



**TOWN OF SILVERTHORNE
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 17, 2015 – 6:00 P.M.**

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m., on February 17, 2015, in the Council Chambers of the Silverthorne Town Hall, 601 Center Circle, Silverthorne, Colorado.

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

3. CONSENT CALENDAR – JoAnne Nadalin made a motion to approve the January 20, 2015, Planning Commission minutes. Stan Katz seconded. The motion was approved by a vote of seven to zero (7-0).

4. CITIZEN'S COMMENTS:
None.

5. WORKSESSION ITEMS:

A. Gateway District Design Standards and Guidelines:

Lina Lesmes, Senior Planner presented updates and changes to the Gateway District Design Standards and Guidelines for discussion.

COMMISSIONER COMMENTS:

- Stan Katz - Has a problem with prohibiting corporate or prototype buildings, we're an interstate area, corporate or prototype buildings are recognizable to people, don't understand why the Town wouldn't want to allow that.
- Lina Lesmes - Don't want the building to act as signage. Signage can be there to identify the building or use, it doesn't have to be done through the architecture of the building. Want a higher quality building in this part of Town.
- Stan Katz - Somebody actually believes that the prototypes are not necessarily high quality.
- Lina Lesmes - There are variations, don't want the ones that the building itself identifies the business. For example, the hat on the Pizza Hut building, the Taco Bell building in Frisco is another example.
- Robert Kieber - What about the proposed McDonald's and their new building, would that not be allowed now?

Lina Lesmes - The design itself was a little boxy, but don't believe that it is the same exact design that is being proposed in every city for a McDonalds. If the signage was gone, don't think that it would be recognized as a McDonalds, it's not the building itself that is identifying the use.

Stan Katz - What about the hotels? Hotels have certain designs that identify them from quite a distance, as that particular hotel.

Lina Lesmes - The Hampton Inn being the latest motel that we've approved. Asked the Applicant to provide a building that was fitting for Silverthorne's environment, was unique and high quality, pushed on the architecture, Planning Commission and Town Council both did.

Stan Katz - For example, the Lowe's, Lowe's is an iconic Lowe's look.

Lina Lesmes - The signage is, not the building itself.

Stan Katz - No, the building looks like Lowe's, with the big sign. Don't understand the idea of prohibiting these buildings. Could say that we discourage it under certain circumstances. To make it an absolute prohibition, feels that is wrong, for an area that is essentially a highway exit, don't like that. That is my major objection. The other issue is some of the parking restrictions, again, because of the wide variety of type of hotels, fast foods, etc., the idea of having prohibitions regarding landscaping doesn't make any sense. Where would you put landscaping right now, as an example, in Summit Plaza is, what is the point. If you have landscaping inside the parking lot, rather than a big parking lot, the amount of cars is going to be reduced, it seems that under a lot of circumstances we would want to maximize the number of cars in the parking lot. Do you really think that anyone is going to worry about landscaping in a parking lot in front of Office Max, have a hard time because this is a requirement, not a guideline.

Donna Pacetti - Under landscaping, regarding retaining walls, in the state of 3.5.5 that the materials of the retaining wall was more of a concern, to me it is the actual construction of the retaining walls that should be addressed. Does it follow ALCC standards?

Lina Lesmes - Any retaining wall of a certain height has to meet certain engineered guidelines, that is beyond the scope of this, this is to more address the look of the retaining wall. Right now there are no standards or guidelines that address the façade of the retaining wall.

Donna Pacetti - Didn't see anything address the dark sky and downcast requirements

Lina Lesmes - That is required by the Town Code.

Joanne Nadalin - On the prohibition for storage, what businesses would that affect right now, aware that it doesn't apply retroactive.

Lina Lesmes - Think of Summit Ford right off hand.

Tom McDonald - What is the business that is behind the fairgrounds, there is a lot of storage.

Robert Kieber - That is Columbine Concrete.

Lina Lesmes - That is the outdoor equipment storage. That would be allowed.

Tom McDonald - So, that isn't is this?

Lina Lesmes - If they were proposing that use, with these regulations in place it wouldn't be allowed.

JoAnne Nadalin - Regarding the drive-thru not be adjacent to a street, such as the Starbuck's that want to go in, would that affect them?

- Lina Lesmes - No, but that is also in a different design district. On that project the drive-thru was set back from the street.
- JoAnne Nadalin - The Community Space standard, that seems to me that maybe should be more of a guideline. A gazebo or bench might not make sense on a certain property, but if a property was over two acres it would make more sense, it just isn't something that will make people want to spend time there.
- Robert Kieber - If outdoor storage is approved, it needs to be further defined if this document is approved, define the difference between outdoor storage, overnight parking and parking. Feels there needs to be a stronger definition. Retaining walls should be high quality, feels that more definitions need to be added. Feels that there are a lot of things that are fairly subjective and could lead to potential disagreements with potential developers.
- Lina Lesmes - Can work on those suggestions since this is in draft form.
- Robert Kieber - Regarding the landscaping would suggest that is has to be maintained longer. For example, if all of the landscaping at Lowe's dies, nothing can be done about it.
- Lina Lesmes - We do require a guarantee of the landscaping for two years.
- Robert Kieber - Whether it is in these guidelines or in the Town Code, would like to see language added that the landscaping has to be maintained for the life of the project.
- Lina Lesmes - Maintenance of landscaping is in the Town Code.
- Mark Leidal - A business should be maintaining their landscaping in accordance with their site plan. It is in the code, more of what is needed is enforcement of the Town Code for a business to maintain their landscaping.
- Robert Kieber - Will see this again in two weeks?
- Lina Lesmes - Yes, we're having a discussion with the sub-committee tomorrow and will relay the comments, gather their comments, and bring it back as an ordinance in two weeks.

B. South Maryland Creek Ranch, Major Amendment to the existing Planned Unit Development (PUD):

Matt Gennett, Planning Manager presented South Maryland Creek Ranch, Major Amendment to the existing PUD for discussion.

APPLICANT COMMENTS:

- Tom Everist - Thanked the Planning Commission for the opportunity. Gave a brief history of the history and background. Introduced his staff for the project.
- Joanna Hopkins - Project Manager, South Maryland Creek Ranch, presented background information and an update on the proposed project.
- Elena Scott - Norris Design representing the applicant. Highlighted the changes to the PUD plan
- Joanna Hopkins - Presented the wildlife study, a conceptual park plan, public trails map.
- Elena Scott - Presented the background and the preservation of the history of South Maryland Creek Ranch.

COMMISSIONER COMMENTS:

- Brian Wray - Sounds great overall, don't have a lot of questions. Regarding the hay meadow, are you going to hay that, are you going to use the hay, or what use will it be? Is that a reason to decrease the density, by adding that space?

Tom Everist - It is an irrigated hay meadow, we currently bale it and sell it to horse ranches. Will keep it an irrigated hay meadow for as long as we can. Can't promise that it will always be a hay meadow, but it will always be an open space meadow. It is very visible from Highway 9 so it should never be built on. Trying to get away from the 20 acre checkerboard look.

Brian Wray - Will there be livestock or horses allowed on it?
Tom Everist - No, no horse boarding. Will be building the telescope area on that piece of property in the future. The past location wouldn't work, will be proposing a new site. Will also be addressing the Town's need for a water tank. Big on ambient light, like being able to see the dark skies and want to keep it that way. Very adamant about downcast street lights and home lights.

Brian Wray - Asked if South Maryland Creek will be the developer and the builder.

Joanna Hopkins - Yes, we will do the building except on the estate lots. Want to be diversified.

Brian Wray - Inquired about the mill levy, will that coincide with the sale of the property?

Joanna Hopkins - That information is in the fiscal impact report, there is a mill levy that will be assessed. Have a general improvement district with a 30 mills per lot cap.

Brian Wray - Just wanted to know how that the mill levy would be used.
Tom Everist - There will be a mill levy assessed because Silverthorne doesn't have a property tax, and is funded by sales tax. A new residential development that comes to the town has to come into the town and have "net neutral" impact to the town. The difference has to be made up somehow without impacting the current residences. The amount of the mill has yet to be determined.

Donna Pacetti - Regarding the hay meadow, and the senior water rights that were being allocated to the Town and how did that affect the ability to irrigate the hay meadow.

Tom Everist - Giving as much water to the Town that will be needed to service the development. As the ponds are developed and the evaporative loss will be augmented by the water rights.

Tanya Shattuck - Does the pond exist already?
Elena Scott - It does exist, but it is not improved. It will be worked on to make improvements similar to the other ponds in Town.

Tanya Shattuck - Appreciate the packets that Planning Commission received, there has been a lot of work put into it and it is a great project.

Brian Wray - Will the pond be stocked for fishing?
Tom Everist - It will be private for the residences, don't know if it will be stocked or not, will have kayak access.

Tanya Shattuck - Will there be ice skating on the pond? Thinks this is great, fantastic that all of these ideas are being incorporated.

Tom Everist - Possibly. There would be tubing or sledding hill in the park area.
JoAnne Nadalin - Any idea when the park will be built?
Joanna Hopkins - That will be dependent upon the build-out percentage, that has to be determined in the future.

JoAnne Nadalin - Inquired about the bus shelters that were mentioned, and would the Summit Stage service be expanded.

Joanna Hopkins - It is in the PUD, haven't taken those out yet. Unsure whether or not the Summit Stage will go out that far.

JoAnne Nadalin - When the PUD is presented, in the traffic study it talks about 1,400 to 2,200 trips a day. But it isn't put in context of what is the

current amount of traffic, and how much of an increase that is. If that type of information is available it would be helpful.

JoAnne Nadalin - In the PUD itself on page 5, it talks about being to shift the areas by up to ten percent, would suggest that you not be able to take ten percent of the Town park away.

Elena Scott - Wouldn't be able to do that, it is in the development agreement.

Tom McDonald - Appreciate a very detailed report. Looks like a good entry way on that end of the Town.

JoAnne Nadalin - Appreciates the 3-D renderings.

Stan Katz - Looking at the dead-end roads, looks like that would create a three point turn, a school bus is not allowed to make a three point turn. Can see a fire engine and school bus not being able to turn around, this raises additional questions especially in the SW corner and in the NW corner where there are fewer house, even a moving van would have a hard time. There is thing called perception vs. reality. Takes issue with the travel times that are presented. Feels that it is an erroneous demarcation, people will cut through the development, the difference between 3% and 15% will affect the people that live along these roads that are not part of the development, might want to look at the impact of the development to residents on the north. Feels the school bus and fire truck access and turn around are very important.

Robert Kieber - The fire department will be having input on the turn around on a referral basis. Regarding traffic, was there anyone else from the Three Peaks community that attending the community meeting.

Joanna Hopkins - This has been on the Three Peaks HOA agenda for the last eight meetings. At the end of the day we cannot control how people go in and out of the development. Construction traffic was much more of a concern than the residential traffic. Only allowing construction traffic through the ranch met with their approval.

Stan Katz - That is what I'm talking about, not every resident will follow the demarcation path and it will create a situation that SMCR has misrepresented the travel times.

Tom Everist - Agrees and appreciates Stan Katz's comments, will take a look at that. At a previous meeting there was discussion about creating a community feel and not closing off the development. Think that people in Three Peaks will utilize the exit available if they are going north.

Robert Kieber - Would like to see more information from CDOT, and what they will be requiring as far as deceleration and excel lanes.

Elena Scott - Have those in the plans, will be further expanding the information.

Robert Kieber - It is a great presentation, am concerned and feel that the HOA should look at tightening the architectural design so that there isn't a house that sticks out, there will always be someone who will find a loophole.

Tom Everist - The 70% that Everist Construction will be building will be similar but just a little different because of topography. The architecture on all of the houses should be similar but a little different, don't want the homes to all look the same. The goal is to be like the Homestead development, and have diversity.

Robert Kieber - Is Everist Construction going to be the builder?

Tom Everist - Yes, on 70% of the smaller homes with a lot of ammenities, they will be small houses with quality finishes

Robert Kieber - Saw that there is a maximum house size, is there a minimum?

JoAnne Nadalin - It is reference in the one that has the tables there was a maximum and minimum. The footprints homes didn't have a minimum or maximum square footage.

Elena Scott - Those are building envelopes not building sizes. It is about setting limits on the amount of disturbance on any lot. Don't have a minimum or maximum home size established.

Stan Katz - Is the build out at about 25 units or so a year.

Elena Scott - It will be built in phases.

Stan Katz - Which phase is the SW corner in?

Elena Scott - A portion of it is in the first phase, the lower portion.

Stan Katz - Won't end up half way through, with half of the lots are done. It will be in a cluster.

Elena Scott - There will be continued mining, so the SW corner will be the last phase.

Stan Katz - Just picturing construction trucks driving through completed phases.

Brian Wray - Would like to see the ratio change from Everist building 70% of the homes to building less, because it is squeezing out the local contractor. Have a lot of great contractors in the county, and they buy a lot of material from Everist.

Tom Everist - Open to changing that as market conditions dictate. Intend to pull labor from local contractors.

Brain Wray - Will have to, that is an aggressive build out schedule.

Tom Everist - Feel that is an attainable schedule.

Robert Kieber - Thanked the Applicant for the information, and the presentation.

6. OTHER ITEMS:

Matt Gennett updated the Planning Commission on the following projects:

Angler Mountain Ranch Lakeside Townhomes Filing 7 was submitted. Out on completeness review currently. Will go out for referral agency comments. Expect to see it on the Planning Commission agenda in 30 to 45 days.

Have a new submittal for a Site Plan Modification for the Angry James Brewery on Adams Ave. Small microbrewery between Twin Seasons Vacations and Wagner Rents. JoAnne Nadalin asked if that will be in the new Town Core Guidelines. Matt Gennett stated that yes, it will be.

Robert Kieber asked if anything had been submitted on the old Fox Crossing project. Matt Gennett stated that it is active and on referral comment review. Will probably be on the agenda on March 17th.

Matt Gennett stated that the Baker's Brewery is a work in progress. Exterior issues are complete, working out some interior issues. Stan Katz asked if they had gotten their federal brewing license. Matt Gennett stated that he didn't think so, some of the brewing complexities are complicating matters.

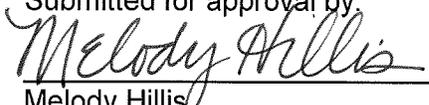
Tanya Shattuck inquired whether there was any news on the old Acorn lot. Matt Gennett stated that it is still vacant, and no project submittals have been received.

7. ADJOURNMENT:

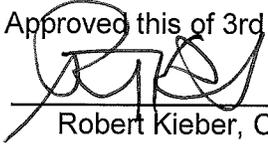
STAN KATZ MADE A MOTION TO ADJOURN AT 8:05 P.M.

JOANNE NADALIN SECONDED.

MOTION PASSES BY A VOTE OF SEVEN TO ZERO (7-0).

Submitted for approval by:


Melody Hillis
Planning Commission Secretary

Approved this of 3rd day of March, 2015.


Robert Kieber, Chairman

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