



**TOWN OF SILVERTHORNE
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 1, 2015 – 6:00 P.M.**

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m., on September 1, 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, Stan Katz, Robert Kieber, and Donna Pacetti. Jenny Gloudemans, Brian Wray and Tanya Shattuck were absent. Staff attending tonight’s meeting included: Matt Gennett, Planning Manager, Lina Lesmes, Senior Planner, Susan Miller Lee, Planner II, and Melody Hillis, Administrative Assistant.

3. CONSENT CALENDAR – Stan Katz made a motion to approve the August 18, 2015, Planning Commission minutes as corrected. Donna Pacetti seconded. The motion was approved by a vote of four to zero (4-0). Jenny Gloudemans, Brian Wray and Tanya Shattuck were absent.

4. CITIZEN’S COMMENTS:
None.

5. 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.

Lina Lesmes, Senior Planner, presented the project. The Town of Silverthorne is requesting approval of Ordinance 2015-12, an Ordinance Amending and Updating the Town of Silverthorne Destination Commercial District and Business Park District Design Standards and Guidelines.

COMMISSIONER QUESTIONS:

- Stan Katz - What is the difference between a roofline and a façade?
Lina Lesmes - A façade is the wall of the building vs. the roof form.
Stan Katz - On page 27, 4.2.6; States “building facades shall not exceed 75 feet in length along the same geometric plane, at which time there shall be wall plan projections or recesses having a depth of at least 2 feet for a distance of not less than 6 feet. Drove along Highway 9, and yes it works for walls, but it doesn’t work for rooflines. Have some rooflines in Town that well exceed 75 feet with a wall.
Lina Lesmes - Trying to get a variation in the wall plane, not the roofline. Per that standard, there could be 75 feet along a single wall plane, at which point there would have to be some sort of projection or recess in the wall plane.
Stan Katz - So a façade represents the vertical face of the building that comes forward, not the roofline at the top that has to be broken up by spires or something similar to that.
Lina Lesmes - That’s correct.
Stan Katz - Where did the 75 feet come from, how was it decided?

- Lina Lesmes - When the standard for the Town Core was written, it was 50 feet, we were trying to have more repetition. The 75 feet was in the middle between 50 and 100 feet. In the past it was 100 feet in the design standards.
- Stan Katz - Represents a compromise, was it a particular building that influenced that decision?
- Lina Lesmes - No, there was an existing standard in the past that was worded differently, I believe it said for every 100 feet there must be a projection of three percent for a minimum of a certain percentage, it was very convoluted and awkward, that is why the standard was changed and reads as it does, Staff felt that it was a clearer standard.
- Robert Kieber - The commercial Foxfield parcel that is north of the Destination Commercial area, if someone were to come in because it is currently zoned commercial, should the Town include that parcel in the Destination Commercial.
- Lina Lesmes - No, when the Comprehensive Plan was amended, the recommendation of the Comprehensive Plan was for that parcel to no longer be commercial, and in terms of architectural standards, that parcel would have to abide by the Eagle's Nest HOA rules.
- Robert Kieber - That was my next question, it would fall under the rules of the Eagle's Nest HOA?
- Lina Lesmes - Yes, in terms of architectural standards, the Eagle's Nest HOA would be very involved.

OPENED PUBLIC COMMENT:

None.

CLOSED PUBLIC COMMENT.

STAN KATZ MADE A MOTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2015-12; AN ORDINANCE AMENDING AND UPDATING THE DESTINATION COMMERCIAL DISTRICT AND BUSINESS PARK DISTRICT DESIGN STANDARDS AND GUIDELINES.

DONNA PACETTI SECONDED.

MOTION PASSES BY A VOTE OF FOUR TO ZERO (4-0). JENNY GLOUDEMANS, BRIAN WRAY AND TANYA SHATTUCK WERE ABSENT.

B. Planning Commission Resolution No. 2015-2; A Resolution to Adopt Master Plans for Arctic Placer, Trent and Angler Mountain Open Space Parks.

Susan Miller Lee, Planner II, presented the project. The Town of Silverthorne is requesting approval of Planning Commission Resolution No. 2015-2; A Resolution to Adopt Master Plans for Arctic Placer, Trent and Angler Mountain Open Space Parks.

COMMISSIONER QUESTIONS:

- Stan Katz - For Arctic Placer Park, adding a lot of things, but there is a two part port-o-let, and a small bathroom. Going to have a lot of kids there, shouldn't there be a bigger bathroom, that to me, would be more sufficient.
- Susan Miller Lee - It is based on the users, amount of households that the parks serve. In the case of Arctic Placer Park, the neighborhood has approximately 40 homes in the neighborhood, and there are probably another 60 or so residential units that are within walking distance, which is a half mile radius. With Trent Park there is almost triple that number. There are approximately 300 and that is growing. Staff is thinking that the Trent Park expansion would be triggered by the Smith Ranch development. There is anticipated to be quite a few more people utilizing Trent Park. At Arctic Placer Park there are no restroom facilities now, the neighborhood wanted to keep the park very low key and

keep it in character with what exists currently, wanted to see it brought up to standard, there was a desire to have a port-o-let for emergencies.

Stan Katz - Currently there are no facilities at Arctic Placer Park?

Susan Miller Lee - Correct.

Stan Katz - And no one has ever complained?

Susan Miller Lee - Hence the park plan, and the input received, was that the neighborhood would like to see a port-o-let there. You see a similar situation at the elementary school playground where it is mostly children that can't wait to make it home to the bathroom, they need a place that they can access quickly, don't need the handwashing, etc.

Stan Katz - Not thrilled with the Angler Mountain Open Space, see all the places where people would be walking, don't see any parking facilities.

Susan Miller Lee - There is no parking.

Stan Katz - That's deliberate?

Susan Miller Lee - That is deliberate, the idea is for the Angler Mountain Open Space Park be an amenity that is a part of our Blue River Trail experience. This is a park that would be visited by surrounding homeowners, or people that are using the Blue River Trail. There would be bicycle parking at the entrance of the park with bicycle racks and signage "no bicycles in the park". Mainly for people that are on foot, or on bicycles and are going to park their bicycle and visit this park and enjoy a very passive recreational experience. Not intended to be a drive up attraction for the region. This would be for a side trip off of the Blue River Trail, or if you live in the area.

Stan Katz - That particular park plan doesn't thrill me much, strikes me as using public funds for something that is very, very local. The others are amenities for neighborhoods and for surrounding areas, you can bring people in, have picnics, etc.

Donna Pacetti - Regarding Angler Mountain Open Angler Mountain Open Space, on page 50, regarding the photos, the 5th photo says "elevated boardwalk". Is that the black area on "Exhibit C"?

Susan Miller Lee - Yes, showed Planning Commission the three elevated boardwalks.

Donna Pacetti - Stated that there will be no bicycles, will there be a bike rack and facilities?

Susan Miller Lee - As part of the northern entry point, there would be signage about seasonal closures, bicycle rack, signs about the seasonal habitat, etc. That would be the entry point to the park where a person could leave their bicycle and walk down into the park. That was one of the recommendations from the CPW, that there be limited access during certain times of the year and limit the mode of travel, to foot traffic only.

Susan Byers - The Park would actually close in the winter or the fall?

Susan Miller Lee - It would, seasonally, it would be something that the Town would coordinate with CPW in terms of what they feel is appropriate for the park and wildlife.

Susan Byers - Restricted it to dogs, based on public comment?

Susan Miller Lee - Based on public comments and from CPW, don't know if it would be a closure to off leash dogs during nesting seasons. The specific rules of closure would have to be determined at the time. Would like to memorialize these plans, so that the Town can start to implement some of the improvements, but there could be a five year life span before the plans become a reality. In terms of the specific rules and regulations, would keep it open until the park was actually being built.

Stan Katz - Where the soft surface paths, how much elevation are those trails above the spring runoff.

Robert Kieber - They're not.

Stan Katz - Would be underwater in the spring?

Susan Lee - No, this is upland.

Robert Kieber - No.

- Susan Lee - Yes, the area of the plan that is dark green is wetlands, it was delineated by a wetland engineer. The areas that can be seen are upland areas, the whole area was a mining camp that LG Everist used when they were building the ponds. If you go down there now, there is a road that has been built; there is a lot of gravel that has been filled in that area. The areas that are gray and not greened out on the plans are dry.
- Robert Kieber - Disagree with your people. Having lived adjacent to that for 14 years, through the spring runoff, would say that 80% of that land you cannot walk in. In support of Trent Park expansion, should be a priority, Arctic Placer should also be a priority. Would like to know what the school districts plans are for that old elementary site, would like to see the school district give it to the Town and turn it into a park. Supports the Resolution with those two, cannot support the Angler Mountain Open Space. It is underwater in the spring, and wet a majority of the time, even in the dry season. Other areas in Town that need more work. Putting up a sign that says no dogs, or this or that, we've got the bicycle path on the west side of the river. Dogs that run free, lots of trash and debris, and a lot of dog excrement that is left there, this is just an ideal place for these owners that are not responsible with their pets, to let their dogs run wild and affect the wildlife that is there. No way in support of the Angler Mountain Open Space, it isn't natural, has all been human bastardized over the years, but is turning back to a raw area, waste of public money. The SPORT Committee and Park Committee would all like to put things there, but feel it would be a maintenance nightmare. Have a lot of respect for DHM, known Dick Marshall when he owned it, and he has good people. When a park planner is hired to do a park plan, they do a plan. But to stick something in there for what little bit of usage and the amount of abuse that there will be, can't support it.
- Stan Katz - Agrees with Robert Kieber, feel the same. Not so much about the dogs running free, don't live in that area, so can't speak to how that works. To me, there are significantly better places to spend public funds than on this.
- Susan Byers - Agree.
- Donna Pacetti - Agree.

OPENED PUBLIC COMMENT:

None.

CLOSED PUBLIC COMMENT.

SUSAN BYERS MADE A MOTION TO APPROVE PLANNING COMMISSION RESOLUTION NO. 2015-02; A RESOLUTION TO ADOPT MASTER PLANS FOR ARCTIC PLACER AND TRENT PARKS. (DELETING THE ANGLER MOUNTAIN OPEN SPACE PARKS FROM THE RECOMMENDATION.)

STAN KATZ SECONDED.

MOTION PASSES BY A VOTE OF FOUR TO ZERO (4-0). JENNY GLOUDEMANS, BRIAN WRAY AND TANYA SHATTUCK WERE ABSENT.

6. OTHER ITEMS:

Matt Gennett – Next Planning Commission meeting will be September 15, 2015. Expect to have the Preliminary Plan for Subdivision for SMCR, fairly thick packet. Appreciate

knowing if anyone is expecting to be absent from that meeting. Reviewed the attendance policy, will be sending out a remind that Planning Commissioners need to try and let Staff know in advance of an absence. Silvertrout has not submitted a project application yet, expect to see it soon.

Robert Kieber inquired about Alpine Paint. Matt Gennett: Alpine Paint has an active building permit, can ask for an extension if they don't get started soon. Understood that they wanted to get started soon, still waiting for them to get started.

Robert Kieber inquired about Pho Noodle. Matt Gennett stated that he didn't know when it would open.

Susan Byers inquired about Marshall's. Matt Gennett stated that they are working through some of the issues with the property owners. A matter of getting everyone on the same page about the issues.

Robert Kieber stated that he was very impressed with the Hampton Inn, with the color scheme and everything. Staff did a good job, that is a nice looking building. It ought to be an economic boom for the surrounding businesses. Susan Byers stated that they've completed the work quickly.

Donna Pacetti any update on Angry James. Matt Gennett stated that nothing yet. Melody Hillis stated that they received their building permit cost estimate, and are trying to decide how to proceed.

Robert Kieber asked if the code enforcement person was busy. Matt Gennett stated that he is busy, and hopefully people have noticed the results of that, has been very active, has been busy enforcing the Town Code.

Stan Katz asked how dilapidated does a trash enclosure have to be? The ones at the Ford and Vista Auto dealerships are in terrible shape. Matt Gennett: Once it starts posing a life, health and safety issue, once things reach a certain point of deterioration the owner has an obligation to update the enclosure and structure.

Robert Kieber stating something in the Manager's Update on Friday, said there is a new public service officer. Matt Gennett: That is a new police officer.

7. ADJOURNMENT:

STAN KATZ MADE A MOTION TO ADJOURN AT 6:56 P.M.

DONNA PACETTI SECONDED.

MOTION PASSES BY A VOTE FOUR TO ZERO (4-0). MOTION PASSES BY A VOTE OF FOUR TO ZERO (4-0). JENNY GLOUDEMANS, BRIAN WRAY AND TANYA SHATTUCK WERE ABSENT.

Submitted for approval by:

Approved this of 15th day of September, 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.