



**PLANNING COMMISSION MEETING AGENDA
SILVERTHORNE TOWN HALL
601 CENTER CIRCLE
May 3, 2016 – 6:00 P.M.**

1. **Call to Order**
2. **Roll Call**
3. **Appointment of Temporary Planning Commission Chair.**
4. **Consent Calendar 1**
Approval of the April 5, 2016, Planning Commission Meeting Minutes.
5. **Citizen Comments**
6. **Public Hearing:**
 - A. **Preliminary Site Plan – Angler Mountain Ranch Lakeside Townhomes, Filing No. 9 (Continued to the May 17, 2016 – Planning Commission Meeting).**
 - B. **Conditional Use Permit – Mack Accessory Apartment – 901 Mesa Drive / Lot 76, Blue River Mesa Subdivision 2 5**
The Applicant, Kyle Mack is requesting approval of an accessory apartment, located at 901 Mesa Drive, Lot 76, Blue River Mesa Subdivision 2.
7. **A. Site Plan Modification - Arctic Placer Park Refurbishment – 599 Polar Court / Tract A, Arctic Placer Subdivision15**
The Applicant, the Town of Silverthorne is requesting approval of a Site Plan Modification for the construction of improvements at Arctic Placer Park.
 - B. **Preliminary Site Plan – Tract S, South Maryland Creek Ranch, Filing No. 1 / 28585 State Highway 931**
The Applicant's representative, Joanna Hopkins, is requesting approval of a Preliminary Site Plan for Tract S, for six single-family, cabin style homes.
8. **Informational Items45**
Upcoming Planning Commission items - Town Council Meeting Minutes: 3/23/2016 and 4/13/2016; SPORT Committee: 4/21/2016; EDAC: No minutes, next meeting is: 5/3/2016.
9. **Adjournment**



DRAFT

**TOWN OF SILVERTHORNE
PLANNING COMMISSION MEETING MINUTES
APRIL 5, 2016 – 6:00 P.M.**

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m., April 5, 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: Susan Byers, Robert Kieber, Donna Pacetti, Tanya Shattuck, and Brian Wray. Jenny Gludemans was absent. Staff attending tonight's meeting included: Matt Gennett, Planning Manager, and Melody Hillis, Planning Commission Secretary.

3. CONSENT CALENDAR – Tanya Shattuck made a motion to approve the March 15, 2016, Planning Commission minutes. Donna Pacetti seconded. The motion was approved by a vote of five to zero (5-0). Jenny Gludemans was absent.

4. CITIZEN COMMENTS:
None.

5. ACTION ITEM: A. Preliminary Site Plan – Tract D. South Maryland Creek Ranch, Filing No. 1 \ 28585 State Highway 9.

Matt Gennett, Planning Manager presented the project. The Applicant's representative, Joanna Hopkins, is requesting approval of a Preliminary Site Plan for an 8,268 square foot private amenities center, named the 'Aspen House', for the SMCR development.

COMMISSIONER QUESTIONS:

Robert Kieber - Asked about the alternate motion.
Matt Gennett - Stated that it was something that the Planning Commission had asked for in prior meetings.
Tanya Shattuck - Used to have them for the past projects.

APPLICANT COMMENTS:

Joanna Hopkins - Development Director, Summit Sky Ranch, representing the Applicant. Gave an overview of the proposed Aspen House, and the proposed site plan. Requested approval.

PUBLIC COMMENT:

None.

COMMISSIONER COMMENTS:

Tanya Shattuck - Glad there is more parking, as it is limited at the Eagles Nest Community Center.
Joanna Hopkins - Wanted to make sure there was ample parking.
Brian Wray - Like the cul-de-sac.
Joanna Hopkins - Designed that so if there wasn't enough parking close in people could be dropped off and there is more parking further out.

Donna Pacetti - Will the Aspen House be divided into phases?
 Joanna Hopkins - No, plan to build all at once.
 Donna Pacetti - Confused about pages 201, 202 and 203 on the plans.
 Joanna Hopkins - Clarified pages 201, 202 and 203 and the levels.
 Donna Pacetti - Regarding the plant material, noted that there was wild raspberry and cat mint, both are very invasive plants. Those spread rapidly, and wondered if that was intended?
 Joanna Hopkins - The idea is minimal irrigation, those are both drought tolerant plants, thrive with little irrigation. Can't state exactly where those will be located, but will look into it. Would Planning Commission like the planting locations to be more defined at the Final Site Plan?
 Donna Pacetti - Just wanted to inform you of that, because of the way they spread, and cat mint propagates by seed.
 Tanya Shattuck - Isn't cat mint used for erosion purposes?
 Joanna Hopkins - Works well in areas of little water and want to get plants established.
 Donna Pacetti - Love the design, the colors and windows on the East side, really attractive.
 Brian Wray - Looks good.
 Susan Byers - What is the size of the pool?
 Joanna Hopkins - Not an Olympic size pool, approximately 80,000-gallon pool.
 Brian Wray - Is there augmentation of the pool, or is there water rights?
 Joanna Hopkins - Have entered into a water service agreement with the Town of Silverthorne, itemizes all the water rights, we will provide all of the water for the irrigation, etc., and the Town will provide the taps.

PUBLIC COMMENT:

None.

COMMISSIONER COMMENTS:

Tanya Shattuck - Is a very nice project. Excited to see it get started.
 Donna Pacetti - Excited that the Aspen House will be built first.
 Brian Wray - Good with the project.
 Susan Byers - Good with it also.

BRIAN WRAY MADE A MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY SITE PLAN FOR TRACT D, SOUTH MARYLAND CREEK RANCH – FILING NO. 1. WITH THE FOLLOWING STAFF RECOMMENDED CONDITION:

1. The trees depicted on the Landscape Plan as being planted within platted utility easements shall be removed from the plans at the time of Final Site Plan submittal.

DONNA PACETTI SECONDED.

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

B. Preliminary Site Plan - Tract X. South Maryland Creek Ranch, Filing No. 1 \ 28585 State Highway 9.

Matt Gennett, Planning Manager presented the project. The Applicant's representative, Joanna Hopkins, is requesting approval for ten single-family, footprint homes to be located on Tract X.

COMMISSIONER QUESTIONS:

None.

APPLICANT COMMENTS:

Joanna Hopkins - Development Director, Summit Sky Ranch, representing the Applicant. Gave an overview of the proposed houses for Tract X, and the proposed site plan. Requested approval.

COMMISSIONER QUESTIONS:

Tanya Shattuck - Have heard that some of the units have already sold.
Joanna Hopkins - A lot were sold in September.
Tanya Shattuck - How many lots have been sold now?
Joanna Hopkins - 41.
Brian Wray - Is there going to be HOA dues on the cabins.
Joanna Hopkins - Yes, it will be dependent on the services that are provided.
Brian Wray - Including shoveling all the way to the door?
Joanna Hopkins - Yes. Diligent about keeping the HOA dues low. They're under \$400 per month. A lot of cabin owners will be second homeowners or will be downsizing.
Robert Kieber - Will it be one master HOA or will there be sub-HOA's?
Joanna Hopkins - One HOA, will be tiered on what kind of lot the person owns. Have some issues to yet be decided.
Donna Pacetti - What percentage of the residents will be full time vs. part-time?
Joanna Hopkins - So far one-third are Summit County residents.
Donna Pacetti - Noticed a lot of trees, plants, etc. being proposed in what is considered a dryland area, will those be drip irrigated?
Joanna Hopkins - Yes.
Donna Pacetti - Glad to see the same plants proposed in this Tract as in Tract D.

PUBLIC COMMENT:

None.

COMMISSIONER COMMENTS:

None.

DONNA PACETTI MADE A MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY SITE PLAN FOR TRACT X, SOUTH MARYLAND CREEK RANCH – FILING NO. 1.

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

6. OTHER ITEMS:

Matt Gennett informed the Planning Commission that there will be a Public Meeting on April 21st, Scheduled for Arctic Placer Park Redevelopment and Rainbow Park West Entrance Redesign. The improvements at Arctic Placer Park will be built later this summer. There will be a public open house on Thursday, April 21st at the Recreation Center from 4 to 6 p.m. Mark Wilcox from DHM will be present with the final plans and proposed playground configurations. The public will have an opportunity to vote for their favorite design that evening or on-line.

Staff is planning a visit the Silverthorne Elementary School, Greg Roy, Susan Miller Lee, and myself went to two fourth grade classes and gave them a scenario and what the Town was trying to do. Got feedback from them with drawings and comments on what they would like to see. Their ideas for will also be presented. Will do a design charrette and try to get a plan from them out there.

7. ADJOURNMENT:

TANYA SHATTUCK MADE A MOTION TO ADJOURN AT 6:40 P.M.

DONNA PACETTI SECONDED.

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

Submitted for approval by:

Approved this of 2nd of May, 2016.

Melody Hillis, Planning Commission Secretary

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.

Town of Silverthorne, Colorado
Planning Commission Staff Report

From: Greg Roy, Planner I GR

Through: Matt Gennett, AICP, Planning Manager MB

Date: April 29, 2016, for the meeting of May 3, 2016

Subject: Conditional Use Permit for a Single Apartment

Owner: Kyle Mack

Applicant: Kyle Mack

Proposal: The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for a Single Apartment in the R-2 Residential Zone District.

Address: 901 Rainbow Drive

Legal Description: Lot 76, Blue River Mesa Subdivision #2

Site Area: 23,056 square feet (0.5293 acres)

Zone District: R-2 Residential Zone District

Site Conditions: Previously developed, currently under development for a new addition.

Adjacent Uses:

North:	Lot 77, Blue River Mesa Subdivision #2 (R-2)
South:	Lot 75, Blue River Mesa Subdivision #2 (R-2)
East:	Lot 44, Blue River Mesa Subdivision #1 (R-2)
West:	Lot 72, Blue River Mesa Subdivision #2 (R-2)

PREVIOUS COUNCIL ACTION: The Town Council approved the second filing of the Blue River Mesa Subdivision, which created the subject property, in September of 1963. The original single family residence on the property was constructed in 1976.

BACKGROUND: In July of 2015 a building permit for the house was received to add a second story to the home and increase the square footage of the first floor.

STAFF COMMENTS: Conditional Uses are allowed when Planning Commission and Town Council find that the criteria set forth in Town Code Section 4-4-19 (d) are met. Single Apartments are permitted in the R2 Zone District with a Conditional Use Permit. Below are the criteria for evaluation of Conditional Use Permits.

1. Whether the proposed use or development otherwise complies with all requirements imposed by this Chapter.

The property is located within the R-2 Zone District. The approved plans for the single family residence meets all the zoning requirements in regards to minimum lot size, maximum lot coverage, building height, and setbacks. The applicant has indicated that there is sufficient parking for the single family home and the single apartment. The site has been approved with adequate landscaping, snow storage, and lighting. There are no changes proposed to the site or the building exterior with this application. As such, Staff finds that this criterion is met.

2. Whether the proposed use or development is in conformance with the Town's Comprehensive Plan.

Staff finds that the following Comprehensive Plan policies apply to the proposed Conditional Use Permit:

Policy LU 3.4 – Foster diversity and flexibility in housing types.

Staff finds that the proposal meets the housing goals set forth in the Town's Comprehensive Plan by adding a unit of density for possible long term rental. Staff finds that this criterion is met.

3. Whether the proposed use or development is compatible with adjacent uses. Such compatibility may be expressed in appearance, architectural scale and features, site design, and the control of any adverse impacts, including noise, dust, odor, lighting, traffic, safety and impact on property values of the surrounding area.

Adjacent to this property are single family residences. Staff finds that since the single apartment will be located inside the structure being built, it is compatible with adjacent uses and exhibits the appearance, architectural scale, and general design qualities indicative of the immediate area. Staff does not anticipate that there will be any discernible adverse impacts such as noise, dust, odor, lighting, traffic or safety issues. This criterion is met.

4. Suitability of location for the use or development.

The R-2 Zone District is a suitable area for a 'Single Apartment' meeting all the relevant criteria for Conditional Use Permits and Single Apartments. The surrounding land uses are single family residences at an average density of 2 units per acre. Staff finds that this criterion is met.

5. History of compliance by the applicant with the requirements of this Code and prior conditions, if any, regarding the subject property.

There is no record or history of any conflict or lack of compliance by the applicant. Staff finds that this criterion is met.

6. Ability of the applicant or any successor-in-interest to continuously meet the conditions of the proposed permit.

The applicant understands that conditions will be imposed as part of an approved CUP, and he is willing to meet any conditions of approval made part of granting the proposed CUP. Staff finds that this criterion is met.

7. Other factors relevant to the specific application.

Conditional Use Permits for Single Apartments are also required to meet the criteria detailed in Section 4-4-21. Compliance with those criteria is evaluated below.

Single Apartment Review Criteria: Town Code Section 4-4-21 states, in part, that "Single Apartments may be allowed as a Conditional Use within an existing detached single-family dwelling unit or as an integral part of a detached garage." The Planning Commission and Town Council shall consider allowance of a Single Apartment using the following requirements:

1. Submission of a site plan and floor plan which meet Town zoning, site plan and building permit requirements.

Staff has determined that the site and floor plans are sufficient to review the proposed CUP for a Single Apartment. There are no modifications to the exterior of the subject property proposed with the single apartment use. The interior of the structure has proposed changes. There is a kitchen addition which would be added to the "living room" area in the single apartment.

2. Evidence that sufficient parking will be available for both the current occupants of the single-family residence and the future occupants of the Single Apartment.

Staff finds that sufficient parking is available for the proposed single apartment and single family residence.

3. Payment of the prevailing system development fees sufficient to cover the addition of the apartment to the water and sewer system.

The applicant has been made aware of the likely fees associated with the proposed single apartment and has indicated a willingness to pay these fees.

4. A Single Apartment shall not exceed 33% of the floor area of the existing structure.

The subject single apartment is comprised of floor area equivalent to approximately 21.4% of the structure.

5. The apartment must be built within the footprint of the existing structure, or if the Single Apartment is proposed as a secondary part of the primary structure

not yet constructed, such use shall not be allowed unless the proposed Single Apartment complies with all the other requirements of the Code and is so designed as to be wholly within the outer dimensions of the primary residence and to share a common floor or ceiling with the primary structure.

The single apartment is proposed within the footprint of the structure.

6. ***Any single-family residence to which a Single Apartment is added may not rent any individual room or rooms in either the primary or secondary residence without first applying to the Town for a CUP permitting a boarding or rooming house.***

Staff recommends that this requirement be addressed as a condition of the CUP.

7. ***Any lease of a Single Apartment shall be for a minimum term of six (6) months.***

Staff recommends that this requirement be addressed as a condition of the CUP.

8. ***The owner of the residence must establish and maintain continuous residency in either the primary residence or the single apartment. Continuous residency shall mean that the owner resides in the unit as his or her primary residence, as documented by driver's license and registration, voter registration, utility payments and other relevant indicators.***

Staff recommends that this requirement be addressed as a condition of the CUP.

STAFF RECOMMENDATION: The Community Development Department recommends approval of the Mack Conditional Use Permit for a Single Apartment located at 901 Rainbow Drive, with the following conditions:

1. The CUP for a Single Apartment is being issued to the applicant and is nontransferable. If the applicant's ownership of the subject property terminates so will the CUP for a Single Apartment.
2. The applicant is required to make one of the units his primary residence on a continuous basis.
3. The applicant is required to provide to Staff documented proof of residency, such as utility bills and voter registration, within six (6) months of the Certificate of Occupancy of the house.
4. Neither the single apartment nor the primary residence may be rented or leased for a term of less than six (6) consecutive months. The applicant shall provide Staff with the most current lease on a regular basis to ensure compliance with this condition.
5. No additional renting of individual rooms is permitted.
6. The applicant is required to pay the appropriate System Development Fees to cover the costs of adding the new single apartment to the Town's utilities.

Suggested Motion: *"I move to recommend approval the Mack Conditional Use Permit*

for a Single Apartment located at 901 Rainbow Drive, in the R-2 Zone District, with the Staff recommended conditions.”

EXHIBITS:

EXHIBIT A – Site Plan

EXHIBIT B – Elevations

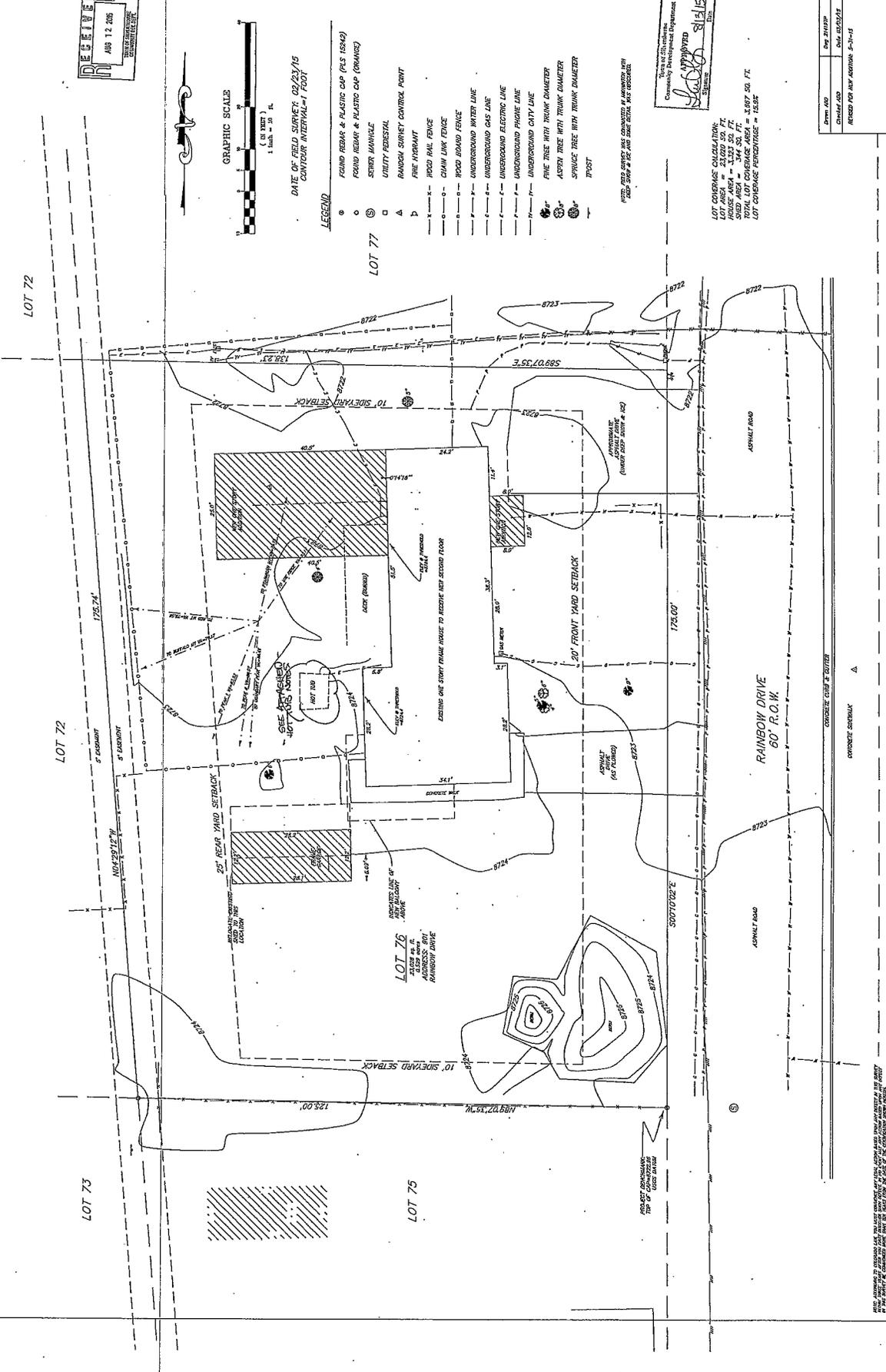
EXHIBIT C – Floor Plans

RECEIVED
 APR 12 2005
 COMMUNITY DEVELOPMENT DEPARTMENT

DATE: 02-23-15
 REVISION: 1-15
 DRAWN BY: A.D.
 CHECKED: [Signature]
 PROJECT: MACK RESIDENCE
 SHEET: 15-02
 TOTAL SHEETS: C-1

PROJECT NAME: MACK RESIDENCE
 SHEET: 15-02
 TOTAL SHEETS: C-1
 DRAWN BY: A.D.
 CHECKED: [Signature]
 DATE: 02/23/15
 PROJECT NO: [Blank]
 SHEET NO: 15-02
 TOTAL SHEETS: C-1
 REVISIONS: [Blank]

Exhibit A
 A TOPOGRAPHIC MAP OF
 LOT 76, BLUE RIVER MESA FILING NO. 2
 TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: 02/23/15
 CONTOUR INTERVAL = 1 FOOT

- LEGEND
- FOUND REBAR & PLASTIC CAP (P&T 15242)
 - FOUND REBAR & PLASTIC CAP (RANGE)
 - STEEL MANHOLE
 - UTILITY PERMITAL
 - RANDOM SURVEY CONTROL POINT
 - FINE MYPANIT
 - ROAD RAIL FENCE
 - CHAIN LINK FENCE
 - ROAD BOARD FENCE
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND PHONE LINE
 - UNDERGROUND CITY LINE
 - FINE TREE WITH TRUNK DIAMETER
 - ASPEN TREE WITH TRUNK DIAMETER
 - SPRUCE TREE WITH TRUNK DIAMETER
 - POST

LOT COVERAGE CALCULATION:
 LOT AREA = 23,000 SQ. FT.
 SUBD AREA = 3,344 SQ. FT.
 TOTAL LOT COVERAGE AREA = 3,367 SQ. FT.
 LOT COVERAGE PERCENTAGE = 14.6%

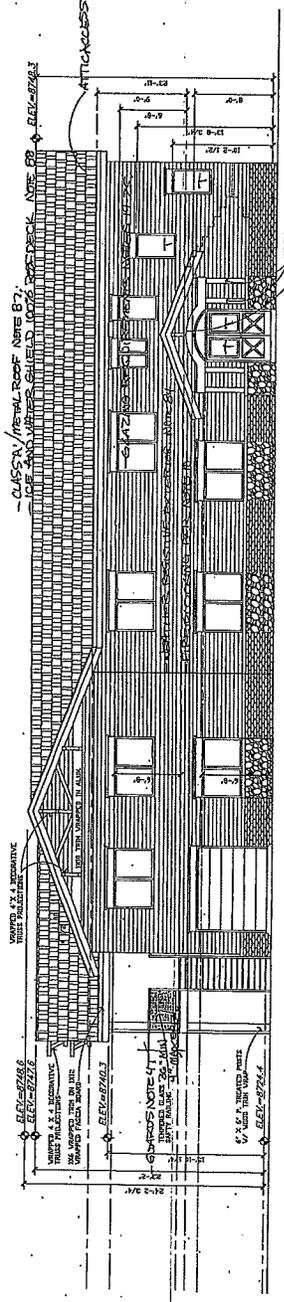
THIS DOCUMENT IS PROVIDED AS IS. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

20150531

20150531

PROJECT NO. 20150531	DATE 05-15-15	PROJECT NAME WEST AND SOUTH ELEVATIONS
SCALE 1/8" = 1'-0"	DATE 05-15-15	PROJECT NAME WEST AND SOUTH ELEVATIONS
SCALE 1/8" = 1'-0"	DATE 05-15-15	PROJECT NAME WEST AND SOUTH ELEVATIONS
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SCALE 1/8" = 1'-0"	DATE 05-15-15	PROJECT NAME WEST AND SOUTH ELEVATIONS

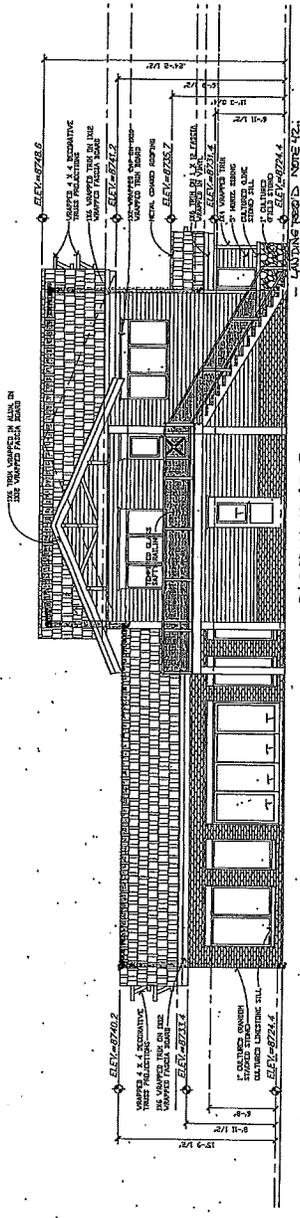
Exhibit B



WEST VIEW ELEVATION

WEST AND SOUTH ELEVATIONS
MACK RESIDENCE
DATE 05-15-15

- 2012-2013 CODES PER CITY OF DENVER
- INSTALLATION OF METAL ROOF PER NOTE B7
- ICE AND WIND RESISTANT GULFIELD 10725 PER NOTE B7
- EXTERIOR WINDOWS AND GARAGE DOORS MAX AS OF FACTOR NOTE 125
- SAMPLE PROVIDED IN VENTED ATTICS NOTE 126
- AIR LEAKAGE NOTE 128
- FRASER AIR-FORCE INDICATED NOTES 127, 129
- X-SYRAN FIBER INSULATION REQUIREMENTS AS PER REPORT NOTE 134

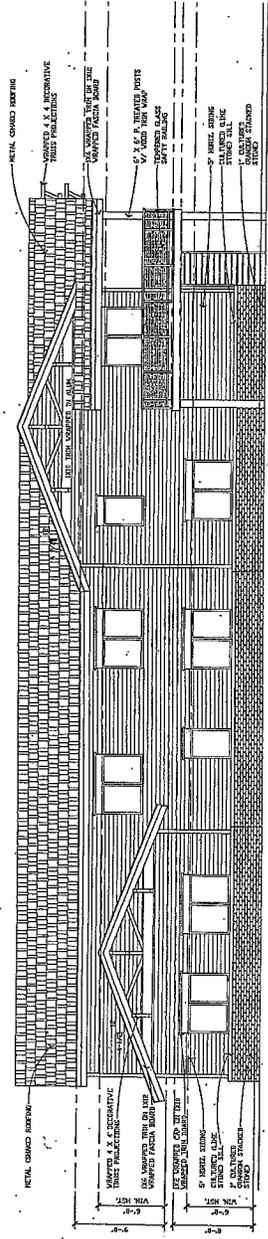


SOUTH VIEW ELEVATION

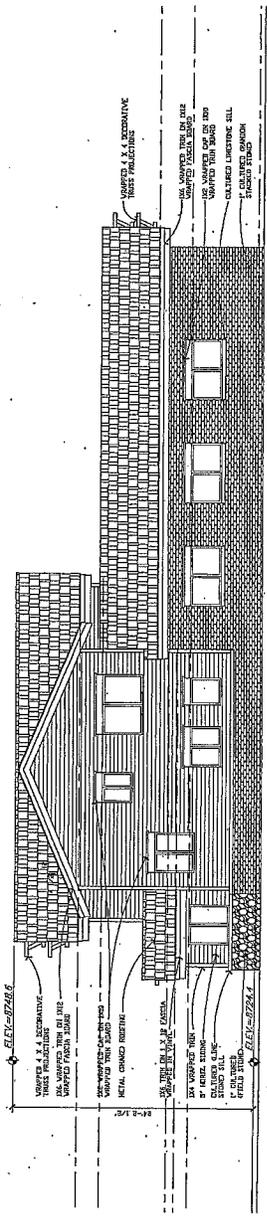
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2013033

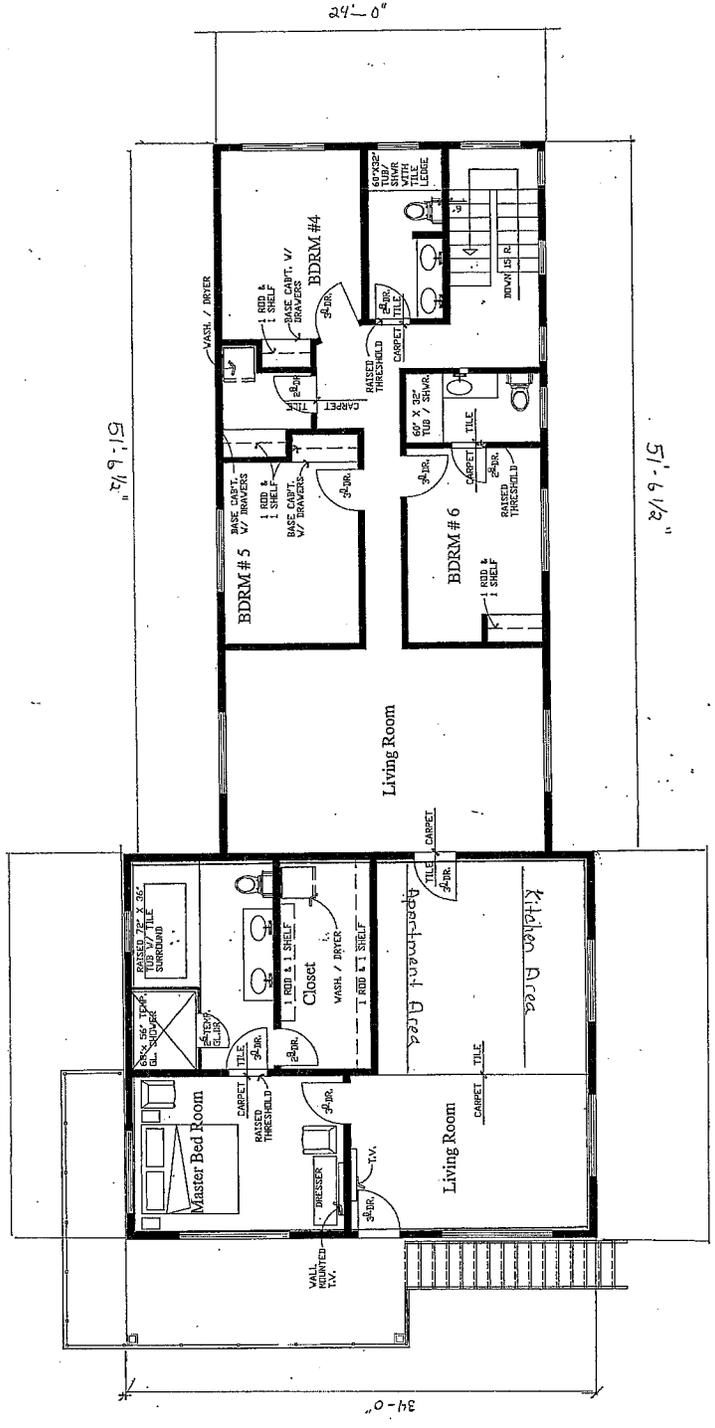
PROJECT NAME MACK RESIDENCE	DATE 13-02	SCALE A-4	DESIGNED BY D.A. DeVault	DATE 7-12-13	PROJECT NO. 5150069
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WEST EAST VIEW ELEVATION
SCALE 1/4\"/>



NORTH VIEW ELEVATION
SCALE 1/4\"/>



34'-0"
 28'-0"
 28'-0"
 51'-6 1/2"
 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Town of Silverthorne, Colorado
Planning Commission Staff Report

From: Susan M. Lee, Planner II *fml*

Through: Matt Gennett, Planning Manager

Date: April 28, 2016, for meeting of May 3, 2016

Subject: Site Plan Modification for Arctic Placer Park Refurbishment

Owner: Town of Silverthorne

Applicant/Agent: Town of Silverthorne

Proposal: Staff is requesting approval of a Site Plan Modification for the construction of improvements at Arctic Placer Park. The general improvements include replacing the wood retaining wall, upgrading the play equipment, and re-grading the site to create ADA accessibility. *(Please see the attached exhibits for further information.)*

Address: 599 Polar Court

Legal Description: Tract A, Arctic Placer Sub #1

Site Area: 0.97 acres or 42,253 square feet

Zone District: Open Space

Design District: None

Site Conditions: Arctic Placer Park is an existing park located at the end of the Polar Court cul de sac. The site contains play equipment, picnic pavilion, bbq grill, benches, horse shoe pits, and a sand box. Access to the site is via a set of wooden stairs located at the western edge of Polar Court. *(Please see the attached exhibits.)*

Adjacent Uses: North: National Forest
South: Vacant land, owned by Summit School District
East: Single Family Residential and Polar Court right-of-way
West: National Forest

PREVIOUS COUNCIL ACTION: On December 10, 2014, Town Council adopted Resolution 2014-15; a Resolution Amending and Updating the Parks, Open Space and Trails (POST) Master Plan. A Resolution to adopt the Master Plan for Arctic Placer Park was on approved on September 9, 2015.

BACKGROUND: The 2014 POST Master Plan outlines the Town's goals for park

improvement, expansion, and enhancement. The POST Plan lists specific improvements and updates needed to keep our park network in line with current safety and use standards. The POST Master Plan's recommendations for Arctic Placer included bringing the site into ADA compliance, replacing the playground equipment to meet current safety requirements, and allowing minimal parking in the cul-de-sac during daylight hours.

Arctic Placer Park, is a neighborhood park built in 1985, which does not meet current ADA criteria or safety standards. Arctic Placer serves about 1,665 residents within a half mile walk and is the closest public park available without having to cross a major highway. Community outreach efforts from the 2014 POST Master Plan survey identified accessibility, aging structures, and safety as the main deterrents from use of the park. Refurbishment is needed to provide a safe and attractive place to play for this low-to-moderate income area.

In the summer of 2015, Staff and the SPORT Committee worked together to develop a community supported master plan for the refurbishment of Arctic Placer Park. The first neighborhood meeting was held at the park with approximately 50 local residents in attendance. Additional opportunities for public feedback included information booths at Family Fun Night and the Community Picnic, a community meeting at the Rec Center, and a dedicated website. This plan was adopted by Planning Commission and Town Council in September of 2015. The master plan was a reflection of both the preliminary recommendations from the POST Master Plan and the specific information gleaned from neighboring residents during the public process for the creation of the park master plan. The plan identified several critical improvements for Arctic Placer including: replacing an aging timber retaining wall, updating the play equipment to meet current safety standards, and bringing the park into ADA compliance.

STAFF COMMENTS: The primary purpose of the Site Plan Modification review is to ensure that all technical requirements and Code standards are met and the proposed modifications comply with the Town Comprehensive Plan. The Site Plan Modification review follows the Final Site Plan review process, as outlined in Section 4-6-4, and requires action by Planning Commission and Town Council.

Comprehensive Plan: The first criterion for review of a Final Site Plan is consistency with the goals and policies of the Comprehensive Plan. Staff finds there are a number of Comprehensive Plan goals and policies relevant to this proposed development.

Goal LU 1.5 – Integrate and establish public lands including parks, open space and trails, throughout Silverthorne to provide access to the outdoors for all residents, as well as to provide buffers and greenspace for environmental protection and hazard mitigation.

Goal LU 4: Parks, Open Spaces and Trails – Recognize that recreation, parks, open space and trails are the underpinning for Silverthorne's quality of life by encouraging the provision of such resources in all future development.

The refurbishment of Arctic Placer Park will allow an existing neighborhood park to continue to provide nearby residents access to a public outdoor space for active and as well as passive recreation.

Compliance with Chapter 4, Articles IV and VI: The second criterion for Site Plan Modifications is consistency with Chapter 4 of the Code, Article IV, Zoning Districts and Standards, and Article VI, Site Plan.

Zoning/ Land Use: This property is currently zoned Open Space. Recreational uses, such as a neighborhood park, are an allowed use.

Site Elements: The existing wood retaining wall is deteriorating and will be replaced with a keystone block wall. The new shape of the wall and associated regrading will create four parking spaces along the cul de sac for neighborhood residents who expressed the need to drive and park. The regrading will also allow for an ADA accessible concrete pathway to be constructed which will lead from the street to the park entrance. The entry area will have a kiosk to display USFS trailhead information, and park bulletins. A portable toilet enclosure will also be located at the entrance. The ADA accessible concrete walk will continue past the entry portal to the new playground area which will include a play structure, a climbing area, and a sand pit. The final design of the play area was developed in conjunction with fourth grade students from the local elementary school. They participated in a design charrette to generate design ideas. Their ideas were shared with the playground manufacturers who created design concepts that would fit within the budget. The designs were then shared with the students who had the opportunity to vote on their favorite design. The play area will be surrounded by a low concrete wall to retain the uphill grades as well as act as a seat wall. The concrete pathway will have a spur leading to the existing covered picnic pavilion. The existing pavilion will be refurbished and the existing gravel flooring converted to concrete. Park style barbecue grills will be installed. There are two existing horseshoe pits in need of repair. One will be rebuilt and the other will be converted to a slack line structure. Both the horseshoe pit and slackline are improvements geared to maintain the park's appeal to a multi-generational audience.

STAFF RECOMMENDATION: Staff recommends approval of the Site Plan Modification for the Arctic Placer Park Refurbishment, located at 599 Polar Court.

Suggested Motion: "I move to recommend approval of the Site Plan Modification for the Arctic Placer Park Refurbishment."

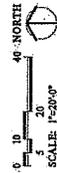
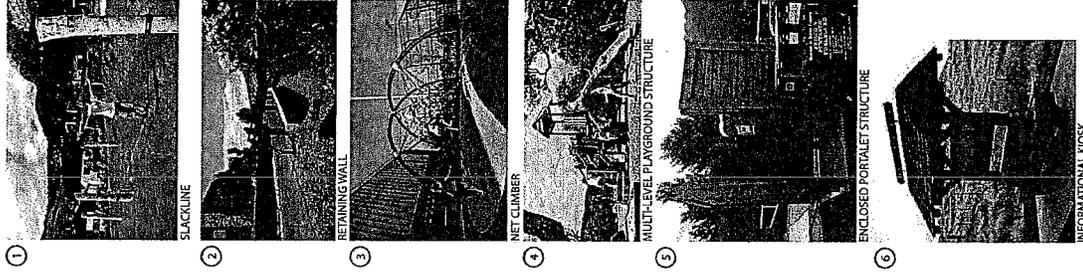
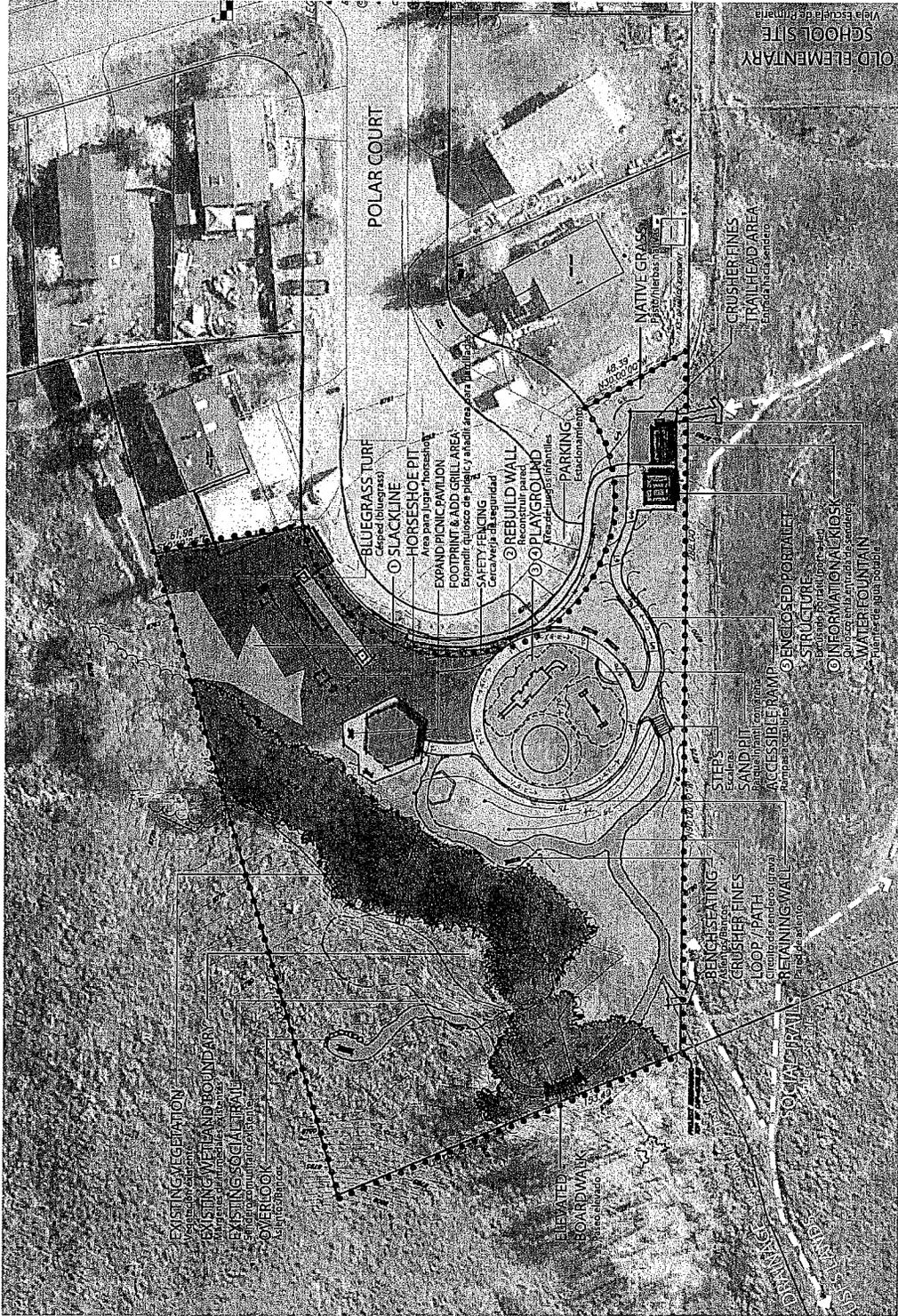
EXHIBITS:

- Exhibit A - Approved master plan, August 2015
- Exhibit B - Site plan and construction documents

CONCEPTUAL SKETCH PLAN

ARCTIC PLACER

1 ACRE POCKET PARK Parque de un (1) Acre



..... PROPERTY LINE

DHM DESIGN



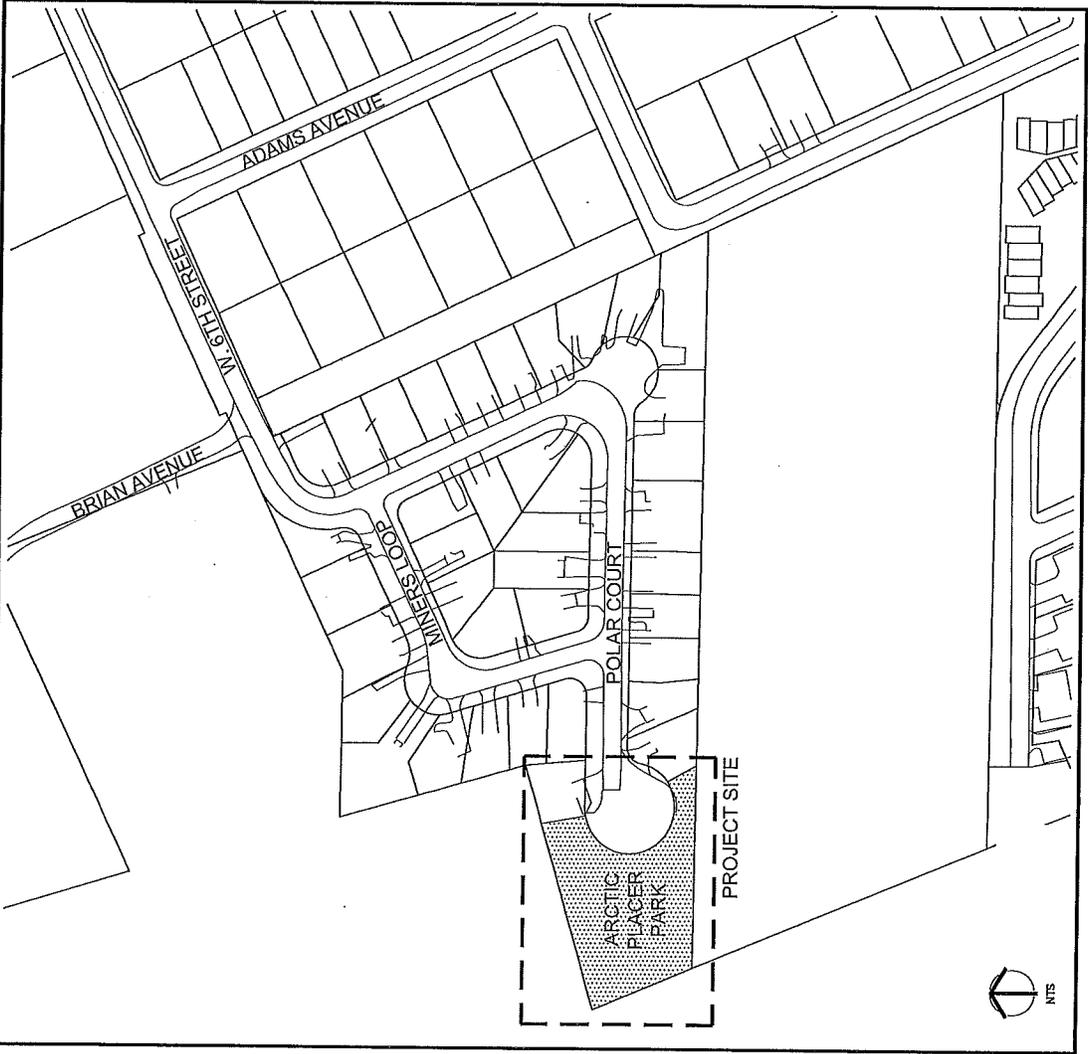
August 17, 2015

Silverthorne - Arctic Placer Park

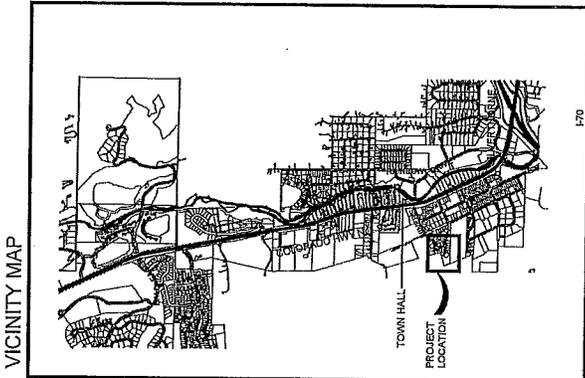
Town of Silverthorne, Colorado

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Exhibit B



OVERALL PLAN



VICINITY MAP

NOT TO SCALE

SHEET INDEX

- CV1 COVER SHEET
- N1 GENERAL NOTES & CONDITIONS
- SCI SURVEY CONTROL DIAGRAM
- EX1 EXISTING CONDITIONS & DEMO PLAN
- G1 GRADING PLAN
- L1 LAYOUT PLAN
- LS1 LANDSCAPE PLAN
- SD1 SITE DETAILS
- SD2 SITE DETAILS
- SD3 SITE DETAILS
- SD4 SITE DETAILS
- CT1.0 GRADING & DRAINAGE PLAN

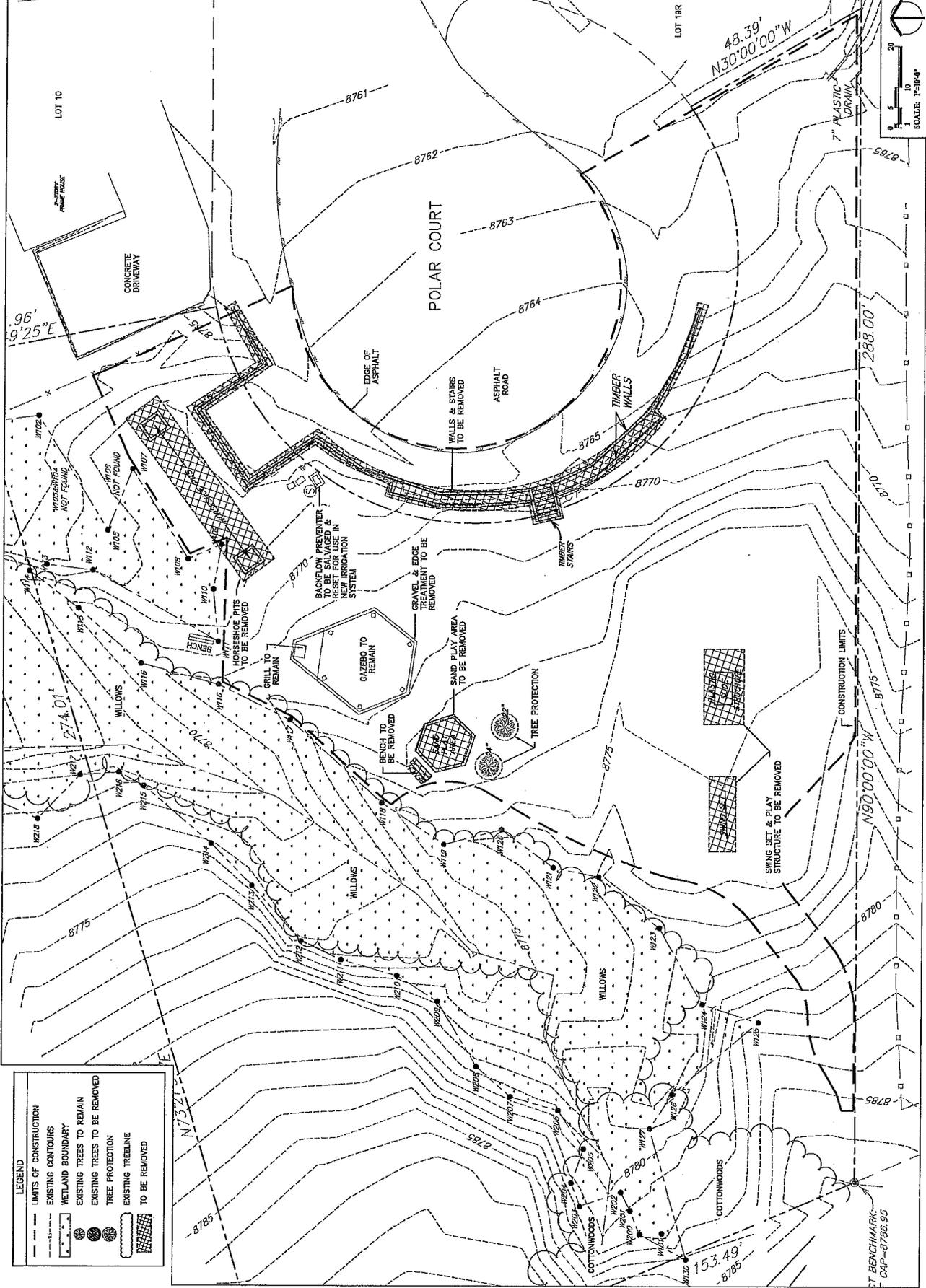
PROJECT TEAM

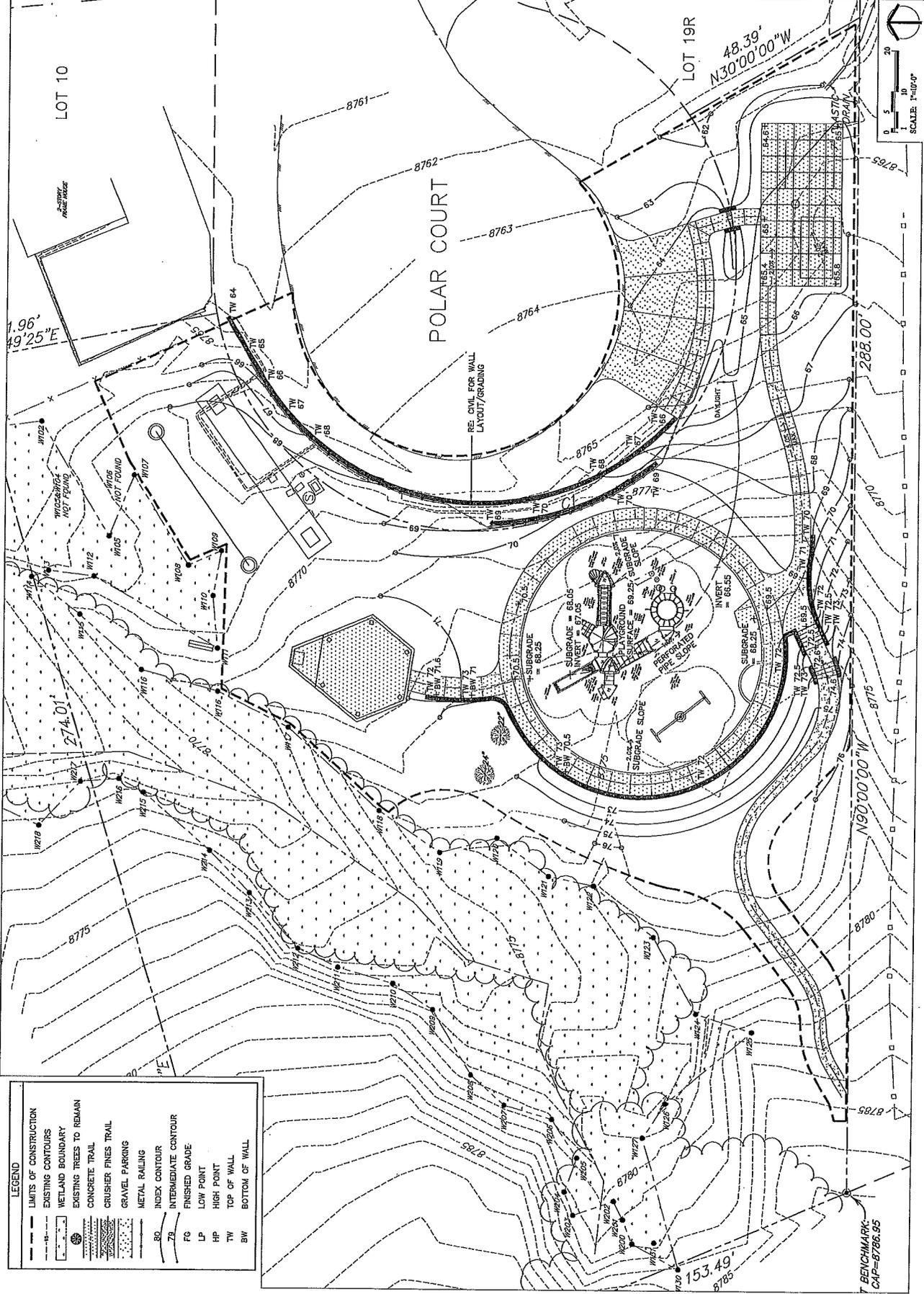
LANDSCAPE ARCHITECT
DHM DESIGN
900 S BROADWAY #300
DENVER, CO 80208
CONTACT: MARK WILCOX

CIVIL ENGINEER
JVA, INCORPORATED
47 COOPER CREEK WAY, SUITE 328
BRIGHTON, CO 80601
CONTACT: KEVIN E. VECCHIARELLI



DRAWING INFORMATION	
PREPARED FOR:	TOWN OF SILVERTHORNE
PREPARED BY:	DHM DESIGN CORPORATION
PROJECT NUMBER:	16055.00
DATE:	04-28-2016
CHECKED BY:	UN
SUBMITTED DATE:	04-28-2016
REVISIONS:	
SHEET TITLE:	COVER SHEET
JOB DESCRIPTION:	
BID DOCUMENT:	
SHEET NUMBER:	CV1
SHEET 1 OF 777	





LEGEND

	LIMITS OF CONSTRUCTION
	EXISTING CONTOURS
	WETLAND BOUNDARY
	EXISTING TREES TO REMAIN
	CONCRETE TRAIL
	CRUSHER FINES TRAIL
	GRAVEL PARKING
	METAL RAILING
	80 INDEX CONTOUR
	Z8 INTERMEDIATE CONTOUR
	FS FINISHED GRADE
	LP LOW POINT
	HP HIGH POINT
	TW TOP OF WALL
	BW BOTTOM OF WALL

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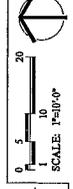
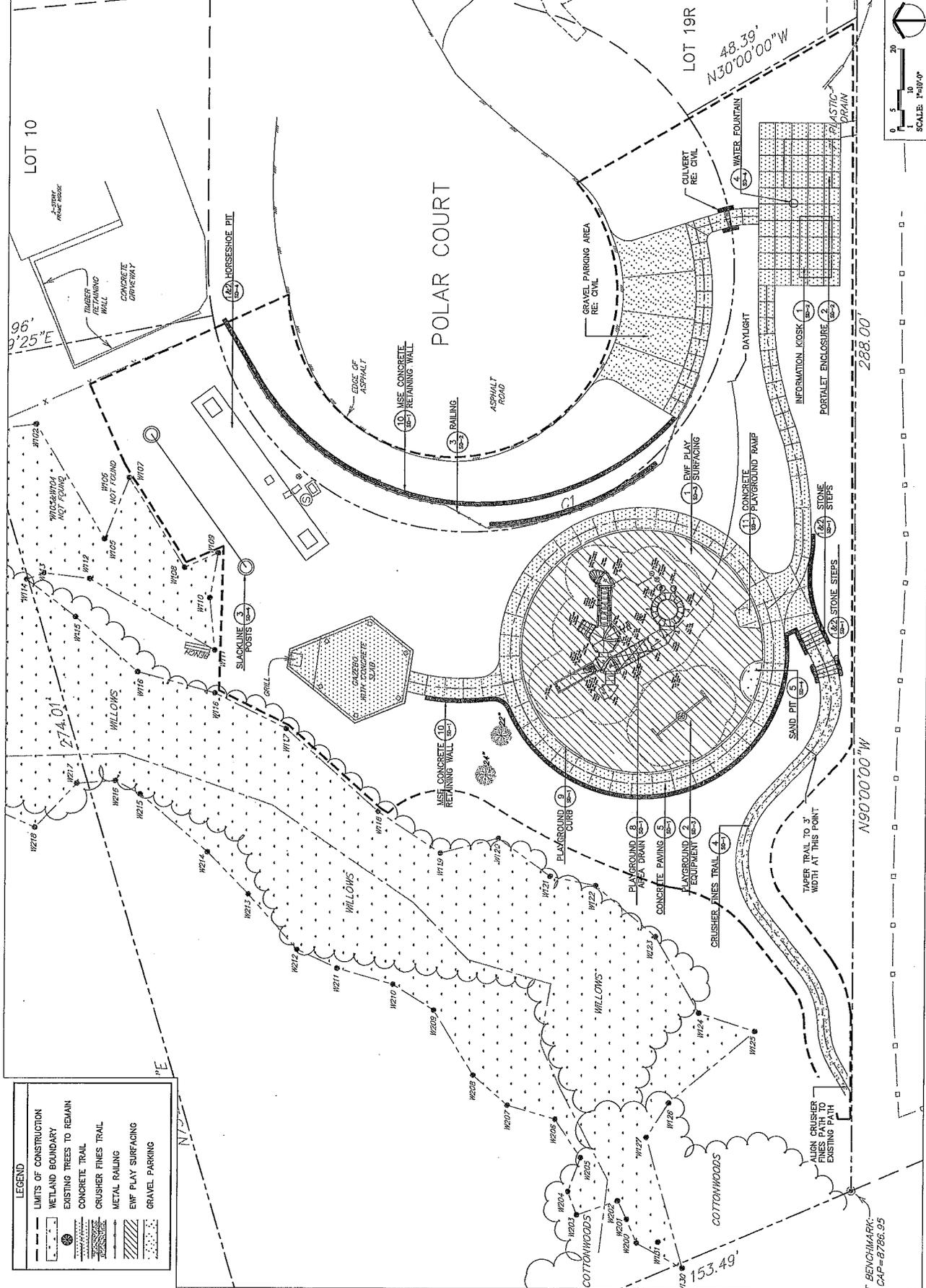
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 NOT FOR CONSTRUCTION

ARCTIC PLACER PARK

Silverthorne, CO

PROJECT NUMBER: 16055100
 DATE: 04-08-2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 REVISIONS:
 JOB DESCRIPTION:
 SHEET TITLE:
 LAYOUT & MATERIALS

SHEET NUMBER:
L-1
 SHEET 2 OF 277



LEGEND

[Symbol]	LIMITS OF CONSTRUCTION
[Symbol]	WETLAND BOUNDARY
[Symbol]	EXISTING TREES TO REMAIN
[Symbol]	CONCRETE TRAIL
[Symbol]	CRUSHER FINES TRAIL
[Symbol]	METAL RAILING
[Symbol]	EMF PLAY SURFACING
[Symbol]	GRAVEL PARKING

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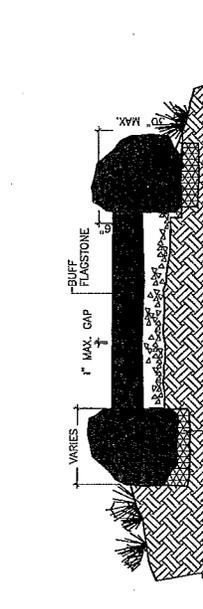
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ARCTIC PLACER PARK
 Silverthorne, CO

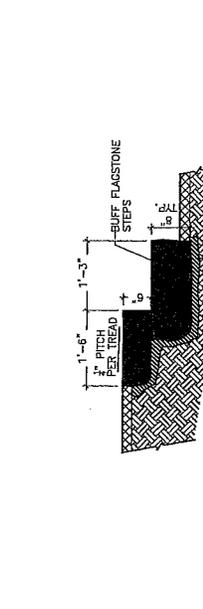
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 DATE: 04/03/2015
 ISSUED BY: JRM
 DRAWN BY: JRM
 CHECKED BY: JRM
 APPROVED BY: JRM



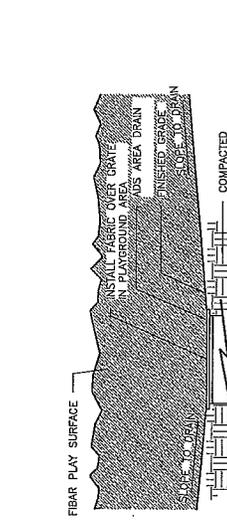
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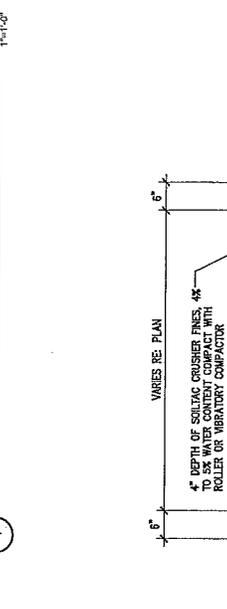
2 STONE STEPS - ELEVATION



3 CRUSHER FINES PATH



4 CONCRETE PAVING



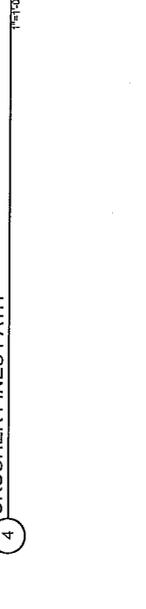
5 EXPANSION JOINT



6 CONTROL JOINT



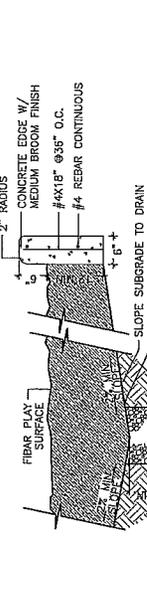
7 PLAYGROUND AREA DRAIN



8 MSE RETAINING WALL



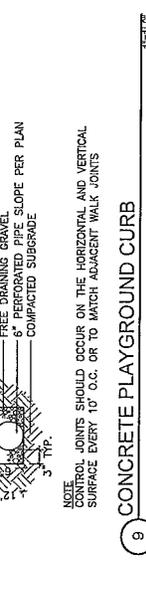
9 CONCRETE PLAYGROUND CURB



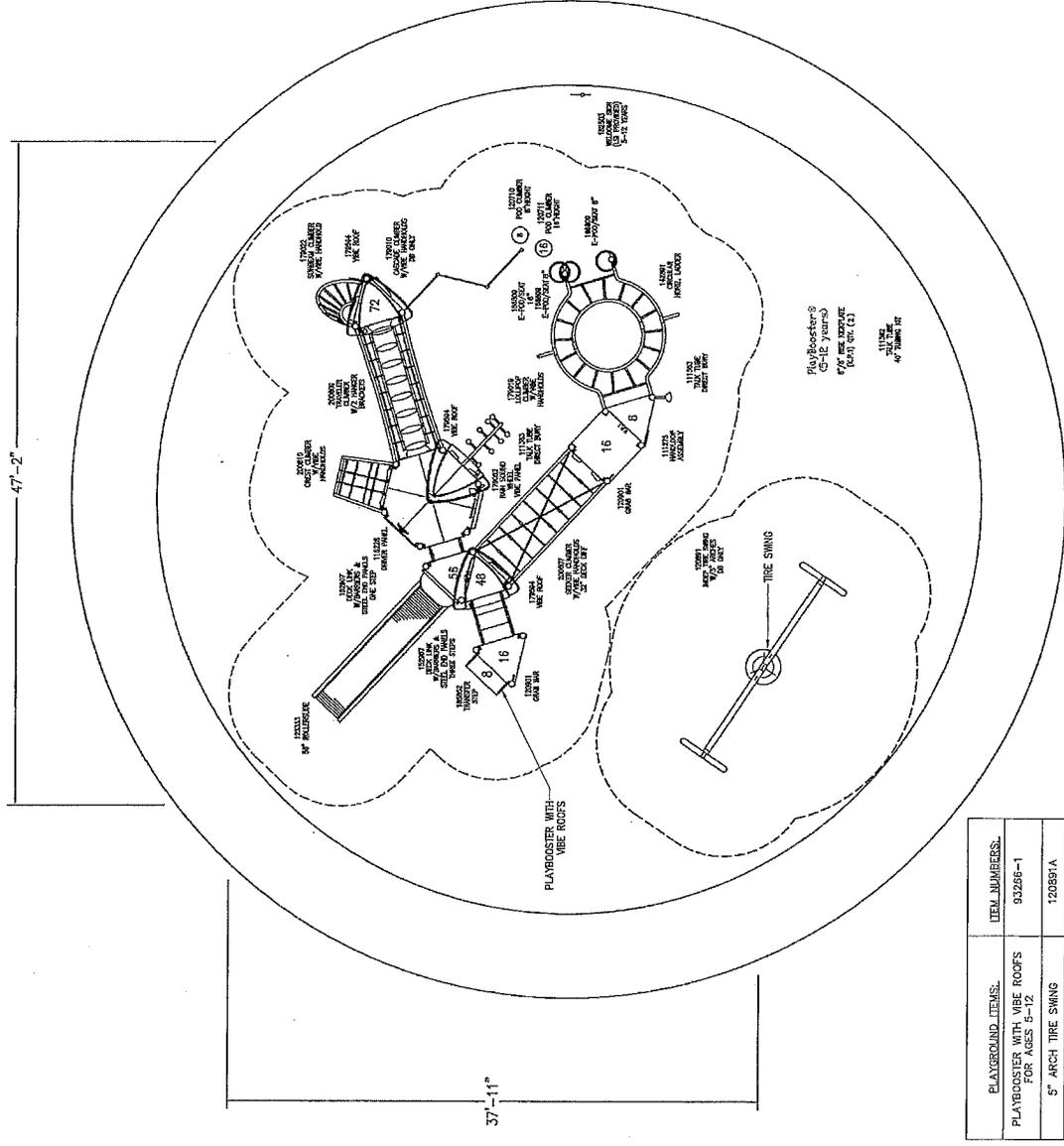
10 CONCRETE PLAYGROUND RAMP



11 FRP PLAY SURFACE

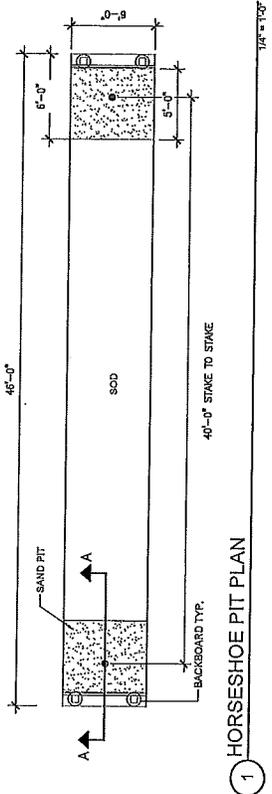


12 FRP PLAY SURFACE

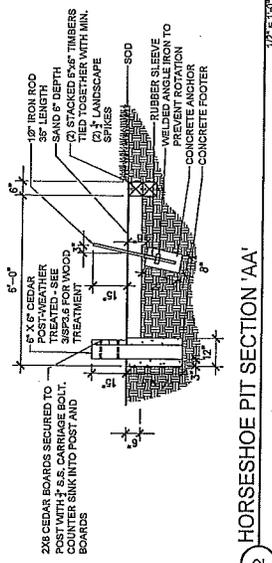


PLAYGROUND ITEMS	ITEM NUMBERS
PLAYBOOSTER WITH VIBE ROOFS FOR AGES 5-12	93256-1
5" ARCH TIRE SWING	120591A
ENGINEERED WOOD FIBER SURFACING	EMF

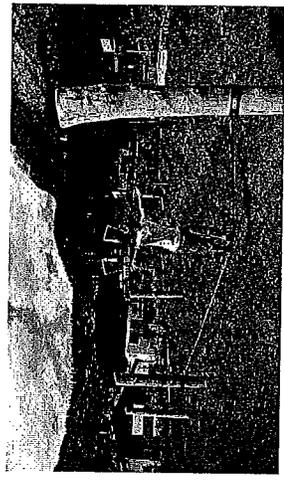
2 PLAYGROUND EQUIPMENT
 AS SUPPLIED BY ROCKY MOUNTAIN RECREATIONLANDSCAPE STRUCTURES 1460-856-0169



1 HORSESHOE PIT PLAN



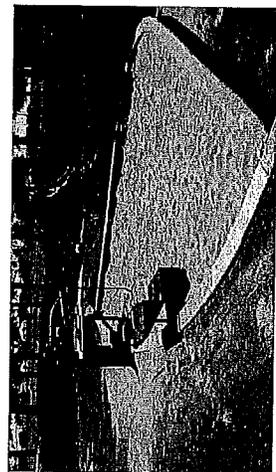
2 HORSESHOE PIT SECTION 'AA'



3 SLACKLINE



4 WATER FOUNTAIN



5 SAND PIT

DIAM DESIGN
 11111 Broadway
 Suite 200
 Silverthorne, CO 80498
 303.477.5533
 www.diamdesign.com

RELEASE OF DOCUMENT
 I, the undersigned, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Colorado.

DRAFT
 NOT FOR CONSTRUCTION

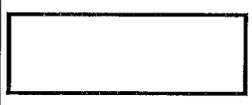
ARCTIC PLACER PARK
 Silverthorne, CO

PROJECT NUMBER:	DATE:
16055100	04-08-2016
DRAWN BY:	CHECKED BY:
DR/MS	DR/MS
REVISIONS:	
NO.:	DESCRIPTION:
SHEET TITLE:	
SITE DETAILS	
SHEET NUMBER:	
SD-4	
SHEET 2 OF 277	

1	1/16"	1/8"	1/4"	3/8"	1/2"	5/8"	3/4"	7/8"	1"	1 1/8"	1 1/4"	1 3/8"	1 1/2"	1 5/8"	1 3/4"	1 7/8"	2"	2 1/8"	2 1/4"	2 3/8"	2 1/2"	2 5/8"	2 3/4"	2 7/8"	3"	3 1/8"	3 1/4"	3 3/8"	3 1/2"	3 5/8"	3 3/4"	3 7/8"	4"	4 1/8"	4 1/4"	4 3/8"	4 1/2"	4 5/8"	4 3/4"	4 7/8"	5"	5 1/8"	5 1/4"	5 3/8"	5 1/2"	5 5/8"	5 3/4"	5 7/8"	6"	6 1/8"	6 1/4"	6 3/8"	6 1/2"	6 5/8"	6 3/4"	6 7/8"	7"	7 1/8"	7 1/4"	7 3/8"	7 1/2"	7 5/8"	7 3/4"	7 7/8"	8"	8 1/8"	8 1/4"	8 3/8"	8 1/2"	8 5/8"	8 3/4"	8 7/8"	9"	9 1/8"	9 1/4"	9 3/8"	9 1/2"	9 5/8"	9 3/4"	9 7/8"	10"	10 1/8"	10 1/4"	10 3/8"	10 1/2"	10 5/8"	10 3/4"	10 7/8"	11"	11 1/8"	11 1/4"	11 3/8"	11 1/2"	11 5/8"	11 3/4"	11 7/8"	12"	12 1/8"	12 1/4"	12 3/8"	12 1/2"	12 5/8"	12 3/4"	12 7/8"	13"	13 1/8"	13 1/4"	13 3/8"	13 1/2"	13 5/8"	13 3/4"	13 7/8"	14"	14 1/8"	14 1/4"	14 3/8"	14 1/2"	14 5/8"	14 3/4"	14 7/8"	15"	15 1/8"	15 1/4"	15 3/8"	15 1/2"	15 5/8"	15 3/4"	15 7/8"	16"	16 1/8"	16 1/4"	16 3/8"	16 1/2"	16 5/8"	16 3/4"	16 7/8"	17"	17 1/8"	17 1/4"	17 3/8"	17 1/2"	17 5/8"	17 3/4"	17 7/8"	18"	18 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7/8"	68"	68 1/8"	68 1/4"	68 3/8"	68 1/2"	68 5/8"	68 3/4"	68 7/8"	69"	69 1/8"	69 1/4"	69 3/8"	69 1/2"	69 5/8"	69 3/4"	69 7/8"	70"	70 1/8"	70 1/4"	70 3/8"	70 1/2"	70 5/8"	70 3/4"	70 7/8"	71"	71 1/8"	71 1/4"	71 3/8"	71 1/2"	71 5/8"	71 3/4"	71 7/8"	72"	72 1/8"	72 1/4"	72 3/8"	72 1/2"	72 5/8"	72 3/4"	72 7/8"	73"	73 1/8"	73 1/4"	73 3/8"	73 1/2"	73 5/8"	73 3/4"	73 7/8"	74"	74 1/8"	74 1/4"	74 3/8"	74 1/2"	74 5/8"	74 3/4"	74 7/8"	75"	75 1/8"	75 1/4"	75 3/8"	75 1/2"	75 5/8"	75 3/4"	75 7/8"	76"	76 1/8"	76 1/4"	76 3/8"	76 1/2"	76 5/8"	76 3/4"	76 7/8"	77"	77 1/8"	77 1/4"	77 3/8"	77 1/2"	77 5/8"	77 3/4"	77 7/8"	78"	78 1/8"	78 1/4"	78 3/8"	78 1/2"	78 5/8"	78 3/4"	78 7/8"	79"	79 1/8"	79 1/4"	79 3/8"	79 1/2"	79 5/8"	79 3/4"	79 7/8"	80"	80 1/8"	80 1/4"	80 3/8"	80 1/2"	80 5/8"	80 3/4"	80 7/8"	81"	81 1/8"	81 1/4"	81 3/8"	81 1/2"	81 5/8"	81 3/4"	81 7/8"	82"	82 1/8"	82 1/4"	82 3/8"	82 1/2"	82 5/8"	82 3/4"	82 7/8"	83"	83 1/8"	83 1/4"	83 3/8"	83 1/2"	83 5/8"	83 3/4"	83 7/8"	84"	84 1/8"	84 1/4"	84 3/8"	84 1/2"	84 5/8"	84 3/4"	84 7/8"	85"	85 1/8"	85 1/4"	85 3/8"	85 1/2"	85 5/8"	85 3/4"	85 7/8"	86"	86 1/8"	86 1/4"	86 3/8"	86 1/2"	86 5/8"	86 3/4"	86 7/8"	87"	87 1/8"	87 1/4"	87 3/8"	87 1/2"	87 5/8"	87 3/4"	87 7/8"	88"	88 1/8"	88 1/4"	88 3/8"	88 1/2"	88 5/8"	88 3/4"	88 7/8"	89"	89 1/8"	89 1/4"	89 3/8"	89 1/2"	89 5/8"	89 3/4"	89 7/8"	90"	90 1/8"	90 1/4"	90 3/8"	90 1/2"	90 5/8"	90 3/4"	90 7/8"	91"	91 1/8"	91 1/4"	91 3/8"	91 1/2"	91 5/8"	91 3/4"	91 7/8"	92"	92 1/8"	92 1/4"	92 3/8"	92 1/2"	92 5/8"	92 3/4"	92 7/8"	93"	93 1/8"	93 1/4"	93 3/8"	93 1/2"	93 5/8"	93 3/4"	93 7/8"	94"	94 1/8"	94 1/4"	94 3/8"	94 1/2"	94 5/8"	94 3/4"	94 7/8"	95"	95 1/8"	95 1/4"	95 3/8"	95 1/2"	95 5/8"	95 3/4"	95 7/8"	96"	96 1/8"	96 1/4"	96 3/8"	96 1/2"	96 5/8"	96 3/4"	96 7/8"	97"	97 1/8"	97 1/4"	97 3/8"	97 1/2"	97 5/8"	97 3/4"	97 7/8"	98"	98 1/8"	98 1/4"	98 3/8"	98 1/2"	98 5/8"	98 3/4"	98 7/8"	99"	99 1/8"	99 1/4"	99 3/8"	99 1/2"	99 5/8"	99 3/4"	99 7/8"	100"	100 1/8"	100 1/4"	100 3/8"	100 1/2"	100 5/8"	100 3/4"	100 7/8"
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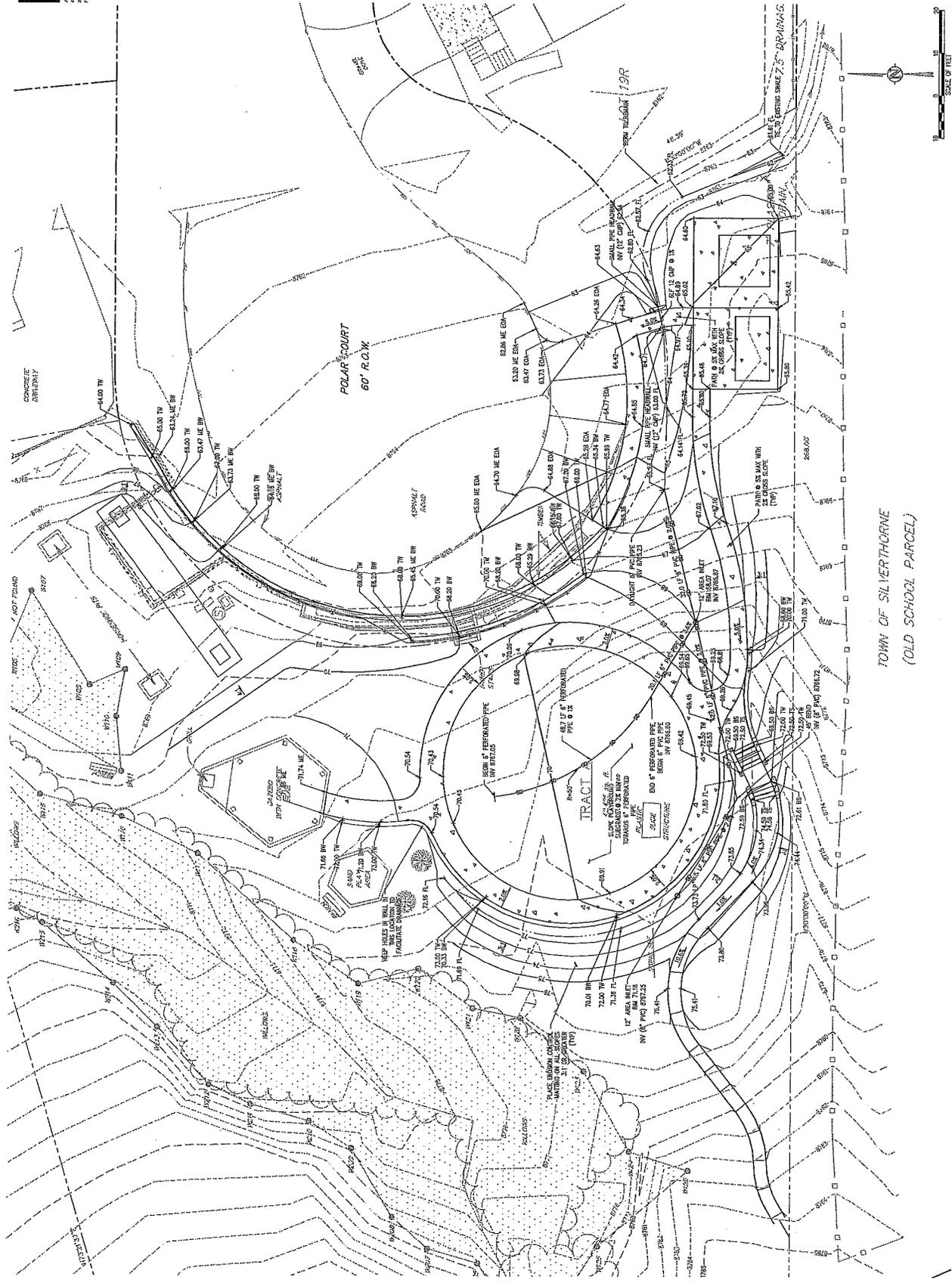
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ARCTIC PLACER PARK

Silverthorne, CO

PROJECT NUMBER	DATE
10056.00	04-28-2016
DESIGNER	PROJECT
OWNS DESIGN	SAR
PROJECT NUMBER	C1.0
SHEET NUMBER	OF 227



TOWN OF SILVERTHORNE
 (OLD SCHOOL PARCEL)



Small text at the bottom right corner, likely a disclaimer or copyright notice.

Town of Silverthorne, Colorado
Planning Commission Staff Report

From: Matt Gennett, AICP, Planning Manager *MG*

Date: April 29, 2016, for the meeting of May 3, 2016

Subject: Preliminary Site Plan – Tract S, South Maryland Creek Ranch (SMCR), Filing No. 1 (PT 2016-8)

Owner: Tom Everist

Applicant: Joanna Hopkins, Development Director, Summit Sky Ranch

Proposal: The applicant is requesting approval of a Preliminary Site Plan for six single-family, cabin style homes to be located on Tract S. The proposed use, architecture, and site design are in keeping with the previously approved SMCR PUD, Preliminary Subdivision Plan, and Final Plat for the subject property. (*Please see the attached plans for further information.*)

Address: 28585 State Highway 9

Legal Description: Tract S, South Maryland Creek Ranch – Filing No. 1

Site Area: 5.29 acres, or 230,508 square feet

Zone District: South Maryland Creek Ranch Planned Unit Development (PUD)

Design District: N/A

Site Conditions: Of the total site area of 416 acres included in the subject PUD, a portion is currently being used by Everist Materials for their gravel operation. Limited construction of public infrastructure, approved under a Minor Subdivision plat, has also occurred.

Adjacent Uses: North: Remainder of the Maryland Creek Ranch property
South: US Forest Service property
East: Oxbow Ranch and Highway 9
West: US Forest Service property

Height: Allowed: 35 feet
Proposed: 28 feet

Lot Coverage: Allowed: 15% of the lot area, or 34,576 square feet
Proposed: 3% of the lot area, or 7,582 square feet

Parking: Required: 2 per dwelling unit, or 12 spaces

- Proposed: 24 spaces
- Snow Storage:** Required: 25% of paved surface, or 6,272 square feet
Proposed: 27% of paved surface, or 6,900 square feet
- Landscaping:** Required: 18 trees and 36 shrubs
Proposed: 70 trees and 53 shrubs (exceeds requirement)
- Setbacks:** As set forth in the SMCR PUD Guide, the residences depicted on the Preliminary Site Plan maintain the minimum separation between buildings of twenty feet (20'). The minimum front setback of ten feet (10') from the private access, Moss Way, is likewise being maintained. No other setback requirements pertain to this proposal.

PREVIOUS COUNCIL ACTION: On December 14, 2005, Town Council approved both the Annexation, and associated Annexation Agreement, and PUD zoning for South Maryland Creek Ranch (SMCR) PUD. On December 14, 2005, Town Council approved Ordinance No. 2005-17 creating the SMCR General Improvement District. A Sketch Subdivision of South Maryland Creek Ranch was approved by Town Council on November 9, 2005. The South Maryland Creek Ranch Minor Subdivision was approved by Town Council on June 28, 2006. On September 12, 2007, the Town Council approved the Sketch Plan for the South Maryland Creek Ranch Major PUD Modification which proposed 83 residential units on 416 acres. On November 14, 2007, the Town Council approved on first reading Ordinance No. 2007-23, an ordinance zoning 61 acres of the Maryland Creek Ranch to South Maryland Creek Ranch PUD. On November 28, 2007, the Town Council approved Ordinance No. 2007-23 on second reading, an ordinance zoning 61 acres of Maryland Creek Ranch to South Maryland Creek Ranch PUD.

Maryland Creek Ranch (MCR) Sketch Subdivision and Sketch Disturbance Permit Application (DPA) for the 416-acre property, was approved by Town Council on February 13, 2008. A Preliminary Subdivision and Preliminary DPA were approved on September 24, 2008. On June 24, 2009, Town Council re-approved the Preliminary Subdivision and DPA and granted a one-year extension to the MCR Preliminary Subdivision and DPA, extending the Preliminary approval to September 24, 2010. Staff approved a six-month extension of the Preliminary Subdivision and DPA from September 24, 2010, to March 24, 2011.

On March 9, 2011, the Town Council reapproved the Preliminary Subdivision for MCR with an extended three-year effective date of approval. The reapproved Preliminary Subdivision expired on March 24, 2014.

On October 22, 2014, the Town Council approved the Fourth Amendment to the Amended and Restated Annexation and Development Agreement for SMCR, which extended certain deadlines by one year. On October 22, 2014, the Town Council approved the Second Amendment to the Amended and Restated Water Service Agreement for SMCR to extend a deadline by one year. On October 22, 2014, the Town Council approved the Fifth Amendment to the Subdivision Improvements Agreement for SMCR to extend a deadline commensurate with the completion of required improvements.

On January 28, 2015, Council approved Minor Subdivision plats for SMCR and Ox Bow Ranch which resolved a property line location discrepancy.

On March 11, 2015, Council held a Public Hearing on an application for a Major Amendment to the SMCR PUD at their regular meeting, and continued the item to the regularly scheduled meeting of May 27, 2015. On May 27, 2015, Council approved Ordinance No. 2015-08 on First Reading. On June 10, 2015, Council approved Ordinance No. 2015-08 on Second Reading, thereby increasing the maximum allowable density from 83 to 240 dwelling units on 416 acres.

On September 23, 2015, Council approved the SMCR Preliminary Plan for Subdivision. On March 9, 2016, Council approved the Final Plat for South Maryland Creek Ranch – Filing No. 1, thereby creating Tract D.

BACKGROUND: In December 2005, the Town annexed and zoned SMCR which then consisted of 71 single family residential units on 355 acres. On May 23, 2007, Maryland Creek Ranch, LLC, brought forward an Annexation Petition to annex an additional 61 acres. The primary purpose of this later annexation was to increase the acreage of SMCR property so that the one unit per five acres, Rural Residential density would be maintained upon incorporating an additional twelve (12) units into the original SMCR PUD. In November 2007, the Town approved the annexation of an additional 61 acres concurrently with a Major PUD Amendment to zone the additional 61 acres and allow for an additional twelve (12) units of density in the SMCR PUD, which brought the total units to 83 single family units on 416 acres. On May 16, 2014, the applicants submitted the application for a Major Amendment to the SMCR PUD to increase the maximum density to 240 dwelling units. On March 3, 2015, the Planning Commission forwarded a recommendation of approval of the PUD Major Amendment application to Council. On September 23, 2015, Planning Commission forwarded a recommendation of approval of the SMCR Preliminary Plan for Subdivision.

STAFF COMMENTS – PRELIMINARY SITE PLAN: The Site Plan review process is reviewed by Planning Commission and Town Council at the Preliminary and Final levels to determine if the plan complies with zoning requirements, Design District Standards, and Code standards and regulations.

Comprehensive Plan: The Silverthorne Comprehensive Plan reflects the goals and objectives of the community. The first criterion for review of a Preliminary Site Plan is consistency with the goals and policies of the Comprehensive Plan. Given that the PUD Major Amendment, Preliminary Plan for Subdivision, and the Final Plat for Phase 1 were all previously found to be in compliance with the Comprehensive Plan, and the subject application adheres to the previous approvals listed above, Staff finds the Preliminary Site Plan for Tract S in conformance with the Comprehensive Plan.

Chapter 4 of the Town Code: The second criterion for review of a Preliminary Site Plan is consistency with Chapter 4, Article IV, *Zoning Regulations*; Article VI, *Site Plan*.

Land Use: Tract S is zoned as a common area parcel to accommodate six (6) single-family, footprint style homes via the SMCR PUD, and the Preliminary Site Plan for Tract S

is consistent with this land use designation.

Zoning Standards: All of the pertinent Zoning Standards set forth in the SMCR PUD Guide, including building height, lot coverage, setbacks, and snow storage, are being met with the proposed Preliminary Site Plan for Tract S.

Vehicular Access: The site is accessed via a 24' wide two-way private drive, named Moss Way, aligned within a 35' easement. The proposed private access meets Town road standards.

Pedestrian Access: A private, soft surface trail has been included with the proposal to facilitate pedestrian access.

Traffic Impacts: Based on Section 4-6-5(c)2, *Preliminary Site Plan Submittal Requirements*, the Town may request any reasonable information to aid in a Site Plan review, including Traffic Studies. Because the proposed development is part of a PUD and Subdivision for which thorough Traffic Studies have already been performed, Staff finds this criterion to be met.

Parking: As listed in the first section of this memorandum, the minimum parking requirement for the Tract S Preliminary Site Plan proposal is 12 standard spaces. The applicant is proposing 24 standard spaces, thereby exceeding the minimum number of required parking spaces.

Snow Storage: A minimum of 25% of the total paved area must be provided for snow storage.

Landscaping: As indicated above, a minimum of three (3) trees and six (6) shrubs is required for each single-family home, which equates to eighteen (18) trees and thirty-six (36) shrubs for this proposal. The applicant is proposing to plant 70 trees and 53 shrubs, thereby exceeding the minimum requirement.

Lighting: The Lighting Plan is shown on Sheet LP in the accompanying reduced plan set included in the Preliminary Site Plan application binder for Tract S. All lighting fixtures on the building must be down cast and fully shielded. Details and cut sheets for each type of fixture will be required upon Final Site Plan submittal.

Utilities: No comments or concerns regarding proposed utilities have been received from the Utilities Manager.

Drainage: A Phase I Master Drainage Plan was submitted and approved with the Final Plat on March 9, 2016. Given that Tract S is located within the plans for Phase I, this criterion has been met.

Architecture: There are two home prototypes proposed for Tract S: The Keller Cabin, the Valhalla Cabin, and the Powell Cabin. All three of these home types meet the architectural requirements of the SMCR PUD Guide and incorporate columns, trusses, beams, and a combination of gable and shed roofs. *(Please see the attached application binder for*

details.)

STAFF RECOMMENDATION: The Community Development recommends approval of the Preliminary Site Plan for Tract S, South Maryland Creek Ranch – Filing No. 1.

Suggested Motion: *“I move to recommend approval of the Preliminary Site Plan for Tract S, South Maryland Creek Ranch – Filing No. 1.”*

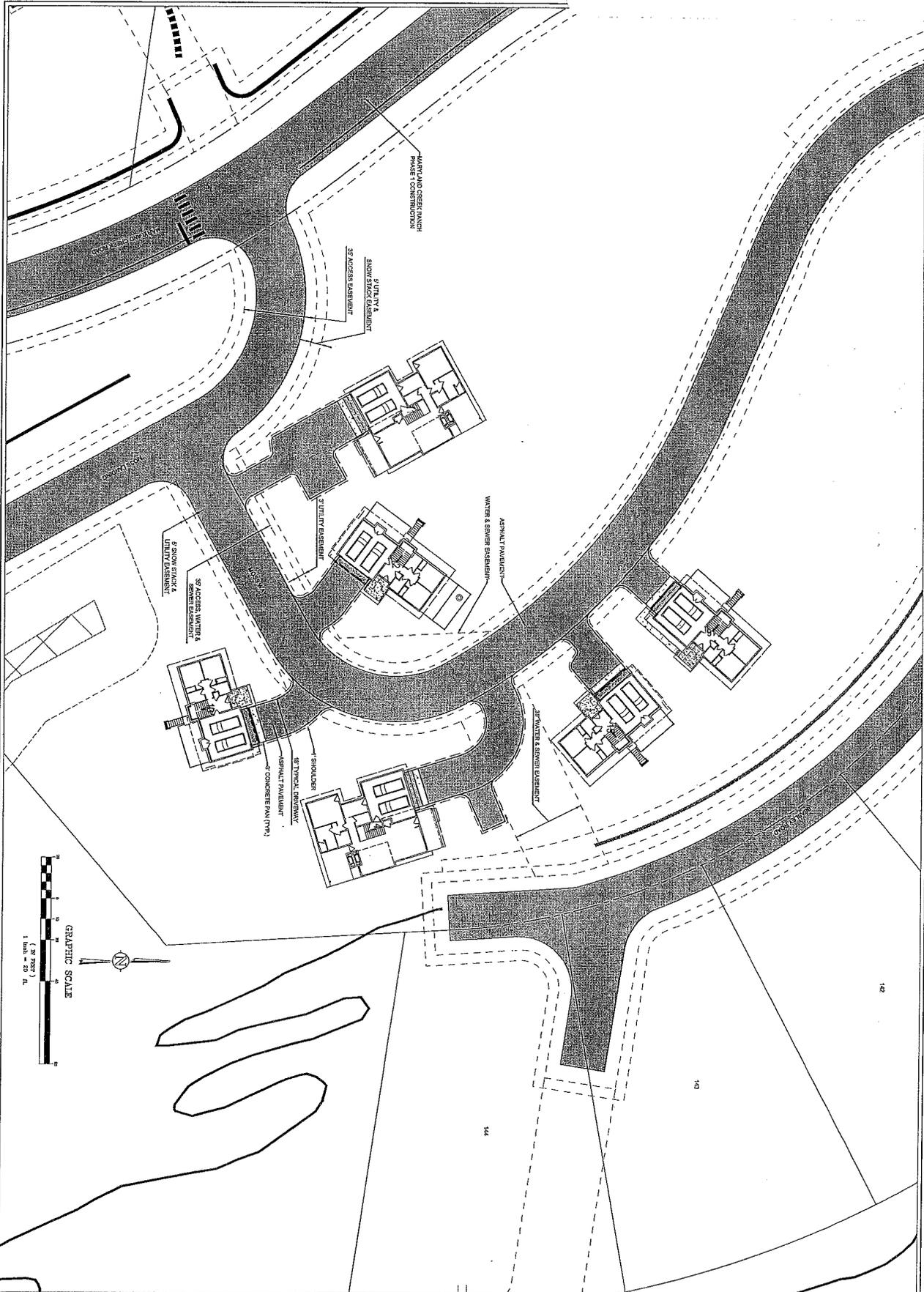
Alternate Motion: Should the Planning Commission determine that the proposed Preliminary Site Plan does not meet Town requirements, the following motion may be made: *“I move to recommend denial of the Preliminary Site Plan for Tract S, South Maryland Creek Ranch – Filing No. 1, with the finding that it does not meet STC Section 4-6-6(k).”*

EXHIBITS:

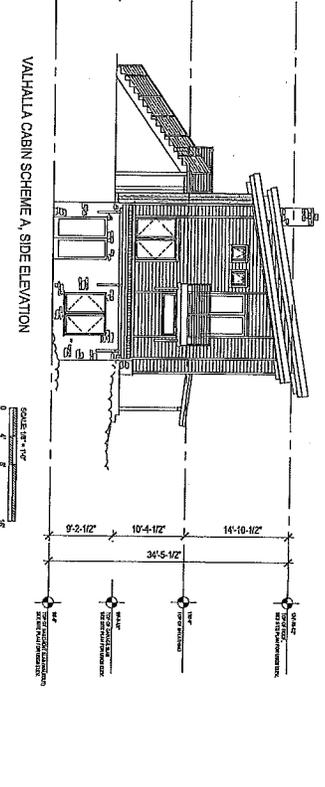
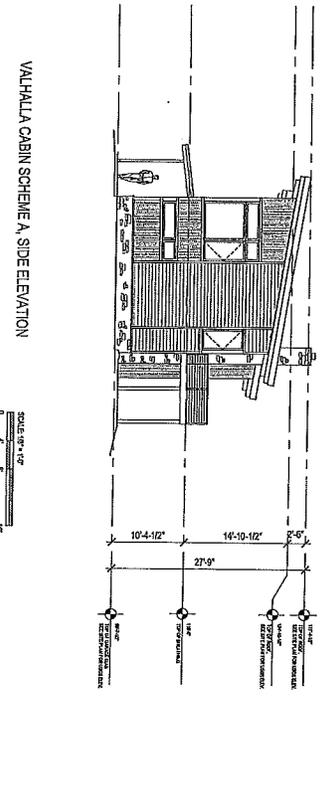
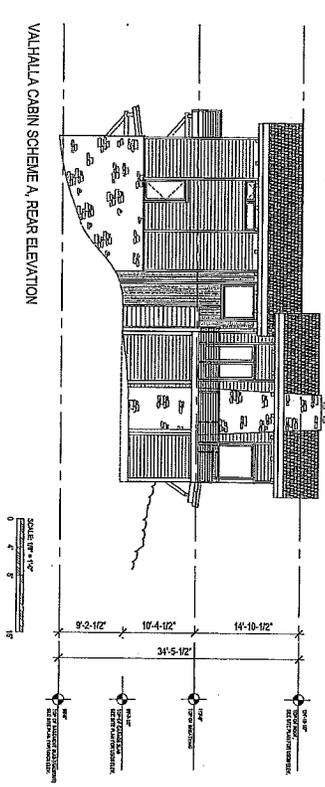
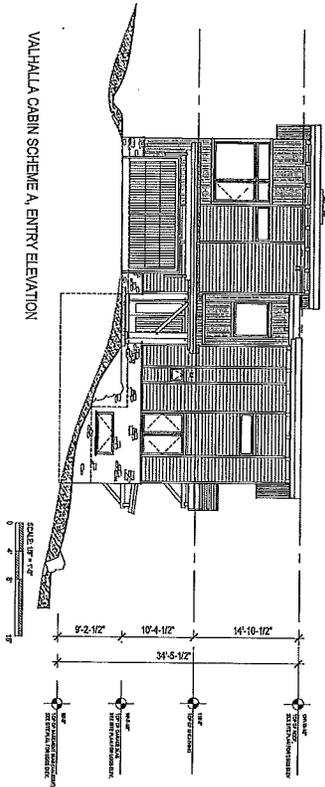
Exhibit A: 8.5”x11” Site Plan and Elevations

ATTACHMENTS:

Preliminary Site Plan application binder for SMCR – Filing No. 1, Tract S



<p>OWNER: MARYLAND CREEK RANCH, LLC 13323 Old Road, Suite 100 Maryland Heights, MD 21106 Tel: 410-588-5841 Fax: 410-588-5841</p>	<p>Date: February 26, 2019 Title: TRACT S PRELIMINARY PLAN SUBMITTAL</p>	<p>Drawn by: CMV Checked by: SMF</p>	<p>Revisions:</p> <p>TRACT S PRELIMINARY PLAN SUBMITTAL</p> <p>SITE PLAN</p>	 <p>MARYLAND CREEK RANCH</p>	 <p>TETRA TECH 13323 Old Road, Suite 100 Maryland Heights, MD 21106 Tel: 410-588-5841 Fax: 410-588-5841</p>
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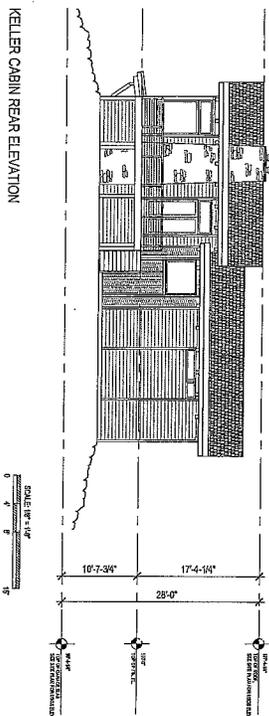
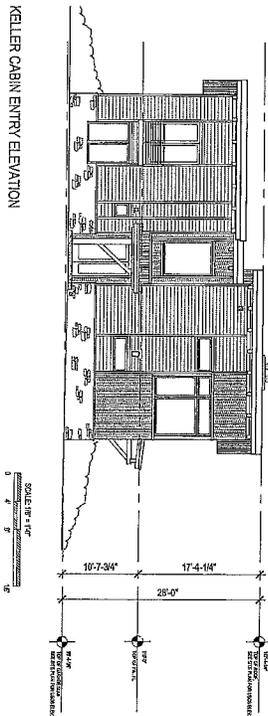
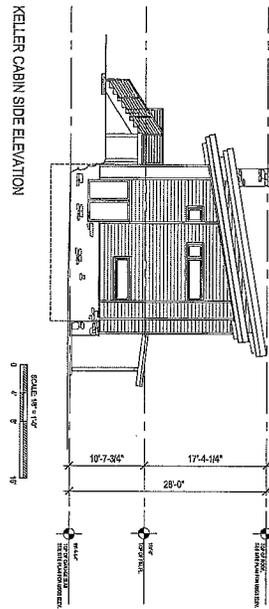
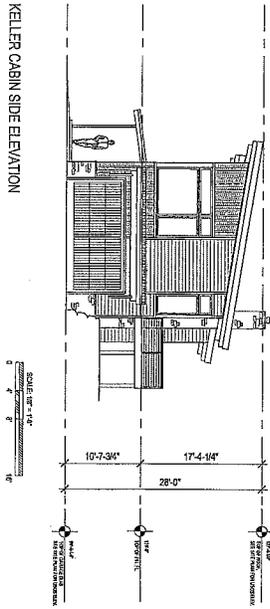


NOT FOR CONSTRUCTION

DATE:	1/21/2014
DRAWN BY:	JB, GB, MT
CHECKED BY:	MT
OWNER:	BOB AND JILL ADAMS
PROJECT:	VALHALLA CABIN
ADDRESS:	555 ADAMS AVE
CITY:	SILVERTHORPE, CO
STATE:	CO
ZIP:	81069
PHONE:	970-526-5891
SHEET NUMBER:	A001
SHEET TITLE:	

SITE PLAN SUBMITTAL TRACT S
SILVERTHORPE, COLORADO 81069

CRANER INC. INTERIUM
2130 E 17th AVENUE
DENVER, COLORADO 80202
CRANERINC.COM



NOT FOR CONSTRUCTION

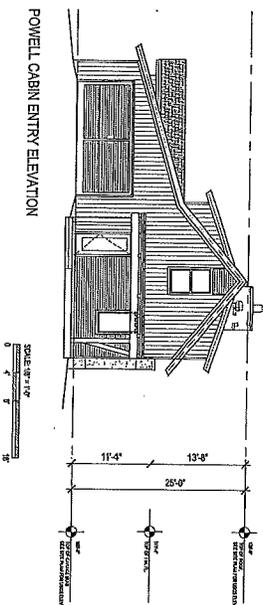
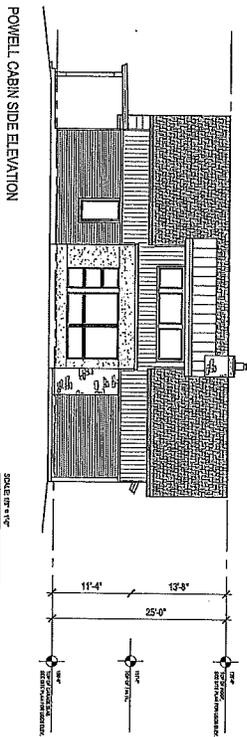
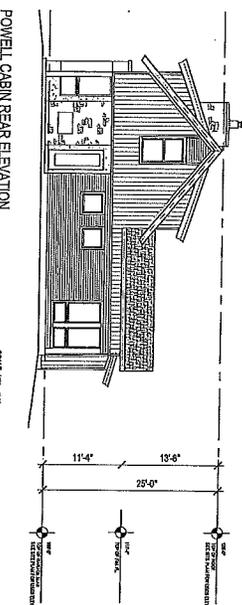
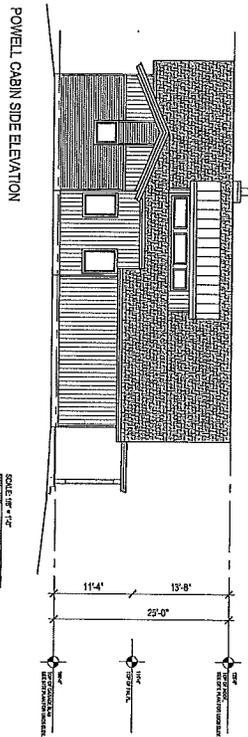
DATE:	1/17 SUBMITTAL
SHEET NUMBER:	A002
SHEET TITLE:	

SITE PLAN SUBMITTAL TRACT S
 SILVERTHORNE, COLORADO 80498

OWNER:
 DESERT LAND HOLDINGS LLC
 688 ADAMS AVE.
 SILVERTHORNE, CO 80498
 970-262-8591

38-

OWNER: MANUFACTURE
 2100 E. 7TH Avenue
 Denver, Colorado 80205
 720.457.2012
 CSM@MFC.COM



NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL TRACT S

SILVERTHORNE, COLORADO 80588

OWNER:
 ESTATE LAND
 1515 S. 10TH AVE.
 SILVERTHORNE, CO
 80558
 720.999.5831

SHANE ARCHITECTURE
 2181 E 17TH AVENUE
 DENVER, COLORADO 80202
 ORAN@SHANEARCH.COM

SILVERTHORNE TOWN COUNCIL
Meeting Minutes
Wednesday, March 23, 2016

CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA:

Those members present and answering Roll Call were Mayor Bruce Butler, Council Members Derrick Fowler, , Russ Camp, Stuart Richardson, JoAnne Nadalin and Ann-Marie Sandquist. Peggy Long was absent. Staff members present were, Town Manager Ryan Hyland, Acting Chief of Police Misty Higby, Recreation Director Joanne Cook, Public Works Director Bill Linfield, Assistant Town Manager Mark Leidal, Senior Planner Lina Lesmes, Planning Manager Matt Gennett, Town Attorney Matt Mire and Town Clerk Michele Miller.

The Pledge of Allegiance was recited by those present.

STAFF COMMENTS:

Cook announced the arrival of the new summer Pastimes Brochure.

COUNCIL COMMENTS:

Nadalin complimented the Pastimes Brochure's advertisements and collaboration with the Lake Dillon Theater Co.

CITIZEN COMMENTS:

None.

CONSENT CALENDAR:

NADALIN MOVED TO APPROVE THE CONSENT CALENDAR INCLUDING THE MINUTES FROM MARCH 9, 2016, RESOLUTION 2016-08; A RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT WITH DHM DESIGN TO PREPARE CONSTRUCTION DOCUMENTS AND COMPLETE BID PACKAGE FOR THE REDEVELOPMENT OF ARCTIC PLACER PARK; AND DESIGN DEVELOPMENT DRAWINGS, CONSTRUCTION DOCUMENTS, AND COMPLETE BID PACKAGE FOR THE REDEVELOPMENT OF RAINBOW PARK WEST ENTRANCE REPLAT – LOT 33, EAGLES NEST GOLF COURSE, FILING NO. 4 AND REPLAT – RAINBOW RUN – FIRST AMENDMENT, A REPLAT OF RAINBOW RUN. MOTION SECONDED. MOTION PASSED BY COUNCIL. (LONG ABSENT)

PUBLIC PRESENTATIONS:

Flight for Life Memorial Park Committee Presentation

Eddie O'Brien introduced Alena Scott, Norris Design and Julie Kelble, Park Committee Chairman. He reviewed the plans and design for the Flight for Life Memorial.

Kelble reviewed the committee's structure and fundraising efforts

Scott reviewed the park, the process for creating it and thoughts on designing it.

Council and Park Committee discussed the park, park features and donations.

LIQUOR BOARD:

- A. Murphy's Tavern, Inc. dba Murphy's Tavern – Renewal of Hotel Restaurant Liquor License**
- B. Maria Serrano dba Silverthorne Liquors – Renewal of Liquor Store Liquor License**

RICHARDSON MOVED TO APPROVE

- **MURPHY'S TAVERN, INC. DBA MURPHY'S TAVERN – RENEWAL OF HOTEL RESTAURANT LIQUOR LICENSE**
- **MARIA SERRANO DBA SILVERTHORNE LIQUORS – RENEWAL OF LIQUOR STORE LIQUOR LICENSE**

MOTION SECONDED. MOTION PASSED BY COUNCIL. (LONG ABSENT)

PUBLIC HEARINGS:

A. Resolution No. 2016-9, a Resolution Approving the Service Plan for the South Maryland Creek Ranch (SMCR) Metropolitan District

Public hearing opened.

Matt Gennett, Planning Manager, presented the proposed service plan for formation of a special district to be known as South Maryland Creek Metropolitan District.

Matt Mire, Town Attorney, introduced. Reviewed the history of the SMC how the Town has gotten to this point with the Metro District. He presented the details of the service plan and answered council questions. Staff and SMCR staff have reviewed the document together. He reviewed some staff concerns. He reviewed his staff report dated 3-17-16. He noted SMCR memo from Matt Ruhland, Esq. in the Town Council Packet.

No public comment received, public hearing closed.

SANDQUIST MOVED TO APPROVE RESOLUTION 2016-9 WITH 2 CONDITIONS.

1) THE TOWN AND MARYLAND CREEK RANCH, LLC SHALL ENTER INTO AN AGREEMENT OUTLINING PROTECTIONS RELATED TO A POSSIBLE SHORTFALL IN THE AMOUNTS RAISED FROM THE MAXIMUM TOWN OPERATIONS AND MAINTENANCE MILL LEVY AS COMPARED TO THE TOWN'S ACTUAL COST OF MAINTAINING THE PUBLIC IMPROVEMENTS DEDICATED TO THE TOWN, AS CONTEMPLATED IN THE SERVICE PLAN. IN THE EVENT SUCH AN AGREEMENT IS NOT ENTERED INTO WITHIN 6 MONTHS OF APPROVAL OF THE SERVICE PLAN, THE DISTRICT AGREES TO A FILE PETITION IN SUMMIT COUNTY DISTRICT COURT FOR DISSOLUTION, PURSUANT TO THE APPLICABLE STATE LAW. AND

2) PRIOR TO EXECUTION BY THE TOWN, THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN AND THE DISTRICT SHALL BE AMENDED TO PROVIDE AS FOLLOWS: (A) THAT THE DISTRICT AGREES TO MEET WITH THE TOWN BEFORE OCTOBER 10TH OF EACH YEAR TO DISCUSS AND REVIEW THE ANTICIPATED COSTS OF OPERATION AND MAINTENANCE OF THE PUBLIC IMPROVEMENTS DEDICATED TO THE TOWN DURING THE FOLLOWING YEAR, TO DETERMINE THE APPROPRIATE AMOUNT OF THE TOWN OPERATIONS AND MAINTENANCE MILL LEVY FOR THE FOLLOWING YEAR; AND (B) THAT THE DISTRICT AGREES TO TAKE ALL NECESSARY ACTION TO LOWER OR RAISE (SUBJECT TO THE MAXIMUM OF 12) THE TOWN OPERATIONS AND MAINTENANCE MILL LEVY ACCORDINGLY.

MOTION SECONDED. MOTION PASSED BY COUNCIL PRESENT. (LONG ABSENT)

ACTION ITEMS:

- A. Replat and Final Site Plan – Silverthorne Performing Arts Center, 460 Blue River Parkway, Tract A, Silverthorne Town Center Subdivision**

Lina Lesmes, Senior Planner, presented the Silverthorne Performing Arts Center Replat and Final Site Plan to Council for consideration. The Applicant, Town of Silverthorne, is requesting approval of a Replat and Final Site Plan to construct a 16,000 square-foot Silverthorne Performing Arts Center at the Silverthorne Town Center. Lesmes reviewed her staff report and requested approval with Planning Commission's three recommended conditions.

Council asked about heated sidewalks and excessive landscaping.

Ryan Hyland Town Manager, applicant representative, reviewed the history of the project, goals, cooperation with Lake Dillon Theater Co. and vision of the Town Core. This is a "place making" development and a step towards economic development for the area. He thanked staff for all the efforts.

Chris Alleman, Creative Director Lake Dillon Theater Co., stated they have worked hand in hand with Town staff on this project. They have worked to anticipate current, future and operational needs. The performance spaces are top notch and they are happy to be located under one roof. He thanked staff and the design build team for all of their efforts. This project fulfills their mission statement and they are looking forward to years of performances.

Hyland reviewed the Town Code regarding landscaping. Council as the reviewing body, has many times granted considerations for less landscaping. It would be consistent to grant a request for a reduction in landscaping.

Council and staff discussed landscaping.

Hyland asked if the motion should include a condition reducing landscaping

Leidal doesn't feel a condition is needed, staff hears Council's the request for a reduction in landscaping.

Eddie O'Brien EDAC member, loves seeing this project come together tonight. It is really the first 501(c)3 nonprofit to attract for people and it invites people to invest in the area.

Sandquist stated this is a big night; she appreciated Hyland's review of the project history and process. She has been very involved in process and project and is excited to see it at this point.

Richardson stated he looks at this like a partnership between the government and entity. The problem is that the entity has taken it over and he doesn't feel the performance center meets the needs of the community. He likes the building and location. This is a nine million dollar project for one hundred and thirty seats and he doesn't see how the community is getting a net benefit.

Nadalín doesn't view the performance center as just a one hundred and thirty seats. She feels the community is being invited into the facility with the performance spaces, glass front, lawn, and movie screen.

Camp stated the facility will have performances two hundred and fifty nights a year.

Hyland reviewed the multiple types of usage being coordinated at the facility. They want the community to grow and see the building as the center of the community.

Alleman stated they are going to schedule the facility as much as they are capable. They see themselves as of the facilitators and programmers of the facility. They have already contacted other organizations to see what other uses could be part of this facility. Their main goal is to serve the community.

Butler stated this project brings together the fruition of all the work that has been done over the years to bring activity, dynamics and identity to Silverthorne. It fits perfectly in the downtown core, it's not just a theater, it is a unique draw for our downtown.

CAMP MOVED TO APPROVE THE REPLAT AND FINAL SITE PLAN FOR TCHE SILVERTHORNE PERFORMING ARTS CENTER WITH THE PLANNING COMMISSION RECOMMENDED CONDITIONS:

March 23, 2016

Page 3

1. THAT THE LANDSCAPE PLAN BE REVISED TO ENSURE THAT TREES ARE NOT PROPOSED WITHIN UTILITY EASEMENTS, AS REQUIRED BY STANDARD 3.5.4 OF THE TOWN CORE DISTRICT DESIGN STANDARDS AND GUIDELINES.
 2. THAT MORE DECORATIVE, HIGH QUALITY FIXTURES SHOULD BE PROPOSED FOR THE ENTRANCES ALONG THE WEST AND EAST FACADES TO MEET GUIDELINES 3.6.4 AND 3.6.5.
 3. THAT ALL THE COMMENTS OF THE TOWN ENGINEER, ATTACHED AS EXHIBIT E, BE ADDRESSED.
 4. REDUCTION OF 15 CONIFEROUS TREES.
- MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL (RICHARDSON NAY) (LONG ABSENT)

DISCUSSION ITEMS:

None.

NADALIN MOVED TO GO INTO EXECUTIVE SESSION AT 8:40 P.M. PURSUANT TO CHARTER SECTION 4.13(c) AND CRS 24-6-402(4)(b)(e) TO RECEIVE LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS REGARDING PENDING LITIGATION SURROUNDING THE BLUE RIVER TRAIL AND TO DEVELOP A NEGOTIATING STRATEGY AND INSTRUCT NEGOTIATORS REGARDING CUTTHROAT ANGLERS' LEASE AND LAKE DILLON THEATRE COMPANY. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

HE FURTHER MOVED TO RECONVENE THE COUNCIL MEETING AFTER THE CONCLUSION OF THE EXECUTIVE SESSION, FOR THE PURPOSE OF TAKING ANY ACTIONS DEEMED NECESSARY. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL. (LONG ABSENT)

EXECUTIVE SESSION:

Executive Session pursuant to Charter Section 4.13(c) and CRS 24-6-402(4)(b)(e) to receive legal advice on specific legal questions regarding pending litigation surrounding the Blue River Trail and to develop a negotiating strategy and instruct negotiators regarding Cutthroat Anglers' lease and Lake Dillon Theatre Company.

INFORMATIONAL:

- A. Planning Commission Meeting Minutes, March 15, 2016
- B. January 2016 Sales Tax Review

EXECUTIVE SESSION CONCLUDED AT 9:25 PM AND REGULAR MEETING CONVENEED.

NADALIN MOVED TO INSTRUCT THE TOWN MANAGER TO NEGOTIATE A LEASE EXTENSION WITH CUTTHROAT ANGLERS LEASE. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL. (LONG ABSENT)

SANDQUIST MOVED TO ADJOURN. MOTION SECONDED. MEETING ADJOURNED AT 9:26 P.M.

BRUCE BUTLER, MAYOR

ATTEST

MICHELE MILLER, TOWN CLERK

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.

SILVERTHORNE TOWN COUNCIL
Meeting Minutes
Wednesday, April 13, 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, Sgt. Bryan Siebel, Administrative Services Director Donna Braun, Public Works Director Bill Linfield, Assistant Town Manager Mark Leidal, Planning Manager Matt Gennett, Town Attorney Matt Mire and Town Clerk Michele Miller.

The Pledge of Allegiance was recited by those present.

STAFF COMMENTS:

None.

COUNCIL COMMENTS:

Long asked about the Town's annual contribution for books for Silverthorne Elementary students. She acknowledged this is Richardson and Sandquist's last Council meeting.

CITIZEN COMMENTS:

Amy L. Suplee, licensed acupuncturist, presented an idea for a new type of business in Silverthorne, a wellness center that would incorporate acupuncture, chinese herbs, nutrition, medical marijuana, a holistic health practitioner, body care products and massage. This new business would focus on holistic health, education/information, treating the whole body at the level that the patient needs. There would be structure, learning opportunities, accountability and promote responsible marijuana usage. It would provide education revolving around the properties and usage of marijuana. The location she has identified would require a change to the Town's marijuana ordinance. She requested Council consider her request.

CONSENT CALENDAR:

CAMP MOVED TO APPROVE THE CONSENT CALENDAR INCLUDING THE MINUTES FROM MARCH 23, 2016. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

LIQUOR BOARD:

Mtn Interests, Inc. dba Sunshine Café – Modification of Premise

Mike Spry, Sunshine Café, presented their request for a modification of premise and requested approval.

NADALIN MOVED TO APPROVE MTN INTERESTS, INC. DBA SUNSHINE CAFÉ – MODIFICATION OF PREMISE. MOTION SECONDED. MOTION PASSED BY COUNCIL.

B. SESL Liquors, Inc. dba Porkey's Liquors – Transfer of Retail Liquor Store License;

Carl Ream, Attorney for the applicant and Sokha Em, the new owner, introduced themselves to Council and were available for questions.

Council welcomed the new owner.

CAMP MOVED TO APPROVE SESL LIQUORS, INC. DBA PORKEY'S LIQUORS – TRANSFER OF RETAIL LIQUOR STORE LICENSE. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

ACTION ITEMS:

A. Preliminary Site Plan – Tract D. South Maryland Creek Ranch, Filing No. 1

Matt Gennett, Planning Manager presented the applicant's request for a Preliminary Site Plan for an 8,268 square foot private amenities center, named the Aspen House. He reviewed the staff report and requested approval with Planning Commission's recommended condition.

Joanna Hopkins, Development Manager, Summit Sky Ranch, thanked Richardson and Sandquist for their years of service on the Town Council. She and the SMCR staff reviewed the project with a PowerPoint presentation, took questions and requested approval.

Richardson asked about parking.

Hopkins addressed overflow parking and building capacity.

Council complimented the project, building and materials.

NADALIN MOVED TO APPROVE OF THE PRELIMINARY SITE PLAN FOR TRACT D, SOUTH MARYLAND CREEK RANCH – FILING NO. 1. WITH STAFF RECOMMENDED CONDITION:

1. THE TREES DEPICTED ON THE LANDSCAPE PLAN AS BEING PLANTED WITHIN PLATTED UTILITY EASEMENTS SHALL BE REMOVED FROM THE PLANS AT THE TIME OF FINAL SITE PLAN SUBMITTAL.

MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

B. Preliminary Site Plan - Tract X. South Maryland Creek Ranch, Filing No. 1

Matt Gennett, Planning Manager presented the Applicant's request to construct ten single-family, footprint homes on Tract X. The architecture and site design are consistent with the previously approved SMCR PUD Preliminary Subdivision Plan and Final Plat for the property.

Joanna Hopkins, Development Director, Summit Sky Ranch, presented a PowerPoint with an overview of the proposed houses for Tract X, and the proposed site plan. She requested approval.

Council and applicant discussed the HOA, trash pickup, hot tubs and dog runs.

LONG MOVED TO APPROVE OF THE PRELIMINARY SITE PLAN FOR TRACT X, SOUTH MARYLAND CREEK RANCH – FILING NO. 1. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

C. Town of Silverthorne and Lake Dillon Theatre Company Interim Funding Agreement

Mark Leidal, Assistant Town Manager, presented the Town of Silverthorne and Lake Dillon Theatre Company Interim Funding Agreement. He reviewed the staff report from April 9, 2016 and requested approval.

SANDQUIST MOVED TO APPROVE THE LAKE DILLON THEATRE COMPANY INTERIM FUNDING AGREEMENT BETWEEN THE TOWN OF SILVERTHORNE, A COLORADO HOME RULE MUNICIPALITY, AND THE LAKE DILLON FOUNDATION FOR THE PERFORMING ARTS, DBA THE LAKE DILLON THEATER COMPANY, A COLORADO NONPROFIT CORPORATION. MOTION SECONDED. MOTION PASSED, 5-1, RICHARDSON NAY.

D. Resolution 2016-11; a Resolution Awarding a Contract to Adolfsen & Peterson for the Construction of the Silverthorne Performing Arts Center

Bill Linfield, Public Works Director, presented Resolution 2016-11 for Council's consideration. Staff is recommending approval of the Guaranteed Maximum Price (GMP) construction contract with Adolfson & Peterson Construction (A&P) for the Silverthorne Performing Arts Center (SPAC), by approving Resolution No. 2016-11. He reviewed his staff memo dated April 6th and requested approval. The Town Manager will not sign this contract until the Interim Funding Agreement is reviewed by the Town Attorney and signed by the Town.

Peg Henry, member of the Silverthorne Arts and Culture Committee and Lake Dillon Theater Company, thanked Town Council and staff. She expressed their enthusiastic support for this project and partnership.

SANDQUIST MOVED TO APPROVE RESOLUTION 2016-11, A RESOLUTION AUTHORIZING THE TOWN MANAGER TO SIGN THE CONTRACT WITH ADOLFSON & PETERSON FOR THE CONSTRUCTION OF THE SILVERTHORNE PERFORMING ARTS COMPLEX WITH A GUARANTEED MAXIMUM PRICE NOT TO EXCEED \$8,150,595.00 WITH THE CONDITION THAT THE INTERIM FUNDING AGREEMENT BETWEEN THE TOWN AND LDTC BE APPROVED BY BOTH PARTIES PRIOR TO THE TOWN MANAGER'S SIGNATURE ON THE CONTRACT. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

E. Ordinance 2016-04; a 2016 Appropriations Ordinance, 1st Reading

Donna Braun, Finance Director, presented Ordinance 2016-04 for Council's consideration. She reviewed her staff memo dated April 7, 2016 and requested approval.

Council and staff discussed Public Safety costs, bond issuance, and insurance costs.

CAMP MOVED TO ADOPT ORDINANCE NO. 2016-04 ON FIRST READING, AN ORDINANCE AMENDING THE 2016 BUDGET AS PRESENTED. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

DISCUSSION ITEMS:

Long asked about the Pavilion summer weddings and alternative site considerations.

SANDQUIST MOVED TO GO INTO EXECUTIVE SESSION 7:25 P.M. UNDER CHARTER SECTION 4.13 AND CRS 24-6-402(4)(B) AND (E) TO RECEIVE LEGAL ADVICE AND INSTRUCT NEGOTIATORS REGARDING AN ESTIP AGREEMENT WITH SAUCE ON THE BLUE.

AND SHE FURTHER MOVED TO ADJOURN THE COUNCIL MEETING AT THE CONCLUSION OF THE EXECUTIVE SESSION. MOTION SECONDED. MOTION PASSED BY COUNCIL.

EXECUTIVE SESSION:

Executive session under Charter Section 4.13 and CRS 24-6-402(4)(b) and (e) to receive legal advice and instruct negotiators regarding an ESTIP agreement with Sauce on the Blue.

INFORMATIONAL:

- A. Planning Commission Meeting Minutes, April 5, 2016
- B. SPORT Meeting Minutes, March 17, 2016

Town of Silverthorne Town Council Meeting Minutes
EXECUTIVE SESSION AND MEETING ADJOURNED AT 7:45 P.M.

BRUCE BUTLER, MAYOR

ATTEST

MICHELE MILLER, TOWN CLERK

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MINUTES OF SPORT COMMITTEE

April 21, 2016

I. PROCEDURES

1. Call to Order: Don Hansen opened the meeting at 6:30pm.
2. Approval of Agenda/ Roll Call: Russ Camp, Frank Gutmann, Don Hansen, Don Langmuir, JoAnne Nadalin, Mary Kay Rachwalski, Marilyn Raymond, Marty Richardson, Kathy Swanson, John Taylor, Pat Taylor
Staff: Liz Hodson, Susan Lee
Absent: Tom Doplick, Bob Mayerle
Guests: Mark Wilcox, Carl Carrillo, DHM
3. Approval of Minutes: Motion to approve, Pat Taylor second Russ Camp
4. Public Comment:

II: PLANNING DEVELOPMENT PROJECTS

1. Mark Wilcox, Carl Carrillo, DHM, Arctic placer Park Redevelopment
-Mark gave overview of the Arctic Placer open house held today at the Recreation Center. Great turnout with over 100 votes and online polling will continue through Monday. Next public outreach, for Rainbow Park upgrade, will be at the Family Fun Night in Rainbow Park on June 23rd, a second meeting will be held July 12th, and the final public meeting will be on June 28th. All meetings will be held at Rainbow Park. Mark will bring outreach results to the July 21st SPORT meeting, and final plans to SPORT in August.

III. DISCUSSION ITEMS

1. Updates from 2016 Goals Action list
 - a. Osprey Walk – scheduled for Tuesday, August 2, 2016 - Bob M
-Kathy said plans are moving forward, badges are ordered, and waivers, we found out are not necessary!
 - b. Bicycle Friendly Community – Don H
-MSO has agreed to hold a bike check at the June 1st SVE bike to school event. Bike week is June 20-24, with big event on the 22nd at the Pavilion. Wilderness Sports has agreed to send 2 people to do bike checks. Wilderness will also have a tent set up with merchandise and they have also agreed to donate \$150 worth of prizes.
 - c. Arctic Placer and Rainbow West Entrance Design, Susan L
See II. 1.
2. OSAC Update – John T
-OSAC is in the process of mapping 9 areas. John presented draft map of said areas. John reiterated that we need to stay vigilant when north end properties become available whether it be for sale, or conservation easements, we need to go for it!

IV: ANNOUNCEMENTS

1. Upcoming meeting dates:
 - a. Arctic placer Site Plan Modification to Planning Commission on 5/3/16 and town Council on 5/11/16.

- b. Proclamation of June as Silverthorne Bike Month 5/11/16 (Town Council Meeting).
 - c. Next SPORT Meeting 5/19/16
2. Staff and Member Comments
- Marty has resigned from the committee, so we are looking for new members.

V: ADJOURNMENT

Motion to adjourn at 7:40pm Pat Taylor, second JoAnne Nadalin

DRAFT

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DRAFT