



**TOWN OF SILVERTHORNE
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 2, 2016 – 6:00 P.M.**

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m., February 2, 2016, in the Council Chambers of the Silverthorne Town Hall, 601 Center Circle, Silverthorne, Colorado.

2. ROLL CALL – Commissioners present and answering Roll Call were: Jenny Gloudemans, Susan Byers, Donna Pacetti, Tanya Shattuck and Brian Wray. Robert Kieber absent. Staff attending tonight's meeting included: Matt Gennett, Planning Manager, Greg Roy, Planner I and Melody Hillis, Planning Commission Secretary.

3. CONSENT CALENDAR – Brian Wray made a motion to approve the January 19, 2016, Planning Commission minutes. Donna Pacetti seconded. The motion was approved by a vote of five to zero (5-0). Robert Kieber absent.

4. CITIZEN'S COMMENTS:

None.

5. PUBLIC HEARING:

A. Conditional Use Permit – Accessory Apartment and Site Plan Modification, 933 Blue River Parkway, Lot 6A-2, Silverthorne Subdivision #2.

Greg Roy, Planner I, presented the project. The Applicant, Chris Petersen, is requesting approval of a Conditional Use Permit and Site Plan Modification to allow one accessory residential unit in a C-1 Zone District.

COMMISSIONER QUESTIONS:

- Donna Pacetti - Glad to see two dedicated parking spots, parking is crowded at this business.
Brian Wray - Nineteen spaces currently?
Greg Roy - Yes.
Brian Wray - Spaces are taken by vehicles being worked on, don't know how that correlates to everything.
Tanya Shattuck - If the Applicant sold the business, the apartment wouldn't be a separate transaction, it would have to be kept as part of the business, it's a package deal?
Greg Roy - Yes.

APPLICANT COMMENTS:

- Chris Peterson - Applicant, discussed the difficulties in retaining employees with no employee housing, hoping to have more success. Parking is a challenge; some cars are there for two to three days while being repaired. Parking problem is in the first part of the day, cars being dropped off. Employee cars will already be in their parking spots. Will have to work around that, and will have to ensure that patrons have parking spots. Definitely a need, and it's a challenge. Will probably be a manager's residence. Requested approval.
Brian Wray - Will the business open during construction?

Chris Peterson - Yes, will have minimal impact; will have to bring in a four inch water line to meet the fire sprinkler requirements.

Donna Pacetti - Asked Applicant if the has seen the conditions and is agreeable with them?

Chris Peterson - Yes. Aware that would have to sell as one unit.

Brian Wray - Would suggest changing the truss detail, walkway is fairly protected from snow and ice.

Chris Peterson - Will consider changing trusses, aware snow does pile up, have to figure out how to move the snow and keep it from icing up.

Brian Wray - Should have done the apartment when business was built.

Jenny Gloudemans - Great use of space and solve the problem of housing.

OPENED PUBLIC HEARING

None.

COMMISSIONER COMMENTS:

None.

SUSAN BYERS MADE A MOTION TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT AND SITE PLAN MODIFICATION FOR A SINGLE APARTMENT LOCATED AT 933 BLUE RIVER PARKWAY, 960 MESA DRIVE, IN THE C-1 ZONE DISTRICT, WITH THE FOLLOWING STAFF RECOMMENDED CONDITIONS:

1. The two spaces designated for the Accessory Residence shall be signed for "Residents Only".
2. The applicant will have to bring the site into conformance with the handicap parking minimums.
3. The applicant only rents or leases the unit to persons employed, for 30 or more hours a week, by either the car wash, Grease Monkey, or Full Service Tire Center.
4. The accessory residence may not be rented or leased for a term of less than six (6) consecutive months.
5. The applicant shall provide staff with the most current lease whenever the occupancy changes or every year from the date of this approval, whichever is less.
6. The CUP is personal to the applicant, Evergreen Property Holding, Chris Peterson, and is nontransferable. Should the applicant's ownership terminate or be transferred during the term of the CUP, the CUP shall expire.

DONNA PACETTI SECONDED. MOTION PASSES BY A VOTE OF FIVE TO ZERO (5-0). ROBERT KIEBER ABSENT.

6. ACTION ITEM:

A. Site Plan Modification – Camburas & Theodore Ltd., 297 Summit Place, Tract A, Summit Place Subdivision.

Greg Roy, Planner I, presented the project. The Applicant, Camburas & Theodore Ltd., 297 Summit Place, Summit Plaza Subdivision is requesting approval of a Site Plan Modification to allow a four foot parapet extension for a new Marshall's Store.

COMMISSIONER QUESTIONS:

Brian Wray - What is the purpose of the parapet extension?

Greg Roy - To be consistent with the top of the OfficeMax parapet and the Marshall's parapet to the same height for a uniform look.

Brian Wray - If there is no business in there. Is Marshall's going in that location?

Greg Roy - Yes.

Brian Wray - Marshall's wants to do this to have a bigger sign?

Greg Roy - The size of the sign wouldn't change, makes the entire front of the building better.

Susan Byers - Asked about the graphics and the proposed extension as shown.
 Greg Roy - The sign will be permitted separately.
 Jenny Gloudemans- The OfficeMax sign sticks out as well, and will be consistent with the OfficeMax sign?
 Greg Roy - Correct.
 Jenny Gloudemans - And will the sign be jutted out?
 Greg Roy - Showed Planning Commission on the rendering the comparison of the two signs and will be adding a little bit of height to the sign.
 Susan Byers - Asked about the column detail.
 Greg Roy - Explained the column detail on the rendering.
 Tanya Shattuck - Asked if Staff had reviewed the parking by the liquor store and in the corner of the property and if this would affect that.
 Greg Roy - No. This proposal won't impede any of the current configuration of the drive isle or parking.
 Tanya Shattuck - Excited to see something like this come into that area, nice facelift for that complex.
 Brian Wray - Hope they can make it work, thought the furniture store was nice and they couldn't make it.
 Susan Byers - True, but this is an apparel shop and it should do well, is a well-known store.

APPLICANT COMMENTS:

Jessica Wiebesiek - Applicant/Architect. Explained the proposal for an extension of the parapet and the site work to make it ADA compliant. Requested approval.
 Susan Byers - Where are the shopping carts going to be located?
 Jessica Wiebesiek - In the vestibule area inside, any overflow will be right along the vestibule. Marshalls doesn't keep their shopping carts outside.
 Brian Wray - How many Marshall's are in Colorado?
 Jessica Wiebesiek - Don't have that information on hand, between Sierra Trading Post, Marshall's, TJ Maxx and Home Goods there is probably about 100 in the Denver and Denver metro area.
 Susan Byers - When is the anticipated opening date?
 Jessica Wiebesiek - As soon as the landlord's work is completed, have already gone through the permit process. Hoping soon.
 Susan Byers - This summer or a year from now?
 Jessica Wiebesiek - We're hoping for fall of last year, hope to be under construction by spring.

COMMISSIONER COMMENTS:

Donna Pacetti - Think it's great.
 Brian Wray - Improving an existing structure and making it work for their store.
 Susan Byers - The parapet makes sense, the whole side of the building will be consistent, and looks good with OfficeMax, the scale works for the co-tenant. That will be a draw for the complex.

DONNA PACETTI MADE A MOTION TO RECOMMEND APPROVAL OF THE SITE PLAN MODIFICATION OF THE SITE PLAN MODIFICATION FOR THE FOUR FOOT PARAPET EXTENSION LOCATED AT 297 SUMMIT PLACE.

JENNY GLOUDEMANS SECONDED. MOTION PASSES BY A VOTE OF FIVE TO ZERO (5-0). ROBERT KIEBER ABSENT.

6. OTHER ITEMS:

Matt Gennett informed the Planning Commission that South Maryland Creek Ranch is being reviewed, trying to get them before the Planning Commission on the February 16th meeting. Brian Wray asked if the Town would be hiring a building inspector, or would Summit County still be doing

the inspections? Matt Gennett stated that the Summit County Building Department has enough staff to handle the workload. Plans will go through the internal Town of Silverthorne review prior to being sent over to the County for permitting review. Anticipating 30 to 35 units in the first year.

Matt Gennett stated that Angler Mountain Ranch is still building, have an aggressive plan for this summer, one more filing, and possibly two, hopes to have build out complete. Will still have the single family custom home lots for sale. Compass Homes currently has a petition for annexation of a parcel of land located by the Xcel substation, currently is under 241unit density that was allowed, is proposing 18 units, proposing 20 acres as open space.

River's Edge is still moving forward.

The Silverthorne Theatre is moving forward

Sauce on the Blue – currently Staff is working with them on their outdoor patio request and external mechanical approval which would change the exterior of the building on the river side.

The Old Dillon Inn is still a waiting game. Several inquiries have been made from a Panera Bread, O'Riley Parts to name a couple

CLOSED THE PUBLIC HEARING.

7. ADJOURNMENT:

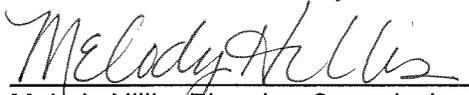
DONNA PACETTI MADE A MOTION TO ADJOURN AT 6:55 P.M.

BRIAN WRAY SECONDED.

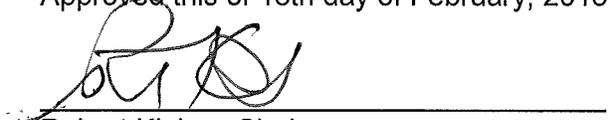
MOTION PASSES BY A VOTE OF FIVE TO ZERO (5-0). ROBERT KIEBER ABSENT

Submitted for approval by:

Approved this of 16th day of February, 2016.



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.