



**TOWN OF SILVERTHORNE
PLANNING COMMISSION MEETING MINUTES
MAY 17, 2016 – 6:00 P.M.**

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m., May 17, 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, Donna Pacetti, Jenny Gloudemans, Jen Stachelski, Mike Bohlender, Tim Nolan, Brian Wray, and Jess Nelsen. Glen Anderson is absent. Staff attending tonight's meeting included: Matt Gennett, Planning Manager and Greg Roy, Planner I.

3. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR.

Tim Nolan nominated Brian Wray for Planning Commission Chair and Donna Pacetti seconded. Approved by a seven to zero vote (7-0). Brian Wray nominated Donna Pacetti for Planning Commission Vice Chair, Susan Byers seconded. Approved by a seven to zero vote (7-0).

4. CONSENT CALENDAR – Donna Pacetti made a motion to approve the May 3, 2016, Planning Commission minutes. Jenny Gloudemans seconded. The motion was approved by a vote of seven to zero (7-0).

5. CITIZEN COMMENTS:

None.

6. PUBLIC HEARING

A. Final Plat and Final Site Plan – Angler Mountain Ranch Lakeside Townhomes Filing No. 9.

Matt Gennett, Planning Manager, presented the application to the Planning Commission. The applicant Tim Crane, Compass Homes LLC, is requesting approval of the Final Plat and Final Site Plan for Angler Mountain Ranch Lakeside Townhomes Filing No.9.

COMMISSIONER QUESTIONS:

None

APPLICANT COMMENTS:

Tim Crane -	Gave some history of approvals in the past and changes that have been made since then to accommodate the neighbors to the north. They have a private agreement between the South Forty property owners and Angler Mountain Ranch that he presented. The main part being a landscaped berm built along the north side of Filing 9 adjacent to the South Forty. Also that the street will be a one way from East to West to mitigate interruptions from headlights.
Susan Byers –	Evergreens and what other landscape plantings?
Tim Crane –	Cottonwoods, aspens, and spruce.
Susan Byers –	A mix of deciduous and non-deciduous?
Tim Crane –	Yes.
Brian Wray –	Is there going to be any bushes, or grasses in between over there?

- Tim Crane – The idea was to create a maximum screening effect. The trees do some of the blocking, the berm does the most blocking and when the trees mature they will block the buildings almost entirely.
- Susan Byers – So you said it was drip irrigation? Does the HOA manage the weeding and maintenance and so on?
- Tim Crane – Wilderrest management does the entire AMR HOA project, including common area and open space maintenance.
- Donna Pacetti – What species of grasses will that be?
- Tim Crane – We've used native grass mix that has been used throughout the whole project. We've actually had really good luck with native revegetation so far.
- Jenny Gloudemans – Just out of curiosity, what is the issue with the one-way road?
- Tim Crane – The idea was that if a car went clockwise through the cul-de-sac the headlights would point right down to the South Forty. By doing it counter clockwise, that would be screened because that is a very steep hillside.

PUBLIC HEARING OPENED:

- Peter Wessel - 134 Lariat Loop. I want to commend AMR for working with us. There were a lot of pieces of this puzzle that we grappled with over the last month. I think what we have there is a picture of all the pieces that is the best that we could possibly do. We do appreciate all of the effort that Mr. Crane and his associates put into this. One thing we really haven't grappled with is the ongoing enforcement of obligations of the HOA. If the landscaping dies, what recourse do we have as the South Forty to compel new landscaping.
- Mike Bohlender – Was it discussed in the course of coming up with this plan in the last month?
- Peter Wessel – We didn't actually discuss that, no. It would be an ongoing obligation of the HOA of AMR. Thank you.
- Sharon Swartz - 164 Lariat Loop. I live immediately north of the property. I did want to thank them for coming out to meet with us and walk the property and coming up with some solutions to mediate the impact of 8 units of development per acre right next to our area of where it is less than one unit per acre. So we appreciate that. One idea we had was the possibility that the berm extended into the 20' row at the edge of the property. And immediately to the west, is the piece of the town of Silverthorne open space that has sage and scrub grasses on it and that would be the idea that the berm be able to extend onto that piece of open space. Just wanted to bring that up and we'll put together a letter to the Town to address that request. Thank you and thank you to Tim again.
- Brian Wray – Tim was that discussed in the meetings?
- Matt Gennett – Using Town open space parcel would have to be a request made to TC. That would be separate and outside the scope of the discussion of tonight on lakeside townhomes.
- Brian Wray – So all the concessions that Tim has done, they are already added to this motion?
- Tim Crane – The adjustments have been included in these plans.
- Matt Gennett – They have been incorporated in your plans and presented tonight. The only issue is the maintenance of the landscaping and the recourses if anything should go awry of that. The HOA has their own internal enforcement and we if it goes beyond that level we have our own enforcement.
- Mike Bohlender – If all of those trees die within 6 months from now what is the internal code enforcement?
- Tim Crane – Initially the trees are on warranty and then after that it is turned over to the management of the HOA to maintain landscaping. There are dues and reserves set aside for open space maintenance and management.

- Matt Gennett – We do have a responsibility to enforce that the minimum landscaping is maintained. I think it will be highly unlikely that these will all die, since the previous ones died because of lack of irrigation.
- Mike Bohlender– Who is in this letter of agreement?
 Matt Gennett – The South Forty property owner's association and Tim of AMR.
- Elliot Robertson - 1446 Hamilton Creek Rd. Why should we be responsible for getting lawyers to make sure that the HOA upholds their promise to maintain the landscaping? Why is the Town not doing that? I still don't think that there is a guarantee that the HOA will maintain this and I would like the Town to be a party of the agreement. The Town should also build the berm on their property. Why does it make sense on the developer's land and not yours? Since you are requiring that of him, why not yourselves? This is going to be a huge effect on us and everything should be done to mitigate this huge development from our country subdivision. Thank you very much for listening to me, I appreciate it.
- Brian Wray – Tim's got a pretty good track record so I think we're in pretty good hands there.
- Mike Bohlender – I think that Tim has gone above and beyond with what he is doing, however, I believe that there does need to be a mechanism in place to ensure that the landscaping in maintained on a continuous basis
- Mark Schmidt - 28 Summit Dr. I believe the Town has a fiduciary responsibility since you charge building fees, to ensure that what is planned and approved is maintained on a continuous basis.

PUBLIC HEARING CLOSED

COMMISSIONER COMMENTS:

- Brian Wray – Matt, can you follow up on some of those things.
 Matt Gennett – Once we do approve a site plan and a landscape plan that is attached we are obligated to follow through and enforce that site plan be maintained. The irrigation installation is mandatory. As for being a party to the agreement, the Town has never been approached to be a party. The staff or Commission does not have the authority to obligate the Town to an agreement. Only Town Council has the discretion to become party to such an agreement.
- Brian Wray – Discussion or motion?
 Jenny Gloudemans – I feel like Tim has gone above and beyond on this. It is nice to see that both sides have come to the table and negotiate what looks like a wonderful compromise.
- Brian Wray – I agree.
 Susan Byers – There were plantings before and it died?
 Tim Crane – When we originally agreed to the berm we put plantings on it and it died. We hoped the economy would continue but it didn't. We have had tremendous success with drip irrigation since then.

MIKE BOHLENDER MADE A MOTION TO APPROVE THE FINAL PLAT AND FINAL SITE PLAN – ANGLER MOUNTAIN RANCH LAKESIDE TOWNHOMES FILING NO. 9.

DONNA PACETTI SECONDED.

MOTION PASSES BY A VOTE OF SEVEN TO ZERO (7-0).

7. ACTION ITEMS:

A. Upcoming Planning Commission Items.

Minutes from EDAC, Town Council, SPORT will typically be included. The next Planning Commission meeting will by May 31st.

8. ADJOURNMENT:

DONNA PACETTI MADE A MOTION TO ADJOURN AT 7:00 P.M.

JEN STACHELSKI SECONDED.

MOTION PASSES BY A VOTE OF SEVEN TO ZERO (7-0).

Submitted for approval by:

Approved this 12TH Day of June 14, 2016.



Greg Roy, Planner I



Brian Wray, Planning Commission 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.