



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

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

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

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

4. CITIZEN'S COMMENTS:

5. PUBLIC HEARING:

A. Gould Conditional Use Permit – PULLED BY APPLICANT

6. WORKSESSION ITEMS:

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

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

APPLICANT COMMENTS:

Larry Feldman - Applicant for River's Edge Condominiums. Thanked the Planning Commission for the opportunity to meet this evening. Presented detailed background information on his past projects, and the possible proposed project. Density is 25 units per acre under the River Front Mixed Use (RFM) zoning. Explained the items that will make it a unique project and the proposed layout. Would like construction to begin this fall. Believes that this project will go straight under the RFM zoning. Thinking of adding a small commercial space and by doing so believe that the RFM zoning will be met, gets the project out of a PUD. Buildings would not be event over 45 feet, but proposing some architectural elements at 50 to 52. Wants to become a part of Silverthorne especially with the announcement of the performing arts center and wants to be a quality projects in Silverthorne. Discussed the parking spaces in detail. Discussed the landscaping requirements.

COMMISSIONER COMMENTS:

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

Lina Lesmes - The applicant hasn't fully decided what type of zoning guidelines will be proposed for the project

Tom McDonald - The view on the screen, is that the river side only?
Larry Feldman - Rainbow Drive side, it will be four sided architecture.
Tom McDonald - The garages are on the first level?
Larry Feldman - They won't be visible.
Tom McDonald - At the end of the garage is there room, is that where the windows are going to the garage?

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

Robert Kieber - This is similar to Boulevard Bend project in Frisco and the parking and garages situations with the tandem parking.

Larry Feldman - Explained the details of the Boulevard Bend project, the garages, the windows and the landscaping. Have learned several lessons from the project since it was one of the first I've done.

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

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

Donna Pacetti - Questions the 4th street parking and using some of the Town's parking spaces.

Larry Feldman - Further explained expanding the parking.
Donna Pacetti - Questioned the size of the handicapped spaces, do they need to be larger?

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

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

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

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

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

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

6. OTHER ITEMS:

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

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

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

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

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

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

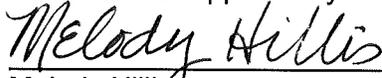
7. ADJOURNMENT:

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

JOANNE NADALIN SECONDED.

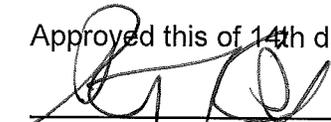
MOTION PASSES BY A VOTE OF FIVE TO ZERO (5-0). STAN KATZ AND BRIAN WRAY WERE ABSENT

Submitted for approval by:



Melody Hillis
Planning Commission Secretary

Approved this of 14th day of April, 2015.



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.