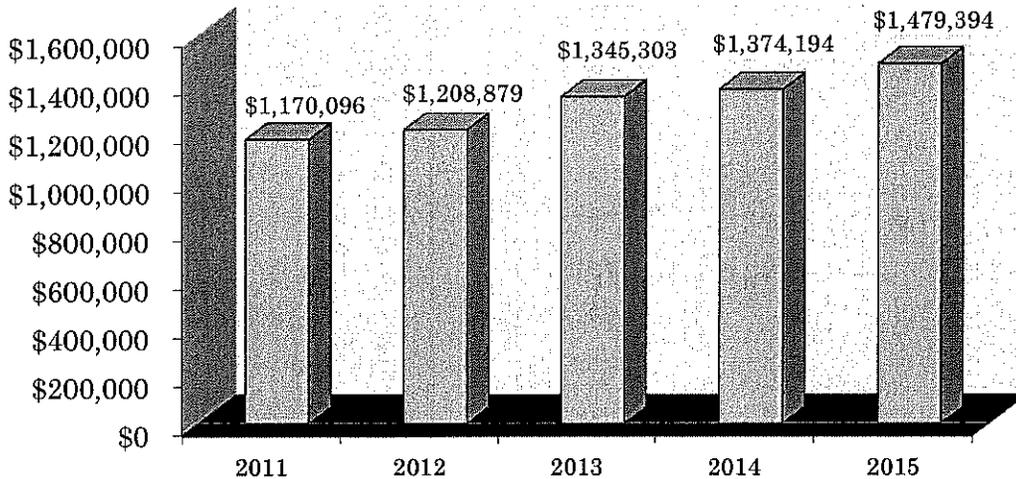
<b>CHART A:</b>	2011	10-11	2012	11-12	2013	12-13	2014	13-14	2015	14-15
<b>MONTH</b>	<b>% CHANGE</b>		<b>% CHANGE</b>		<b>% CHANGE</b>		<b>% CHANGE</b>		<b>% CHANGE</b>	
JAN	573,681	-0.27%	613,612	6.96%	705,712	15.01%	691,694	-1.99%	765,758	10.71%
FEB	596,415	0.61%	595,268	-0.19%	639,591	7.45%	682,500	6.71%	713,637	4.56%
MARCH	756,618	-0.13%	718,051	-5.10%	830,399	15.65%	879,003	5.85%		
APRIL	478,163	-4.42%	631,867	32.14%	591,855	-6.33%	606,570	2.49%		
MAY	459,924	5.72%	479,708	4.30%	572,548	19.35%	619,820	8.26%		
JUNE	704,357	11.09%	695,673	-1.23%	822,224	18.19%	869,150	5.71%		
JULY	744,166	3.10%	774,222	4.04%	866,950	11.98%	890,855	2.76%		
AUG	709,335	5.55%	773,019	8.98%	827,646	7.07%	893,121	7.91%		
SEPT	688,135	7.78%	782,144	13.66%	796,857	1.88%	836,747	5.01%		
OCT	519,798	1.76%	595,102	14.49%	644,447	8.29%	680,653	5.62%		
NOV	634,971	7.48%	635,360	0.06%	701,380	10.39%	713,747	1.76%		
DEC	885,610	1.35%	866,971	-2.10%	983,997	13.50%	1,065,155	8.25%		
<b>YTD TTL:</b>	<b>7,751,173</b>		<b>8,160,996</b>		<b>8,983,606</b>		<b>9,429,015</b>		<b>1,479,394</b>	
<b>%CHANGE FROM YEAR TO YEAR:</b>		<b>3.31%</b>		<b>5.29%</b>		<b>10.08%</b>		<b>4.96%</b>		<b>7.66%</b>

**EXHIBIT 1A: SALES TAXES COLLECTED FEBRUARY**



<b>%CHANGE FROM PRIOR MONTH</b>	2011	2012	2013	2014	2015
	0.61%	-0.19%	7.45%	6.71%	4.56%

**EXHIBIT 1B: YTD SALES TAX COLLECTIONS AS OF FEBRUARY 2011-2015**



<b>%CHANGE FROM PRIOR YEAR</b>	2011	2012	2013	2014	2015
	0.18%	3.31%	11.29%	2.15%	7.66%

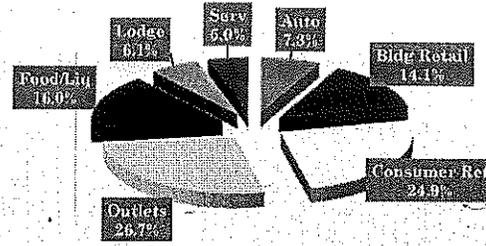
Exhibit 1A & Exhibit 1B show the Town of Silverthorne's collections by month and year-to-date (YTD) for the years 2011-2015, with the following results:  
 February 2015's sales tax collections increased by \$31,137 or 4.56% over 2014.  
 2015 YTD collections increased \$105,200 or 7.66% over 2014 collections.

SALES TAX BY CATEGORY

EXHIBIT IIA: FEBRUARY SALES TAX BY CATEGORY

Category	2014	2015	\$Inc/(Dec)	% Inc/(Dec)
Auto	\$58,479	\$52,041	(\$6,438)	-11.01%
Bldg Retail	\$87,153	\$100,694	\$13,541	15.54%
Consumer Ret	\$171,261	\$177,616	\$6,355	3.71%
Outlets	\$176,720	\$190,375	\$13,654	7.73%
Food/Liq	\$111,199	\$114,027	\$2,829	2.54%
Lodge	\$35,409	\$43,388	\$7,978	22.53%
Serv	\$42,279	\$35,496	(\$6,782)	-16.04%
<b>TOTAL</b>	<b>\$682,500</b>	<b>\$713,637</b>	<b>\$31,137</b>	<b>4.56%</b>

FEBRUARY 2015 MTD SALES TAX BY CATEGORY



The Outlets category increased \$13,654 or 7.73% when compared with February 2014; YTD is up \$22,188 or 6.26%.

The results by Phase are as follows:

- ▶ Phase I is down \$4,586 or minus 7.16%. YTD is down \$1,207 or minus 0.97%.
- ▶ Phase II is up \$17,253 or 21.47%. YTD is up \$15,109 or 9.08%.
- ▶ Phase III is up \$987 or 3.06%. YTD is up \$8,286 or 13.14%.

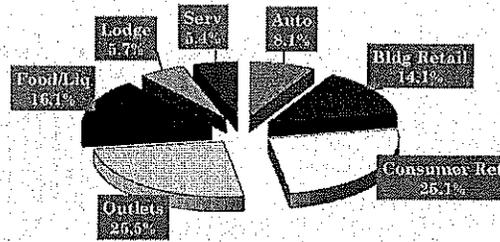
The "Sales Tax by Category" Exhibits IIA & IIB compare the February sales taxes collected by Outlets, Building Retail, Consumer Retail, Food/Liquor, Lodging, Automotive, and Services with the following results:

- ▶ The Outlets category contributes the highest February collections, or 26.7% and the highest YTD collections, 25.5%.
- ▶ The Consumer Retail category, February's 2nd largest sales tax category, contributed 24.9%; YTD 25.1%.

EXHIBIT IIB: FEBRUARY YTD SALES TAX

Category	2014	2015	\$Inc/(Dec)	% Inc/(Dec)
Auto	\$120,627	\$119,415	(\$1,211)	-1.00%
Bldg Retail	\$184,311	\$208,693	\$24,382	13.23%
Consumer Ret	\$326,307	\$371,745	\$45,438	13.92%
Outlets	\$354,587	\$376,775	\$22,188	6.26%
Food/Liq	\$229,003	\$238,250	\$9,247	4.04%
Lodge	\$69,948	\$84,629	\$14,681	20.99%
Serv	\$89,412	\$79,887	(\$9,525)	-10.65%
<b>TOTAL</b>	<b>\$1,374,194</b>	<b>\$1,479,394</b>	<b>\$105,200</b>	<b>7.66%</b>

FEBRUARY 2015 YTD SALES TAX BY CATEGORY



The tables to the left of the "Sales Tax by Category" exhibits show the industry comparisons by month and YTD.

- ▶ The Building Retail category had the 2nd highest February dollar increase, \$13,541 or 15.54%; YTD up \$24,382 or 13.23%.
- ▶ The Lodging category had the 3rd highest February dollar increase, \$7,978 or 22.56%; YTD up \$14,681 or 20.99%.
- ▶ The Service category was down \$6,782 or minus 16.04%; YTD down \$9,525 or minus 10.65%.

Outlets at Silverthorne (OS):

- ▶ Phase I aka Red Village: Claire's closed at the end of March. The Colorado Store, located in the Green Village, will be adding another store in the Red Village. They hope to be open by Memorial Day. The new store will offer food and beverages as well as their Colorado merchandise.
- ▶ Phase II aka Blue Village: Le Creuset moved to their new location early in April. They had a Grand Re-Opening Celebration with great specials, expanded showroom and many new products added to their offerings. Sunglass Hut plans for a store remodel for late April, with completion targeted for May 1st.
- ▶ Phase III aka Green Village:

Traffic and sales increased during Spring Break season and Easter was very good as well. Spring Sale continues through April. A Mother's Day Sale is planned for the first half of May. Social media is growing. A mobile app will be up and running soon, and Facebook contests are gaining many "likes".

**SALES TAX COLLECTIONS: ACTUAL VS BUDGET 2015 YTD**

**EXHIBIT III-ACTUAL VS. BUDGET TABLE**

SALES MONTH	2015 BUDGET BY MONTH	2015 ACTUAL BY MONTH	2015 BUDGET YTD	2015 ACTUAL YTD	ACTUAL AS A % OF 2015 BUDGET YTD
JAN	\$715,396	\$765,758	\$715,396	\$765,758	107.04%
FEB	\$714,364	\$713,637	\$1,429,760	\$1,479,394	103.47%
MAR	\$926,909		\$2,356,669		0.00%
APR	\$636,585		\$2,993,254		0.00%
MAY	\$587,191		\$3,580,445		0.00%
JUNE	\$831,357		\$4,411,802		0.00%
JULY	\$909,708		\$5,321,510		0.00%
AUG	\$871,719		\$6,193,229		0.00%
SEPT	\$861,679		\$7,054,908		0.00%
OCT	\$678,246		\$7,733,154		0.00%
NOV	\$735,026		\$8,468,180		0.00%
DEC	\$1,061,630		\$9,529,810		0.00%

► The budget numbers are based on a 1.07% increase from 2014 sales tax revenues.

**LODGING TAX COLLECTIONS: 2012-2015 COMPARISONS**

**EXHIBIT IV-LODGING TAX TABLE**

LODGING TAXES	2012	2011/2012	2013	2012/2013	2014	2013/2014	2015	2014/2015	2014/2015
	Amount Collected	% Change	Amount Collected	% Change	Amount Collected	% Change	Amount Collected	\$ Change	% Change
Jan	12,279	-15.1%	14,022	14.2%	17,109	22.0%	20,089	2,980	17.4%
Feb	13,674	-1.2%	14,652	7.2%	17,751	21.2%	20,859	3,107	17.5%
Mar	21,942	11.7%	23,772	8.3%	28,315	19.1%			0.0%
Apr	5,119	-24.4%	6,758	32.0%	7,504	11.0%			0.0%
May	5,217	12.2%	4,915	-5.8%	5,737	16.7%			0.0%
June	9,190	6.5%	9,524	3.6%	9,792	2.8%			0.0%
July	11,717	-1.9%	12,655	8.0%	14,841	17.3%			0.0%
Aug	10,979	-6.8%	12,251	11.6%	13,611	11.1%			0.0%
Sept	9,674	1.9%	10,613	9.7%	11,651	9.8%			0.0%
Oct	5,855	0.8%	6,134	4.8%	6,928	13.0%			0.0%
Nov	5,950	-7.1%	6,341	15.0%	6,918	1.1%			0.0%
Dec	15,260	-0.8%	19,283	26.4%	20,436	6.0%			0.0%
<b>TOTAL</b>	<b>126,856</b>	<b>-1.5%</b>	<b>141,419</b>	<b>11.5%</b>	<b>160,594</b>	<b>13.6%</b>	<b>40,948</b>	<b>6,087</b>	<b>17.5%</b>

Please note: Lodging taxes are split as follows:

- 85% Trails, Parks & Open Space
- 15% Marketing

**EXCISE TAX COLLECTIONS: 2012-2015 COMPARISONS**

**EXHIBIT V-EXCISE TAX TABLE**

EXCISE TAXES	2012	2011/2012	2013	2012/2013	2014	2013/2014	2015	2014/2015	2014/2015	2015	2014	2015
	Amount Collected	% Change	Amount Collected	% Change	Amount Collected	% Change	Amount Collected	\$ Change	% Change	Total Sq Footage	New Res Permits	New Res Permits
Jan	7,652		0	-100.0%	15,944		6,920	(9,024)	-56.6%	3,460	3	1
Feb	13,498		10,824	-19.8%	6,514	-39.8%	11,372	4,858	74.6%	5,686	1	2
Mar	0		209,452		0	-100.0%	26,374	26,374		13,187	0	4
Apr	17,846	18.3%	20,856	16.3%	0	-100.0%				0	0	
May	43,148	109.1%	42,286	-2.0%	38,256	-9.5%				0	5	
June	3,566	-90.1%	18,840	428.3%	8,880	-52.9%				0	1	
July	7,580	-4.2%	32,024	322.5%	39,868	24.5%				0	6	
Aug	18,628		16,056	-13.8%	17,974	11.9%				0	2	
Sept	0		22,836		37,890	65.9%				0	4	
Oct	6,890	-47.5%	12,412	80.1%	30,636	146.8%				0	5	
Nov	0	-100.0%	10,896		6,668	-38.8%				0	1	
Dec	10,272	54.1%	12,854	25.1%	28,702	123.3%				0	5	
<b>TOTAL</b>	<b>129,080</b>	<b>21.8%</b>	<b>409,336</b>	<b>217.1%</b>	<b>231,332</b>	<b>-43.5%</b>	<b>44,666</b>	<b>-4,166</b>	<b>-18.6%</b>	<b>22,333</b>	<b>33</b>	<b>7</b>