

**SILVERTHORNE TOWN COUNCIL MEETING
AGENDA FOR SEPTEMBER 23, 2015- 6:00 PM**



- I. CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA
- II. PLEDGE OF ALLEGIANCE
- III. STAFF COMMENTS 1
- IV. COUNCIL COMMENTS
- V. CITIZENS' COMMENTS*
- VI. CONSENT CALENDAR
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 - A. Planning Commission Meeting Minutes, September 15, 2015 121
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- XV. ADJOURNMENT

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

**COUNCIL WORK SESSION:
TOPIC:**

**SEPTEMBER 22, 2015 – 6:00 P.M.
2016 BUDGET REVIEW**

**SILVERTHORNE TOWN COUNCIL WORK SESSION
PUBLIC ISSUES SCHEDULE
2015**

*The Council Work Sessions are held every 2nd and 4th Tuesday of each month and begin at 6:00 p.m. with open discussions. The following issues will be addressed from 6:15 p.m. until completed. Additional items to be discussed will be scheduled as time permits.
"OPEN" indicates a topic has not yet been selected.*

OCTOBER 13 TOWN CORE ZONING

OCTOBER 27 OPEN

NOVEMBER 10 OPEN

DECEMBER 8 OPEN

**FUTURE WORK SESSION DISCUSSION ITEMS:
HISTORIC SOCIETY**

September 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31 Rec Center Re-Opens	1 EDAC	2	3	4 Doo Wop Denny—Pavilion	5
6	7 Rec Center Hours: 10:00 am—6:00 pm TOS Holiday	8 Gym Re-Opens Work Session	9 Council Meeting	10	11 Payroll	12
13	14 Out of the Darkness Suicide Awareness Walk 11:00 a.m.— 1:00 p.m. Outlets	15 Planning Commission	16 Court	17	18	19 Bear Strong Bolt— SVE Fundraiser 9:00 a.m. Rainbow Park
20	21	22 Planning Commission	23	24 SPORT Meeting	25 Payroll	26
27	28 Pool Re-Opens	29 Work Session	30 Council Meeting			

October 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
					Payroll	
4	5	6	7	8	9	10
		Planning Commission				
11	12	13	14	15	16	17
Pumpkin Fest						
		Work Session	Council Meeting	SPORT Meeting	Payroll	
18	19	20	21	22	23	24
		Planning Commission	Court			
25	26	27	28	29	30	31
		Work Session	Council Meeting		Payroll	

November 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 EDAC Meeting	4	5	6	7
		Planning Commission				
8	9	10	11	12	13	14
		Work Session	Council Meeting		Payroll	
15	16	17	18	19	20	21
			Court	Celebrations Around the World!		
				SPORT Meeting		
22	23	24	25	26	27	28
				Rec Center Closed	Payroll	
				TOS Holiday—Thanksgiving		
			No School			
29	30					
Fitness Screening						

December 2015

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

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 
DATE: September 18, 2015 for Meeting of September 23, 2015
SUBJECT: Staff Comments

Attached please find the Staff Comments and Updates for the September 23, 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 and Culture Update

ACTION REQUIRED

No action is required; these items have been submitted for informational purposes.

Administrative Services – September 17, 2015

2016 Budget – The Town conducts a two-budget process where departments and programs spend much time and effort researching and preparing budget worksheets and making budget requests/presentations. The current budget cycle for the two-year budget is 2015 & 2016. The major efforts for the 2015 & 2016 budget cycle was conducted and approved by Council in 2014. The ‘Off-Year’ of the budget, 2015, is spent focusing on long range planning and implementation and less on work papers. We’re still required by law and charter to present and approve a budget for fiscal year 2016, even though the 2016 budget has been approved through the budget process in 2014.

All 2015 projections and changes to the 2016 budget have been received, updated and reviewed. All operating budgets are balanced. We’re preparing the presentation for Council which will take place at the September 22nd work session. The focus of the presentation will be on changes to the 2016 budget. The Council will officially vote on the 2016 budget in November and December.

Long Range Planning – The 2016 Budget is focusing on fiscal year 2016 plus some known changes to future years beyond 2016. Major capital projects included in the current long range plans includes: Performing Arts Center, Trails, Kayak Park and a portion of the Cottonwood Shop.

Over the last year, and continuing into the next four to five months, the Town has and will have completed several master plans that include: Parks, Open Space & Trails (POST), Park’s Master Plan for Artic Placer, Trent & Angler Mtn. areas, Traffic, Marketing, Arts and the Comprehensive Plan that has encompassed the Town Core area. Many projects and programs have been recommended through these public processes and plans. The next step is to generate a list of the recommended projects/programs and begin to prioritize. What are the projects/programs? How much will they cost to build and provide continual support? Will they generate any revenues? Are they a priority or not? What is the timing?

Staff has started to meet to begin the generation of the list. It’s not intended to be incorporated into the 2016 budget. The purpose is to incorporate the various plans and work towards the long range planning into the 2017 & 2018 budget process.

2016 Non-Profit Grants – The 2016 Non-Profit Grant applications have been received and are being organized for the grant review committee. The committee will meet on October 5th to make their 2016 selections. Forty-four organizations have applied for grants totaling \$78,500. Seventeen have applied for free Pavilion use, three for use of fields and two for use of the recreation center. The Council has \$36,000 budgeted to distribute to non-profits.

Sales Tax Reporting – The Town has been using the new Caselle accounting

software for sales tax data entry since the June 2014 sales tax returns. The Town also receives the County sales tax data monthly through the State of Colorado. Because our monthly sales tax reports accumulate figures from the prior year sales history, we've continued using our old software system for reporting purposes. August was the first month of a full year of data on the new system and we'll now move our monthly reports to the new system. The challenge has been loading the county information and matching accounts. It's a work in progress and is taking longer than expected. However, we're happy to announce we've got the system mostly working and enough information to put together the July report which is in this packet! Thanks to Kathy Marshall for all her hard work!

Public Safety – September 17, 2015

Incidents – On 09-07-15 Officer Baldwin and Sergeant Siebel were dispatched to a domestic disturbance at a local hotel. Upon their arrival it was quickly surmised there was no physical violence, but it was called in due to the loud, boisterous nature of one of the subjects. The female half of the couple was very intoxicated and was causing a disturbance in the hotel by calling her husband a "crackhead" and other non-repeatable words. Needless to say, her husband, and the hotel management, wished for her to be removed because this was not this first time she got intoxicated and disturbed the guests and employees. Due to the level of intoxication, and the fact she could not care for herself, she was taken into protective custody and turned over to the detox facility for her safety.

On 09-09-15 Officer Futro was called to an anonymous child-abuse complaint at the Silverthorne Recreation Center. Through extensive research, follow-up, and diligence, Officer Futro was able to piece together this anonymous complaint. The anonymous complainant (AC) used to be a mandatory reporter for child abuse and still felt obligated to follow up anytime she hears of a child being injured. In this case, the injured child was hurt through normal activities, not negligence of the Town or staff. Everybody involved in the incident, including the child's parents, was satisfied with the outcome, but for some reason the AC felt the Town administrators should be charged with child abuse. Officer Futro conducted a thorough investigation and documented the results helping to shield the Town from another frivolous claim. It was later learned the AC has a history of doing this type of reporting in other Front Range municipalities.

On 09-11-15 Officers Futro and Quintana responded to a robbery in progress at the Sunglass Hut. Unfortunately they arrived too late to catch the perpetrators, so they immediately secured the scene and spoke to the witness. The witness was a security guard who was watching the store; he had left for a minute and upon his return found people inside clearing out all the items. Once the suspects saw the security guard, they ran out the backdoor. The security guard took cover and called the police. Turns out this modus operandi has been used throughout the country and that was why the security guard was there. Although the suspects were not caught on scene, this case remains under investigation with

Detective Barger working with the asset protection investigator out of Florida.

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

Feedback from the community – Officer Siderfin received a letter from a family thanking him for helping with the installation of a car seat for their baby. Officer Siderfin is one of the few officers certified to install the seat safely and correctly.

Department Training – Officer Baldwin taught a TIPs (Training for Intervention Procedures), which is an alcohol server's class, to a local restaurant so they could be in compliance with town code. Officer Ponedel attended a CIT (Crisis Intervention Training) to increase his skill in dealing with mentally unstable individuals. This class will be quite helpful since the increase in homeless people in the county also increases the possibility of a mental crisis being encountered by our officers.

Staffing – The department is down one sergeant, which will remain vacant for now. Officer Logan VanDuzer has started his training and is doing well.

Public Works – September 17, 2015

Streets – Concrete repairs and restoration work is happening at various locations around Town as budget permits. Major work was done to sidewalks and curbs on 10th Street. Street name sign upgrades continue on Blue River Parkway. Lots of ditch cleaning underway all over town. Millings from this summer's street work have been stockpiled at Cottonwood and we are borrowing the County's screen to screen this material. The County chipping program has another couple of weeks to go, then the chips currently stockpiled at Cottonwood will be hauled off.

Parks – The old restrooms at Rainbow Park are getting some minor refurbishments to dress them up a bit until we replace them in the not too distant future. We still have our summer seasonals, for another couple of weeks, with plenty of work to do as we begin our fall cleanup in our flower bed areas. We continue to mow though not as frequently. Irrigation systems are a constant challenge as many of our systems are old and Geoff has his hands full keeping everything operating. We have plans for some new things with this year's holiday lighting, which will start being installed fairly soon. Most of the lights and such have to go in while the weather is still decent. We are also working with SPORT on preparations for Make a Difference Day, with more riverbank vegetation management projects planned near the Pavilion and Rivers Edge Park.

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. Reconstruction of the Brian Avenue Pump Station is nearly complete.

JSA – The sewer main upsizing in Rainbow Drive and around the Recreation Center is complete, with just a few loose ends to tie up.

Recreation Center shut down – The five week shutdown continues for the new pool air systems and the new pool boilers. The new rooftop Pool Dehumidification Unit was placed on the roof yesterday, and now electrical and plumbing to hook the system up will take place. All of the new ductwork has been installed and painting of the entire ceiling of the natatorium is complete except for minor touchup. Re-filling of the pools should take place late next week and the pools are scheduled to re-open the week after. A new shower has been installed on the pool deck and all new wood is being installed in the sauna.

Community Development Department – September 17, 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. Mark Leidal met with Summit County Open Space Advisory Committee (OSAC) concerning participation in acquiring an easement from Blue River Valley Ranch Lake Estates.

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 final two districts have been recommended for approval.

Summit Sky Ranch (aka South Maryland Creek Ranch) – Town Council approved the Major PUD Amendment for South Maryland Creek Ranch. The Preliminary Plan for the project has been submitted.

Lake Dillon Theatre Company (LDTC) – Design work continues on this exciting new project.

Arctic Placer Park, Trent Park, Angler Mountain Open Space – DHM Design has completed the design for the master plans for these parks and public input has been given. Arctic Placer Park and Trent Park have been approved, and the Angler Mountain Open Space will be reviewed by Planning Commission.

Code Enforcement – Greg Roy has been enforcing the code particularly relating to noxious weeds.

Public Works Strategic Plan – The Final Draft of the Public Works Strategic Plan is complete and has been presented to Town Council for discussion. Future work sessions on the issue will be held.

Transportation Plan Update – Staff is working on the update to the Town Transportation Plan. This includes gathering traffic counts at various intersections as well as modeling the Level of Service.

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):

- Angler Mountain Ranch Filing No. 3 – Third Amendment
- Marshall's – Site Plan Modification
- South Maryland Creek Ranch (Summit Sky Ranch) – Preliminary Subdivision
- Mattress Firm – Preliminary Site Plan

Recreation and Culture – September 17, 2015

All areas in the Recreation Center have reopened from the shutdown, except for the aquatics area, which is scheduled to open on Sunday, September 27. The new tile and carpet have been received with many compliments as guests return to the Recreation Center for afterschool programs and adult fall programming.

A committee of seven people interviewed five firms who were selected to give presentations regarding their proposals for Public Relations Services. A recommendation will be made to Town Council on Tuesday, September 22 regarding the interview committee's top pick.

Hosted 30 children Thursday, September 3rd for Silverthorne Elementary School's Reading Assessment Day. This partnership has been in place for three years now, but this day was exceptionally challenging due to the Recreation Center shutdown projects. However, our program leaders found creative places to keep the students engaged in meaningful and fun activities throughout the day. Thank you to Nancy Bomgardner, Special Events and Leisure Coordinator, for organizing this partnership with the Schools.

SPORT Chairman, Don Hansen, and Town Planner, Susan Lee, met with Brian Lorch from Summit County to discuss possible improvements to the mountain bike trails in the Wildernest neighborhood area. Some of the land in the area is managed by the Forest Service and some is owned by the County. These explorative discussions are being initiated due to recommendations in the POST Plan to partner with other agencies to improve/increase mountain biking opportunities in the Silverthorne vicinity.

Upcoming Pavilion Events

Sep 17 Wedding

Sep 18	SCBA Parade of Homes
Sep 19	Wedding
Sep 20	Wedding
Sep 22	Yoga
	Farmers Market
Sep 24	Wedding
Sep 25	Wedding
Sep 26	Wedding
Sep 27	Wedding
Sep 29	Yoga
	Farmer Market
Sep 30	Mindfulness Matters
Oct 1	Lakish Gallery Art Show
Oct 2	Wedding
Oct 3	Wedding
Oct 4	Wedding
Oct 5	Building a Better CO Meeting
Oct 6	Yoga
Oct 7	TOS IT Meeting
	Mindfulness Matters

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Town of Silverthorne
Council Agenda Memorandum

TO: Town Council
THRU: Ryan Hyland, Town Manager *R.H.*
FROM: Michele Miller, MMC, Town Clerk *mm*
DATE: September 17, 2015
SUBJECT: Town Council Meeting Minutes from September 9, 2015

SUMMARY: Staff asks the Town Council to approve the Town Council Meeting minutes from September 9, 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
Meeting Minutes
Wednesday, September 9, 2015

CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA:

Those members present and answering Roll Call were Mayor Bruce Butler, Council Members Derrick Fowler, Peggy Long, Russ Camp, Stuart Richardson, JoAnne Nadalin and Ann-Marie Sandquist. 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, Senior Planner Lina Lesmes, Planner Susan Lee, Town Attorney Matt Mire and Town Clerk Michele Miller.

The Pledge of Allegiance was recited by those present.

STAFF COMMENTS:

Hyland updated Council on the Silverthorne Elementary Bear Strong 5K Fun Run on September 19, 2015; registration is at the Silverthorne Elementary, Town Hall or Recreation Center.

Cook updated Council on the Recreation Center and their Annual Shutdown. The Recreation Center was given an award by the Summit School District for partnering with them on the CATCH Program.

Hanschmidt introduced Silverthorne Police Department's new officer, Logan VanDuzer to Council and attendees.

COUNCIL COMMENTS:

Long asked staff to thank the Water Department for their extra hard work on the River's Edge Condominiums.

CITIZEN COMMENTS:

Doug Adams, CEO of the National Repertory Orchestra, thanked Council for their participation and continued support of the NRO.

CONSENT CALENDAR:

RICHARDSON MOVED TO APPROVE THE CONSENT CALENDAR INCLUDING THE MINUTES FROM AUGUST 26, 2015. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

PUBLIC PRESENTATIONS:

None.

LIQUOR BOARD:

A. Suncor Energy Sales, Inc. dba Shell – 3.2% Retail Beer License

CAMP MOVED TO APPROVE SUNCOR ENERGY SALES, INC. DBA SHELL – 3.2% RETAIL BEER LICENSE. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

PUBLIC HEARINGS:

None.

September 9, 2015

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ACTION ITEMS:

A. Ordinance 2015-12; an Ordinance Amending and Updating the Town of Silverthorne Destination Commercial District and Business Park District Design Standards and Guidelines – 1st Reading

Lina Lesmes, Senior Planner, presented Ordinance 2015-12 for Council's consideration. She reviewed the amendments to the Destination Commercial District and Business Park District Design Standards updating the language and format, to introduce new standards and guidelines, and ensure there is consistency. She reviewed her staff memo and requested approval.

Butler asked Council's for input on Goal 4.2: Building Facades and Architectural Elements, Section, 4.2.3.

Council discussed the guideline.

NADALIN MOVED TO APPROVE ORDINANCE 2015-12; AN ORDINANCE AMENDING AND UPDATING THE TOWN OF SILVERTHORNE DESTINATION COMMERCIAL DISTRICT AND BUSINESS PARK DISTRICT DESIGN STANDARDS AND GUIDELINES – 1ST READING. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

B. Resolution 2015-17; a Resolution Adopting Master Plans for Arctic Placer Park and Trent Parks

Susan Lee, AICP, presented Resolution 2015-17 for Council's consideration. This is the final step in a four month public process to develop master plans for Arctic Placer, Trent Park, and Angler Mountain Open Space. She introduced Mark Wilcox, DHM Designs, to review the extensive public outreach involved with the neighborhood residents and other stakeholders to ensure that the community had an opportunity to vet all proposed features of each park.

Mark Wilcox, DHM Designs, reviewed the POST Plan directive from Council. He presented a PowerPoint presentation outlining the schedule seeking public input from May to September. He reviewed each public meeting at Arctic Placer Park, Trent Park, Angler Mountain Open Space Park (AMR), Family Fun night, and website comments. He reviewed the determined goals for the three parks and presented conceptual diagrams of the parks. The Angler Mountain Ranch Open Space Plan has the full support of Angler Mountain Ranch HOA. The plans for all three parks have unanimous support from the SPORT Committee. The next steps will be obtaining construction costs/estimates and looking for funding opportunities. They will be taking the AMR Open Space back to Planning Commission at their next meeting for review and then will present AMR to Town Council again at their next meeting.

Council questions.

Butler asked about Trent Park's fishing pond, there is a lot of vegetation on the north side of the pond. Are there plans to change that?

Lee reviewed the comments made by children who use the willow area to create their own little worlds.

Butler asked how many issues are being addressed by changing the grade at Trent Park. He asked for some more detail on Trent Park development. He asked about the new proposed restrooms for the area.

Wilcox stated the south and east side walls will be rebuilt for safety reasons. They will be flattening out the area to create a plaza area, with an overlook.

Long asked about Angler Mountain Ranch Open Space Park during the spring high water runoff, was it underwater?

Lee stated no, and reviewed their spring walk through of the area.

Long asked if our Park Plan allows for the twenty-five foot buffer on the development and if we have a disturbance permit.

Wilcox stated yes but they still need to review the setbacks by the dog park. He reviewed the use of boardwalks and decking, and limiting the impacts.

Butler asked about the multi-use field located at the Trent Park.

Wilcox stated it is a natural field area; it is not big enough for organized sports.

Lee stated they received comments from people looking for a field or open space where they could play informally.

Long asked if that area would be a dog free space.

Butler asked what is located between the new bathrooms, basketball court and pickleball area?

Wilcox reviewed the small bike park, climbing area for kids and entry to the dog park. They have identified the need for a feasibility study on the highway crossing

Fowler asked about Hispanic turnout and input at the community meetings.

Wilcox stated Arctic Placer had a great turnout, less at Trent Park and no Spanish speakers at AMR. They had a Spanish interpreter at the events.

Long asked about support from AMR's HOA and comments in opposition to the Angler Mountain Open Space Park, are the comments from AMR or the Pond's neighborhood. Where is the opposition to the park coming from?

Susan stated they gained AMR's HOA's support at the end. She believes some of the negative comments came from AMR's homeowners initially. The staff and consultant worked with a wildlife biologist to create a plan that the HOA could support. She feels that working through the process, some residents changed their minds.

Butler thanked the SPORT Committee members in attendance for all their hard work.

Kathy Swanson, SPORT Committee member, informed Council that the public's opinions were very carefully considered by the SPORT committee and now we now have a plan that people can accept.

Council thanked SPORT and staff for all their hard work in compiling the information.

Nadalín is glad to hear there was a comment about the pedestrian bridge and a feasibility study. She has a concern about the visual impact and cost of the bridge. It is important to make sure it's placed at the right location.

Council comments.

Long liked the public presentation tonight. Arctic Placer Park is used a lot, as well as the Summit School District's open fields next to it. She encouraged the Recreation Center to ask the School to maintain their Silverthorne school fields better, in exchange for using our Recreation Center. She loves the design of Trent Park and is really happy with the proposed plan. She is on the fence about Angler Mountain. Open Space Park, it is a great place but we need to consider the wildlife in the area. She is intrigued with the wild park concept. It is a touchy environment and we need to be aware. She supports the plan. She is concerned that the Planning Commission pulled the Angler Mountain Open Space Park out of the Plan. The Angler Mountain. Open Space Park Plan needs to be taken back through Planning Commission, give them more information. She feels the plan needs to be approved so we can move forward, without the Plan we can't move forward. She hopes the Planning Commission can revisit the Angler Mountain. Open Space Park, with the full Commission, not just a few, so they can support it like she does.

Camp stated Angler Mountain Open Space Park is different than the other parks. Arctic Placer and Trent are refined play areas. Angler Mountain Open Space Park has been left to its natural environment. He is supportive of this Plan. He wants to hear more from the AMR neighbors on why Planning Commission took Angler Mountain Open Space Park out of the

September 9, 2015

Plan. Angler Mountain Open Space should be in the program. Leaving Angler Mountain Open Space Park in the plan doesn't mean that it will be developed like a Trent or Arctic Placer Park. Richardson agrees with Camp's comments. AMR's HOA is supporting the plan so let's bring it back to Planning Commission.

Sandquist agrees with Long's comments. The use that is in there right now is not a designed use, is actually more detrimental to the area. If we have a plan for the area there will less damage to it. We do need to bring it forward. She is disappointed with Planning Commission given the amount of public input that was given on this project. SPORT Committee does not bring plans forward without thought and careful consideration. She supports the plan and wants to see it come back through Planning Commission. We need to move forward and see what is best for that area.

Nadalin feels the unauthorized use of the Angler Mountain Open Space Park is detrimental. She can't say enough about the inclusivity of the process. So it was a surprise that Planning Commission didn't support it, maybe they didn't know how inclusive the process was or understand that the neighborhood supports the Plan.

Fowler stated he was disappointed in the Planning Commission turnout. There were only four Commissioners present and it became a two person discussion, which isn't healthy for a decision making process. He supports the Plan and Angler Mountain Open Space Park being included in it. It needs to be run through Planning Commission again so Council can approve it.

Butler asked if any effort was made to take Planning Commission to Angler Mountain Open Space so they could walk through it. He feels having fewer social trails going through the area and having an established pathway is going to be beneficial to the property. He agrees with the other comments made.

Lee stated Planning Commission might need more information and a review the inclusivity of the process.

Butler complimented the work on the Plan. The Trent Park improvements are very exciting, outstanding job.

Long feels this has been an outstanding timeframe, thank you Susan Lee.

CAMP MOVED TO ADOPT RESOLUTION 2015-17; A RESOLUTION ADOPTING THE TOWN OF SILVERTHORNE MASTER PLANS FOR ARCTIC PLACER PARK AND TRENT PARK. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

DISCUSSION ITEMS:

None.

EXECUTIVE SESSION:

None

INFORMATIONAL:

- A. Planning Commission Meeting Minutes, September 1, 2015
- B. EDAC Meeting Minutes, September 1, 2015
- C. SPORT Committee Meeting Minutes, August 20, 2015

CAMP MOVED TO ADJOURN. MOTION SECONDED. MEETING ADJOURNED AT 7:14 P.M. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

BRUCE BUTLER, MAYOR

ATTEST

MICHELE MILLER, TOWN CLERK

These minutes are only a summary of the proceedings of the meeting. They are not intended to be comprehensive or to include each statement, person speaking or to portray with complete accuracy. The most accurate record of the meeting is the videotape of the meeting, maintained in the office of the Town Clerk.

Town of Silverthorne
Town Council Agenda Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager *RH*
Mark Leidal, AICP, Assistant Town Manager *ML*
FROM: Matt Gennett, AICP, Planning Manager *MG*
DATE: September 18, for the meeting of September 23, 2015
SUBJECT: Replat – The Cabins at Angler Mountain Ranch, Filing No. 3 – Fourth Amendment (PT2014-21)

SUMMARY: The applicant, Tim Crane of Compass Homes Development, is requesting approval of a Replat for The Cabins at Angler Mountain Ranch (AMR), Filing No. 3 – Fourth Amendment. The proposed Replat will create the footprint lots for Cabins 1, 2, 12, and 13, which are reaching the final stages of construction. The Replat application is the fourth in a series of amendments that continue to occur as the cabin units in Filing No. 3 are completed.

PREVIOUS COUNCIL ACTION: Final PUD zoning on the Angler Mountain Ranch (AMR) project was approved by Town Council on May 14, 2007, and a Major PUD Amendment was approved on May 13, 2009. Final Subdivision approval of the Cabins at AMR, Filing No. 2 was approved by Town Council on January 12, 2011. Town Council approved a Minor Subdivision and Final Site Plan for the Cabins at AMR, Filing No. 3 on August 14, 2014. Council approved the Replat for the Cabins at AMR, Filing No. 3 – First Amendment on September 24, 2014. Council approved the Replat for the Cabins at AMR, Filing No. 3 – Second Amendment on December 10, 2014. Council approved the Replat for the Cabins at AMR, Filing No. 3 – Third Amendment on February 25, 2015.

BACKGROUND: The Cabins at AMR is zoned for a total of 37 cabin units. Phase II of the Cabins at AMR is approved for seven cabin units. Construction in Phase II started in November of 2011. As the development of the cabins units has occurred, the applicant submits a series of replat applications to subdivide the units for individual sale. Common areas and building exteriors will be maintained by the Cabins Neighborhood Association. Common Areas outside the individual cabin lots will be owned by the Cabins Neighborhood Association.

DISCUSSION: The purpose of the Cabins at AMR, Filing No. 3 – Fourth Amendment, is to subdivide Cabin numbers 1, 2, 12, and 13, as shown on the Replat attached to this memo (Exhibit A). The proposed Replat meets all applicable Town Code Subdivision requirements. A supplemental declaration to the Declaration of Covenants Conditions and Restrictions for AMR has been recorded and describes how the Cabins neighborhood will be governed. A total of fifteen (15) cabin units were approved with the Final Site Plan on Tract C5 of the Cabins at Angler Mountain Ranch, Filing No. 3.

STAFF RECOMMENDATION: Staff recommends approval of the Cabins at Angler Mountain Ranch, Filing No. 3 – Fourth Amendment.

Town of Silverthorne
Town Council Agenda Memorandum

PROPOSED MOTION: No motion is necessary; this proposal may be approved as part of the Consent Calendar.

ALTERNATE MOTION: No motion is necessary; the Replat may be removed from the Consent Calendar and brought up for Council discussion.

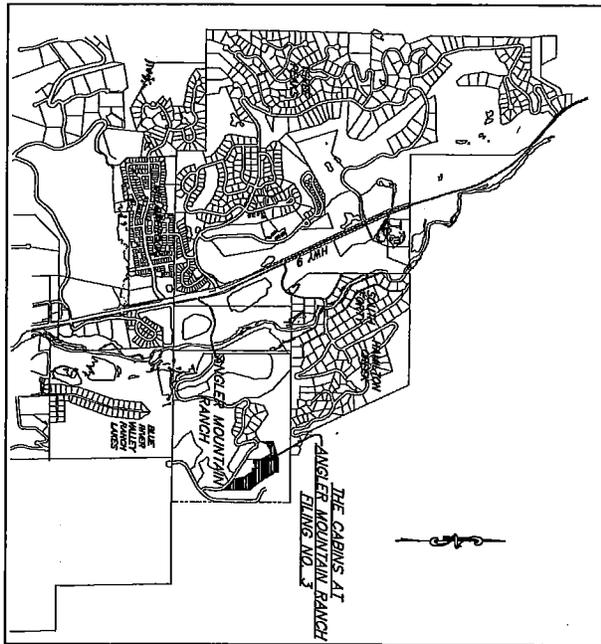
ATTACHMENTS:

Exhibit A: The Cabins at Angler Mountain Ranch, Filing No. 3 – Fourth Amendment

MANAGER'S COMMENTS:

THE CABINS AT ANGLER MOUNTAIN RANCH FILING NO. 3 - FOURTH AMENDMENT

A RESUBDIVISION OF TRACT C5
THE CABINS AT ANGLER MOUNTAIN RANCH FILING NO. 3 - THIRD AMENDMENT
LOCATED IN THE SOUTH 1/2 OF SECTION 36, T.4S., R.78W. OF THE 6TH P.M.
TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO
SHEET 1 OF 3



NEIGHBORHOOD MAP

- 1. THE TOWN OF SILVERTHORNE HAS THE RIGHT TO ACCESS AND MAINTAIN PUBLIC UTILITIES AS THE TOWN DEEMES NECESSARY.
- 2. THE TOWN OF SILVERTHORNE HAS THE RIGHT TO ACCESS AND MAINTAIN PUBLIC UTILITIES AS THE TOWN DEEMES NECESSARY.
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Town of Silverthorne
Council Agenda Memorandum

TO: Mayor and Town Council
THRU : Ryan Hyland, Town Manager *RH*
FROM: Michele Miller, MMC, Town Clerk *MM*
DATE: September 17, 2015 for meeting of September 23, 2015
SUBJECT: Liquor license renewal for Local Authority Consideration

SUMMARY:

The Liquor Board is asked to approve the liquor license renewal for Pizza Hut.

BACKGROUND:

A. Pizza Hut – Renewal of 3.2% Beer On Premise Liquor License

The applicant has submitted a renewal application for Pizza Hut. The background investigation completed by the Police Department is attached. The Police Department taught a TIPS class to the entire Pizza Hut staff on 9-16-15, now they are certified for three years. 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 PIZZA HUT – RENEWAL OF 3.2% BEER ON PREMISE 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: September 16, 2015
TO: Michele Miller
FROM: Officer Anne Baldwin
SUBJECT: Background check for 3.2% fermented malt beverage license application,
Pizza Hut Restaurant.

Since their last application, Pizza Hut has not had any alcohol-related incidents on or around their property.

All liquor serving Pizza Hut managers and staff successfully completed a TIPS class on 9/16/2015 and are certified for 3 years.

Based on the background information of the Silverthorne Police Department, we do not have any objections to the approval of this malt, vinous and spirituous liquor license application.

Reviewed by

Chief of Police
Mark Hanschmidt

09-17-15
Date

**LIQUOR OR 3.2 BEER LICENSE
 RENEWAL APPLICATION**

Fees Due	
Renewal Fee	\$96.25
Storage Permit \$100 x _____	_____
Optional Premise \$100 x _____	_____
Related Resort \$75 x _____	_____
Amount Due/Paid	

PIZZA HUT
 208 S MAIZE RD
 WICHITA KS 67209

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 PIZZA HUT OF SOUTHEAST KANSAS INC		DBA PIZZA HUT		
Liquor License # 25311930005	License Type 3.2% Beer On Premises (city)	Sales Tax License # 25311930005	Expiration Date 10/6/2015	Due Date 8/22/2015
Street Address 175 STEPHENS WAY SILVERTHORNE CO 80498				Phone Number (303) 468 6454
Mailing Address 208 S MAIZE RD WICHITA KS 67209				
Operating Manager	Date of Birth	Home Address		Phone Number

- 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 _____
- 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 J. Larry Fugate	Title President
Signature 	Date 8-13-15

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, Town Manager *RH*
Mark Leidal, AICP, Assistant Town Manager *ML*
FROM: Matt Gennett, AICP, Planning Manager *MG*
DATE: September 18, for the meeting of September 23, 2015
SUBJECT: South Maryland Creek Ranch – Preliminary Plan for Subdivision
(PT2015-18)

SUMMARY: The applicant is seeking Preliminary Plan approval for South Maryland Creek Ranch (SMCR). The Preliminary Plan is in conformance with the SMCR Planned Unit Development (PUD) creating a residential neighborhood of 240 residential units. The proposal includes a 20 acre public park, a private lake, public and private trails, and private amenities. The overall proposed gross density is 0.57 units per acre.

PREVIOUS COUNCIL ACTION: On December 14, 2005, Town Council approved both the Annexation, and associated Annexation Agreement, and PUD zoning for South Maryland Creek Ranch (SMCR) PUD. On December 14, 2005, Town Council approved Ordinance No. 2005-17 creating the SMCR General Improvement District. A Sketch Subdivision of South Maryland Creek Ranch was approved by Town Council on November 9, 2005. The South Maryland Creek Ranch Minor Subdivision was approved by Town Council on June 28, 2006. On September 12, 2007, the Town Council approved the Sketch Plan for the South Maryland Creek Ranch Major PUD Modification which proposed 83 residential units on 416 acres. On November 14, 2007, the Town Council approved on first reading Ordinance No. 2007-23, an ordinance zoning 61 acres of the Maryland Creek Ranch to South Maryland Creek Ranch PUD. On November 28, 2007, the Town Council approved Ordinance No. 2007-23 on second reading, an ordinance zoning 61 acres of Maryland Creek Ranch to South Maryland Creek Ranch PUD.

Maryland Creek Ranch (MCR) Sketch Subdivision and Sketch Disturbance Permit Application (DPA) for the 416 acre property, was approved by Town Council on February 13, 2008. A Preliminary Subdivision and Preliminary DPA were approved on September 24, 2008. On June 24, 2009, Town Council re-approved the Preliminary Subdivision and DPA and granted a one-year extension to the MCR Preliminary Subdivision and DPA, extending the Preliminary approval to September 24, 2010. Staff approved a six month extension of the Preliminary Subdivision and DPA from September 24, 2010, to March 24, 2011.

On March 9, 2011, the Town Council reapproved the Preliminary Subdivision for MCR with an extended three-year effective date of approval. The reapproved Preliminary Subdivision expired on March 24, 2014.

On October 22, 2014, the Town Council approved the Fourth Amendment to the Amended and Restated Annexation and Development Agreement for SMCR, which extended certain deadlines by one year. On October 22, 2014, the Town Council approved the Second Amendment to the Amended and Restated Water Service Agreement for SMCR to extend a deadline by one year. On October 22, 2014, the Town Council approved the Fifth Amendment to the Subdivision Improvements Agreement for SMCR to extend a deadline commensurate with the completion of required improvements.

Town of Silverthorne
Town Council Agenda Memorandum

On January 28, 2015, Council approved Minor Subdivision plats for SMCR and Ox Bow Ranch which resolved a property line location discrepancy.

On March 11, 2015, Council held a Public Hearing on the subject application at their regular meeting and continued the item to the regularly scheduled meeting of May 27, 2015. On May 27, 2015, Council approved Ordinance No. 2015-08 on First Reading by a vote of 3-1. On June 10, 2015, Council approved Ordinance No. 2015-08 on Second Reading.

BACKGROUND: In December 2005, the Town annexed and zoned SMCR which then consisted of 71 single family residential units on 355 acres. On May 23, 2007, Maryland Creek Ranch, LLC, brought forward an Annexation Petition to annex an additional 61 acres. The primary purpose of this later annexation was to increase the acreage of SMCR property so that the one unit per five acre Rural Residential density would be maintained upon incorporating an additional twelve (12) units into the original SMCR PUD. In November 2007, the Town approved the annexation of an additional 61 acres concurrently with a Major PUD Amendment to zone the additional 61 acres and allow for an additional twelve (12) units of density in the SMCR PUD, which brought the total units to 83 single family units on 416 acres. On May 16, 2014, the applicants submitted the application for a Major Amendment to the SMCR PUD. On March 3, 2015, the Planning Commission forwarded a recommendation of approval of the PUD Major Amendment application to Council by a vote of 7-0.

DISCUSSION: Please see the attached Staff Report.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission, by a vote of 6-0, recommends approval of the South Maryland Creek Ranch Preliminary Plan with the following conditions:

1. The fourteen (14) conditions of approval set forth in the letter from CGS dated September 10, 2015, shall be met prior to approval of a Final Plat.
2. The Applicant shall, following construction of the proposed multi-purpose paved trails and the public soft surface trails, dedicate the appropriate trail easements to the Town at Final Plat.
3. Final Declaration of Covenants, Conditions and Restrictions (CC&Rs) shall incorporate the required changes outlined in this Staff Report, and those called for in the letter from CGS dated September 10, 2015, and be provided to the Town with the first Final Plat submittal.
4. All of the 'Estate Lots' in Planning Area 1:A, in addition to the lots identified in Condition #6 of the CGS letter dated September 10, 2015, shall contain delineated building envelopes at the time of a Final Plat submittal.

PROPOSED MOTION: *"I move to approve the South Maryland Creek Ranch application for Preliminary Subdivision Plan, with the Planning Commission recommended conditions."*

ALTERNATE MOTION: Should the Council choose not to approve the subject application, Staff recommends the following Motion: *"I move to deny the South Maryland Creek Ranch Preliminary Subdivision Plan with the finding that it does not meet Town Code Section 4-5-3, Suitability of Land for Subdivision."*

Town of Silverthorne
Town Council Agenda Memorandum

ATTACHMENTS:

Staff Report and Exhibits

MANAGER'S COMMENTS:

Town of Silverthorne, Colorado
Town Council Staff Report

From: Matt Gennett, AICP, Planning Manager *MG*

Date: September 18, 2015, for the meeting of September 23, 2015

Subject: South Maryland Creek Ranch - Preliminary Plan for Subdivision (PT2015-18)

Owner/Applicant: Tom Everist, Manager, South Maryland Creek Ranch, LLC.

Agents: Joanna Hopkins, Owner Representative

Proposal: The applicant is seeking Preliminary Plan approval for South Maryland Creek Ranch (SMCR). The Preliminary Plan is in conformance with the SMCR Planned Unit Development (PUD) creating a residential neighborhood of 240 residential units. The proposal includes a 20 acre public park, a private lake, public and private trails, and private amenities. The overall proposed gross density is 0.57 units per acre. *(Please see the attached plans for further information.)*

Address: 28755 Highway 9

Legal Description: South Maryland Creek Ranch – First Amendment

Site Area: 416 acres

Zone District: South Maryland Creek Ranch PUD

Site Conditions: Of the 416 acres included in the Preliminary Plan request, a portion is currently being used by Everist Materials for their gravel operation. Limited construction of public improvements, approved under a Minor Subdivision plat, has previously occurred.

Adjacent Uses: North: Remainder of the Maryland Creek Ranch property
South: US Forest Service property
East: Oxbow Ranch and Highway 9
West: US Forest Service property

PREVIOUS COUNCIL ACTION: On December 14, 2005, Town Council approved both the Annexation, and associated Annexation Agreement, and PUD zoning for South Maryland Creek Ranch (SMCR) PUD. On December 14, 2005, Town Council approved Ordinance No. 2005-17 creating the SMCR General Improvement District. A Sketch Subdivision of South Maryland Creek Ranch was approved by Town Council on

November 9, 2005. The South Maryland Creek Ranch Minor Subdivision was approved by Town Council on June 28, 2006. On September 12, 2007, the Town Council approved the Sketch Plan for the South Maryland Creek Ranch Major PUD Modification which proposed 83 residential units on 416 acres. On November 14, 2007, the Town Council approved on first reading Ordinance No. 2007-23, an ordinance zoning 61 acres of the Maryland Creek Ranch to South Maryland Creek Ranch PUD. On November 28, 2007, the Town Council approved Ordinance No. 2007-23 on second reading, an ordinance zoning 61 acres of Maryland Creek Ranch to South Maryland Creek Ranch PUD.

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BACKGROUND: In December 2005, the Town annexed and zoned SMCR which then consisted of 71 single family residential units on 355 acres. On May 23, 2007, Maryland Creek Ranch, LLC, brought forward an Annexation Petition to annex an additional 61 acres. The primary purpose of this later annexation was to increase the acreage of SMCR property so that the one unit per five acre Rural Residential density would be

maintained upon incorporating an additional twelve (12) units into the original SMCR PUD. In November 2007, the Town approved the annexation of an additional 61 acres concurrently with a Major PUD Amendment to zone the additional 61 acres and allow for an additional twelve (12) units of density in the SMCR PUD, which brought the total units to 83 single family units on 416 acres. On May 16, 2014, the applicants submitted the application for a Major Amendment to the SMCR PUD. On March 3, 2015, the Planning Commission forwarded a recommendation of approval of the PUD Major Amendment application to Council by a vote of 7-0.

STAFF COMMENTS:

Preliminary Subdivision: The intent of a Preliminary Subdivision review is to examine the engineering design and proposed improvements to ensure the project is technically feasible and meets all of the applicable Town requirements. Additionally, the Planning Commission and Town Council shall review the proposal for site planning characteristics and compatibility with adjoining land uses. The detailed review at this stage will help determine if the subdivision complies with zoning requirements, circulation patterns, desired open space and other applicable plans, master plans, standards and regulations.

The proposed Preliminary Plan depicts the subdivision of the subject property into 170 single-family home sites, seven (7) future development tracts for the cabin-style/footprint units (Tracts P, R, S, T, U, W, and X), five (5) Rights-of-Way for public roads, and numerous open space tracts.

Criteria for Preliminary Plat Approval: According to Town Code Section 4-5-9(d) a Preliminary Subdivision shall comply with all of the following criteria:

1. Consistency with the Comprehensive Plan or other Town Master Plans;
2. Consistency with Chapter 4 of the Town Code and other applicable standards established by the Town;
3. Consistency with the Planned Unit Development; and,
4. Public notice requirements have been met.

Consistency with the Comprehensive Plan: Staff finds that the Preliminary Plan conforms to the South Maryland Creek Ranch PUD Plan and Guide. The South Maryland Creek Ranch PUD Plan and Guide has previously been found to be in conformance with the Town's Comprehensive Plan. Therefore, the South Maryland Creek Ranch Subdivision is likewise in general conformance with the Town's Comprehensive Plan.

Consistency with Chapter 4 of the Town Code: Staff finds that the Maryland Creek Ranch Preliminary Subdivision meets all applicable Town Code standards or, if variations to those standards exist, those variations are permitted under the approved SMCR PUD Guide.

Consistency with the PUD: Staff finds that the proposed Maryland Creek Ranch Preliminary Plan meets all subdivision requirements of the South Maryland Creek

Ranch PUD. Lot size, circulation, density, trail location, land dedication, and other subdivision related items meet the standards set out in the PUD.

Public Notice Requirements: The public notice requirements listed in Town Code Section 4-7-3 have been met.

Preliminary Subdivision Comments:

Geology – Geological issues, not unlike those present in the Three-Peaks Subdivision, were identified on the SMCR property. Early in the review process, the Town utilized a geologic consultant (CTL Thompson) and the Colorado Geologic Survey (CGS) as referral agencies, to assist the Town in interpreting the site's geological conditions. CGS, during this most recent Preliminary Plan review process, raised various concerns regarding the site conditions found on the SMCR property. Those concerns were discussed in subsequent meetings with the applicant, the Town, and CGS. Attached, as Exhibit C, is a letter from CGS which suggests fourteen (14) conditions of approval they have determined are necessary to consider the site suitable for development. Staff is recommending that these action items be satisfactorily addressed, prior to Final Plat, as a condition of Preliminary Plan approval.

Water and Sewer – Under the Annexation and Development Agreement the developer is required to provide sufficient water rights to serve the proposed development. The Town has determined that sufficient capacity exists to serve the development with both domestic water and sewer service. Water and sewer civil plans provided with the Preliminary Plan submittal meet Town Standards. Please refer to Exhibit E for the complete review comments from the Utilities Manager.

Zoning: The property is zoned as residential PUD. The proposed lot layout and design of the Preliminary Plan for Subdivision meet the requirements and standards of the South Maryland Creek Ranch PUD Plan and Guide.

Land uses – The PUD divides the South Maryland Creek Ranch property into five distinct Planning Areas. A list of specific land uses permitted in each Planning Area, are provided in Article II of the proposed PUD Guide. Staff finds that the Preliminary Subdivision adheres to the PUD's standards for all Planning Areas with respect to land uses.

Planning Areas – According to the SMCR PUD, Planning Areas are restricted in size. Staff finds that the Preliminary Plan conforms to the limitations on Planning Areas size in accordance with the PUD.

Lot Size – All proposed lots (or Home Sites per the PUD), adhere to the minimum lot size standards set forth in the approved PUD Guide.

Density – Gross residential density for the entire project is .57 units per acre and is in conformance with the PUD Plan and Guide.

Building Envelopes – Based Staff’s review, and the comments provided by CGS, staff is recommending that building envelopes be depicted on all of the Estate Lots depicted in Planning Area 1:A, and on the lots identified in Condition #13 of the CGS letter dated September 10, 2015, as a condition of approval.

Covenants, Conditions and Restrictions – There are certain requirements that the Town and CGS are requiring to be included within the Covenants, Conditions and Restrictions (CC&Rs) which shall not be changed, deleted, or otherwise amended. CC&Rs are typically the purview of home owners associations and may be amended without Town approval. However, in this specific case, Staff and CGS believe that certain requirements are best placed within the CC&R’s. Therefore, Staff recommends the following requirements be included in the Final CC&R’s, with specific language restricting amendments thereto without Silverthorne’s prior approval:

- Wildlife Report recommended Best Management Practices, detailing lot owner’s requirements and responsibilities.
- Requirement for each individual lot owner to obtain lot specific geologic and geotechnical investigations prior to construction. The CC&R shall describe in detail the specifics necessary meet this requirement.
- Obligations of the Home Owners Association regarding horizontal drain monitoring, repair, and maintenance. The CC&Rs will include the approved protocol, established by the design engineer, for monitoring, repair and maintenance of the horizontal drains.
- Obligations of the Home Owners Association regarding underdrain monitoring, repair, and maintenance. The CC&Rs shall include the approved protocol for monitoring, repair and maintenance of the underdrains.
- The recommendations by CGS listed on page 3 of their letter dated September 10, 2015, shall likewise be adhered to and reflected in the CC&Rs prior to Final Plat approval.

Roadway Improvement Plans – Final Roadway Improvement Plans will need further refinement to better describe the location and extent of the proposed roadway improvements. These future plans must include landscaping, irrigation and other permitted roadway improvements. Please see the complete comments from the Town Engineer for further details (Exhibit B).

Disturbance Permit Application (DPA) – Amendments to the existing, approved DPA will be required concurrently with the Final Plat, and subsequent plats and Final Site Plans, to account for various changes that have resulted in disturbances to the twenty-five foot (25’) inner wetland buffer.

Referral Agency Comments – The Preliminary Plan set was sent to referral agencies as part of the initial Preliminary Plan for Subdivision submittal. Copies of all referral agency comments on this Preliminary Plan application are attached to this report, along with a copy of the applicant’s response to each one (Exhibit I).

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission, by a vote of 6-0, recommends approval of the South Maryland Creek Ranch Preliminary Plan with the following conditions:

1. The fourteen (14) conditions of approval set forth in the letter from CGS dated September 10, 2015, shall be met prior to approval of a Final Plat.
2. The Applicant shall, following construction of the proposed multi-purpose paved trails and the public soft surface trails, dedicate the appropriate trail easements to the Town at Final Plat.
3. Final Declaration of Covenants, Conditions and Restrictions (CC&Rs) shall incorporate the required changes outlined in this Staff Report, and those called for in the letter from CGS dated September 10, 2015, and be provided to the Town with the first Final Plat submittal.
4. All of the 'Estate Lots' in Planning Area 1:A, in addition to the lots identified in Condition #6 of the CGS letter dated September 10, 2015, shall contain delineated building envelopes at the time of a Final Plat submittal.

Suggested Motion: *"I move to approve the South Maryland Creek Ranch application for Preliminary Subdivision Plan, with the Planning Commission recommended conditions."*

Proposed Alternative Motion: Should the Council choose not to approve the subject application, Staff recommends the following Motion: *"I move to deny the South Maryland Creek Ranch Preliminary Subdivision Plan with the finding that it does not meet Town Code Section 4-5-3, Suitability of Land for Subdivision."*

EXHIBITS:

- Exhibit A: Review comments from Colorado Geologic Survey (CGS), August 3, 2015
- Exhibit B: Applicant's response letter to CGS comments, August 28, 2015
- Exhibit C: Revised review comments from CGS, September 10, 2015
- Exhibit D: Review comments from Town Engineer, August 28, 2015
- Exhibit E: Review comments from Utilities Manager, July 30, 2015
- Exhibit F: Review comments from Lake Dillon Fire District, August 17, 2015
- Exhibit G: Review comments from CDOT, August 12, 2015
- Exhibit H: Review comments from Army Corp of Engineers, July 30, 2015
- Exhibit I: Review comments from the SPORT Committee, July 29, 2015
- Exhibit J: Applicant's response to referral agency comments
- Exhibit K: Reduced (8.5"x11") Preliminary Plat

ATTACHMENTS:

- 11"x17" South Maryland Creek Ranch Preliminary Plan (Complete Plan Set)

Note: A complete, full-size plan set of the South Maryland Creek Ranch Preliminary Plan submittal, and all the accompanying preliminary reports, are available for Council's review at the Community Development Department.

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401
303.384.2655



Karen Berry
State Geologist

August 3, 2015

Mr. Matt Gennett
Planning Manager
Town of Silverthorne
PO Box 1309
Silverthorne, CO 80498

Location:
Sections 22, 23, 26, and 27
T4S, R78W of the 6th PM
39.6825, -106.1042

Subject: South Maryland Creek Ranch – Preliminary Plan
Town of Silverthorne, Summit County, CO (PT2015-18); CGS Unique No. SU-16-0001

Dear Mr. Gennett:

The Colorado Geological Survey has reviewed the South Maryland Creek Ranch subdivision referral. The applicant is proposing 240 residential units, a community center, and infrastructure on 416 acres north of Silverthorne and west of the Blue River. With this referral, CGS received: Preliminary Engineering Report for Maryland Creek Ranch Replacement Wastewater Pump Facility (Tetra Tech, March 6, 2015), Preliminary Engineering Report for Maryland Creek Ranch Potable Water Distribution System (Tetra Tech, June 17, 2015), Master Drainage Plan Preliminary Plan Submittal (Tetra Tech, rev. June 17, 2015), Preliminary Plans (Tetra Tech, June 17, 2015) including wall, underdrain, and slope stabilization details (Engineering Analysis, April 1, 2015), and Preliminary Plan Subdivision submittal (South Maryland Creek LLC, June 18, 2015) including Geotechnical Study (Engineering Analysis, March 2015).

The development is proposed on the lower slopes of a large landslide complex. Recent and ongoing slides, slumps and scarps are present and have been documented within the proposed development. At the time of this review, the geologic concerns expressed in the CGS review letter dated September 11, 2008 and reiterated in the CGS review letter dated July 7, 2014 have not been adequately addressed by the applicant.

CGS has been reviewing aspects of this proposed development since 2003. For your convenience, copies of the CGS review letters are included with this letter. It is our understanding that following the 2008 submittal, the Town approved the PUD for 82 lots. Subsequent to that review cycle, the applicant now is proposing 172 SFR lots and 68 residential cabins located in “common areas” on the property, totaling 240 proposed dwellings.

Multiple lots and building areas are shown in the current preliminary plan transecting mapped slump features. No plat notes are included pertaining to slope stability issues or design requirements.

The submitted geotechnical study by Engineering Analysis (EA) does include four cross sections that were evaluated for slope stability. It should be noted that this analysis does not address global stability, rather local stability across discrete areas. Additionally, based on the soil strength parameters used in the analysis, remolded strength values were not used, and sensitivity analysis for

Matt Gennett
August 3, 2015
Page 2 of 2

post-development elevated water levels was not evaluated. How does this recent stability analysis compare to the sections that WWE did in previous investigations?

There is no discussion in the geotechnical study by EA about the "scarp stabilization area" noted on the preliminary plan grading plans.

The EA study includes updated inclinometer readings, but only two inclinometer readings were reported since May 2002; April 2008 and November 2013. No significant movement was noted.

Only four piezometer readings were reported in the EA study between May 2014 and August 2014. No piezometric data from the previously installed piezometers was included. Based on this limited data, it is difficult to draw any useful information from the monitoring program.

The Preliminary Plans do include detail drawings for the stabilization walls and drains, and plat notes stating the HOA is responsible for their maintenance, but there are no maintenance plans or guidelines included for reference as to minimal maintenance program requirements.

CGS feels that with the increased density and the extreme sensitivity to water infiltration that the geologic conditions at the site have, that a storm sewer system will be needed for this development. All ponds should be adequately lined to minimize water infiltration into the subsurface. Additionally, the contributions from the underdrain systems should be included in the drainage plan calculations.

CGS has significant ongoing concerns regarding the proposed development of this very complex site as well as the increase in lot density. Until these concerns have been adequately addressed, CGS cannot recommend approval for the proposed development.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2655, or e-mail CGS_LUR@mines.edu.

Sincerely,

TC Wait

TC Wait
Engineering Geologist

Enclosures



S O U T H
MARYLAND CREEK
R A N C H

August 28, 2015

Ms. T.C. Wait
Colorado Geological Survey
1801 19th Street
Golden, CO 80401

Via E-mail tcwait@mines.edu

**RE: SOUTH MARYLAND CREEK RANCH
PRELIMINARY PLAN SUBDIVISION – RESPONSES TO AUGUST 18, 2015 MEETING WITH CGS
REGARDING ADDITIONAL DATA AND CLARIFICATION**

Dear Ms. Wait:

Thank you for your time on August 18th to discuss the South Maryland Creek Ranch (SMCR) Preliminary Plan. We have compiled responses to your questions and comments from both the SMCR Developer and HOA perspective as well as technical responses from our geotechnical engineers. They are as follows:

1. CGS Comment from July 7, 2014 Letter: *“The 1.5 Factor of Safety setback line (fully dimensioned) and a note that no disturbance will occur within the setback will be included on the plat. It would be helpful to note that the line denotes a geologic hazard, so that the future property owners and Town staff are aware of the purpose of the setback.” It is not clear from the lot layout shown on the Community Plan that the 1.5 factor of safety steep slope setback has been correctly incorporated into the current development plans.*
 - *The applicant or the applicant’s engineer needs to show the currently proposed planning areas and lot layout as fully dimensioned figures relative to WWE’s “Building Setback from Steep Slope Required for Minimum Factor of Safety = 1.5” line, as shown on Sheet 1 of WWE’s “South Maryland Creek Ranch Revised Slump Feature Locations” report, dated August 20, 2008.*
 - *No lots should be located on or below WWE’s setback line.*

Response: Wright Water Engineering’s 1.5 Factor of Safety Line (WWE, 2008) has been included on Figure 1. All the lots, with the exception of two, are located completely behind the 1.5 Factor of Safety Line. By Final Plat, all the lots will be located completely behind the 1.5 Factor of Safety Line.

2. CGS Comment from July 7, 2014 Letter: *“The Covenants will be revised to include the following”*

- 2a) *“Prohibit land disturbances in scarp and toe areas.” Again, it is not clear from the lot layout shown on the Community Plan that the current development plans avoid WWE’s 2008 mapped slump features.*
- *CGS strongly recommends that the applicant provide updated mapping of landslide features (slumps, scarps, tension fractures, pressure ridges, toe bulges, seeps, etc.) to identify any additional slope movement-related features that have developed over the past six years.*
 - *The applicant or the applicant’s engineer needs to show the currently proposed planning areas and lot layout as fully dimensioned plans relative to this updated mapping and WWE’s mapped and inferred slump features, as shown on Sheet 1 of WWE’s “South Maryland Creek Ranch Revised Slump Feature Locations” report, dated August 20, 2008.*
 - *Building envelopes must specifically exclude slope movement-related features and potential landslide scarp and toe areas.*
- 2b) *“Require that all final engineering, geotechnical, geologic reports, and referral agency review documents, are kept on record and area available for public inspection.” This requirement remains valid.*
- 2c) *“Grading, slope stability analyses, soil and foundation investigations are required prior to land disturbances or issuance of building permits. As-built plans and engineering certifications shall be required prior to issuance of a certificate of occupancy or release of any permits. The town will enforce all engineering, geotechnical, drainage, utility, and geologic hazard related covenants. All such covenants cannot be changed by the homeowner’s association without approval of the Town.” This requirement remains valid.*

Response(s):

2a. Figure 1 has non-disturbance areas shown where no buildings will be allowed to be constructed. This exhibit will be referenced by plat note for review and approval by the Town of Silverthorne (Town) at the building permit stage. The current slump and scarp mapping is shown on Figure 1. The slump areas will be stabilized as shown in Figure 2 and no buildings will be constructed within the stabilization areas.

2b. All final engineering, geotechnical, geological reports and referral agency review documents will be kept on record and included with the **Purchase and Sale Agreement** to all home buyers.

2c. South Maryland Creek Ranch is requiring “Grading, slope stability analyses, soil and foundation investigations prior to land disturbances”. These documents are part of the **CC&R’s** for the community. Maryland Creek Ranch will also be constructing the majority of homes within the subdivision which further ensures that these protocols will be adhered to.

3. CGS Comment from July 7, 2014 Letter: *“Construction and maintenance plans for underdrains, including cleanouts, daylight points, and easements shall be submitted.” This requirement remains valid. However, I have several additional questions and recommendations:*
- *Has it been determined who will be responsible for inspection, maintenance, repairs, and costs associated with the underdrain system(s): the town, the HOA, or another entity? If responsibility is assigned to the HOA, who would be responsible for the system in the unlikely event that the HOA dissolves?*
 - *The underdrain system construction and maintenance plans must include an operations manual describing, at a minimum:*
 - *Why the system was constructed and how it works,*
 - *An as-built map of the system, clearly indicating the location, relative to surface features, of every conduit, cleanout, collection and discharge/daylight point, easement, and all other components of the system,*
 - *Clear instructions on how (and whom to call) to inspect, maintain and repair the system,*
 - *Clear instructions on how to identify malfunctions, and whom to call in the event of malfunction or failure, and*
 - *Clear instructions regarding how to estimate (and therefore levy assessments and budget for) expenses associated with inspection, maintenance and repairs of the system.*
 - *This document should be recorded with the plat, to ensure that thorough, accurate information about the underdrain system is available to the responsible entity (the town, water/sewer/stormwater district, HOA board and management company, or other party) in perpetuity.”*

Response: Figure 1 shows the locations of all drainage improvements including, underdrains, underdrains associated with retaining walls and horizontal drains. Final design plans for the drainage systems will be incorporated into the civil engineering plans and provided at Final Plat for the first phase of development. The maintenance of the drainage systems will be handled by the SMCR HOA, and in the event that the HOA dissolves, the Town will take over maintenance. Necessary drainage easements will also be conveyed to both the HOA and the Town at Final Plat. Both the HOA and the Town will have the means to collect funds to continue the maintenance program through HOA dues or property tax via special district. Maintenance protocols are included in the **CC&R's** for the HOA outlining the purpose and instructions for the system. The as-built map will be provided as the system is phased in with development activity. No homes may be constructed without the necessary drainage systems in place and the Town may withhold building permit issuance until the system has been installed to specification.

4. CGS Comment from July 7, 2014 Letter: *“Updated scarp/toe/building envelope diagram shall be submitted.” See 2a) above.*

Response: Figure 1 provides an updated scarp map with no disturbance zones and scarp stabilization areas.

5. CGS Comment from July 7, 2014 Letter: *“Construction plans for lined detention ponds 7, 8, and 13, the location of which is shown on the February 19, 2008 Master Drainage Plan.” This requirement remains valid.*

Response: The Preliminary Plan submitted by the civil engineer shows that all detention ponds will be lined and this requirement will be carried forward to Final Plat.

6. CGS Comment from July 7, 2014 Letter: *“The geotechnical engineer and geologist will review all civil engineering plans at each phase of development (this may be a condition of approval).” This requirement remains valid.*

Response: Civil engineering final construction plans will include the drainage features as shown on Figure 1 as specified by the geotechnical engineer. The geotechnical engineer and geologist will review all civil engineering final design plans as the project is phased.

7. CGS Comment from July 7, 2014 Letter: *“The proposed community center next to Vendette Creek will be evaluated in subsequent phasing.” This requirement remains valid.*

Response: The proposed community center is no longer located near Vendette Creek.

8. CGS Comment from July 7, 2014 Letter: *“Water and sewer pipelines. I have serious concerns about the integrity of the water and sewer pipelines traversing this site. The Town and applicant should be aware that a broken water or sewer line will introduce significant water to the soil s on this site, potentially causing a decrease in soil strength and stability, and triggering or accelerating slope movement. The water system should be charged very carefully, and monitored for water losses and any decrease in pressure that could indicate a broken pipeline.”*

Response: Maryland Creek Ranch is working with the Town’s Utility Department to specify and install real-time acoustic leak detection monitoring devices in each water zone. These devices will sense anything from a slow leak to a water main break in the system. The Town has personnel available 24/7 to respond to these situations.

9. CGS Comment from July 7, 2014 Letter: *“Piezometer and inclinometer readings. It was CGS’s understanding in 2008 that the existing piezometers and inclinometers would continue to be monitored. CGS would like to review updated piezometer and inclinometer readings, to help characterize slope movement activity, failure surface depth, water levels, etc.”*

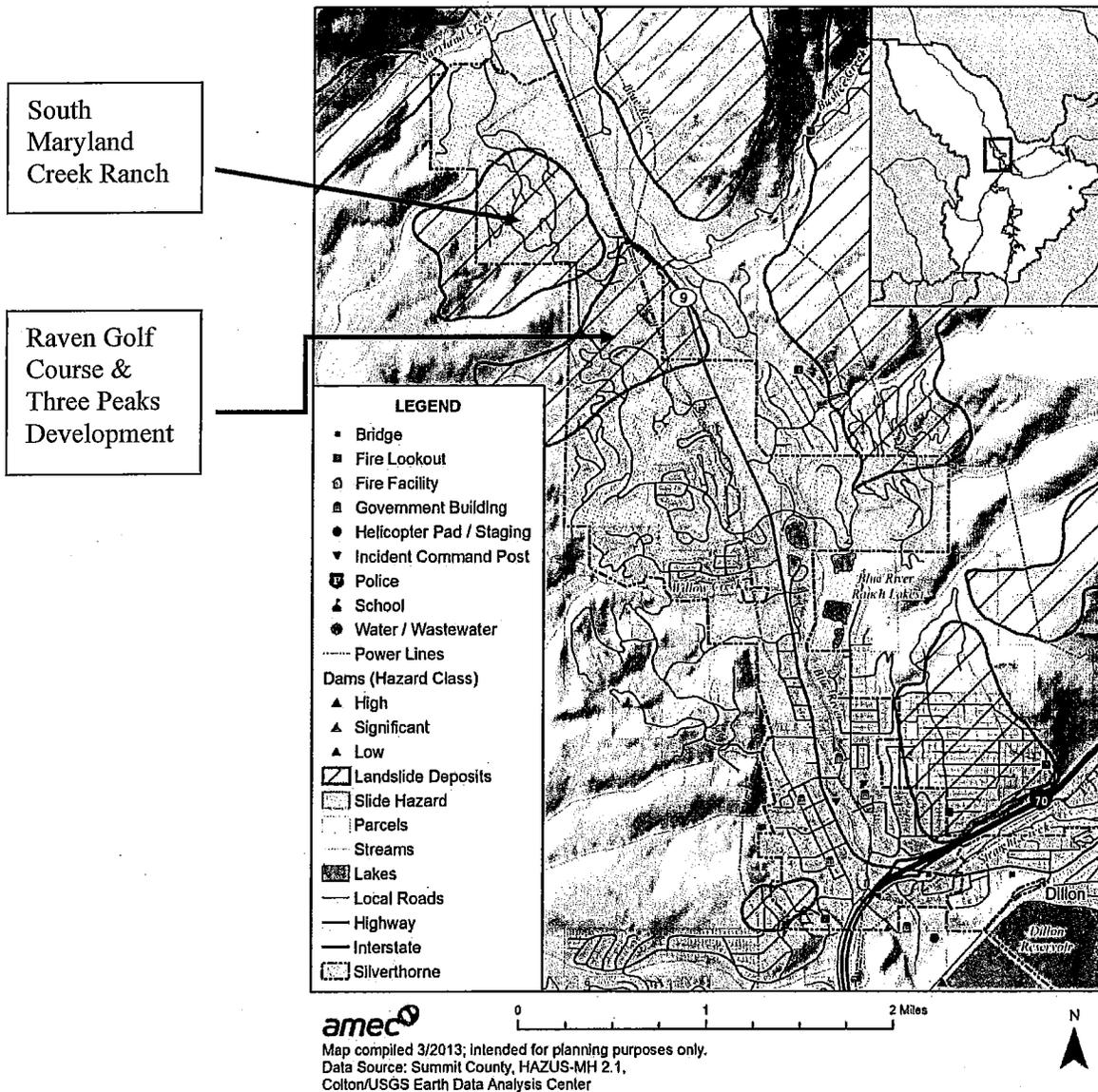
Response: Engineering Analytics (EA) provided additional piezometer data and inclinometer readings in their technical memorandum dated August 17, 2015. For completeness, the August 17, 2015 technical memorandum is provided in Attachment A.

10. CGS Comment from August 18, 2015 Meeting: *CGS is concerned about the application and control of water on the site. They asked that EA review the slope stability update the underdrain system discharge locations limit the number of discharge points.*

Response: EA and SMCR agree with CGS that the control of water to the underlying soils is important to maintaining soil strength and global stability of the site.

Based on information from SMCR's water resource engineer (Resource Engineering, Inc.), it is our understanding that historically, 46 acres of the development area was flood irrigated based on diversion records maintained from when records began at the State level in 1963 through 2001. The application of water during the period of flood irrigation totaled approximately 900 acre-feet of water per irrigation season and averaged 19.5 acre-feet of water per acre of irrigated land per irrigation season. The proposed irrigation will cover approximately 5.5 acres of land through controlled sprinkler or drip irrigation at an approximate rate of 1.1 acre-feet of water per acre or 5.9 acre-feet total per irrigation season. This indicates significantly less water will be applied to the site through irrigation.

Similar landslide deposits can be found just south of the Maryland Creek Ranch property where a golf course and residential development have been present since 2000 (see following graphic). The golf course property was completely graded to lay out the course and is heavily irrigated on an ongoing basis and to our knowledge, there has been no global reactivation of the landslide.



Source: Summit County Multi-Hazard Mitigation Plan, August 2013

Subsurface water will be collected from a series of underdrains on the site. The water will be directed into wetlands, where soils are currently below an existing perched water table, and/or lined detention ponds and natural surface stream channels that convey the water off-site.

Leaking pressurized water lines are a potential source of water infiltration into the subsoils. Maryland Creek Ranch is working with the Town's Utility Department to specify and install real-time acoustic leak detection monitoring devices in each water zone to quickly respond to any water line leakage or breakage.

11. CGS Comment from August 18, 2015 Meeting: *Provide 10 slip surfaces for the slope stability analyses results provided in the EA March 2015, Geotechnical Study current sections.*

Response: The requested slip surfaces are provided in Attachment B.

12. CGS Comment from August 18, 2015 Meeting: *Discuss global slope stability and selection of soil strength properties.*

Response: The project site was evaluated for overall global stability of the landslide deposit by WWE (WWE, 2002 and 2005). As stated in EA's Geotechnical Study report dated March 2015: Wright Water Engineers (WWE, 2002) concluded that the large landslide on the Site is inactive and stable. In EA's opinion, the landslide is a relict. The term "relict" was proposed (Turner, et. al. 1996) to identify inactive landslides that developed under different, and unstable, geologic and/or climatic conditions thousands of years ago. EA agrees with WWE's conclusion based on the following principal findings:

- No failure surface has been measured in the inclinometer surveys performed to date on the project. The inclinometer data is provided in Appendix B.
- Limit equilibrium analyses provided by WWE (WWE, 2002) showed acceptable factors of safety.
- The stability of the landslide is also confirmed by the absence of significant creep in the inclinometer readings and the surface features. Creep is a gradual downhill movement that occurs when a slope has a low factor of safety and the natural materials in the slope must strain to hold the slope in place. The absence of observed creep on the large landslide indicates that relatively high factors of safety exist, as indicated by the stability analyses.

The strength values used in the WWE analyses are in reasonable agreement with the strength values used by EA. EA completed local stability analyses of existing and proposed cut slope areas. Four cross-sections were analyzed as part of the Geotechnical Investigation at Maryland Creek Ranch. The cross-section locations were selected based to provide presentation of the slopes and geology expected to be encountered at the site. Global stability analyses were conducted using SLOPE/W (GEO-SLOPE, 2012). All analyses were performed with either MSE wall or soil nail stabilization techniques to obtain the required factor of safety (FOS) of 1.5 for steady-state and 1.1 for pseudo-static conditions based on the US Army Corps of Engineers Manual EM1110-2-1902 (2003) requirements.

The slope stability analyses used strength properties of the sand and the clay measured by direct shear testing, moisture density, and grain size analysis. The samples were tested as collected to account for existing in-situ strain that they may have undergone due to past slope movements. Thus, the samples were not remolded for strength testing. Samples were tested in direct shear to 5% and 10% strain with results showing strain hardening

properties. Direct shear tests were run on samples taken from EA-B3, EA-B4, EA-B10, EA-B11, EA-12. Friction angles measured for all the samples were lower at the 5% strain than the 10% strain value, with the exception of the sample from EA-B12 at 40 feet. Thus, the more conservative strength values at 5% strain were used in our slope stability analyses. Reduced cohesion values were also used in the analysis to represent reduced strength values from historic soil movement. A summary of direct shear values is provided in EA's technical memorandum provided in Attachment A.

Since the existing slopes have not shown indications of current movement, EA assumed the slopes to have a minimum FOS of 1.0. Assuming the FOS of 1.0, EA used SLOPE/W to back-calculate a reduced cohesion for the sandy material between 0 and 50 psf for the existing conditions. The lowest measured cohesion value for the sandy material tested was 97.5 psf. Cohesion values up to 200 psf were back-calculated for the clayey material in a similar manner as was done for the sandy material.

The use of 200 psf was validated using the Extended Mohr-Coulomb Failure Envelope as presented in Equation 1 (Fredlund et al., 2012).

$$c = c' + (u_a - u_w)_f \tan \phi_b \quad \text{Equation 1}$$

Where c is the intercept of the extended Mohr-Coulomb failure envelope, $(u_a - u_w)_f$ is the matric suction on the failure plane at failure, c' is the cohesion intercept, and ϕ_b is the angle indicating the rate of increase in shear strength with respect to a change in matric suction. A ϕ_b of 16.1 degrees was selected from Table 11.1 in Fredlund et al., 2012, and a c' of 0 was conservatively used in the analysis. The matric suction was determined by creating a volumetric water content function in SEEP/W (GEO-SLOPE, 2012). Two volumetric water content functions were estimated for the clayey soil. One was estimated using the grain size data for the clayey soil and the other using the Silty Clay sample function built into the SEEP/W program. Both functions can be seen on Figure 3. The Silty Clay sample function in SEEP/W provided a more conservative estimate of the soil water characteristic curve and thus was selected for the estimation of the matric suction. Based on the laboratory testing, the maximum water content was approximately 11%. A conservative volumetric water content of 15% was assumed due to the potential for future wetting. This yields a matric suction of approximately 1000 psf as shown in Figure 3, and a corresponding cohesion of approximately 288 psf. Thus the reduced cohesion of 200 psf is a reasonable assumption for the analyses.

As discussed above the strength values used in our slope stability analyses are based on selecting conservative values based on laboratory testing and confirmed by back-calculating strength parameters assuming a current slope factor of safety of 1.0 and using empirical equations.

13. CGS Comment from August 18, 2015 Meeting: *Provide long term inclinometer and piezometer monitoring.*

Response: The existing inclinometers will be monitored every six months to confirm long term slope stability. Three piezometers will be selected based on location will be selected for long term water level monitoring. Water levels will be collected at a minimum interval of once every 6 months.

14. CGS Comment from August 18, 2015 Meeting: *Storm sewer should be incorporated throughout the site.*

Response: Typical mountain road construction utilizes a borrow ditch on the uphill side of the road to intercept and convey water to localized detention ponds for water quality. The road grades throughout South Maryland Creek Ranch are typically between 4% and 6% and the ditch profile will carry water at that grade as well. Given this grade, the water captured in the ditch will have minimal opportunity to infiltrate, reducing the amount of overall surface infiltration below the current predevelopment levels.

We look forward to answering any additional questions that you may have. Thank you for your continued review.

Sincerely,



Joanna Hopkins
Development Manager
South Maryland Creek Ranch

cc:	Jill Carlson	CGS	carlson@mines.edu
	Karen Berry	CGS	kberry@mines.edu
	Matt Gennett	Town of Silverthorne	mgennett@silverthorne.org
	Paul Books	SMCR	pbooks@palisadepartners.com
	Tom Everist	SMCR	teverist@theevco.com
	Jeff Butson	Tetra Tech	jeff.butson@tetrattech.com
	Chris Durluo	Tetra Tech	chris.durloo@tetrattech.com
	Jason Andrews	Engineering Analytics	jandrews@enganalytics.com
	Rich Tocher	Engineering Analytics	rtocher@enganalytics.com

Attachments Figure 1 - Slump Stabilization and Drain Locations, August 28, 2015
 Figure 2 – Slump Stabilization Detail, August 24, 2015
 Figure 3 – Volumetric Water Content Versus Matric Suction for Clay, August 2015
 A - Engineering Analytics Technical Memorandum, August 17, 2015
 B - Slope Stability Results, Engineering Analytics Geotechnical Study, March 2015
 South Maryland Creek Ranch (dba Summit Sky Ranch) CC&R's
 South Maryland Creek Ranch (dba Summit Sky Ranch) Purchase & Sale Agreement

References:

- Engineering Analytics, Inc. (2015). Geotechnical Study, Maryland Creek Ranch, Silverthorne, Colorado. March.
- Engineering Analytics, Inc. (2015). Supplemental Data in Response to Colorado Geological Survey Comments. August.
- Fredlund, D.G., Rahardjo, H., and Fredlund, M.D. (2012). *Unsaturated Soil Mechanics in Engineering Practice*. John Wiley & Sons, Inc. Hoboken, New Jersey.
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- Wright Water Engineers, Inc. (2008). Final Engineering Geology and Geotechnical Recommendations, South Maryland Creek Ranch, Silverthorne, CO. February
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COLORADO GEOLOGICAL SURVEY

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303.384.2655



Karen Berry
State Geologist

September 10, 2015

Mr. Matt Gennett
Planning Manager
Town of Silverthorne
PO Box 1309
Silverthorne, CO 80498

Location:
Sections 22, 23, 26, and 27
T4S, R78W of the 6th PM
39.6825, -106.1042

Subject: South Maryland Creek Ranch – Preliminary Plan, Response to Comments and Follow-up Town of Silverthorne, Summit County, CO (PT2015-18); CGS Unique No. SU-16-0001b

Dear Mr. Gennett:

The Colorado Geological Survey has reviewed the responses to the August 18, 2015 meeting memo from South Maryland Creek Ranch dated Aug 28, 2015. CGS also has reviewed additional information provided on request by Engineering Analytics via email September 3, 2015. Included with the response memo were the *draft* declaration of covenants, conditions and restrictions (8/22/15) and *draft* purchase and sale agreement (8/22/15). The Slump Stabilization and Drain Location map (EA, Aug 28, 2015) was submitted to CGS by EA under separate cover.

The meeting on August 18, 2015 was helpful in facilitating communications between South Maryland Creek Ranch, CGS, and the Town of Silverthorne. Per this discussion and follow-up information received by CGS, the following conditions should be met prior to final plat approval:

Conditions of Approval

1. No basements will be built except for the upper “estate” section (proposed lots 53-84) in the southwest part of the site. This should be noted on the final plat.
2. All lots will include subsurface drainage systems in their foundation design. It appears that some proposed lots will have the subsurface drainage system outlet gravity drain to common areas and others will be connected to a main underdrain collection line. Lots requiring connection to an underdrain collection line should be noted on the final plat. Prior to issuing a certificate of occupancy for each lot, it should be verified that the foundation drains have been installed and connected to an underdrain main collection line if required.
3. The horizontal drains and main collection underdrain systems should be installed as part of the public improvements. To the extent feasible, occupied structures should not be located on top of the horizontal drains or underdrain systems. If needed, a phasing plan for installation should be developed during the final plat process.
4. Monitoring and inspection of the horizontal drains and underdrain system is included in the CC&R, and will be administered by the HOA. The Town will take over if HOA is not able to do so. Information regarding who will perform the monitoring and inspections, interprets the

results, receive and review the data, and keep this information (and for what length of time) should be identified during the final plat process and clearly recorded on the plat.

5. Detailed underdrain plans should be developed prior to approval of the final plat. These plans should be prepared and signed by a qualified professional engineer and include designs, maintenance plans, easements, standards and specifications for clean-out ports, discharge points, bedding material, pipe material, and grade. The entity/entities that will implement, construct, and be responsible for the maintenance and improvement should be identified.
6. All the scarp and toe features located on the site should be included in the drawings. Building envelopes should be used to prevent development on the scarp and toe areas. The scarp and toe stabilization areas will be designated non-disturbance areas on the plat. In 2008, there was a slump feature denoted through the area of proposed lots 113-116 (WWE Subsurface Drains, Piezometers, Building Setback Line, Cross Sections and Boreholes figure, 2/14/08). This feature is not shown on the current scarp map, but can be seen in the topography and contours. This feature should be added to the map and included in the stabilization and non-disturbance areas unless it can be documented that this feature is not a slump as previously identified.
7. Details as to how the drains related to the stabilization areas connect to the underdrain system should be included with the final plat.
8. East of proposed Lot 144 and northeast of the proposed Community Center, a scarp feature crosses the road (and utilities associated with the road alignment), and subsurface drains. Damage to water-bearing drains and utility lines from movement can lead to saturation of the landslide mass and reactivated/larger movements. This area should be closely evaluated and monitored for potential stability issues, and to the extent possible, additional cuts into the slope should be avoided. It may be prudent to include horizontal drains for this area at the time of installing the drains under lots 141-144 to dewater the slope and provide additional stability support for this section and future development of the Community Center. This issue can be discussed during the final plat process.
9. Easements for monitoring and maintenance access to the drain systems, inclinometers, and piezometers, including cleanouts, daylight points, and monitoring locations, need to be established, dedicated, and shown on the final plat.
10. By final plat, all lots will be behind the 1.5 FS line established by WWE. In 2008, WWE had proposed 22 horizontal drain locations (WWE Horizontal Drain Locations figure, 2/14/08). The current figure from EA, dated Aug 28, 2015 shows *only three horizontal drain locations* in the vicinity of lots 141-144. It is the understanding of CGS that the 1.5 FS line developed by WWE was based upon lowering groundwater levels. Reducing the number of horizontal drains may not adequately lower groundwater levels and invalidate the 2008 1.5 FS line determined by WWE. This may impact the viability of development on proposed lots 101-107 and 109-113. The 1.5 FS line should be re-assessed and impacted lots eliminated, or the horizontal drains proposed by WWE should be included in the development plans.
11. A landslide and potentially unstable slope disclosure paragraph should be added as a plat note to the final plat.
12. It is the understanding of CGS that inclinometers will be monitored every 6 months and three of the piezometers will be monitored at least every 6 months. Information as to who will

perform the inclinometer readings, interprets the results, receive and review the data, and keep this information should provided with the final plat.

13. There may not be adequate buildable space in proposed Lots 14, 109, 114, 115, 126, 127, 145, 146, and 148.
 - a. Lot 14 includes a detention pond and wetland setback that greatly restrict potential building area.
 - b. Lot 109 includes a toe area and wetland setback, and the potential building area would be in a potential shear zone of differential movement for the slump feature directly east of the lot.
 - c. Lots 114 and 115 should include a scarp stabilization non-disturbance area that significantly restricts building space.
 - d. Lots 126 and 127 would have to have access through a retaining wall and drain system.
 - e. Lots 145, 146, and 148 do not appear to have access or adequate building space with the drains, retaining walls, and scarp stabilization non-disturbance features.
14. CGS should review the final plat, associated engineering plans, and future site plans for community center, in its final proposed location, as they are available.

DRAFT Covenants, Conditions and Restrictions (CC&R) Comments

1. Exhibit E – A landslide and potentially unstable slope disclosure paragraph should be added to the document.
2. Exhibit G – Information detailing who will perform the horizontal drain monitoring, interpret the results, receive and review the data, and keep this information (and for what duration) should be included.
3. Exhibit H – The list of background documents should be updated with addition of current information from TetraTech and Engineering Analytics.
4. The applicant states that the existing inclinometers will be monitored every six months to confirm long-term slope stability, and three new piezometers will be installed and monitored. At some point, responsibility for monitoring and maintaining these atypical systems will transfer to the HOA. A separate “**Landslide and Water Level Monitoring System Operations Manual**” should be developed and made available as part of the HOA's recorded CC&R, to ensure that thorough, accurate information is available to the HOA board, management company and Town of Silverthorne, in perpetuity. The manual should include:
 - a description of why the inclinometers and piezometers were installed, and how the landslide and water level monitoring system works,
 - an as-built map of the system, clearly indicating the location, relative to surface features, of every inclinometer and piezometer, and all other components of the landslide and water level monitoring system,
 - clear instructions on how to identify evidence of slope instability, and whom to call in the event of ground movement or slope failure,
 - clear instructions on identifying consultants who are qualified to monitor the system and interpret the results,

- clear instructions on how often the system should be monitored,
- a description of how to estimate (and therefore levy assessments and budget for) expenses associated with monitoring, interpreting, maintaining, and repairing/replacing the inclinometers and piezometers.
- In the unlikely event that the HOA dissolves, who would then be responsible for the subsurface drainage and inclinometer/piezometer systems?

DRAFT Purchase and Sale Agreement Comments

1. Section 4.3 – Instead of using an outdated 2008 soils report, the seller should provide the purchaser a *current* summary document of all the soils, geologic, geologic hazard, and geotechnical work done for the site to date. The summary document should be clear and able to be understood by a non-technical or layman prospective home buyer, and include a current site drawing showing lots, drains, stabilization features, easements, and non-disturbance areas.
2. Section 23 – A landslide and potentially unstable slope disclosure paragraph should be added similar to comment for Exhibit E in CC&Rs above.
3. Exhibit D - A landslide and potentially unstable slope disclosure paragraph should be added similar to comment for Exhibit E in CC&Rs above.

Other Recommendations:

- The Town should monitor the water and sewer lines in real-time and respond quickly to breaks or leaks.
- Water discharge from drains and runoff should be controlled to minimize infiltration into the soils. Detention ponds will be lined, but some of the discharge locations are not and need to be reviewed.

Summary

The proposed development puts 240 dwelling units, town roads, and utilities on a mapped large-scale landslide complex that shows evidence of recent localized movement in areas. Triggers for slope movement are multifaceted. Any development on landslide deposits or potentially unstable slopes comes at a risk. This risk can be reduced, but not eliminated, by proper grading, drainage, and up-front stabilization mitigation. It should be noted that there is a long-term risk that future ground movements could affect specific lots, areas, or potentially reactivate the entire landslide mass. While large-scale slope movement does not appear to be occurring under current conditions, CGS has seen recent activations of large-scale landslides similar to this one in other areas of Colorado.

Damage resulting from ground movement is NOT covered by homeowners insurance. Homeowners typically do not have the financial means to repair damage resulting from ground movement, nor is it prudent to try to repair damage resulting from ongoing or reactivated slope instability or ground movement. The HOA, Town Public Works department, water and sewer utility, and other service providers may be responsible for any needed repairs to roads, utilities and other improvements resulting from ground movement. Depending on the frequency and scale of ground movement-related damage, these repairs could be very costly.

Matt Gennett
September 10, 2015
Page 5 of 5

CGS recognizes the efforts of the South Maryland Creek Ranch applicant to address CGS's landslide-related concerns, dating back to 2002. It should be noted that all the mitigation efforts proposed for this development are to address the smaller, shallow slumps and does not address the potential for larger-scale landslide risk. The failure mechanism for the larger landslide is not included in these investigations and is not fully understood.

Thank you for the continued opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2655, or e-mail CGS_LUR@mines.edu.

Sincerely,

TC Wait

TC Wait
Engineering Geologist

Cc: File
Joanna Hopkins, SMCR

EXHIBIT D

TO: Matt Gennett, Planning Manager
FROM: Dan Gietzen, Town Engineer
DATE: August 28, 2015
SUBJ: Public Works Engineering comments on South Maryland Creek Ranch Preliminary Plans

The following comments on the Preliminary Plan concept and layout are general in nature and do not attempt to specifically identify all items individually. More specific, detailed technical comments will come during the final plan and plat review.

1. Utility easements in accordance with Town standards – Many of the proposed utility easements do not meet town standards and will need to be changed and/or enlarged accordingly. The Town's water and sewer standards describe the specifics on different easement types. Please show revised easements that are accordance with Town standards on the Final Plans and Plat.

2. Easements for shown features and improvements – Some of the proposed features and improvements – such as retaining walls, drainage culverts, culvert end sections and underdrains appear to either extend beyond and outside ROWs and/or easements or to be right on the edge of ROWs and/or easements. Staff met with the Applicant earlier this summer and identified some of these instances. The Final plat and plans will need to either 1) revise locations of some of these items, ensuring that they fit and/or 2) provide additional easement as necessary for placement and access/maintenance.

3. Identify on plat which roads are public and private – Please specify on the plans – and more importantly on the plat – which roads and road right-of-ways are proposed to be public versus private.

4. Underdrains – The underdrain system, intended to improve the geotechnical stability of the development, will be privately owned and maintained in perpetuity. The final submittal documents, plans and plat will need to clearly and thoroughly address and document this issue. A few things that will need to be addressed include:

- 1) Easements for underdrains
- 2) License Agreement where underdrains are proposed in Town ROWs. License Agreement to address full details and a plan for ongoing maintenance etc, indemnification of the Town, insurance requirements and other terms and conditions
- 3) Documenting on plans and plat and project documents private ownership and maintenance responsibility for these drains.
- 4) Satisfying and resolving geotechnical related comments and concerns raised by the Colorado Geological Survey CGS.

5. Geotechnical continued –

- 1) The Colorado Geological Survey's 8/3/15 comment referral letter describes numerous concerns with the project. Public Works respects the input from and expertise of the CGS. We feel it important that the CGS's concerns are addressed so that the site can be developed in the safest most stable and responsibly way.
- 2) The March 2015 Engineering Analytics Inc. geotechnical report does not address pavement design for the proposed roadway sections shown on Sheets NOT-2 and NOT-3. Please address for Final.

6. Details for final - Sleeving for utility service lines under retaining walls among other items necessary for construction will be needed as part of the final plan submittal. All other project and construction details will be reviewed at Final.

7. McLaughlin drainage memo - The final submittal shall address comments raised in in Marrick's drainage review memo dated July 21, 2015

8. CDOT comments – As described in CDOT's referral comment #3, CDOT will require an access permit at Ranch Road. Other CDOT comments to be addressed at Final.

9. Plan notes - Notes on sheet NOT-1 and elsewhere will be reviewed as part of the Final plan review.

10. Plat - The plat will need to be improved at Final. Some general comments include: 1) remove engineering firm's title block off of the plat, 2) use different line types and weights for clearer readability, (TOS Staff can provide good examples of good plat format if the Applicant would like them), 3) fix easements as described above. 4) please dimension and name all roads and easements. (some roads are simply called out as 'private drive' or 'access easement' or 'road row'. 5) Notes on sheet V-002 will be more closely looked at Final. 6) Sheet V-103 – we request a Tract dedicated to TOS for the pumphouse not a general utility easement.

11. Guardrail locations – Please show specific locations on the final plans. We will need to see this in order to verify that there won't be any conflicts with utilities or other improvements

12. Fire truck turnarounds and roads/private driveways – Please ensure that the LDFA is satisfied with these items.

13. Drainage improvements shown on proposed lots – Please clarify why there are drainage outlet structures shown on lots such as 120 and 36, for example. Are these temporary or permanent?

14. 5mph speed limits at culs (sheet SI-1) – This is far too slow of a speed for a public road.

15. Detail sheet DR-4. 1) Detail 8 proposes a mountable curb. Please use vertical curb instead. 2) Detail 4, re: guardrail. Don't take face of rail right up to the asphalt. Leave a little room instead. 3) More comments on details at Final

16. Retaining Walls – Prelim plans include 'working copies' of the design in process. Please provide complete designs at Final.

17. 10' separation from pavement edge to face of proposed retaining walls is needed - This is not dimensioned on the sections shown on sheets NOT-2 and NOT-3, therefore I am unable to tell if this is met. Please confirm that it is on the Final plan submittal.



TO: Matt Gennett, Planning Manager
FROM: Zach Margolis, Silverthorne Utility Manager
DATE: July 30, 2015
SUBJ: Utility Department Comments on the Maryland Creek Ranch Preliminary Subdivision

Following construction of the proposed improvements, The Town will have adequate water treatment and delivery capacities, and sewer collection and treatment plant capacities to serve the proposed project. Much of this design was previously reviewed and approved for construction, and the applicant, engineer, consultants and contractors have completed extensive work, including construction of some of infrastructure that will serve this project.

The Utility Department has no concerns with the preliminary plans as submitted, and we have agreed to review final profiles after they are updated.

Council has reviewed and approved updates to the Site Improvements Agreement that requires field testing of already constructed improvements to serve this proposed project. This testing will be completed this summer and fall.

Because of the lengthy State "Site Approval" and permitting process required, the applicant has, at their risk, completed most of the detailed design work for the sewer lift station and force main that will serve this project as well as a portion of Three Peaks currently served by the existing sewer lift station. This new station will be far more energy efficient than the station it is replacing.

We have one recommended Condition of Approval: ***Maryland Creek Ranch will provide water and sewer line profiles as soon as they are available, but no later than with submittal of the final plans.***



**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

**Fire Prevention
Division**
Telephone:
970.262.5201
Fax:970.262.5250

Inspection Line:
970.262.5215

Mr. Matt Gennett
Town of Silverthorne
Community Development
P.O. Box 1309
Silverthorne, CO 80498

August 17, 2015

Re: South Maryland Creek Ranch Preliminary Plan for Subdivision.

Dear Mr. Gennett,

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

1. I reviewed the Overall Composite Utility Plan, Sheets C-1 through C-10. There are a few areas within the development that do not have sufficient fire hydrant protection.
2. There are other areas that fire hydrant spacing for new fire hydrants will need to be adjusted.
3. A tour of the site has revealed some existing fire hydrants will need height adjustment.
4. Hydrant location and final road construction may require approved bollard protection for fire hydrants.
5. The fire department would like to meet with the developer and engineering company doing the fire hydrant layout to correct these deficiencies.
6. The scaled Cul-de-Sac's shown on the Overall Composite Utility Plan, Sheets C-1 through C-10 do not match the Cul-de-Sac details show on sheet NOT-2. Which is correct?
7. Will the Cul-de-Sac's have center landscaping? Fire hydrants shall be located at the beginning of the Cul-de-sac so as to maximize visibility for incoming emergency vehicles.
8. All dead-end roads with turn-arounds shall post approved No Parking Fire Lane sign.

If you have any questions, please contact me at my office at (970) 262-5202. Thank you for your cooperation.

Sincerely,

Steven Skulski
Assistant Chief/Fire Marshal
Lake Dillon Fire District



COLORADO

Department of Transportation

Region 3 Traffic Section
222 South 6th Street Room 100
Grand Junction, Colorado 81501
(970) 683-6284 Fax: (970) 683-6290

August 10, 2015

<<<Email>>>

ATTN: Joanna Hopkins, Authorized Signer
Maryland Creek Ranch
556 Adams Ave
Silverthorne, CO 80498

**RE: State Highway Access Permit No. 315123, Located on Highway 009,
Milepost 105.752, in Summit County**

Dear Permittee:

The purpose of this letter is to provide comments to the traffic study South Maryland Creek Ranch dated, June 30, 2015, by Kari McDowell, PE McDowell Engineering, LLC. CDOT has reviewed the traffic study and these are following comments.

Review Comments

1. The TIS needs to include the following maps and textual discussion; cf.:
SHAC §2.3(5)(c):
 - Study area land uses,
 - Circulation patterns (Add the access to the park area and a connection to the property to the southeast.)
 - Existing and possible future access locations (Show that the existing access on the east side of the lake will be closed. Show that the existing access next to the new main access will be closed. Show that the main access will align with the existing access on the east side of the road.)
2. Based on the building permit data presented in the TIS and information from the Silverthorne Town Engineer, CDOT will allow the combination of residential homes and recreational homes for the trip distribution. A split of 50% residential homes and 50% recreational homes will be acceptable.
3. The trip distribution with only 5% going to Ranch Road underestimates the volume of traffic that is likely to take that route. The travel time from the three-way intersection in the southeast corner of the site is essentially the same going



north or south. With an average speed of 21.5 mph on the road segment not driven for the travel time analysis the southern route travel time to the three-way intersection would be 152.0 seconds, the same as to the north. It can be expected that many of the people traveling to and from the properties to the northwest of the three-way intersection will choose the southern route because it takes the same amount of time but the distance is shorter. With the trip distribution corrected accordingly, the increase in volume at the Ranch Road access onto SH 9 will be greater than 20%, so an access permit will be required.

The access application has been placed on hold until these comments have been addressed. If you have any questions, please let me know.

Respectfully,



Region 3 Permit Unit Manager

Cc: Kari McDowell, PE – McDowell Engineering, LLC. (Electronically)
Matt Gennett, - Town of Silverthorne, Planning Manager (Electronically)





REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

July 30, 2015

Regulatory Division SPK-2001-75406

Mr. Matt Gennett, AICP
Planning Manager
Town of Silverthorne
PO Box 1309
Silverthorne, CO 80498

Dear Mr. Gennett:

We are responding to your July, 14, 2015, request for comments on the South Maryland Creek Ranch project. The Town of Silverthorne project identification number is PT2015-18. The project is located near Maryland Creek, within Sections 22, 23, 26, and 27, Township 4 South, Range 78 West, Sixth Principal Meridian, Latitude 39.68299°, Longitude -106.10770°, Town of Silverthorne, Summit County, Colorado.

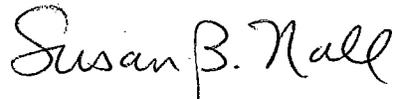
The Corps of Engineers' jurisdiction within the study area is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. Waters of the United States include, but are not limited to, rivers, perennial or intermittent streams, lakes, ponds, wetlands, vernal pools, marshes, wet meadows, and seeps. Project features that result in the discharge of dredged or fill material into waters of the United States will require Department of the Army authorization prior to starting work.

The Corps previously made a Preliminary Jurisdiction Determination on September 29, 2014, and verified approximately 31.83 acres of wetlands and other water bodies present within a similar boundary area as potential waters of the U.S. regulated under Section 404 of the Clean Water Act (see Enclosure).

The range of alternatives considered for this project should include alternatives that avoid impacts to wetlands or other waters of the United States. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, a Department of the Army permit may be required and mitigation plans should be developed to compensate for the unavoidable losses resulting from project implementation.

We have maintained identification number SPK-2001-75406 for this project site. Please refer to this number in any future correspondence concerning this project. If you have any questions, please contact Tyler Adams at the Colorado West Regulatory Branch, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, by email at Tyler.R.Adams@usace.army.mil, or telephone at 970-243-1199, extension 13. For more information regarding our program, please visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx.

Sincerely,

A handwritten signature in black ink that reads "Susan B. Nall". The signature is written in a cursive style with a large, looped "S" and a distinct "Nall" at the end.

Susan Bachini Nall
Chief, Colorado West Branch
Regulatory Division

Enclosure

1. USACE PJD letter with maps dated September 29, 2014



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO CA 95814-2922

REPLY TO
ATTENTION OF

September 29, 2014

Regulatory Division (SPK-2001-75406)

Ms. Joanna Hopkins
Maryland Creek Ranch
Post Office Box 1609
Silverthorne, Colorado 80498

Dear Ms. Hopkins:

We are responding to the request for a preliminary jurisdictional determination (JD), submitted on your behalf by Ecological Resource Consultants, Inc., in accordance with our Regulatory Guidance Letter (RGL) 08-02, for the South Maryland Creek Ranch site. The approximately 280-acre site is located on or near Vendette Creek, within Sections 22, 23, and 27, Township 4 South, Range 78 West, Sixth Principal Meridian, Latitude 39.70135°N, Longitude -106.10100°W, Silverthorne, Summit County, Colorado (see enclosed site location map).

Based on available information, we concur with the amount and location of wetlands and other water bodies on the site as depicted on the four enclosed maps, entitled *South Maryland Creek Ranch, Summit County, Colorado, Wetland Delineation Map, dated December 30, 2013 (Revised August 8, 2014)*, prepared by Ecological Resource Consultants, Inc. The approximately 31.83 acres of wetlands and other water bodies present within the survey area are potential waters of the United States regulated under Section 404 of the Clean Water Act.

You should not start any work in potentially jurisdictional waters of the United States unless you have Department of the Army permit authorization for the activity. You may request an approved JD for this site at any time prior to starting work within waters. In certain circumstances, as described in RGL 08-02, an approved JD may later be necessary.

This preliminary determination has been conducted to identify the potential limits of wetlands and other water bodies which may be subject to Corps of Engineers' jurisdiction for the particular site identified in this request. A Notification of Appeal Process and Request for Appeal form is enclosed to notify you of your options with this determination. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

"Enclosure 1"

You should provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

Please refer to identification number SPK-2001-75406 in any correspondence concerning this project. If you have any questions, please contact me at our Colorado West Regulatory Branch, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, by email at Lesley.A.McWhirter@usace.army.mil, or telephone at 970-243-1199, extension 17. For more information regarding the regulatory program, please visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx. We appreciate your feedback. At your earliest convenience, please tell us how we are doing by completing the customer survey on our website under *Customer Service Survey*.

Sincerely,



Lesley McWhirter
Senior Project Manager, CO West Branch
Regulatory Division

Enclosures:

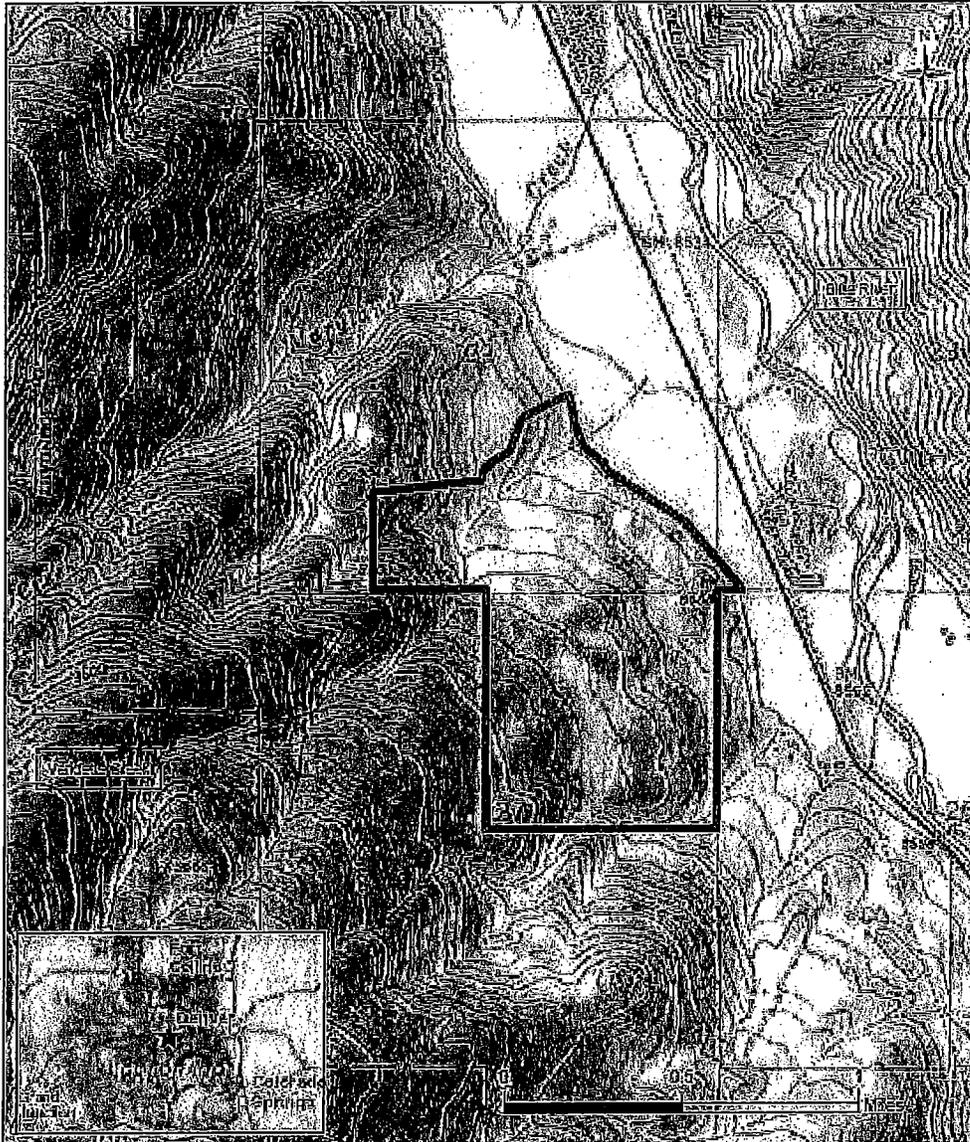
1. Site Location Map
2. Wetland Delineation Maps
3. Notification of Appeal Process and Request for Appeal form

cc (w/ encls 1 and 2):

Mr. Matt Gennett, Senior Planner, Town of Silverthorne, 601 Center Circle, Silverthorne, Colorado 80498

Mr. Dave Blauch, Ecological Resource Consultants, Inc., 5672 Juhls Drive, Boulder, Colorado 80301

Figure 1. USGS Topographic Map.



<p>Prepared By:</p> <p>ERC</p> <p>5672 Johns Drive Boulder, CO 80301 (303) 440-4820 ERC # 444-1341</p>	<p>FIGURE 1 USGS TOPOGRAPHIC MAP</p> <p>SOUTH MARYLAND CREEK RANCH SILVERTHORNE, COLORADO</p>	<p>★ Site Location — Property Boundary</p> <p>Prepared For: Maryland Creek Ranch December 30, 2013</p>
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USGS 2009 F. 2500 (1:50,000)

TO: Matt Gennett, Planning Manager
Community Development Department, Town of Silverthorne

FROM: SPORT Committee
Joanne Cook, Recreation & Culture Director

DATE: July 29, 2015

SUBJECT: South Maryland Creek Ranch Preliminary Subdivision

Thank you for the opportunity to comment on the South Maryland Creek Ranch Preliminary Subdivision. On behalf of the SPORT Committee, I am writing this referral letter as it relates to the goals and objectives of the Town of Silverthorne's Parks, Open Space, and Trails (POST) Master Plan. SPORT Committee discussed the South Maryland Creek Ranch Preliminary Subdivision at the July 16, 2015 SPORT meeting.

The SPORT Committee would like to submit the following comments:

1. The committee is expecting to see public parking, as shown in the PUD, in the next submittal. There should be on street spaces located close to the public trailhead.
2. The committee is expecting the next submittal to show dedication of public easements for the trail connection to the Forest Service.
3. The committee would like to understand the community trails better; to be sure opportunities for social trails are minimized. There is a trail shown that leads from the property's western boundary into USFS land. Staff would like more information as to where this trail leads and what it connects to.
4. SPORT would like to see a public trail located within SMCR's property along the western boundary to prevent the creation of multiple social trails into USFS land.
5. SPORT would like to see a public trail connection from the south of SMCR's property to the Eagle's Nest Trail that originated from Hunters Knob.
6. On street sidewalks throughout the development are preferred to provide adequate circulation for pedestrians throughout the development.
7. Please refer to the SPORT committee's comments from the PUD submittal.

Thank you for the opportunity to make comments on the South Maryland Creek Ranch Preliminary Subdivision. If desired, the SPORT Committee is available to meet and discuss these recommendations with Applicant.

September 4, 2015

Matt Gennett
Senior Planner
Town of Silverthorne
601 Center Circle
PO Box 1309

RE: Responses to Town/Agency Referrals for SMCR Preliminary Plan 6.17.15

Planning Comments

Please provide a land use chart.

A land use chart identifying all of the tract and lot areas, PUD Planning Area, ownership and maintenance has been provided.

Public Works / Town Engineering Comments

TO: Matt Gennett, Planning Manager

FROM: Dan Gietzen, Town Engineer

DATE: August 28, 2015

SUBJ: Public Works Engineering comments on South Maryland Creek Ranch Preliminary Plans

The following comments on the Preliminary Plan concept and layout are general in nature and do not attempt to specifically identify all items individually. More specific, detailed technical comments will come during the final plan and plat review.

1. Utility easements in accordance with Town standards – Many of the proposed utility easements do not meet town standards and will need to be changed and/or enlarged accordingly. The Town's water and sewer standards describe the specifics on different easement types. Please show revised easements that are accordance with Town standards on the Final Plans and Plat.

Many of the easements for water and sanitary sewer lines are private lines to be owned and maintained by the HOA and are at a lesser width than easements dedicated to the Town. The private versus public easements will be clarified on the final plat.

2. Easements for shown features and improvements – Some of the proposed features and improvements – such as retaining walls, drainage culverts, culvert end sections and underdrains appear to either extend beyond and outside ROWs and/or easements or to be right on the edge of ROWs and/or easements. Staff met with the Applicant earlier this summer and identified some of these instances. The Final plat and plans will need to either 1) revise locations of some of these items, ensuring that they fit and/or 2) provide additional easement as necessary for placement and access/maintenance.

Several of these instances are related to private improvements that are not going to be conveyed to the Town, but retained by the HOA, and therefore do not require easements. These items will be clarified on the final plat.

3. Identify on plat which roads are public and private – Please specify on the plans – and more importantly on the plat – which roads and road right-of-ways are proposed to be public versus private.

All public roads that are planned to be dedicated to the Town are shown with dedicated right of ways on the Preliminary Plan Exhibit. In addition, private roads (drives) are labeled "private" on the Preliminary Plan Exhibit sheets V-102 through 109.

4. Underdrains – The underdrain system, intended to improve the geotechnical stability of the development, will be privately owned and maintained in perpetuity. The final submittal documents, plans and plat will need to clearly and thoroughly address and document this issue. A few things that will need to be addressed include:

- 1) Easements for underdrains
Where necessary, easements will be included on the final plat. Several of the underdrains are located on tracts of land to be retained by the HOA and don't require easements.
- 2) License Agreement where underdrains are proposed in Town ROWs. License Agreement to address full details and a plan for ongoing maintenance etc, indemnification of the Town, insurance requirements and other terms and conditions
These will be applied for as final designs are developed for the underdrains.
- 3) Documenting on plans and plat and project documents private ownership and maintenance responsibility for these drains.
This information will be provided as final designs are developed for the underdrains.
- 4) Satisfying and resolving geotechnical related comments and concerns raised by the Colorado Geological Survey CGS.
Please see the response to comments letter and support materials provided by Joanna Hopkins dated August 28, 2015.

5. Geotechnical continued –

1) The Colorado Geological Survey's 8/3/15 comment referral letter describes numerous concerns with the project. Public Works respects the input from and expertise of the CGS. We feel it important that the CGS's concerns are addressed so that the site can be developed in the safest most stable and responsibly way.

Please see the response to comments letter and support materials provided by Joanna Hopkins dated August 28, 2015.

2) The March 2015 Engineering Analytics Inc. geotechnical report does not address pavement design for the proposed roadway sections shown on Sheets NOT-2 and NOT-3. Please address for Final.

The pavement design sections recommended by the geotechnical engineer are already included in the Preliminary Plan submittal and are included in the details on plan sheets NOT-2 and 3.

6. Details for final - Sleeving for utility service lines under retaining walls among other items necessary for construction will be needed as part of the final plan submittal. All other project and construction details will be reviewed at Final.

Details for utility services that cross retaining walls will be provided in the Final Plat submittals.

7. McLaughlin drainage memo - The final submittal shall address comments raised in in Marrick's drainage review memo dated July 21, 2015

Further details for the drainage improvements will be provided in the Final Plat submittals.

8. CDOT comments – As described in CDOT's referral comment #3, CDOT will require an access permit at Ranch Road. Other CDOT comments to be addressed at Final.

CDOT comments are being addressed and will be completed prior to being issued an Access Permit.

9. Plan notes - Notes on sheet NOT-1 and elsewhere will be reviewed as part of the Final plan review.

The information on sheet NOT-1 will again be included on the Final Plat submittals.

10. Plat - The plat will need to be improved at Final. Some general comments include: 1) remove engineering firm's title block off of the plat, 2) use different line types and weights for clearer readability, (TOS Staff can provide good examples of good plat format if the Applicant would like them), 3) fix easements as described above. 4) please dimension and name all roads and easements. (some roads are simply called out as 'private drive' or 'access easement' or 'road row'. 5) Notes on sheet V-002 will be more closely looked at Final. 6) Sheet V-103 - we request a Tract dedicated to TOS for the pumphouse not a general utility easement.

Further detailing, as required, will be provided in the Final Plat submittals.

11. Guardrail locations - Please show specific locations on the final plans. We will need to see this in order to verify that there won't be any conflicts with utilities or other improvements

Proposed guardrail locations are shown on the road plan and profile sheets and additional details will be provided in the Final Plat submittals.

12. Fire truck turnarounds and roads/private driveways - Please ensure that the LDFA is satisfied with these items.

LDFA has reviewed the Preliminary Plan submittal and the only comment received regarding private dead end driveways is to post approved "No Parking Fire Lane" signage.

13. Drainage improvements shown on proposed lots - Please clarify why there are drainage outlet structures shown on lots such as 120 and 36, for example. Are these temporary or permanent?

Several of these instances related to private improvements that are not going to be conveyed to the Town, but retained by the HOA, and therefore do not require easements. These items will be clarified on the final plat.

14. 5mph speed limits at culs (sheet SI-1) - This is far too slow of a speed for a public road.

The only location where the 5 MPH speed limit is proposed is at the cul-de-sacs, no other portions of the public road system. We will review this further with Public Works and address any changes at Final Plat submittals.

15. Detail sheet DR-4. 1) Detail 8 proposes a mountable curb. Please use vertical curb instead. 2) Detail 4, re: guardrail. Don't take face of rail right up to the asphalt. Leave a little room instead. 3) More comments on details at Final

DR-4, Detail 8 is a detail for the sidewalk, not the curb. All curb and gutter proposed is barrier as shown on detail 2.

16. Retaining Walls - Prelim plans include 'working copies' of the design in process. Please provide complete designs at Final.

Final design information shall be provided at Final Plat.

17. 10' separation from pavement edge to face of proposed retaining walls is needed - This is not dimensioned on the sections shown on sheets NOT-2 and NOT-3, therefore I am unable to tell if this is met. Please confirm that it is on the Final plan submittal.

Based on the scaled Road Plan and Profile drawings provided the 10' minimum requirement is met.

Utility Department

TO: Matt Gennett, Planning Manager
FROM: Zach Margolis, Silverthorne Utility Manager
DATE: July 30, 2015

SUBJ: Utility Department Comments on the Maryland Creek Ranch Preliminary Subdivision

Following construction of the proposed improvements, The Town will have adequate water treatment and delivery capacities, and sewer collection and treatment plant capacities to serve the proposed project. Much of this design was previously reviewed and approved for construction, and the applicant, engineer, consultants and contractors have completed extensive work, including construction of some of infrastructure that will serve this project.

The Utility Department has no concerns with the preliminary plans as submitted, and we have agreed to review final profiles after they are updated.

Council has reviewed and approved updates to the Site Improvements Agreement that requires field testing of already constructed improvements to serve this proposed project. This testing will be completed this summer and fall.

Because of the lengthy State "Site Approval" and permitting process required, the applicant has, at their risk, completed most of the detailed design work for the sewer lift station and force main that will serve this project as well as a portion of Three Peaks currently served by the existing sewer lift station. This new station will be far more energy efficient than the station it is replacing.

We have one recommended Condition of Approval: *Maryland Creek Ranch will provide water and sewer line profiles as soon as they are available, but no later than with submittal of the final plans.*

Plan and Profile drawings for water and sanitary sewer mains have already been submitted for the first portion of Phase 1, and will be provided no later than at Final Plat submittal.

SPORT Committee

TO: Matt Gennett, Planning Manager

Community Development Department, Town of Silverthorne

FROM: SPORT Committee

Joanne Cook, Recreation & Culture Director

DATE: July 29, 2015

SUBJECT: South Maryland Creek Ranch Preliminary Subdivision

Thank you for the opportunity to comment on the South Maryland Creek Ranch Preliminary Subdivision. On behalf of the SPORT Committee, I am writing this referral letter as it relates to the goals and objectives of the Town of Silverthorne's Parks, Open Space, and Trails (POST) Master Plan. SPORT Committee discussed the South Maryland Creek Ranch Preliminary Subdivision at the July 16, 2015 SPORT meeting.

The SPORT Committee would like to submit the following comments:

1. The committee is expecting to see public parking, as shown in the PUD, in the next submittal. There should be on street spaces located close to the public trailhead.
Per the PUD four temporary parallel parking spaces will be included adjacent to Tract L in the right of way on Maryland Creek Road. These spaces will be soft surface (gravel) and included in the first phase of development. Permanent parking spaces shall be provided adjacent to Tract W and in the right of way for Vendette Road in a later phase of the project. The Vendette Trailhead and associated parking in the Town Park shall be built and dedicated to the town per the approved development agreement.
2. The committee is expecting the next submittal to show dedication of public easements for the trail connection to the Forest Service.
Because the trail will be field fit on the site it is difficult to dedicate an easement prior to the construction of the trail. A note shall be included on the final plat requiring the dedication of public easements for the trail connection to the Forest Service. Following construction of the trail the easement shall be provided and dedicated to the Town.

3. The committee would like to understand the community trails better; to be sure opportunities for social trails are minimized. There is a trail shown that leads from the property's western boundary into USFS land. Staff would like more information as to where this trail leads and what it connects to.
South Maryland Creek Ranch has approval for two points of access into Forest Service land. This western connection is the second approved point of access. Its location through SMCR has been determined to avoid conflicts with a significant wetland cell. Both connections will be developed with the guidance and in collaboration of the Forest Service and will connect to one another and then to the Gore Range Trail.
4. SPORT would like to see a public trail located within SMCR's property along the western boundary to prevent the creation of multiple social trails into USFS land.
Accessibility to the western boundary of the SMCR property is challenging due to the steep slopes and cross slopes in this area. An existing conditions slope and wetlands map has been provided to illustrate this. Social trail development will be limited due to these slopes and the privately owned lots that will abut the western property line from the southwest corner of the property to the wetland cell and approved Forest Service access point.

The Willow Creek trails map has also been provided. The Three Peaks Trail and the addition of the Vendette Trail connection to the Gore Range Trail will create an excellent loop for Town residents and visitors and additional trails through difficult terrain areas of the SMCR site seem unnecessary.
5. SPORT would like to see a public trail connection from the south of SMCR's property to the Eagle's Nest Trail that originated from Hunters Knob.
Please see attached existing conditions slope and wetlands map. The existing wetlands, steep slopes, and wildlife corridor in this area prohibit the development of a trail connection through the SMCR property. The existing bridge and abutments also create an accessibility challenge through this area. SMCR proposes to connect residents to the Eagle's Nest / Three Peaks Trailhead along the primary road system which is proposed to have a dedicated pedestrian lane. See Response to Comment #6 below.
6. On street sidewalks throughout the development are preferred to provide adequate circulation for pedestrians throughout the development.
There is no curb and gutter proposed within SMCR so rather than a sidewalk we propose to include a striped pedestrian lane along Maryland Creek Road, Maryland Creek Trail and Maryland Creek Lane (from the public trail to the intersection with Maryland Creek Road). The pedestrian lane will provide a nearly 2 mile loop in addition to the nearly 5 miles of internal trails.
7. Please refer to the SPORT committee's comments from the PUD submittal.
Comment noted.

Thank you for the opportunity to make comments on the South Maryland Creek Ranch Preliminary Subdivision. If desired, the SPORT Committee is available to meet and discuss these recommendations with Applicant.

Colorado Geological Society

Please see comments and responses from Joanna Hopkins dated August 28, 2015.

CDOT

August 10, 2015

ATTN: Joanna Hopkins, Authorized Signer

Maryland Creek Ranch

556 Adams Ave

Silverthorne, CO 80498

RE: State Highway Access Permit No. 315123, Located on Highway 009,
Milepost 105.752, in Summit County

Dear Permittee:

The purpose of this letter is to provide comments to the traffic study South Maryland Creek Ranch dated, June 30, 2015, by Kari McDowell, PE McDowell Engineering, LLC. CDOT has reviewed the traffic study and these are following comments.

Review Comments

1. The TIS needs to include the following maps and textual discussion; cf.:SHAC §2.3(5)(c):

- Study area land uses,
- Circulation patterns (Add the access to the park area and a connection to the property to the southeast.)
- Existing and possible future access locations (Show that the existing access on the east side of the lake will be closed. Show that the existing access next to the new main access will be closed. Show that the main access will align with the existing access on the east side of the road.)

CDOT comments are being addressed and will be completed prior to being issued an Access Permit. The main access road has been updated to align with the existing access on the east side of the road on the preliminary plan.

2. Based on the building permit data presented in the TIS and information from the Silverthorne Town Engineer, CDOT will allow the combination of residential homes and recreational homes for the trip distribution. A split of 50% residential homes and 50% recreational homes will be acceptable.

Thank you. Comment noted.

3. The trip distribution with only 5% going to Ranch Road underestimates the volume of traffic that is likely to take that route. The travel time from the threeway intersection in the southeast corner of the site is essentially the same going north or south. With an average speed of 21.5 mph on the road segment not driven for the travel time analysis the southern route travel time to the three-way intersection would be 152.0 seconds, the same as to the north. It can be expected that many of the people traveling to and from the properties to the northwest of the three-way intersection will choose the southern route because it takes the same amount of time but the distance is shorter. With the trip distribution corrected accordingly, the increase in volume at the Ranch Road access onto SH 9 will greater than 20%, so an access permit will be required.

SMCR will apply for an Access Permit at this location per CDOT's request.

The access application has been place upon hold until these comments have been addressed. If you have any questions, please let me know.

Respectfully,

Region 3 Permit Unit Manager

Cc: Kari McDowell, PE – McDowell Engineering, LLC. (Electronically)

Matt Gennett, - Town of Silverthorne, Planning Manager (Electronically)

Lake Dillon Fire Authority

August 17, 2015

Mr. Matt Gennett

Town of Silverthorne

Community Development

P.O. Box 1309

Silverthorne, CO 80498

Re: South Maryland Creek Ranch Preliminary Plan for Subdivision.

Dear Mr. Gennett,

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

1. I reviewed the Overall Composite Utility Plan, Sheets C-1 through C-10. There are a few areas within the development that do not have sufficient fire hydrant protection.
Tetra Tech will review with LDFA fire hydrant locations and provide any updates to locations in the Final Plat submittals.
2. There are other areas that fire hydrant spacing for new fire hydrants will need to be adjusted.
Tetra Tech will review with LDFA fire hydrant locations and provide any updates to locations in the Final Plat submittals.
3. A tour of the site has revealed some existing fire hydrants will need height adjustment.
The existing elevations of roads are currently not to final road subgrade at this point, and grading is still required.
4. Hydrant location and final road construction may require approved bollard protection for fire hydrants.
Bollard locations will be reviewed with the LDFA and details provided in the Final Plat submittals.
5. The fire department would like to meet with the developer and engineering company doing the fire hydrant layout to correct these deficiencies.
Tetra Tech will review with LDFA fire hydrant locations and provide any updates to locations in the Final Plat submittals.
6. The scaled Cul-de-Sac's shown on the Overall Composite Utility Plan, Sheets C-1 through C-10 do not match the Cul-de-Sac details show on sheet NOT-2. Which is correct?
The layout information for cul-de-sacs shown on the Road Plan and Profile sheets indicate the correct geometry for the roadway improvements. The typical cul-de-sac detail shown on sheet NOT-2 allows for a range of the center medial dimension as shown, so the easement width and center medial dimension do vary as shown on the plan.
7. Will the Cul-de-Sac's have center landscaping? Fire hydrants shall be located at the beginning of the Cul-de-sac so as to maximize visibility for incoming emergency vehicles.
Tetra Tech will review with LDFA fire hydrant locations and provide any updates to locations in the Final Plat submittals.
8. All dead-end roads with turn-arounds shall post approved No Parking Fire Lane sign.
Further details for the signing plan will be provided as part of the Final Plat submittals.

If you have any questions, please contact me at my office at (970) 262-5202. Thank you for your cooperation.

Sincerely,



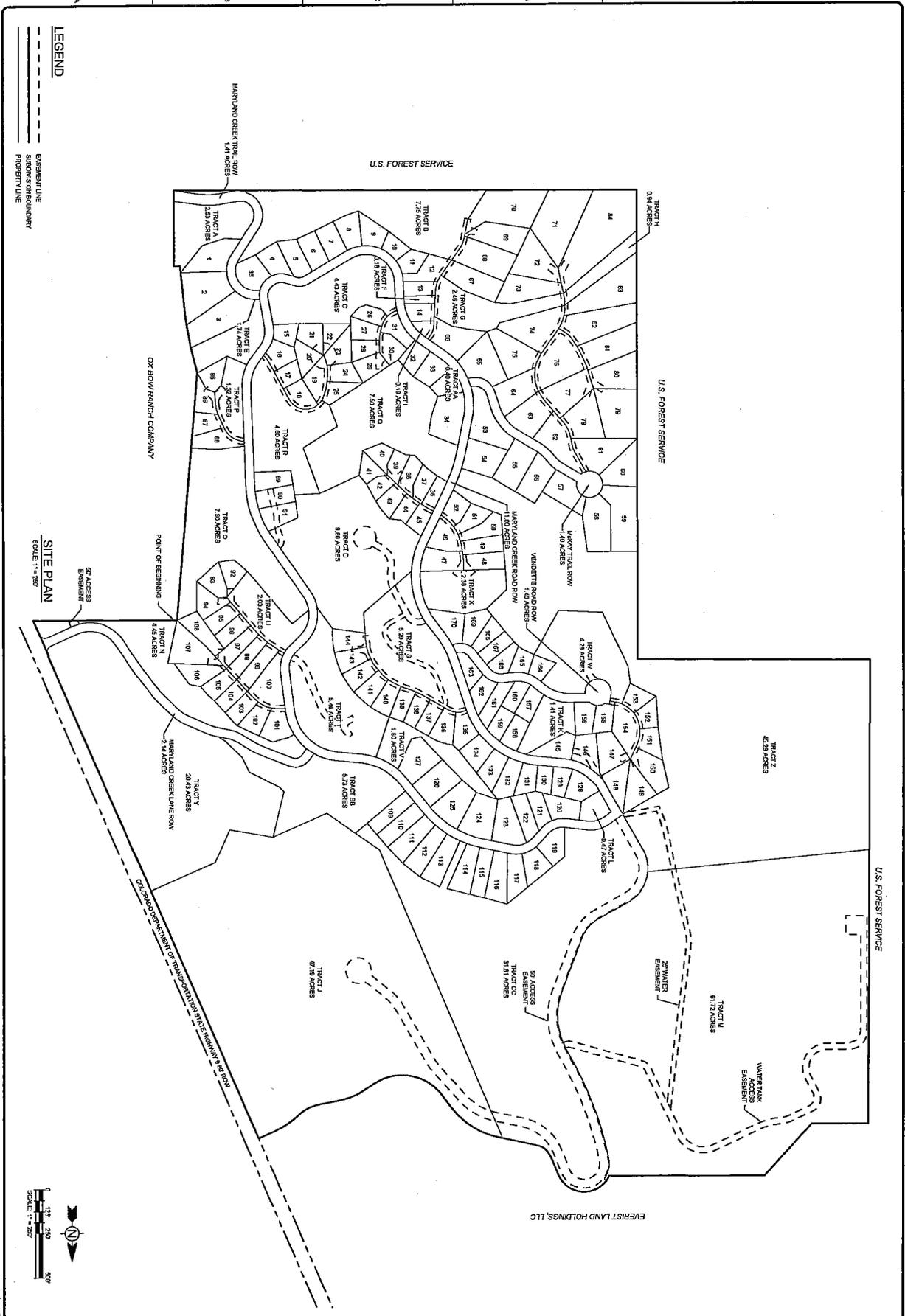
Steven Skulski
Assistant Chief/Fire Marshal, Lake Dillon Fire District

**SOUTH MARYLAND CREEK RANCH
PRELIMINARY PLAN EXHIBIT NOTES**

1. The information shown on this plan was prepared by Tetra Tech, Inc. ("Tetra Tech") based on information provided by the client. Tetra Tech does not warrant the accuracy or completeness of the information provided by the client, and Tetra Tech is not responsible for any errors or omissions in this plan.
2. The information shown on this plan is for informational purposes only and does not constitute an offer of any financial product or service. No investment should be made based on this information without the advice of a qualified professional.
3. The information shown on this plan is based on the information provided by the client and is subject to change without notice. Tetra Tech is not responsible for any errors or omissions in this plan.
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LAND USE TABLE

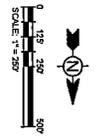
TRACT NUMBER	AREA (AC)	PLANNING ZONE	OVERLAP	OWNER	DEVELOPER	ADDITIONAL USER (SEE PUD)
TRACT A	2.25	P-2A		HQA		
TRACT B	1.75	P-2A		HQA		
TRACT C	4.43	P-2A		HQA		
TRACT D	1.72	P-2A/B		HQA		Open Space Community Center
TRACT E	1.72	P-2A/B		HQA		
TRACT F	0.18	P-2A/B		HQA		
TRACT G	2.48	P-2A/B		HQA		
TRACT H	0.18	P-2A/B		HQA		
TRACT I	4.79	P-2A/B		HQA		Open Space
TRACT J	0.17	P-2A/B		HQA		Open Space
TRACT K	0.17	P-2A/B		HQA		Open Space
TRACT L	6.72	P-2A/B		HQA		Open Space
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TRACT N	1.31	P-2A/C		HQA		
TRACT O	7.5	P-2A		HQA		
TRACT P	4.6	P-2A/C		HQA		
TRACT Q	4.48	P-2A/C		HQA		
TRACT R	2.03	P-2A/C		HQA		
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TRACT PP	0.29	P-2A/C				



LEGEND

--- EASEMENT LINE
 --- SUBDIVISION BOUNDARY
 --- PROPERTY LINE

SITE PLAN
 SCALE: 1" = 250'



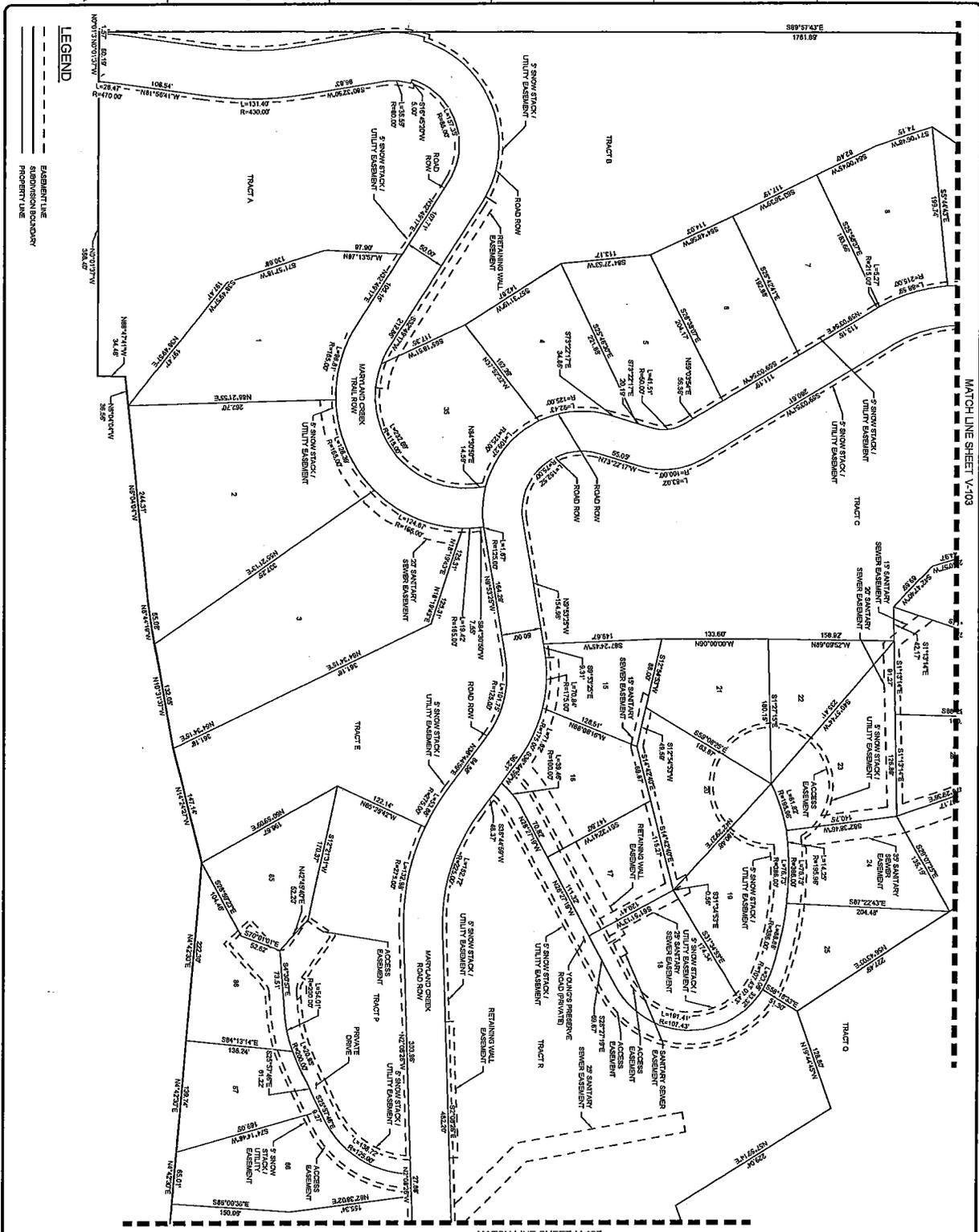
Project No:	133-23519-14002
Drawn By:	JAN
Checked By:	CM
Scale:	1" = 250'
Sheet:	2 of 11

MARYLAND CREEK RANCH, LLC
 SOUTH MARYLAND CREEK RANCH
 PRELIMINARY PLAN EXHIBIT
 OVERALL PLAN

MARK	DATE	DESCRIPTION	BY
1	08/17/15	PRELIMINARY REVIEW	CCD
2	08/28/15	REVISED LOT AND TRACT LAYOUT	CCD
3	09/01/15	UPDATED PRELIMINARY PLAN	CCD

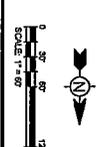
TETRA TECH

www.tetratech.com
 130 SHI HILL Rd., Ste. 140, P.O. Box 1659
 Breckenridge, CO 80424
 Phone: (303) 772-6282



LEGEND

--- EASEMENT LINE
 --- SUBDIVISION BOUNDARY
 --- PROPERTY LINE



V-102

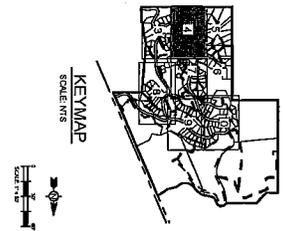
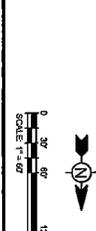
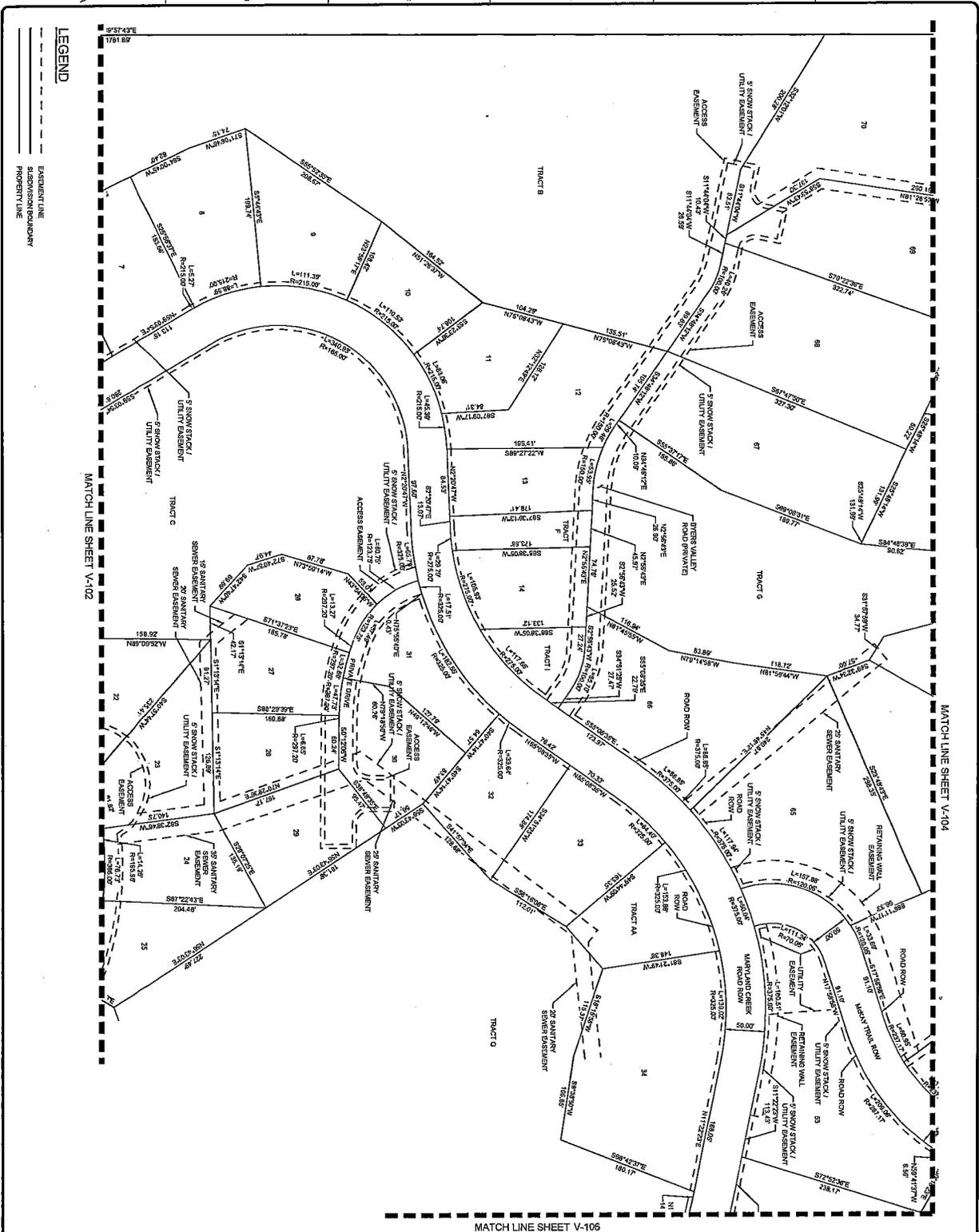
Sheet 3 of 11

MARYLAND CREEK RANCH, LLC
 SOUTH MARYLAND CREEK RANCH
**PRELIMINARY PLAN EXHIBIT
 PLAN 3**

MARK	DATE	DESCRIPTION	BY
1	02/17/15	PRELIMINARY REVIEW	COO
2	02/28/15	REVISED LOT AND TRACT LAYOUT	COO
3	09/04/15	UPDATED PRELIMINARY PLAN	COO



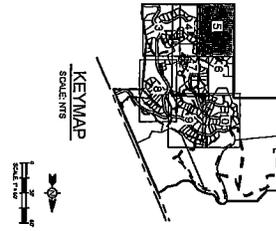
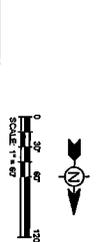
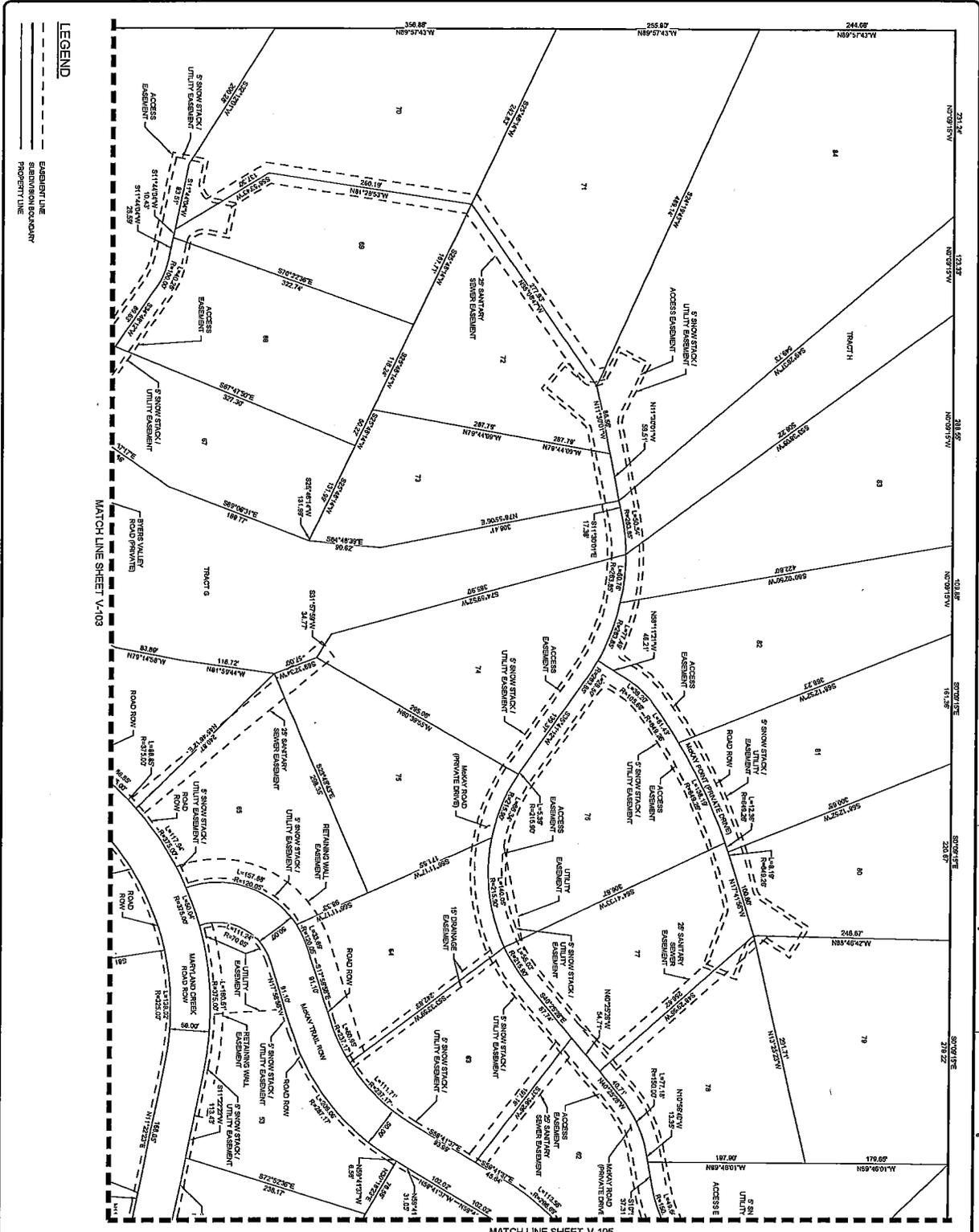
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 SOUTH MARYLAND CREEK RANCH
**PRELIMINARY PLAN EXHIBIT
 PLAN 4**

MARK	DATE	DESCRIPTION	BY
1	06/17/16	PRELIMINARY REVIEW	CCD
2	03/24/16	REVISED LOT AND TRACT LAYOUT	CCD
3	09/04/15	UPDATED PRELIMINARY PLAN	CCD

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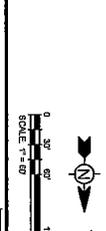
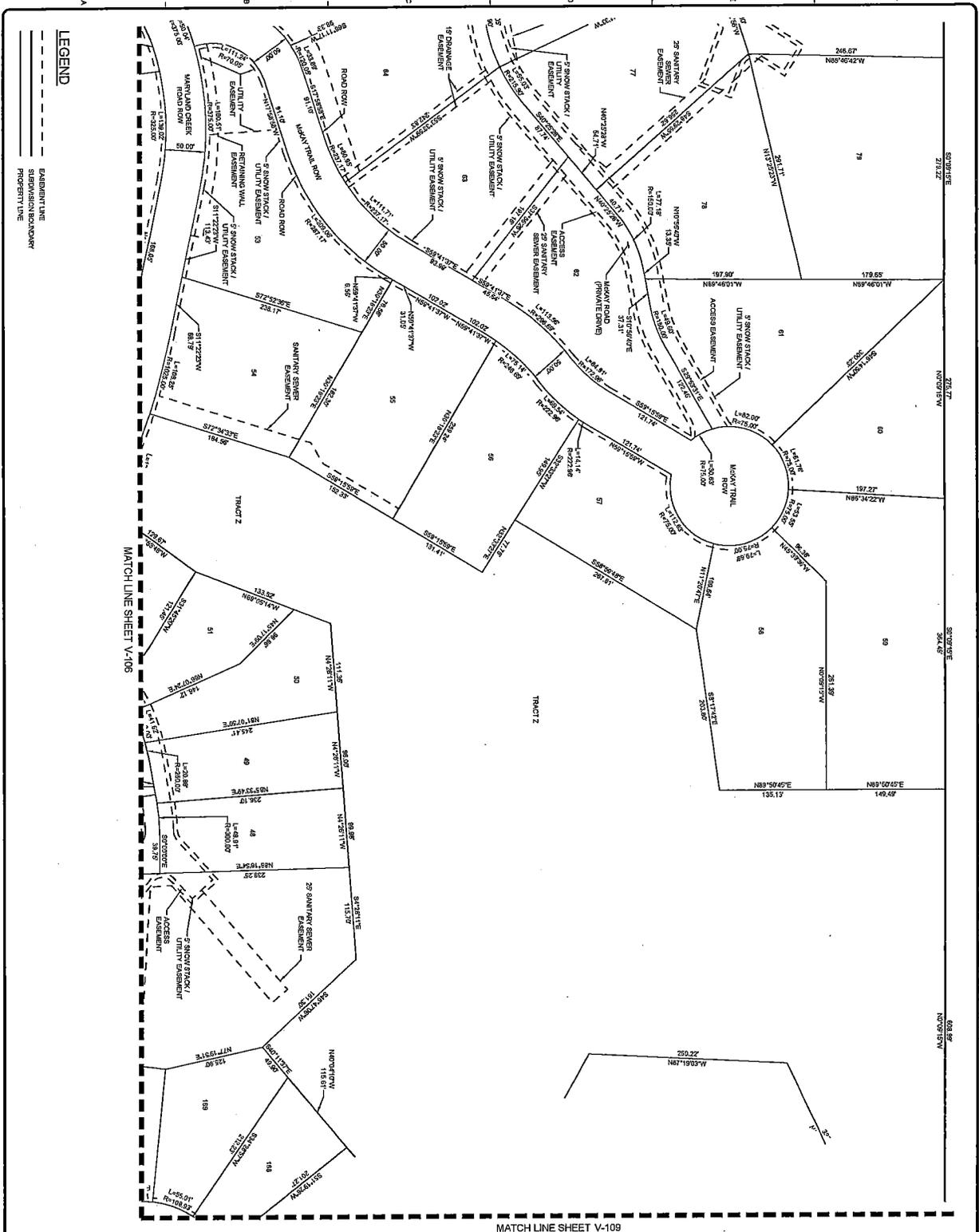
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1	05/17/15	PRELIMINARY REVIEW	CCD
2	08/28/15	REVISED LOT AND TRACT LAYOUT	CCD
3	09/04/15	UPDATED PRELIMINARY PLAN	CCD

MARYLAND CREEK RANCH, LLC
 SOUTH MARYLAND CREEK RANCH
PRELIMINARY PLAN EXHIBIT
PLAN 5

Project No. 133-23518-14002
 Drawing No. 101
 Date: 09/04/15
 Checked By: CCD
 Scale: NTS

Sheet 3 of 11
 See Appendix 1 Tab

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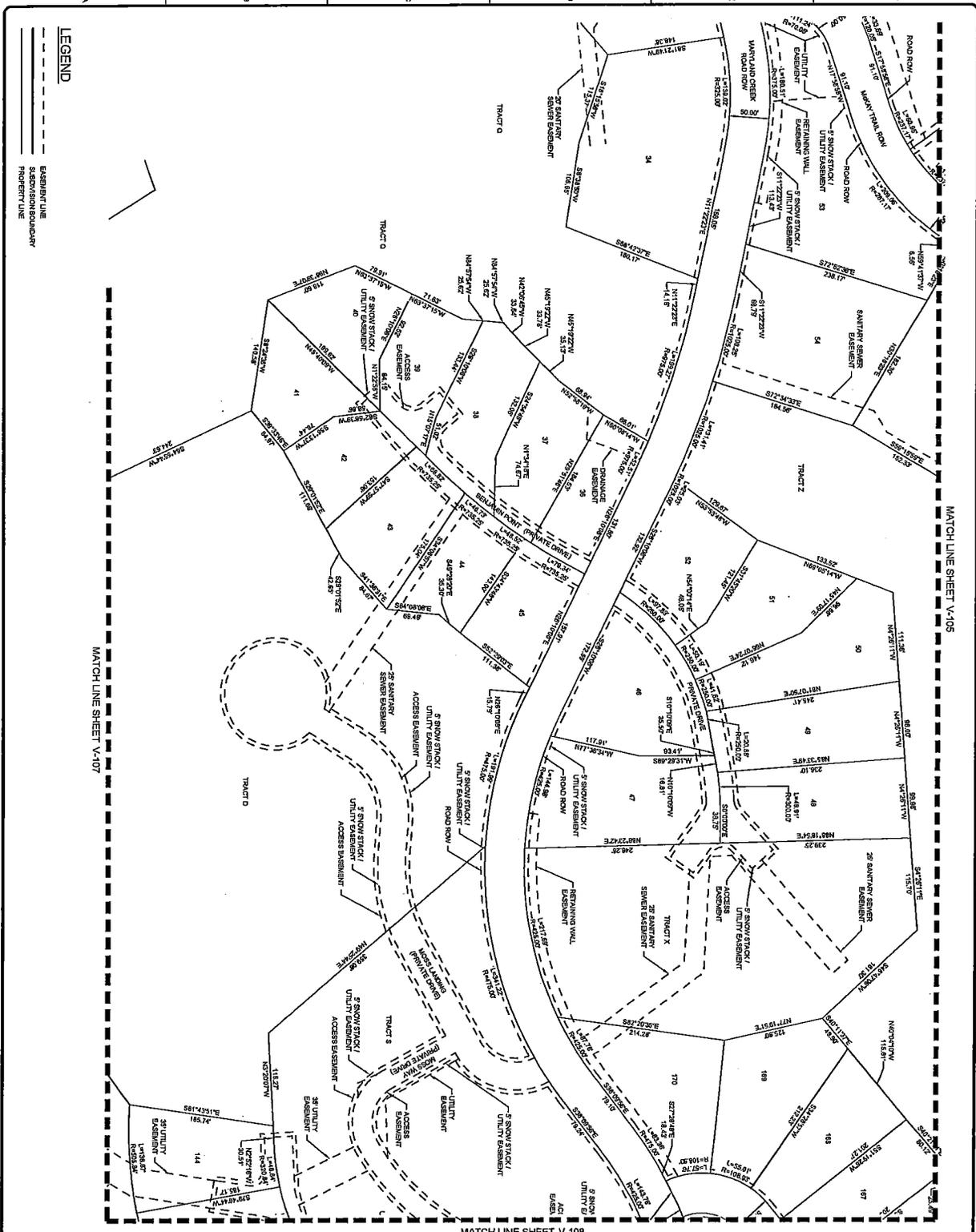
V-105
 Sheet 6 of 11
 8/27/2015 11:45:39 AM

MARYLAND CREEK RANCH, LLC
 SOUTH MARYLAND CREEK RANCH
PRELIMINARY PLAN EXHIBIT
PLAN 6

MARK	DATE	DESCRIPTION	BY
1	05/17/15	PRELIMINARY REVIEW	CCD
2	08/28/15	REVISED LOT AND TRACT LAYOUT	CCD
3	09/01/15	UPDATED PRELIMINARY PLAN	CCD

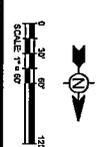


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LEGEND

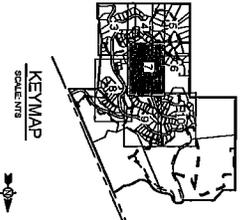
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- SUBDIVISION BOUNDARY
- FRONTIER LINE



V-106
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MARYLAND CREEK RANCH, LLC
 SOUTH MARYLAND CREEK RANCH
PRELIMINARY PLAN EXHIBIT
 PLAN 7

MARK	DATE	DESCRIPTION	BY
1	06/17/15	PRELIMINARY REVIEW	CCD
2	08/26/15	REVISED LOT AND TRACT LAYOUT	CCD
3	09/04/15	UPDATED PRELIMINARY PLAN	CCD

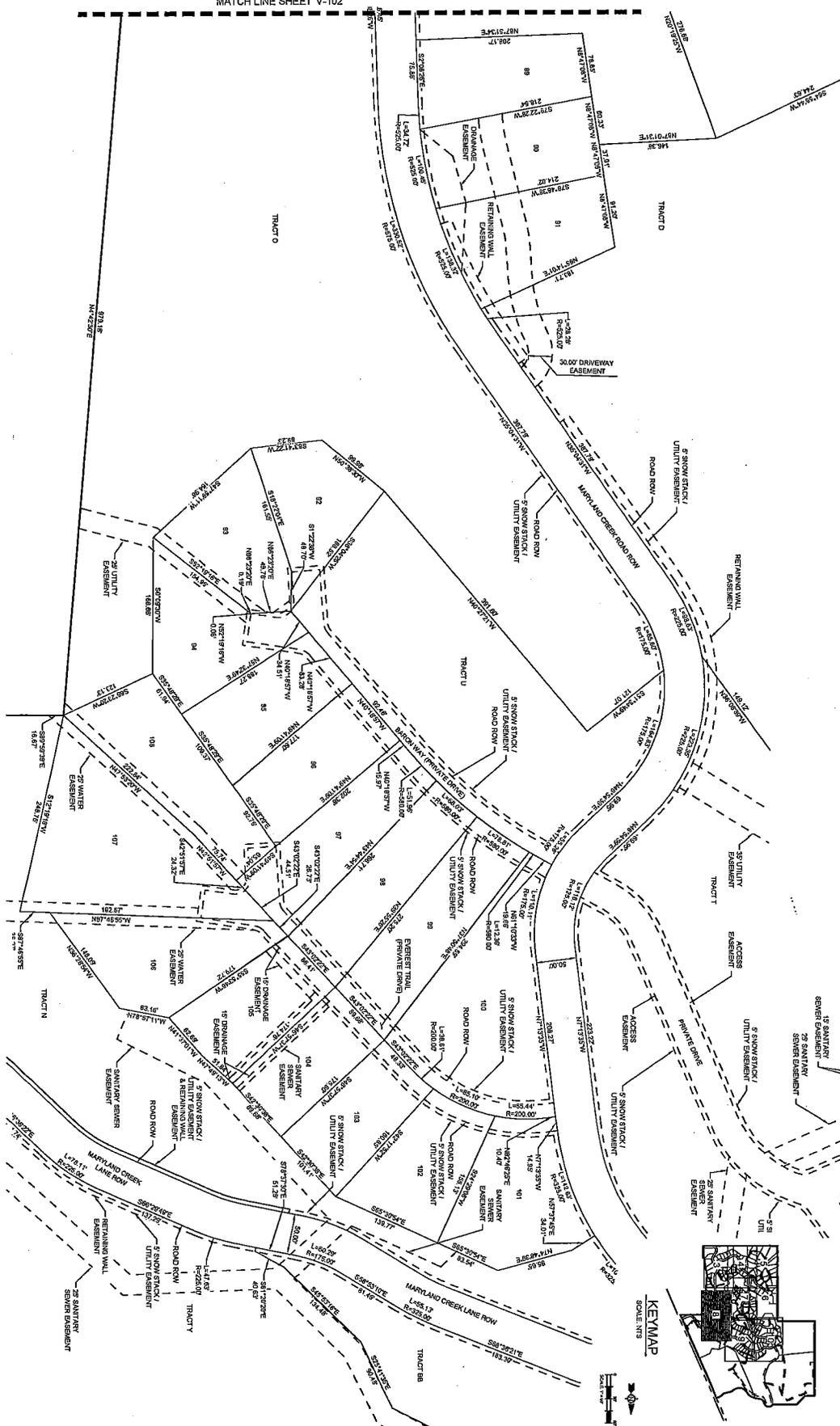


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MATCH LINE SHEET V-102

LEGEND

--- EASEMENT LINE
 --- SUBDIVISION BOUNDARY
 --- PROPERTY LINE



MATCH LINE SHEET V-106

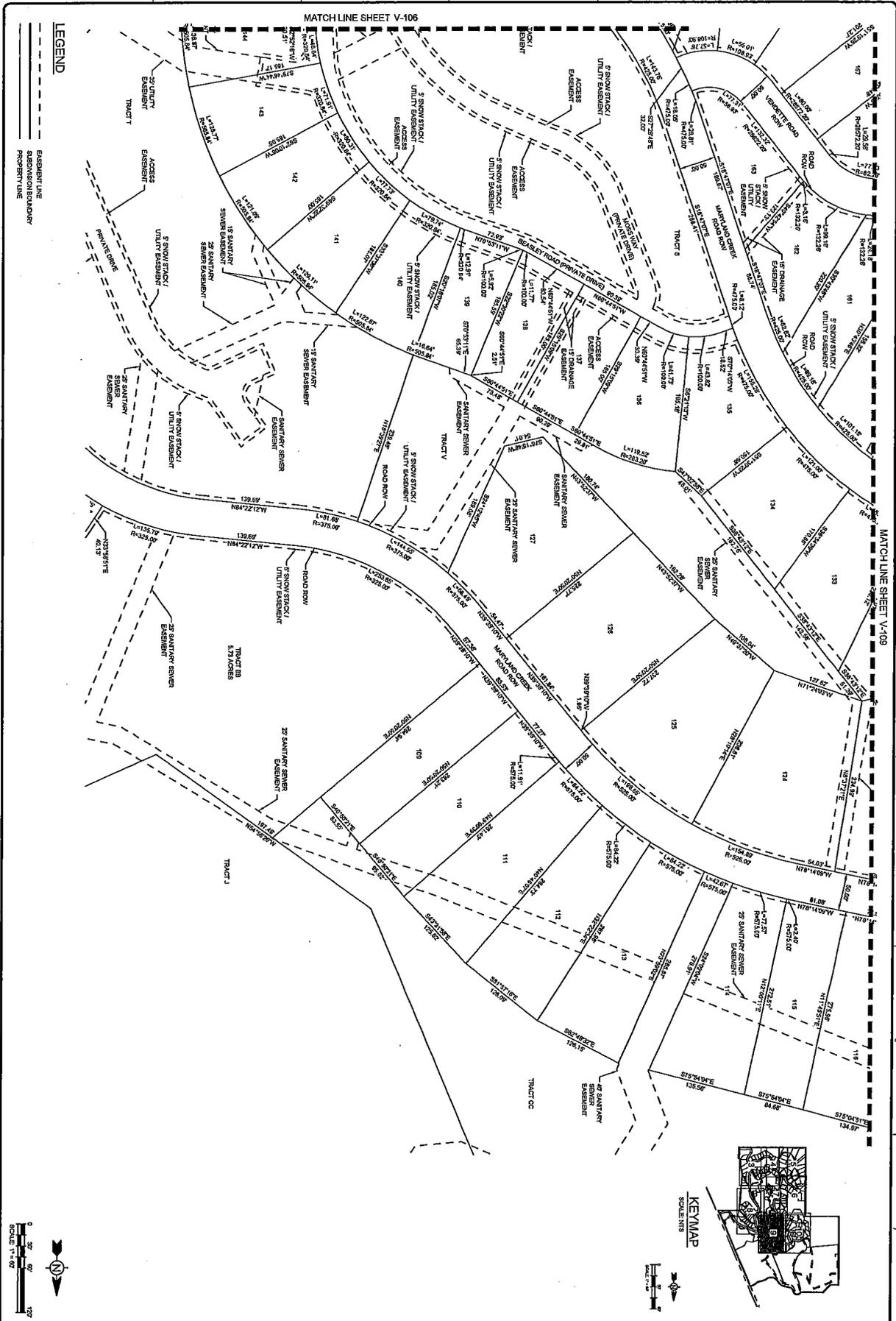


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 V-107
 08/14/15

MARYLAND CREEK RANCH, LLC
 SOUTH MARYLAND CREEK RANCH
 PRELIMINARY PLAN EXHIBIT
 PLAN 8

MARK	DATE	DESCRIPTION	BY
1	08/17/15	PRELIMINARY REVIEW	CCD
2	08/28/15	REVISED LOT AND TRACT LAYOUT	CCD
3	09/04/15	UPDATED PRELIMINARY PLAN	CCD

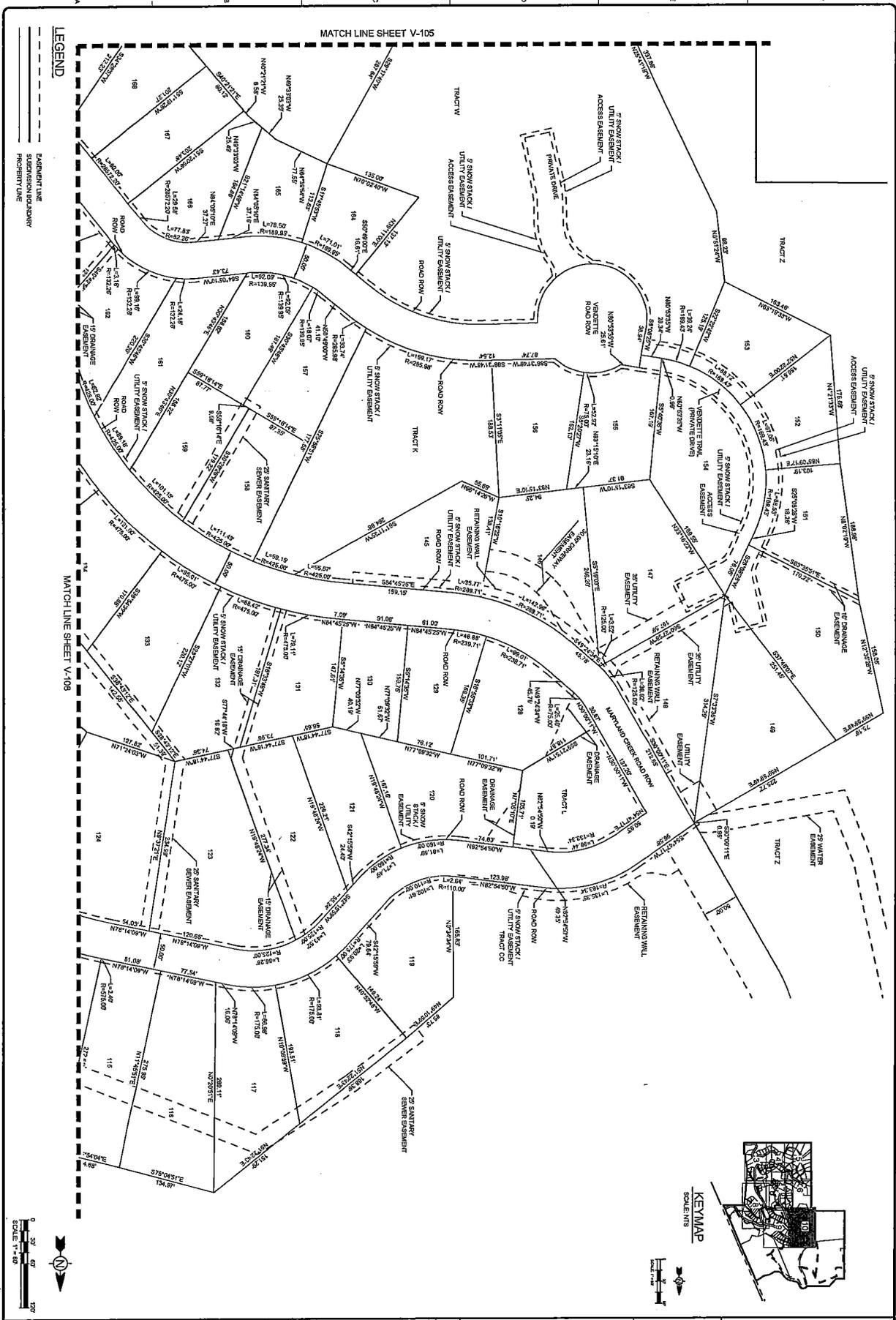
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MARK	DATE	DESCRIPTION	BY
1	06/17/15	PRELIMINARY REVIEW	CCD
2	08/26/15	REVISED LOT AND TRACT LAYOUT	CCD
3	09/04/15	UPDATED PRELIMINARY PLAN	CCD

MARYLAND CREEK RANCH, LLC SOUTH MARYLAND CREEK RANCH PRELIMINARY PLAN EXHIBIT PLAN 9		V-108 SHEET 9 OF 11 08/14/2015 11:45:55 AM
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 Sheet 10 of 11
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MARYLAND CREEK RANCH, LLC
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PRELIMINARY PLAN EXHIBIT
PLAN 10

MARK	DATE	DESCRIPTION	BY
1	06/17/15	PRELIMINARY REVIEW	CCD
2	08/28/15	REVISED LOT AND TRACT LAYOUT	CCD
3	09/04/15	UPDATED PRELIMINARY PLAN	CCD

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Parcel #	AREA (sq)	AREA (sq)	PERIMETER
101	2855.28	0.35	618.89
102	1097.25	0.44	570.02
103	1898.15	0.28	544.87
104	1970.41	0.28	552.46
105	1787.13	0.41	552.46
106	2718.00	0.53	694.57
107	4021.0	0.42	934.07
108	2681.78	0.57	754.07
109	2073.35	0.34	735.27
110	2690.02	0.60	744.87
111	2828.74	0.68	774.07
112	3508.28	0.88	783.07
113	3050.01	0.59	742.25
114	2969.80	0.87	784.57
115	2914.39	0.53	714.87
116	2862.21	0.88	777.87
117	2824.14	0.88	718.94
118	2204.09	0.51	624.87
119	2273.88	0.52	624.87
120	2314.41	0.53	648.87

Parcel #	AREA (sq)	AREA (sq)	PERIMETER
121	1784.22	0.41	594.07
122	2202.48	0.23	783.07
123	3404.82	0.83	783.07
124	4222.31	0.82	804.87
125	3704.33	0.85	783.07
126	3704.33	0.85	783.07
127	3746.82	0.88	770.57
128	2188.16	0.20	514.17
129	14203.49	0.25	514.17
130	1904.31	0.23	403.27
131	1751.10	0.40	594.27
132	2203.14	0.54	644.27
133	2203.29	0.51	624.87
134	2217.87	0.51	624.87
135	2098.25	0.48	617.46
136	2048.78	0.47	591.64
137	1872.01	0.28	550.79
138	1541.53	0.35	520.27
139	14207.58	0.27	544.27
140	14714.98	0.43	572.77

Parcel #	AREA (sq)	AREA (sq)	PERIMETER
141	1912.87	0.44	574.87
142	1829.19	0.43	571.46
143	1829.19	0.43	571.46
144	1829.19	0.43	571.46
145	1829.19	0.43	571.46
146	2071.91	0.28	594.27
147	2002.14	0.80	742.77
148	2402.02	0.25	714.87
149	2811.79	0.46	714.87
150	2897.00	0.60	724.87
151	1788.56	0.41	594.27
152	1844.15	0.28	524.27
153	1829.19	0.28	524.27
154	2004.28	0.28	524.27
155	1724.12	0.40	584.27
156	2007.91	0.46	577.46
157	1848.18	0.42	544.87
158	1844.53	0.35	520.27
159	1800.18	0.33	524.27
160	1874.27	0.38	524.27

Parcel #	AREA (sq)	AREA (sq)	PERIMETER
161	2144.56	0.40	724.87
162	1844.15	0.28	524.27
163	1844.15	0.28	524.27
164	1844.15	0.28	524.27
165	1844.15	0.28	524.27
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167	1844.15	0.28	524.27
168	1844.15	0.28	524.27
169	1844.15	0.28	524.27
170	2033.72	0.36	624.27

Parcel #	AREA (sq)	AREA (sq)	PERIMETER
1	3874.89	0.80	882.27
2	5883.82	1.35	1023.77
3	3978.47	1.27	1000.87
4	2794.27	0.56	644.27
5	2406.22	0.35	627.27
6	2202.99	0.51	623.27
7	2218.08	0.51	612.27
8	2014.50	0.33	618.87
9	2122.80	0.46	603.27
10	1384.46	0.37	492.27
11	1024.18	0.27	524.27
12	2071.05	0.35	735.07
13	1531.28	0.35	514.37
14	1482.27	0.39	512.87
15	1440.40	0.33	484.37
16	2010.60	0.47	544.27
17	1482.42	0.34	494.27
18	1384.27	0.45	554.27
19	2202.35	0.22	624.27
20	1530.25	0.42	597.07

Parcel #	AREA (sq)	AREA (sq)	PERIMETER
21	1022.69	0.45	584.27
22	1400.41	0.31	574.27
23	3140.44	0.49	604.27
24	1722.89	0.41	571.27
25	1696.43	0.37	564.27
26	1481.41	0.34	512.07
27	1796.23	0.41	590.27
28	1444.55	0.33	517.07
29	1875.13	0.46	574.18
30	1825.54	0.43	537.87
31	1601.82	0.43	617.87
32	1899.78	0.44	591.07
33	2268.07	0.42	604.07
34	4670.18	1.05	857.64
35	2729.17	0.22	628.27
36	1454.07	0.31	514.17
37	1808.34	0.28	544.18
38	1785.18	0.41	598.77
39	1447.27	0.20	510.87
40	1537.50	0.20	524.79

Parcel #	AREA (sq)	AREA (sq)	PERIMETER
41	1444.27	0.23	540.27
42	1317.27	0.20	464.27
43	1778.87	0.40	540.17
44	1420.02	0.33	515.07
45	1414.83	0.34	504.47
46	2354.05	0.29	604.27
47	2814.28	0.35	714.45
48	2201.02	0.21	644.07
49	2008.44	0.46	635.47
50	1738.84	0.49	618.87
51	1800.18	0.41	594.07
52	1844.57	0.43	594.07
53	4614.31	1.07	1024.87
54	3712.72	0.35	732.87
55	3814.05	0.31	822.79
56	2315.84	0.78	743.07
57	3287.45	0.25	774.57
58	4244.67	1.05	884.27
59	6282.33	1.29	1722.27
60	3215.23	0.81	824.07

Parcel #	AREA (sq)	AREA (sq)	PERIMETER
61	4627.78	1.07	968.87
62	4289.14	1.00	908.87
63	3984.42	0.89	784.87
64	3885.40	0.79	804.87
65	4673.24	1.07	913.87
66	3887.43	0.82	807.77
67	4284.41	0.99	810.87
68	5177.89	1.17	874.87
69	4078.40	0.97	884.87
70	3784.29	1.14	1003.87
71	4627.78	1.14	1003.87
72	4702.24	1.13	927.07
73	4284.41	0.89	807.77
74	5485.71	1.05	1027.27
75	4811.44	1.05	964.87
76	6029.23	1.39	984.47
77	4272.61	1.02	882.27
78	4284.41	0.89	807.77
79	5989.87	1.37	977.27
80	4284.41	1.00	878.87

Parcel #	AREA (sq)	AREA (sq)	PERIMETER
81	4673.24	1.14	984.87
82	4615.16	1.41	1123.27
83	3746.82	1.14	1003.27
84	1482.42	0.34	494.27
85	1482.42	0.34	494.27
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87	1482.42	0.34	494.27
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90	2174.80	0.50	607.27
91	2284.30	0.52	627.27
92	1724.43	0.40	507.87
93	1900.13	0.44	578.87
94	2004.19	0.44	594.87
95	1482.42	0.34	494.27
96	1482.42	0.34	494.27
97	1482.42	0.34	494.27
98	2004.19	0.44	594.87
99	2174.80	0.50	607.27
100	2174.80	0.50	607.27

<p>MARYLAND CREEK RANCH, LLC SOUTH MARYLAND CREEK RANCH</p> <p>PRELIMINARY PLAN EXHIBIT PARCEL TABLES</p>		<table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>02/17/15</td> <td>PRELIMINARY REVIEW</td> <td>CCD</td> </tr> <tr> <td>2</td> <td>02/26/15</td> <td>REVISED LOT AND TRACT LAYOUT</td> <td>CCD</td> </tr> <tr> <td>3</td> <td>09/04/15</td> <td>UPDATED PRELIMINARY PLAN</td> <td>CCD</td> </tr> </tbody> </table>	MARK	DATE	DESCRIPTION	BY	1	02/17/15	PRELIMINARY REVIEW	CCD	2	02/26/15	REVISED LOT AND TRACT LAYOUT	CCD	3	09/04/15	UPDATED PRELIMINARY PLAN	CCD
MARK	DATE	DESCRIPTION	BY															
1	02/17/15	PRELIMINARY REVIEW	CCD															
2	02/26/15	REVISED LOT AND TRACT LAYOUT	CCD															
3	09/04/15	UPDATED PRELIMINARY PLAN	CCD															
<p>Project No: 15-23519-1002 Designed By: CCD Checked By: CCD CDD</p>	<p>Sheet 11 of 11 V-110 See Attachments 1-108</p>	<p>Copyright Tetra Tech</p>																

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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: September 17, 2015 for meeting of September 23, 2015
SUBJECT: Second Reading of Ordinance 2015-12, An Ordinance Amending Chapter 4, Article VI, Section 4-6-2(h), concerning the Design Districts.

PROPOSAL: Ordinance 2015-12 proposes amendments to the Destination Commercial District and Business Park 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 Town of Silverthorne Comprehensive Plan. As part of the Comprehensive Plan, the boundaries of the Design Districts were revised, and policies were adopted for the development of the Destination Commercial District and the Business Park District. 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; the Gateway District Design Standards and Guidelines on April 8, 2015; the Riverfront District Design Standards and Guidelines on July 8, 2015; and the Town Core Periphery District Design Standards and Guidelines on August 26, 2015.

On September 9, 2015, Town Council approved the First Reading of Ordinance 2015-12, with corrections of typographical errors.

BACKGROUND: On August 26, 2014, Town Council requested that Staff discuss the revisions to the District Design Standards with Silverthorne's Economic Development Advisory Committee (EDAC). In September of 2014, EDAC convened a subcommittee 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 various occasions during the Fall of 2014 and the Spring of 2015 to agree on Standards and Guidelines for the Town Core, Gateway, and Riverfront Design Districts. Having established the format and general template for the first three Design Districts, the EDAC Subcommittee has entrusted Staff to proceed with the update of the Standards and Guidelines for the Town Core Periphery, Destination Commercial, and Business Park Districts. The documents attached as Exhibits B and C provide the update to the Destination Commercial District and Business Park District Standards and Guidelines.

Town of Silverthorne
Town Council Memorandum

STAFF COMMENTS: The proposed revisions to the Destination Commercial District and Business Park District Design Standards and Guidelines were written to incorporate the following concepts:

- Change of format to 'Standards' and 'Guidelines'.
- Ensuring that buildings are oriented towards the street, where appropriate, and that there is a clearly defined primary entrance.
- Pedestrian Access – Minor changes. Language clarification.
- Vehicular Access – Minor changes. Section reorganization to reflect changes made in other Design Standards and Guidelines.
- Parking – Placement or location of parking areas is not restricted. Only requirement is that parking areas be enhanced with landscaping.
- Landscaping – New standard that requires landscaping that complements buildings and serves as a decorative element, and screens parking and service areas.
- Screening – Section reorganization to reflect changes made in other Design Standards and Guidelines.
- Architecture – Ensuring buildings provide shifts in massing, variations of wall planes and roof forms, as well as a distinct 'base' and 'top'. Language is less restrictive in the Business Park District Standards and Guidelines.
- Building Facades – Language clarification and minor changes. Emphasizing architectural elements at the ground level/pedestrian scale in the Destination Commercial District. Language is less restrictive in the Business Park District.
- Materials and Colors – Section reorganization to reflect changes made in other Design Standards and Guidelines. Language is less restrictive in the Business Park District.
- Building Roofs – Section reorganization to reflect changes made in other Design Standards and Guidelines.
- Building Roofs – No longer prohibiting membrane systems for flat roofs, as these are typical, and the Town has approved them in recent development proposals.

PLANNING COMMISSION RECOMMENDATION: On September 1, 2015, by a vote of 4-0, Planning Commission recommended approval of Ordinance 2015-12; an Ordinance Amending Chapter 4, Article VI, Section 4-6-2(h), Design Districts, to amend and update the Destination Commercial District and Business Park District Design Standards and Guidelines and adopt them as regulation.

PROPOSED MOTION:

"I move to approve Ordinance 2015-12, an Ordinance Amending Chapter 4, Article VI, Section 4-6-2(h), Design Districts, to amend and update the Destination Commercial District and Business Park District Design Standards and Guidelines and adopt them as regulation, on second reading."

Town of Silverthorne
Town Council Memorandum

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

ATTACHMENTS:

Exhibit A: Ordinance No. 2015-12

Exhibit B: Destination Commercial District Design Standards and Guidelines

Exhibit C: Business Park District Design Standards and Guidelines

MANAGER'S COMMENTS:

**TOWN OF SILVERTHORNE, COLORADO
ORDINANCE NO. 2015-12**

AN ORDINANCE AMENDING SILVERTHORNE TOWN CODE CHAPTER 4, ARTICLE VI, SITE PLAN, CONCERNING THE DESTINATION COMMERCIAL AND BUSINESS PARK DESIGN DISTRICTS.

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 Town Core Periphery 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, on July 8, 2015, Town Council adopted revised Standards and Guidelines for the Riverfront District; and

WHEREAS, on August 26, 2015, Town Council adopted revised Standards and Guidelines for the Town Core Periphery District; and

WHEREAS, the Town Council wishes to revise Chapter 4, Article VI to incorporate the revised Destination Commercial District Design Standards and Guidelines and the revised Business Park 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 July 8, 2015.
- b. Town Core District Design Standards and Guidelines, adopted February 11, 2015.
- c. Town Core Periphery District Design Standards and Guidelines, adopted August 26, 2015.
- d. Gateway District Design Standards and Guidelines, adopted April 8, 2015.
- e. Business Park District Design Standards and Guidelines, adopted September 23, 2015.
- f. Destination Commercial District Design Standards and Guidelines, adopted September 23, 2015.

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 9th DAY OF September, 2015.

MOVED, SECONDED AND FINALLY PASSED ON SECOND AND FINAL READING, ON THE 23rd DAY OF September, 2015.

TOWN OF SILVERTHORNE, COLORADO

By: _____

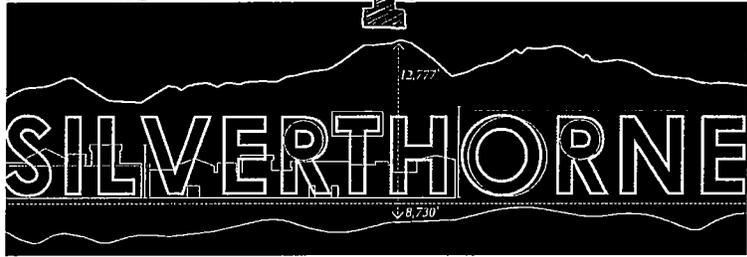
Bruce Butler, Mayor

ATTEST:

By: _____
Michele Miller, Town Clerk

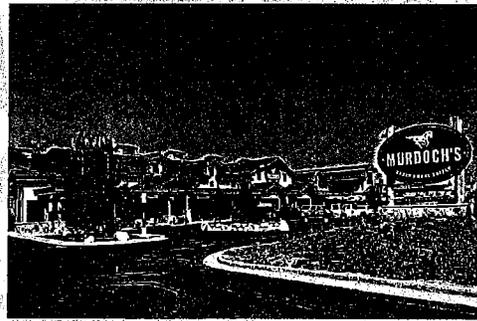
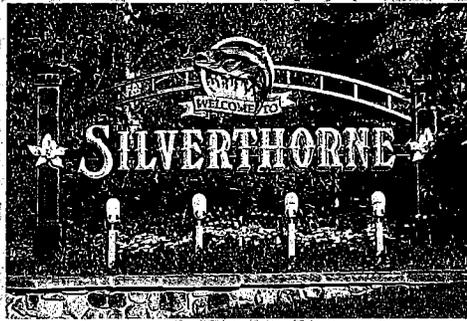
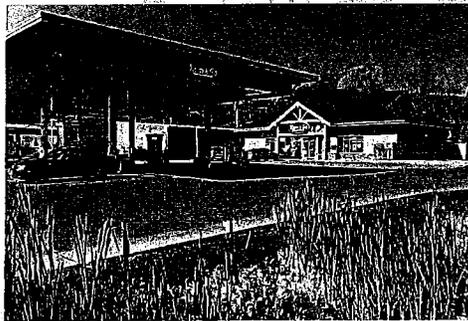
Approved on the first reading:	_____	_____	2015
Published by title only:	_____	_____	2015
Approved on the second reading:	_____	_____	2015
Published by title only:	_____	_____	2015
(with amendments, if amended on second reading):	_____	_____	2015

Blueprint

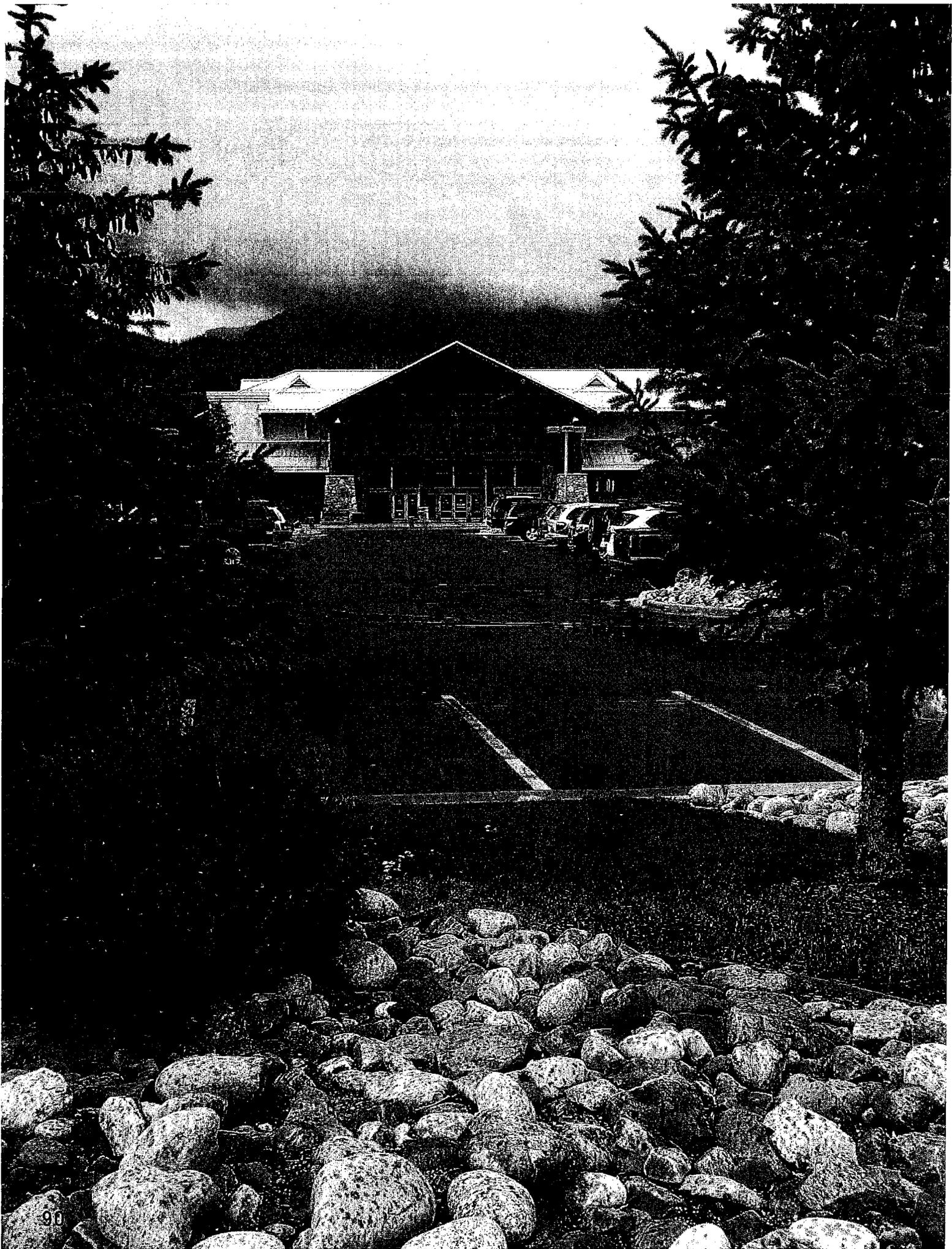


SILVERTHORNE

Design Standards & Guidelines



Destination Commercial District



Destination Commercial District

Design Standards and Guidelines

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

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Destination Commercial 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 Destination Commercial District to the surrounding environment. The boundaries of the Destination Commercial 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 Destination Commercial District to be an area where regional and neighborhood retail developments oriented to the vehicular traffic along the Blue River Parkway should be encouraged. Design compatibility within the Destination Commercial 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. The 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 or structures may be relieved from strict compliance with 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 Destination Commercial 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 the 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 should 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 Destination Commercial District consists of a mix of structures, uses and activities, all of which are unique and an important part of the Town. 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 that responds to vehicular traffic and comfortably accommodates pedestrians along a visible thoroughfare.

2.1.2. The character of the Destination Commercial District acknowledges that there are large volumes of vehicular traffic in the District and aims to have neighborhood and regional retail uses which accommodate both vehicular and pedestrian traffic, located within the District.

GOALS

2.2.1. The primary goals for the Destination Commercial District are to:

- a. Support regional and neighborhood retail uses that serve drive-to customers;
- b. Protect suitable space for service commercial development from encroachment by incompatible land uses;
- c. Encourage development that presents an image of high quality and value, and is attractive and welcoming to residents and regional shoppers;
- d. Set minimum quality standards for site design and building architecture;
- e. Develop attractive street facades with storefronts scaled and oriented toward vehicular traffic along the Blue River Parkway/HWY 9.
- f. Reduce the negative visual impact of parking lots with attractive and appropriately sized landscaping;
- h. Provide pedestrian connections within and between developments that link to the Town's overall pedestrian network;
- 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 landscape scheme within the Destination Commercial District that advances the continuity of the streetscape; and
- n. Screen storage areas, mechanical equipment and loading areas from public rights-of-way to the extent practical.

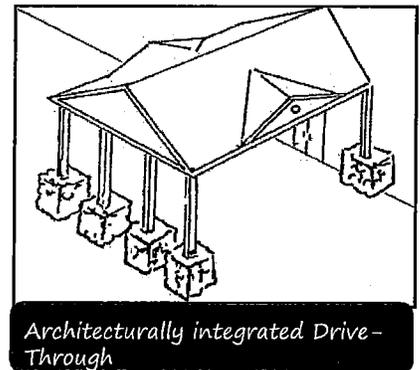
SECTION 3: SITE DESIGN STANDARDS AND GUIDELINES

GOAL 3.1: BUILDING ORIENTATION AND LOCATION ON THE SITE

Ensure that building placement and orientation contribute to a coordinated and visually attractive streetscape.

STANDARDS

- 3.1.1. Buildings within the Destination Commercial District shall be oriented toward the street, and shall respect the relationship to existing adjacent development.
- 3.1.2. Buildings shall have a clearly defined primary pedestrian entrance along the primary street-facing facade.
- 3.1.3. Accessory structures or uses shall not front the Blue River Parkway, and shall be oriented away from public rights-of-way, open space and/or residential areas to the greatest extent feasible.
- 3.1.4. Drive through elements shall be architecturally integrated into the building, and have efficient circulation patterns.



GUIDELINES

- 3.1.5. Front facades that are aligned with adjacent buildings, and that promote visual continuity along the street edge are encouraged.
- 3.1.6. Developments are encouraged to utilize creative, place-making street sensitive site organization.
- 3.1.7. 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 is encouraged.

GOAL 3.2: PEDESTRIAN ACCESS AND CIRCULATION

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

STANDARDS

- 3.2.1. 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.

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

3.2.3. Walkways shall be provided to separate pedestrians and vehicles, and shall link ground level uses within the site.

GUIDELINES

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 is safe, convenient, and efficient, and that is easily maneuverable by residents and visitors.

STANDARDS

3.3.1. Vehicle circulation on-site shall be clearly organized to facilitate movement into, throughout, and out of parking areas. Parking drives lanes and intersections shall align wherever practical.

3.3.2. Access in and out of a development site shall be designed to optimize safety, convenience, and maneuverability.

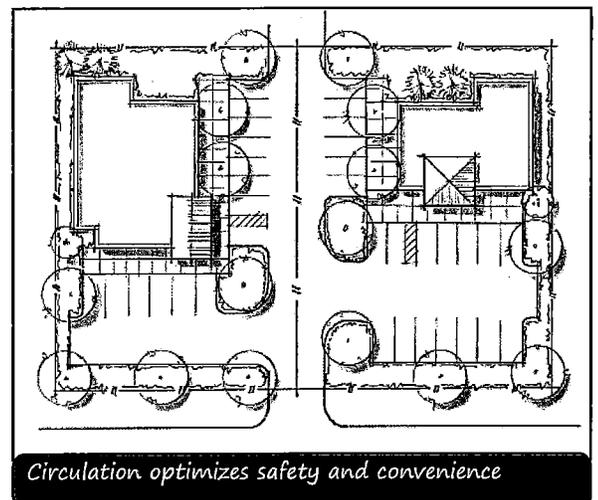
3.3.3. Service and delivery areas shall be located to the side or rear of buildings, or in other inconspicuous locations, where they are generally not noticeable from public rights-of-ways or pedestrian walkways. Where possible, adjacent parcels or buildings should share service and delivery areas, and/or access to such areas.

3.3.4. Circulation and parking for service areas shall be designed to minimize disruption to the flow of vehicular and pedestrian traffic, and to provide efficient turning movements

GUIDELINES

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

3.3.6. Development projects that require multiple or frequent deliveries should provide separate customer and service access drives where possible.



GOAL 3.4: PARKING

Ensure that parking areas within the Destination Commercial District are adequate and convenient, 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 negative visual and noise impacts on adjacent properties and the public rights-of-way.
- 3.4.2. Parking areas shall be enhanced with landscaping to provide screening, reduce the appearance of large amount of pavement, soften edges, and create an inviting environment for users.

GUIDELINES

- 3.4.3. The Town encourages new developments to minimize surface parking wherever possible by considering parking reductions, shared parking provisions, and providing facilities for alternative forms of transport.
- 3.4.4. To the maximum extent feasible, parking should be located to the side of or behind a building in a landscaped parking area and screened from view from pedestrian walkways.
- 3.4.5. Under ground or under structure parking, integrated with the building’s architectural design is encouraged.
- 3.4.6. Snow melt systems or snow hauling offsite should be considered to maximize use and functionality of development sites.

GOAL 3.5: LANDSCAPE

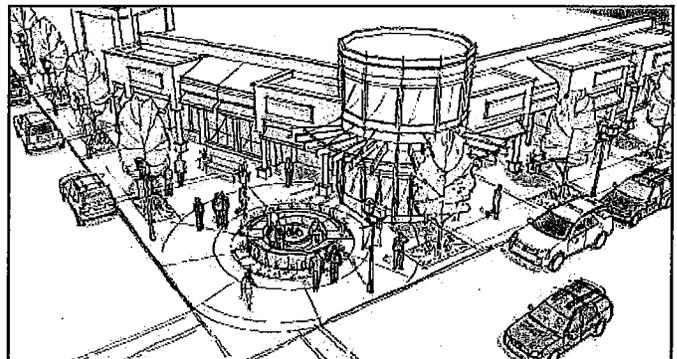
Utilize landscaping to create an attractive environment within and along the edges of each development parcel, screen parking and service areas, and provide inviting gathering spaces for the public.

STANDARDS

3.5.1. 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, or impede the visibility of businesses.

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. Multi-use developments on properties equal to or greater than 2 acres must provide a minimum of one community gathering space. Such community gathering spaces may include public benches, kiosks, gazebos, public seating/eating areas, mini parks, water features, art forms, or other public



Community Gathering Space

gathering spaces. On a case by case basis, the Town may consider locating such community gathering spaces offsite, if alternate locations are found to be more suitable for this purpose.

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.

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

GUIDELINES

3.5.6. Alternative forms of landscaping, including street furniture, planter boxes, hardscape patios, and art forms are encouraged within the Destination Commercial District.

3.5.7. Landscaping should be utilized to screen parking areas, service and delivery areas, and utility, mechanical, and telecommunications equipment to the extent practical.

3.5.8. Any drainage system with the potential to collect sand, trash, or other contaminants should be designed with a treatment or separation system. All drainage areas should be well maintained, and free of trash and other unintended debris.

GOAL 3.6: LIGHTING

Create a safe and welcoming environment within the Destination Commercial District through the use of adequate site and building lighting design.

STANDARDS

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

GUIDELINES

3.6.2. Lighting should be coordinated to provide uniform light levels and an organized appearance through the use of consistent fixtures, lamp types, and placement.

3.6.3. Light retrofits and replacements in situations where existing light fixtures cause light trespass, glare, or consume excessive energy are encouraged.

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.

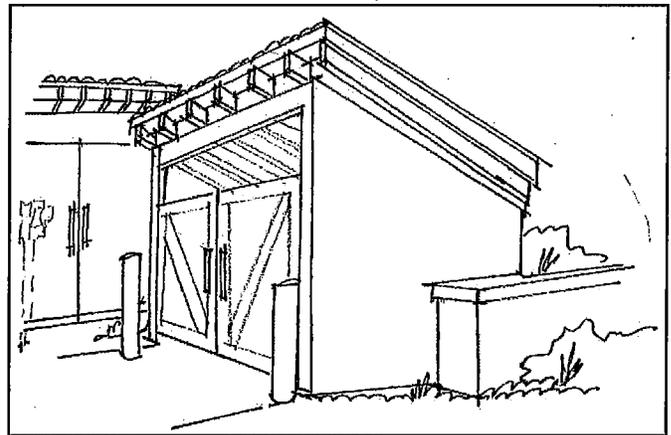
STANDARDS

3.7.1. General

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

3.7.2. Refuse, Recycling, Storage and Service Areas

- a. Refuse, recycling, 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, residentially zoned property, 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, and 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/or ancillary equipment shall be screened from public view with a permanent, solid, opaque fence. Fences shall be designed to complement the architecture of the primary structure.



Dumpster Enclosure with a Roof

3.7.3. Utility, Telecommunications and Mechanical Equipment

- a. Avoid locating telecommunications equipment, mechanical equipment, utility connections and service boxes on the primary facade 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 such that they are not visible from the public right-of-way. 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.

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. 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.

GUIDELINES

3.8.2. 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.

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

SECTION 4: ARCHITECTURAL STANDARDS AND GUIDELINES

GOAL 4.1: BUILDING HEIGHT, FORM, AND MASS

Buildings should provide visual interest at the pedestrian and vehicular scales, with appealing architecture and design elements that are inviting to highway travelers.

STANDARDS

4.1.1. The maximum building height in the Destination Commercial 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 vehicular scale, pedestrian scale and the quality of the primary street frontage. The following techniques may be used to meet this objective:

- a. Shifts in or stepping of the building mass;
- b. Variations in the height, length, and profile of the wall planes and roof forms;
- c. Projecting or recessed design elements; and
- d. Group elements to provide balanced facade composition.

4.1.3. Reduce the bulk of a tall single story building (over 15 feet in height) or a multi-story building to be on a vehicular and pedestrian scale, emphasize a “base” and a “top”.

- a. A distinctive “base” at the ground level that is weightier in appearance than the rest of the building, with heavier, larger, or darker building materials. In addition, “base” elements may include windows, awnings, canopies, bays, overhangs, or other architectural features.
- b. The “top” of the building shall emphasize a distinct profile or outline with elements such as: A projecting parapet, cornice, upper level setback, or creative roofline.

4.1.4. The mass of the pedestrian portion of the building shall be broken down to a human scale with a strongly marked primary entry at the “base”, and distinct architectural features at the ground level.

GUIDELINES

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

4.1.6. High quality corporate or franchise prototype designs that relate to the mountain setting and complement surrounding buildings are encouraged.

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.

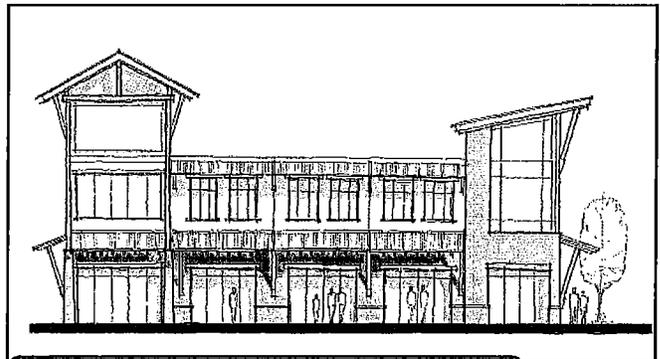
STANDARDS

4.2.1. Regardless of the specific style, new buildings in the Destination Commercial District shall:

- a. Provide large areas of glass at the ground level to display the goods and services offered inside;
- b. Provide distinct or unique architectural elements that contribute to a sense of place; and
- c. Articulate front facades to provide visual interest and reduce the impersonal appearance of commercial buildings.

4.2.2. 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;
- c. Emphasize building entries through projecting or recessed forms; and
- d. Provide distinct architectural elements at the ground level to add emphasis to the pedestrian portion of the building.



Articulated Wall Planes and Roof Lines

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

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

4.2.5. Each 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 be oriented towards the street, and shall be architecturally distinguished from employee or service area entrances.

4.2.6. Building façades shall not exceed 75 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.

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

GUIDELINES

4.2.8. On corner lots, architectural features, such as corner entrances and angled corners, are encouraged to emphasize corner locations.

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 Destination Commercial 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 Destination Commercial 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. 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 Destination Commercial District Design Standards

and Guidelines. The use of mirrored or reflective glass is prohibited.

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

GUIDELINES

4.3.6. 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.

4.3.7. 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 by these Design Standards and Guidelines in relation to the Munsell color notation system. The Munsell Book of Color is 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 Destination Commercial 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.

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.

STANDARDS

4.5.1. 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.

4.5.2. 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.

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

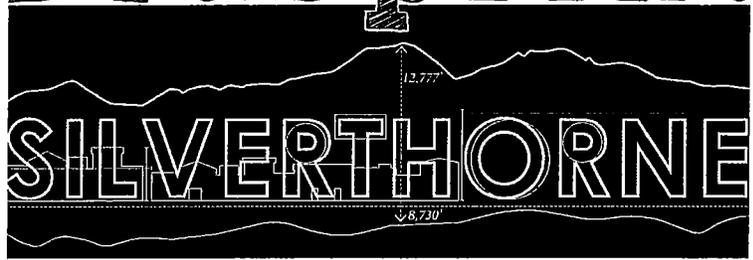
4.5.7. Roofs designed as attention-getting devices, elements that serve as signage, or as an identifiable corporate image are discouraged.

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

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

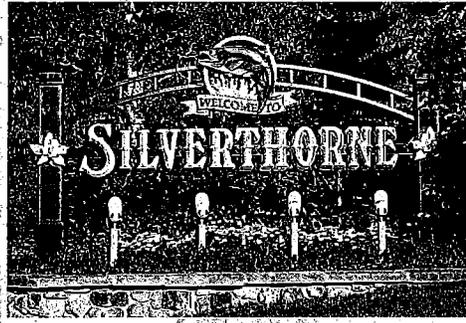
4.5.10. Whenever possible, gutters and downspouts should be located in the least conspicuous location, such as in the rear or side facades of the building, and painted to match either the trim or primary color of the structure. Gutters and downspouts should not drain onto walkways or sidewalks.

Blueprint



SILVERTHORNE

Design Standards & Guidelines



Business Park District

SILVERTON
Business Centre

100 Travis Construction, Inc.

101 GOFAST PARTS
SPACE FOR RENT

102 Sunshine Painting

103 Agency Auto Glass/Pika Glass

104 Central Rockies Supply Co.

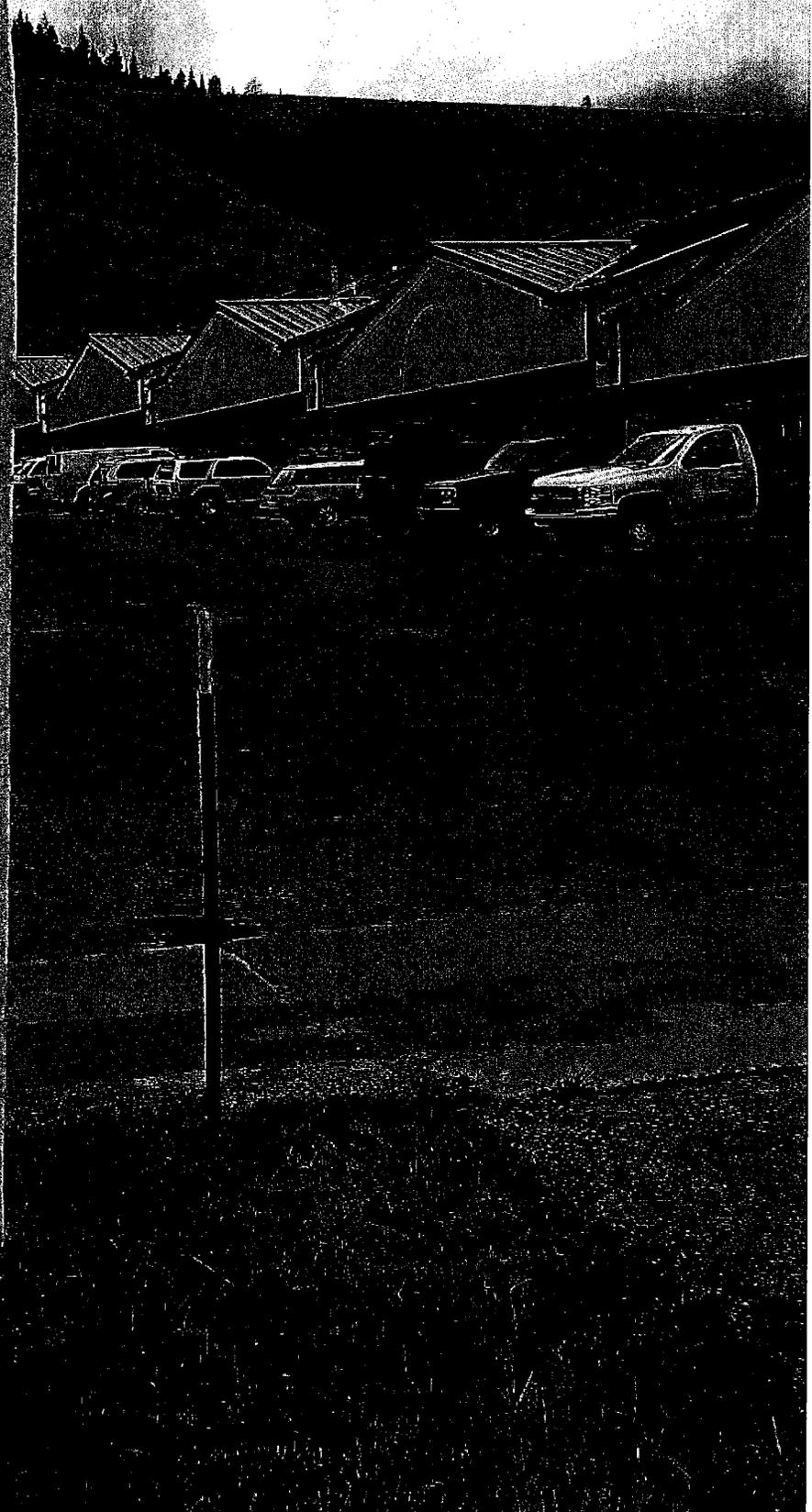
105 Someday Enterprises, inc.

106 Summit Auto Services, inc.

107 Unity Snowboard Manufacturing

109 A-1 Shock Absorber

110 Snake River Development



Business Park 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

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Ann-Marie Sandquist, Mayor Pro Tem
Russ Camp
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Peggy Long
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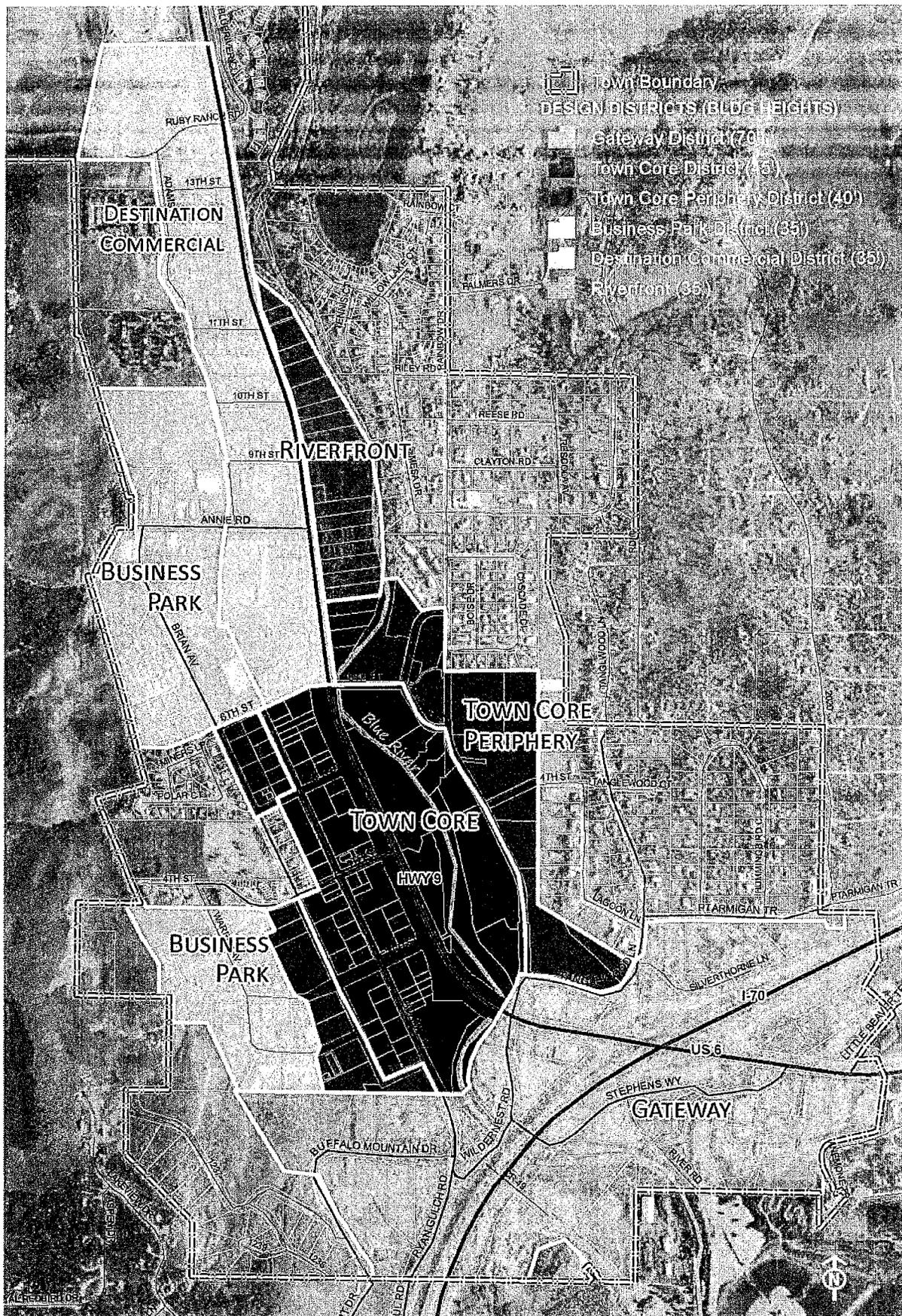
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Blueprint
SILVERTHORNE

Design Districts

May 2014

Business Park

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 Business Park District to the surrounding environment. The boundaries of the Business Park 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 Business Park District to be an area where regional commercial uses, including contractor trades, wholesalers, light manufacturing, artisan shops, warehousing and distribution, and auto repair should be encouraged. Design compatibility within the Business Park 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. The 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 or structures may be relieved from strict compliance with 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 Business Park 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 the 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 should 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 Business Park District consists of a mix of structures with regional commercial and light manufacturing uses, which are unique and an important part of the Town. 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 mitigate adverse impacts within a commercial area.

2.1.2. The Business Park District is one of Summit County's primary sources of service businesses. The Town desires to protect suitable space for regional commercial and light manufacturing enterprises that might typically locate in the Business Park District.

GOALS

2.2.1. The primary goals for the Business Park District are to:

- a. Support regional and service uses that serve drive-to customers;
- b. Protect suitable space for regional commercial and light manufacturing development from encroachment by incompatible land uses;
- c. Encourage 'cottage industry' and business incubators within the Business Park District.
- d. Encourage development that presents an image of high quality and value, and is attractive and welcoming to residents and regional shoppers;
- e. Set minimum quality standards for site design and building architecture;
- f. Develop attractive building facades visible from public rights-of-way.
- g. Reduce the negative visual impact of parking lots with attractive and appropriately sized landscaping;
- h. Encourage energy conservation in building design and materials through solar exposure, appropriate orientation and other measures;
- i. Promote a sense of permanence and richness in the area by requiring the use of high quality materials;
- j. Require exterior colors to be subtle yet rich colors rather than intense, bright colors;
- k. Provide for integrated lighting into building and site design;
- l. Create a compatible landscape scheme within the Business Park District that advances the continuity of the streetscape; and
- m. Screen storage areas, mechanical equipment and loading areas from public rights-of-way to the extent practical.

SECTION 3: SITE DESIGN STANDARDS AND GUIDELINES

GOAL 3.1: BUILDING ORIENTATION AND LOCATION ON THE SITE

Ensure that building placement and orientation contribute to a coordinated and visually attractive streetscape.

STANDARDS

- 3.1.1. Buildings within the Business Park District shall be oriented toward the street, and shall respect the relationship to existing adjacent development.
- 3.1.2. Buildings shall have a clearly defined primary pedestrian entrance along the primary street-facing facade.

GUIDELINES

- 3.1.3. Front facades that are aligned with adjacent buildings, and that promote visual continuity along the street edge are encouraged.
- 3.1.4. Accessory structures or uses should not front onto public rights-of-way, open space, and/or residential areas to the greatest extent feasible.
- 3.1.5. 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 is encouraged.

GOAL 3.2: PEDESTRIAN ACCESS AND CIRCULATION

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

STANDARDS

- 3.2.1. 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.
- 3.2.2. Where applicable, walkways shall be provided to separate pedestrians and vehicles, and shall link ground level uses within the site.

GUIDELINES

- 3.2.3. Continuous internal pedestrian walkways within a development site are encouraged from the primary building entrance to adjacent sidewalks, trails, and public rights-of-way.

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

GOAL 3.3: VEHICULAR AND SERVICE AREA ACCESS AND CIRCULATION

Create a vehicular circulation system that is safe, convenient, and efficient, and that minimizes the impacts of commercial vehicle circulation.

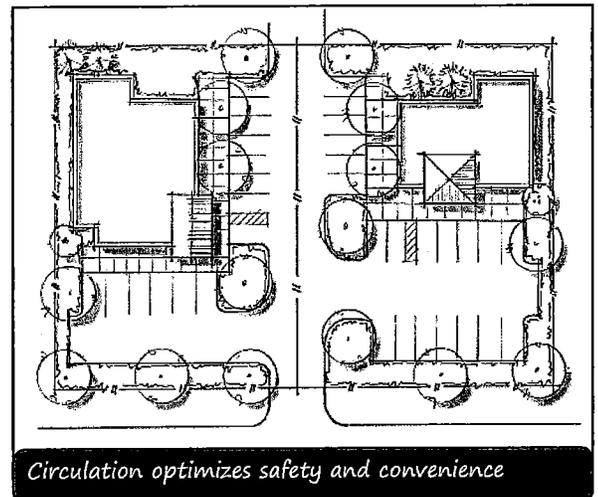
STANDARDS

3.3.1. Vehicle circulation on-site shall be clearly organized to facilitate movement into, throughout, and out of parking areas. Parking drives lanes and intersections shall align wherever practical.

3.3.2. Access in and out of a development site shall be designed to optimize safety, convenience, and maneuverability.

3.3.3. 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 or pedestrian walkways. Where possible, adjacent parcels or buildings should share service and delivery areas, and/or access to such areas.

3.3.4. Circulation and parking for service areas shall be designed to minimize disruption to the flow of vehicular and pedestrian traffic, and to provide efficient turning movements



GUIDELINES

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

3.3.6. Development projects that require multiple or frequent deliveries should provide separate customer and service access drives where possible.

GOAL 3.4: PARKING

Ensure that parking areas in the Business Park District are adequate and convenient, 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 negative visual and noise impacts on adjacent properties and the public rights-of-way.

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

3.4.3. All drives, parking, and vehicular and pedestrian circulation area shall be paved and properly marked.

GUIDELINES

3.4.4. The Town encourages new developments to minimize surface parking wherever possible by considering parking reductions, shared parking provisions, and providing facilities for alternative forms of transport.

3.4.5. To the maximum extent feasible, parking should be located to the side of or behind a building in a landscaped parking area and screened from view from pedestrian walkways. Underground or under structure parking, integrated with the building's architecture, is encouraged.

GOAL 3.5: LANDSCAPE

Utilize landscaping to create an attractive environment within and along the edges of each development parcel, and to screen parking and service areas.

STANDARDS

3.5.1. 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, or impede the visibility of businesses.

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. 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.

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

GUIDELINES

3.5.5. Landscaping should be utilized to screen parking areas, service and delivery areas, and utility, mechanical, and telecommunications equipment to the extent practical.

3.5.6. Any drainage system with the potential to collect sand, trash, or other contaminants should be designed with a treatment or separation system. All drainage areas should be well maintained, and free of trash and other unintended debris.

GOAL 3.6: LIGHTING

Create a safe and welcoming environment within the Business Park District through the use of adequate site and building lighting design.

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 landscape of the project.

3.6.2. Lighting should be coordinated to provide uniform light levels and an organized appearance through the use of consistent fixtures, lamp types, and placement.

3.6.3. Light retrofits and replacements in situations where existing light fixtures cause light trespass, glare, or consume excessive energy are encouraged.

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.

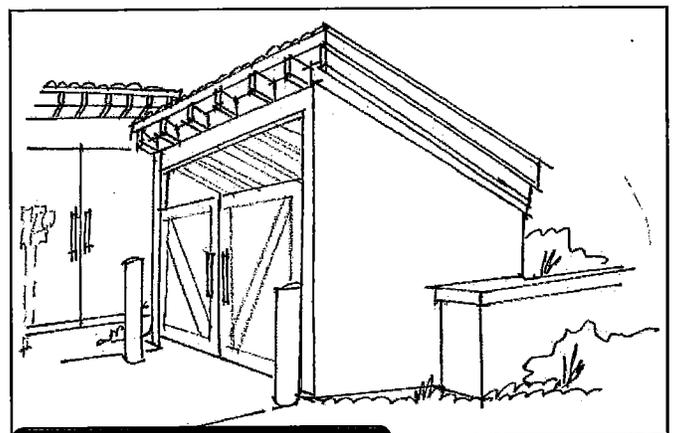
STANDARDS

3.7.1. General

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

3.7.2. Refuse, Recycling, Storage and Service Areas

- a. Refuse, recycling, 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, residentially zoned property, 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, and 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/or ancillary equipment shall be screened from public view with



Dumpster Enclosure with a Roof

→
a permanent, solid, opaque fence. Fences shall be designed to complement 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 facade 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 such that they are not visible from the public right-of-way. 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

Buildings should provide visual interest at the pedestrian and vehicular scales, with appealing architecture and design elements that are inviting to drive up customers.

STANDARDS

4.1.1. The maximum building height in the Business Park 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 incorporate shifts in or stepping of the building mass, and variations in the roof forms.

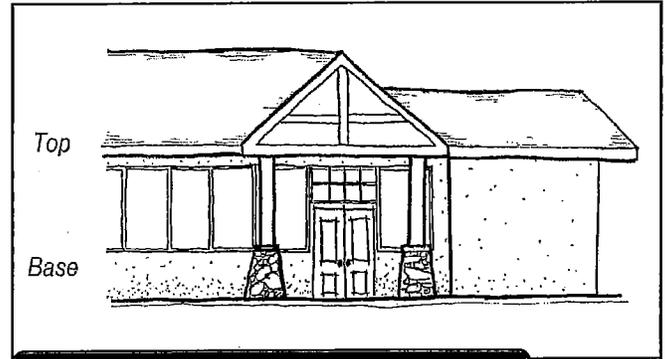
4.1.3. Reduce the bulk of buildings and emphasize the vehicular and pedestrian scale by providing a “base” and a “top”.

- a. A distinctive “base” at the ground level that is weightier in appearance than the rest of the building, with heavier,

larger, or darker building materials. In addition, “base” elements may include windows, awnings, canopies, bays, overhangs, or other architectural features.

- b. The “top” of the building shall emphasize a distinct profile or outline with elements such as: A projecting parapet, cornice, upper level stepback, or creative roofline.

4.1.4. The mass of the pedestrian portion of the building shall be broken down to a human scale with a strongly marked primary entry at the “base”, and architectural features at the ground level.



Distinct Base and Top

GUIDELINES

4.1.5. 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

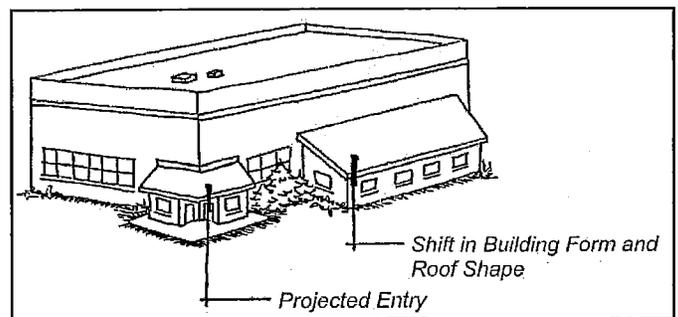
Create an image of high quality development. Encourage a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials.

STANDARDS

4.2.1. Regardless of the specific style, new buildings in the Business Park District shall have articulated front facades to provide visual interest and reduce the impersonal appearance of commercial buildings.

4.2.2. Buildings shall be designed to provide interest and variety. 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;
- c. Emphasize building entries through projecting or recessed forms; and
- d. Avoid large areas of undifferentiated or blank building facade.



Building Elements

4.2.3. Each 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 be oriented towards the street, and shall be architecturally distinguished from employee or service area entrances.

4.2.4. Building façades shall not exceed 75 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.

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

GUIDELINES

4.2.6. Buildings should be designed with consistent and/or compatible details on all sides visible from public rights-of-way.

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 Business Park 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 may not exceed 30% of any building facade visible from the public right-of-way.

- 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. 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 Business Park District Design Standards and Guidelines. The use of mirrored or reflective glass is prohibited.

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

GUIDELINES

4.3.6. 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 by these Design Standards and Guidelines in relation to the Munsell color notation system. The Munsell Book of Color is 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 Business Park 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.

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.

STANDARDS

4.5.1. 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.

4.5.2. 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.

4.5.3. Where flat roofs are utilized, they shall be screened with parapets and cornices, or with peaked, sloped, or arched 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 as an identifiable corporate image are discouraged.

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

4.5.9. 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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DRAFT

**TOWN OF SILVERTHORNE
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 15, 2015 – 6:00 P.M.**

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m., on September 15, 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: Susan Byers, Jenny Gloudemans, Stan Katz, Robert Kieber, Donna Pacetti, and Brian Wray. Tanya Shattuck was absent. Staff attending tonight's meeting included: Matt Gennett, Planning Manager, Zach Margolis, Utilities Manager, Dan Gietzen, Town Engineer and Melody Hillis, Planning Commission Secretary.

3. CONSENT CALENDAR – Stan Katz made a motion to approve the September 1, 2015, Planning Commission minutes as corrected. Donna Pacetti seconded. The motion was approved by a vote of six to zero (6-0). Tanya Shattuck was absent.

4. CITIZEN'S COMMENTS:
None.

5. PUBLIC HEARING:

Preliminary Plan for Subdivision – South Maryland Creek Ranch

Matt Gennett, Planning Manager, presented the project. The Applicant, Tom Everist, Manager of South Maryland Creek Ranch, LLC, is requesting approval of a Preliminary Plan for Subdivision for South Maryland Creek Ranch.

COMMISSIONER QUESTIONS:

- Donna Pacetti - The 9/10/15 letter from CGS, how will the Town know if the underdrain system is working and doing its job correctly? Is there testing?
- Matt Gennett - The Town will inspect the drains prior to acceptance of public improvements such as roads. The Town Engineer will determine whether these improvements are in conformance with Town standards.
- Donna Pacetti - Condition number four of the letter states that the Town will take over the monitoring and inspections if the HOA is not able.
- Matt Gennett - The Town Engineer and Public Work's Department can speak to that, but the Town would prefer not to assume this responsibility.
- Dan Gietzen - The Town's preference would be to have the HOA take care of the underdrains. Complete details are not available as to what will be installed per CGS's requirements. Monitoring to ensure functionality would be the developer's responsibility.
- Matt Gennett - In perpetuity.
- Dan Gietzen - Although CGS is very thorough, the Town doesn't want to monitor their private system.
- Donna Pacetti - Item number 12, talks about the monitoring. Who will be doing the monitoring?

Matt Gennett - We will have to come to an agreement with the Applicant between Preliminary and Final as to who will be doing that and how it will be managed. It has to be a regularly occurring event.

Donna Pacetti - Questioned the statement that the road and repairs may be the Town's responsibility, don't understand that.

Matt Gennett - Only on platted rights-of-way that have been been dedicated to the Town; the Town assumes responsibility once those improvements have been accepted by the Town. An agreement with the Applicant spelling out how the process will be managed should some type of large failure occur.

Stan Katz - Regarding the Town taking over if the HOA is not able to do so, who determines that? What is the difference between willing and able?

Dan Gietzen - The Town's position is that we would not want to take that over. The Town's position is that the HOA needs to be willing and able to do so.

Matt Gennett - The Applicant will address that during their presentation.

Stan Katz - There needs to be a process in place, since the HOA doesn't exist yet, if the Town had to take over there needs to be a process in place.

Matt Gennett - In that case, there would be a SIA in place to cover these improvements. In the meantime the developer acts as the de facto or default HOA.

Stan Katz - When the Town is approving a density number, not deciding where those will be. Condition number 13, regarding the statement of not having adequate buildable space on certain lots. If those lots are found to be not buildable that reduces the total, but increases the number of units that could be located elsewhere, thus violating the density agreement, how would this move forward if those lots cannot be built on?

Matt Gennett - When the Applicant gets to final plat they must substantially comply with the approved Preliminary Plan for Subdivision. If it is a significant or substantial enough departure from the Preliminary Plan, the applicant would have to return to the Preliminary Plan stage to make the proper modifications. If it is not a substantial departure, it can be handled through the final platting process, and that would be something that Staff, Planning Commission, and Town Council would determine.

Stan Katz - Could they build on a different part of the property or would the lot shape be changed?

Matt Gennett - They could do a final plat with minor deviations from the original lot configurations, but it would depend on the final layout and how it would affect the entire subdivision.

Stan Katz - What constitutes substantial?

Matt Gennett - The Town Code uses the word substantial, Staff would have to make that determination and interpret that. The Applicant could prove condition number 13 to be wrong and that there is adequate space. As always, the burden of proof is on the applicant.

Stan Katz - Comments from CDOT are a stale issue, why not taken care of before? It states August 10th, submitted to Town Council well before that with the changes. Wonder how many other items in this information are stale.

Matt Gennett - CDOT has been involved and is up to speed on the most recent analysis that was accepted.

Brian Wray - Echo Stan's concerns on the possible "unbuildable" lots, should be taken care of now. To have that many lots, and have some that are in question of being buildable seems crazy. Don't know why a few can't be deleted or made bigger. Logical to do that now. If I was a buyer, don't feel that is acceptable. A wildlife crossing on a project like this should be considered.

Robert Kieber - Where is the developer on the installed utilities and will there be a looped water system by the time the first CO is issued or building permit?

Zach Margolis - Looped water system before the first CO is issued. Before they can begin to build, the fire suppression system must be in and working. Two lines into

the subdivision have been built and accepted. Two water supplies that will be available at the time a building permit is issued and the first loop will be completed.

Robert Kieber - Regarding the future Town planned park, can't see any vehicular access off of one of the roads to the park, where they have to exit out to go over onto the highway and then go back into a future parking lot?

Matt Gennett - Discussions have been conducted about parking spaces at the park, the Applicant will address that issue during their presentation.

Robert Kieber - Talking about a roadway access so they don't have to go onto the highway?

Matt Gennett - There is an internal access into the park. Regarding condition number 13, Staff did struggle with that because of the way it is worded. It says there "may not" be adequate building space in the proposed lots, so it becomes the Applicants burden to prove that there is adequate building space on those lots. If that condition can't be met then a reconfiguration of those lots will need to occur.

Stan Katz - If they can't, can that density be moved, because they are under density.

Matt Gennett - Yes.

Robert Kieber - Applicant has the ability to request to move the density?

Matt Gennett - Yes.

Robert Kieber - Not automatically authorized?

Matt Gennett - There is a process for them to come back in.

Stan Katz - A new preliminary plan?

Matt Gennett - A revised Preliminary Plan. They would have to address those lots as they've been approved via Preliminary Plan to show how those lots would be reconfigured.

Brian Wray - Would like to know what those lots look like are they too steep, more than 30% grade, the size of it, more information on that would be good.

Matt Gennett - On condition 13, CGS lists out all of the constraints of each lot in subparts of that condition. Staff is aware of the constraints called out by CGS and measured it out. Building envelopes could be fitted onto each lot, if engineered properly, and it is up to the Applicant to prove them buildable.

Robert Kieber - Keep in mind that this is a Preliminary Plan, change orders can happen.

Brian Wray - Good to get all these things done now.

APPLICANT COMMENTS

Tom Everist - Applicant, South Maryland Creek Ranch, addressed the Planning Commission's concerns and questions.

Joanna Hopkins - Representing South Maryland Creek Ranch. Introduced the other representatives of the team. Addressed the concerns and conditions in the Staff report, and clarified some of the questions asked by the Commission. Addressed the concerns regarding the lots that were stated to be "unbuildable". Explained the park circulation and parking.

Stan Katz - Requested the Applicant address condition number 10 of the Staff report.

Rich Toker - Geotech Engineer. CGS hasn't read all of our reports about the underdrain system and how it will function. Explained how the underdrain system would work.

Stan Katz - Reducing or moving the drains and keeping the same number.

Rich Toker - Reducing the number of horizontal drains, replacing them with deep trench drains, fully intercept. Explained the difference, explained the other drains and drainage systems.

Stan Katz - CGS made a comment about the drainage systems in the vicinity of lots 141 to 144.

Rich Toker - We reduced the number of horizontal drains, added a trench drain and added an underdrain system.

Chris Durlou - We removed some horizontal drains, and added other underdrains.

Stan Katz - CGS is not aware of this yet?

Chris Durlou - Correct.

Jenny GlouDEMANS - Regarding the response letter of August 18, CGS comment states the existing inclinometers will be monitored every six months to confirm long term slope stability, and that three piezometer locations will be selected. Mr. Everist stated that there will be more piezometers. How many more, this says three and has that been documented where the others will be located and who determines where those piezometers go?

Joanna Hopkins - Explained the inclinometer locations and the piezometer locations, additional piezometers were installed and have since nested three - they will remain in place, capturing data during the period of study.

Rich Toker - Explained the reasoning behind the number inclinometers and locations and reason for those and the piezometers.

Joanna Hopkins - Different protocol, realize that, committed to maintaining the right ones for the duration.

Jenny GlouDEMANS - Left in areas that experience more groundwater and most activity?

Rich Toker - Yes, they are monitored during periods of high water levels.

Stan Katz - Regarding the letter from Dan Gietzen, regarding the license agreement about the underdrains, which are on Town property and which are on private property, any idea?

Joanna Hopkins - Showed the areas that belong to the Town in the right-of-way, and the distance away from those utilities. Underdrains are few. Most of the drains in the right-of-way are incorporated into the wall design. There are interceptor drains in the retaining wall.

Stan Katz - Do the walls belong to the Applicant or Town?

Joanna Hopkins - In an easement, the Town does not want to own our walls, correct Dan?

Dan Gietzen - Yes, the Town would prefer not to be responsible for those.

Joanna Hopkins - That is why they are in an easement outside of the right-of-way.

Chris Durlou - Located out of the right-of-way.

Joanna Hopkins - If the walls needed repair there is an easement that would provide the HOA access.

Chris Durlou - License agreements will come if drainage interceptors cross the right-of-way.

Robert Kieber - Has there been discussion between the Applicant and the Town on making vehicular traffic available to a future parking lot at the park?

Joanna Hopkins - Explained the main entry subdivision and park access.

Robert Kieber - All of the monitors, the results will be supplied to the Town Engineer?

Joanna Hopkins - They can be.

Dan Gietzen - Yes, we would like that information.

Matt Gennett - CGS did state that they wanted a running log of all of the data.

Joanna Hopkins - Both CGS and the Town would be receiving that information.

Robert Kieber - Summit Sky Ranch or Maryland Creek Ranch, which is it?

Joanna Hopkins - For purposes of filing and legal platting, it is South Maryland Creek Ranch, for purposes of marketing, it is Summit Sky Ranch.

Robert Kieber - Do you agree to all of the Staff recommended conditions, and the sub-conditions listed in the report?

Joanna Hopkins - Yes.

Stan Katz - Regarding the monitoring, will they be manually monitored or will the data be sent to a centralized, radio controlled area?

Rich Toker - Technically feasible to install instruments in all of the locations, and have a remote terminal send the data. Not really practical in this situation, the inclinometer is based on accelerometers, want to use the same instrument every time, been using the same instrument for 12 years, it is more cost effective to have a person go around for a half a day to observe the inclinometers and produce the data.

Stan Katz - If done electronically and something happens there is immediate notification.
 Rich Toker - True, if someone is watching the data every day or once a month.
 Stan Katz - You'd have exception reports.
 Rich Toker - The important months to monitor are between April and June, when water levels are high and the pressure comes up.
 Stan Katz - No plans to do them electronically.
 Rich Toker - No.
 Joanna Hopkins - We like technology, we were talking to Zach Margolis and there was a water main break and there was an infiltration of water and what that would do. The Town's system is so sophisticated that we could install real time alerts if there were a drop in acoustics. If there is a way we will try to find it.

OPENED PUBLIC COMMENT:

None.

COMMISSIONER COMMENTS:

Stan Katz - Having four conditions, one of which has multiple sub-conditions, still dealing with 20 conditions of approval. Interesting way of approaching it, almost a little bit of propaganda, like there are really only four conditions. There are a lot of conditions.
 Jenny Gloudemans - Impressed. No idea what South Maryland Creek Ranch was about, and have lived in Silverthorne for 21 years, eye opener. The magnitude and seriousness of it for where it sits and what has been done to ensure that a good product is being put forth.

STAN KATZ MADE A MOTION TO RECOMMEND APPROVAL OF THE SOUTH MARYLAND CREEK RANCH APPLICATION FOR PRELIMINARY PLAN WITH THE FOLLOWING STAFF RECOMMENDED CONDITIONS:

1. The fourteen (14) conditions of approval set forth in the letter from CGS dated September 10, 2015, shall be met prior to approval of a Final Plat.
2. The Applicant shall, following construction of the proposed multi-purpose paved trails and the public soft surface trails, dedicate the appropriate trail easements to the Town at Final Plat.
3. Final Declaration of Covenants, Conditions and Restrictions (CC&Rs) shall incorporate the required changes outlined in this Staff Report, and those called for in the letter from CGS dated September 10, 2015, and be provided to the Town with the first Final Plat submittal.
4. All of the 'Estate Lots' in Planning Area 1:A, in addition to the lots identified in Condition #6 of the CGS letter dated September 10, 2015, shall contain delineated building envelopes at the time of a Final Plat submittal.

DONNA PACETTI SECONDED.

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

CLOSED PUBLIC COMMENT.

6. OTHER ITEMS:

Matt Gennett: Next meeting of PC will be 10/6/15, Susan Lee will be leading the Planning Commission on a site visit to Angler Mountain Ranch Open Space and returning to a regular Planning Commission meeting to begin at 6:30 p.m. Robert Kieber asked if there will be a published public hearing notice if a resolution comes forth? Matt Gennett – yes, we can publish a public notice for that item. Mark Leidal - we can, we have had several

public meetings, and want to make sure that the Planning Commission has had an opportunity to understand the process for the parks plans. We can do a public notice for the resolution. Robert Kieber: due to the amount of public comment in our packet two weeks ago, thinks that it would be advisable to do a published public hearing. Matt Gennett said we will also notice the new meeting time and location. Stan Katz said since we are doing this because of the results of the last Planning Commission meeting and the Town Council meeting, it's clear that there is controversy about this. If there is controversy and we are going to have a legitimate Planning Commission worksession/meeting, there are certain pieces of data were summarized in the first application of this. Requesting more detail, all the comments that were made, etc., very general last time. Would appreciate more detail.

Matt Gennett continued the informational update and stated that the owner of Vista Automotive was notified of their dumpster being in a state of disrepair and that they will be taking care of making needed repairs.

Robert Kieber asked about the dumpster at Sunshine Café being used by McDonalds. Matt Gennett state that it has been monitored and we contacted the Summit County Health office as well. It has been determined that the refuse was not from McDonald's. It has been regularly observed on multiple occasions, and it is not being abused. Robert Kieber stated that he disagrees with that.

7. ADJOURNMENT:

STAN KATZ MADE A MOTION TO ADJOURN AT 7:10 P.M.

JENNY GLOUDEMANS SECONDED.

MOTION PASSES BY A VOTE SIX TO ZERO (6-0), AND TANYA SHATTUCK WAS ABSENT.

Submitted for approval by:

Approved this of 6th day of October, 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 *KMM*
FROM: Kathy Marshall, Revenue Administrator
DATE: September 17, 2015 for meeting of September 23, 2015
SUBJECT: July 2015 Sales Tax Review

SUMMARY:

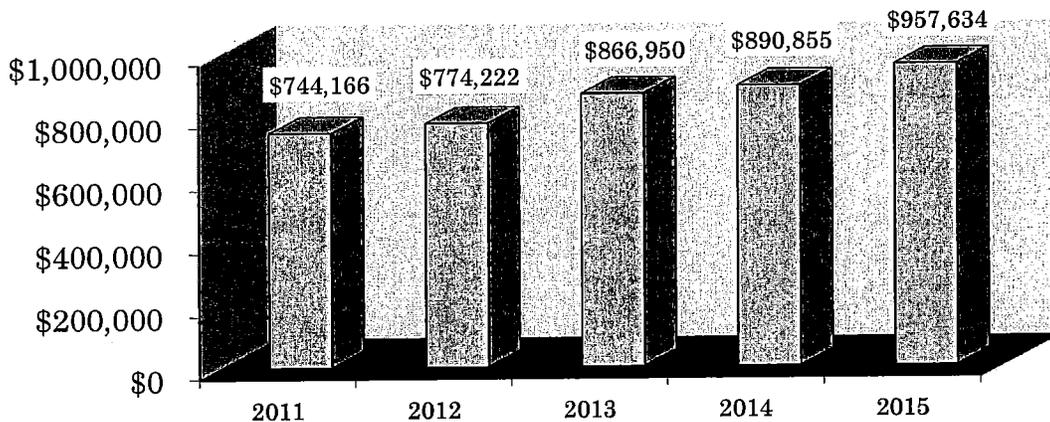
The following reports summarize July sales taxes collected in August. The State remitted the Town's 2% county taxes from July sales on September 9th, 2015.

MANAGER'S COMMENTS:

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

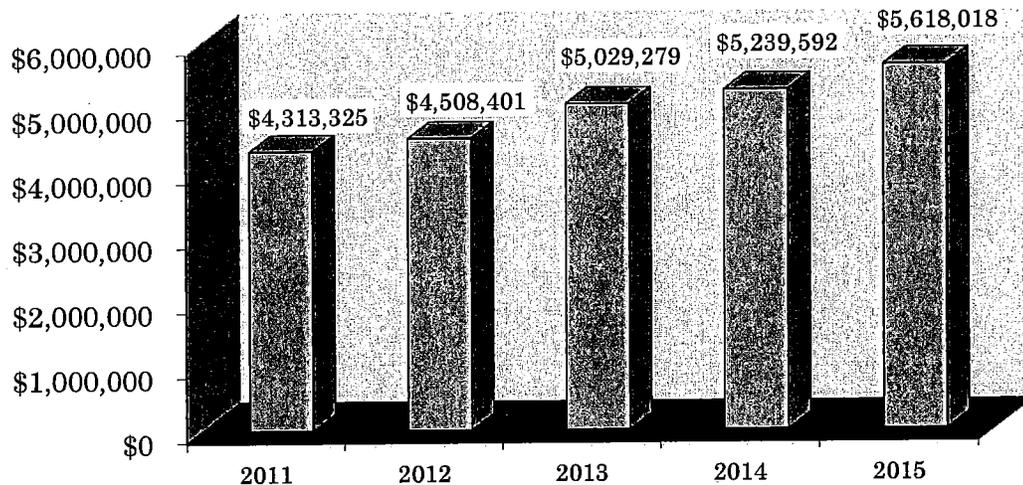
CHART A: MONTH	2011	10-11	2012	11-12	2013	12-13	2014	13-14	2015	14-15
		% CHANGE								
JAN	578,681	-0.27%	613,612	6.96%	705,712	15.01%	691,694	-1.99%	765,758	10.71%
FEB	596,415	0.61%	595,268	-0.19%	639,591	7.45%	682,500	6.71%	713,637	4.56%
MARCH	756,618	-0.13%	718,051	-5.10%	830,399	15.65%	879,003	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%	630,889	1.79%
JUNE	704,357	11.09%	695,673	-1.23%	822,224	18.19%	869,150	5.71%	934,593	7.53%
JULY	744,166	3.10%	774,222	4.04%	866,950	11.98%	890,855	2.76%	957,634	7.50%
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		5,618,018	
%CHANGE FROM YEAR TO YEAR:		3.31%		5.29%		10.08%		4.96%		7.22%

EXHIBIT 1A: SALES TAXES COLLECTED JULY



%CHANGE FROM PRIOR MONTH	2011	2012	2013	2014	2015
	3.10%	4.04%	11.98%	2.76%	7.50%

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



%CHANGE FROM PRIOR YEAR	2011	2012	2013	2014	2015
	2.29%	4.52%	11.55%	4.18%	7.22%

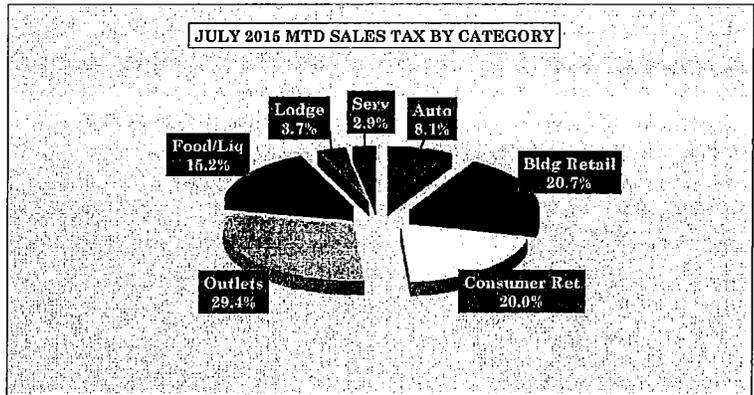
Exhibit IA & Exhibit IB show the Town of Silverthorne's collections by month and year-to-date (YTD) for the years 2011-2015, with the following results:

July 2015's sales tax collections increased by \$66,779 or 7.50% over 2014.
2015 YTD collections increased \$378,426 or 7.22% over 2014 collections.

SALES TAX BY CATEGORY

EXHIBIT IIA: JULY SALES TAX BY CATEGORY

Category	2014	2015	\$Inc/(Dec)	% Inc/(Dec)
Auto	\$65,978	\$77,834	\$11,855	17.97%
Bldg Retail	\$159,293	\$197,897	\$38,604	24.23%
Consumer Ret	\$173,539	\$191,350	\$17,811	10.26%
Outlets	\$295,317	\$281,647	(\$13,670)	-4.63%
Food/Liq	\$137,536	\$145,992	\$8,456	6.15%
Lodge	\$29,936	\$35,139	\$5,204	17.38%
Serv	\$29,256	\$27,775	(\$1,481)	-5.06%
TOTAL	\$890,855	\$957,634	\$66,779	7.50%



The Outlets category decreased \$13,670 or minus 4.63% when compared with July 2014. YTD is down \$18,921 or minus 1.28%. The results by Phase are as follows:

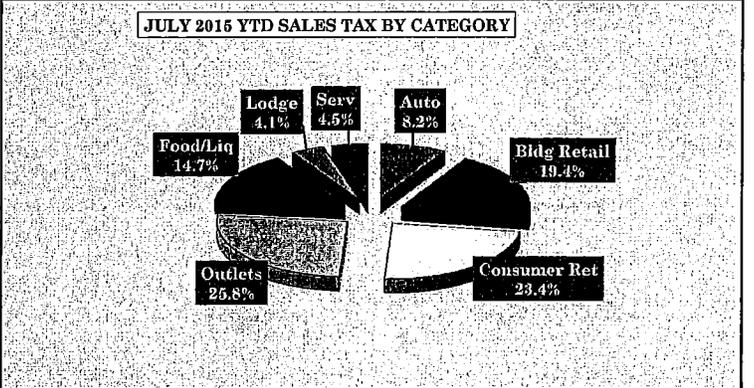
- Phase I is down \$4,313 or minus 4.54%. YTD is down \$13,636 or minus 2.81%.
- Phase II is down \$5,582 or minus 3.74%. YTD is down \$268 or minus 0.01%.
- Phase III is down \$3,775 or minus 7.40%. YTD is down \$5,027 or minus 1.96%.

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

- The Outlets category contributes the highest July collections, or 29.4% and the highest YTD collections, 25.8%.
- The Building Retail category, July's 2nd largest sales tax category, contributed 20.7%; YTD 19.4%.

EXHIBIT IIB: JULY YTD SALES TAX

Category	2014	2015	\$Inc/(Dec)	% Inc/(Dec)
Auto	\$444,447	\$458,817	\$14,371	3.23%
Bldg Retail	\$905,154	\$1,090,135	\$184,981	20.44%
Consumer Ret	\$1,188,578	\$1,315,621	\$127,043	10.69%
Outlets	\$1,466,860	\$1,447,939	(\$18,921)	-1.29%
Food/Liq	\$764,406	\$823,054	\$58,648	7.67%
Lodge	\$200,915	\$230,730	\$29,816	14.84%
Serv	\$269,232	\$251,722	(\$17,510)	-6.50%
TOTAL	\$5,239,592	\$5,618,018	\$378,426	7.22%



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 July dollar increase, \$38,604 or 24.23%; YTD up \$184,981 or 20.44%.
- The Consumer Retail category had the 2nd highest July dollar increase, \$17,811 or 10.26%; YTD up \$127,043 or 10.69%.
- The Services category was down \$1,481 or minus 5.06%; YTD down \$17,510 or minus 6.50%.

Outlets at Silverthorne (OS):

- Phase I aka Red Village:
- Phase II aka Blue Village: Izod is going to stop selling all retail at the end of September. Their last day of business is scheduled for Sunday, September 27th.
- Phase III aka Green Village: Summit Sky Ranch opened their sales office in August. Starbucks plans to open by the end of September next to Under Armour. Spirit Halloween is scheduled to open September 18th.

OS is partnering with the Town of Silverthorne for the Pumpkin Fest event in October. Trick or Treat Off the Street is scheduled at the Outlets from 1 p.m. to 4 p.m. on Sunday, October 25th. Shopping Extravaganza tickets are now on sale. This event will take place Saturday, November 14th. OS Management attended the Governors Conference in Crested Butte. They also attended many sessions on Tourism and promoted Silverthorne as a destination for visitors.

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 % 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	\$630,889	\$3,580,445	\$3,725,791	104.06%
JUNE	\$831,357	\$934,593	\$4,411,802	\$4,660,385	105.63%
JULY	\$909,708	\$957,634	\$5,321,510	\$5,618,018	105.57%
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 Amount Collected	2011/2012 % Change	2013 Amount Collected	2012/2013 % Change	2014 Amount Collected	2013/2014 % Change	2015 Amount Collected	2014/2015 \$ Change	2014/2015 % 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%	5,790	53	0.9%
June	9,190	6.5%	9,524	3.6%	9,792	2.8%	12,041	2,248	23.0%
July	11,717	-1.9%	12,655	8.0%	14,841	17.3%	18,070	3,229	21.8%
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%	117,225	16,176	16.0%

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 Amount Collected	2011/2012 % Change	2013 Amount Collected	2012/2013 % Change	2014 Amount Collected	2013/2014 % Change	2015 Amount Collected	2014/2015 \$ Change	2014/2015 % Change	2015 Total Sq Footage	2014 New Reg Permits	2015 New Reg 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)	-44.5%	10,616	5	2
June	3,566	-90.1%	18,840	428.3%	8,880	-52.9%	28,290	19,410	218.6%	14,145	1	3
July	7,580	-4.2%	32,024	322.5%	39,868	24.5%	61,442	21,574	54.1%	30,721	6	7
Aug	18,628		16,056	-13.8%	17,974	11.9%	54,962	36,988	205.8%	27,481	2	6
Sept	0		22,836		37,890	65.9%				0	0	4
Oct	6,890	-47.5%	12,412	80.1%	30,636	146.8%				0	0	5
Nov	0	-100.0%	10,896		6,668	-38.8%				0	0	1
Dec	10,272	54.1%	12,854	25.1%	28,702	123.3%				0	0	5
TOTAL	129,080	21.8%	409,336	217.1%	231,332	-43.5%	244,708	117,272	92.0%	122,354	33	31