



**TOWN OF SILVERTHORNE
PLANNING COMMISSION MEETING MINUTES
MAY 19, 2015 – 6:00 P.M.**

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m., on May 5, 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 and Tanya Shattuck. Brian Wray was absent. Staff attending tonight's meeting included: Matt Gennett, Planning Manager and Melody Hillis, Administrative Assistant.

3. CONSENT CALENDAR – Stan Katz made a motion to approve the May 5, 2015, Planning Commission minutes, as corrected. JoAnne Nadalin seconded. The motion was approved by a vote of six to zero (6-0). Brian Wray was absent.

4. CITIZEN'S COMMENTS:

None.

5. PUBLIC HEARING:

Final Plat Approval – Angler Mountain Ranch, Filing No. 3, a resubdivision of Tract A, Angler Mountain Ranch, Filing No. 3.

Matt Gennett, Planning Manager, presented the project. Tim Crane, Compass Homes Development, LLC, is requesting approval of a Final Plat for a resubdivision of Tract A, Angler Mountain Ranch, Filing No. 3.

COMMISSIONER QUESTIONS:

Stan Katz - Questioned the 35 foot temporary construction easement and permanent right-of-way easement. The permanent right-of-way easement appears to be on the Oxbow Ranch. How is this working out, did the Applicant have to get an approval from the owners of the Oxbow Ranch.

Matt Gennett - That is an agreement that Angler Mountain Ranch has with Oxbow Ranch. Requested that Stan Katz repeat his question since Tim Crane just walked in.

Stan Katz - Repeated his question.

Matt Gennett - Stan Katz is asking about the 35 foot easement on the Oxbow Ranch.

Stan Katz - What is the area designated as a permanent right-of-way easement due east of the Angler Mountain Ranch Road, if it is a permanent right-of-way easement, does that mean that there is going to be a road built?

Tim Crane - It is for the retaining wall and grading.

Matt Gennett - Stan Katz is referring to the 35 foot temporary construction easement.

Stan Katz - It appears to be on the Oxbow Ranch property.

Tim Crane - Compass Homes Development. Worked with the Arnold's, instead of building a retaining wall within the right-of-way, it was graded out so that they would have future access onto the Oxbow Ranch at grade to Angler Mountain Road. Otherwise our alternative to meet the road grade was to build a retaining wall and that would not benefit them at all in the future, so they granted us a grading easement.

Donna Pacetti - Is the Applicant is going to give up the drainage ditch on lot 6?
 Matt Gennett - Vacating a portion of the drainage easement on part of lot 6.
 Donna Pacetti - The plans show the drainage being installed, wondering whether it is being taken out or being installed.

Joe Maglicic - Ten Mile Engineering. Both actually, the original Filing 3, several years ago, the detention pond was installed, and was consistent with the preliminary plat. When designing the final details of the road design and everything, the previous inlet that was previously platted was looked at, and made more sense to relocate it as now shown on the plans.

Donna Pacetti - Reviewed the seeding list, and noted that the seeding would be put down in an erosion blanket, so do the seeds just pop through the blanket?

Joe Maglicic - Yes, over the past years' experience has taught us that using the erosion blanket is the best way to go. The blanket does two things, it keeps the erosion down and also holds the moisture in, so the grass seed germinates fast. They are biodegradable and will break down.

APPLICANT COMMENTS:

None.

PUBLIC COMMENT:

None.

CLOSED PUBLIC COMMENT.

COMMISSIONER COMMENTS:

None.

TOM MCDONALD MADE A MOTION TO RECOMMEND APPROVAL OF THE FINAL PLAT FOR ANGLER MOUNTAIN RANCH, FILING NO. 3, THIRD AMENDMENT.

STAN KATZ SECONDED.

MOTION PASSES BY A VOTE OF SIX TO ZERO (6-0). BRIAN WRAY ABSENT.

6. OTHER ITEMS:

Matt Gennett – upcoming Planning Commission items upcoming are: River's Edge will be coming before the Planning Commission in the next couple of weeks, possibly on June 2nd.

Staff had a meeting last week with the former representatives of Silver Trout Estates spoke with Staff about resubmitting, have not done so yet. If Planning Commission remembers final approval was given and the project expired due to the fact that they couldn't meet the security requirements. Tanya Shattuck asked if is that the triangle next to the Ponds? Matt Gennett; yes it is wedged between Angler Mountain Ranch and the Ponds at Blue River. Matt Gennett stated it could be coming before the Planning Commission as a Preliminary and Final Site Plan combined.

Matt Gennett informed Stan Katz and Tom McDonald that their terms on the Planning Commission expire in July. If you are interested in being reappointed please submit a letter of interest by July 1, 2015.

Robert Kieber: Saw something about Town grants to various businesses, Dunkin Donuts? Where is Dunkin Donuts in Silverthorne? Matt Gennett: They have proposed to locate where Café Toro is currently. Have leased that space, and are a franchisee of Dunkin Donuts, they are not the corporate business. The last time that Planning Staff met with the franchisee they were having trouble convincing the corporate office that their plan would meet the minimum requirements of Dunkin Donuts corporate, in terms of doing some improvements to that site. Staff has informed them that a Site Plan Modification application is required, need to get the parking lot repaired and paved. Staff has also informed them that some repair and maintenance needs to be done at the bare minimum to open, that is being triggered by repainting and installation of a sign. Staff doesn't think the corporate Dunkin Donuts is going to allow them to do the minimum level of maintenance and allow them to have the corporate logo on the building. The franchisee and the corporate office are trying to work on it and come up with a solution. The grant money won't be released to them unless Dunkin Donuts will commit to the improvements.

Stan Katz, did you say that Rivers Edge is coming back, is it coming back as a Site Plan? Matt Gennett it will be coming before the Planning Commission as a full blown application, believe that they are coming in for just a Preliminary Plan at this point and are proposing to develop under existing zoning. Stan Katz: So, they aren't asking for a PUD? Matt Gennett: Not to my knowledge.

JoAnne Nadalin asked what happened to McDonald's project. Matt Gennett stated that their project approval has expired recently, and that there are some internal discussions on which McDonald locations are going to be addressed. Have heard that there will possibly be a year delay. Robert Kieber asked if McDonalds is corporate owned? Matt Gennett: Yes believe it is.

JoAnne Nadalin was at an HOA meeting, and Fox Field was brought up, and they had done some sort of community event, have they come to the Town. Matt Gennett: Yes, they have come to us, it is a complicated scenario on that site, as there are two different properties there. Stan Katz asked where that is located? Robert Kieber: It was previously known as Fox Crossing. Matt Gennett: It has been renamed, and the Applicants are trying to figure out what they can and can't do.

Robert Kieber what about Starbucks at the Outlets? Matt Gennett stated that construction is supposed to begin in July.

Donna Pacetti: Noticed in the Town Council comments that they approved Angry James Brewery with the 12 conditions. Matt Gennett stated that yes, it was approved as a Preliminary Site Plan. Donna Pacetti: Just for my knowledge how does that work? Matt Gennett: They will have to come back at final with those conditions having been met and their site plan will have to reflect those changes. Those will have to be resolved before building permit submittal, Staff is aware that they have modified their site plan quite a bit to conform to those conditions. The stairs may protrude onto the sidewalk, but that is minor compared to everything else. Stan Katz: Are they still going to have stairs or going to make a ramp? Matt Gennett: They have eliminated at least one step out of the four.

7. ADJOURNMENT:

STAN KATZ MADE A MOTION TO ADJOURN AT 6:20 P.M.

JOANNE NADALIN SECONDED.

MOTION PASSES BY A VOTE SIX TO ZERO (6-0). BRIAN WRAY ABSENT.

Submitted for approval by:

Approved this of 16th 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.