



**TOWN OF SILVERTHORNE
PLANNING COMMISSION MEETING MINUTES
MARCH 1, 2016 – 6:00 P.M.**

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m., March 1, 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 Gludemans, Robert Kieber, Donna Pacetti, Tanya Shattuck, Susan Byers and Brian Wray. Staff attending tonight's meeting included: Matt Gennett, Planning Manager, Dan Gietzen, Town Engineer, Zach Margolis, Utilities Manager and Melody Hillis, Planning Commission Secretary.

3. CONSENT CALENDAR – Tanya Shattuck made a motion to approve the February 16, 2016, Planning Commission minutes. Donna Pacetti seconded. The motion was approved by a vote of six to zero (6-0).

4. CITIZEN COMMENTS:
None.

5. PUBLIC HEARING:

A. Final Plat and DPA – South Maryland Creek Ranch - Filing No. 1, 28755 Highway 9.

Matt Gennett, Planning Manager, presented the project. The Applicant, Tom Everist, Manager, South Maryland Creek Ranch, is seeking Final Plat approval for South Maryland Creek Ranch (SMCR), which includes an amendment to the approved Disturbance Permit Application (DPA).

COMMISSIONER QUESTIONS:

- Donna Pacetti - Stated she was confused over the difference between Filing 1 and Phase 1 until Matt made his presentation, and that explained it well.
- Matt Gennett - Re-summarized the filings and phases of the project.
- Robert Kieber - On page 32 of the PC packet, and the Colorado Geological Survey (CGS), regarding comment that most of the CGS concerns have been addressed, the term "most" concerns me. The paragraph from the September 10, 2015 survey speaks to unstable slopes at risk; damage caused by ground movement is not covered by homeowner's insurance. On the second to last paragraph, it talks about that all of this does not address the potential for larger scale landslide risks. Are the Town and the Town Engineer satisfied with what is being designed? Do the precautions mitigate the risks?
- Matt Gennett - Yes, it is typical language that CGS has included with many different reports since 2002. CGS uses that language frequently because nothing is absolutely certain when accessing a project with variable risks.
- Dan Gietzen - Have been through this with CGS for several years. CGS always uses conservative language on any project. The main concerns have been addressed to Staff's satisfaction. Each lot will have to have individual soils reports.

APPLICANT COMMENTS:

- Tom Everist - Owner/Applicant, South Maryland Creek Ranch, and Tom spoke to the concerns that were brought up by Commissioner Kieber regarding the comments from CGS. CGS was concerned that the drainage methodology be memorialized in the final plat and HOA documents, which they will be. Very comfortable with what CGS is doing, as is Dan Gietzen.
- Joanna Hopkins - Introduced the representatives from South Maryland Creek Ranch team. The final plat is similar to what has been approved in the past meetings. She also presented graphics to address the breakdown of the tracts within the developments. Agree with the conditions presented by Staff.
- Tanya Shattuck - The community center will be built right away?
- Joanna Hopkins - Yes.
- Brian Wray - What percentage of what is being presented tonight is of the total project?
- Joanna Hopkins - About 18 to 19 percent of the total.

OPENED PUBLIC HEARING

PUBLIC COMMENT:

None.

COMMISSIONER COMMENTS:

- Tanya Shattuck - Excited to see the project moving forward and things are starting to happen.
- Donna Pacetti - Glad to see that the Aspen House is going to be built in the first phase of construction. Too many times the amenities come in later, and it's nice to see it being done up front.
- Brian Wray - Looks great, and we have seen the project numerous times.
- Jenny Gloudemans - It looks like a wonderful project.

TANYA SHATTUCK MADE A MOTION TO RECOMMEND APPROVAL OF THE FINAL PLAT FOR SOUTH MARYLAND CREEK RANCH – FILING NO. 1, WITH THE FOLLOWING STAFF RECOMMENDED CONDITIONS:

1. Prior to the commencement of any construction, the Applicant shall submit a final design for the entry road retaining wall (*Wall 12*) which addresses, to the Town's satisfaction, property engineering safety factors, including: the constructability, maintainability, and longevity for a wall at this location.
2. At least two weeks prior to commencing any construction activity, including work associated with water and sewer infrastructure, the Applicant shall provide the Town with a complete set of final, wet-stamped construction drawings (CD's) which will be subject to the Town's review and approval.

DONNA PACETTI SECONDED. MOTION PASSES BY A VOTE OF SIX TO ZERO (6-0).

CLOSED PUBLIC HEARING

6. OTHER ITEMS:

Matt Gennett informed Planning Commission that Angler Mountain Ranch has brought in Lakeside Townhomes, Filing 9, and Planning Commission can expect to see it soon.

Tanya Shattuck commented on the for sale sign on the old Foxfield parcel. Matt Gennett stated that Staff has seen the sign; and unfortunately it meets the size restriction on real estate signs.

Susan Byers asked about the Town Center sign size and whether it is legal. Matt Gennett stated that the Town Center PUD and Development has their own master sign plan, and they maxed it out. Staff will be revisiting the sign code in the near future.

Robert Kieber asked if Marshalls building permit pulled yet. Matt Gennett stated that it has not been issued for the approved exterior work.

Donna Pacetti inquired about Angler Mountain Ranch Lakeside Townhomes, Filing 9, and how that is part of the Lakeside Townhomes? Matt Gennett explained which units (those in Planning Area PA-2) are referred to as Angler Mountain Lakeside Townhomes. Donna Pacetti inquired about the Petition for Annexation and Development next to the Xcel substation. Matt Gennett stated that Compass Homes has decided to wait until a new Town Council is seated so that they are familiar with the process from beginning to end.

Robert Kieber asked about the second story above Tuesday Morning's, and is it being turned into storage units. Matt Gennett stated that he had spoken with Brad Kornfield about storage spaces and informed him that a CUP would be required, but no application for such has been received to date. Nothing further was discussed.

7. ADJOURNMENT:

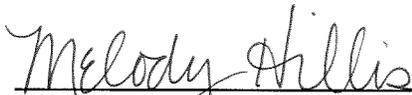
TANYA SHATTUCK MADE A MOTION TO ADJOURN AT 6:33 P.M.

DONNA PACETTI SECONDED.

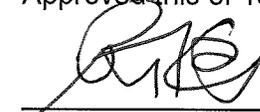
MOTION PASSES BY A VOTE OF SIX TO ZERO (6-0).

Submitted for approval by:

Approved this of 15TH day of March, 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.