

**SILVERTHORNE TOWN COUNCIL**  
**Meeting Minutes**  
**Wednesday, February 10, 2016**

**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, Acting Chief of Police Misty Higby, Administrative Services Director Donna Braun, Recreation Director Joanne Cook, Public Works Director Bill Linfield, Assistant Town Manager Mark Leidal, Senior Planner Lina Lesmes, Planner I Greg Roy, Aquatics Coordinator Paul Kulik, Town Attorney Matt Mire and Executive Assistant Susan Schulman

The Pledge of Allegiance was recited by those present.

**STAFF COMMENTS:**

Cook reported on Father-Daughter Date Night on February 12, Valentine's Day Comedy Show on February 14, and the Fly Fishing Film Festival February 18. All events take place at the Pavilion. Cook continues to work with the PR and marketing companies.

Kulik reported on the Pond Hockey tournament taking place at North Pond Park from February 12 - 14. There are 160 teams registered and 12 rinks on the pond. A concert will take place at Pavilion Saturday night.

Higby introduced new Silverthorne Police Officer, Skylar Steel. Council welcomed Steel to staff.

**COUNCIL COMMENTS:**

Camp congratulated Paul on his hard work with the Pond Hockey tournament; it puts Silverthorne on the map.

Long thanked the Town for supporting the improvements on Highway 9 between Silverthorne and Kremmling. She hopes that the State can continue the fence from Ute Pass Road to the county line because it is such a dangerous stretch of road; and that Council will encourage State support.

**CITIZEN COMMENTS:**

None.

**CONSENT CALENDAR:**

**CAMP MOVED TO APPROVE THE CONSENT CALENDAR INCLUDING THE MINUTES FROM JANUARY 27, 2016; RESOLUTION 2016-04 APROVING A LEASE/PURCHASE WITH NBH BANK; RESOLUTION 2016-05 AUTHORIZING STAFF TO AMEND THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH BETTY ASHLEY PUBLIC RELATIONS TO INCLUDE A SCOPE OF WORK AND FEES FOR SERVICES FROM FEBRUARY 11, 2016 THROUGH MARCH 31, 2017; REPLAT – THE CABINS AT ANGLER MOUNTAIN RANCH, FILING NO. 4 – FIRST AMENDMENT. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.**

**SOUTH MARYLAND CREEK RANCH GENERAL IMPROVEMENT DISTRICT BOARD**

**A. Resolution 2016-01; a Resolution Exempting South Maryland Creek Ranch from Audit for Fiscal Year 2015**

Donna Braun, Finance Director, reviewed her memo from the packet and explained the special district north of town. State laws require annual audits unless specifically exempted by the governing authority. Paper work will be submitted on approval.

**CAMP MOVED TO APPROVE RESOLUTION 2016-01. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.**

**PUBLIC HEARINGS:**

**A. Peterson Conditional Use Permit and Site Plan Modification for an Accessory Residence - 933 Blue River Parkway, Lot 6A – 2, Silverthorne Subdivision #2**

Public hearing opened.

Greg Roy, Planner I, presented and explained the project and the background on the project, including Public Comment received from Blue River Business Center (BRBC).

Council discussed their concerns and the conditions of approval including parking, public decency, video surveillance, the atmosphere of housing – possibly with children living in the apartment – at an auto repair facility and car wash, landscaping and signage maintenance.

The Applicant, Chris Peterson, addressed Council and reviewed the BRBC's letter of concern point by point. He stated that he is willing to install a fence and add to his current video surveillance system.

Public Comments:

Fin Doyle, Sulas Solar, BRBC, reiterated that he wanted a fence built between the properties.

Public hearing closed.

Council Comments:

Long understands that parking is a problem and is concerned about the potential of a family living in the apartment. Residency needs to be controlled by the owner. Workforce housing is an important issue and understands the benefit of being able to offer staff housing.

Nadalin suggested 3 additional conditions for approval, supported by Camp and Fowler: construction of a fence, improved directional signage, and improved video surveillance.

Butler supports the accessory residence as it fulfills a need in Town.

**NADALIN MOVED TO APPROVE THE PETERSON CONDITIONAL USE PERMIT AND SITE PLAN MODIFICATION AT 933 BLUE RIVER PARKWAY WITH THE PLANNING COMMISSION RECOMMENDATIONS AS WELL AS:**

- 1. APPLICANT WILL CONSTRUCT AND MAINTAIN A 4 FOOT SPLIT RAIL FENCE.**
- 2. APPLICANT WILL REVIEW THE DIRECTIONAL SIGNAGE AND WILL ASSURE ITS READABILITY YEAR-ROUND.**

**3. APPLICANT WILL WORK WITH SILVERTHORNE PUBLIC SAFETY TO ENSURE HIGH QUALITY AND SUFFICIENT VIDEO SURVEILLANCE ON THE PROPERTY. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.**

**B. Ordinance 2016-01; an Ordinance Amending Chapter 4, Article IV, Zoning Districts and Standards, to Establish the Town Core Zone District and the Use Schedule for the Town Core Zone District, 2<sup>nd</sup> Reading**

Public hearing opened.

Lina Lesmes, Senior Planner presented Ordinance 2016-01 establishing Section 4-4-35 of the Town Core Zone District and to add zoning standards, residential density and development incentives. The revisions are based on recommendations of the 2014 Town of Silverthorne Comprehensive Plan. She reviewed the background and public process of the two step process. This is the first step establishing 4-4-35, Town Core Zone District which is a Section under Chapter 4, Article IV of the Silverthorne Town Code. She reviewed her staff report and recommend approval. She reviewed non-conforming uses in the Zone District and grandfathering those uses in. She requested approval of Ordinance 2016-01.

Council and staff discussed zero lot line, placement of buildings and fire code restrictions.

Citizen comments:

Lynne McMahon, Hudson Auto Source, wants it on record that the map she received in the mail and at the public meetings in December is different than the map that was in the 2-10-16 packet.

Bob Lawrence stated that what was presented on the screen during tonight's meeting is not what was given to business owners. My opinion all along is that Rainbow Drive should be Silverthorne's main street.

Public hearing closed.

Council comments:

Sandquist appreciates McMahon and Lawrence's comments related to the map. Tonight's issue is an ordinance establishing the uses for this zone, so the map is just outlining the area of the zone; it is not re-zoning anyone's property.

Long has decided she does not support this ordinance. She considers all the CUPs that have been allowed to be hindering all current and long term businesses.

Butler respects the legacy uses, appreciates the long time businesses in Silverthorne and does not want to see them harmed.

**SANDQUIST MOVED TO APPROVE ORDINANCE NO. 2016-01; AN ORDINANCE AMENDING CHAPTER 4, ARTICLE IV, ZONING DISTRICTS AND STANDARDS TO ESTABLISH THE TOWN CORE ZONE DISTRICT AND THE USE SCHEDULE FOR THE TOWN CORE ZONE DISTRICT. MOTION SECONDED. MOTION PASSED 5-1 BY COUNCIL (LONG NAY).**

**ACTION ITEMS:**

- A. Marshalls Site Plan Modification – 297 Summit Place, Tract A, Summit Plaza Subdivision

Greg Roy, Planner I, presented the applicant's request for a Site Plan Modification at Marshalls, 297 Summit Place.

Council discussed conditions of approval; parapets should match for aesthetics, but understand that each of the TJX brands have their own look, ADA parking and ramp should be safe and accessible.

Jessica Wiebesiek, with the architectural firm, Camburas & Theodore Ltd. representing TJX Companies (Marshalls).

Council comments:

Long is happy to see Marshalls coming to Silverthorne.

Sandquist asked about timing. Wiebesiek replied Summer 2016; Marshalls has an 8-12 week build out.

Richardson asked about the number of employees in the store. Wiebesiek answered about 50 people on both full-time and part-time shifts.

**SANDQUIST MADE A MOTION TO APPROVE THE MARSHALLS SITE PLAN MODIFICATION AT 297 SUMMIT PLACE. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.**

**DISCUSSION ITEMS:**

Long – Summit County Commissioners have been discussing proposed sales taxes for workforce housing. Business owners, like Chris Peterson, also have to take responsibilities. But are the County Commissioners doing anything to assist employers?

Richardson supports workforce housing in Silverthorne's Town Core.

Linfield answered Long's questions about new staffing: Facilities Manager started January 1, 2016 and 2 new Building Maintenance Techs will be starting next week. Interviews 1<sup>st</sup> week of March for Parks Manager; 19 applications received. Linfield will introduce new staff to Council at upcoming meetings.

**INFORMATIONAL:**

- A. Planning Commission Meeting Minutes, February 2, 2016
- B. SPORT Committee Meeting Minutes, January 21, 2016

**SANDQUIST MOVED TO ADJOURN. MOTION SECONDED. MEETING ADJOURNED AT 7:58 P.M.**

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**BRUCE BUTLER, MAYOR**

**ATTEST**

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**SUSAN SCHULMAN, EXECUTIVE ASSISTANT**

## Town of Silverthorne Town Council Meeting Minutes

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.