

**SILVERTHORNE TOWN COUNCIL**  
**Meeting Minutes**  
**Wednesday, April 22, 2015**

**CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA:**

Those members present and answering Roll Call were Mayor Bruce Butler, Council Members Derrick Fowler, Peggy Long, Russ Camp, and Ann-Marie Sandquist. Jon Bird and Stuart Richardson absent. Staff members present were, Town Manager Ryan Hyland, Administrative Services Director Donna Braun, Recreation Director Joanne Cook, Public Works Director Bill Linfield, Assistant Town Manager Mark Leidal, Planner II Lina Lesmes, Senior Planner Matt Gennett, Utilities Manager Zach Margolis, Town Attorney Matt Mire and Town Clerk Michele Miller.

The Pledge of Allegiance was recited by those present.

**STAFF COMMENTS:**

Cook updated Council on the RFP out for an Art and Culture Plan. The Recreation Center will host the Summit High School After Prom on April 25<sup>th</sup>. Staff participated in the 9News Health Fair and Summit Middle School fitness classes. They have a new program "Fitness for Hire" where one complimentary private session is offered to Corporate Membership members.

**COUNCIL COMMENTS:**

None.

**CITIZEN COMMENTS:**

Mike McComb 307 Lagoon Lane, expressed his concern regarding the Summit Stage bus route still driving through Lagoon Lane. This is a residential area and he requested the speed bump be reinstalled.

Hyland let everyone know that the next Summit Stage meeting is April 29<sup>th</sup> at the Senior Center and this item is on the agenda for discussion.

**CONSENT CALENDAR:**

**SANDQUIST MOVED TO APPROVE THE CONSENT CALENDAR INCLUDING THE MINUTES FROM APRIL 8, 2015. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL PRESENT. (RICHARDSON AND BIRD ABSENT)**

**PUBLIC PRESENTATIONS:**

None.

**LIQUOR BOARD:**

None

**PUBLIC HEARINGS:**

**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**  
Public hearing opened.

Mark Leidal presented Ordinance 2015-02 for Council's consideration. He reviewed the staff report and recommended approval. He introduced Scott Hoffman, Summit County Government's Chief Building Official, to take any Council questions.  
No public comment, Public Hearing closed.

**CAMP MOVED TO APPROVE ORDINANCE 2015-02; AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE ADOPTING BY REFERENCE THE 2014 NATIONAL ELECTRICAL CODE AND AMENDING THE 2012 INTERNATIONAL BUILDING CODE, 2<sup>nd</sup> READING. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL. (BIRD & RICHARDSON ABSENT)**

**ACTION ITEMS:**

**A. Ordinance 2015-04; a 2015 Appropriation Ordinance, 1<sup>st</sup> Reading**

Donna Braun Finance Director presented Ordinance 2015-04 to Council for consideration. She reviewed the staff memo outing the adjustments to revenues and expenditures as related to operations, capital projects and transfers between funds. She recommended approval.

Butler asked about the improvements to Warren Avenue.

Linfield reviewed the drainage improvements being made to Warren Avenue.

**LONG MOVED TO APPROVE ORDINANCE 2015-04 ON FIRST READING, AN ORDINANCE AMENDING THE 2015 BUDGET AS PRESENTED. MOTION SECONDED. MOTION PASSED BY COUNCIL PRESENT. (BIRD & RICHARDSON ABSENT)**

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

Lina Lesmes, Senior Planner, presented the applicant's request for approval of a building addition and site improvements to an existing commercial laundry facility. She reviewed her staff memo and recommended approval with the Planning Commission recommended conditions.

Long asked about a fence in the back by the parking lot.

Lesmes stated not on this property.

Jim Neville, Mountain Diggers, representing the applicant, thanked Town Staff for working with them. They tried to provide everything staff asked for. They are taking an old building and dressing it up, it will look 100 times better, it is an ugly building and will improve the looks of the neighborhood. This is a good thing for everybody. It is a straightforward application. He asked if there were any questions.

Long is looking forward to the upgrades for the properties.

Sandquist stated it is a positive upgrade to the building.

Butler stated this is a positive thing happening in the neighborhood.

**CAMP MOVED TO APPROVE THE BRECKENRIDGE COMMERCIAL LAUNDRY SITE PLAN MODIFICATION WITH THE FOLLOWING PLANNING COMMISSION 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.**

**MOTION SECONDED. MOTION PASSED BY COUNCIL PRESENT. (BIRD & RICHARDSON ABSENT)**

**C. 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 of a Preliminary Site Plan to construct a new microbrewery, restaurant and a second story, one bedroom apartment. She reviewed her staff report and recommended approval with Planning Commission recommended conditions.

Sandquist asked about handicapped access.

Butler asked about a proposed movement of the building.

Long asked where the dumpster is located and where deliveries will be received. Is the beer garden shielded? She asked about the need for stairs at the front of the building.

Mark Hogan, BHH Architects, representing the applicant, thanked Staff for all of their help, he introduced AJ and Darcy Brinckerhoff, applicants.

Darcy Brinckerhoff gave an overview of their business; they have been looking for a brewery site for years. They love Silverthorne and it's a dream to have a business here.

AJ Brinckerhoff gave a background of their desire to have the brewery located in Silverthorne. He reviewed the amount of beer they will produce. Their hours will be short, they don't want to be a nightclub, and don't want to disturb the residents that live behind the business. They only plan on only being open until 8 p.m. during the week. They want to have a small brewery and restaurant, something unique. They looked into the Comprehensive Plan, and want to be a business on the forefront of the Town Core. The grain silo is signature to breweries and a main part of their signage. They are next to the Summit Stage and that is a plus for their business. It is a difficult site and he thanked staff for working with them.

Hogan thanked staff for their assistance. He reviewed staff's recommended conditions of approval and how they plan to address them. He reviewed layout of the proposed building, the need for steps because of the site slope, parking, building materials, landscaping, dumpster location, cedar wood fence, and snow stacking and drainage.

Council questions.

Butler asked the applicant if the conditions of approval are obtainable.

Hogan stated they feel they can work with staff regarding the conditions.

Fowler asked about moving the building forward two feet,

Hogan reviewed the position of the building.

Fowler asked about landscaping by the beer garden, a buffer between the drive and beer garden.

Long asked about some landscaping or planter boxes in the beer garden.

Hogan reviewed the landscaping.

Butler feels this is an opportunity to test some hardscape ideas.

Fowler asked if two cars could pass in the drive.

Hogan stated they can pass each other within sixteen feet driveway.

Camp asked the applicant if all the conditions can be met by Final.

Hogan stated yes, but they might request a couple of variances.

Fowler asked when they anticipate opening.

AJ stated they are hoping by November. They have their brewery application ready to submit and as soon as they have four walls as required by the Federal licensing agency, they will apply.

April 22, 2015

Page 3

Sandquist likes the building, it's interesting. The logo is cool. The steps invite you to walk in. It is a difficult site and she is fine trying to work through some of these issues with the applicant. She welcomed the applicants and loves that the applicant is here.

Fowler asked if this is the 1<sup>st</sup> brewery for them.

AJ stated this is their first development. They want to have products unique to Silverthorne, Long stated she is excited the applicant is coming to Town. The number of new craft brewers in Colorado is huge. She wants to see them succeed. This is a great location and a jumpstart for the downtown area.

Camp stated he is happy to see locating here.

Butler echoed the other Council members' sentiments. He is excited about this project because we are serious about people seeing the vision for that whole area. He believes it will look a lot different in a decade. It takes a project like this to start the movement. The Town would like to work with the applicant. He likes the design of the building. He is encouraged by the direction the applicant is going

Long asked if the sloped roof dumping on the beer garden.

**CAMP MOVED TO APPROVE THE ANGRY JAMES BREWERY PRELIMINARY SITE PLAN WITH THE FOLLOWING PLANNING COMMISSION 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.**

**MOTIN SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL PRESENT ( BIRD AND RICHARDSON ABSENT)**

**D. Resolution 2015-07; a Resolution Approving a 3 month extension to the existing US Forest Service Standstill Lease Agreement**

Bill Linfield Public Works Director presented Resolution 2015-07 to Council for consideration. Staff is requesting a 3 month extension to allow additional time to negotiate a new 3 year lease for the building.

**LONG MOVED TO APPROVE RESOLUTION 2015-07 A RESOLUTION APPROVING A 3 MONTH EXTENSION TO THE EXISTING US FOREST SERVICE STANDSTILL LEASE AGREEMENT. MOTION PASSED UNANIMOUSLY BY COUNCIL PRESENT ( BIRD AND RICHARDSON ABSENT)**

**DISCUSSION ITEMS:**

None.

**SANDQUIST MOVED TO GO INTO EXECUTIVE SESSION AT 7:20 P.M., 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.**

**SHE FURTHER MOVED TO ADJOURN THE COUNCIL MEETING AT THE CONCLUSION OF THE EXECUTIVE SESSION. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL PRESENT. (BIRD AND RICHARDSON ABSENT)**

**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.

**INFORMATIONAL:**

**EXECUTIVE SESSION CONCLUDED AND MEETING AND ADJOURNED AT 9:45 P.M.**

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**BRUCE BUTLER, MAYOR**

**ATTEST**

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**MICHELE MILLER, TOWN CLERK**

## Town of Silverthorne Town Council Meeting Minutes

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.