

**SILVERTHORNE TOWN COUNCIL**  
**Meeting Minutes**  
**Wednesday, August 26, 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, Utilities Manager Zach Margolis, Senior Planner Lina Lesmes, Town Attorney Matt Mire and Town Clerk Michele Miller.

The Pledge of Allegiance was recited by those present.

**STAFF COMMENTS:**

Cook updated Council on the Recreation Center annual maintenance shut down.  
Margolis updated Council on the Rainbow Drive east bank interceptor sewer line replacement. They are ahead of schedule.  
Council acknowledged Margolis and Stan Miller for all their hard work on the Rainbow Drive Project.

**COUNCIL COMMENTS:**

None.

**CITIZEN COMMENTS:**

None.

Nadalin requested minor changes to the minutes.

**CONSENT CALENDAR:**

**RICHARDSON MOVED TO APPROVE THE CONSENT CALENDAR INCLUDING THE MINUTES FROM AUGUST 12, 2015. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.**

**PUBLIC PRESENTATIONS:**

None.

**LIQUOR BOARD:**

- A. Kum & Go #907 – Renewal of 3.2% Beer Liquor License
- B. Summit County BPOE #2561 – Renewal of Club Liquor License

**NADALIN MOVED TO APPROVE KUM & GO #907 – RENEWAL OF 3.2% BEER OFF PREMISE LIQUOR LICENSE. MOTION SECONDED. MOTION APPROVED UNANIMOUSLY BY COUNCIL.**

**CAMP MOVED TO APPROVE A SUMMIT COUNTY BPOE #2561 – RENEWAL OF CLUB LIQUOR LICENSE. MOTION SECONDED. MOTION APPROVED UNANIMOUSLY BY COUNCIL.**

**C. GMS2, Inc. & 7-Eleven, Inc. dba 7-Eleven Store 23963A – Transfer of Retail 3.2% Beer - off premise liquor license.**

**CAMP MOVED TO APPROVE GMS2, INC. & 7-ELEVEN, INC. DBA 7-ELEVEN STORE 23963A – TRANSFER OF RETAIL 3.2% BEER OFF-PREMISE LIQUOR LICENSE. MOTION SECONDED. MOTION APPROVED UNANIMOUSLY BY COUNCIL.**

**PUBLIC HEARINGS:**

**Ordinance 2015-11; an Ordinance Amending Silverthorne Town Code Chapter 4, Article VI, Site Plan, Concerning the Town Core Periphery Design District – 2<sup>nd</sup> Reading.**

Public Hearing Opened.

Lina Lesmes, Senior Planner, presented Ordinance 2015-11, proposing amendments to the Town Core Periphery District Design Standards and Guidelines, updating language, format to introduce new standards and guidelines and ensuring the consistency with the 2014 Town of Silverthorne Comprehensive Plan. She reviewed her staff report and recommended approval. Council thanked Lesmes for all her hard work on all of the Design District changes.

Public hearing closed.

**NADALIN MOVED TO APPROVE ORDINANCE 2015-11 AN ORDINANCE AMENDING CHAPTER 4, ARTICLE VI, SECTION 4-6-2(h), DESIGN DISTRICTS TO AMEND AND UPDATE THE TOWN CORE PERIPHERY DISTRICT DESIGN STANDARDS AND GUIDELINES AND ADOPT THEM AS REGULATION, ON SECOND READING. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL PRESENT.**

**ACTION ITEMS:**

**Replat and Final Site Plan Approval - River's Edge Condominiums, Lot 8R, Riverview Subdivision, Filing No. 2, Lot 8R, 421 Rainbow Drive**

Lina Lesmes, Senior Planner, presented the Preliminary Site Plan for a mixed use development consisting of thirty-one residential condominiums and one commercial condominium, in a three story building with enclosed parking. She reviewed her staff report and requested approval with Planning Commission's recommended conditions.

**Council questions.**

Richardson asked about underground parking and pedestrian walkway. He asked about parking to the north and potential striping.

Butler asked about landscaping and blind corners.

Lesmes noted the landscaping changes since the Preliminary Review.

Nadalin asked about building materials discussed at Preliminary.

Lesmes stated material concerns have all been addressed.

Sandquist asked about the five foot sidewalks.

Lesmes reviewed the sidewalks width.

**Applicant.**

Larry Feldman, 4<sup>th</sup> on 4<sup>th</sup>, Ltd. the Applicant for River's Edge Condominiums, introduced his team and presented his request for a Replat and Final Site Plan for a mixed use development. He highlighted the elements that have been changed since the Preliminary Site Plan Approval. Feldman spoke about public art, parking, easements, waterline location, and six foot sidewalk width. They accept all conditions of approval and request approval.

Long asked about the turning radius into the parking garage and if large pickup trucks could make the turn.

Feldman stated yes, he reviewed the turning radius and parking area.

Nadalin asked Feldman if he had any thoughts for a potential commercial vendor on the site.

Feldman reviewed thoughts for a potential tenant in the commercial space.

Richardson asked about drainage into the detention pond.

Feldman reviewed the site drainage.

Jim Yunge, Architect, reviewed sidewalk locations, owners exiting the parking garage and the success of tandem parking. This plan meets or exceeds all of the Core Design Standards. It has been a pleasure to work with the Town and Town staff. The applicant is happy to provide thirty-one units and provide pedestrian access to the Town Core. Residents will park their cars; walk across the pedestrian bridge to the amenities in the Town Core. Sample boards were then passed around.

**Council comments.**

Camp thanked Feldman for bringing the project to Silverthorne. This project is a positive step forward.

Fowler frequently drives by the site to see what has changed. He likes the project.

Long stated it has been a pleasure to work with an experienced developer and not have a Town Council Chamber filled with people objecting to the project. Good luck on the project

Sandquist stated she likes the project creativity and clean easements. It is a nice project, she likes the parking.

Richardson likes the project.

Nadalin feels this is an energizing project and she echoed the other Council comments.

Butler also echoed the other Council comments. He liked how project information was presented to Council electronically. Quality applicant and project. He hopes the process went smoothly for the developer; Silverthorne is serious about being open for business.

Feldman asked Council to consider trimming the trees along the river, so it can be seen.

Butler stated the Annual Clean Up Day has targeted this area along the river and will continue to do so.

**RICHARDSON MOVED TO APPROVE THE REPLAT AND FINAL SITE PLAN FOR RIVER'S EDGE CONDOMINIUMS WITH THE FOLLOWING PLANNING COMMISSION RECOMMENDED CONDITIONS:**

1. THAT ALL PEDESTRIAN WALKWAYS ASSOCIATED WITH THE PROJECT BE A MINIMUM OF 6 FEET IN WIDTH, AS REQUIRED BY SECTION 4-4-13.5.H, AND STANDARD 3.2.3 OF THE TOWN CORE DISTRICT DESIGN STANDARDS AND GUIDELINES, WITH THE SUBMITTAL OF A BUILDING PERMIT.
2. THAT THE APPLICANT CONTRIBUTE THE PROPORTIONATE SHARE OF THE COST OF CONSTRUCTING THE ON-STREET PARKING REQUIRED TO SERVE THE PROJECT, SUCH THAT THERE IS NO NET LOSS OF PARKING ON 4<sup>TH</sup> STREET, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. THAT ALL EXTERIOR LIGHT FIXTURES MEET THE TOWN CODE DEFINITION FOR FULLY SHIELDED LIGHT FIXTURES WITH THE SUBMITTAL OF A BUILDING PERMIT.
4. THAT THE APPLICANT WORK WITH STAFF TO ENSURE STANDARD 3.7.3.C IS ADDRESSED REGARDING THE PAINTING OF ELECTRICAL METERS ON THE BUILDING, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL PRESENT.**

**DISCUSSION ITEMS:**

Butler asked Council if they supported his signature on the letter Dan Gibbs drafted to send to the State of Colorado regarding increased mountain counties health insurance rates. Gibbs has asked all the mayors to sign the letter.

Council agreed that Butler should sign the letter as this is an important issue for residents.

**EXECUTIVE SESSION:**

None.

**INFORMATIONAL:**

- A. Planning Commission Meeting Minutes, August 18, 2015
- B. SPORT Committee Minutes – 7-16-15

**CAMP MOVED TO ADJOURN. MOTION SECONDED. MEETING ADJOURNED AT 7:10 P.M.**

---

**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.