

**SILVERTHORNE TOWN COUNCIL MEETING
AGENDA FOR JUNE 24, 2015- 6:00 PM**



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

URBAN RENEWAL AUTHORITY MEETING: JUNE 24, 2015
Immediately Following Council Meeting

COUNCIL WORK SESSION: JUNE 23, 2015 – 6:00 P.M.
TOPIC: 5A HOUSING REVIEW/ABANDONED BUILDINGS DISCUSSION

**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.*

JULY 7 PLANNING COMMISSION/EDAC
INTERVIEWS – SPECIAL MEETING/
COUNCIL COMMITTEE ASSIGNMENTS/

JULY 21 MARIJUANA REGULATIONS

AUGUST 11 OPEN

AUGUST 25 OPEN

FUTURE WORK SESSION DISCUSSION ITEMS:

June 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 Planning Commission	3 Summer Free Day Arctic Placer Park Neighborhood Meeting	4	5	6 Kid's Fishing Derby—Trent Park Safe Summer Kick Off—Elem. School
7	8	9 Work Session	10 Council Meeting	11 Trent Park Neighborhood Meeting	12 Payroll	13
14	15 Angler Mountain Neighborhood Meeting	16 Work Session	17 Court	18 World's Largest Swim Lesson	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
			1	2	3	4
5	6	7	8	9	10	11
		EDAC Meeting			Slide N Slip— Rainbow Park	
		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				
		Parks Master Plan Public Meeting—Rec Center				
		Work Session	Council Meeting		Payroll	
26	27	28	29	30	31	
		Yoga Basics— Pavilion				

Rec Center
Closed—
Independence Day

TOS Holiday for
Independence Day

August 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 Osprey Day—North Pond Park	5 Community Picnic— Pavilion 5:30 p.m.	6 Registration Day for Fall Programming	7	8
		Planning Commission			Payroll	
9 Rocky Mountain Triathlon—North Pond Park	10	11	12	13 Just for Boys— Pavilion	14	15
		Work Session	Council Meeting			
16	17	18	19	20	21	22 Pool Party
23	24	25	26	27	28	29
Pool Closed for upgrades and maintenance		Planning Commission	Court	SPORT Meeting	Payroll	
		Rec Center Closed for upgrades and maintenance				
		First Day of School	Council Meeting			
30	31	1	2	3		
Rec Center Closed for upgrades and maintenance						

September 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1	2	3	4	5
Rec Center Closed for upgrades and maintenance		EDAC			Doo Wop Denny— Pavilion	
		Planning Commission			Payroll	
6	7	8	9	10	11	12
	Rec Center Hours: 10:00 am—6:00 pm					
	TOS Holiday	Work Session	Council Meeting			
13	14	15	16	17	18	19
			Court			
		Planning Commission		SPORT Meeting	Payroll	
20	21	22	23	24	25	26
		Work Session	Council Meeting			
27	28	29	30			

Town of Silverthorne
Council Agenda Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager
FROM: Susan Schulman, Executive Assistant to the Town Manager *SS*
DATE: June 18, 2015 for Meeting of June 24, 2015
SUBJECT: Staff Comments

Attached please find the Staff Comments and Updates for the June 24, 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 – June 18, 2015

Fiscal Year 2014 – The final audited statements have been reviewed by our Auditors, Swanhorst & Co., LLC,. We'll be making a few changes and awaiting the Auditors Independent Auditors' Report which is needed to complete the statement process. Once the Report is received, then we'll produce the statements and submit to the State and the Government Finance Officers Association for review. We'll also place the statements on the Town's website.

Lease/Purchase RFP – The Town released a Request for Proposal (RFP) for a lease purchase for the new Street Sweeper. Responses are due July 1st. The recommended vendor will be brought to Council at the July 8th meeting.

Payroll Time Entry – In 2014, the Town upgraded to a new payroll and human resource software system. The upgrade was a major project, taking most of the year to fine tune the system to where it's fully understood and functioning at full capacity. The last major piece of this conversion is adding a time entry system. The system works like a time clock system where employees check-in and out of their work day. However, it's much more than that as its computerized and will download into our payroll system thus eliminating the data entry of timesheets. It will help employees and supervisors track time worked and time off. We continue working with the JSA employees to work out issues and answer questions. We understand the importance of employees and managers needing to be comfortable with the system and will not be rushing to use this system without full training and understanding. We'll also be developing an employee and supervisor guide book. We hope to be using the system with an actual payroll in July.

2015 Planning Commission and EDAC Vacancies – Vacancies for Planning Commission and EDAC will be advertised and announced starting this week. The deadline for candidates to submit Letters of Interest to the Town will be Monday, June 29 at 12:00 noon. Council will conduct interviews at 5:00 p.m. July 7 and will make appointments at the July 8 Council Meeting.

Marijuana Excise Tax Rebate – Per the TABOR Amendment and State law, the Town is required to return excess collected excise tax for taxes collected more than the maximum annual amount stated in the 2013 election question. Even though the Town is exempt from rebating overages in general, the first year is exempt from the normal exemption. The amount of the overage is approximately \$36,000. The best method of rebating the overage is to allow retail marijuana sales to be exempt from the excise tax until the full amount of retail sales has been exempt. The Town has estimated it will take approximately three months of exempt sale. Staff has been working with the local business owner. The exemption will begin July 1, 2015 and should be completed by the end of September of 2015. Staff will be receiving monthly reports through August and then week reports until the rebate is completed.

Affordable Health Care Act – There will be new Federal compliance requirements that employers will be required to meet starting in January of 2016 as it relates to the Affordable Health Care Act. They include the requirement to produce new IRS forms 1094-C and 1095-C. The 1094-C form is a fairly simplistic report that declares the employer's status as to number of employees (full and part time) and number of employees that qualify and/or receive health insurance from the Town. The 1095-C is a report that will be given to each employee if the employee and their dependents are taking our health insurance or qualifies for our insurance but has chosen not to take our insurance. This includes reports for dependent.

Several of our staff have been attending training on the new requirements. Nothing about the 1095-C reports is simple and will require us to be educated and prepared as the January 2016 deadline approaches.

Public Safety – June 18, 2015

Incidents – On 06/08/15 Silverthorne Officers were dispatched to a real 'Game of Thrones' type call when it was reported a 'Dragon' was missing from a local residence. Thinking that the reporting person may have been seeing things and just imagined all this, officers responded hesitantly. After speaking to the reporting party, it was determined this was not the infamous Smaug from Lord of the Rings, but instead a 3 foot long Chinese Water Dragon...Lizard, that had escaped from its enclosure and was wandering the neighborhood. Despite the uniqueness of the critter, its small size made locating it relatively difficult and at this time it still remains at large.

On 06/09/15 Officer Tarnoff responded to Target for the report of a theft. It turns out this wasn't an ordinary, run-of-the-mill theft, but a brazen heist performed by two ladies, one pregnant and one with a small child. The two young women entered the store and proceeded to fill up two shopping carts with merchandise. Once the carts were filled to the brim, totaling an excess of \$1,300, these ladies walked towards the exit. They were confronted by security and asked for a receipt. The woman said they had a receipt, then ignored the security guard and continued to walk out the door, setting off alarms in the process. Once outside the store with security following close behind, they nonchalantly loaded the stolen items into their car, gave the empty carts to the security officer, then drove away. Officer Tarnoff was able to track the vehicle and both subjects. All items were recovered and returned to the store. Both women were charged with multiple crimes.

On 06/15/15 Officer Siderfin responded to a shoplifting that was occurring at the Sunglass Hut. The suspect of this crime must have been related to the two at the Target caper, because she was just as brazen. The suspect walked in, already wearing sunglasses, put the other pair on then walked out of the store with one pair on her eyes and one on her forehead, not suspicious at all. Needless to say this caught the attention of employees who called us. The suspect had ditched the glasses in her vehicle so was very cooperative when confronted by police. She was very happy to be searched, unfortunately for her, the glasses were in plain view in her car, the employee positively identified her as the thief, and just to seal the deal there was video of the theft. At that point the suspect thought it would be ok to

pay for the glasses and leave, so she did pay for them, but did not leave until receiving a summons for theft.

In addition to the above officers handled; multiple motor vehicle accidents, thefts, disturbances, frauds, harassments, intoxicated persons, road closures, wildlife calls, 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 – Safe Summer Kickoff was a tremendous success once again. Many people complemented the program, thanked officers and staff for all they do for the community. The goal of the event was to plant the seed to be safe this summer. Everyone had a great time.

Department Training – The entire department spent some time at the shooting range to practice rifle and shotgun skills. Officer Quintana set up a course to simulate entering a building during an active shooter scenario. Officer Coker is attending a class to be able to instruct the department on less-lethal munitions. Once complete he will be able to certify new officers on the use of less-lethal and be able to refresh the department every year.

Staffing – The department is down one officer and one sergeant. We will be interviewing four candidates on Wednesday June 17th to fill the officer slot.

Public Works – June 18, 2015

Streets – Streets staff continues with crack filling as we prepare for the Cutler Repaving scheduled for later this month. Lots of street sweeping too, as well as dealing with high water in the river which has closed the Blue River Trail under Bald Eagle Road.

Xcel – We are working with Xcel to insure they complete all their punch list work and cleanup work from last year's new distribution line along Blue River Parkway.

Parks – Flower planting and catching up on mowing are out big tasks right now. All the rainy weather has wreaked havoc with our mowing schedules. We are also replacing all topsoil in the highway medians (too much sand and salt over the years) and replacing mulch too.

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.

Rainbow Tennis and Basketball – After the new concrete cures for 30 days the new surfaces will be applied, then new surfacing will also be applied at Trent once Rainbow is open.

Flags – We purchased US flags which were on display in several of our medians for the Flag Day and will also go up for the 4th of July. We have received lots of positive feedback on this.

Highway 9 overlay project – I attended the initial scoping meeting last week with CDOT as they are designing the new mill and overlay project on the highway through Silverthorne. The project is scheduled for 2017, and will include various upgrades to intersection ramps to comply with ADA requirements. This \$8 million dollar project will go from Ranch Road on the north out to nearly Summit Cove.

Community Development Department – June 18, 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.

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 has completed the Riverfront Standards and zoning revisions. The next district will be the Town Core Periphery.

South Maryland Creek Ranch – Town Council approved the Major PUD Amendment for South Maryland Creek Ranch.

Recruitment – The Community Development Department has hired Greg Roy as the Planner I/Community Service Officer. Greg started on June 3 and we are excited to have him as part of the team.

Lake Dillon Theatre Company (LDTC) – The design charrettes for the new theatre project were held on May 20 and 28 with the team of Shaw/Semple Brown/Mary Hart. Tours of like facilities were held on June 12.

Arctic Placer Park, Trent Park, Angler Mountain Open Space – DHM Design will be designing the master plans for these parks. The Arctic Placer Open house was held on June 3 and was very well attended. The Trent Open House was held on June 11 and Angler Mountain Open Space was held on June 16.

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 – Preliminary Plan
- Foxfield Townhomes – PUD/Site Plan
- Angry James Brewery – Subdivision and Site Plan
- Angler Mountain Ranch Filing No. 3 – Third Amendment
- Marshall's – Site Plan Modification

Recreation and Culture – June 18, 2015

Recreation Center – Planning has begun with Art and Culture Strategic Plan consultant, 23.4 Degrees. Staff held a half-day informational session with consultants Janesse Brewer and Michael Hughes, to provide as much information as possible regarding the Town's plans for the Town Core, implementation of existing Town plans, and economic development aspirations. Further work has been done to finalize a schedule, identify key stakeholders, and plan for the first public meeting.

This summer the Recreation Center is offering two great summer pass specials. Our first one is our always popular Schools Out Pass. This pass is offered to children ages 7-17 and is valid through August 23rd, the entire summer break. New this year, we created a pass for Adults and Seniors ages 18+. We call this pass the A.S.A.P. pass, or the Adult Seasonal Access Pass. This pass is valid Memorial Day through Labor Day. Each pass is on sale through June 30th and so far we sold, or renewed, over 1,000 of these passes, 600 being the Schools Out Pass, bringing in over \$70,000 in revenue! These passes are still on sale and we are expecting more people to take advantage of these great summer deals at the Silverthorne Recreation Center.

The aquatic area has been seeing numerous groups book visits to the pool this summer. Frisco Fun Club will be attending twice a week through the entire summer. Lake Dillon Summer Camp is booking a day a week for their older kids camp. Clear Creek Recreation District and Vail Recreation Department have sporadic dates throughout the entire summer. Keystone Science School will be bringing in a camp three days a week for instruction and free swim starting after the 4th of July. Our partnership with CATCH this summer has brought them four times to the pool through the month of June. Lastly, we have had several requests and bookings from families or out of county groups wanting to come visit for a day during their trip.

This weekend is the Town of Frisco's BBQ Festival, but one event will have a dozen Town of Silverthorne employees racing for BACON! The Town of Silverthorne has sponsored the registration fees for the 6K Bacon Burner that takes place on Saturday at 9:30am. Thanks to the Town of Frisco for steeply discounting our group registration and only charging us \$10 per entrant. The 12 employees that will be running/walking/eating are: Nancy Bomgardher, Joanne Cook, Amy Gray, Ben Hawf, Ryan Hyland, Mark Leidal, Jackie McPheeters, Tiffany Novak, Joel Ponedel, Jess Roberts, Nolan Thill and Lisa Watkins. If you're in Frisco, stop by and cheer us to Bacon victory!

SPORT – Susan Lee, in conjunction with Mark Wilcox from DHM Design, have hosted three public meetings as part of the Three Parks Master Plan project. Information collected at

these meetings will be compiled and a last, cohesive public meeting will be held to share the summary with residents.

Pavilion – The Silverthorne Pavilion hosted the first Farmers Market of the summer this past Tuesday, and markets will continue every Tuesday on the Pavilion parking lot through September. The major change this year is that the Town is coordinating the market, rather than Miller Farms. This change does result in additional costs to the Town, specifically, marketing and fire inspection costs, but the hope is that exposure will increase and the market will grow.

The market is still being anchored with Miller Farms vegetable stand. Other vendors include Uncle John's Fruit stand, Red Buffalo Coffee, Emerald Gold Coffee, Green Mountain Dips, jewelry vendors, pet care vendors, body and skin care vendors, and hopefully more to come as we move into the peak of the season. Customer traffic was steady throughout the day and vendors were happy with the additional advertising provided by the Town.

Upcoming Pavilion Events:

Jun 18	Lake Dillon Theatre Event
Jun 18	Yoga
Jun 20	Wedding
Jun 21	Wedding
Jun 23	Yoga (X2)
Jun 24	Chamber Board Meeting
Jun 24	Great Divide County Chapel
Jun 25	Lake Dillon Fire
Jun 25	Yoga
Jun 27	Wedding
Jun 28	Wedding
Jun 30	Yoga (X2)
Jul 1	Council Goal Setting Session
Jul 2	Wedding
Jul 3	Wedding
Jul 5	Wedding

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Town of Silverthorne
Council Agenda Memorandum

TO: Town Council
THRU: Ryan Hyland, Town Manager *RH*
FROM: Michele Miller, MMC, Town Clerk *mm*
DATE: June 18, 2015
SUBJECT: Town Council Meeting Minutes from June 9 & 10, 2015

SUMMARY: Staff asks the Town Council to approve the Town Council Meeting minutes from June 9 and 10, 2015.

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

PROPOSED MOTION: Included in the Consent Calendar motion.

ATTACHMENTS:
Meeting Minutes

MANAGERS COMMENTS:

**SILVERTHORNE TOWN COUNCIL
Special Meeting Minutes
Wednesday, June 9, 2015**

CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA:

Those members present and answering Roll Call at 6:10 p.m. were Mayor Bruce Butler, Council Members Ann-Marie Sandquist, Derrick Fowler, Peggy Long, Russ Camp, and Stuart Richardson. Staff members present were, Town Manager Ryan Hyland, Assistant Town Manager Mark Leidal.

Russ Camp Absent until 6:46 p.m.

Action Item – Interview with Town Council Candidates

Town Council met with

- Steven Agostinelli,
- Susan Byers,
- Robert Kieber,
- JoAnne Nadalin,
- Tom Marmins, and
- Tanya Shattuck

as a group, and Mayor Butler thanked everyone for their willingness to serve the community, and noted that the person selected to fill the vacancy will serve until the next municipal election in April 2016. The Mayor also encouraged those not appointed to consider submitting letters of interest for open seats on Planning Commission and the Economic Development Advisory Board (EDAC). Letters of interest for those opportunities are due on June 29th.

The Town Council then met individually with each candidate for an interview for the vacant seat on Town Council.

Council will vote to fill the vacancy at the regular municipal Town Council meeting June 10, 2015.

CAMP MOVED TO ADJOURN. MOTION SECONDED. MEETING ADJOURNED AT 8:10 P.M.

BRUCE BUTLER, MAYOR

ATTEST

MICHELE MILLER, TOWN CLERK

SILVERTHORNE TOWN COUNCIL
Meeting Minutes
Wednesday, June 10, 2015

CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA:

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

The Pledge of Allegiance was recited by those present.

STAFF COMMENTS:

Cook reported on the Recreation Center, Pavilion, and Town events. The Parks, Trails, and Open Space Master Plan is being re-done and she noted the upcoming meetings. Matt Gennett introduced new employee, Gregory Roy, Planner I/Code Enforcement. Council welcomed Mr. Roy. Hanschmidt reported on the success of the Safe Summer Kickoff.

COUNCIL COMMENTS:

None.

CITIZEN COMMENTS:

Terry McGeehan, President of the Elks Lodge, thanked Council for the money given to them through the Small Business Grant program. The appreciated the EDAC letter acknowledging their contributions to the community.

CONSENT CALENDAR:

RICHARDSON MOVED TO APPROVE THE CONSENT CALENDAR INCLUDING THE MINUTES FROM MAY 27, 2015. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL PRESENT. (BUTLER ABSENT)

BOARD OF ADJUSTMENT

A. Town Center Sign Variance – 358 Blue River Parkway – Tract B, Silverthorne Town Center Subdivision

Lina Lesmes, Senior Planner, presented the applicant's request for a variance to allow them a freestanding sign taller than 18 feet in height and greater than 60 square feet. She reviewed her staff memo and the Board of Adjustment's eight variance criteria for granting a variance. She recommended denial based on the one-thru eight variance criteria not being met. Long asked if the current Town Center sign would remain and if this sign would be additional. Lesmes stated that current sign is no longer on Town property and they propose that it be removed.

Ryan stated we still have some shared parking and signage with NRC Silverthorne. They are rethinking all of the signage for the area. From staff's prospective the marque sign has never been in a good location and are thinking about relocating it, especially with the Theater moving to the area.

Sandquist asked staff if waiting and working on a coordinated sign plan for the area might be a better idea than granting one sign variance.

Lesmes stated tonight is more about the height and location of the sign but either way the Comprehensive Sign Plan will have to be reworked. There is an alternative motion, in the packet, approving the variance with one condition, that the applicant work jointly with the Town to amend the Town Center Comprehensive Sign Plan.

Richardson asked about previous signage discussions during the Town Center land sale, six months ago.

Hyland stated at the time of sale, there was a discussion about deficiencies both parties saw in the Town Center signage and that something needed to be changed.

Long would like to see the Comprehensive Sign Plan reworked for the area before we approve a variance.

Applicant.

Tom Ethington, NRC Silverthorne, the Silverthorne Town Center, stated tonight he brought other Town Center tenants and a sign expert tonight. He reviewed the proposed sign, high quality, high standards, and visibility. He went over what is unique to their site and why they need a variance: their location next to Highway 9, setbacks, visibility with the bend in road, tons of utilities, street lights, and waste water drainage pipes. They paid for utility locators and came up with two locations for the sign and this is the best one. They are requesting eight-nine square feet sign but included in that is twenty-five square feet to include the Silverthorne Town Center brand, but that can be removed if the size is too large. A lot of time has been spent on the sign, size, architecture, and branding and marketing for this area.

Fowler asked if this sign would include the Pavilion, Theater and Cutthroat Angler signage.

Hyland reviewed the placement of the sign and the need for future signs in the area.

Rick Bellefeuille, YESCO, presented a new rendering of the proposed sign. They have looked into the branding for the Town Center. There was a visibility study done for the area recently. He passed out an underground utility location sheet. He spoke about incorporating the utility box, into the sign, to hide it. The placement of the sign has been difficult due to the berm, trees and utilities. Some of the sign's height is for Silverthorne Town Center's identification. They have looked at signs located close to the development. The sign has a sense of place and keeps the design element. They originally proposed one hundred and twenty-five square feet and reduced it to eighty-nine, per the Town's request.

Richardson asked why they got away from the rock face bottom.

Bellefeuille stated they could incorporate it if directed to by the applicant and the Town.

Citizen comments.

Chris Carren, Local's Liquors, has twenty years of billboard experience. A sign is only good if you can see it. This sign is visible and continues the branding. They love the idea of the new sign. All the businesses in the center need to be branded together. They think they do things differently and the sign will help establish that.

Shervin Rashidi, new Town Center restaurant owner, has signed a lease with the Town Center and is opening an Italian Restaurant. He is concerned about how are people going to find them. They are off the main road. This sign or any sign is important to get people in the center. The sign must be large and include branding. There is another sign in front of the Comfort Dental sign, they would like to see both redone.

Council comments.

Long was skeptical at first but changed her mind after the presentation and agrees with the additional height request. She supports approving the variance with the condition.

Richardson agrees.

Fowler agrees.

LONG MOVED TO APPROVE THE TOWN CENTER TRACT B. VARIANCE TO ALLOW A FREESTANDING SIGN WITH A HEIGHT OF 20 FEET AND AN AREA OF 89 SQUARE FEET IN THE HWY 9 SIGN DISTRICT AND NOT MEETING THE 5-FOOT SETBACK REQUIREMENT SET FORTH IN SECITON 4-9-17, FINDING THAT ALL VARIANCE CRITERIA HAVE BEEN MET AND WITH THE FOLLOWING CONDITION:

- 1. THAT THE APPLICANT WORKS JOINTLY WITH THE TOWN TO AMEND THE TOWN CENTER COMPREHENSIVE SIGN PLAN.**

MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL PRESENT. (BUTLER ABSENT)

LIQUOR BOARD:

The Mint Country Club – Renewal of H & R Liquor License

LONG MOVED TO APPROVE THE MINT COUNTRY CLUB'S RENEWAL OF HOTEL & RESTAURANT LIQUOR LICENSE. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL PRESENT. (BUTLER ABSENT)

PUBLIC HEARINGS:

- A. Ordinance 2015-08; an Ordinance Approving a Major Amendment to the South Maryland Creek Ranch Planned Unit Development, 2nd Reading**

Public hearing opened.

Sandquist stated she has listened to the full recording of the last Town Council meeting.

Matt Mire, Town Attorney, stated Mayor Pro Tem Sandquist is eligible to vote even though she is presiding over the meeting tonight. He also reviewed previous Council and legal Counsel discussions regarding possible conflicts of interest for Councilmembers Long and Richardson from the December 10, 2014 and March 11, 2015 Town Council meetings. He reviewed Home Rule Charter, Section 3.9 Conflict of Interest. Council, Long and Richardson have already considered the potential for conflict of interest. Meir asked Richardson and Long again if anything had changed in their circumstances.

Long and Richardson replied that nothing has changed in their circumstances.

Matt Gennett Planning Manager, presented Ordinance 2015-08 for Council's consideration but did not do a full presentation again. He summarized his staff memo dated 6-5-15, nothing has changed since the full presentation on May 27, 2015.

Applicant.

Tom Everest, applicant, appreciates all the time spent by Council and staff on the project. He did not have any additional information to present.

Richardson tried to put in an amendment to delay the small road linking with Hunters Creek, at the last meeting. He doesn't think the camera will curtail contractors over the ten years build out. He asked Mr. Everest if he had ever thought about keeping that road closed.

Everest stated per the Town, they need a second access. They would like to redo the entrance road.

Sandquist stated the Town wants two points of access, two entrances.

Public hearing closed.

Council comments.

Long has nothing to add, it is a great project and wants to see it get going.

Camp is comfortable with the two-hundred and forty units; he appreciates the changes made by the development. The price range will be what this county can afford.

Richardson stated his view has not changed since point zero. He views this as an annexation. It was a good plan presented in 2007 with one house per five acres. It is a very sensitive area

and it affects down valley. The PUD blows the Comprehensive Plan out of the water. He supports the 2007 project.

Fowler stated his views have not changed and he does not need to repeat.

Sandquist supports the project. She thanked the applicant for taking the extra time to visit with the community.

FOWLER MOVED TO APPROVE ON SECOND READING, ORDINANCE NO. 2015-08, AN ORDINANCE APPROVING A MAJOR AMENDMENT TO THE SOUTH MARYLAND CREEK RANCH PLANNED UNIT DEVELOPMENT. MOTION SECONDED. MOTION PASSED BY COUNCIL 4-1. (BUTLER ABSENT) (RICHARDSON NAY)

B. Resolution 2015-10; a Resolution Approving the South Maryland Creek Ranch Development Agreement between the Town of Silverthorne and Maryland Creek Ranch, LLC

Public hearing opened.

Mark Leidal, Assistant Town Manager, presented Resolution 2015-10 for Council's consideration. He reviewed the points outlined in the agreement. Passing this resolution approves the Development Agreement between the Town of Silverthorne and Maryland Creek Ranch, LLC. He recommended approval.

Richardson asked if there is an end date for this agreement, saying the development has to be completed in ten to fifteen years. Is there assurance that the project will start; it's already been ten years.

Leidal stated you cannot predict the absorption of a project. There are no assurances.

Everist corrected the density; it is one unit per 1.7 acre. He assured everyone that the project won't be half done. Bonds will not be issued until the project is built. He supports the agreement.

Citizen comments.

Leslie LeCoq, 235 Maryland Creek Trail, stated the Councilmembers gave the applicant two months to compromise on density. She wants it on the record that there was no compromise on density. She asked how many people spoke against this project and how many spoke in favor of it at the meeting. She doesn't believe the Councilmembers really looked at this project. There were six newspaper articles against the project. Council has lost all trust and all respect of the community. Council took up two months of everyone's time. She hopes they are proud of their efforts. There was a very small sacrifice made by Mr. Everist. South Maryland Creek Ranch could not even come down in density by ten to twenty lots, to pull this community together. When we lost Councilmember Jon Bird and they lost their support on Council. There will be a lot of repercussions from this decision when second homeowners find out what has happened, there is zero trust or respect for the Town or Developer.

Everist respectfully disagrees with Ms. LeCoq's position. They have made a stupendous effort with the community. He senses a lot of community support from the community.

LeCoq stated again no compromise was made.

Public hearing closed.

Council Comments.

Richardson stated no one came up with a compromise, there were no demands made. This is a good agreement for the Town and the development is paying their way.

Camp feels this is good development for Silverthorne and we can absorb two-hundred and forty units.

Long disagrees with Ms. LeCoq. She remembers Ms. LeCoq grandfather; he owned all of the Eagles Nest land and sold the property to Mr. Wu. Leslie's family is as guilty as anyone of contributing to Silverthorne sprawl. She is looking forward Leslie's family bringing in their application for their development. Everist has worked with the Town. At first she questioned the

increase in density but when she studied the facts, the assessed evaluation of the two hundred and forty homes is minimal to the eight-three large homes originally proposed. There is a lot going on in Silverthorne, we aren't going to stop growing. We need this type of housing, currently there are only a small number of homes for sale. Mr. Everist is doing a good justice for the community.

Sandquist stated there is a lot of growth in Silverthorne. At the March Town Council meeting, the continuation requested by Council was not for the developer to go out and reach a compromise on density but to talk to the community about some of the issues. We can only vote on what has been presented to them. She likes the Developmental Agreement, it is viable to the Town and she supports it. Staff has put a lot of time into the agreement.

LONG MOVED TO APPROVE RESOLUTION NO. 2015-10, A RESOLUTION APPROVING THE SOUTH MARYLAND CREEK RANCH DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF SILVERTHORNE AND MARYLAND CREEK RANCH, LLC. MOTION SECONDED. MOTION PASSED BY COUNCIL PRESENT. (BUTLER ABSENT)

ACTION ITEMS:

A. Resolution 2015-09, a Resolution Approving the Second Amended and Restated Water Service Agreement between the Town of Silverthorne and Maryland Creek Ranch, LLC

Zach Margolis, Utility Manager presented Resolution 2015-09 to Council for consideration; he asked if there were any questions. He summarized his staff report and requested approval.

LONG MOVED TO APPROVE RESOLUTION NO. 2015-09, A RESOLUTION APPROVING THE SECOND AMENDED AND RESTATED WATER SERVICES AGREEMENT BETWEEN THE TOWN OF SILVERTHORNE AND SOUTH MARYLAND CREEK RANCH, LLC. MOTION SECONDED. MOTION PASSED BY COUNCIL PRESENT. (BUTLER ABSENT)

B. Pre Development Agreement for the Town of Silverthorne and Lake Dillon Theatre Company Project

Ryan Hyland, Town Manager, presented the Pre Development Agreement for the Town of Silverthorne and Lake Dillon Theatre Company Project. He reviewed his staff report and recommended approval. Staff has looked in the length of the agreement and it is appropriated since the building will be new.

Richardson asked about the 2016 theater season.

Hyland stated they plan to be in the new facility for the 2016 season.

Camp feels the theater moving to Silverthorne is very important to Silverthorne. He thanked staff for all of their efforts.

Fowler is impressed with how fast and professionally this has come together.

Richardson hopes not to bankrupt the theater in the next 20 years.

Hyland stated it is a partnership and if they succeed we will succeed. The Theater supports the twenty year lease.

CAMP MOVED TO APPORVE THE PRE-DEVELOPMENT AGREEMENT FOR THE TOWN OF SILVERTHORNE AND LAKE DILLON THEATER COMPANY PORJECT. MOTION SECONDED. MOTION PASSED BY COUNCIL PRESENT. (BUTLER ABSENT)

C. Appointment to Fill Council Vacancy

Ryan Hyland Town Manager reviewed his staff memo and the need to declare a vacancy with the passing of Jonathan Bird. The Council candidate interviews occurred June 9, 2014, there were seven applications and six interviews.

Sandquist thanked all of the candidates for applying; it was a great pool of candidates.

FOWLER MOVED TO APPOINT JOANNE NADALIN TO FILL THE TOWN COUNCIL VACANCY UNTIL THE TOWN COUNCIL ELECTION IN APRIL 2016. MOTION SECONDED. MOTION PASSED BY COUNCIL PRESENT. (BUTLER ABSENT)

DISCUSSION ITEMS:

None.

RICHARDSON MOVED TO GO INTO EXECUTIVE SESSION AT 7:46 PM PURSUANT TO CHARTER SECTION 4.13 (C) AND CRS24-6-402(4)(E) TO INSTRUCT NEGOTIATORS ON ECONOMIC DEVELOPMENT IN THE TOWN OF SILVERTHORNE.

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

EXECUTIVE SESSION:

Executive Session pursuant to Charter section 4.13 (c) and CRS 24-6-402(4)(e) to Instruct Negotiators on Economic Development in the Town of Silverthorne.

INFORMATIONAL:

EXECUTIVE SESSION CONCLUDED AND MEETING AND ADJOURNED AT P.M.

ANN-MARIE SANDQUIST, MAYOR PRO TEM

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.

Town of Silverthorne
Council Agenda Memorandum
Consent Agenda Item

TO: Mayor Bruce Butler and Town Council
THRU: Ryan Hyland, Town Manager *RH*
Joanne Cook, Recreation and Culture Director *JC*
FROM: Steven Herrman, Facility Coordinator *SH*
DATE: June 18, 2015 for meeting of June 24, 2015
SUBJECT: Resolution No. 2015-12, a Resolution authorizing the Town to award the Recreation Center Flooring Project to Blue River Flooring

SUMMARY: This resolution authorizes the Town to award the Recreation Center common area flooring project to Blue River Flooring. The flooring project consists of removal and replacement of all common area carpet and tile throughout the facility and administrative offices.

BACKGROUND: The 2015 budget, within the Capital Fund, includes replacement of all the carpet and tile in the common area and offices throughout the Recreation Center. The project timing coincides with the annual fall shutdown, which begins the week of August 24, 2015.

Staff solicited bids for one month by advertising in the Summit Daily News, verbally speaking to local contractors and working with consultant, Ohlson Lavoie Collaborative (OLC), who distributed Request for Bids to contractors in the Denver area. Upon the deadline for requests the Town received one bid from a local company, Blue River Flooring. Staff did receive interest from three other potential contractors throughout the bidding process, but did not receive bids from those contractors. Two of the contractors were from Denver, only one came for a site visit, the other was a local contractor.

Staff recommends the project be awarded to Blue River Flooring. Robert Pennington, Owner of Blue River Flooring, has been very invested in the bidding process and visited the Recreation Center four times to review measurements and project needs with staff over the past two weeks. Blue River Flooring submitted all required information (**Exhibit A**) including a detailed resume with up-to-date references.

FINANCIAL IMPLICATIONS:

The 2015 Budget includes replacement of all common area carpet and tile at a cost allowance of \$92,560 (\$40,000 for carpet and \$52,560 for tile). Blue River Flooring has proposed to complete the entire project for \$70,862.60.

STAFF RECOMMENDATION: Staff recommends that Council authorize the Mayor to sign Resolution No. 2015-12, a Resolution authorizing the Town to award the Recreation Center Flooring Project to Blue River Flooring in an amount not to exceed \$70,862.60.

PROPOSED MOTION: "I MOVE TO APPROVE RESOLUTION 2015-12, A RESOLUTION AUTHORIZING THE TOWN TO AWARD THE RECREATION CENTER FLOORING PROJECT TO BLUE RIVER FLOORING, OUTFITTED PER THE STAFF MEMO DATED JUNE 24, 2015 IN AN AMOUNT NOT TO EXCEED \$70,862.60."

TOWN OF SILVERTHORNE, COLORADO
Resolution No. 2015-12

A RESOLUTION Authorizing staff to award the Recreation Center flooring project to Blue River Flooring in an amount not to exceed \$70,862.60.

WHEREAS the Town budgeted for the replacement of the Recreation Center carpet and tile in 2015, and

WHEREAS the Town has met requirements for bidding the project, and

WHEREAS the proposal submitted by Blue River Flooring is within budget for 2015,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE THAT THE TOWN IS AUTHORIZED TO AWARD THE RECREATION CENTER FLOORING PROJECT AS OUTLINED PER THE STAFF MEMO DATED JUNE 24, 2015 IN AN AMOUNT NOT TO EXCEED \$70,862.60.

INTRODUCED, READ, APPROVED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE, COLORADO THIS 24TH DAY OF JUNE, 2015.

Bruce Butler, Mayor

Attest:

By _____
Michele Miller, Town Clerk

EXHIBIT A

Blue River Flooring & Design, LLC

P.O. Box 5250 Dillon, CO 80435

970.389.4777 / 970.368.6637

blueriverflooring@gmail.com

Steven Herrman
Facility Coordinator
Town of Silverthorne
P.O. Box
Silverthorne, CO 80498

June 15, 2015

Dear Steven Herrman:

Thank you for considering Blue River Flooring & Design, LLC for your flooring needs. We are confident that you will be very satisfied with the services that we offer. Our company specializes in carpet, tile and hardwood. We have over 50 years of experience in the industry, working on both commercial and residential projects. For the past 15 years, we have operated out of Summit County.

Blue River Flooring & Design, LLC uses the most up to date tools and procedures for installations, such as our state of the art microwave iron for seaming. We also like to work with American suppliers, and even buy local when we can. We provide sustainable options for wood flooring, and substitutes like cork, etc. If the air quality in your space is important to you, we offer low VOC options as well.

Our goal, with every project, is to exceed our customers' expectations in every aspect. When you hire Blue River Flooring & Design, LLC, it becomes our responsibility to manage all facets of the project, from beginning to completion. Our mission is to emanate honesty, commitment, and quality. We are so dedicated to that mission, that we offer a lifetime warranty on carpet installation. In addition, we have a free carpet repair service, which covers any damages that the carpet may sustain.

The information enclosed will help you make the most of our services. We encourage you to contact our references, and/or visit any of our completed projects, listed on the following page. If you have questions, please contact us.

As your needs change, we will be happy to help you evaluate those needs and offer you the services that will help you achieve your new goals. Again, thank you for choosing Blue River Flooring & Design, LLC.

Sincerely,

Robert Pennington

Blue River Flooring & Design, LLC
(970) 389.4777
blueriverflooring@gmail.com

Enclosure

Blue River Flooring & Design, LLC

P.O. Box 5250 Dillon, CO 80435

970.389.4777 / 970.368.6637

blueriverflooring@gmail.com

Completed Projects:

- Best Western – Eagle, CO (Carpet & Tile throughout, except lobby)
- Best Western – Dillon, CO (Carpet)
- Denver International Airport – Denver, CO (Carpet Tiles)
- Ritz-Carlton – Aspen, CO (Carpet)
- Alpine Inn – Frisco, CO (Carpet & Rubber Flooring)
- Keystone Hotel – Keystone, CO (Carpet)
- The Village – Breckenridge, CO (Carpet)
- Summit County District Attorney’s Office – Breckenridge, CO (Carpet, Tile & LVT)
- FIRC – Silverthorne, CO (Carpet & VCT)

References

1. Brad Dickerson, Owner
Alpha Construction
Breckenridge, CO
(970) 389.6369
alpha_construction@comcast.net
2. Tim Scanlan
Raptor Construction
Dillon, CO
(970) 470.0393
timsanlan@hotmail.com
3. Mary Waldman
Summit Rentals
Breckenridge, CO
(970) 453.7370
mary@summitrentals.com
4. James Adams
A1 Vacation Rentals
Breckenridge, CO
(970) 418.0750
james@vrpm.com

Blue River Flooring & Design, LLC

P.O. Box 5250 Dillon, CO 80435

970.389.4777 / 970.368.6637

blueriverflooring@gmail.com

Proposed Construction Schedule

June-1	Assumed Reward Date of Contract
July-1	Order all Materials
July-24	Pick-up Materials, Check all Materials for Damage and Manufacturer's Defects, Inventory Materials and store.
Aug-24	Tear-out all existing flooring.
Aug-25	Begin Tile Installation
Aug-26	Tile Installation
Aug-27	Tile Installation
Aug-28	Finish Tile Installation
Aug-29	Begin Carpet Installation
Aug-30	Finish Carpet Installation, clean-up and inspection.

Blue River Flooring & Design, LLC

970.389.4777 / 970.368.6637

P.O. Box 5250 Dillon, CO 80435

blueriverflooring@gmail.com

Warranty Information

Warranty on Installations

Blue River Flooring and Design, LLC stands behind all of our work. So long as all manufacturers' recommendations for installation are able to be followed, we provide a life-time warranty on all of our carpet and tile installations. If, for any reason, the quality of our work is not up to par, we will correct any mistakes. In addition, we provide a free repair service for two years after the original installation. Should the carpet incur any damages, we will repair it at no cost.

Product Warranty

Generally, all flooring materials come with a limited-lifetime manufacturer's warranty. This covers any manufacturer's defects. All manufacturers' recommendations for installation procedures must be followed. Otherwise these warranties are deemed null and void. Individual product warranty agreements will be provided for each flooring selection.

Blue River Flooring and Design, LLC

**P.O. Box 5250
Dillon, CO 80435
Office: 970.368.6637
Mobile: 970.389.4777
blueriverflooring@gmail.com**

Date	Estimate #
6/14/2015	47

Name / Address
Town of Silverthorne Steven Herrman P.O. Box 1309 Silverthorne, CO 80498

Project
Silverthorne Recreation Center

Description	Qty	Rate	Total
MATERIALS:			
Tile - Franciscan Slate 18x18"; Color: Woodland Forest	1,475	2.99	4,410.25
Tile - Forest Park 6x36"; Color: Summer Tree	570	7.25	4,132.50
Tile - Franciscan Slate 3x3", Color: Woodland Forest	760	11.75	8,930.00
Carpet Tile - Cooly Noted, Color: Smoky Martini	368	20.95	7,709.60
Carpet - Broadloom Pattern CEO, Color: Aristotle	320	13.75	4,400.00
Carpet - Kid's Room Dragonfly Play-Rug	36	30.00	1,080.00
Vinyl - Pattern: Adobe Sanjani Slate; Color: Topaz	44	28.50	1,254.00
Transitions - 12' T-Locks	20	20.00	400.00
Stairnoses - 12' ea.	11	50.00	550.00
Materials - Glue, thinset and grout	1	1,400.00	1,400.00
LABOR			
Tile Installation (Includes installation for upper & lower levels)	2,640	6.00	15,840.00
Underlayment - includes Hardybacker & Installation of Hardybacker	2,580	2.25	5,805.00
Tear-out and Disposal of all Existing Tile	2,642	2.00	5,284.00
Carpet Installation (includes installation of Broadloom, Carpet Tiles & Kid's Room Carpet)	714	5.00	3,570.00
Carpet Tear-out & Disposal of all existing Carpet	714	2.50	1,785.00
Vinyl Installation	44	10.00	440.00
Stair Installation	21	20.00	420.00
Cove Base	875	1.75	1,531.25
Floor Prep - Covering Furniture with plastic & patching floors	10	35.00	350.00
Moving furniture for access to floor	1	500.00	500.00
Freight	714	1.50	1,071.00
		Total	\$70,862.60

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EnergySmart

SILVERTHORNE

Overview

The goal of the Silverthorne Energy Smart sustainable business program is to recognize and encourage businesses making environmentally responsible decisions. HC3 staff coaches each business to assist them in selecting a project that not only has a meaningful environmental impact but a positive effect on the business' bottom line. Silverthorne Energy Smart projects often have paybacks of less than three years. The program promotes energy savings and waste reduction for businesses.

Businesses that join the program will be provided the following free services:

- Technical assistance and coaching throughout the program
- Larger incentives for energy and waste improvements
- Public recognition
- Networking opportunities

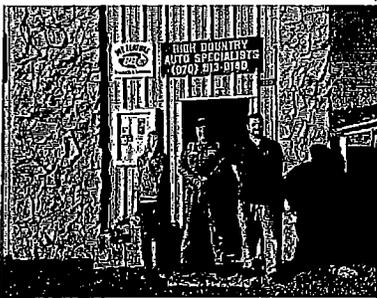


Program Deliverables

Advertising/Recognition

- Advertising in the Summit Daily
- Newsletter recognition of businesses
- Social media outreach (iResort App, Facebook, Twitter)
- Recognition event

Program Development



Last year we certified the following eight business: All Valley Storage, FIRC, GoLite, High Country Auto Repair, Horse Cents Thrift Store, JH Mountain Auto Services, Neils Lunceford, Sunshine Café, The Bakers' Brewery. As a result of their green projects, these businesses have saved approximately 20,000 kilowatt hours per year, permanently changed purchasing policies to more sustainable options and diverted 20% of their waste from the landfill. Because we want to keep businesses that have already been certified continually engaged in the program, we implemented a new tiered system for those interested in achieving a higher level of certification. This year we are offering a limited

number of \$400 rebates to businesses that complete energy efficiency projects and offering this rebate to businesses previously certified. Four businesses are interested in doing energy efficiency upgrades this year to achieve a higher level of certification and we currently have two new businesses enrolled.

Business Recruitment

We recently created new brochures and promotional materials to better advertise the program. We are hosting Lunch and Learn workshops to promote the program and provide resources to businesses. We have also started networking with the Summit Chamber of Commerce and the Summit Restaurant Association to encourage businesses to join Silverthorne Energy Smart.



HIGH COUNTRY
CONSERVATION CENTER



HIGH COUNTRY
CONSERVATION CENTER

Summit County Energy Smart Colorado Residential Program

Project Update

Since Energy Smart's inception in January 2014, Energy Smart Colorado and the High Country Conservation Center have had 200 enrollments in the program. Of those 200 enrollments 25 (12.5%) are within the town of Silverthorne, (up 6% from last year). Of these 25 enrollments, 8 have proceeded thus far with a home energy improvement. Projects in the program to date have generated \$443,509 for local contractors and generated the following annual savings: 100,350 kWh savings, 13,312 therms saved, and 309,995 lbs. of carbon emissions.

2015 Town of Silverthorne Goals

1. Generate \$45,750 for local contractors.
2. Reduce carbon emissions by 31,070 lbs. annually.
3. Perform 10 home energy audits
4. Facilitate 5 home energy improvements.

Deliverables

1. Provide homeowner incentive for home energy audit. Recommendation: \$50.
2. Provide homeowner incentives for improvements. Recommendation: 50% match up to \$400 for improvements from local governments.
3. EPA Environmental Justice Grant to provide 25 free home energy audits and energy efficiency quick-fit kits to low-income households.
4. Summit combined housing authority to provide funding for 20 free home energy audits to their qualified clients.

Silverthorne history and 2016 Targets

	2014 (completed)		2015 (in Progress)		2016 Targets	
	Silverthorne	County	Silverthorne	County	Silverthorne	County
Energy Audits	9	120	16	70	10	120
Energy Improvements	6	48	2	12	5	60
Conversion Rate	66%	40%	12.5%	17%	50%	50%

Town of Silverthorne
Council Agenda Memorandum

TO: Mayor and Town Council
THRU : Ryan Hyland, Town Manager 
FROM: Michele Miller, MMC, Town Clérk
DATE: June 18, 2015 for meeting of June 24, 2015
SUBJECT: Liquor license renewal for Local Authority Consideration

SUMMARY:

The Liquor Board is asked to approve the liquor license renewal for Sunshine Cafe.

BACKGROUND:

Sunshine Cafe – Renewal of Hotel & Restaurant Liquor license

The applicant has submitted a renewal application for Sunshine Cafe. The background investigation completed by the Police Department is attached. The Police Department has verified that the employees who sell and serve liquor have successfully completed a TIP's training program. The Police Department recommends renewal of the liquor license.

DISCUSSION:

Financial Implications: Each individual liquor license applicant is required to submit both local licensing fees and state licensing fees as set forth by the Colorado Liquor Enforcement Division. These fees are submitted with the application materials.

STAFF RECOMMENDATION:

Staff recommends approving the renewal application. Please contact the Town Clerk's office with any questions or if you want to view more detail from the liquor application.

PROPOSED MOTION:

I MOVE TO APPROVE SUNSHINE CAFÉ'S RENEWAL OF HOTEL & RESTAURANT LIQUOR LICENSE .

ATTACHMENTS:

Liquor license renewal application and Police Department memo.

MANAGERS COMMENTS:



601 Center Circle • P.O. Box 1167 • Silverthorne, CO 80498
(970) 262-7320 • Fax (970) 262-7315

DATE: June 18, 2015
TO: Michele Miller, MMC, Town Clerk
FROM: Officer Anne Baldwin
SUBJECT: Sunshine Cafe – Renewal of Liquor License

Since their last application, Sunshine Cafe has not had any alcohol related incidents on or around their property.

As a TIPS certified instructor I have verified all staff have enrolled in a TIP's class or equivalent. The employees of Sunshine Café attended and passed my TIP's class on June 17th.

Based on the background information provided to the Silverthorne Police Department, we have no objections to renewing the liquor license.

Reviewed by


Mark Hanschmidt, Chief

Date: 06-18-15

**LIQUOR OR 3.2 BEER LICENSE
 RENEWAL APPLICATION**

SUNSHINE CAFE
 PO BOX 6057
 SILVERTHORNE CO 80435

Fees Due	
Renewal Fee	\$500.00
Storage Permit \$100 x _____	_____
Optional Premise \$100 x _____	_____
Related Resort \$75 x _____	_____
Amount Due/Paid	

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

PLEASE VERIFY & UPDATE ALL INFORMATION BELOW

RETURN TO CITY OR COUNTY LICENSING AUTHORITY BY DUE DATE

Licensee Name MOUNTAIN INTERESTS INC		DBA SUNSHINE CAFE		
Liquor License # 4703296	License Type Hotel & Restaurant (city)	Sales Tax License # 29938351	Expiration Date 7/14/2015	Due Date 5/30/2015
Street Address 250 SUMMIT PLACE SHOPPING CENTER SILVERTHORNE CO 80498				Phone Number (303) 842 4759
Mailing Address PO BOX 6057 SILVERTHORNE CO 80435				
Operating Manager MICHAEL SPRY	Date of Birth 05/31/66	Home Address P.O. Box 6057 DILLON, CO 80435	Phone Number 303-842-9829	

- Do you have legal possession of the premises at the street address above? YES NO
 Is the premises owned or rented? Owned Rented* *If rented, expiration date of lease 3-31-2024
- Since the date of filing of the last annual application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. YES NO
NOTE TO CORPORATION, LIMITED LIABILITY COMPANY AND PARTNERSHIP APPLICANTS: If you have added or deleted any officers, directors, managing members, general partners or persons with 10% or more interest in your business, you must complete and return immediately to your Local Licensing Authority, Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, along with all supporting documentation and fees.
- Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. YES NO
- Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. YES NO
- Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. YES NO
- SOLE PROPRIETORSHIPS, HUSBAND-WIFE PARTNERSHIPS AND PARTNERS IN GENERAL PARTNERSHIPS:** Each person must complete and sign the DR 4679: Affidavit – Restriction on Public Benefits (available online or by calling 303-205-2300) and attach a copy of their driver's license, state-issued ID or valid passport.

AFFIRMATION & CONSENT
 I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business MICHAEL J. SPRY	Title PRESIDENT
Signature 	Date 5-8-2015

REPORT & APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S. **THEREFORE THIS APPLICATION IS APPROVED.**

Local Licensing Authority For	Date
Signature	Title
	Attest

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Town of Silverthorne
Town Council Agenda Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, ~~Interim~~ Town Manager *RH*,
Mark Leidal, Community Development Director *ML*
FROM: Lina Maria Lesmes, AICP, Senior Planner *LML*
DATE: June 18, 2015, for meeting of June 24, 2015
SUBJECT: Preliminary Site Plan for River's Edge Condominiums (PT 2015-12)

SUMMARY: The applicant is requesting approval of a Preliminary Site for a mixed use development consisting of 31 residential condominiums and 1 commercial condominium in a three story building with enclosed parking. The site is currently vacant.

BACKGROUND: The applicant, Larry Feldman, 4th on 4th, Ltd, purchased the subject property on March 16, 2015.

PREVIOUS COUNCIL ACTION: On December 13, 2006, Town Council denied the Sketch PUD and Site Plan for Blue River Lofts. The project consisted of 37 condominiums, 7,500 square feet of commercial space, and underground parking.

Town Council approved the Final PUD and Final Site Plan for Blue River Crossing on June 25, 2008. Blue River Crossing was a mixed-use development in a single structure that included 6,000 square feet of commercial space, 24 residential units, and enclosed parking. The project was never constructed.

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

DISCUSSION: Staff finds that the Rivers Edge Condominiums 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 setback requirements specified in Section 4-4-13, Riverfront Mixed Use Zone District. A conditional use permit will be required, with the submittal of the Final Site Plan, for the use 'Multi-Family Dwelling Unit'. Staff finds that the application also meets the Code requirements for parking, landscaping, snow storage, outdoor lighting, and dumpster enclosure, with conditions.

Additional information will be required at the time of Final Site Plan submittal regarding the 4th Street reconfiguration, the relocation of utilities and associated utility easements, the maintenance of public improvements associated with the project, License Agreements for improvements on Town right-of-way or Town-owned property, and the drainage plan. In addition, all Town Core District Design Standards will be required to be fully addressed with the Final Site Plan.

PLANNING COMMISSION RECOMMENDATION: On June 16, 2015, by a vote of 7-0, Planning Commission voted to recommend approval of the Preliminary Site Plan for Rivers Edge at Silverthorne Condominiums with the following conditions:

1. That a Conditional Use Permit application for the use 'Multi-family dwelling unit' be submitted with the Final Site Plan.
2. That a Minor Subdivision plat be submitted with the Final Site Plan to vacate, relocate, and/or create easements on Lot 8R, Riverview Subdivision #2.
3. That the applicant request approval of a License Agreement and associated exhibits for all improvements in the public right-of-way and on Town-owned property.
4. That the exact reconfiguration of the 4th Street parking be submitted with the Final Site Plan.
5. That the patio/courtyard located within the 10-foot snow storage easement be relocated or revised such that it is not within the snow storage easement.
6. 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.
7. That details be provided regarding root barriers for trees planted near walkways, as required by Standard 3.5.5 of the Town Core District Design Standards and Guidelines.
8. That a revised Lighting Plan be showing the updated site and building layout, all proposed light fixtures, and lighting levels along all site property lines.
9. 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.
10. That the building materials be revised such that Class II building materials do not exceed 25% of building facades, as required by Standard 4.3.3 of the Town Core District Design Standards and Guidelines.
11. That the color and material board be revised with the submittal of the Final Site Plan showing the final selection of colors and materials, as required by Standard 4.3.6 of the Town Core District Design Standards and Guidelines.
12. That the comments of the Town Engineer, attached as Exhibit C, be addressed with the submittal of the Final Site Plan.

Suggested Motion: "I move to approve the Rivers Edge at Silverthorne Condominiums Preliminary Site Plan, with the Planning Commission recommended conditions."

ATTACHMENTS: Staff Report and Exhibits

MANAGER'S COMMENTS:

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: June 18, 2015, for meeting of June 24, 2015

Subject: River's Edge Condominiums Preliminary Site Plan (PT2015-12)

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

Proposal: Preliminary Site Plan for a mixed use development consisting of 31 residential condominiums and 1 commercial condominium in a three story building with enclosed parking. *(Please see the attached exhibits for further information.)*

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

Address: 421 Rainbow Drive

Site Area: 1.287 acres or 56,062 square feet

Zone District: Riverfront Mixed Use Zone District

Design District: Town Core District

Site Conditions: Undeveloped land

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

Height: Allowed: 45 feet
Proposed: 48 feet

Lot Coverage: Allowed: 60% of lot area or 33,454 square feet
Proposed: 50% of lot area or 27,742 square feet

Parking: Required: 75 plus 3 handicap spaces (1 van accessible)
Proposed: 74 plus 3 handicap spaces (1 van accessible)

Snow Storage: Required: 1,775 square feet or 25% of paved surface
Proposed: 1,782 square feet (25%)

Landscaping: Required: 31 trees and 46 shrubs
Proposed: 48 trees and 46 shrubs

Setbacks:	<u>Required:</u>	<u>Proposed:</u>
Front:	0-5 feet	7 feet
Side (N):	5 feet	44 feet
Side (S):	5 feet	6 feet
River:	25 feet to upper bank	60 feet

BACKGROUND: The applicant, Larry Feldman, 4th on 4th, Ltd, purchased the subject property on March 16, 2015. It is his intent to develop the property as a high-density residential project with 31 residential condominiums, and 1 commercial condominium. Parking is primarily located within the building, with an additional surface parking area consisting of 8 standard parking spaces and 3 handicap parking spaces.

PREVIOUS COUNCIL ACTION: On December 13, 2006, Town Council denied the Sketch PUD and Site Plan for Blue River Lofts. The project consisted of 37 condominiums, 7,500 square feet of commercial space, and underground parking.

Town Council approved the Final PUD and Final Site Plan for Blue River Crossing on June 25, 2008. Blue River Crossing was a mixed-use development in a single structure that included 6,000 square feet of commercial space, 24 residential units, and enclosed parking. The project was never constructed.

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

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 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.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.7 - Encourage high density residential and accommodations development in the properties east of the Blue River, within the Town Core District, including but not limited to hotels, condominiums/apartments, and townhomes, which support a critical mass of people continually present within a walkable distance to restaurants, retail shops, offices, and entertainment areas.

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 LU 3.1 - Focus highest density residential development within and radiating outward from Silverthorne's Town Core, transitioning to medium and lower density neighborhoods to the north and east, eventually promoting a buffer of the lowest density, largest lot residential areas abutting the private agricultural and public lands that surround the town.

Policy LU 3.2 - Promote enduring design, quality materials, and durable building techniques across all housing types, to preserve Silverthorne's community character and quality of life for all residents.

Policy LU 3.4 - Foster diversity and flexibility in housing types.

Policy LU 4.3 - Celebrate the Blue River as a community asset through enhanced recreational access, integration of river views, and context sensitive design.

Policy LU 5.11 - Ensure that development adjacent to the Blue River is accomplished in a manner that enhances the river corridor, protects water quality, and maintains pedestrian access and use.

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 2.3 - Feature the Blue River as a design element in Silverthorne's downtown, by allowing certain developments to look outward onto the river, and integrating recreational access and seating areas along the river, where appropriate.

Policy CD 3.2 - Encourage the use of natural and long-lasting materials and colors that are enduring and complementary to Silverthorne's natural setting and existing development.

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 CD 3.7 – Encourage the consolidation of site elements such as parking, snow stacking, trash enclosures, and detention ponds when feasible, and consider a cooperative approach to the location of these elements on adjoining properties.

Policy T 4.2 – Allow for efficient solutions for parking as commercial development occurs, including shared parking and other parking management strategies, to reduce land area needed to meet parking standards, create a more dense urban form, and to promote alternative forms of transportation.

Policy E 1.3 - Promote development along the Blue River that protects key features, provides pedestrian elements, and encourages investment in the Town Core District.

Staff finds that the proposed development is consistent with several policies of the Silverthorne Comprehensive Plan. The project contributes to the critical mass of people needed in the Town Core District, and creates the high density residential development envisioned between the Blue River and Rainbow Drive. In the Town Core District, the Comprehensive Plan also recommends the creation of gathering spaces, pedestrian connectivity, and the celebration of the Blue River, all of which have been incorporated into the proposed project. The building architecture provides a variety of visual interest and distinct architectural elements on all facades, and maintains elements appropriately scaled to the pedestrian. The use of natural and enduring building materials is highly encouraged to address the remaining policies of the Comprehensive Plan.

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.

Zoning Standards – Development projects in the Riverfront Mixed Use Zone District (RFMU) are required to promote the Blue River as the central image of Town by providing, among others, a mix of residential and commercial uses, path connections along the river and the street edges, ‘four-sided’ architecture, at grade display windows, and ‘double sided’ entries. Staff finds that the application meets the RFMU Zone District requirements for lot frontage, setbacks, mix of uses, and lot coverage.

Density – The RFMU zoning permits a maximum of 25 dwelling units per acre. For a lot area of 1.28 acres, 32 residential units are permitted. The applicant is proposing 31 residential units and one commercial unit, not exceeding the density maximum.

Land Uses – Per Section 4-4-17, Use Schedule, the use ‘Retail’ is a use by right in RFMU; and the use ‘Multi-family dwelling unit’, which includes condominiums, is a conditional use. A Conditional Use Permit will be required with the submittal of a Final Site Plan to review the conformance of the residential use.

Subdivision – The Plat of Lot 8R, Riverview Subdivision #2 was approved in 1991. Lot 8R is encumbered by a 10-foot pedestrian and bike path easement along the west; a utility easement that crosses the property varying in width from 24 feet to 50 feet; a 30'x50' lift station and well site easement; a 25-foot private access easement for the pump house; a 25-foot access easement for the property to the north; a 15-foot utility easement along the north; and a 10-foot snow storage easement along the east. The plat also shows a 35-foot transmission line easement that was vacated in May of 2005. The applicant is proposing to relocate utilities and vacate or relocate some utility and access easements. In concurrence with the Final Site Plan, a Minor Subdivision plat will be required for any vacation or relocation of existing site easements.

Height – 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 8,749, permitting a highest ridge elevation of USGS 8,794. Building elevations with height limits are shown on Sheets ELEV 1 and ELEV 2, with portions of the building reaching 8,797 and exceeding the height maximum.

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

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

Staff finds that the corner features on the left and right sides of the East Elevation, and the left side of the West elevation qualify as architectural elements that may exceed the height limit, as they are not used for human occupancy. However, the dormer in the center of the East elevation, and vaulted ceilings capping the stairwell on the right side of the West elevation are building elements used for human occupancy, and must meet the height maximum of 45 feet.

In the Staff recommendations to Planning Commission, Staff recommended, as a condition of approval, that all architectural elements that are used for human occupancy and are customary portions of the roof not exceed the USGS elevation of 8,794. On June 16, 2015, Planning Commission voted to remove that condition, finding that all architectural elements above 45 feet were permitted per Code Section 4-4-4(d).

Vehicular Access and Circulation – The project takes access from Rainbow Drive via an existing drive entrance, which will be maintained at 26 feet in width to address the Fire Department requirements. The roofed drive aisle that accesses the interior garages also provides sufficient room for 2-way circulation at 26-feet in width.

Vehicular ingress and egress is also proposed from 4th Street, via a 20-foot driveway. Because constructing an access to and from 4th Street would result in the loss of at

least 1 parking space, Staff only supports the access if the 4th Street parking area is reconfigured such that there is no net loss of parking spaces. Aside from that, Staff finds that the vehicular access points provide adequate space for vehicles to enter an exit the site in a forward-flow movement, and that onsite circulation is functional.

Pedestrian Access and Circulation - For pedestrian access, the applicant is proposing to construct 6-foot walkway connections to the existing sidewalk on Rainbow Drive and to the existing bikepath along the Blue River. Six-foot wide walkways are also proposed around the building to all entrances. Lastly, the applicant is proposing a 6-foot sidewalk along the south edge of the property immediately adjacent to 4th Street. An easement for the public sidewalk along 4th street will be required with the Minor Subdivision of the property. In addition, details of the long-term maintenance of such sidewalk will be determined with the review of the Final Site Plan.

In order to address the comments from the SPORT committee, the applicant is proposing a 'plaza' on the southeast corner of the property, at the junction of the sidewalks along Rainbow Drive and 4th Street. The 'plaza' is proposed as a landscape feature, but also to provide a 'short-cut' for pedestrians traveling from the east, including from the Recreation Center and Rainbow Park. All private improvements within the public right-of-way and on Town-owned property will require the approval of a License Agreement by Town Council.

Parking – The proposed building is comprised of 31 residential condominiums and 1,036 square feet of commercial space. Due to its location in the Town Core District, the commercial portion of 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
4, 4BR condominiums	12	Bicycle Parking - 4
9, 3BR condominiums	22.5	
18, 2BR condominiums	36	
Visitor Parking	6.2	
Handicap Parking	3	None
Parking Required Onsite: 73 + 3 HC spaces		
1,036 s.f. of Retail	2.6	As on-street parking
		25% Reduction for TC – 0.6
TOTAL PARKING REQUIRED: 75 + 3 HC spaces		

The plans indicate that 66 parking spaces will be provided in interior garages, and 8 parking spaces will be provided in the surface parking area, for a total of 74 standard spaces and 3 handicap spaces provided onsite. In addition, 3 handicap spaces (2 Van-Accessible) are provided onsite. All surface parking facilities are located 10 feet from

the property lines, as required by Section 4-6-10.

The commercial portion of the project qualifies for a 25% reduction in the parking by virtue of it being located in the Town Core District. In addition, the construction of on-street parking is permitted by the Town Code in the Town Core District on a 1:1 ratio for non-residential uses. The two spaces required for the commercial unit are proposed to be constructed on 4th Street. The parking requirements are met.

4th Street Parking – Currently, there are 25 parking spaces in the 4th Street Right-of-Way, which is 60-foot wide and utilized primarily as Pavilion over-flow parking. Eighteen (18) spaces are located in a 90° parking area adjacent to Lot 5R (Outlets), and 7 spaces parallel spaces are located adjacent to Lot 8R (subject property). A 9-foot sidewalk also exists on the south side, 7 feet of which are on the Outlets property, 2-feet of which are currently within the 4th Street Right-of Way.

The applicant is proposing to reconfigure the parking within 4th Street, such that there are 17, 90° parking spaces on the south side, and 16, 90° parking spaces on the north side, for a total of 33 parking spaces, and a net gain of 8 parking spaces.

At the Worksessions with Planning Commission and Town Council, held on March 31 and April 8, 2015, it was suggested that the 4th Street parking area could be improved by removing the sidewalk on the south side, which is not frequently used, shifting the parking area to the south, and providing a wide sidewalk along the north side. Although the applicant is exploring this option, permission has not been granted by Craig Realty Group, owner of the Outlets, to remove the sidewalk that exists on their property, and relocate a portion of the parking onto their property.

As such, the applicant is proposing a 6-foot sidewalk on the subject property immediately adjacent to 4th Street, and locating all of the 4th Street parking within the public right-of-way. In order to achieve the 24-foot drive aisle width required for 90° parking, the 2-foot portion of sidewalk on the south side will need to be removed, the existing parking will need to be shifted. The access onto 4th Street from Rainbow Drive will also need to be relocated and widened. However, there is adequate space within the 4th Street Right-of-Way to accommodate the 33 parking spaces proposed.

As a condition of approval, the exact reconfiguration of the 4th Street parking will be required with the Final Site Plan.

Snow Storage – A minimum of 25% of the total paved area must be provided for snow storage. Sheet A102 indicates that there are 7,779 square feet of paved areas, requiring 1,945 square feet of snow storage. The applicant is proposing 2,229 square feet of snow storage in locations that facilitate the snow stacking process, meeting the requirement. Nonetheless, an enclosed patio is proposed that encroaches onto the 10-foot snow storage easement along Rainbow Drive. As a condition of approval, the patio/courtyard must be revised such that it does not impede the storage of snow in the snow storage easement.

Landscaping – For a site with an area of 56,061 square feet in the RFMU zone district, the landscaping area required is 11,212 square feet. The vegetated roof, with an area of 4,672 square feet, may count towards the required landscape area on a 1:1 ratio. Staff estimates that 1,920 square feet will be vegetated on the roof, reducing the required landscape area to 9,292 square feet. Based on that amount, 31 trees and 46 shrubs are required. Sheet A102, Landscape Plan, depicts 24 Aspen trees, 24 Blue Spruce trees, and 46 shrubs, exceeding the minimum requirements.

As conditions of approval, the Landscape Plan must be revised to meet the following requirements:

- Standard 3.5.4 of the Town Core District Design Standards and Guidelines states, “*Significant landscape materials, such as trees, shall be located outside utility easements. Planting trees over utility lines is prohibited*”. The applicant is 5 trees within the 15-foot Utility Easement along the north property line. All trees within that easement should be removed.
- Four additional Aspen trees are proposed within the 4th Street Right-of-Way. With the submittal of the Final Site Plan, the applicant must request approval of a License Agreement to locate trees within the public right-of-way. Otherwise, all trees shown within the right-of-way should be removed.

Dumpster Enclosure – Trash and recycling facilities are located within the building on the north side. The trash area can be accessed from the interior garages, and via doors to the exterior. There is adequate space for a garbage truck to enter and exit the site in a forward-flow motion.

Lighting – The Preliminary Lighting Plan is shown on Sheets EP200 and EP100. The proposed light fixtures are full cut-off luminaries aimed straight down. Eighteen (18) wall mounted fixtures, and two freestanding light fixtures are proposed on the Lighting Plan. On Page 6 of the project booklet, the applicant states that, “*Lighting will be integrated on the building walls except for two or three parking area light posts and perhaps one in the Public Gathering Area.*” As a condition of approval, a revised Lighting Plan must be submitted with the Final Site Plan showing the updated site and building layout, all proposed light fixtures, and lighting levels along all site property lines.

Utilities – Existing water and sewer mains run within the Utility Easement that bisects the property. In addition, there are gas and telephone lines buried within that same easement. The applicant is proposing to relocate the water and sewer mains to a location further west on the property, and to create a new water and sewer easement as part of the Minor Subdivision Plat. The applicant is also proposing to relocate the gas and telephone lines, such that they run underneath Rainbow Drive. All details of the relocation of utility lines, as well as permission from all easement holders for the relocation of utility easements will be required with the Submittal of the Final Site Plan. Please see Exhibit D for the comments from the Utilities Department.

Drainage – Sheet C101 provides a Preliminary Grading and Drainage Plan, which proposes to direct storm-water drainage in an existing detention basin located on Lot 5R

to the south (Outlets property). Approval from Craig Realty Group, the property owner, is being sought, and will be required with the submittal of a Final Site Plan. The Town Engineer has reviewed the Preliminary Drainage and Grading Plan, and his comments are attached as Exhibit C. As a condition of approval, the comments of the Town Engineer must be addressed with the submittal of a Final Site Plan.

Community Meeting – Per the requirements of Section 4.1.22, the applicant held a public community meeting on June 1, 2015 for review of the plans and building design by property owners within 200 feet. Hunter Foreman, from Peak Investments LLC, was the only member of the public in attendance.

Town Core District Design Standards and Guidelines: The third criterion for Preliminary Site Plans 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 Rainbow Drive, and with a strong presence on 4th Street, meeting this standard.

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.” Although the building is primarily a residential building, there are clearly defined pedestrian entrances along Rainbow Drive and 4th Street at the street level, meeting the standard.

Pedestrian Access and Circulation

Standard 3.2.1 states, “The Blue River Trail and Blue River Parkway Trail are important elements of the Town Core District. Developments shall provide pedestrian linkages to these trails.” The Blue River Trail runs through the subject property within a bike path easement. The applicant is proposing a sidewalk along 4th Street and a gathering area immediately adjacent to the Blue River Trail. In addition, the applicant is providing a pedestrian connection to the Trail from the main entrances to the building along the West elevation, meeting this standard.

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 on private property immediately adjacent to 4th Street. Because the sidewalk will be a public improvement, an easement will be required with the Minor Subdivision of the property and with the submittal of the Final Site Plan.

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". 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." Vehicular circulation is functional and organized, and parking areas are designed with adequate space to maneuver, 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." The trash area is located within the building, not noticeable from any public right-of-way. Staff finds that this standard is met.

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 majority of the parking within the building, or in a parking area to the side of the building, 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 majority of the parking is within the building, with a small parking area located to the side of 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." The applicant is utilizing available parking reductions for the non-residential portion of the project, meeting this standard.

Guideline 3.4.4 states, "To the maximum extent feasible, parking areas should be located on the interior of a site or behind a building in a landscape parking area, and screened from view from public rights-of-way. Underground or under structure parking, integrated with the building's architectural design, is encouraged." The majority of the parking is within the building and integrated into the architecture of the building.

Landscape

Standard 3.5.2 states, "Development within the commercial areas located East of HWY 9 must provide landscaping that addresses and complements the recreational aspect of the Blue River. To that effect, the natural vegetation surrounding the river should be preserved, and alternative forms of landscaping must be considered." The applicant is

proposing sufficient landscaping to meet the Town Code, and is not disturbing any of the natural vegetation around the river. A gathering area adjacent to the bike path, and a vegetative roof qualify as alternative forms of landscaping in this District.

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.*” Landscaping is proposed around building entrances, around the pump house, and on the vegetated roof. Project landscaping serves as a decorative element that complements the building, and functions as screening. This standard is met.

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.*” As noted previously, trees planted within the utility easement on the northeast corner must be relocated to meet this standard.

Standard 3.5.5 states, “*All trees shall have an adequately sized planting area. The size of the planting area shall be based on the amount of room needed for tree roots, and the estimated size of the fully mature tree. Root barriers shall be used when trees are planted near pedestrian walkways and sidewalks.*” Details regarding root barriers for trees planted near walkways will be required with the Final Site Plan.

Lighting

Standard 3.6.1 states, “*Site and building lighting in the Town Core District shall contribute to the streetscape and maintain its continuity.*” Street lights exist on the south side of 4th Street and along Rainbow Drive. Light fixtures are not proposed along 4th Street, and only wall mounted lights are proposed along Rainbow Drive. Staff finds that the proposed light fixtures are not in conflict with the street lights, meeting this standard.

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.*” This will be required with the submittal of a Final Site Plan.

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. Large sections of brick are proposed for the base, attractively anchoring the building. The base is also emphasized with roof elements, windows, and doors. Upper levels have balconies and windows, and the top is accented with a creative roof line at various elevations. Staff finds that this standard is met.

Standard 4.1.5 states, *“The mass of multi-family residential buildings shall be broken down to a human scale with creative window and door patterns, upper level balconies, angled wall planes, or other distinct architectural elements.”* The building design includes upper level balconies, a variety of window sizes and materials, a spiral outdoor staircase, and an octagon-shaped corner element for the commercial space. 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, window patterns, and well defined entrances.

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, attractive corner elements, upper level balconies, and distinct architectural elements. All of these elements provide contrast and intricacy of form, meeting this standard.

Standard 4.2.3 states, *“Buildings shall be designed with consistent and/or compatible details on all sides visible from public right-of-ways and pedestrian walkways.”* The building is designed with consistent details on all sides, as required by this standard and the Riverfront Mixed Use District requirement for ‘four-sided’ architecture.

Standard 4.2.5 states, *“Building facades shall not exceed 50 feet in length along the same geometric plane, at which time there shall be wall plane projections or recesses having a depth of at least 2.5 feet for a distance of not less than 6 feet.”* The longest building façade along the same geometric plane is 30 feet, meeting this standard.

Standard 4.2.7 states, "Maintain the distinction between the street level and upper floors through material differentiations, horizontal expression lines, varied fenestration, or other architectural features." Horizontal expression lines are created through material differentiation, upper level balconies, and varied windows and doors on all elevations. Staff finds that this standard is met.

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 heavy timber trusses and posts, and sections of clay fired brick, and glass (Class I materials). The applicant is also proposing limited quantities of corrugated metal and manufactured stone (Class II materials) totaling less than 25% of building facades. Nonetheless, fiber cement siding (Class II material) covers more than 25% of each building façade. As a condition of approval, Class II materials may not exceed 25% of the total building façade with the Final Site Plan submittal. This is noted as a condition of approval.

Standard 4.3.6 states, "Applicants are required to submit a sample board of materials, finishes, and colors of all proposed exterior materials". The applicant has submitted a color and material board. However, the proposed colors and materials have changed multiple times. A color and material board will be required with the Final Site Plan showing the final selection of colors and materials.

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, deep reds, and blues. It appears that this standard is met. However, as noted previously, the final selection of colors that is submitted with the Final Site Plan will be required to meet 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 a combination of pitched roof elements at various elevations, and composed of standing seam metal roofing and architectural grade asphalt shingles. There are a variety of creative roof elements, including towers at the corners that enhance the architecture of the building. Because roof elements are oriented in a number of directions, preventing ice damming and other cold-climate related issues, will require prudent design of the roof structure (beyond the scope of this report). 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.”* Large expanses of roof are broken up with dormers, towers, and shed roof elements, meeting this 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.”* It does not appear that significant snow shedding will occur onto required parking areas and sidewalks. Dormer elements have been designed over the majority of decks and entrances. The majority of walkways are located several feet from the building, reducing the amount of snow that will be deposited in those areas. Staff finds that this standard is met.

PLANNING COMMISSION RECOMMENDATION: On June 16, 2015, by a vote of 7-0, Planning Commission voted to recommend approval of the Preliminary Site Plan for Rivers Edge at Silverthorne Condominiums with the following conditions:

1. That a Conditional Use Permit application for the use ‘*Multi-family dwelling unit*’ be submitted with the Final Site Plan.
2. That a Minor Subdivision plat be submitted with the Final Site Plan to vacate, relocate, and/or create easements on Lot 8R, Riverview Subdivision #2.
3. That the applicant request approval of a License Agreement and associated exhibits

for all improvements in the public right-of-way and on Town-owned property.

4. That the exact reconfiguration of the 4th Street parking be submitted with the Final Site Plan.
5. That the patio/courtyard located within the 10-foot snow storage easement be relocated or revised such that it is not within the snow storage easement.
6. 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.
7. That details be provided regarding root barriers for trees planted near walkways, as required by Standard 3.5.5 of the Town Core District Design Standards and Guidelines.
8. That a revised Lighting Plan be showing the updated site and building layout, all proposed light fixtures, and lighting levels along all site property lines.
9. 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.
10. That the building materials be revised such that Class II building materials do not exceed 25% of building facades, as required by Standard 4.3.3 of the Town Core District Design Standards and Guidelines.
11. That the color and material board be revised with the submittal of the Final Site Plan showing the final selection of colors and materials, as required by Standard 4.3.6 of the Town Core District Design Standards and Guidelines.
12. That the comments of the Town Engineer, attached as Exhibit C, be addressed with the submittal of the Final Site Plan.

Suggested Motion: "I move to approve the Rivers Edge at Silverthorne Condominiums Preliminary Site Plan, with the Planning Commission recommended conditions."

ADDITIONAL CONDITION: Should Town Council find that the height requirements are not being met with the proposed Preliminary Site Plan, Staff recommends the following additional condition:

13. That all architectural elements that are used for human occupancy and are customary portions of the roof meet the height requirement of 45 feet above average existing grade (USGS 8,794).

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 Standard 4.1.1 of the Town Core District Design Standards and Guidelines, regarding the

maximum height of 45 feet.

2. The Preliminary Site Plan does not meet the requirements of Standard 4.3.3 of the Town Core District Design Standards and Guidelines, regarding exterior building materials.

Motion: "I move to deny the Rivers Edge at Silverthorne Condominiums Preliminary Site Plan based on a finding that the application does not meet the requirements of Standards 4.1.1 and 4.3.3 of the Town Core District Design Standards and Guidelines".

EXHIBITS:

- Exhibit A - Project Booklet and Plan Set
- Exhibit B - SPORT comments, dated May 14, 2015
- Exhibit C - Town Engineer comments, dated June 10, 2015
- Exhibit D - Utilities Manger comments, dated June 10, 2015
- Exhibit E - Fire Department comments, dated May 14, 2015
- Exhibit F - Xcel Energy comments, dated May 15, 2015

**RIVER'S EDGE AT SILVERTHORN PRELIMINARY PLAN
AND SITE PLAN APPLICATION -- June 5, 2015 Revision**

Introduction and Mission Statement



Responding to Silverthorne's challenge for a high quality, aesthetically pleasing, sustainable and vibrant economic development that can get out of the ground in 2015, 4th On 4th, Ltd, a Colorado limited liability company (100% owned by Carole and Larry Feldman) is hereby making application for approval of a Preliminary Plan and Site Plan for River's Edge at Silverthorne. If we can stay on a careful and expedited approval track we can get out of the ground in a few months and in 2015 be the first cog and the catalyst in the Town Core Redevelopment. It is our expectation that we can deliver some of our new condominiums for late 2016 or early 2017 occupancy and complete the project before the end of 2017.

River's Edge will become a cornerstone of downtown luxury living with full-time and part-time residents who will patronize the nearby merchants and restaurants as pedestrians and bicyclists and leave their cars at home. We will present a striking image of high quality, high value, lasting sustainability and permanence. This is the beginning of the transformation of Downtown Silverthorne with the vision and goals you have all worked so hard and tirelessly on for years.

The challenge for the Applicant is working with its professional architects, planners, engineers and contractors to come up with a product that it believes is saleable to the public, can be economically built and at the same time meet the Town's rules and expectations. We can only make the project work successfully if we can balance our risk and potential reward. We believe the project we have designed, if approved, will do that and follow on the heels of 3 very successful sellout projects in Frisco during the heart of the recent recession.

Our credentials are 100's of homes in Steamboat, Dillon, Breckenridge, Boulder, Westminster, Frisco and Niwot, Colorado. Our Summit County credits are 500 condominiums and houses and the Dillon Ridge Marketplace Shopping Center (City Market, Skyline 8 Movie Theater, Ruby Tuesday's, Bed Bath, Sports Authority, etc.). After more than 30 years in Summit County our projects have stood the test of time and continue to look great and sell and resell for top dollar. River's Edge will be another high quality, aesthetically pleasing, sustainable and vibrant economic development.

Our 1.287 acre parcel will be developed into 31 luxury residential condominiums where 32 would be allowed and 1 commercial condominium. Our application is for a 3 story building, with approximately 68,000 square feet that includes: 30 residential condominiums on the 2 upper levels; and, on the street level 1 residential condominium, 1 commercial condominium, 66 parking spaces in a totally hidden and enclosed garage and 11 surface spaces shielded by landscaping. The 31 condominiums include 18 2-bedroom units, 9 3-bedroom units and 4 4-bedroom units. The development will conform with the Silverthorne Comprehensive Plan, Town Core Guidelines, Riverfront Mixed Use Zoning (RFM) and other Town Code sections.

River's Edge at Silverthorne will:

- Create a striking standout development with luxury downtown condominiums like nothing else in downtown Silverthorne;
- Jump start the Silverthorne Core District with a high density, high quality residential development that will bring vibrancy and attention to the Silverthorne Core Area and let people know downtown Silverthorne is on the move;
- Provide a compact urban form that will transform a weed patch into an attractive landmark building with new full-time and part-time residents that will, often by walking or bicycling, patronize the Outlet Stores, Town Center and the Blue River Parkway merchants;
- Create a multi-million dollar economic development project that will trickle down and benefit almost everyone in Silverthorne;

- More than double the existing 7 parallel parking spaces on the west side of 4th Street by adding 9 new parking spaces for Pavilion overflow parking. These will be exclusively Town spaces with no shared parking by River's Edge;
- Construct an inviting signed 6-10 foot wide sidewalk that provides direct access and connection from the Silverthorne Recreation Center past River's Edge across the Pavilion Pedestrian bridge to Town Center. This sidewalk could be 10 feet wide if we get some help from the Outlet Stores;
- Add a new Public Gathering Area with public art and a free bicycle repair station;
- Pay hundreds of thousands of dollars in Silverthorne permit fees, tap fees, impact fees and sales taxes;
- Construct an enclosed and conditioned parking structure at street level that totally screens 66 cars, that provides energy conservation by avoiding the need and expense of snow removal. It also makes the development pedestrian and bicyclist friendly by not having multiple parking lots, driveways or exposed expanses of garage doors;
- Provide good handicap accessibility and parking to a number of handicap adaptable residential units that will be included in the development;
- Voluntarily pay the Town a fee equal to One-percent (1%) of gross sales (over \$150,000.00) which may be used to fund loans to workforce purchasers to attract full time residents with lights on 24/7.

History, Existing Conditions, Easements and the Town Pump House: Several previous attempts to develop this property as a PUD failed and there is no PUD in place on the property at this time. The 1.287 acre property is currently a large treeless relatively flat weed field. At the time of platting Lot 8R Rainbow Subdivision No. 2 in 1993 Rainbow Drive bisected the property diagonally and had a 25 foot utility easement with water, sewer, gas and other utilities buried in an easement under the road. The buried utilities were not moved when Rainbow Drive was moved but are going to be moved at this time to the edge of the property in a new 35 foot wide "Exclusive Utility Easement" for the benefit of the Town. The existing utility easement will be vacated by all stakeholders. A 20 foot wide never used utility easement on the property line parallel to Rainbow Drive will also be formally vacated before the Final Plat is approved. An old power line easement along Rainbow Drive in favor of the US Government has been abandoned and vacated. The Rainbow Drive 10 foot snow storage easement, access easements to the Pump House for the benefit of the Town and River Side Lodge to its property and an electric line easement for the Pump House will be dedicated in the new Final Plat.

Also of interest is that there seems to be no easement for the existing Town Pump House with its (2) 70 foot deep 300 gallon per minute wells. The Applicant has agreed to fix this by giving the Town a broad easement for the Pump House and electrical connections.

No buildings will encroach into any easements.

The Neighbors: The Property is bordered on the North by Rainbow Drive and the Silverthorne Recreation Center 250 to the North; on the east by 4th Street, a drainage easement and 5.6 acres of mostly vacant Outlet Stores that are and separated from our building by 120 feet; on the South by the Blue River Trail and the Blue River; and on the West by Riverside Lodge which is separated from our building by 65 feet. The development fits well into the neighborhood and will have minimal impact on the neighbors and their views and will for the commercial neighbors create more patronage and business. On May 19, 2015 we mailed post card notices of a June 1, 2015 Community Meeting to all neighbors within 200 feet and on May 22, 2015 we advertised in the Summit Daily News for the Community Meeting.

The Comprehensive Plan, Riverfront Mixed Use Zoning (RFM) and the Town Core District Design Standards and Guidelines: The development is in substantial compliance with the Silverthorne Comprehensive Plan, the Riverfront Mixed Use Zoning and the Town Core District Design Standards and Guidelines. Some notable elements that are not requirements but are part of good planning are that River's Edge will:

- create a Public Gathering Area at the top of the Pavilion Pedestrian Bridge with a significant Permanent Art Object and other amenities. The Public Gathering Area that will serve as a pedestrian and bike rest stop and include free bicycle repair tools, air and a year round doggie watering station;
- provide an inviting and signed 6 foot wide sidewalk adjacent to 4th Street that will be a direct connection from the top of the Pavilion Pedestrian Bridge to the Recreation Center and the conversion of the current 7 parallel parking spaces into 16- 90' parking spaces for a net gain of 9 new spaces that could not be achieved without our land. A possible 10 foot wide sidewalk could be built with the cooperation of the Outlet Stores abandoning their sidewalk but they have not responded positively to this request made on May 18, 2015.

Density: As allowed as a use by right in RFM Zoning we plan to build 31 residential units (1 less than the 32 allowed) and 1 commercial unit at River's Edge at Silverthorne-- 25 to the acre on 1.287 acres. As Rainbow Drive was planned to accommodate commercial development and vehicular traffic counts and as we are essentially down zoning to the less intense traffic of residential it would appear that River's Edge will add minimal traffic impact. The Town has under the circumstance agreed not require a traffic study.

Lot Coverage: Our building will cover just under 50% of the lot where 60% is allowed (27,742 sf/56070 sf).

Setbacks: No Building will encroach into any setbacks. RFM allows 50% zero and 50% 5 foot front setback along Rainbow Drive-we will be mostly at 20 feet with a small portion of Unit 31 being setback at 12 feet from the property line but outside the 10 foot snow storage easement, east and west side setbacks of 5 feet are allowed- we will be at a minimum of 8 feet in a very limited area on the east (4th Street side) but mostly more; RFM permits a 25 foot setback from the top of the river bank on the south side-- we will be at a minimum of approximately 35+ feet at the southwest corner and drop back to approximately 50 feet at the southeast corner. No portion of our buildings or building elements within 40 feet of the top of the River bank will exceed 15 feet in height and no portion of the Rainbow Drive side of our building or building elements that is less than 20 feet from our property line will exceed 25 feet in height. The separation between our building and the Outlet building to the east is 120 feet and between our building and the Riverside Building to the west is 65 feet. The entry to

Building Height: The Code in the RFM zone allows a maximum roof height of 45 feet (USGS 8794 base on natural average lot grade of USGS 8749). Our roof height will be predominantly under 45 feet at 41 feet (USGS 8790). There is a fairly broad exception to the 45 foot rule that allows certain roof elements to exceed the 45 foot limit without any height limit, to promote architectural interest and variety with elements that are stuck on as ornamentation. Under this exception we would like several small portions of the top of several of our dormers and towers to be allowed as ornamentations to go 3 to 3.5 feet higher than 45 feet. This exception applies to: church spires, belfries, cupolas, penthouses or domes not used for human occupancy, chimneys, etc. It appears this exception was drafted and included in the Code to allow features of architectural interest and animation that would break up roof lines for aesthetic reasons. We have used peaked dormers and hip roofed towers to add architectural interest to break up and animate our roof lines that would otherwise be boring and bulky. We think these elements of ornamentation can be fit within the spirit and intent of the Code that promotes and allows exceptions to the 45 foot limit to get more interesting architecture. If not allowed we can flatten these sections to get under 45 feet. We are not asking for a variance here but rather an interpretation that a dormer or a tower can be classified within the allowed class of ornamentations. Maybe it is a penthouse as used here.

Parking: The 18-2-bedroom residential units, 9-3 bedroom units and 4-4 bedroom units require 71 parking spaces. In addition 6 visitor spaces, 3 handicap spaces and 3 commercial spaces (1/400 sf of retail) bring the total count to 80 spaces. Per Code approximately 50 bicycles in 2x6' stalls will generate a 4 space reduction. Further, applicant believes it is reasonable to interpret the flexibility of the Code through bus stop proximity (less than 100 feet) and shared parking of approximately 22 street spaces on the property perimeter (9 of which will be provided by the development) to allow a further credit of 3 spaces for the daytime commercial. The result is 76 spaces required-- we are providing 77 on site, 66 of these will be hidden in the street level garage (no underground garage) and 11 more surface spaces, in areas screened by trees to minimize visibility.

Grading: The Property is relatively flat with a gentle slope from approximately 8751-8747 feet from Rainbow and 4th to the bike path. The lot will be graded to accommodate a level drive aisle in the garage. All garage grades, sidewalk and parking lot grades will meet ADA requirements. All excavation, silt fence and erosion control guidelines required by the Code will be met throughout construction.

Drainage: The predevelopment and historic rate of runoff that has existed on the property for decades will not be exceeded. Most of our drainage will be clean water from roofs with only a small portion from paved parking areas that will be completely filtered before release to the River. We had considered a drainage plan that would share the existing joint Town/Outlet detention pond on the Outlet property to the east but since we have not had a response to our May 18, 2015 request to the Outlet Stores we have decided that all damage requirements with underground detention will be met on site.

Snow Storage: The pavement areas because of the mostly inside parking contains only 7,779 square feet which by Code require 1945 square feet of snow storage. We are providing adjacent snow storage areas of 2229 square feet.

Utilities and Easements: Water, sewer, electric, natural gas and cable TV/internet are all stubbed to the property and readily available from the various utilities. There is a 25 foot utility easement that bisects the property from the pre 1990's alignment of Rainbow Drive that we will strip of utilities and have formally vacated prior to Final Approval and replaced with a 35 foot wide "Exclusive Utility Easement" along the bike path for the benefit of the Town. We expect construction of the replacement lines in July and will provide an SIA with 100% cash or LOC surety. Similar arrangements are underway with XCEL who has acknowledged its gas line can be moved and is determining sizing and the best location. Electric, gas and telecommunication are already buried adjacent to our property and Rainbow Drive and may already have been moved. Applicant does not believe that it will be encroaching on any existing easement and to the extent necessary will obtain vacation of any old unused easements.

Item	Required	Provided
18	2	36
9	2.5	23
4	3	12
31		71
Visitor		6
Handicap		3
Commercial @ 1/400sf	3	3
Total		83
Bicycle Reduction @ 5%		-4
Bus Stop & Shared Parking		-3
Total Required		76

Lake Dillon Fire Protection District: We have met with LDFFPD on several occasions and agreed to all of their requests. The entire building, all condominiums, interior garages and drive aisles will be protected by a commercial sprinkler and fire alarm system as approved by the LDFFPD with water mains sized to accommodate domestic and fire sprinkler demands and Code required standpipes throughout. Three (3) new bollard protected fire hydrants at locations requested by LDFFPD will be installed. All utilities and power lines will be underground to avoid any interference with aerial operations if needed. All fire lanes will be marked with approved signs and will meet minimum required widths. We will include an on-site Fire Command Center. The Fire Lane on the northwest side of the building will be a minimum of 26 feet in width and have continuous height clearance of 13.5 feet or more to accommodate any need for aerial apparatus.

Refuse Management: We have included a totally enclosed, out of sight, easy access dumpster and recycling center to the rear of the property at the north west corner of our building with easy plowable access for the trash hauling company. Timberline Disposal is reviewing our plans for adequate size and access and will issue a confirming letter.

Landscaping: The property is currently a weed field with no trees or significant vegetation. Following the Code formula of 20% of the Lot Area as Landscape Area and 40% of the Landscape Area with one (1) tree per 120 square foot we are required to plant a minimum of 31 trees. More than the required number will be planted and maintained with an automatic irrigation system. All of the required 46 shrubs or more will be planted in appropriate locations. Sod and flower beds will be added to accomplish the 75% coverage requirement in the Landscape Area. Applicant will not plant any trees within the Rainbow Drive snow storage easement. Before planting any shallow rooted Aspen trees in other easements Applicant will receive approval from Public Works.

Lighting: Lighting will be integrated on the building walls except for two or three parking area light posts and perhaps one in the Public Gathering Area.

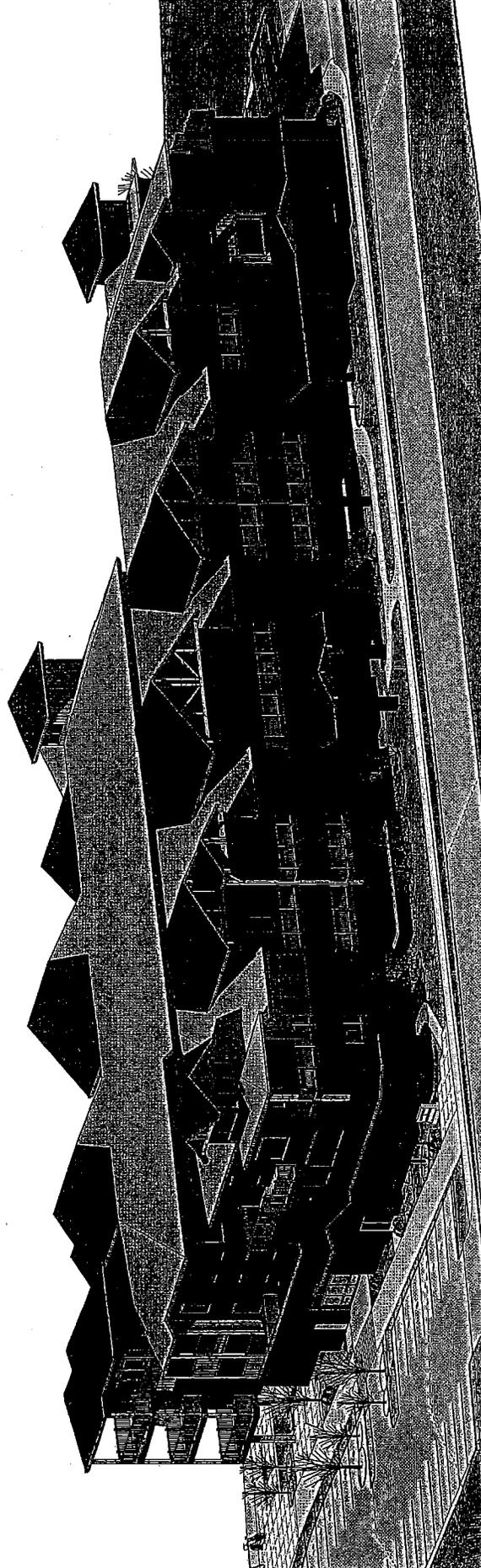
Town Core District Design Standards and Guidelines: Our buildings have been designed to fit well within the Town Core District Design Standards and Guidelines:

- They will create a unique statement and identity and become landmark structures of quality architectural design, materials and permanence.
- Paths accessing the adjacent streets will be relatively flat to make them pedestrian and bike friendly and have a minimum width of 6 feet. This is aided by only 2 auto movement areas that reduce conflict between multiple parking areas and garage doors. The interior garage doors aid the visual impact of not having many side by side doors. The lack of exterior garage doors allows the addition of many entrance doors and windows that provide more human scaling rather than long expansive rows of exterior garage doors.
- The buildings will have a blend of old and new with emphasis on the mountain town character design and sustainable low maintenance materials like: heavy rustic cedar or Douglas Fir exposed trusses, posts and beams; extensive clay fired brick; extensive glazing; natural and manufactured stone accents; corrugated metal siding; very sustainable, made in the USA cement/wood fiber siding; standing seam metal roofing; architectural grade composition shingles; and aluminum clad wood windows.
- The vertical and horizontal walls and roof lines will have strong visual in and out relief features and many varying architectural elements to break up and animate building façades and roof lines.
- Per the Town Core District Guidelines our projecting façade walls (mostly stair towers and end walls) will be predominantly Class I materials (glass, oven fired brick, rough sawn timbers) with limited quantities of corrugated metal and some manufactured stone making up less than 25% of these surfaces for accents. To the extent allowable within the percentages we plan to use cement/fiber siding instead of wood to increase sustainability and reduce maintenance without any reduction in aesthetic appearance. We feel it is too early to totally pin down all materials and colors until we see how the buildings shape up and we would encourage giving staff some latitude to work with us on this as the time for application of the exterior materials and colors gets closer and would even enjoy return meetings with PC and Council.
- The buildings will be 4 sided with each having the attention of a front and no rears or sides. All building façades incorporate multiple projections and recesses that create varied planes to break up bulk and mass. The same is true for the roof lines. There will be no mechanical equipment on the roofs.
- Our dormers and towers and are architectural elements and ornamentations will add to the interest of our building, be planned to be functional, and be planned to prevent snow buildups and dangerous shedding.
- The exterior will be muted natural colors with all at or below a chroma of 4 on the Munsell Color Chart.
- Snow storage areas, which are minimal due to all of the interior parking, will be designed to be adjacent to the areas where needed and as much out of sight as possible.
- The buildings will have substantial articulation and numerous decks that provide a floor to floor terraced affect. They will also be broken up by many windows, canopies, overhangs, and other architectural details such as the roof towers and dormers and various color changes in the materials and paint.

SUMMARY

We have been building good looking, sustainable and successful developments in Summit County for more than 30 years. We have survived 2 major recessions. If given the chance with some flexibility and latitude at River's Edge to do our thing we will do the same there and build a beautiful building. Sometimes this takes mid-course corrections to respond to changing markets and economics. Thank you all for your time and consideration.

RIVER'S EDGE at
SILVERTHORNE
421 RAINBOW DRIVE
SILVERTHORNE COLORADO



SE 1



ERIC SANTY ASSOCIATES, P.C.
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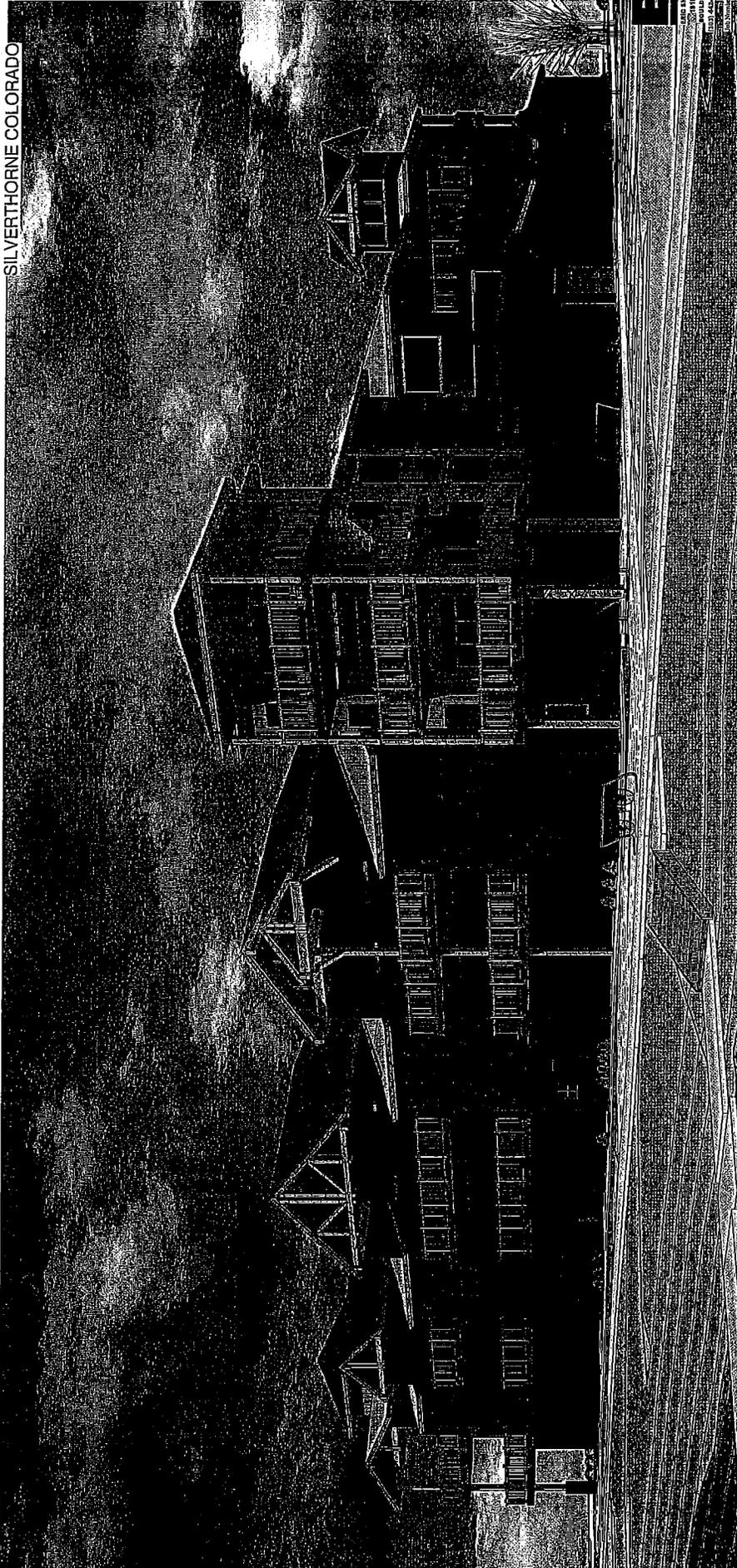
Job Number: 15013
Date: MAY/29/2015
Drawn By: AJUDOP
Checked By: CRICKER
Project Name:

Sheet No. 3D SE 1

Sheet Number 3D3

RIVER'S EDGE at SILVERTHORNE

421 RAINBOW DRIVE
SILVERTHORNE COLORADO



ESI ENGINEERING & SURVEYING, INC.
20019 BENTLEY STREET
DENVER, COLORADO 80228
TEL: 303.440.4400 FAX: 303.440.4400

15013
Date: MAY 28/2015

Client: Aulifer
Project Name: SW

Sheet Title: SW

3D View SW

Sheet Number
3D7

LANDSCAPE REQUIREMENTS

LOT AREA: 56,070 sf
 REQUIRED LANDSCAPE AREA
 = 56,070 X 20%
 = 11,212 SF - 1,920 SF
 (VEGETATED ROOF 4,672 SF)
 = 9,292 SF
 REQUIRED TREE AREA
 = 9,292 SF X 40%
 = 3,717 SF
 REQUIRED TREES
 = 3,717 sf / 120 sf per tree
 = 31 TREES
 (16 DECIDUOUS & 16 EVERGREEN)
 REQUIRED SHRUB AREA
 = 9,292 SF X 10%
 = 929 SF
 REQUIRED SHRUB
 = 929 SF / 20 SF per shrub
 = 46 SHRUBS

- (24) BLUE SPRUCE TREES
(16) AT MAIN LEVEL
(8) AT 200 ROOF LEVEL
- (24) ASPEN TREES
(16) AT MAIN LEVEL
(8) AT 200 ROOF LEVEL
- 46 SHRUBS

TREE SCHEDULE @ MAIN LEVEL

DECIDUOUS TREES (ASPEN)	REQD MIN%	REQD NO. OF TREES	PROVIDED NO. OF TREES
2 1 1/2" CALIPER (D1)	34%	16 X 34% = 6	16
2 1" CALIPER (D2)	33%	16 X 33% = 5	5
1 1/2" CALIPER (D2)	33%	16 X 33% = 5	5
EVERGREEN TREES (BLUE SPRUCE)			16
MIN. HEIGHT OF 10 FEET (E1)	34%	16 X 34% = 6	5
MIN. HEIGHT OF 8 FEET (E2)	33%	16 X 33% = 5	5
MIN. HEIGHT OF 6 FEET (E3)	33%	16 X 33% = 5	5

ALL SHRUBS SHALL BE AT LEAST ONE AND ONE-HALF FEET (1.5') TALL AND A MIN. FIVE-GALLON CONTAINER WHEN PLANTED

TREE SCHEDULE @ 200 LEVEL (ROOF)

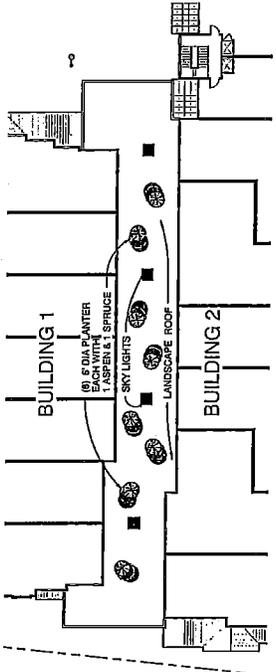
DECIDUOUS TREES (ASPEN) 8
 EVERGREEN TREES (BLUE SPRUCE) 8

AREA Legend

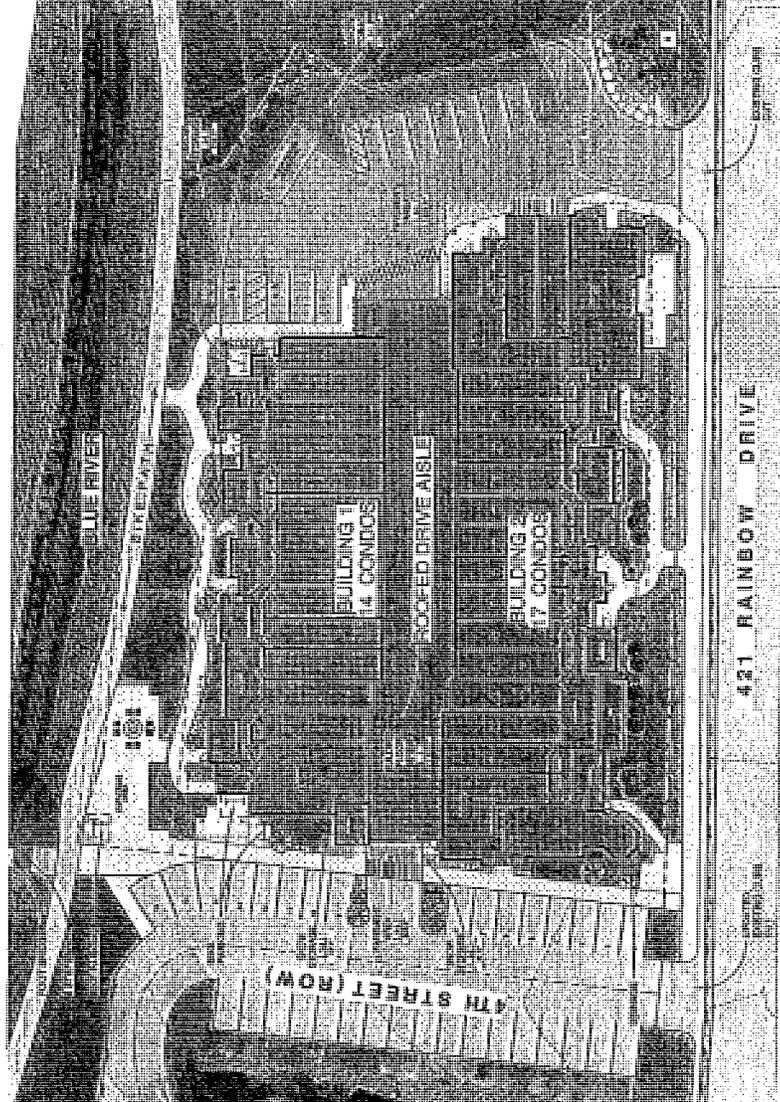
- BUILDING FLOOR AREA
- PAVEMENT AREA
- SNOW STORAGE

Required snow storage area
 = 25% x 7,779 sf
 = 1,945 sf
 Provided snow storage area
 = 2,262 sf > required area

NO	Name	Area
1	BUILDING FLOOR AREA	27,742 SF
F-1	PAVEMENT AREA	7,555 SF
F-2	PAVEMENT AREA	225 SF
S-1	SNOW STORAGE	7,779 SF
S-2	SNOW STORAGE	1,458 SF
S-3	SNOW STORAGE	713 SF
S-4	SNOW STORAGE	42 SF
		59 SF
		2,262 SF



200 LEVEL LANDSCAPE PLAN
 1" = 20'-0"



LANDSCAPE & SNOW STORAGE PLAN
 1" = 20'-0"



JUN/05/2015

A102

RIVER'S EDGE at
 SILVERTHORNE
 421 RAINBOW DRIVE
 SILVERTHORNE COLORADO



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 Phone: (208) 333-4444
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 Project Name: RIVER'S EDGE at SILVERTHORNE
 Date: JUN/05/2015
 Drawn By: J.M.
 Checked By: J.M.
 Project Phase:

Sheet No. A102
 LANDSCAPE & SNOW STORAGE PLAN
 Area Number:

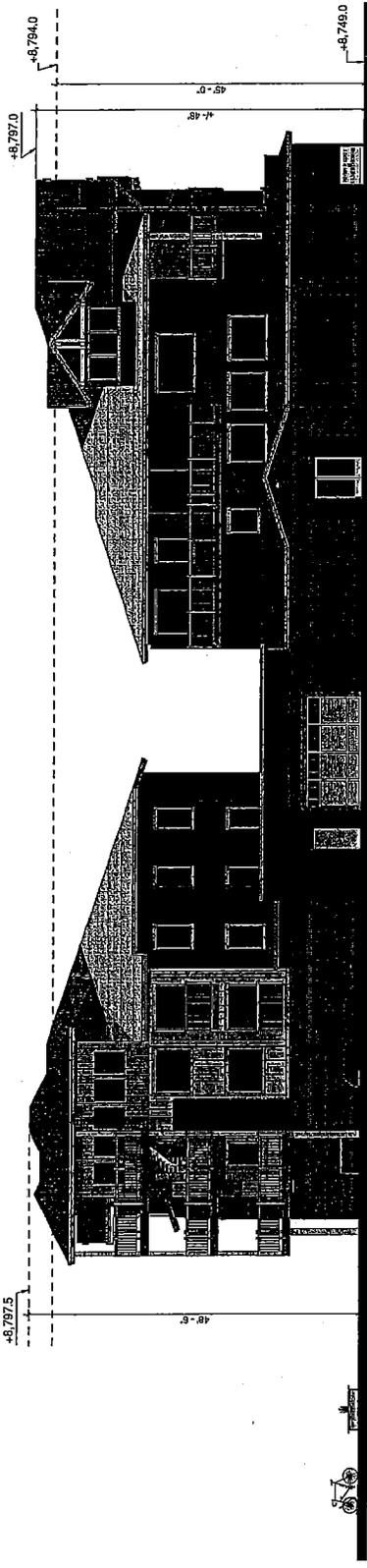
RIVERS EDGE at SILVERTHORNE
421 RAINBOW DRIVE
SILVERTHORNE COLORADO



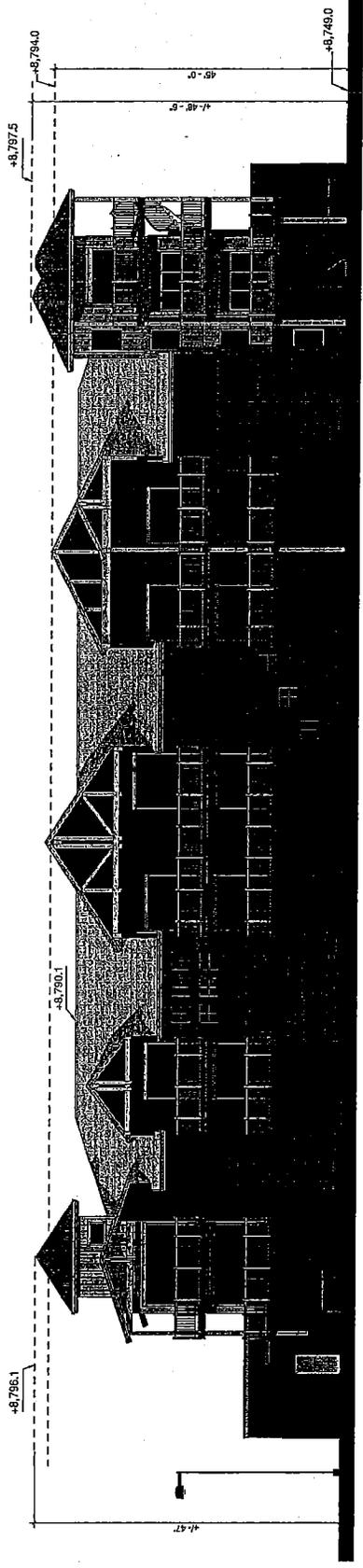
ERIC SMITH ASSOCIATES, P.C.
ARCHITECTS
10011 S. WILLOW STREET
DENVER, COLORADO 80203
(303) 444-8888 (303) 444-8445 FAX
www.esandI.com

DATE: 06/04/2015
DESIGNER: [Name]
CHECKER: [Name]

Job Number	9077
Disc	Architectural
Drawn By	Architect
Checked By	Engineer
Project Name	
Sheet Title	Untitled
Sheet Number	ELEV 2



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



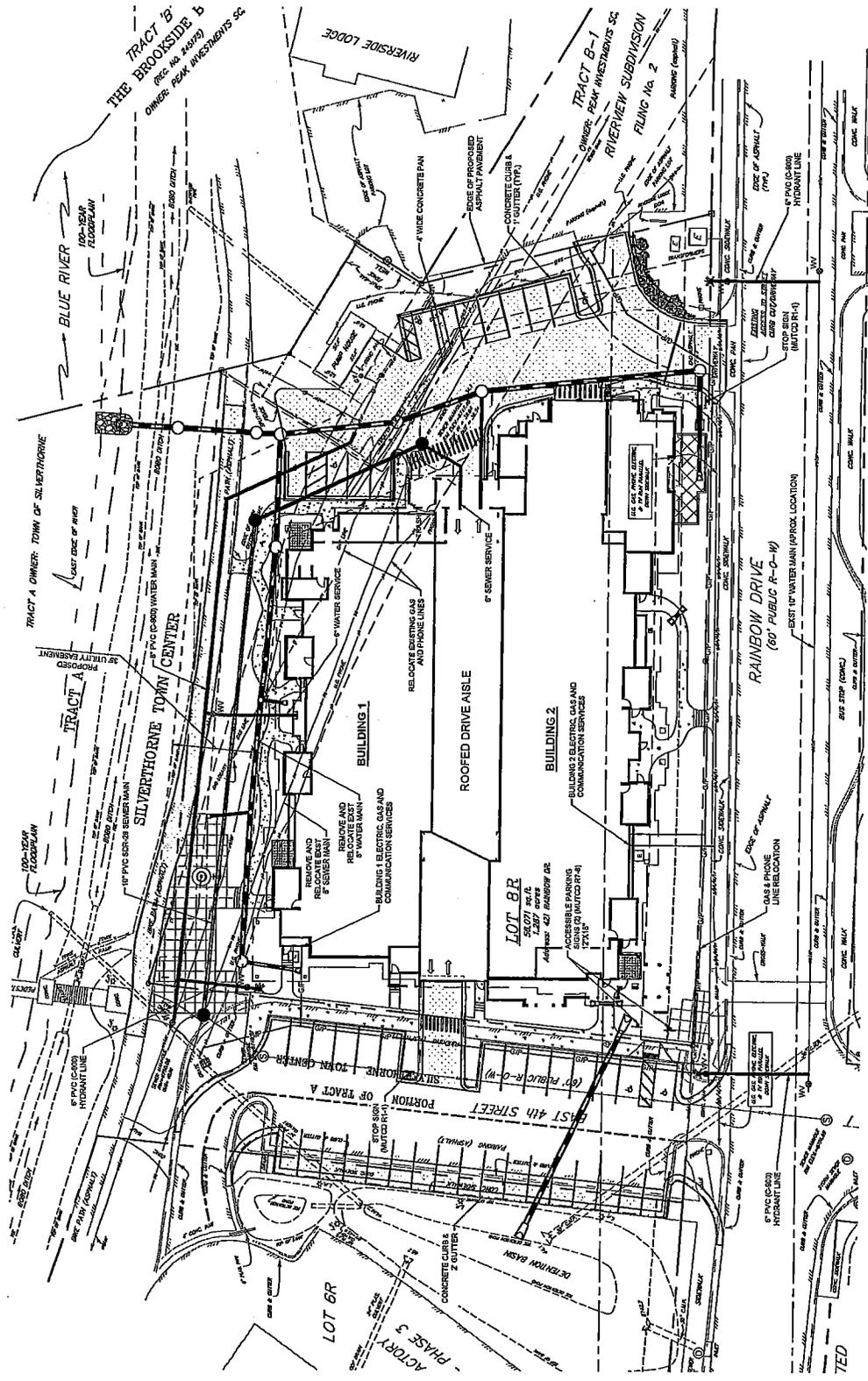
WEST ELEVATION -
1/8" = 1'-0"

JUN/04/2015



NOTE:
 THIS SHEET INCLUDES PRELIMINARY DESIGN
 INFORMATION FOR FUTURE BUILDING CONSTRUCTION.
 FOR INFORMATION ONLY. THIS SHEET IS NOT PART OF
 WATER AND SANITARY SEWER MAIN CONSTRUCTION.

- NOTES:**
1. ALL SMALL UTILITY CONDUITS (GAS, ELECTRIC AND COMMUNICATIONS) TO BE COOPERATED WITH UTILITY COMPANIES.
 2. ALL WATER AND SANITARY SEWER SERVICES SHALL COMPLY WITH TOWN OF SILVERTHORNE DESIGN STANDARDS AND SPECIFICATIONS.
 3. ALL STOP SIGNS SHALL BE 2' X 2'.

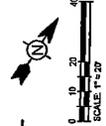


MARK	DATE	DESCRIPTION	BY
1	07/15	REVIEW SET	
2	07/15	TOWN SEWER PLAN & PROFILES	
3	08/01/15	REVISED PARKING LAYOUT	

CIVIL SITE PLAN
 WATER AND SEWER MAIN RELOCATION
 RIVERSIDE COMMERCIAL
 SILVERTHORNE, S.D.

Project No.:	133-2016-0001
Drawn By:	LAC
Checked By:	CGS

C101
 SHEET NUMBER 1 OF 1



TO: Lina M. Lesmes, Senior Planner
Community Development Department, Town of Silverthorne

FROM: SPORT Committee
Joanne Cook, Recreation & Culture Director

DATE: May 14, 2015

SUBJECT: Rivers Edge Condominiums Preliminary Site Plan – PT2015-12

Thank you for the opportunity to comment on the Rivers Edge Condominiums 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 reviewed the Rivers Edge Condominiums Preliminary Site Plan at a meeting on May 12, 2015.

1. The committee recommends that the visual cues that promote the pedestrian connection from Rainbow Drive to the Blue River Trail be strengthened. This could be achieved with welcoming signage, creative landscaping, or increased width of sidewalk at the intersection.
2. The committee would also like to be sure the developer understands that there is currently a significant amount of non-motorized use through their property, as people travel from the Recreation Center and Rainbow Park to the Town Center and Transfer Center. Given this fact, the committee believes that the landscaping and/or pathways on the southeast corner of the property should anticipate this continued foot traffic. The committee envisions pedestrians "cutting the corner" on the property. Therefore, either installing a pathway for this particular use or planting landscaping that prohibits cutting through is encouraged.
3. The committee is pleased with the west side of the property, which is adjacent to the Blue River Trail. The building set-back seems appropriate and the landscaping and plaza area are pleasing.

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

TO: Lina Lesmes – Senior Planner, Community Development Department
FROM: Dan Gietzen - Town Engineer, Public Works Department
DATE: June 10, 2015
RE: Rivers Edge Condos Preliminary Plan comments – based on resubmittal dated June 1, 2015.

Comments:

1. Snow storage easement encroachments and other encroachments offsite.

A) The proposed courtyard introduced as part of the June 1 submittal is a problem and must be removed. Similarly, the private pedestrian walkway that connects building entrances facing Rainbow Drive (which is approximate 40' long) should either be removed or pulled in closer to the building and outside of the snow storage easement. Public Works is less concerned with the other sidewalk connections to the Rainbow sidewalk, since they much smaller and are reasonable access points to and from the building.

B) The proposed Plaza area along Rainbow and the proposed Gathering Area at the SW property corner (denoted by cross hatching) are shown to be partially located within Town right-of-way/property. We will need to see details pertaining to what materials are proposed and if we will allow them. If the Town does consider allowing these off-site private improvements then a License Agreement will likely be required. The Town will not be responsible for maintaining these surfaces nor for the repair of any potential damage that may occur within these areas. The License Agreement will include these and other terms and conditions.

2. Outlets permission needed for proposed drainage improvements and parking lot / sidewalk modification. Permission/easement/agreement will be necessary from the Outlets for the proposed use of their detention pond and for the proposed parking lot encroachment onto Outlets property. If the Outlets do not grant permission for the tie in to their drainage system, then the drainage system for the River's Edge will need to be redesigned as part of the submittal of the Final site plan. (The drainage report will be required at this time too.)

3. Plan inconsistencies at 4th Street. The Civil vs Architectural plans, towards the south end of the project especially, are inconsistent and Staff is unable to determine exactly what is proposed. Spaces (types, numbers, markings, locations) are different as are sidewalk widths and locations. Also the wide sidewalk on the south side of the River's Edge building has now been narrowed down and now fits entirely within the property. This is fine; the applicant needs to be aware that this will be his to maintain though.

Rather than staff attempting to raise hypothetical questions, it is best for the Applicant to show what is being proposed with consistent drawings and narrative. Based on these unknowns, Public Works is unable to say with any certainty that either of the two plans look ok for the Final. This needs to be worked out by the applicant before Final.

Please also include southern the property/ROW line at the Outlets/4th Street on the architectural plans, as has been done on the civils.

4. Proposed shared use of 4th Street parking lot. Discussions with TOS are needed to determine terms and details for an agreement between the Applicant and TOS. Some details and discussion points include:

- Shared maintenance costs – plowing, pavement (cracks, potholes, striping etc.) Plowing responsibilities and terms are also a part of this.
- Should there be special signage – such as posted no parking hours (or no overnight parking), or times for maintenance for example? Or any other type of signage?
- Maintenance of proposed landscaped planting areas, including irrigation, if irrigation is proposed.
- Plaza areas (if allowed).
- Southern sidewalk plowing responsibilities and limits
- Crosswalks into parking garage
- insurance requirements
- Responsibility for maintenance of Rivers Edge storm drainage encroachment
- Any other items which may come up between now and Final and/or during discussions between TOS and Applicant

5. Offsite storm drains and new shallow utilities.

A) Permission/easement/agreement will be necessary from Town for storm drains proposed in the 4th Street parking lot and also on the west side, draining to the river – as well as for proposed gas and phone shown within the parking lot. We will also want details and time frames for all work affecting the parking lot. This parking lot is too important to the Pavilion to close it down over an extended period of time.

B) Permission to cross Bobo ditch with storm sewer also needed from Blue River Valley Ranch Lakes Estates association. Written permission for this will be required with the Final site plan submittal.

6. Bikepath closure during utility relocations. We understand the need to close the path during utility relocations but there is also the need to open this busy path back up as soon as possible after the utility relocations have been completed. We will want to see additional details such as timing/expected duration of the closure as well as a full detour and signage plan for trail users.



TO: Lina Lesmes, Senior Planner
 FROM: Zach Margolis, Utility Manager
 DATE: June 10, 2015
 SUBJECT: Utility Department Comments on River's Edge at Silverthorne Preliminary Site Plan

The preliminary site plan as submitted generally meets our requirements. The Town has adequate water and sewer transmission and treatment capacities to serve the project. The applicant has addressed most our concerns, which we outlined previously. The water and sewer profiles and details have been provided separately as the applicant has requested that we consider permitting them to move the existing water and sewer mains on their property prior to final approval of this project.

Several issues must be resolved prior to submission of Final Site Plan. Some of this work must be complete prior to approval of the proposed water and sewer main relocation, which the applicant has requested be approved for construction prior to final project approval. Please see comments below:

Comments related to the 11 x 17 booklet provided by the applicant

- Page 4: Water and sewer services are available on the property and are adequate to serve the proposed project, but have not been stubbed
- The existing easement for water and sewer utilities and access varies in width
- The Town has not yet agreed to move the existing water and sewer mains, but we anticipate doing so pending final design details and provision of a new easement

Sheet C- 101 "Site Plan"

- The "proposed 35' Utility Easement" must be re-labeled "Exclusive Water and Sewer Easement"
- The Storm sewer is proposed within the exclusive easement. This is an acceptable use, subject to conditions that will be incorporated on the Plat.
- The proposed w/s easement extends beyond the applicant's property line. The Town may need to approve an easement for the water line on the Town's property
- We will need an easement for the underground power to the Pump Station



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

May 14, 2015

Re: Rivers Edge Condominiums Site Plan Review

Dear Ms. Lesmes,

Thank you the opportunity to review and comment on the proposed Rivers Edge Condominiums site plan. At this time the fire department has the following comments and concerns regarding the proposed project plans:

1. Per the 2012 International Fire Code (IFC) as amended the proposed condo/garage building will require an approved fire sprinkler system. Please advise the owner/developer to size the waterline into the building to accommodate both sprinkler and domestic water use demand.
2. Per the 2012 International Fire Code (IFC) as amended the proposed condo/garage building will require an approved fire alarm system.
3. Per the 2012 International Fire Code (IFC) as amended an approved standpipe system is required throughout the buildings in this project.
4. Based on the accumulative square footage of Buildings 1 & 2, when connected by the garage roof, a Fire Command Center will be required. Suggest a meeting with the developer to discuss the details.
5. Sheet A200 shows building elevations in excess of 30 feet. Buildings exceeding 30 feet shall require aerial apparatus access roads width of 26 feet. The driveway entrance and the drive widths within the parking area on the north side of the building shall be increased to 26 feet. An unobstructed vertical clearance of not less than 13 feet 6 inches is required.
6. The minimum number of fire hydrants acceptable to the fire department for this project is three. Sheet C101 only shows two fire hydrants. Next site plan submittal shall propose an additional fire hydrant for approval.

If you or the owner/developer have any questions or would like to meet, I would be happy to discuss any proposed changes. My office number is 970-262-5202. Thank you again.

Sincerely,

Steven Skulski
 Assistant Chief/Fire Marshal
 Lake Dillon Fire District



**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

Rivers Edge Condominiums PT2015-12, Lot 8R

The NE corner of the property currently has a switch cabinet and transformer located in the easement. The 277/480V transformer serves the water well for the town. The voltage that Rivers Edge needs is 120/208V and a second transformer would be needed. An exception will need to be applied for by the developer to have more than 1 transformer serving the property. Room for a second transformer in that area would be needed if the exception is granted.

I noticed the developer plans on a berm in the area of the switch cabinet and transformer. We need to make sure any berm or grade changes don't cause access problems with the existing switch cabinet and proposed 2nd transformer. The switch cabinet requires 10' of clearance on the N & S doors and 5' on the E & W sides. The proposed second transformer will require 10' of clearance on the door side and at least 3' on the other sides. Any grade changes, berm, or landscaping in this area will have to be carefully planned so as not to interfere with the equipment. The existing transformer requires 10' of clearance to the W. for the doors. There is also the service for the water well running W. out of the transformer to the well house that use up space to the W. Drainage needs to be directed away from the equipment.

The existing 4" steel gas main is possible to relocate. A flow study is currently being done to see what the options are for a new route.

There are other considerations that have not been addressed in these plans such as approved gas and electric meter locations. No meters will be allowed on the drip side of a roof.

Town of Silverthorne
Town Council Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager *RH*
Mark Leidal, AICP, Assistant Town Manager *ML*
FROM: Lina Maria Lesmes, AICP, Senior Planner *LML*
DATE: June 18, 2015 for meeting of June 24, 2015
SUBJECT: First Reading of Ordinance 2015-06, An Ordinance amending Chapter 4, Article IV, Zoning Districts and Standards, concerning the Riverfront Mixed Use Zone District and the Use Schedule.

PROPOSAL: Ordinance 2015-06 proposes amendments to Section 4-4-13, the Riverfront Mixed Use Zone District, to rename the district 'Riverfront Zone District', and update the standards therein. The revisions proposed are based on the recommendations of the 2014 Town of Silverthorne Comprehensive Plan, and serve to ensure there is consistency with the proposed revisions to the Riverfront Design District Standards and Guidelines. In addition, the ordinance proposes an amendment to Section 4-4-17, Use Schedule, to list '*Multi Family Dwelling Unit*' as a use by right rather than a conditional use in the Riverfront District, and to label the district as RF rather than RFM.

PREVIOUS COUNCIL ACTION: The Riverfront Mixed Use Zone District standards existed prior to the re-codification of the Town Code in 1995. The standards included absolute and relative performance criteria, as well as detailed requirements for uses, setbacks, building coverage, height, parking, path connections, river access, improvements to open space, alternative energy, and architecture. The boundaries of the Riverfront Mixed Use District were as they exist today, but also included a portion of the Green Village of the Outlets and the Silverthorne Town Center, both of which were later rezoned to PUD.

In 2003, Town Council approved Ordinance 2003-8, an ordinance repealing Chapter 4, Article V of the Silverthorne Town Code, and enacting Chapter 4, Article IV, Zoning Districts and Standards. The amendments to Article IV constituted a general rearrangement of the zoning section, and a complete rewrite of the Riverfront Mixed Use Zone District standards. In 2008, modifications to the Riverfront Mixed Use Zone District standards were approved to refer to the height maximum set forth in the Design District Standards, and to remove all parking requirements noted in that Section.

Town Council approved a reorganization and comprehensive update of Section 4-4-17, the Use Schedule, on February 27, 2013. The Use Schedule is a table wherein 76 uses are categorized into 8 Zone Districts, and classified as 'R-by right', 'A-Accessory', 'C-Conditional', 'C/A-Conditional as Accessory', or 'RO-Replacement Only'.

BACKGROUND: Staff began review of the Riverfront District Design Standards in April of 2015. Because some of the standards in the Riverfront Mixed Use Zone District overlap or conflict with the Design Standards and the recommendations of the 2014 Comprehensive Plan, Staff deemed it necessary to revise the Riverfront Mixed Use Zone standards in concurrence with the update of the Riverfront District Design

Town of Silverthorne
Town Council Memorandum

Standards. As proposed, the new Riverfront Mixed Use Zone standards will be less strict than the existing standards, and more conducive to high density residential development. The proposed changes also ensure there is consistency with the Riverfront District Design Standards and Guidelines, and the goals and policies of the 2014 Comprehensive Plan.

A letter was sent to all the property owners within the Riverfront Mixed Use Zone District on May 26, 2015, notifying them of the proposed revisions to the Zoning and Design District standards, and the public hearing dates before Planning Commission and Town Council. To date, Staff has only received one request for additional information from Terry Novak, owner of Lot 11, Silverthorne Subdivision #1.

STAFF COMMENTS: The proposed revisions to the Riverfront Mixed Use Zone District are summarized as follows:

- Renaming the Zone District as 'Riverfront Zone District'.
- Noting in the Statement of Concept that high density residential development is desired, and that both stand-alone and mixed-use residential development will be permitted.
- Removal of the requirements for parking location and screening, as these concepts are addressed in the Design District Standards and Guidelines.
- Deletion of all variable height maximums, and referring to the height maximum in the Design District Standards and Guidelines. This is consistent with the height provisions in all other zone districts.
- Removal of the requirement to have a mix of residential and commercial uses in new site development. The uses permitted will be those listed in the Use Schedule, and a mix of residential and commercial will no longer be required.
- Deletion of remaining standards ('m' through 't') regarding shared access, architecture, and mechanical equipment. All of these requirements are addressed in the Design District Standards and Guidelines. All submittal requirements for development applications are addressed in Chapter 4, Article VI, Site Plan, of the Town Code.
- Use Schedule – Listing 'Multi-Family Dwelling Unit' as a use by right rather than a conditional use, which facilitates the development of high density residential uses in the zone district. Multi-family Dwelling Unit is defined in Section 4-2-1 as, "*a dwelling unit located within a building or group of buildings containing three or more dwelling units used for either rental or ownership, or a dwelling unit located within a mixed use building. This term includes apartments, condominiums, townhouses, and tri-plexes.*"
- Use Schedule – Renaming RFM (Riverfront Mixed Use) as RF (Riverfront).

PLANNING COMMISSION RECOMMENDATION: On June 16, 2015, by a vote of 7-0, Planning Commission recommended approval of Ordinance 2015-06; An Ordinance

Town of Silverthorne
Town Council Memorandum

Amending Chapter 4, Article IV, Zoning Districts and Standards, concerning the Riverfront Mixed Use Zone District and the Use Schedule.

PROPOSED MOTION:

"I move to approve Ordinance No. 2015-06; An Ordinance Amending Chapter 4, Article IV, Zoning Districts and Standards, concerning the Riverfront Mixed Use Zone District and the Use Schedule, on first reading."

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

ATTACHMENTS:

Exhibit A: Ordinance No. 2015-06 – Slash and Underline version

MANAGER'S COMMENTS:

**TOWN OF SILVERTHORNE, COLORADO
ORDINANCE NO. 2015-06**

AN ORDINANCE AMENDING SILVERTHORNE TOWN CODE CHAPTER 4, ARTICLE IV, ZONING DISTRICTS AND STANDARDS, CONCERNING THE RIVERFRONT MIXED USE ZONE DISTRICT AND THE USE SCHEDULE.

WHEREAS, zoning districts and standards are within the regulatory authority of the Town, acting through the Town Council; and

WHEREAS, Chapter 4, Article IV of the Town Code contains regulations which govern the standards of the Riverfront Mixed Use Zone District; and

WHEREAS, Chapter 4, Article IV of the Town Code contains regulations which govern the land uses permitted in each zoning district; and

WHEREAS, the Town Council wishes to revise Chapter 4, Article IV, Section 4-4-13 to amend the standards of the Riverfront Mixed Use Zone District; and

WHEREAS, the Town Council wishes to revise Chapter 4, Article IV, Section 4-4-17 to list 'Multi-Family Dwelling Unit' as a use by right in the Use Schedule; and

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

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

Section 1. Section 4-4-13 of the Silverthorne Town Code is hereby amended to read as follows:

Sec. 4-4-13. Riverfront ~~Mixed Use~~ Zone District.

(a) Statement of concept of riverfront zoning.

(1) The Blue River is the center and principal attraction of the Town. The Riverfront ~~Mixed Use~~ Zone District is intended to promote the Blue River as the central image of the Town. All site development proposals shall use and promote the intrinsic characteristics of the river and the riverfront property. High density residential development that may be mixed with appropriate commercial uses is desired in the Riverfront Zone District. ~~A combination of residential and commercial uses is required to attract visitors to the riverfront.~~ The Riverfront District should be attractive to residents and visitors.

(2) Each site development should be attractive from both the river and the Town Right-of-Way. The Town strongly encourages pedestrian friendly settings in the Riverfront ~~Mixed Use~~ Zone District. Access should be obvious to a pedestrian from either the street or the river. Both new residential and business uses should provide outdoor open space on the riverside. Site design and landscape should be attractively and carefully planned.

(3) ~~The intent of the Riverfront Mixed-Use District is to create a provide a transition from the commercial areas to the south and the residential areas to the north. The Riverfront Zone District is envisioned as a high density residential area with distinct character and a strong relationship to the Blue River. lively and vital pedestrian and village-like setting which enhances the community identity and sense of place and provides an economic anchor in the core area.~~ Development on either side of the river shall provide a pedestrian pathway paralleling the Blue River and connecting with adjacent pedestrian paths.

(4) The Town encourages high quality development in the Riverfront Mixed-Use Zone District ~~which that~~ provides a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials. Building massing, form, length and proportions shall be designed to provide variety of visual interest while maintaining a human scale that is appropriate. ~~Parking shall be located to provide safe, convenient and efficient access while also minimizing visual impacts and hidden from public view where possible. Screening of utilities, loading docks and truck parking is required.~~

(5) The provisions of this Section only apply to new ~~commercial~~ development or major redevelopment of property within the Riverfront Mixed-Use Zone District. Existing and non-conforming uses may continue as long as they remain otherwise lawful.

(b) Permitted uses: consult the use schedule at Section 4-4-17.

(c) Lot frontage, minimum: one hundred (100) feet.

(d) Lot coverage, maximum sixty percent (60%) of total lot area.

(e) Front setback, for fifty percent (50%) of the lot frontage, a zero (0) setback is permitted, for the remaining fifty percent (50%) of the lot frontage, a minimum five (5) foot setback is required.

(f) Side setback, at least five (5) feet from all property lines not abutting the river or street.

(g) River setback, twenty-five (25) feet measured from the upper bank of the Blue River.

(h) The maximum building height shall be as stated and described in the Design District Standards and Guidelines varies according to the following:

~~(1) The maximum building height is twenty five (25) feet within the first twenty (20) feet of the property, measured from the front property line;~~

~~(2) The maximum building height is fifteen (15) feet in the area between the rear setback to thirty five (35) feet measured from the upper bank of the Blue River; and~~

~~(3) All other areas, the maximum building height shall be as stated and described in the Design District Standards.~~

(i) Access pathway. There must be a convenient and safe pedestrian path, finished with a surface suitable for walking, at least six (6) feet in width from the side of the site development facing away from the river, through or around buildings, to the riverfront pathway

~~(j) All new site development shall be required to provide a mix of residential and non-residential uses on-site.~~

(kj) Dwelling Unit Density. The maximum number of residential dwelling units permitted per acre of land is twenty-five (25).

~~(lk) Path connections. All site development adjacent to the Blue River shall be required to provide a twenty-five-foot pedestrian path easement with lot interfaces within the minimum setback, from the top of the bank of the Blue River. The developer shall construct the pedestrian path according to the Town Parks, Trails, and Open Space Master Plan and in conformance with Section 4-5-16. All site development shall also provide a continuous six (6) foot concrete sidewalk the length of the property within the Highway 9 right-of-way.~~

~~(m) Individual lots with street frontages of one hundred (100) feet or less shall be required to utilize a shared access with an adjacent property where possible. Shared parking and shared access with adjacent development is highly encouraged using cross access easements and agreements.~~

~~(n) All structures shall have "four-sided" architecture; all sides must have similar architectural details.~~

~~(o) Commercial buildings shall have an at grade entrance and display windows facing the street.~~

~~(p) Building mass and scale. Building massing shall be suitable and relative to both lot size and setbacks. Building facades greater than thirty (30) feet in length shall incorporate projections or recesses having a minimum variation of at least three (3) feet and extending at least twenty percent (20%) of the length of the façade. No uninterrupted length of a facade shall exceed thirty (30) feet.~~

~~(q) Buildings located adjacent to the Blue River shall have a "double sided" entry, or orientation both to the river and the street.~~

~~(r) Barriers between properties. Where the riverfront path passes through a site development and is adjacent to property where the path has not been developed, attractive barriers must be installed that discourage access beyond that point until an extension of the path is made.~~

~~(s) Roof top mechanical equipment and service areas shall be adequately screened from public view. Screening shall effectively mitigate negative visual and acoustic impacts of commercial uses and shall be integrated into each project's overall site design. Items to be screened include but are not limited to: loading docks, truck parking, utility meters, HVAC equipment on both the roof and on the ground and trash collection facilities.~~

~~(t) Submission requirements. Proposed site developments within the riverfront mixed-use zone shall be required to submit the application materials and to follow the procedures for approval required by Article VI of this Chapter. As in any zone district, the developer should be familiar with the criteria that must be satisfied in the Riverfront Mixed Use Zone District and address those criteria in the submitted plans. (Ord. 2003-20 §2; Ord. 2008-10 §1; Ord. 2008-11 §3)~~

Section 2. Section 4-4-17 of the Silverthorne Town Code is hereby amended to read as follows:

Sec. 4-4-17. Use schedule.

USE/ZONE	R2	R6	R15	RFM	C-1	C-2	Gov	OS
Sale of goods:								
Auto sales, new and used					R	R		
Bar, lounge, nightclub				R	R	R		
Contractor Trades/Wholesale					C	R		
Convenience store with gas					R	R		
Firewood sales					C	R		
General retail				R	R	R		
Nursery and greenhouse				A	R	R		
Restaurant				R	R	R		
Restaurant, drive-thru					R	R		
Roadside stand/ farmers market (food items)				R	R	R		
Goods, sales & services:								
Auto – Related sales & service					R	R		
Contractor & building trade					C	R		
Equipment rental					C	R		
Farm equipment sales & service					C	R		
Small engine & small motor sales & service					C	R		
Taxidermy					C	C		
Truck sales & service under 16,000 lbs gross vehicle weight					C/A	R		
Truck sales & service over 16,000 lbs gross vehicle weight						R		
Recreational vehicle sales & service					C/A	R		
Service establishments:								
Animal kennel, with or without outside runs					C	C		
Auto gas station without garage					R	R		
Auto Rental					C/A	R		
Auto Repair & Maintenance					C	R		
Auto storage					A	C		
Commercial firewood, cutting & splitting						C		
Dry cleaning				R	R	R		
Frozen food locker (no slaughtering on premises)					C	C		
Laundry, commercial					C	R		
Laundromat				R	R	R		
Outdoor storage						A		
Professional offices & Services				R	R	R		
Recycling center					A	C/A		
Solid waste hauling facility						C		
Vehicle towing					A	R		
Warehousing/self storage					C	C		
Warehouse/ distributing (nonflammable material)					C	R		

USE/ZONE	R2	R6	R15	RFM	C-1	C-2	Gov	OS
Entertainment:								
Adult business						C		
Arts & Entertainment Facility				R	R	R		
Radio & television studio and broadcasting				R	R	R		
Housing:								
Single apartment	C	C						
Boarding house/ bed & breakfast	C	C	C	R				
Conforming mobile home park			R	C				
Detached single family	R	R	R	RO				
Dormitory & Youth Hostel				A	C/A	C/A		
Duplex	R	R	R	RO				
Hotel, motel, lodge				R	R	C		
Multi-family Dwelling Units	R	R	R	RG	C			
Education:								
Day-care center	C	C	C	C	C			
Day-care home	R	R	R		C			
School	C	C	C					
College/Trade School				C	C	C		
Transportation:								
Bus station office & waiting room				A	C	R		
Bus terminal & garage						C		
Pay auto parking lot				A	C	C		
Trucking terminal						C		
Public or quasi-public:								
Community facilities	R	R	R					
Civic, youth, social organization				R	R			
Church	R	R	R					
Group home	C	C	C					
Hospital/clinic				C	R	C		
Nursing & aged home		R	R		C			
Post office				R	R	R		
Public Buildings				R	C	C	R	
Utility substation	C	C	C	C	C	C	C	
Water Pipeline	C	C	C	C	C	C	C	C
Fabrication:								
Food processing						C		
Manufacturing						C		
Manufacturing, light					C	R		
Scientific research				C	C	C		
Recreation:								
Community center				R	C	C	R	R
Fairground				C			C	C
Gymnasium				R	R	R	R	R
Health spa				R	R	C		
Skating rink				R	R	C	R	R
Swimming pool, inside				R	R	R	R	R
Swimming pool, outside				R	R		R	R

Note: R = by right; C = conditional; A = accessory; C/A = conditional as an accessory use; RO = replacement only upon fifty percent (50%) or greater destruction by fire, flood or act of God.

Section 3: Safety Clause

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

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: Conflicts

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

Section 6. Effective Date

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

READ, MOVED, AND PASSED ON FIRST READING ON THE 24th DAY OF June, 2015.

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

TOWN OF SILVERTHORNE, COLORADO

By: _____

Bruce Butler, Mayor

ATTEST:

By: _____
Michele Miller, Town Clerk

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

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Town of Silverthorne
Town Council Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager *RH*
Mark Leidal, AICP, Assistant Town Manager *ML*
FROM: Lina Maria Lesmes, AICP, Senior Planner *LML*
DATE: June 18, 2015 for meeting of June 24, 2015
SUBJECT: First Reading of Ordinance 2015-07, An Ordinance amending Chapter 4, Article VI, Section 4-6-2(h), concerning the Design Districts.

PROPOSAL: Ordinance 2015-07 proposes amendments to the Riverfront District Design Standards to update the language and format, introduce new standards and guidelines, and ensure there is consistency with the 2014 Town of Silverthorne Comprehensive Plan. Per Section 4-6-2.h.3, the Design District Standards may be adopted as regulation upon recommendation of the Planning Commission and action by the Town Council by ordinance.

PREVIOUS COUNCIL ACTION: On May 28, 2014, Town Council adopted the 2014 Silverthorne Comprehensive Plan. As part of the Comprehensive Plan, the boundaries of the Design Districts were revised, and the following policies were adopted for the development of the Riverfront District:

GOAL: The Riverfront District provides a transition from the commercial areas to the South and the residential areas to the north. The Riverfront District is envisioned as a high-density residential district with distinct character and strong relationship to the Blue River.

Policy LU 3 RF 1 – Encourage high density residential development in the Riverfront District that is complementary to its river-oriented location, is well-connected to adjacent commercial and civic uses, maintains public connection to the riverfront, and adds a unique dimension to housing options in Silverthorne.

Policy LU 3 RF 2 – Encourage the combination of 100-foot wide lots for cohesive development within the Riverfront District. Town-owned lots in this area may be utilized to offset on-site parking requirements.

Policy LU 3 RF 3 – Support site designs that are human-scaled and pedestrian oriented, and that offer a convenient option for pedestrian movement within and between developments.

Policy LU 3 RF 4 – Ensure that development along the Blue River is varied in height and mass so as to frame and preserve views both to the river and to the surrounding mountain vistas.

Updating the Design District Standards was deemed the first step in implementing the 2014 Comprehensive Plan. Town Council adopted the Town Core District Design Standards and Guidelines on February 11, 2015; and the Gateway District Design Standards and Guidelines on April 8, 2015.

BACKGROUND: On August 26, 2014, Town Council requested that Staff discuss the

Town of Silverthorne
Town Council Memorandum

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

The EDAC Subcommittee met on two occasions (April 14 and May 14) in 2015 to refine the desired character of the Riverfront District, and to agree on standards and guidelines for that Design District. The revised document, attached as Exhibit B, reflects the input and policy direction from the EDAC Subcommittee. A slash and underline version showing all the revisions is available upon request.

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

- Change of format to 'Standards' and 'Guidelines'.
- Building Orientation - Providing guidelines only; no standards for building orientation. Emphasizing concept that development should be oriented to preserve views and connections/access between adjacent developments.
- Removal of requirements that all developments provide 'double sided' entries.
- Pedestrian Access – Minor changes. New language is identical to the applicable language utilized in the revisions to the Town Core/Gateway District S&G.
- Vehicular Access – Guidelines promoting the combination of access points to minimize curb cuts, the consolidation of lots for cohesive development; and shared cross access drives.
- Parking – the placement or location of parking areas is not restricted. Only requirement is that parking areas be enhanced with landscaping.
- Parking – New guidelines that encourage parking within building and/or shared or consolidated parking areas.
- Landscaping – Proposed changes reflect the revisions made for the Town Core/Gateway District S&G. As guidelines, gathering spaces and public open spaces are encouraged.
- Lighting – Providing guidelines; no standards for lighting. Town Code provides adequate requirements for exterior light fixtures and exterior lighting.
- Screening – new language is almost identical to the applicable language utilized in the revisions to the Town Core/Gateway District S&G. Outdoor storage of materials and vehicles is permitted in the Riverfront District, but must be screened with fencing or landscaping.
- Building Forms – Standards 4.1.4 and 4.1.5 reflect the revisions made for the Town Core District S&G.
- Building Forms – Previous requirement that buildings 'step down' as they get nearer to the river/ROW is noted as a guideline. The pedestrian experience is achieved through building articulation, architectural elements, and a well-designed 'base'.

Town of Silverthorne
Town Council Memorandum

- Building Architecture – requirement for ‘four-sided’ architecture was moved from Section 4-4-13, and is now noted as a guideline. Concept is achieved by meeting other standards in the document.
- Building Facades – Rewrite of Standard 4.2.5 to reflect the language in the Town Core Design District Standards and Guidelines.
- Building Materials – Revisions are identical to the requirements in the Gateway District. Standard 4.3.3 is less strict than the respective standard in the Town Core District Design Standards and Guidelines
- Materials – glazing requirement is only required for commercial and mixed use buildings.
- Building Roofs – no longer stating a preference between flat and pitched roofs, as was done with the Town Core and Gateway Districts.
- Building Roofs – Revised language reflects the changes to the Gateway District Design Standards and Guidelines.

ITEMS THAT ARE STILL IN PROGRESS:

- Update all graphics and renderings – Two graphic illustrations are still in progress. Lina is working with Marc Hogan from BHH Partners. These may be presented to the Town Council on June 24, 2015, but may not be available till a later date.

PLANNING COMMISSION RECOMMENDATION: On June 16, 2015, by a vote of 7-0, Planning Commission recommended approval of Ordinance 2015-07; an ordinance amending Chapter 4, Article VI, Section 4-6-2(h), Design Districts, to amend and update the Riverfront District Design Standards and Guidelines and adopt them as regulation.

PROPOSED MOTION:

“I move approve Ordinance 2015-07, an ordinance amending Chapter 4, Article VI, Section 4-6-2(h), Design Districts, to amend and update the Riverfront District Design Standards and Guidelines and adopt them as regulation, on first reading.”

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

ATTACHMENTS:

Exhibit A: Ordinance No. 2015-07 – Slash and Underline version

Exhibit B: Draft – Riverfront District Design Standards and Guidelines

MANAGER’S COMMENTS:

**TOWN OF SILVERTHORNE, COLORADO
ORDINANCE NO. 2015-07**

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

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

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

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

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

WHEREAS, on April 8, 2015, Town Council adopted revised Standards and Guidelines for the Gateway District; and

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

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

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

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

Sec. 4-6-2. General requirements.

(h) Design Districts.

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

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

- a. Riverfront District Design Standards and Guidelines, adopted ~~November 12, 2008~~ July 8, 2015.

- b. Town Core District Design Standards and Guidelines, adopted February 11, 2015.
- c. Town Core Periphery District Design Standards, adopted November 12, 2008.
- d. Gateway District Design Standards and Guidelines, adopted April 8, 2015.
- e. Business Park District Design Standards, adopted November 12, 2008.
- f. Destination Commercial District Design Standards, adopted November 12, 2008.

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

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

Section 2: Safety Clause

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

Section 3: Severability

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

Section 4: Conflicts

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

Section 5: Effective Date

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

READ, MOVED, AND PASSED ON FIRST READING ON THE 24th DAY OF June, 2015.

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

TOWN OF SILVERTHORNE, COLORADO

By: _____

Bruce Butler, Mayor

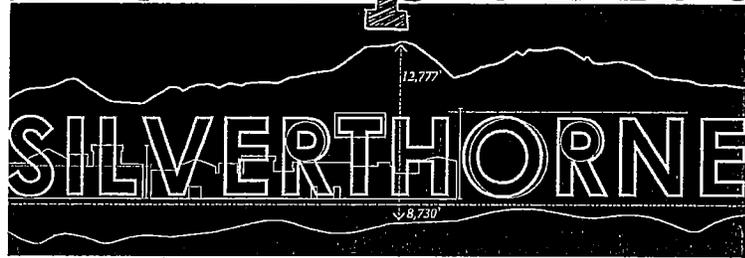
ATTEST:

By: _____
Michele Miller, Town Clerk

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

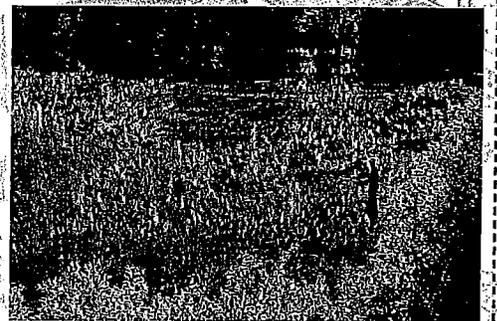
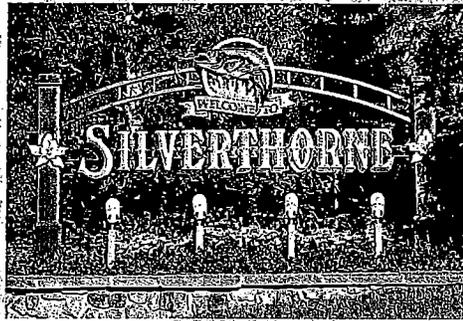
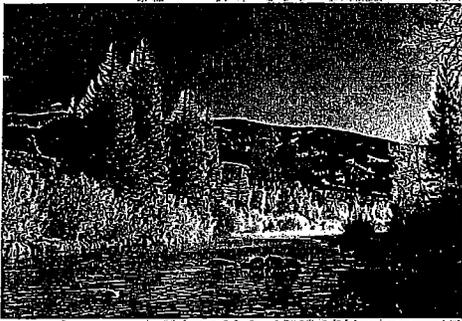
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Blueprint

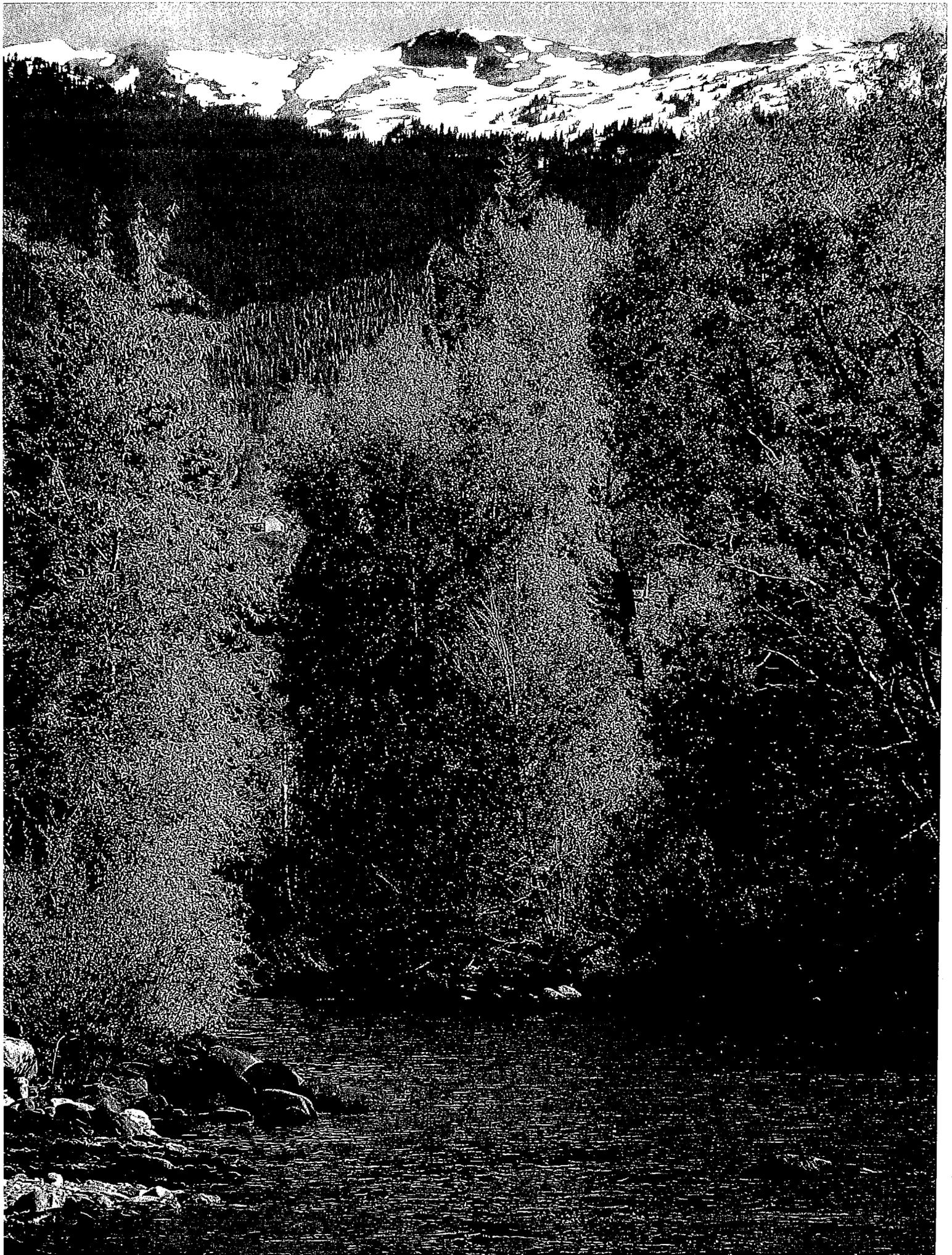


DRAFT

Design Standards & Guidelines



Riverfront District



Riverfront District

Design Standards and Guidelines

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ACKNOWLEDGEMENTS

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

Town of Silverthorne Town Council

Bruce Butler, Mayor
Ann-Marie Sandquist, Mayor Pro Tem
Russ Camp
Derrick Fowler
Peggy Long
Stuart Richardson

Town of Silverthorne Planning Commission

Robert Kieber, Chairman
Tanya Shattuck, Vice Chairman
Stan Katz
Tom McDonald
JoAnne Nadalin
Donna Pacetti
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EDAC Subcommittee

Bruce Butler, Mayor
Les Boeckel
Warren Buettner
Russ Camp
Ken Gansmann
Marc Hogan
Seth Lyons

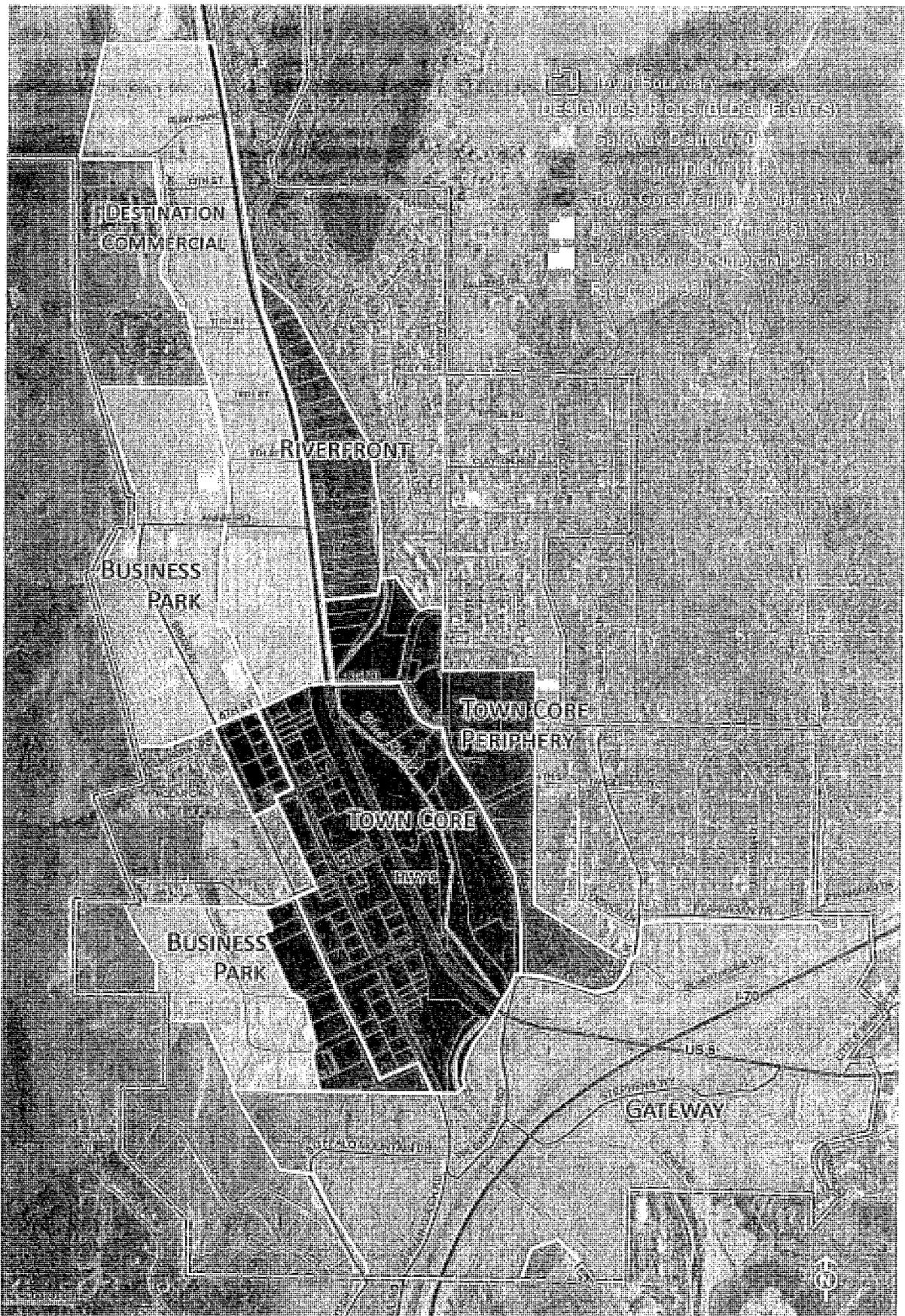
Town of Silverthorne Staff

Ryan Hyland, Town Manager
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Lina Lesmes, AICP, Senior Planner

Graphic Illustrations

Marc Hogan, BHH Partners

JULY 8, 2015



Riverfront Design District

SECTION 1: INTRODUCTION

PURPOSE AND APPLICABILITY

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

1.1.2. The Town believes the Riverfront District to be a unique area that is high density residential, but may include a mix of residential and commercial uses. This district provides a transition from adjacent commercial and civic uses, maintains a public connection to the riverfront, and provides additional housing options in Silverthorne. Design compatibility within the Riverfront District can be achieved through consideration of building scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards contained herein.

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

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

RELATIONSHIP TO OTHER PLANNING DOCUMENTS

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

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

HOW TO USE THE DESIGN STANDARDS AND GUIDELINES

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

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

SECTION 2: THEME AND CHARACTER

PURPOSE

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

2.1.2 The Riverfront District contains a mixture of retail, residential, and light commercial uses. The District is envisioned as a high density residential district with distinct character and a strong relationship to the Blue River. Development that respects and enhances river access and preserves mountain vistas is encouraged in order to promote the unique beauty of the Blue River area and create a vibrant active environment.

GOALS

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

- a. Encourage development that presents an image of high quality and value;
- b. Set minimum quality standards for site design and building architecture;
- c. Develop an attractive corridor with buildings oriented to preserve views and to maintain access to the riverfront;
- d. Promote high density residential development with a strong relationship to the Blue River;
- e. Locate parking lots to be screened by buildings or landscaping from public view or in parking structures;
- f. Encourage shared parking and access between sites;
- g. Allow for pedestrian activity from both the street and

the river side of the buildings by advocating for dual pedestrian entryways, one facing the street and one facing the river;

- h. Provide a pedestrian trail system with wider paths along the Blue River that are enhanced with pedestrian bridges that cross the Blue River;
- i. Encourage energy conservation in building design and materials through solar exposure, appropriate orientation and other measures;
- j. Promote a sense of permanence and richness in the area by requiring the use of high quality materials;
- k. Require exterior colors to be subtle yet rich colors rather than intense, bright colors and color schemes to tie building elements together and to enhance the architectural form of the building;
- l. Provide for integrated lighting into building and site design;
- m. Create a compatible and attractive landscape scheme within the Riverfront District; and
- n. Safely screen storage areas, mechanical equipment and loading areas from public rights-of-way.

SECTION 3: SITE DESIGN STANDARDS AND GUIDELINES

GOAL 3.1: BUILDING ORIENTATION AND LOCATION ON THE SITE

Orient buildings such that views to the Blue River are preserved, and public access is maintained between developments and to the Blue River.

GUIDELINES

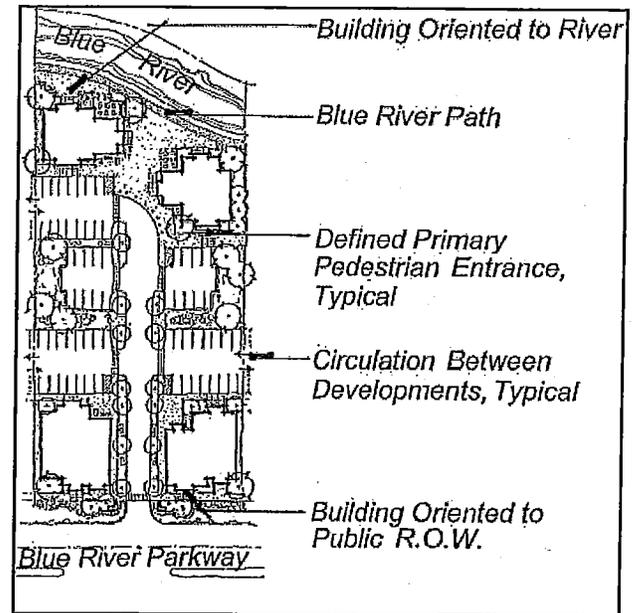
3.1.1. Development that creates a 'wall' that blocks access to the Blue River, or access between developments is discouraged.

3.1.2. Front facades should be aligned with adjacent buildings to promote visual continuity parallel to the street edge and the river side of the site.

3.1.3. Architectural elements that enhance the pedestrian environment and create an inviting atmosphere, including balconies, canopies, porches, patios, creative walkways, and gathering spaces are encouraged. Orientation of such elements should prevent the shedding of snow onto pedestrian areas.

3.1.4. Silverthorne's high alpine climate should be taken into consideration in all building designs to prevent ice and snow buildup. In particular, north-facing main entries are discouraged.

Passive solar design, such as locating balconies and gathering areas take advantage of solar access, is encouraged.



GOAL 3.2: PEDESTRIAN ACCESS AND CIRCULATION

Create a safe, continuous pedestrian network that minimizes conflict with vehicular traffic movement, while providing a convenient option for pedestrian movement within and between developments.

STANDARDS

3.2.1 The Blue River Path is an important focus of the Riverfront District. Developments shall provide a trail connection along the river, in accordance with the Town of Silverthorne Parks, Trails, and Open Space Master Plan and Town Code, as well as interconnections between adjacent sites.

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

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

GUIDELINESS

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

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

GOAL 3.3: VEHICULAR AND SERVICE AREA ACCESS AND CIRCULATION

Create a vehicular circulation system that provides for safe and efficient access and movement associated with the property, and minimizes curb cuts on HWY 9.

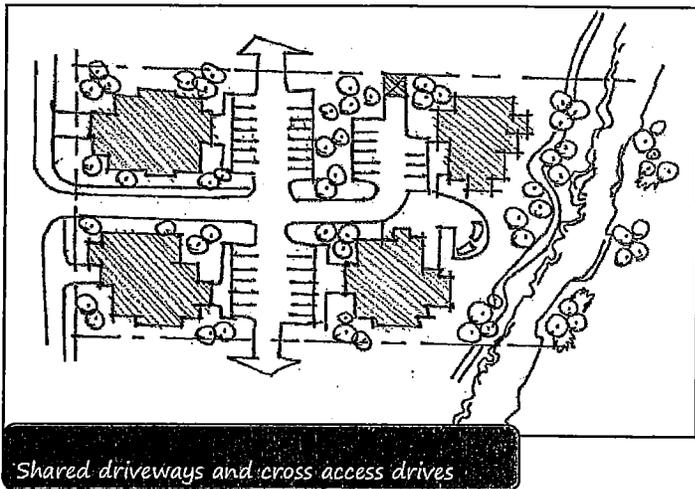
STANDARDS

3.3.1. 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.

GUIDELINES

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

3.3.3. The consolidation of adjacent lots is strongly encouraged to create cohesive development projects. Developments should consider cross access drives that may provide shared access to multiple properties.



Shared driveways and cross access drives

GOAL 3.4: PARKING

Promote parking areas that are located within buildings, enhanced with landscaping, and located to minimize negative visual impacts from public rights-of-way.

STANDARDS

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

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

GUIDELINES

3.4.3. Parking within buildings, including parking located in architecturally integrated garages, is encouraged to minimize the amount of uncovered surface parking

3.4.4. Developments should consider shared parking areas with adjacent properties, or consolidated parking reservoirs within the Riverfront District

3.4.5. To the maximum extent feasible, parking should be to the side of or behind a building in a landscaped parking area and screened from view from public rights-of-way and pedestrian walkways.

GOAL 3.5: LANDSCAPE

Utilize landscaping to screen parking, enhance the Blue River corridor, and create an attractive environment within and along the edges of each development parcel..

STANDARDS

3.5.1. Developments must provide landscaping that addresses and complements the recreational aspect of the Blue River. To that effect, the natural vegetation surrounding the river should be preserved, to the greatest extent feasible.

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

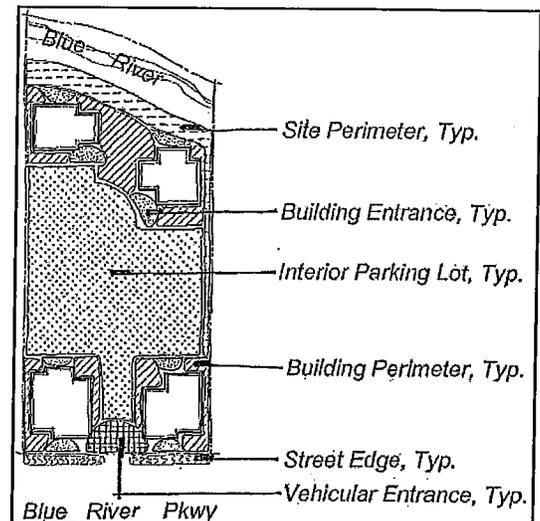
3.5.3. Significant landscape materials, such as trees, shall be outside of utility easements. Planting trees over utility lines is prohibited.

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

GUIDELINES

3.5.4. Landscaped neighborhood gathering spaces, including courtyards, mini parks, neighborhood greens, and playgrounds are encouraged within high density residential developments.

3.5.5. Public open spaces should be located and oriented to encourage recreation, enhance the Blue River corridor, and take advantage of natural resources. Public open spaces should not be located in vulnerable places along the river, or where they might contribute to the degradation of the riverbank.



GOAL 3.6: LIGHTING

Maintain the character of the Riverfront District by providing lighting that enhances buildings, minimizes light pollution, and contributes to a safe and walkable environment.

GUIDELINES

- 3.6.1. Lighting should be designed as an integral part of the building in a manner that enhances the facade, architectural features, and the site design. Light fixtures should be compatible with the colors and materials of the building architecture, site furnishings, and landscaping of the project.
- 3.6.2. Pedestrian scale lighting is encouraged to enhance the experience and safety of the pedestrian in the Riverfront District.

GOAL 3.7: SCREENING OF SERVICE AREAS AND MECHANICAL EQUIPMENT

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

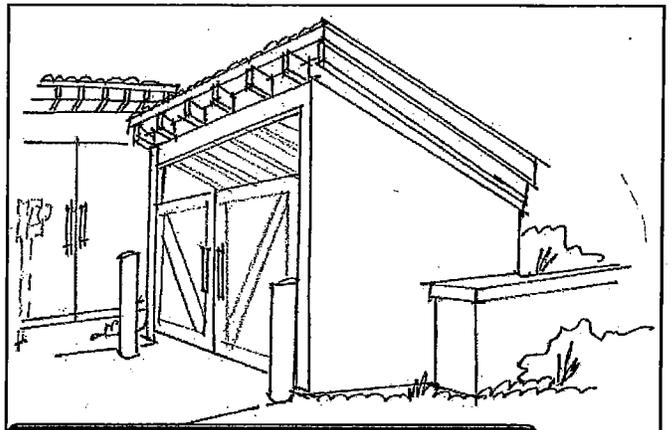
STANDARDS

3.7.1. General

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

3.7.2. Refuse, Recycling, Storage and Service Areas

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



Dumpster Enclosure with a Roof

or ancillary equipment shall be screened from public view with a permanent, solid, opaque fence; or with landscaping designed to create year-round screening. Fences shall be designed to match the architecture of the primary structure.

3.7.3. Utility, Telecommunications and Mechanical Equipment

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

3.7.4 Roof-top Mechanical

- a. Roof top mechanical equipment shall be low-profile, non-reflective units, and screened to the greatest extent practical. Provide screening with materials that are compatible with the building to which they are mounted. Screening heights shall be at least as tall as the equipment to be screened.
- b. Minimize the visual impact of telecommunications equipment, mechanical equipment, utility connections and service boxes on roof-tops by painting them to match the roof color.
- c. Roof and wall mounted solar panels must be architecturally integrated into the roof or building form.

GUIDELINES

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

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

SECTION 4: ARCHITECTURAL STANDARDS AND GUIDELINES

GOAL 4.1: BUILDING HEIGHT, FORM, AND MASS

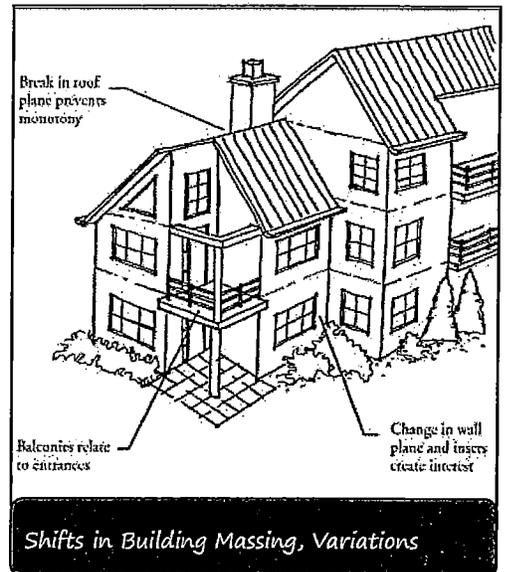
Ensure that building form, mass, and proportions provide significant visual interest, incorporate elements scaled to the pedestrian, and maintain a strong relationship with the Blue River.

STANDARDS

4.1.1. The maximum building height in the Riverfront District is thirty five (35) feet. The definition of building height shall be as stated in the Silverthorne Town Code.

4.1.2. Buildings shall be designed to relate directly to and reinforce the pedestrian scale, the quality of the Blue River, and the street. The following techniques may be used to meet this objective:

- a. Shifts in building massing, variations in height, profile and roof form that provide human scale while maintaining a consistent relationship of the overall building form to the street edge and the river;
- b. Minimize long expanses of wall at a single height or in a single plane;
- c. Provide projecting elements; and
- d. Group elements to provide balanced facade composition.



4.1.3. Reduce the bulk of a multi-story 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/or 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.

4.1.4. 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".

4.1.5. The mass of multi-family residential buildings shall be broken down to a human scale with creative window and door patterns, upper level balconies, angled wall planes, or other distinct architectural elements.

GUIDELINES

4.1.6. Buildings should decrease in height or 'step down' as they get nearer to the river or public rights of way to enhance the pedestrian experience.

4.1.7. All structures should strive to have 'four-sided' architecture, and all sides should have similar architectural details.

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

GOAL 4.2: BUILDING FACADES AND ARCHITECTURAL ELEMENTS

Create an image of high quality development. Encourage a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials.

STANDARDS

4.2.1. Buildings shall be designed to provide human scale, interest, and variety. (Human scale means the size or proportion of the building element or space, relative to the structural or functional dimensions of the human body.) The following techniques shall be used to meet this objective:

- 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.

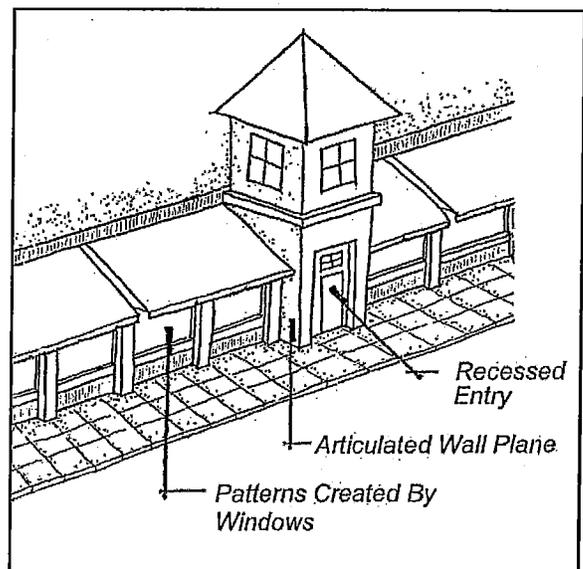
4.2.2. Provide human scale through change in plane, contrast and intricacy of form. Avoid large areas of undifferentiated or blank building facades.

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

4.2.4. Each commercial or mixed use building on a site shall have clearly defined, highly visible, primary pedestrian entrance, featuring one of the following: Canopies or porticos, overhangs, recesses/projections, raised corniced parapets over the door, peaked roof forms, arches, or other unique architectural detail.

4.2.5. Building façades shall not exceed 50 feet in length along the same geometric plane, at which time there shall be wall plane projections or recesses having a depth of at least 2 feet for a distance of not less than 6 feet.

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



GUIDELINES

4.2.7. Buildings with facades facing both the Blue River Parkway and the Blue River are encouraged to have "double sided" entries.

GOAL 4.3: BUILDING MATERIALS AND FINISHES

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

STANDARDS

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

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

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

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

4.3.4. For commercial and mixed use buildings, at least 50% 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.

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

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

GUIDELINES

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

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

GOAL 4.4: BUILDING COLORS

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

STANDARDS

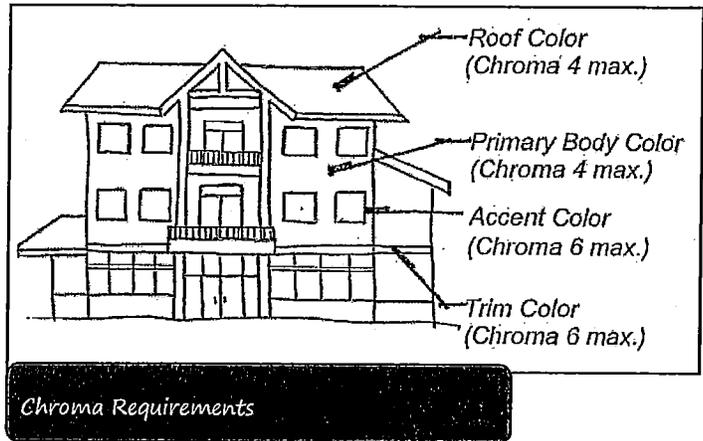
4.4.1. Color choices for all buildings shall be made within the range delineated according to these Design Standards in relation to the Munsell color notation system from the Munsell Book of Color available for reference at the Town of Silverthorne Community Development Department.

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

- a. The primary body colors of the building shall not exceed a chroma of four on the Munsell Color Chart.
- b. The trim accent colors of the building shall not exceed a chroma of six on the Munsell Color Chart. The term trim in this standard is interpreted to mean those elements of a building which frame, surround or join different building materials. The trim accent colors are limited to an area of no greater than 10% of the building façade.

c. The roof color of the building shall not exceed a chroma of four on the Munsell Color Chart. Roof color shall be compatible and complementary to the surrounding buildings in the Town Core and Destination Commercial Design Districts.

d. The use of black, white and neutral gray colors proposed for any portion of the exterior building features shall be reviewed on a case by case basis based on the appropriateness to the proposed building design.



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

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

GUIDELINES

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

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

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

GOAL 4.5: BUILDING ROOFS

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

STANDARDS

- 4.5.1. Buildings shall be designed with creative roof elements, and with consideration of the impact of the pitch, materials, size, and orientation of the roof form.
- 4.5.2. Where pitched roofs are utilized, the use of gables, dormers, and shed roof elements shall be used to break up large expanses of roof, and to add architectural interest.
- 4.5.3. Where flat roofs are utilized, they shall be screened with parapets and cornices, or with peaked or sloped façade elements.
- 4.5.4. Roofs shall be designed in a manner in which they do not deposit snow onto required parking areas, sidewalks, refuse storage areas, stairways, decks, balconies, or entryways. Where snow guards are needed they shall be architecturally integrated into the roof design.
- 4.5.5. Visible roof surfaces shall be made of durable materials such as concrete tile, metal, other pre-finished architectural metals or architectural grade asphalt shingles.
- 4.5.6. Both highly visible and non-visible roof structures shall be a natural subdued color which is complementary to the architecture and its natural surroundings.

GUIDELINES

- 4.5.7. Roofs designed as attention-getting devices, elements that serve as signage, or an identifiable corporate image are discouraged.
- 4.5.8. Membrane systems that are visible from the public right-of-way are discouraged.
- 4.5.9. Ridgelines and roof forms are encouraged to change in relationship to changes that occur in the wall planes.
- 4.5.10. Whenever possible, gutters and downspouts should be located in the least conspicuous location, such as in the rear or side facades of the building, and painted to match either the trim or primary color of the structure. Gutters and downspouts should not drain onto walkways or sidewalks.

Riverfront Design District

SECTION 1: INTRODUCTION

PURPOSE AND APPLICABILITY

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

1.1.2. The Town believes the Riverfront District to be a unique area within the Town that is high density residential, but may include a mix of residential and commercial uses,~~where a diversity of uses, including commercial and residential, should complement and orient towards the Blue River~~. This district ~~is envisioned to~~ provides a transition from adjacent commercial and civic uses, maintains a public connection to the riverfront, and provides additional housing options in Silverthorne. Design compatibility within the Riverfront District can be achieved through consideration of building scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards contained herein.

1.1.3. These Design Standards and Guidelines ~~shall~~ apply to all new buildings or structures, additions or major alterations to exteriors of buildings, including changes to color schemes and materials. No development shall be approved by the Town of Silverthorne unless all relevant standards are ~~and criteria have been met~~. Property owners ~~Existing businesses are~~ highly encouraged to maintain their existing buildings and structures in good condition and/or to come into conformance with these Design Standards and Guidelines. On a case-by-case basis, proposed modifications to existing buildings or structures may be relieved from strict compliance with~~to~~ these design standards dependent on site and/or building constraints.

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

RELATIONSHIP TO OTHER PLANNING DOCUMENTS

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

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

HOW TO USE THE DESIGN STANDARDS AND GUIDELINES

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

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

SECTION 2: RIVERFRONT DISTRICT THEME AND CHARACTER

PURPOSE

2.1.1. The Riverfront District consists of a mix of structures, uses and activities, all of which contribute to the Town's unique identity. There is not one dominant architectural style, and this document does not advocate any one particular style. It does, however, provide a guideline for creative development using ~~innovative~~ elements to express contemporary mountain architecture in a pedestrian setting.

2.1.2. The Riverfront District contains a mixture of retail, residential, and light commercial uses. The District is envisioned as a high density residential district with distinct character and a strong relationship to the Blue River. Development that respects and enhances river access and preserves mountain vistas is ~~A mix of residential and pedestrian-oriented commercial uses~~ are encouraged in order to promote the unique beauty of the Blue River area and create a vibrant active environment.

GOALS

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

- a. Encourage development that presents an image of high quality and value;
- b. Set minimum quality standards for site design and building architecture;

- c. ~~Develop an attractive corridor street facade with buildings oriented to preserve views and to maintain access to the riverfront scaled and oriented to pedestrians along both the river and the street;~~
- d. ~~Promote high density residential development with a strong relationship to the Blue River mixed use development with recessed at grade entrances for first floor retail, restaurant, and entertainment uses, and residential or office use on the upper levels;~~
- e. ~~Provide for a continuous building setback along the street frontage to reduce the visual impact of parking lots;~~
- f.e. ~~Locate parking lots to be screened by buildings or landscaping from public view or in parking structures;~~
- g.f. ~~Encourage shared parking and access between sites;~~
- h. ~~Encourage shared parking between sites;~~
- i.g. ~~Allow for pedestrian activity from both the street and the river side of the buildings by advocating for dual pedestrian entryways, one facing the street and one facing the river;~~
- j.h. ~~Provide a pedestrian trail system with wider paths along the Blue River that are which shall be enhanced with pedestrian bridges that cross the Blue River;~~
- k.i. ~~Encourage energy conservation in building design and materials through solar exposure, appropriate orientation insulation and other measures;~~
- l.j. ~~Promote a sense of permanence and richness in the area by requiring the use of high quality materials; such as, but not limited to: Timber, log, glued laminated timber, fiber cement siding, board and batten wood, wood lap siding, brick, stone, concrete masonry units (integrally colored, textured or glazed), and Exterior Installation Finish Systems (EIFS) or other materials as approved;~~
- m.k. ~~Require exterior colors to be subtle yet rich colors rather than intense, bright colors and color schemes to tie building elements together and to enhance the architectural form of the building;~~
- n.l. ~~Provide for integrated lighting into building and site design;~~
- o.m. ~~Create a compatible and attractive landscape scheme within the Riverfront District by grouping landscape of differing sizes; and~~
- p.n. ~~Safely screen storage areas, mechanical equipment and loading areas from public rights-of-way.~~

SECTION 3: SITE DESIGN STANDARDS AND GUIDELINES

GOAL 3.1: BUILDING ORIENTATION AND LOCATION ON THE SITE

~~*Orient primary structures buildings such that views to the Blue River are preserved, and public access is maintained between developments and to the Blue River towards the Blue River and the primary street to compliment existing adjacent development, and to create a coordinated and visually attractive pedestrian environment.*~~

GUIDELINES

~~3.1.1. Development that creates a 'wall' that blocks access to the Blue River, or access between developments is discouraged. shall be considered the primary design component for the location of buildings. Buildings shall be oriented towards the river and the public rights-of-way.~~

~~3.1.2. Front facades should be aligned. Align the building front façade with adjacent buildings to promote visual continuity parallel to the street edge and the river side of the site in order to create a sense of vitality for pedestrian activity.~~

~~3.1.3. Developments may be setback to allow for dining areas, patios, and creative entryways which enhance pedestrian activity. (NOT APPLICABLE)~~

~~3.1.4. Buildings shall have "double-sided" entries from the street and river side of the building. (NOT APPLICABLE)~~

~~3.1.5. Buildings shall have a clearly defined primary pedestrian entrance at street level. (NOT APPLICABLE)~~

~~3.1.6. Accessory structures shall be located near the public rights-of-way or pedestrian walkways to break up long, contiguous building forms along a vehicular or pedestrian route. (NOT APPLICABLE).~~

3.1.3. Architectural elements that enhance the pedestrian environment and create an inviting atmosphere, including balconies, canopies, porches, patios, creative walkways, and gathering spaces are encouraged. Orientation of such elements should prevent the shedding of snow onto pedestrian areas.

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

GOAL 3.2: PEDESTRIAN ACCESS AND CIRCULATION

Create a safe, continuous pedestrian network that minimizes conflict with vehicular traffic movement, while providing a convenient option for pedestrian circulation movement within and between developments.

STANDARDS

3.2.1 The Blue River Path is an important focus of the Riverfront District. Developments shall provide a trail connection along the river, in accordance with the Town of Silverthorne Parks, Trails, and Open Space Master Plan and Town Code, as well as interconnections ~~through and~~ between adjacent sites.

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

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

~~the public right-of-way or parking lot (dependent on individual site development). At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building entries, and the Blue River path.~~

GUIDELINES

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

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

GOAL 3.3: VEHICULAR AND SERVICE AREA ACCESS AND CIRCULATION

Create a vehicular circulation system that provides for safe and efficient access and movement associated with the property, and that minimizes curb cuts on HWY 9.

STANDARDS

3.3.1. 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.

~~3.3.2. Service access areas shall be located in the rear of the property, outside of view from public rights of ways, including the Blue River path. Buildings within a development should share service areas to the extent practical. (NOT APPLICABLE)~~

GUIDELINES

3.3.32 Contiguous developments shall be are highly encouraged to combine access points to minimize curb cuts, and to provide connections between adjacent properties ~~development sites~~.

3.3.43. The consolidation of adjacent lots to create cohesive development projects is strongly encouraged. Developments should consider cross access drives that may provide shared access to multiple properties. Circulation and parking for service areas shall be designed to minimize disruption to the flow of vehicular and pedestrian traffic.

~~3.3.5. Development sites where uses require multiple deliveries shall provide separate customer and service access drives where possible. Shared service alleys located along rear lot lines are encouraged. (NOT APPLICABLE)~~

GOAL 3.4: PARKING

Promote parking areas that are located within buildings, enhanced with landscaping, and located to minimize ~~Parking areas shall provide safe, convenient, and efficient access and shall be located to minimize negative visual impacts from public rights-of-way.~~

STANDARDS

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

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

GUIDELINES

3.4.13. Parking within buildings, including parking located in architecturally integrated garages, is encouraged to minimize the amount of uncovered surface parking.~~Parking orientation shall minimize visual and noise impacts on adjacent properties.~~

3.4.24. Developments should consider shared parking areas with adjacent properties, or consolidated parking reservoirs within the Riverfront District.~~The Town encourages new developments to minimize surface parking wherever possible.~~

3.4.35. To the maximum extent feasible, parking shall should be located on the interior of a site development or to the side of or behind a building in a landscaped parking area and screened from view from public rights-of-way and pedestrian walkways.~~Under ground or under structure parking, integrated with the building's architectural design is encouraged. (ABOVE)~~

3.4.4. All drives, parking, vehicular and pedestrian circulation areas shall be paved and properly marked. Where higher quality materials are used at service areas, pedestrian/parking areas or other similar use areas, they should include only those with proven longevity in the local environment such as: asphalt, colored concrete, hydraulically pressed concrete pavers, brick pavers and stone pavers. (CODE)

GOAL 3.5: LANDSCAPE

Utilize landscaping to screen parking, enhance the Blue River corridor, and create an attractive environment within and along the edges of each development parcel.~~Use predominantly native materials and well-adapted plant species to create an attractive environment within and along the edges of each development parcel and along pedestrian areas. Use landscaping to break up the apparent size and monotony of parking areas and to screen service areas and ground mounted mechanical equipment.~~

STANDARDS

3.5.1. Developments must provide landscaping that addresses and complements the recreational aspect of the Blue River. To that effect, the natural vegetation surrounding the river should be preserved, to the greatest extent feasible.

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

The following types of landscaping shall be required on each development site:

- Street edge;
- Site perimeter;
- Interior parking lot (if parking capacity larger than twenty-five spaces in more than two aisles);
- Building perimeter;
- Building entrances; and
- Vehicular entrances

~~3.5.2. 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.~~

~~3.5.3. Landscaping shall be used to frame, rather than obstruct, desirable views.~~

~~3.5.4. To promote sustainable landscape, native plant materials and well adapted plant species shall be used. Landscape shall be well maintained per Town Code requirements. (REQUIRED BY CODE)~~

~~3.5.35. Significant landscape materials, such as trees, shall be outside of designated snow stack areas utility easements. Planting trees over utility lines is prohibited.~~

~~3.5.4. All trees shall have an adequately sized planting area. The size of the planting area shall be based on the amount of room needed for tree roots, and the estimated size of the fully mature tree. Root barriers shall be used when trees are planted near pedestrian walkways and sidewalks.~~

GUIDELINES

~~3.5.4. Landscaped neighborhood gathering spaces, including courtyards, mini parks, neighborhood greens, and playgrounds are encouraged within high density residential developments.~~

~~3.5.5. Public open spaces should be located and oriented to encourage recreation, enhance the Blue River corridor, and take advantage of natural resources. Public open spaces should not be located in vulnerable places along the river, or where they might contribute to the degradation of the riverbank.~~

GOAL 3.6: LIGHTING

~~Maintain the character of the Riverfront District by providing lighting that enhances buildings, minimizes light pollution, and contributes to a safe and walkable environment. Create a safe and secure pedestrian environment within the Riverfront District through the use of adequate site and building lighting design.~~

GUIDELINES STANDARDS

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

3.6.2. Pedestrian scale lighting is encouraged to enhance the experience and safety of the ~~which adds to the character of the site and the experience of the pedestrian in the Riverfront District.~~

~~3.6.3. To prevent glare and light pollution, light fixtures shall be fully downcast and cut-off fixtures. (CODE)~~

~~3.6.4. Lighting shall use consistent fixtures, lamp type, illumination levels and placement.~~

GOAL 3.7: SCREENING OF SERVICE AREAS AND MECHANICAL EQUIPMENT

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

STANDARDS

3.7.1. General

~~a. All utility, telecommunications, ground mounted and roof-top mechanical equipment shall be shown on the final approved site plan for the proposed project development. Any additional utility, telecommunications, ground and roof-top mounted equipment proposed for the project after the final site plan approval shall be resubmitted for additional review and approval.~~

~~b.a. Screening enclosures Service, storage, refuse, and equipment areas shall be located within buildings or combined with other such areas, incorporated into building architecture and utilize the same materials as the principal building to the greatest degree practical.~~

~~e.b. When necessary, screening enclosures shall be designed in the same architectural style, and be constructed in similar materials and colors, as the primary building onsite. and fences shall be permanent, solid, and opaque; and at least as tall as one foot higher than the object to be screened. The height of screening devices shall be measured from the highest finished adjacent grade of the element to be screened. If a development's proposed storage areas increase in height after approval of the final site plan, the development shall resubmit plans depicting screening devices that are in conformance with these standards, for additional review and approval.~~

3.7.2. Refuse, Recycling, Storage and Service Areas

~~a. Refuse, recycling, storage, and service areas shall be located to the rear or side of buildings, or in other inconspicuous locations, where they are generally not noticeable from and shall not front onto public rights-of-way, residentially zoned property, pedestrian walkways, or open spaces.~~

~~b. Refuse, recycling, storage and service areas shall be combined with other service and loading areas to the extent practical. (MOVED)~~

~~e.b. All outdoor refuse, recycling containers, and dumpsters shall be screened from view from adjacent properties and public rights-of-way by enclosure in a permanent, four-sided, solid opaque structure with a roof.~~

~~d. Reinforced concrete aprons are recommended in front of refuse and recycling storage areas to accommodate refuse and recycling removal trucks. (MOVED)~~

~~e.c. Refuse, recycling, storage and service structures shall be designed in the same architectural style and be constructed of materials and colors complementary to the in the same materials and colors as the primary building on site.~~

~~f.d. All outdoor storage of materials, vehicles, and/or ancillary equipment shall be screened from public view with a permanent, solid, opaque fence, or with landscaping designed to create year-round screening. Fences shall be designed to match the architecture of the primary structure. Fence lines should be broken up with landscaping where appropriate.~~

3.7.3. Utility, Telecommunications and Mechanical Equipment

- a. Avoid locating telecommunications equipment, mechanical equipment, utility connections and service boxes on the primary façade of the building.
- ~~a.b. Ground-mounted mechanical equipment units including switch boxes, and electrical and gas meters; shall be screened in a manner that minimizes visual impacts and optimizes safety. by permanent, solid opaque fencing, walls or shrubs/hedges compatible with the building, landscape materials, or other screening method of the project. Vegetative screening shall be primarily evergreen plants that will form a solid opaque screen at least three and one half feet high.~~
- ~~b. Avoid locating telecommunications equipment, mechanical equipment, utility connections and service boxes on the primary façade of the building.~~
- c. Minimize the visual impact of telecommunications equipment, mechanical equipment, utility connections, and service boxes on buildings by painting them to match the primary building color.

3.7.4 Roof-top Mechanical

- a. Roof top mechanical equipment shall be low-profile, non-reflective units, and screened to the greatest extent practical. Provide screening with materials that are compatible with the building to which they are mounted. Screening heights shall be at least as tall as 12-inches taller than the height of the equipment to be screened they conceal.
- b. Minimize the visual impact of telecommunications equipment, mechanical equipment, utility connections and service boxes on roof-tops by painting them to match the roof color (refer to Building Colors Section of these District Design Standards).
- c. Roof and wall mounted solar panels must be, photo-voltaic cells or similar devices must be flat mounted, screened or designed to be architecturally integrated into the roof or building form.

GUIDELINES

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

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

~~GOAL 3.8: SITE FURNISHINGS AND ART~~

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

~~STANDARDS~~

~~3.8.1. Site furnishings are encouraged to be provided at main pedestrian walkways, building entrances, plazas, open space, and other pedestrian areas, without impeding pedestrian movement on the sidewalk.~~

~~3.8.2. Two dimensional or three dimensional art works displayed for public view that enhance the overall district character are highly encouraged.~~

~~3.8.3. Permanent site furnishings such as benches, tables and other pedestrian amenities shall be made of durable, weather resistant materials and shall be consistent with the overall design character of the District.~~

SECTION 4: ARCHITECTURAL STANDARDS

GOAL 4.1: BUILDING HEIGHT, FORM, AND MASS

~~Ensure that building form, mass, and proportions provide significant visual interest, incorporate elements scaled to the pedestrian, and maintain a strong relationship with the Blue River Building height, mass, form, length, and proportions shall be designed to provide a variety of visual interest, while maintaining a human scale that is appropriate to its surroundings.~~

STANDARDS

4.1.1. The maximum building height in the Riverfront District is thirty five (35) feet. The definition of building height shall be as stated in the Silverthorne Town Code.

4.1.2. Buildings shall be designed to relate directly to and reinforce the pedestrian scale, ~~and~~ the quality of the Blue River, and street. The following techniques may be used to meet this objective:

- a. Shifts in building massing, variations in height, profile and roof form that provide human scale while maintaining a consistent relationship of the overall building form to the street edge and the river;
- b. Minimize long expanses of wall at a single height or in a single plane;
- c. Provide projecting elements; and
- d. Group elements to provide balanced facade composition.

4.1.3. Reduce the bulk of a multi-story 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/or 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.

~~4.1.4. Buildings shall decrease in height or “step down” as they get nearer to the river or public rights-of way to achieve a pedestrian scale experience. (MOVED)~~

~~4.1.5. Developments shall strive to create visual continuity by designing buildings to exhibit height and massing complementary to adjacent, conforming buildings. (MOVED)~~

4.1.64. The mass of the pedestrian portion of a commercial or mixed use of the building shall be broken down to a human scale with a strongly marked primary entry at the “base”.

4.1.5. The mass of multi-family residential buildings shall be broken down to a human scale with creative window and door patterns, upper level balconies, angled wall planes, or other distinct architectural elements.

GUIDELINES

4.1.6. Buildings should decrease in height or 'step down' as they get nearer to the river or public rights of way to enhance the pedestrian experience.

4.1.7. All structures should strive to have 'four-sided' architecture, and all sides should have similar architectural details. (MOVED FROM CODE)

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

GOAL 4.2: BUILDING FACADES AND ARCHITECTURAL ELEMENTS

Create an image of high quality development. Encourage a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials.

STANDARDS

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

- ~~a. Be "double-sided", providing entry from both the Blue River side and the street side of the site;~~
- ~~b. Provide an architectural feature to cap the primary pedestrian entries.~~

4.2.21. Buildings shall be designed to provide human scale, interest, and variety. (Human scale means the size or proportion of the building element or space, relative to the structural or functional dimensions of the human body.) The following techniques shall be used to meet this objective:

- 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.

~~4.2.32. Provide human scale through change in plane, contrast and intricacy ~~in~~ of form. Avoid large areas of undifferentiated or blank building facades.~~

~~4.2.43. Buildings shall be designed with consistent and/or compatible details on all sides visible from public right-of-ways and the Blue River.~~

~~4.2.54. Each commercial or mixed use principal building on a site shall have clearly defined, highly visible, primary pedestrian entrance, featuring one of the following: Canopies or porticos, overhangs, recesses/projections, raised corniced parapets over the door, peaked roof forms, arches, or other unique architectural detail. Pedestrian entrances shall orient towards the Blue River, public rights-of-way, and pedestrian walkways, and shall be architecturally distinguished from employee or service area entrances.~~

~~4.2.65. Building façades shall not exceed 50 feet in length along the same geometric plane, at which time there shall be wall plane projections or recesses having a depth of at least 2 feet for a distance of not less than 6 feet. greater than 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the façade and extending at least 20 percent of the length of the façade.~~

4.2.76. 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.

GUIDELINES

4.2.7. Buildings with facades facing both the Blue River Parkway and the Blue River are encouraged to have “double sided” entries.

GOAL 4.3: BUILDING MATERIALS AND FINISHES

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

STANDARDS

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

4.3.2. To break up large building forms and wall surfaces, ~~buildings shall incorporate~~ provide a variation or combinations of materials, material modules, surface relief, and texture.

~~4.3.3. Changes in material should generally occur where the transition is accommodated through architectural detail.~~
(MOVED)

4.3.43. ~~Predominant exterior building materials shall be high-quality durable materials that retain their appearance over time, and that can be economically maintained, and of a high quality that will retain their appearance over time. Buildings shall be predominantly clad in Class I and Class II materials. Class III materials are prohibited in the Riverfront District. such as, but not limited to: Timber, log, glued laminated timber, fiber cement siding, board and batten wood, wood lap siding, brick, stone, concrete masonry units (integrally colored, textured or glazed), and Exterior Installation Finish Systems (EIFS) or other materials as approved.~~

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

~~4.3.5. Prohibited exterior building materials include: tilt-up concrete panel systems, and metal panel systems.~~

4.3.64. For commercial and mixed use buildings, aAt least 50% of the first floor of the primary façade facing a street shall be transparent glass pedestrian portion (“base” level of the building facing a pedestrian walkway, non-service area) shall be of transparent materials to differentiate the pedestrian area from the remainder of the building and to create an inviting pedestrian areaenvironment. Upper floor window elements may be less prominent.

~~4.3.75. The use of mirrored or reflective glass shall be prohibited. Clear glass shall be used for windows. Tinted, colored or opaque glass may be approved on a case by case basis when shown by the applicant to be compatible with the purpose of the Riverfront District Design Standards. The use of mirrored or reflective glass is prohibited.~~

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

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

GUIDELINES

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

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

GOAL 4.4: BUILDING COLORS

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

STANDARDS

~~4.4.1. Exterior building colors shall be complementary to adjacent conforming buildings and the natural mountain surroundings. Colors should be those that copy the earth tones found in nature within and around Silverthorne. (MOVED TO GUIDELINES)~~

~~4.4.2. Color shall be used to enhance the architectural form of the building. The style, material, and detailing of the structure shall be considered when selecting color schemes. Color shall not be used to gain attention. Color shall be subordinate to the architecture of the structure. (MOVED TO GUIDELINES)~~

~~4.4.3. Modest color schemes are preferred. Develop a color scheme that ties the building elements together.~~

4.4.14. Color choices for all buildings shall be made within the range delineated according to these Design Standards in relation to the Munsell color notation system from the Munsell Book of Color available for reference at the Town of Silverthorne Community Development Department.

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

- a. The primary body colors of the building shall not exceed a chroma of four on the Munsell Color Chart.
- b. The trim accent colors of the building shall not exceed a chroma of six on the Munsell Color Chart. The term trim in this standard is interpreted to mean those elements of a building which frame, surround or join different building materials. The trim accent colors are limited to an area of no greater than 10% of the building façade.

- c. The roof color of the building shall not exceed a chroma of four on the Munsell Color Chart. Roof color shall be compatible and complementary to the surrounding buildings in the Town Core and Destination Commercial Design Districts.
- d. The use of black, white and neutral gray colors proposed for any portion of the exterior building features shall be reviewed on a case by case basis based on the appropriateness to the proposed building design.

~~4.4.6. The same or substantially similar colors used on the primary structure, shall be used on any accessory structures upon the site. (MOVED TO GUIDELINES)~~

~~4.4.73. All exterior metal elements of a building, such as flues, flashings, etc., shall be painted a flat color that is compatible with the exterior building color and shall not be exposed metal. Exterior metal elements on building roofs shall be painted a flat, dark color that is compatible with the roof color.~~

~~4.4.84. A color palette board shall be submitted and reviewed by the Community Development Department showing all proposed primary body, trim and accent colors and intensities for the exterior walls of the building.~~

GUIDELINES

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

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

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

GOAL 4.5: BUILDING ROOFS

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

STANDARDS

~~4.5.1. The Buildings shall be designed with creative roof elements, and with consideration of the impact of the pitch, materials, size, and orientation of the roof form. building roof pitch, its materials, size and orientation are all important to the overall character of the building.~~

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

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

~~4.5.3. Roofs shall not be designed as attention-getting devices related to the reinforcement of signage or as an identifiable corporate image. (MOVED TO GUIDELINES)~~

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

~~4.5.5. Visible roof surfaces shall be made of durable materials such as concrete tile, metal, other pre-finished architectural metals or architectural grade asphalt shingles. Membrane systems are prohibited on any portion of the roof visible from the public right-of-way. Membrane systems may be permitted on portions of roof tops that are not visible from the public right-of-way and shall be a subdued color compatible with the exterior building color (refer to Building Color Section of these Design Standards).~~

4.5.6. Both highly visible and non-visible roof structures shall be a natural subdued color which is complementary to the architecture and its natural surroundings (refer to Building Color Section of these Design Standards).

GUIDELINES

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

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

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

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

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Town of Silverthorne
Town Council Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager *RH*
Mark Leidal, AICP, Assistant Town Manager *ML*
FROM: Susan Lee, AICP *SL*
DATE: June 17, 2015, for meeting of June 24, 2015
SUBJECT: First Reading of Ordinance 2015-09, An Ordinance amending Chapter 2, Article VII, Section 8, to allow on street parking within the Town Core District

SUMMARY: Ordinance 2015-09 proposes the addition of language to Section 2-7-8 of the Town Code to allow for on street parking in posted and marked spaces within the Town Core District.

PREVIOUS COUNCIL ACTION: On May 28, 2014, Town Council adopted the 2014 Town of Silverthorne Comprehensive Plan. The updated Comprehensive Plan provided recommendations for the physical development of the Town Core District as a compact, pedestrian-oriented, commercial area, with on street parking in the Town Core.

BACKGROUND: In August of 2014, Town Council reviewed the Design District Standards in a Worksession with Staff and requested that Staff take a closer look at the Standards and the Town Core Design District in particular. Staff worked with Planning Commission and EDAC to refine the desired character of the Town Core District. Through this process the standards for the development of the Town Core District as a compact, pedestrian-oriented commercial area with distinct architecture were defined. At the February 25, 2015 meeting, Town Council adopted the revised Town Core Design District Standards.

STAFF COMMENTS: Several elements of the Town Core Design District Standards are directly related to parking and site access. These include requiring the location of parking facilities to be in the rear or behind buildings, and accessed from an alley when feasible, and encouraging the creation of on-street parking or participation in a Town Core Parking District. Staff was directed to take a closer look at how on-street parking could be implemented with the existing road network in the Town Core District. On May 25, 2015 Staff presented a conceptual on street parking template to Town Council. Two primary areas of focus were discussed, both within the Town Core District: Rainbow Drive and the areas west of Highway 9 between 6th Street and Buffalo Mountain Drive.

PROPOSED MOTION:

"I move approve Ordinance 2015-09, an ordinance amending Chapter 2, Article VII, Section 8, to allow on street parking within the Town Core District, on first reading."

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

Town of Silverthorne
Town Council Memorandum

ATTACHMENTS:

Exhibit A: Ordinance No. 2015-09 – Slash and Underline version

Exhibit B: Map of Town Core District

MANAGER'S COMMENTS:

Exhibit A

**TOWN OF SILVERTHORNE, COLORADO
ORDINANCE NO. 2015-09**

AN ORDINANCE AMENDING SILVERTHORNE TOWN CODE CHAPTER 2, ARTICLE VII, PARKING PROHIBITED AT ALL TIMES.

WHEREAS, parking standards are within the regulatory authority of the Town, acting through the Town Council; and

WHEREAS, Chapter 2, Article VII of the Town Code contains definitions and interpretations which apply to parking within the Town; and

WHEREAS, Chapter 2, Article VII of the Town Code contains regulations which control the parking of vehicles within the Town; and

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

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

Section 1. Section 2-7-8 of the Silverthorne Town Code is hereby amended to read as follows:

Sec. 2-7-8. Parking prohibited at all times.

(a) No person shall park any motor vehicle, trailer, recreational vehicle or camper, whether or not self-powered, on any street or right-of-way within the Town at any time. No driver shall stop or park a vehicle and no owner of a vehicle shall fail to prevent the stopping or parking of that vehicle in violation of any of the prohibitions or requirements of this Section. It shall constitute prima facie evidence that the registered owner of the vehicle in violation was the person who stopped or parked the unattended vehicle. In any event, both the owner and the driver are jointly and severally liable for any such violation. Vehicles parked in violation of this Section may be towed and impounded in the manner provided by Section 2-7-9 below and applicable state law. Motor vehicles owned or controlled by the Town while performing maintenance and fire, ambulance and police vehicles responding to calls or performing enforcement shall be exempt from this Section.

(b) Notwithstanding Subsection (a) above, permits may be granted by the Town Manager allowing motor vehicle parking on a specified portion or portions of a street or right-of-way, upon a finding that all of the following conditions exist:

- (1) Adequate street or right-of-way exists;
- (2) The parking will not interfere with Town use of the street or right-of-way affected; and
- (3) The parking will not create a risk to public safety. 2-46

The Town Manager may impose any condition, including time limits, upon any permit granted pursuant to this Section.

(c) Parking restrictions on Marmot Circle, Woodchuck Court, Badger Court, East Rabbit Court, East Fox Court, East Coyote Court, West Coyote Drive, Bighorn Circle and North Chipmunk Circle. Notwithstanding Subsection (a) above, any fully licensed, operative motor vehicle, designed primarily for public highway travel, may be parked for a period not to exceed seventy-two (72) hours on the following Town streets:

Marmot Circle, as shown on the plat of Willowbrook Meadows Subdivision, Filing No. 4, recorded on June 15, 1981 at Reception No. 224765

Woodchuck Court, as shown on the plat of Willowbrook Meadows Subdivision, Filing No. 1, recorded on November 30, 1976 at Reception No. 161004

Badger Court, as shown on the recorded plat of Willowbrook Meadows Subdivision, Filing No. 1, recorded on November 30, 1976 at Amended Reception No. 161004

Bighorn Circle, as shown on the recorded plat of Willowbrook Meadows Subdivision, Filing No. 4, recorded on June 15, 1981 at Reception No. 224765

West Coyote Drive, Block J, as shown on the recorded plat of Willowbrook Meadows Subdivision, Filing No. 4, recorded on June 15, 1981 at Reception No. 224765

West Coyote Drive, Block F, as shown on the recorded plat of Willowbrook Meadows Subdivision, Filing No. 3, recorded on October 23, 1979 at Reception No. 198525

East Coyote Court, as shown on the recorded plat of Willowbrook Meadows Subdivision, Filing No. 2, recorded on January 18, 1979 at Reception No. 186904

North Chipmunk Circle, as shown on the recorded plat of Willowbrook Meadows Subdivision, Filing No. 3, recorded on October 23, 1979 at Reception No. 198525

East Rabbit Court, as shown on the recorded plat of Willowbrook Meadows Subdivision, Filing No. 2, recorded on January 18, 1979 at Reception No. 186904

East Fox Court, as shown on the recorded plat of Willowbrook Meadows Subdivision, Filing No. 2, recorded on January 18, 1979 at Reception No. 186904

(d) Parking restrictions for Town Core District. Notwithstanding Subsection (a) above, any fully licensed, operative motor vehicle, designed primarily for public highway travel, may be parked in posted and marked spaces.

In no event shall any vehicle, trailer, boat, ATV, snowmobile, equipment or personal property of any kind or description other than a fully licensed, operative motor vehicle designed primarily for public highway travel be parked or stored, for any period of time, on the foregoing listed Town streets or Districts. The Town streets upon which parking is permitted by this Subsection may be further restricted by the posting by the Town of "no parking," "parking only between signs," or similar signs. In no event shall the seventy-two hour limitation or any other limitation of this Subsection be altered or waived by the use of such signs. Except as provided by this Subsection, all other requirements of the Town Code shall continue to apply. (Ord. 1994-35 §1; Ord. 1995-8 §3; Ord. 2002-14 §1; Ord. 2011-03 §1)

Section 2: Safety Clause

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

Section 3: Severability

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

Section 4: Conflicts

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

Section 5. Effective Date

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

READ, MOVED, AND PASSED ON FIRST READING ON THE 24th DAY OF June, 2015.

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

TOWN OF SILVERTHORNE, COLORADO

By: _____

Bruce Butler, Mayor

ATTEST:

By: _____
Michele Miller, Town Clerk

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

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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: June 18, 2015, for meeting of June 24, 2015
SUBJECT: Ordinance No. 2015 – 10, an Ordinance approving the Conveyance of Real Property (Public Service Company of Colorado Easement – Lot 10, Silverthorn Colorado Subdivision) – First Reading

SUMMARY: This Ordinance grants a non-exclusive easement to Public Service Company of Colorado across a portion of Town owned Lot 10, Silverthorn Colorado Subdivision. The easement would allow the undergrounding of an existing overhead power line that currently crosses both the Town property and the recently approved Rainbow Run property.

BACKGROUND: There is an existing overhead Xcel line that crosses over Lots 10 and 11 of Silverthorne Colorado Subdivision. The line crosses both lots about halfway back from the highway to the river.

DISCUSSION: Due to the recently approved Rainbow Run project, the portion of this line on their property is being relocated and undergrounded. The Town has an opportunity to also relocate and underground the line as it crosses our lot at a reasonable rate (less than \$10,000) because of the work on the Rainbow Run project. The new underground line will be moved out towards the highway, then down along the existing drainage on the south side of the Town Lot within the proposed easement. This will eliminate this impact of an overhead line in the center of the Town Lot. In order for the Town to participate in this project and have this line relocated, the Town needs to grant a new easement to Xcel. The easement is attached as Exhibit A.

STAFF RECOMMENDATION: Staff recommends that Council approve Ordinance No. 2015 – 10, an Ordinance Approving the Conveyance of Real Property (Public Service Company of Colorado Easement – Lot 10, Silverthorn Colorado Subdivision) on first Reading.

PROPOSED MOTION: *"I move to approve Ordinance No. 2015 – 10, an Ordinance Approving the Conveyance of Real Property (Public Service Company of Colorado Easement – Lot 10, Silverthorn Colorado Subdivision) on first reading."*

ATTACHMENTS:

Exhibit A: Ordinance No. 2015 – 10 and easement description

**TOWN OF SILVERTHORNE, COLORADO
ORDINANCE NO. 2015 – 10**

**AN ORDINANCE APPROVING THE CONVEYANCE OF REAL PROPERTY
(Public Service Company of Colorado Easement – Lot 10, Silverthorn
Colorado Subdivision)**

WHEREAS, the Town of Silverthorne (the “Town”) is the owner of certain parcels of real property, including Lot 10, Silverthorn Colorado Subdivision; and

WHEREAS, Public Service Company of Colorado, an Xcel Energy Company, has requested the conveyance of a 5-foot easement within Lot 10, Silverthorn Colorado Subdivision, in order to construct, operate, maintain, repair, and replace utility lines and all associated fixtures and devices therein; and

WHEREAS, the easement proposed is described and shown on Exhibit A; and

WHEREAS, Section 14.1 of the Town’s Home Rule Charter requires that any purchase, sale, exchange or transfer of an interest in real property by the Town be approved by ordinance; and

WHEREAS, the Town Council wishes to approve the conveyance of a 5-foot non-exclusive easement on Lot 10, Silverthorn Colorado Subdivision, for the benefit of Public Service Company of Colorado, as described and shown on Exhibit A.

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

Section 1. Property Conveyances Approved

Pursuant to and in compliance with Section 14.1 of the Silverthorne Home Rule Charter, the conveyance to Public Service Company of Colorado of a 5-foot easement on Lot 10, Silverthorn Colorado Subdivision for nominal consideration is hereby approved.

Section 2. Execution of Easement

The Mayor and Town Clerk are hereby authorized and directed to sign and record the Public Service Company of Colorado easement, attached as Exhibit A.

Section 3: Safety Clause

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

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: Conflicts

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

Section 6. Effective Date

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

READ, MOVED, SECONDED, AND PASSED ON FIRST READING, THIS 24th DAY OF JUNE, 2015.

ADOPTED ON SECOND AND FINAL READING THIS _____ DAY OF _____, 2015.

TOWN OF SILVERTHORNE, COLORADO

Bruce Butler, Mayor

ATTEST:

By:

Michele Miller, Town Clerk

Approved on the first reading:	,	2015
Published by title only:	,	2015
Approved on the second reading:	,	2015
Published by title only:	,	2015

EXHIBIT A

Division: Mountain ROW Agent: Amy Lagace Doc. No.: _____
 Easement Location: 800 Blue River Pkwy Description Author: Paul Kellogg Plat/Grid No.: 1837-658 895/006 E
Silverthorne Author Address: 1123 W 3rd Avenue 1/12-5-78
Denver, CO 80223-1351 W.O./J.O./CREG No.: N/A

PUBLIC SERVICE COMPANY OF COLORADO EASEMENT

The undersigned Grantor hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE COMPANY OF COLORADO (Company), 1800 Larimer Street, Denver, Colorado, 80202-1408, in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a non-exclusive easement to construct, operate, maintain, repair, and replace utility lines and all fixtures and devices, used or useful in the operation of said lines, through, over, under, across, and along a course as said lines may be hereafter constructed in LOT 10, Silverthorn Subdivi-
sion, according to the plat recorded June 27, 1957 at Reception number 78380, in portions
 of Sections 1 and 12, Township 5 South, Range 78 West of the 6th Principal Meridian in the County
 of Summit, State of Colorado, the easement being described as follows:

See description on Exhibit A, attached hereto and made a part hereof.

The easement is five (5) feet in width. The side boundary lines of the easement shall be lengthened and shortened as necessary to encompass a continuous strip of not less than the above width at all points on Grantor's property crossed by the above described easement and extending to the boundaries of adjacent properties.

Together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control, and use said utility lines and related fixtures and devices, and to remove objects interfering therewith, including the trimming of trees and bushes, and together with the right to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said utility lines and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery. The Grantor reserves the right to use and occupy the easement for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the said Company's facilities therein or use thereof. Such reservations by the Grantor shall in no event include the right to erect or cause to be erected any buildings or structures upon the easement granted or to locate any mobile home or trailer units thereon. In case of the permanent abandonment of the easement, all right, privilege, and interest granted shall terminate.

The work of installing and maintaining said lines and fixtures shall be done with care; the surface along the easement shall be restored substantially to its original level and condition.

Signed this _____ day of _____, 20_____.

[Type or print name below each signature line with official title if corporation, partnership, etc.]

GRANTOR:

TOWN OF SILVERTHORNE, a Colorado municipal corporation

by: Bruce Butler, Mayor

Attest: Michele Miller, Town Clerk

STATE OF COLORADO,)
)ss.
 COUNTY OF _____)

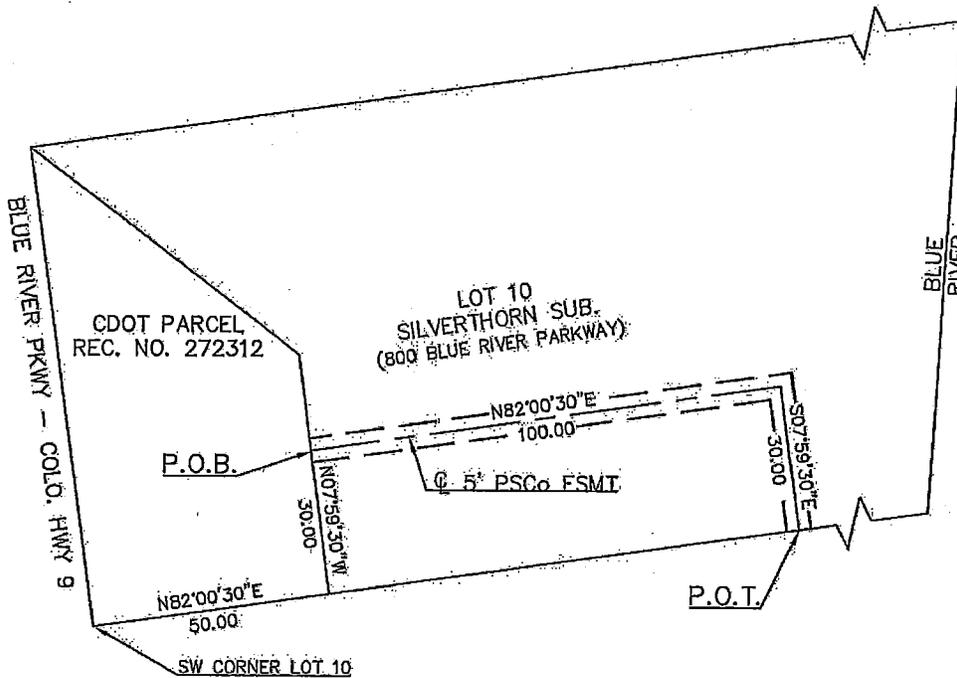
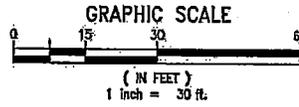
The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by:
 [NOTARY: Insert Grantor name(s) and applicable official title as shown above; e.g., J. Doe as Pres., XYZ Corp.]

Witness my hand and official seal.

My commission expires: _____ Notary Public

EXHIBIT A

SHEET 1 of 1



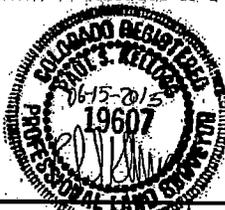
EASEMENT DESCRIPTION

A strip of land in Lot 10 of Silverthorn Subdivision being five (5) feet in width, two and one-half (2.5) feet on each side of the following described centerline:

Commencing at the Southwest corner of said Lot 10; thence North 82°00'30" East, along the southerly boundary thereof, 50.00 feet; thence North 07°59'30" West, along the easterly boundary of a tract of land described in that instrument recorded February 1, 1984 at Reception number 272312, a distance of 30.00 feet to the POINT OF BEGINNING; thence North 82°00'30" East, parallel with said southerly boundary, 100.00 feet; thence South 07°59'30" East, 30.00 feet to the POINT OF TERMINATION on said southerly boundary, containing 850 square feet; more or less;

I state this exhibit and the easement parcel description it depicts, both as part of the document to which they are attached, were prepared by me on June 12, 2015. They are not intended to reflect the result of a monumented land survey, nor shall this exhibit be construed as a land survey plat.

Paul S. Kellogg, PLS for and on behalf of
Public Service Company of Colorado



PUBLIC SERVICE CO. OF COLORADO EASEMENT GRANTOR: TOWN OF SILVERTHORNE		INVESTIGATION NO.: N/A	 <small>PUBLIC SERVICE COMPANY</small> <small>Right of Way & Permits 1123 West 3rd Avenue Denver, Colorado 80223-1351</small>
A PART OF SECTIONS 1 & 12; TOWNSHIP: 05 SOUTH RANGE: 78 WEST 6TH PRINCIPAL MERIDIAN SUMMIT COUNTY, COLORADO		SCALE: 1" = 30' DRAWN BY: PK	LINE:
PLAT NO.: N/A DOCUMENT NO.:		AGENT: A. LAGACE	DATE: JUNE 12, 2015

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Town of Silverthorne
Council Agenda Memorandum

TO: Mayor Bruce Butler and Town Council
THRU: Ryan Hyland, Town Manager *RH*
Joanne Cook, Recreation & Culture Director *JC*
FROM: Paul Kulik, Aquatics Coordinator *PK*
DATE: June 18, 2015 for meeting of June 24, 2015
SUBJECT: Resolution No. 2015-11, a Resolution awarding the Pool Boiler Replacement to Westco Systems Inc.

SUMMARY: Staff has solicited bids for a new boiler system for the Recreation Center pools. Six bids were received and staff is recommending approval of a contract with the low bidder, Westco Systems, in the amount of \$236,200.

BACKGROUND: This boiler project is a complete upgrade to the existing boiler system and will provide a dramatic increase in heating efficiency and reliability for the pools. This project is also the first step in preparing for a complete update of the pool pump room systems, which will be completed in future years.

Six bids were received. The first four bidders listed followed bidding instructions provided by Mike Flemming of Ohlson Lavoie Collaborative (OLC). Mike handled the bidding process and his firm provided the design of the new boiler systems. The last two bids from Design Mechanical and Mac Services were disqualified.

Building Technology Systems Denver, CO	\$279,880
Major Systems Wheatridge, CO	\$247,904
American Mechanical Services LLC Gypsum, CO	\$243,654
Westco Systems Inc. Westminster, CO	\$236,200
Design Mechanical Inc. Breckenridge, CO	\$264,612
Mac Services, LLC Dillon CO	\$192,908

FINANCIAL IMPLICATIONS The 2015 budget allows \$208,500 for this project. The low bid for this project is Westco Systems in the amount of \$236,200. If this contract is approved, the project will exceed the budget by \$27,700. Finance Director, Donna Braun, is aware of this overage and has indicated that savings can be found in the Recreation Center Asset Management Plan to cover the overage.

STAFF RECOMMENDATION: Staff recommends that Council authorize the Mayor to sign Resolution No. 2015-11, a Resolution authorizing the Town to contract with Westco Systems Inc for the Pool Boiler replacement project in an amount not to exceed \$236,200.

PROPOSED MOTION: "I MOVE TO APPROVE RESOLUTION 2015-11, A RESOLUTION AUTHORIZING THE TOWN TO CONTRACT WITH WESTCO SYSTEMS FOR THE POOL BOILER REPLACEMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$236,200.

TOWN OF SILVERTHORNE, COLORADO
Resolution No. 2015-11

A RESOLUTION Authorizing the award of a contract with Westco Systems for replacement of the Pool Boilers at the Recreation Center in an amount not to exceed \$236,200.

WHEREAS the Town budgeted replacement of the Pool Boilers in 2015, and

WHEREAS the Town has met requirements for bidding the project, and

WHEREAS the total cost of the purchase can be funded as noted in the memo dated June 18, 2015,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE THAT THE TOWN IS AUTHORIZED TO ENTER INTO A CONTRACT WITH WESTCO SYSTEMS IN AN AMOUNT NOT TO EXCEED \$236,200 AS OUTLINED IN THE STAFF MEMO DATED JUNE 18, 2015.

INTRODUCED, READ, APPROVED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE, COLORADO THIS 24TH DAY OF JUNE, 2015.

Bruce Butler, Mayor

Attest:

By _____
Michele Miller, Town Clerk

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DRAFT

**TOWN OF SILVERTHORNE
PLANNING COMMISSION MEETING MINUTES
JUNE 16, 2015 – 6:00 P.M.**

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m., on May 19, 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, JoAnne Nadalin, Tom McDonald, Donna Pacetti, Tanya Shattuck and Brian Wray. Staff attending tonight's meeting included: Matt Gennett, Planning Manager, Lina Lesmes, Senior Planner, Zach Margolis, Utilities Manager, Dan Gietzen, Town Engineer, and Melody Hillis, Administrative Assistant.

3. CONSENT CALENDAR – Stan Katz made a motion to approve the May 19, 2015, Planning Commission minutes. Tanya Shattuck seconded. The motion was approved by a vote of seven to zero (7-0). Brian Wray was absent.

4. CITIZEN'S COMMENTS:

None.

5. ACTION ITEMS:

A. Preliminary Site Plan Approval – Riverview Subdivision, Filing No. 2, Lot 8R, 421 Rainbow Dr.

Lina Lesmes, Senior Planner, presented the project. Larry Feldman, 4th on 4th, Ltd., is requesting approval a Preliminary Site Plan for a mixed use development consisting of 31 residential condominiums and one commercial condominium.

COMMISSIONER QUESTIONS:

Stan Katz - At what point, if a project is in violation of the Town Code, does the Planning Commission reject it, rather than accept it with a condition that it be corrected?

Lina Lesmes - Staff tries to have the Applicant come before the Town with conditions that can easily be met prior to the Final Site Plan review, or with conditions that don't make sense to have ready for the Preliminary Site Plan review.

Stan Katz - Talking about the building height. If this was 49 feet or 50 feet, would the Application be rejected or would it be approved with a condition that the height has to be brought to 45 feet?

Lina Lesmes - Staff feels that there are some of those elements that qualify for that reduction that is available in the Town Code, they qualify as architectural elements. What is in the Staff report is the recommendation that the other elements of the roof that are not architectural details be brought

- down to the 45 foot height requirement. The Planning Commission can discuss that, and make their own determination.
- Stan Katz - Where does the 45' height limit come from, what is unique about the height number being 45 feet.
- Lina Lesmes - That is the height limit in the Town core.
- Stan Katz - But where did that number come from, why wasn't it 43 feet, 48 feet, why 45 feet, what is unique about 45 feet? What happens if the building is higher, does the fire engine ladder not reach above 45 feet? What is the number?
- Matt Gennett - It has to do with accommodating a three to four story building, and trying to achieve a certain density goal in that area without detracting from the view corridor. People can still maintain their view corridor. During the 2014 Comprehensive Plan update Staff heard that the public didn't want buildings taller than that.
- Robert Kieber - That number is an arbitrary number, it came about in discussions in the past about what can be accommodated with a height limit of 45 feet.
- Stan Katz - That is what I thought, I also wondered whether our fire department would have to get better equipment if a building went above 45 feet. Just wondered if that is the specific reason for the height limit.
- Tanya Shattuck - Agree with Stan Katz on the height. Didn't see anything about landscape irrigation on the plans.
- Lina Lesmes - Proposing drip irrigation as noted on the landscape plan.
- Tanya Shattuck - The 4th Street parking, concerned with all of the other projects that are coming to Town, such as the theatre. Have tried to use the 4th Street parking if there is an event, it is always full. Is there concern that 4th Street is becoming too much? Know that we do have the overflow parking across from the Recreation Center.
- Lina Lesmes - We are not required to allow the 4th Street access point to this project, there is access off of Rainbow Drive. The Town doesn't want to see a net loss of parking on 4th Street either, want to see a net gain. Anticipating that in the future there will be on street parking on Rainbow Drive.
- Tanya Shattuck - Concerned that the parking area will be used a lot, it can't accommodate everybody.
- Lina Lesmes - For parking purposes, the two parking spaces that would be located on 4th Street, would only be to accommodate the commercial space, there would be no overnight parking allowed. If there is a net gain of eight, one or two may be used for the commercial space, there is still a net gain of six parking spaces.
- Tanya Shattuck - Just want it on the record as to how much use the 4th Street parking is being used, and continues to grow.
- JoAnne Nadalin - Regarding the statement that the class two materials are greater than 25%, roughly what percent are they, just trying to understand how much of a change there would have to be to get down to the 25% requirement.
- Lina Lesmes - Don't have exact percentages, have already tried to accommodate some class 1 materials, including a lot of brick. Jim Junge the Architect will present more information on this subject.
- Donna Pacetti - Regarding the parking, two different numbers, one states it shows 73 parking spaces proposed, and the parking requirements are not being met. Then on a different page it states that the parking requirements are being met.
- Lina Lesmes - The difference is in the commercial parking spaces. Explained the parking spaces for the residential and commercial, and the Town's parking requirements are being met.
- Donna Pacetti - So it should be 74 parking spaces, not 73?

- Lina Lesmes - Seventy four spaces are show, but the parking for the commercial space will like happen on the street due to proximity. Giving some flexibility to where the location of the commercial parking can occur. Explained the parking as show on the site plan.
- Brian Wray - Back to Stan Katz's question, if the height restriction is in the Town Code, why wasn't the building just designed that way? It would've been much simpler, especially since it is just two feet above. The festival bridge, which is still in the plans, how does this fit in with that? Now all the spaces are reconfigured. Has the Applicant thought out how the bridge and all the other items are going to come into this? Is there any future thought on that?
- Lina Lesmes - In an ideal world we would like to see the festival bridge.
 Brian Wray - As far as the alignment goes. Seems like there are a few spots where that bridge would come into 4th Street. Since it hasn't been designed, has there been thought put into seeing how the bridge would fit. The bridge is a really important element to the future of the Town Core.
- Lina Lesmes - He is talking about a bridge that was talked about when we did the Comprehensive Plan and was something that would be a good amenity to have here. The plans do not impede a festival bridge.
- Brian Wray - There needs to be some thought put into the bridge, feels that it is an important element for the future, it will add a lot to that area.
- Lina Lesmes - Showed the bridge on the presentation graphic, not going to change any alignment of 4th Street.
- Brian Wray - The easements are all correct? In the Staff report it states that there is no easement for the pump house? Is that correct?
- Lina Lesmes - Yes, there will be a new easement created for the pump house.
 Tanya Shattuck - There are all these conditions to meet before the Applicant comes back at final, seems to me that would make Staff's job more difficult. Would it be better if there were fewer conditions at Preliminary Site Plan?
- Lina Lesmes - Applicants want to have preliminary approval from Planning Commission and Town Council before they spend a lot of money that is required to come up with all these final details, the engineering work, all the details that need a lot of work from a lot of professionals.
- Brian Wray - That makes sense.
 Tanya Shattuck - To me it just seems overwhelming.
 Lina Lesmes - They want to make sure that they have preliminary approval with an idea of what will be required for final so that they don't go down the road too far and get denied
- Robert Kieber - Mark Leidal and I have talked about at length over the past few years. The Applicant has the right to come before the Town, the Staff can suggest that the project be postponed because of all of the possible conditions. The Applicant has the right to request it to be taken forward. That's why we end up with 13 conditions. That is why there were 22 conditions on the Hampton Inn. It has been hard to get used to, but have to understand that our building envelope is so short. Can't always ideally come in with an application, planning far enough in advance so that they can immediately start digging a hole.
- Tanya Shattuck - As long as Staff is comfortable, just seems like a lot.
 Robert Kieber - The best question is to ask the Applicant if they are comfortable with the Staff recommended conditions.
- Tom McDonald - Currently is there overnight parking allowed in the 4th Street overflow parking area?
- Lina Lesmes - No.
 Tom McDonald - So all vehicles have to be cleared out overnight.

- Lina Lesmes - There will be no overnight parking permitted there, especially in the winter.
- Stan Katz - If we were worried about people looking at something being too tall, Section 4-4-d, on page states "it doesn't apply to chimneys, ventilators, skylights, water tanks, silos and other things of that sort". All of those things could be higher than 45 feet and certainly something like a water tank would obstruct someone's view. So, the notion that 45 feet is the right number for the human occupancy, and wouldn't be occupied if you went higher with no particular restriction on it, wouldn't make sense if the purpose of the 45 foot restriction was to keep people's views/. To me, this is a philosophical issue discussed in conjunction with this because, if in fact you could go to 45, 48, or 49 feet if people are not living in it, such as a water tank, silo or skylight, then there is no reason not to allow one little piece of this to be 48 feet high and in that case, we could take that off as a condition. Trying to decide whether or not the first condition should be a strong first condition. That in fact they should bring it down to 45 feet or does this represent an interesting test case whether or not 48 feet makes sense? If it is one little tiny piece of this, it is certainly not obstructing the view any more than a water tank would.
- Robert Kieber - Going back historically, this all began with Target. Target came in and was one of the first projects, excluding a motel, that wanted the increase in height, that is when the Staff worked with the applicant for the architectural items. I'm not talking about the 48 foot roof height that is a different type of architectural items. Back to where the hypothetical question of where the 45 foot rule came, you have to have a number. When I started on Planning Commission pretty much everything north was 45 feet and lower. The heights in the Town have gone up dramatically, just with the building going north.
- Stan Katz - Then why would they allow water tanks and silos to go above that?
- JoAnne Nadalin - My impression from that language, and what is being talked about is "accent pieces" that can go above the height limitation. So when I saw silo, I thought more of a Bakers Brewery silo, or a water tank of that size, not a big water tank. So as I look at this, I say they are "accent pieces" that are going above 45 feet. The part that is the mass of the building is limited to 45 feet.
- Robert Kieber - Right now we are limited to asking is the building height limited to 45 feet, the Staff is saying they'll work with the Applicant, we'll hear from the Applicant. I understand what Stan Katz is saying, all of these are arbitrary numbers that came up at some point in time. We have to live with what we have and let the Applicant work out the details. Historically, the ground work has already been set with the architectural because of Target. At that point in time Target exceeded some of the height limits for their towers, etc.

APPLICANT COMMENTS:

- Larry Feldman - 4th on 4th, Ltd., Applicant for Rivers Edge Condominiums, presented his information, explained how each of the conditions can be met, gave a very extensive amount of historic information and background about the lot. Highlighted the elements that were changed since the Worksession. Requested approval.
- Robert Kieber - The Planning Commission knows the quality of the projects that you have built. To continue on about some of these items is not meaningful. The land is raw, the land has been undeveloped, the Town didn't come and recruit you and require you to build, you've come to the Town and to say I want to build. The Town has made the Code public, and you have what

- the Town Codes are, and so, to stand here and tell us that we should do this or do that, you're coming to us to base it on our Code, not what you want to do. I know what you want to do, we have our Town Code and the bottom line is you build it by Code, or you can request to the Town Council at some point in time to make some modifications. The Planning Commission's job is to see that it meets the Comprehensive Plan and not to determine whether it is hardy plank or cedar siding, or things like that. Preaching to the wrong choir.
- Larry Feldman - I apologize, it is a passionate subject for me. What we have committed in the application, is that by the time we get to final, we will meet the Town Code, 100 percent, unless we're given some leeway for variation.
- Jim Junge - Architect representing the Applicant. Feels that the architecture meets the Town Code, presented information on the architectural elements and impacts. Feels it will be visually satisfying.
- Larry Feldman - Commented that the commercial unit has been relocated and downsized.
 Brian Wray - Very thorough, don't have any questions, but sure that Stan does.
 Joanne Nadalin - It sounds as though it has been time consuming to work with the owner of the Factory Stores. Storm sewer line C runs into the Factory Outlet drainage detention pond.
- Larry Feldman - That's gone. Explained that they are trying to begin construction this season.
- Stan Katz - Great oral presentation and people sometimes tend to say things that they don't mean. But when it is put in writing, I tend to take it more seriously. Two sentences that bother me. On page 6, in your summary, you say "if given a chance with some flexibility and latitude in River's Edge to do our thing, we'll do the same thing here and build a beautiful building". What type of flexibility and what type of latitude are you talking about here that you are willing to put that in writing.
- Larry Feldman - In previous buildings we have used material that have cost us more on the bottom line. Hoping to get some latitude to use more sustainable materials, so that the buildings look the same 20 years from now. Meeting the Code, don't want to change the Code. Want some latitude, but will address that at a later time.
- Stan Katz - The next question, which states "sometimes this takes mid-course correction to respond to changing markets". Are you saying that this plan could conceivably change after we approve it, after you've started building, then all of the sudden you say that you would like two more units, I want fewer parking space, there are a lot of different things that mid-course correction can be when you're saying it in writing that you may do mid-course corrections.
- Larry Feldman - At least I'm honest enough to say it in writing. I would never come back and ask for more units, never come back and ask for fewer parking spaces. If I could figure out a way on the corner unit to get a different exit and asking for a little fence to be installed. I would be coming back for a reapproval. The more likely event would be a reduction in the number of units, which might reduce parking spaces. There has been a lot of expense, detail and refining since the first work-session presentation at the Planning Commission. Have combined some units to get more variety.
- Stan Katz - Wanted my comments on the record.
- Larry Feldman - It is in the book, nothing official yet. Addressed the RETA tax that will be paid. Also addressed the question of having some full time residents in this project in detail with the impact fees, etc.
- Robert Kieber - On the third floor units, the interior slope of the roof that goes to the covered parking. Have you considered skylights?

Jim Junge - Yes. The pushback is always will they leak, if installed right they won't.

PUBLIC COMMENT:

None.

CLOSED PUBLIC COMMENT.

COMMISSIONER COMMENTS:

Brian Wray - Larry was very thorough in addressing the 13 conditions, understand his philosophy on those, the hardy plank vs. the cedar, I totally get it. Like the project, all for it, great addition. Larry's reputation as a quality builder is there. My vote will be for approval. Some of the conditions are for the final, the number of these conditions is reduced in my view because of his explanation.

Donna Pacetti - Echo what Brian Wray said, like the project, nice addition to that area.

Tanya Shattuck - Agrees with that.

JoAnne Nadalin - Agrees, a lot of the conditions are a checklist for final approval.

Tom McDonald - Nice looking project. Can understand the concerns, it is the beginning of the Town Core, really don't know if there will be a bridge there or not. Don't know what is going on with the Outlets. Trying to prepare for the future. Hesitant about the parking because of the unknown future. Nice looking project, better than what has been proposed there in the past.

Stan Katz - Everything is really good, Staff recommendation number three is going to be an issue for somebody. Don't know whether this 45 fee restriction makes sense or not. Would like Planning Commission to make a decision on it, even possibly taking it out. If everyone is happy with just leaving that condition in and letting Town Council take care of it, I'm fine with that too. Would approve it either way.

Brian Wray - Would be okay with removing condition number three, the explanation that it is not a human occupied space, so it should fall under the category of the other elements. Don't know what Planning Commission's leeway is here.

Matt Gennett - It is subjective, how you take that interpretation.

Robert Kieber - If we have a motion with the 13 conditions, then there could be an amendment to that to change one. And another vote would be taken to amend the original motion. Have been on this Planning Commission for many years, and worked with other municipalities. Have never worked with a developer that came in and didn't expect a couple of things to be eliminated. Always ask for more, that's the name of the game in my opinion. Having 13 conditions, it is preliminary, know that a lot of these will be worked out quickly. The written word holds up in court, these things will either be eliminated because they are corrected or the Town or the developer agrees. Have no problems, the architecture is great, the color schemes will be worked. Don't agree with the flat roofs and the more trees that you have the better. The 45 foot or 48 foot, that can be dealt with. The fire pit is a mistake for the future HOA. The 4th Street parking is going to be a police problem. No overnight parking is going to eliminate most of the problem

TOM MCDONALD MADE A MOTION TO RECOMMEND APPROVAL OF THE RIVERS EDGE AT SILVERTHORNE CONDOMINIUMS WITH THE FOLLOWING STAFF RECOMMENDED CONDITIONS:

1. That a Conditional Use Permit application for the use '*Multi-family dwelling unit*' be submitted with the Final Site Plan.

2. That a Minor Subdivision plat be submitted with the Final Site Plan to vacate, relocate, and/or create easements on Lot 8R, Riverview Subdivision #2.
3. That all architectural elements that are used for human occupancy and are customary portions of the roof meet the height requirement of 45 feet above average existing grade (USGS 8,794).
4. That the applicant request approval of a License Agreement and associated exhibits for all improvements in the public right-of-way and on Town-owned property.
5. That the exact reconfiguration of the 4th Street parking be submitted with the Final Site Plan.
6. That the patio/courtyard located within the 10-foot snow storage easement be relocated or revised such that it is not within the snow storage easement.
7. 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.
8. That details be provided regarding root barriers for trees planted near walkways, as required by Standard 3.5.5 of the Town Core District Design Standards and Guidelines.
9. That a revised Lighting Plan be showing the updated site and building layout, all proposed light fixtures, and lighting levels along all site property lines.
10. 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.
11. That the building materials be revised such that Class II building materials do not exceed 25% of building facades, as required by Standard 4.3.3 of the Town Core District Design Standards and Guidelines.
12. That the color and material board be revised with the submittal of the Final Site Plan showing the final selection of colors and materials, as required by Standard 4.3.6 of the Town Core District Design Standards and Guidelines.
13. That the comments of the Town Engineer, attached as Exhibit C, be addressed with the submittal of the Final Site Plan.

TANYA SHATTUCK SECONDED.

STAN KATZ MADE A MOTION TO AMEND THE CONDITIONS OF APPROVAL BY REMOVING CONDITION NUMBER 3.

BRIAN WRAY SECONDED COMMISSIONER KATZ'S MOTION.

AMENDED MOTION PASSES BY A VOTE OF SEVEN TO ZERO (7-0).

ORIGINAL MOTION PASSES BY A VOTE OF SEVEN TO ZERO (7-0).

Planning Commission adjourned at 7:46 p.m., re-adjourned at 8:51 p.m.

B. Ordinance 2015-06; An Ordinance Amending Chapter 4, Article IV, Zoning Districts and Standards.

Lina Lesmes, Senior Planner, presented the project. The Town of Silverthorne is proposing amendments to Section 4-4-13, the Riverfront Mixed Use Zone District.

COMMISSIONER QUESTIONS:

None.

APPLICANT COMMENTS:

None.

PUBLIC COMMENT:

None.

CLOSED PUBLIC COMMENT.

COMMISSIONER COMMENTS:

- Brian Wray - What was the driving force behind these changes, not enough applicants?
- Lina Lesmes - No. It has do with the recommendations of the Comprehensive Plan, but we are also changing the Riverfront Design District Standards, and notice that a lot of items went together.
- Robert Kieber - A lot of this was put in prior to the economic downturn in 2008, and the economic outlook when it was first brought before Planning Commission and Town Council.
- Lina Lesmes - These are significant changes. Not prohibiting commercial, but not requiring it any longer.
- Stan Katz - My understanding has always been, that if you make revisions of this sort, that there is only a problem if you're reducing someone's rights that is already an owner. Looks to me as if this increases someone's rights. Is there anything that we are missing, that actually decreases someone's right?
- Lina Lesmes - That's correct, we are increasing a property owner's rights.
- Robert Kieber - If anything it opens it up for more development.

STAN KATZ MADE A MOTION TO RECOMMEND APPORVAL OF ORDINANCE NO. 2016-06; AN ORDINANCE AMENDING CHAPTER 4, ARTICLE IV, ZONING DISTRICTS AND STANDARDS, CONCERNING THE RIVERFRONT MIXED USE ZONE DISTRICT AND THE USE SCHEDULE.

DONNA PACETTI SECONDED.

MOTION PASSES BY A VOTE OF SEVEN TO ZERO (7-0).

C. Ordinance 2015-07; An Ordinance Amending the Riverfront District Design Standards.

Lina Lesmes, Senior Planner, presented the project. The Town of Silverthorne is proposing amendments to the Riverfront 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.

COMMISSIONER QUESTIONS:

- Stan Katz - Is there anything in this that would restrict rather than enhances.
- Lina Lesmes - No. This is much more streamlined and less strict. Trying to create a residential district. Language that is applicable from the Town Core and Gateway standards will be seen in this. Nothing in this document creates stricter standards.
- JoAnne Nadalin - One suggestion and it has to do with landscaping. In the Blue River Trail Master Plan, there is something that states "do things that prevent casual trails to the Blue River, so that the riverbank is being degraded". Might think about incorporating something like that in 3.5.5 as part of the

guidelines, you want to encourage recreation in the Blue River corridor, but also don't want a bunch of casual trails.

Donna Pacetti - Regarding 3.4.4, don't understand what a parking reservoir is?
Lina Lesmes - Explained what that is referring, especially the narrow lots along Blue River Parkway.

Donna Pacetti - On page 82, 4.1.4, regarding the "mass" of the building, don't understand that term.

Lina Lesmes - That refers to the bulk of the building, trying to address the bulk of the buildings, having things come in and out, being distinctive.

APPLICANT COMMENTS:

None.

PUBLIC COMMENT:

None.

CLOSED PUBLIC COMMENT.

COMMISSIONER COMMENTS:

None.

TOM MCDONALD MADE A MOTION TO RECOJMENT APPROVAL OF ORDINANCE NO. 2015-07; AN ORDINANCE AMENDING AND UPDATING THE RIVERFRONT DISTRICT DESIGN STANDARDS AND GUIDELINES.

JOANNE NADALIN SECONDED.

MOTION PASSES BY A VOTE OF SEVEN TO ZERO (7-0).

6. OTHER ITEMS:

Matt Gennett informed the Planning Commission that Greg Roy, Planner I/CSO started on June 3rd. He will be doing code enforcement 50 percent of the time.

Upcoming projects are: Silvertrout Estates, combined preliminary and final application process. The application is the same as before. Discussed the procedures of a preliminary and final application. The CLOMAR does not have to be redone. Robert Kieber encouraged the others to go look at the lot and walk along the bike path while the river is at a high level.

South Maryland Creek Ranch is submitting for preliminary plan for subdivision as early as this Thursday. Brian Wray asked if Town Council approved the density, Matt Gennett stated, that yes, it was approved.

The Cabins at Angler Mountain Ranch, Filing No. 4 will be before the Planning Commission soon.

Lina Lesmes stated that Angry James Final Site Plan will be coming before the Planning Commission on June 30th.

Also, Fox Crossing is coming back, it has been renamed Fox Field Townhomes as a preliminary PUD on June 30th.

JoAnne Nadalin asked about Alpine Paint's exterior remodel. Matt Gennett stated that they have submitted for a building permit and it is currently in the review process.

Tanya Shattuck asked if someone could please look into the marijuana shop located above Quiznos. Visited the liquor store and came out of there smelling like pot, find it embarrassing. Surprised that no one else has complained. Will not visit that establishment again. Can also smell it while driving on Blue River Parkway. Matt Gennett stated that he will look into it.

Robert Kieber asked if there was any more information about the Outlet Stores where Carter's is located. Matt Gennett nothing final has been determined on that.

Tanya Shattuck asked about the meeting at Trent Park, was unaware that the area across from Trent Park, where the Town stores snow is in the plans to be a park. Matt Gennett stated that the area has always been planned to be a park at some time in the future.

Robert Kieber asked what the deadline is for Planning Commission applications. Matt Gennett stated that it is July 1st by noon. Tom McDonald was asked if he could let us know if he is either interested, and submit a letter of interest, or let us know if he is not interest in being on the Planning Commission any longer.

7. ADJOURNMENT:

JOANNE NADALIN MADE A MOTION TO ADJOURN AT 8:20 P.M.

TANYA SHATTUCK SECONDED.

MOTION PASSES BY A VOTE SEVEN TO ZERO (7-0).

Submitted for approval by:

Approved this of 30th day of June, 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: June 18, 2015 for meeting of June 24, 2015
SUBJECT: April 2015 Sales Tax Review

SUMMARY:

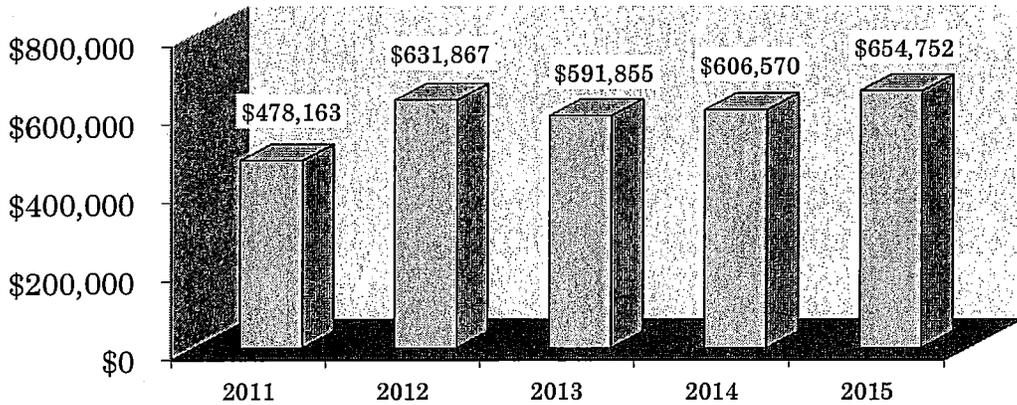
The following reports summarize April sales taxes collected in May. The State remitted the Town's 2% county taxes from April sales on June 8th, 2015.

MANAGER'S COMMENTS:

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

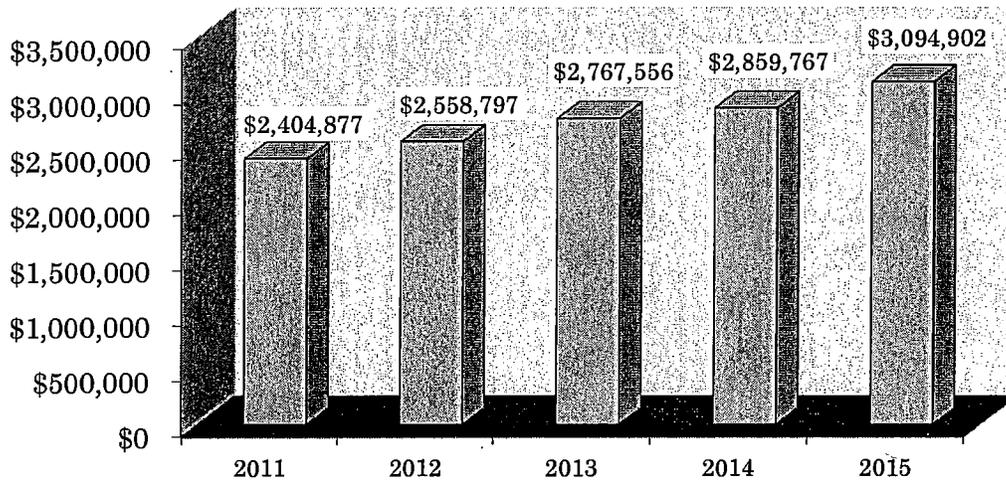
CHART A: MONTH	2011	10-11	2012	11-12	2013	12-13	2014	13-14	2015	14-15
		% CHANGE								
JAN	573,681	-0.27%	613,612	6.96%	705,712	15.01%	691,694	-1.99%	765,758	10.71%
FEB	596,415	0.61%	595,268	-0.19%	639,591	7.45%	682,500	6.71%	713,637	4.56%
MARCH	756,618	-0.13%	718,051	-5.10%	830,399	15.65%	879,003	5.85%	960,756	9.30%
APRIL	478,163	-4.42%	631,867	32.14%	591,855	-6.33%	606,570	2.49%	654,752	7.94%
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%		
YTD TTL:	7,751,173		8,160,996		8,983,606		9,429,015		3,094,902	
%CHANGE FROM YEAR TO YEAR:		3.31%		5.29%		10.08%		4.96%		8.22%

EXHIBIT 1A: SALES TAXES COLLECTED APRIL



%CHANGE FROM PRIOR MONTH	2011	2012	2013	2014	2015
	-4.42%	32.14%	-6.33%	2.49%	7.94%

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



%CHANGE FROM PRIOR YEAR	2011	2012	2013	2014	2015
	-0.87%	6.40%	8.16%	3.33%	8.22%

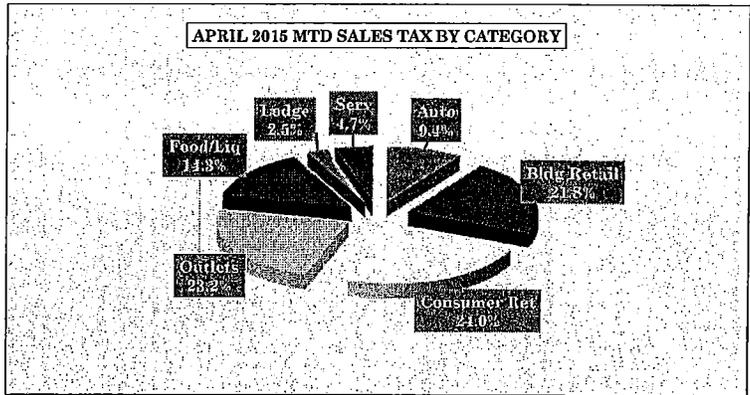
Exhibit IA & Exhibit IB show the Town of Silverthorne's collections by month and year-to-date (YTD) for the years 2011-2015, with the following results:

April 2015's sales tax collections increased by \$48,182 or 7.94% over 2014. 2015 YTD collections increased \$235,135 or 8.22% over 2014 collections.

SALES TAX BY CATEGORY

EXHIBIT IIA: APRIL SALES TAX BY CATEGORY

Category	2014	2015	\$Inc/(Dec)	% Inc/(Dec)
Auto	\$58,698	\$61,647	\$2,950	5.03%
Bldg Retail	\$107,009	\$143,043	\$36,034	33.67%
Consumer Ret	\$141,085	\$157,279	\$16,194	11.48%
Outlets	\$170,900	\$151,973	(\$18,927)	-11.07%
Food/Liq	\$80,166	\$93,318	\$13,152	16.41%
Lodge	\$15,090	\$16,636	\$1,546	10.24%
Serv	\$33,624	\$30,856	(\$2,767)	-8.23%
TOTAL	\$606,570	\$654,752	\$48,182	7.94%

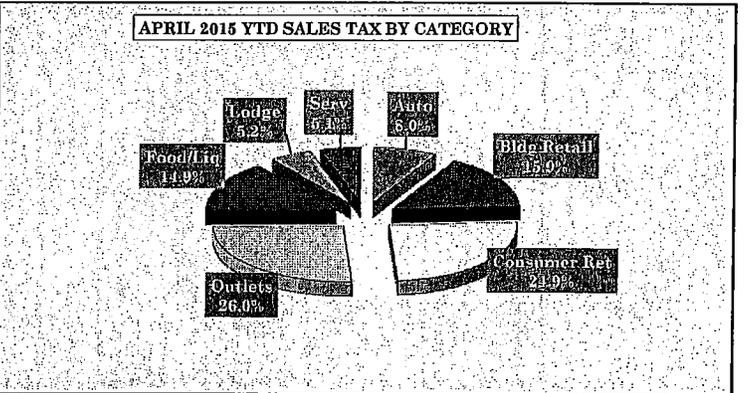


The Outlets category decreased \$18,927 or minus 11.07% when compared with April 2014. YTD is up \$11,375 or 1.43%.
 The results by Phase are as follows:
 ▶ Phase I is down \$5,477 or minus 10.11%. YTD is up \$240 or 0.99%.
 ▶ Phase II is down \$3,823 or minus 19.10%. YTD is up \$9,283 or 3.39%.
 ▶ Phase III is down \$4,631 or minus 15.77%. YTD is up \$1,853 or 1.31%.

The "Sales Tax by Category" Exhibits IIA & IIB compare the April sales taxes collected by Outlets, Building Retail, Consumer Retail, Food/Liquor, Lodging, Automotive, and Services with the following results:
 ▶ The Consumer category contributes the highest April collections, or 24.0% and the 2nd highest YTD collections, 24.9%.
 ▶ The Outlets category, April's 2nd largest sales tax category, contributed 23.2%; YTD 26.0%.

EXHIBIT IIB: APRIL YTD SALES TAX

Category	2014	2015	\$Inc/(Dec)	% Inc/(Dec)
Auto	\$245,210	\$248,894	\$3,684	1.50%
Bldg Retail	\$400,971	\$492,321	\$91,350	22.78%
Consumer Ret	\$681,374	\$771,039	\$89,665	13.16%
Outlets	\$792,992	\$504,367	(\$11,375)	-1.43%
Food/Liq	\$429,858	\$460,611	\$30,753	7.15%
Lodge	\$139,590	\$160,153	\$20,564	14.73%
Serv	\$169,772	\$157,516	(\$12,256)	-7.22%
TOTAL	\$2,859,767	\$3,094,902	\$235,135	8.22%



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 highest April dollar increase, \$36,034 or 33.67%; YTD up \$91,350 or 22.78%.
 ▶ The Consumer Retail category had the 2nd highest April dollar increase, \$16,194 or 11.48%; YTD up \$89,665 or 13.16%.
 ▶ The Service category was down \$2,767 or minus 8.23%; YTD down \$12,256 or minus 7.22%.

Outlets at Silverthorne (OS):
 ▶ Phase I aka Red Village:
 Bath & Body Works extended their lease expiration by 1 year.
 ▶ Phase II aka Blue Village:
 ▶ Phase III aka Green Village:
 Under Armour exercised their lease option for 5 more years. Spirit Halloween renewed their lease for their seasonal store with a tentative August opening. IMI Resort Sales will be opening a showroom and sales office in late June. Lake Dillon Theater is conducting their summer workshops in June and July.
 4th of July Sidewalk Sales will be held July 1-6.

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	\$960,756	\$2,356,669	\$2,440,150	103.54%
APR	\$636,585	\$654,752	\$2,993,254	\$3,094,902	103.40%
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		2013		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%	31,748	3,433	12.1%	
Apr	5,119	-24.4%	6,758	32.0%	7,504	11.0%	8,628	1,125	15.0%	
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%	6,841	15.0%	6,918	1.1%			0.0%	
Dec	15,260	-0.8%	19,283	26.4%	20,436	6.0%			0.0%	
TOTAL	126,856	-1.5%	141,419	11.5%	160,594	13.6%	81,324	10,645	15.1%	

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		2013		2014		2015		2014/2015		2015	
	Amount Collected	% Change	Amount Collected	% Change	Amount Collected	% Change	Amount Collected	% Change	% Change	Footage	New Permits	New 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	16.9%	0	-100.0%	34,116	34,116		17,058	0	6
May	43,148	109.1%	42,286	-2.0%	38,256	-9.5%	21,232	(17,024)		10,616	5	2
June	3,566	-90.1%	18,840	428.3%	8,880	-52.9%				0	1	
July	7,530	-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	
TOTAL	129,080	21.8%	409,336	217.1%	231,332	-43.5%	100,014	39,300	64.7%	50,007	33	15