SILVERTHORNE TOWN COUNCIL MEETING
AGENDA FOR SEPTEMBER 14, 2016- 6:00 PM

I. CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA

II. PLEDGE OF ALLEGIANCE

III. STAFF COMMENTS 1

IV. COUNCIL COMMENTS

V. CITIZENS' COMMENTS*

VI. CONSENT CALENDAR
- A. Town Council Meeting Minutes, August 24, 2016 7
- B. Resolution 2016-26 Re: a Resolution awarding the contract for the East 4th Street Sidewalk Extension Project to Orozco Concrete Inc. of Denver CO. 11
- C. Resolution 2016-27 Re: a Resolution awarding the contract for the Warren Avenue Drainage Improvements Project to Mountain Diggers Corporation of Silverthorne, CO. 13
- D. Resolution 2016-25 Re: a Resolution awarding the contract for the Adams Avenue Sidewalk Construction Project to Orozco Concrete Inc. of Denver CO. 15

VII. PUBLIC PRESENTATIONS*
- A. Summit School District 17

VIII. LIQUOR BOARD
- A. Pizza Hut of SW Kansas, Inc. dba Pizza Hut – Renewal of 3.2% Beer On Premise Liquor License 28
- B. Suncor Energy Sales, Inc. dba Shell – Renewal of 3.2% Beer Off Premise Liquor License 30

IX. PUBLIC HEARINGS
- A. Minor Subdivision – Verizon Cell Tower , 2700 Golden Eagle Road, Eagles Nest Golf Course, Filing No. 6 First Amendment 33

X. ACTION ITEMS
- A. Site Plan Modification – Verizon Cell Tower, 2700 Golden Eagle Road, Eagles Nest Golf Course, Filing No. 6 First Amendment 39
- B. Preliminary Site Plan – McDonald's, 220 Summit Place 89
- C. Site Plan Modification – J&H Auto Service, 205 & 207 Warren Avenue, Lot 2-A, Block 2, Enterprise Park Subdivision 133

XI. DISCUSSION ITEMS

XII. INFORMATIONAL
- A. Planning Commission Meeting Minutes, September 6, 2016 143
- B. SPORT Committee Meeting Minutes, August 18, 2016 151

XIII. ADJOURNMENT

* Citizens making comments during Citizen's Comments or Public Hearings should state their name and address for the record, be topic specific, and limit comments to 3-5 minutes. Council may add citizen Comment items as an Action Item by motion; however, the general policy is to refer citizen comments for review and recommendation. Public presentations must be pre-arranged a week in advance with the Town Manager and limited to 10 minutes.

COUNCIL WORK SESSION: September 13, 2016 – 5:30 P.M.

TOPIC: Police Department Strategic Plan; Lake Dillon Theatre Company Programming Presentation; Consultant, 2017/2018 Budget, and Performing Arts Center Budget

SILVERTHORNE TOWN COUNCIL WORK SESSION
PUBLIC ISSUES SCHEDULE
2016

The Council Work Sessions are held every 2nd and 4th Tuesday of each month and begin at 6:00 p.m. with open discussions. The following issues will be addressed from 6:15 p.m. until completed. Additional items to be discussed will be scheduled as time permits. "OPEN" indicates a topic has not yet been selected.

SEPTEMBER 27	2017/2018 BUDGET, EMPLOYEE HOUSING
OCTOBER 11	2017/2018 BUDGET, SAFETY TRAINING
OCTOBER 25	CAMPING AND PANHANDLING ORDINANCE DISCUSSION

FUTURE WORK SESSION DISCUSSION ITEMS:

WORKFORCE HOUSING
HISTORIC SOCIETY

September 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2 Payroll	3 Rec Center Re-Opens
4	5 Rec Center Hours: 10:00 am—6:00 pm TOS Holiday	6 Farmer's Market EDAC Planning Commission	7	8	9	10
11	12	13 Farmer's Market Work Session	14 Council Meeting	15 SPORT Meeting	16 Payroll	17
18	19	20 Farmer's Market Planning Commission	21 Court	22	23	24 Bear Bolt 5K
25	26 Pool Re-Opens	27 Farmer's Market Work Session	28 Council Meeting	29	30 Payroll	

October 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 Planning Commission	5	6	7	8
9 Pumpkin Fest	10	11 Work Session	12 Council Meeting	13	14 Payroll	15
16	17	18 Planning Commission	19 Court	20 SPORT Meeting	21	22
23	24	25 Work Session	26 Council Meeting	27	28 Payroll	29
30	31					

November 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	1 EDAC Meeting Planning Commission	2	3	4	5
6	7	8 Work Session	9 Council Meeting	10	11 Payroll	12
13	14	15	16 Court	17 SPORT Meeting	18	19
20	21	22	23 No School	24 Rec Center Closed TOS Holiday—Thanksgiving	25 Payroll	26
27	28	29	30			

December 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		Planning Commission		1	2	3
4	5	6	7	8	9 Payroll	10
11	12	13 Work Session	14 Council Meeting	15 SPORT Meeting	16	17
18	19	20	21 Court	22	23 Payroll TOS Holiday/Rec Center Closed	24
25	26 TOS Holiday	27	28	29	30	31

Town of Silverthorne
Council Agenda Memorandum

TO: **Mayor and Town Council**
THRU: **Ryan Hyland, Town Manager**
FROM: **Susan Schulman, Executive Assistant to the Town Manager** SS
DATE: **September 8, 2016 for Meeting of September 14, 2016**
SUBJECT: **Staff Comments**

Attached please find the Staff Comments and Updates for the September 14, 2016 Town Council Agenda and Meeting. This includes:

1. Administrative Services Update
2. Public Safety Update
3. Public Works Update
4. Community Development Update
5. Recreation and Culture Update

ACTION REQUIRED

No action is required; these items have been submitted for informational purposes.

Administrative Services – September 8, 2016

Administration – The Town will be hosting the Colorado Municipal League District meeting on September 12 at the Silverthorne Pavilion. Mayor Bruce Butler is the District Chairman.

Finance – Budget process update: the Finance Director has compiled revenue and expense data for the 2017/2018 budget as well as adjustments to the 2016 budget. Meetings with the Town Manager, directors, and managers resulted in a quality budget draft which will be discussed at the next several work sessions. First reading of the Budget ordinance will be on the October 26 meeting agenda, and the 2nd reading/budget adoption is scheduled for the November 9th Council meeting.

Human Resources – Compensation study: Directors provided feedback and recommendations were evaluated by the Town Manager, HR Manager and Finance Director. There will be a few changes to pay ranges but we do not anticipate a material impact on future operating budgets.

The PD Sgt. Promotion process is complete with David Siderfin being promoted to Sergeant. Swearing in will take place on September 13th at 8am.

Officer Rachel Dunaway swearing in took place on September 8th. There continue to be three open officer positions in PS.

The Town Mechanic position application cut off is September 9th. As of today, three applications have been received.

Recruitment for the open JSA operator position continues.

HR Manager position posted. Application cutoff date is September 19th and interviews are scheduled to take place on October 10th.

The Administration department and directors will be the first Town employees to use the timeclocks. JSA employees have been using it for over a year.

Public Safety – August 18, 2016

Stolen Vehicles, Burglaries, and Doggy Play Time -On the early morning of Friday September 19th (pre-morning coffee), Silverthorne's finest were informed of a stolen vehicle located at Wendy's. We were further informed by On-Star that the vehicle had stopped at the aforementioned location and was now disabled. Coppers arrived on scene and found a young lad in the passenger seat of a very nice stolen truck and he was immediately detained. The driver of the vehicle decided that it would be a great idea to run from the cops, and went on a brisk morning jog through the adjacent neighborhood.
Det. Barger and Officer Jambor immediately began a vigorous investigation of this incident. As always with these types of events there is often more to the story. While they were conducting the follow up investigation a perimeter was set up in the neighborhood using assistance from the Sheriff's Office, Colorado State

Patrol, and the Dillon and Frisco Police Departments. Since it seemed like a very nice morning, we made a few phone calls and asked if the Sheriff's Office K-9 would like to come out and stretch his legs. K-9 Danny and his handler were more than happy to oblige.

We had various sightings of the "fleet of foot culprit" and the K-9 was soon on his track. As the K-9 was approaching the suspect's hiding place, he took off running, and an equally "fleet of foot" Deputy Sheriff caught the lad in the tennis courts of Rainbow Park.

After some brilliant investigative work, we learned that these two young lads had been rather busy. They had burglarized two homes and broken into numerous vehicles in the Leadville area. To finish off the evening, they stole the nice truck and ended up in the wrong Town.....Silverthorne!

Summit County Sheriff's Office K-9 Danny (named after Commissioner Dan Gibbs)

Community Feedback - We received some speeding complaints in the Angler Mountain Subdivision. We conducted a speed survey in two different locations within the subdivision; the survey showed the average speed at the 85th percentile level to be 26mph and 27mph respectively. The 85th percentile in a speed survey is usually used to set a speed limit in a given area.

Staffing - Officer Jambor continues in his Field Training and is making exceptional progress. He will be accelerated through the training program and if all goes well he will be on his own in the next couple of weeks. Officer Rachel Dunaway will be starting with the Silverthorne Police Department on September 7th, and sworn-in on Thursday September 9th at 1:00pm in the Schmidt Room.

Other Item -As you know a Request for Proposal (RFP) was released on July 8th requesting a bid for conducting a Law Enforcement Organizational Assessment and Long Range Staffing Needs Analysis. KRW Consulting was selected, and we have signed a Letter of Agreement with this company to start working on our analysis.

Latino Police Academy - All Summit County Law Enforcement agencies have hosted a Latino police academy for numerous years. This year the Frisco Police Department was the lead coordinating agency and as usual the Silverthorne Police Department was going to assist. We reached out to the Latino community and requested their assistance. At the last minute we were informed that the leaders in the community were going to cancel due to other competing priorities. We will do our best to re-schedule this event.

Community Development Department – September 8, 2016

Blue River Trail – The design has been modified and the next step would be to acquire the necessary easements, meet with FEMA concerning the flood plain, and Army Corps of Engineers concerning wetlands. Staff is working on several options for acquiring the necessary easements.

Summit Sky Ranch (aka South Maryland Creek Ranch) – Installation of horizontal infrastructure continues. Single family homes are also under construction. Groundbreaking for the Aspen House and the sewer lift station has occurred.

Lake Dillon Theatre Company (LDTC) – The Silverthorne Performing Arts Center (SPAC) is currently under construction.

Transportation Plan Update – Staff is working on the update to the Town Transportation Plan. Staff will be interviewing consultants that have an excellent working relationship with CDOT Region 3. The traffic consultant and Staff will be discussing the impacts to Highway 9 in the Town Core with representatives from CDOT.

USFS Summit County Connectivity Assessment – Mark Leidal and Bill Linfield attended the second meeting for this Assessment. The intention of this assessment is to create a plan useable by anyone in the County and to create a common vision of wildlife connectivity for the County. This project is being undertaken by the Forest Service and will occur over the next year.

Lake Dillon Fire District (LDFD) – We currently have a signed MOU with the Fire District to explore the possibility.

Rainbow Park Entry Redesign – Public Meetings have been held as the SPORT Committee works on the plans for the design for the Rainbow Park Entrance.

Sign Code Update – Lina Lesmes has been hosting a Sign Code Update Committee to explore the various aspects of this important update. EDAC discussed this on September 6 and the Planning Commission will discuss this update at their next meeting. Public meetings will be held to solicit resident and business community input.

Summit School District Master Facilities Planning – Mark Leidal was appointed to the North End Advisory Committee for the School District Facilities Master Planning that will be ongoing over the next nine months.

Current Applications – The following is a list of applications which have been submitted to the Community Development Department and are currently being processed (ex parte rules apply):

- Silver Trout – Final Site Plan
- Verizon Cell Tower – Three Peaks – Site Plan Modification
- McDonalds – Preliminary Site Plan
- South Maryland Creek Ranch Phase II – Final Plat
- Blue River Flats – Final Site Plan and Minor Subdivision

Recreation and Culture – September 8, 2016

This summer, the Town partnered with Keystone Science School and Summit School District to offer CATCH Summer Camp to local students. This was the second year of the program, and participation doubled, with two, 4 week

sessions offered compared to one, 4 week session last year. Approximately 40 youth were served during each 4 week camp. In-kind donations to CATCH Camp from the Town of Silverthorne totaled just over $4,000 worth of facility use, instruction, and park rentals. The camp was billed only $274 to cover the cost of specialized instruction. This partnership serves mostly Silverthorne families and provides a service that includes quality camp programming by Keystone Science School, healthy breakfasts and lunches served at Silverthorne Elementary School and, of course, amazing experiences at Silverthorne's Recreation Center, Rainbow Park, North Pond Park, and Trent Park. Furthermore, this year, Keystone Science School emphasized bicycle riding and skills during camp and the youth used their bikes to travel to most outings. Their route included the Blue River Trail, of course!

The Art Wall Artist Reception was held on Wednesday, August 24 at the Pavilion and was a great success. Twenty three of the twenty four Art Wall artists attended the reception, with approximately 80 people total in attendance. The evening was highlighted with a speech from Art Board Chairperson Ann-Marie Sandquist, individual recognition of each artist along with distribution of artist honorariums, and a toast given by Recreation and Culture Director, Joanne Cook. Per the Arts and Culture Strategic Plan, it is a goal of the Town to offer opportunities for local artists to showcase their talents. And, the Art Wall is clearly an example of that. The overarching sentiment from the artists was one of appreciation for the opportunity and excitement about having their work displayed for the community.

Fall programming begins at the Recreation Center next week, with many popular classes, such as gymnastics, already full with wait lists. Despite the program starts, it is a slower time in the facility due to the annual pool shutdown. This year, Paul Kulik, Aquatics Coordinator, is overseeing a significant project to replace the pump room systems. This conversion will bring our pool up to current standards, as the systems we have are original to the building, which means they are over 20 years old. The new system includes chemical controllers that incorporate the use of ultraviolet sanitation, which is current industry standard.

Recreation Center five-visit punch passes were donated to Horse Therapy Rescue and Dillon Marina Mutt Parade. The value of each pass is $60.

Upcoming Pavilion Events

Sep 8	Yoga
	Wedding
Sep 9	Wedding
Sep 10	Wedding
Sep 11	Wedding
Sep 12	CML District 12 Meeting
Sep 13	Yoga
	Farmers Market
	Cutthroat Anglers Event
Sep 15	Yoga
Sep 16	SCBA Parade of Homes
Sep 17	Wedding

Sep 18	Wedding
Sep 19	Mindfulness Matters
Sep 20	Life Line Screening
	Farmers Market
	Leads Group
Sep 22	Yoga
	Café Concert

Town of Silverthorne
Council Agenda Memorandum

TO: **Town Council**
THRU: **Ryan Hyland, Town Manager**
FROM: **Michele Miller, MMC, Town Clerk** MM
DATE: **September 8, 2016**
SUBJECT: **Town Council Meeting Minutes from August 24, 2016**

SUMMARY: Staff asks the Town Council to approve the Regular Town Council Meeting Minutes from August 24, 2016.

STAFF RECOMMENDATION: Staff recommends approval of the Minutes from the meetings.

PROPOSED MOTION: Included in the Consent Calendar motion.

ATTACHMENTS:
Meeting Minutes.

MANAGERS COMMENTS:

SILVERTHORNE TOWN COUNCIL
Meeting Minutes
Wednesday, August 24, 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, Bob Kieber, JoAnne Nadalin and Tanya Shattuck. Staff members present were, Town Manager Ryan Hyland, Chief of Police John Minor, Recreation Director Joanne Cook, Public Works Director Bill Linfield, Finance Director Laura Kennedy, Assistant Town Manager Mark Leidal, Senior Planner Lina Lesmes, Town Attorney Matt Mire and Town Clerk Michele Miller.

Mayor Butler requested Public Hearing item A. be considered after the Consent Calendar. Council agreed.

The Pledge of Allegiance was recited by those present.

STAFF COMMENTS:
None.

COUNCIL COMMENTS:
None.

CITIZEN COMMENTS:
None.

CONSENT CALENDAR:
NADALIN MOVED TO APPROVE THE CONSENT CALENDAR INCLUDING THE MINUTES FROM, AUGUST 10, 2016, AND RESOLUTION 2016-23; A RESOLUTION OF THE SILVERTHORNE TOWN COUNCIL APPROVING A LICENSE AGREEMENT WITH SUMMIT SCHOOL DISTRICT RE-1 FOR THE LOCATION OF LITTLE LIBRARIES ON TOWN PROPERTY. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

PUBLIC HEARINGS:
A. Repsher Variance – 542 Polar Court, Lot 9R, Block 3, Arctic Placer Subdivision #1
Lina Lesmes, Senior Planner, presented the applicant's request to encroach into the front setback by a varying distance of 2-8 feet and 2 feet into the side setback. She reviewed her staff report and requested approval.
Dave Repsher, 542 Polar Court, thanked everyone for their support.
Jill Ridenhour, 563 Polar Court, spoke in favor of granting the variance.
Jerry Bouchard, 538 Polar Court, adjacent neighbor, requested approval.
Long spoke about the strong support Mr. Repsher has received from the Summit County community.

KIEBER MOVED TO APPROVE THE REPSHER VARIANCE TO ENCROACH UP TO 8 FEET IN THE FRONT SETBACK AND 2 FEET INTO THE SIDE SETBACK OF LOT R9, BLOCK 3, ARCTIC PLACER SUBDIVISION #1, BASED ON THE STAFF RECOMMENDED FINDINGS. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

PUBLIC PRESENTATIONS:

A. High Country Conservation Center

Jennifer Schenk, Executive Director, reviewed the Partner's in Energy handout and reviewed HC3's Summit County Partnership with Xcel, in Summit County.

Jess Burley, Community Programs Manager, reviewed the 2016 Local Sustainable Business Program.

Cody Jensen, Energy Program Manager, reviewed the 2016 Home Energy Smart Colorado Residential Program.

Matt Wright, Deeper Green Consulting, reported on how the HC3 programs have positively impacted his business.

Council discussed funding for HC3 and the Silverthorne grant cycle.

LIQUOR BOARD:

A. Kum & Go #907 – Renewal of 3.2% Beer Liquor License
B. Summit County BPOE #2561 – Renewal of Club Liquor License
C. Chipotle Mexican Grill – Renewal of Hotel Restaurant Liquor License

NADALIN MOVED TO APPROVE

- **KUM & GO #907 – RENEWAL OF 3.2% BEER OFF PREMISE LIQUOR LICENSE**
- **SUMMIT COUNTY BPOE #2561 – RENEWAL OF CLUB LIQUOR LICENSE**
- **CHIPOTLE MEXICAN GRILL – RENEWAL OF HOTEL RESTAURANT LIQUOR LICENSE**

MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

ACTION ITEMS:

A. Resolution 2016-24; a Resolution of the Silverthorne Town Council Approving an Intergovernmental Agreement with Summit County, Colorado, Regarding Joint Acquisition of Open Space

Susan Lee, Planner II, presented Resolution 2016-24 to Council for consideration. In the past the County and Town have joined forces to purchase over 45 acres of open space. Resolution 2016-24 will approve an Intergovernmental Agreement with Summit County Government to establish formal procedures for dealing with these joint acquisitions.

Council and staff discussed the selling a jointly funded open space parcel language in the agreement.

Kieber asked about jointly titling the properties.

Nadalin likes having something formal in place to go forward with joint purchases.

CAMP MOVED TO APPROVE RESOLUTION 2016-24; A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH SUMMIT COUNTY, COLORADO REGARDING JOINT ACQUISITION OF OPEN SPACE. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

DISCUSSION ITEMS:

Joanne Cook reported on the success of the Artist Reception held at the Pavilion earlier that evening. She reported on the Annual Recreation Center Shutdown.

INFORMATIONAL:

June 2016 Sales Tax Review

LONG MOVED TO ADJOURN. MOTION SECONDED. MEETING ADJOURNED AT 6:49 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.

Town of Silverthorne
Council Agenda Memorandum

TO: **Mayor and Town Council**
THRU: **Bill Linfield, Public Works Director**
FROM: **Dan Gietzen, Town Engineer**
DATE: **September 8 for Town Council meeting date September 14, 2016**
SUBJECT: **Resolution 2016-26 Re: a Resolution awarding the contract for the East 4th Street Sidewalk Extension Project to Orozco Concrete Inc of Denver CO.**

SUMMARY:
Staff has completed the bid process and has received bids from one (1) contractor for the 2016 East 4th Street Sidewalk Extension Project. The bid received was from Orozco Concrete Inc, of Denver, CO in the amount of $138,981.50. Staff believes that this is an appropriate cost for the work involved and is within our budget for this work.

Staff did advertise the project in the Summit Daily News in addition to individually contacting and sending plans to seven (7) total local contractors.

Staff recommends the Town award the contract to Orozco Concrete In, in an amount not to exceed $138,981.50 based on the established project criteria and in accordance with the Town Financial Policies.

PREVIOUS COUNCIL ACTION / BACKGROUND : The project is being funded by the Public Works Department's Streets Maintenance account, which was approved by the Town Council as part of the 2016 budget process.

STAFF RECOMMENDATION: Staff recommends that Council approve this Resolution 2016-26, a Resolution awarding the contract for the East 4th Street Sidewalk Extension Project, to Orozco Concrete Inc of Denver CO in an amount not to exceed $138,981.50.

PROPOSED MOTION: I move to approve Resolution 2016-26, a Resolution awarding the contract for the East 4th Street Sidewalk Extension Project, to Orozco Concrete Inc of Denver CO in an amount not to exceed $138,981.50.

ATTACHMENTS: Resolution 2016-26

MANAGERS COMMENTS:

TOWN OF SILVERTHORNE, COLORADO
TOWN COUNCIL
RESOLUTION NO. 2016-26

A RESOLUTION AWARDING THE CONTRACT FOR THE EAST 4TH STREET SIDEWALK EXTENSION PROJECT TO OROZCO CONCRETE INC, OF DENVER, COLORADO.

WHEREAS, the Town of Silverthorne, Colorado, has allocated funds from its budget for the costs of the project , and

WHEREAS, the Town of Silverthorne, Colorado has taken all necessary steps, including any necessary legal bidding requirements under applicable law to determine a qualified contractor,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE THAT:

1. The Silverthorne Town Council awards the contract for the East 4th Street Sidewalk Extension Project to Orozco Concrete Inc of Denver, Colorado, in an amount not to exceed $138,981.50.

2. The Town Manager is authorized to sign a contract for this project.

INTRODUCED, READ AND ADOPTED ON THE _____ DAY OF _____, 2016.

TOWN COUNCIL
TOWN OF SILVERTHORNE, COLORADO

By: _____
Bruce Butler – Mayor, Town of Silverthorne

Attest:

By _____
Michele Miller, Town Clerk

INTRODUCED, READ AND ADOPTED ON THE _____ DAY OF _____, 2016.

Town of Silverthorne
Council Agenda Memorandum

TO: **Mayor and Town Council**
THRU: **Bill Linfield, Public Works Director**
FROM: **Dan Gietzen, Town Engineer**
DATE: **September 8 for Town Council meeting date September 14, 2016**
SUBJECT: **Resolution 2016-27 Re: a Resolution awarding the contract for the Warren Avenue Drainage Improvements Project to Mountain Diggers Corporation of Silverthorne, CO.**

SUMMARY:
Staff has completed the bid process and has received bids from one (1) contractor for the 2016 Warren Avenue Drainage Improvements Project. The bid received was from Mountain Diggers Corporation, of Silverthorne, CO in the amount of $77,779. Staff believes that this is an appropriate cost for the work involved and is within our budget for this work.

Staff did advertise the project in the Summit Daily News in addition to individually contacting and sending plans to seven (7) total local contractors.

Staff recommends the Town award the contract to Mountain Diggers Corporation, in an amount not to exceed $77,779 based on the established project criteria and in accordance with the Town Financial Policies.

PREVIOUS COUNCIL ACTION / BACKGROUND : The project is being funded by the Public Works Department's Streets Maintenance account, which was approved by the Town Council as part of the 2016 budget process.

STAFF RECOMMENDATION: Staff recommends that Council approve this Resolution 2016-27, a Resolution awarding the contract for the Warren Avenue Drainage Improvements Project, to Mountain Diggers Corporation of Silverthorne CO in an amount not to exceed $77,779.

PROPOSED MOTION: I move to approve Resolution 2016-27, a Resolution awarding the contract for the Warren Avenue Drainage Improvements Project, to Mountain Diggers Corporation of Silverthorne, CO in an amount not to exceed $77,779.

ATTACHMENTS: Resolution 2016-27

MANAGERS COMMENTS:

_____

_____

TOWN OF SILVERTHORNE, COLORADO
TOWN COUNCIL
RESOLUTION NO. 2016-27

A RESOLUTION AWARDING THE CONTRACT FOR THE WARREN AVENUE DRAINAGE IMPROVEMENTS PROJECT TO MOUNTAIN DIGGERS CORPORATION, OF SILVERTHORNE, COLORADO.

WHEREAS, the Town of Silverthorne, Colorado, has allocated funds from its budget for the costs of the project, and

WHEREAS, the Town of Silverthorne, Colorado has taken all necessary steps, including any necessary legal bidding requirements under applicable law to determine a qualified contractor,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE THAT:

1. The Silverthorne Town Council awards the contract for the Warren Avenue Drainage Improvements Project to Mountain Diggers Corporation of Silverthorne, Colorado, in an amount not to exceed $77,779.

2. The Town Manager is authorized to sign a contract for this project.

INTRODUCED, READ AND ADOPTED ON THE _____ DAY OF _____, 2016.

TOWN COUNCIL
TOWN OF SILVERTHORNE, COLORADO

By: _____
Bruce Butler – Mayor, Town of Silverthorne

Attest:

By _____
Michele Miller, Town Clerk

INTRODUCED, READ AND ADOPTED ON THE _____ DAY OF _____, 2016.

Town of Silverthorne
Council Agenda Memorandum

TO: **Mayor and Town Council**
THRU: **Bill Linfield, Public Works Director**
FROM: **Dan Gietzen, Town Engineer**
DATE: **September 8 for Town Council meeting date September 14, 2016**
SUBJECT: **Resolution 2016-25 Re: a Resolution awarding the contract for the Adams Avenue Sidewalk Construction Project to Orozco Concrete Inc of Denver CO.**

SUMMARY:
Staff has completed the bid process and has received bids from one (1) contractor for the 2016 Adams Avenue Sidewalk Construction Project. The bid received was from Orozco Concrete Inc, of Denver, CO in the amount of $74,529.50. Staff believes that this is an appropriate cost for the work involved and is within our budget for this work.

Staff did advertise the project in the Summit Daily News in addition to individually contacting and sending plans to seven (7) total local contractors.

Staff recommends the Town award the contract to Orozco Concrete Inc, in an amount not to exceed $74,529.50 based on the established project criteria and in accordance with the Town Financial Policies.

PREVIOUS COUNCIL ACTION / BACKGROUND : The project is being funded by the Public Works Department's Streets Maintenance account, which was approved by the Town Council as part of the 2016 budget process.

STAFF RECOMMENDATION: Staff recommends that Council approve this Resolution 2016-25, a Resolution awarding the contract for the Adams Avenue Sidewalk Construction Project, to Orozco Concrete Inc of Denver CO in an amount not to exceed $74,529.50.

PROPOSED MOTION: I move to approve Resolution 2016-25, a Resolution awarding the contract for the Adams Avenue Sidewalk Construction Project, to Orozco Concrete Inc. of Denver, CO in an amount not to exceed $74,529.50.

ATTACHMENTS: Resolution 2016-25

MANAGERS COMMENTS:

_____

_____

_____

_____

TOWN OF SILVERTHORNE, COLORADO
TOWN COUNCIL
RESOLUTION NO. 2016-25

A RESOLUTION AWARDING THE CONTRACT FOR THE ADAMS AVENUE SIDEWALK CONSTRUCTION PROJECT TO OROZCO CONCRETE INC, OF SILVERTHORNE, COLORADO.

WHEREAS, the Town of Silverthorne, Colorado, has allocated funds from its budget for the costs of the project , and

WHEREAS, the Town of Silverthorne, Colorado has taken all necessary steps, including any necessary legal bidding requirements under applicable law to determine a qualified contractor,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE THAT:

1. The Silverthorne Town Council awards the contract for the Adams Avenue Sidewalk Construction Project to Orozco Concrete Inc of Denver, Colorado, in an amount not to exceed $74,529.50.

2. The Town Manager is authorized to sign a contract for this project.

INTRODUCED, READ AND ADOPTED ON THE _____ DAY OF _____, 2016.

TOWN COUNCIL
TOWN OF SILVERTHORNE, COLORADO

By: _____
Bruce Butler – Mayor, Town of Silverthorne

Attest:

By _____
Michele Miller, Town Clerk

INTRODUCED, READ AND ADOPTED ON THE _____ DAY OF _____, 2016.

Town of Silverthorne
Council Agenda Memorandum

TO: **Mayor and Town Council**
THRU: **Ryan Hyland, Town Manager**
FROM: **Susan Schulman, Executive Assistant to the Town Manager** SS
DATE: **September 8, 2016 for Meeting of September 14, 2016**
SUBJECT: **Public Presentation, Summit School District**

Attached please find the Summit School District November 2016 Election Fact Sheet. School Board Members will attend the meeting for a Public Presentation.

SUMMIT
SCHOOL DISTRICT
educate • elevate • empower

Summit School District November 2016 Election
FACT SHEET

Supplemental Capital Construction, Technology and Maintenance Mill Levy - Funding for capital construction and instructional technology

The $1.8 million mill levy will provide necessary operating funds for the district to pay for the ongoing maintenance and upkeep of the district's school buildings and for improvements to instructional technology infrastructure and access. This mill levy continues the district's commitment to safe learning environments, high academic standards and maintains taxpayer investments in the school district assets.

Bond Issue - Pursuing critical repairs and renovations to school buildings

Summit School District is seeking a $68.9 million Bond, with a 20-year payback term, to address critical repairs and upgrades at all 12 buildings in the school district. This includes the replacement of leaking roofs, updating heating, electrical and plumbing systems, and addressing other high priority building needs. Funding will also be used to improve the accessibility for students, staff and visitors with disabilities, update safety, security and emergency response systems in each school, and address enrollment growth and overcrowding at both Summit Middle School and Summit High School.

What are the anticipated benefits?

The Board of Education believes both funding proposals will benefit students, families and taxpayers in the following ways:

- Protecting and maintaining school district and community assets
- Extending the useful life of the district's school buildings, reducing costly emergency repairs and improving energy efficiency
- Providing safe and secure, high-quality learning environments districtwide
- Addressing overcrowding at Summit Middle School and Summit High School by providing room to learn and eliminating the need to modify school schedules
- Improving accessibility to buildings and classrooms for persons with disabilities
- Creating 21st century learning environments that provide more opportunities for leveraging instructional technology and collaborative learning
- Providing every student access to media-rich instructional technology

With borrowing costs near 40-year lows, construction costs continuing to rise and increasing student enrollment projections, the Board of Education believes this is a good time to address its highest

Rev. 8/19/2016

SUMMIT
SCHOOL DISTRICT
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priority facility needs. Additionally, three of the district's older bond issues were recently paid off, which helps to temper the tax impact of the proposed bond measure.

What are those opposed to the two measures saying?

- Given our uncertain times, some voters are concerned about any tax measure being placed on the ballot.
- Others in community suggest that the district should simply cut back on expenditures, freeing up monies for capital expenditures, rather than increase revenues through more taxes.
- Some district residents believe that the district should pursue grants, including trying to get greater access to marijuana tax revenues.
- Taxpayers would pay less in property taxes next year if the two measures were not approved. The district should not refinance new debt just because some existing debt has been paid off.

What is the tax impact?

The estimated tax impact of the mill levy is $.66 ("66 cents") per month per $100,000 of a home's actual value. The estimated tax impact of the bond measure is $.70 ("70 cents") per month per $100,000 of a home's actual value.

A **Bond** is a financial loan issued for the purpose of financing the infrastructure needs of the school district. Summit School District last asked for a bond in 2004 to fund the renovation of Summit Middle School and complete other district facility repairs.

A **Mill Levy** is an assessed property tax rate used by school districts, local governments and other jurisdictions to raise revenue in order to cover annual expenses. The Supplemental Capital Construction, Technology and Maintenance mill levy was approved by the Colorado legislature in 2016 for school districts to acquire additional resources for capital and technology needs.

Colorado allows school districts to seek funding from their communities. All proceeds from the two measures stay local.

For more information contact, Superintendent Kerry Buhler (Kerry.Buhler@summitk12.org) or Director of Business Services Kara Drake (Kara.Drake@summitk12.org).

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Summit School District November 2016 Election
MAJOR PROJECT LIST

Breckenridge Elementary

- Security improvements including entry remodel, exterior door repairs and camera upgrades
- Vision 2020 improvements to Media Center
- LED lighting and lighting control system
- Repair and improvements to HVAC and electrical systems

Dillon Valley Elementary

- Security improvements including entry remodel, exterior door repairs and camera upgrades
- Vision 2020 improvements to Media Center
- LED lighting and lighting control system
- Window repair
- Bathroom improvements
- Repair and improvements to HVAC and plumbing

Frisco Elementary

- Security improvements including entry remodel, exterior door repairs and camera upgrades
- Vision 2020 improvements to Media Center
- LED lighting and lighting control system
- Window repair
- Bathroom improvements
- Repair and improvements to HVAC and plumbing

Silverthorne Elementary

- Security improvements including entry remodel, exterior door repairs and camera upgrades
- Vision 2020 improvements to Media Center
- LED lighting and lighting control system
- Improvements to building exterior including siding, skylights and insulation
- Repair and improvements to HVAC and plumbing

Summit Cove Elementary

- Security improvements including entry remodel, exterior door repairs and camera upgrades
- Vision 2020 improvements to Media Center
- LED lighting and lighting control system
- Sidewalk repair and playground fence
- Bathroom improvements
- Repair and improvements to HVAC and plumbing

Rev. 8/19/2016

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Upper Blue Elementary

- **Security improvements including entry remodel, exterior door repairs and camera upgrades**
- **Vision 2020 improvements to Media Center**
- **LED lighting and lighting control system**
- **Access improvements for better traffic flow**
- **Sidewalk repair and playground fence**
- **Bathroom improvements**
- **Repair and improvements to HVAC and radon mitigation system**

Summit Middle School/Snowy Peaks

- **Security improvements including entry remodel, exterior door repairs and camera upgrades**
- **Vision 2020 improvements to Media Center**
- **LED lighting and lighting control system**
- **Access improvements for better traffic flow**
- **Window repair**

Summit Middle School/Snowy Peaks (cont)

- **Bathroom improvements**
- **Repair and improvements to HVAC**
- **Classroom additions (14) to address growth in enrollment**
- **Cafeteria addition to address growth in enrollment**
- **Remodel of Snowy Peaks wing to add additional classrooms**

Summit High School

- **Security improvements including entry remodel, exterior door repairs and camera upgrades**
- **Vision 2020 improvements to Media Center**
- **LED lighting and lighting control system**
- **Repair and improvements to HVAC and Roof**
- **Repair and improvements to sidewalks and paving**
- **Classroom additions (16) to address growth in enrollment**
- **Cafeteria addition to address growth in enrollment**
- **Gymnasium addition and Locker Room/Shower remodel**

Central

- **LED lighting and lighting control system**
- **Roof and window repair**
- **Access improvements for better traffic flow**
- **Repair and improvements to HVAC**

Facilities

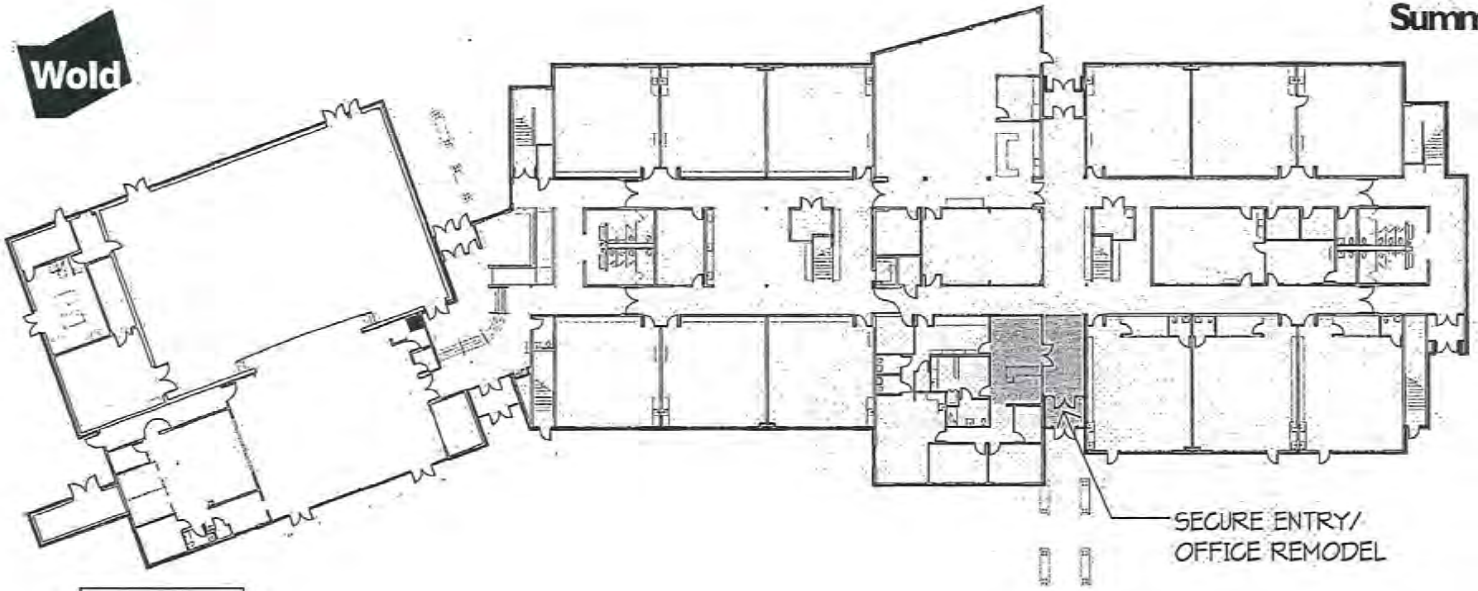
- **LED lighting and lighting control system**

Transportation

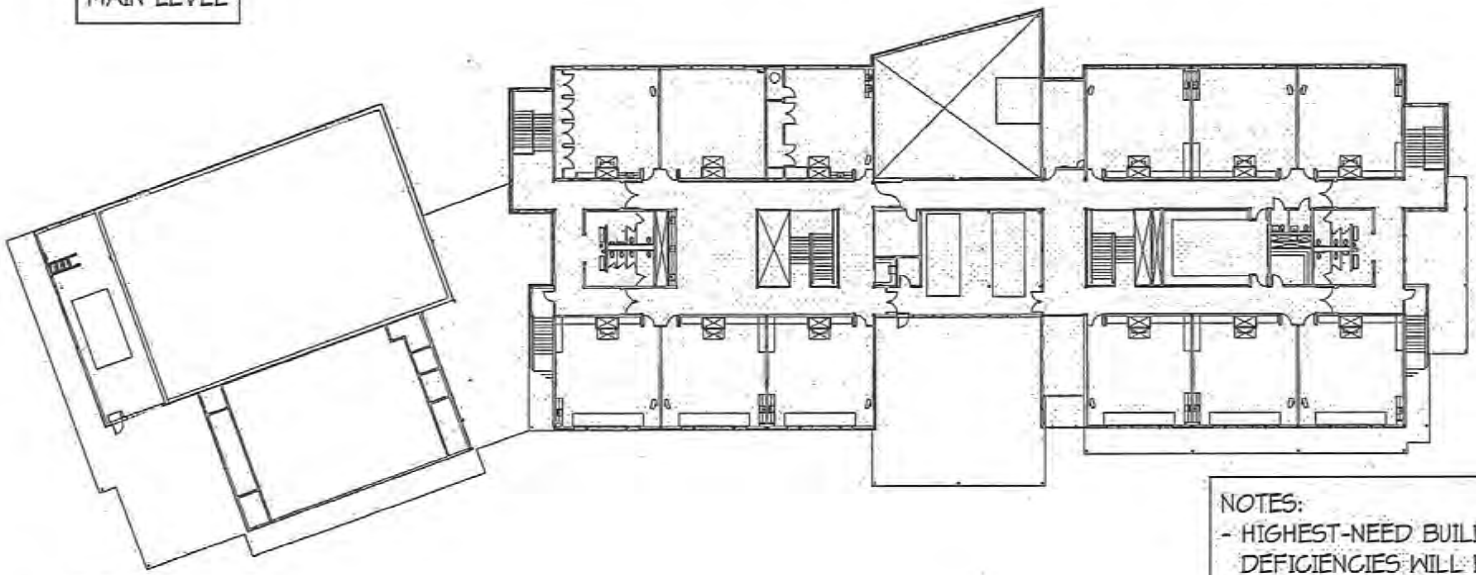
- **LED lighting and lighting control system**
- **Sewer line replacement**

Wold

Summit School District
Bond Project
7.26.16



MAIN LEVEL



UPPER LEVEL

NOTES:
- HIGHEST-NEED BUILDING DEFICIENCIES WILL BE ADDRESSED.
- ADDITIONAL FACILITY IMPROVEMENTS TO SUPPORT VISION 2020 ARE PLANNED.

Silverthorne Elementary School

Comm No: 155014

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Master Plan Work Group

SUMMIT SCHOOL DISTRICT NORTH AND SOUTH END ADVISORY COMMITTEES

PURPOSE: Summit School District has recently completed Phase I of a new comprehensive facilities master plan. Recommendations from the plan include:

1. Address High Priority facility maintenance and repair issues at this time.
2. Add classrooms and additional space for increasing student enrollment and overcrowding at Summit Middle School and Summit High School.
3. Renovate learning environments to support VISION2020
4. Support development of workforce housing in Summit County

The Master Plan work group is ready to launch Phase II of this important process. Summit School District is convening a north end and south end advisory committees to make recommendations for the future use of schools and land in Summit County.

OVERVIEW OF PROCESS: Members of the Advisory Committees will meet monthly (October 2016 – May 2017) to define the next steps for school and facility planning for all elementary school service areas. Utilizing the facility master plan report and findings, monthly meetings will include analyses of projected student enrollment growth, capacities of elementary schools, instructional programming considerations and land usage.

WHO: It is the goal of Summit School District to include representatives from the following interest groups and community sectors:

- Government
- Business
- Community Organizations
- Schools (Principals, parents and staff)
- BOE/Master Plan Committee representatives
- Early Childhood

TIMELINE: Committees will meet monthly on the following topics and prepare input for the Master Plan Work Group to take to the Board of Education in May 2017.

- October - Early Childhood
- November - Instructional Programming
- January - Land Use
- February - To Be Determined
- March - Draft Recommendations for Master Plan Work Group
- April - Finalize Recommendations for Master Plan Work Group
- May - Present to Board of Education

SUMMIT SCHOOL DISTRICT PRESENTS 2020

Champion Student Success

Empower Student-Centered Learning

Develop Caring Learners

What is VISION 2020?

In Summit School District, we educate, elevate and empower students who will help create a better world. Preparing our children for the demands and challenges of the 21st century is perhaps the greatest responsibility we have in public education.

We believe in planning the work and then working the plan. School board members and district leaders worked with parents, students, staff and community members to guide the development of a new strategic plan. The community conversations focused energy and ideas on common goals and priorities. From this work, Summit School District developed VISION 2020 — a five year effort to elevate student achievement through innovative learning models and programs.

Our Mission

In a safe environment, we will do whatever it takes for the academic and character success of every student to develop as a lifelong learner and responsible citizen. In order to accomplish this, we will engage every student every day in intellectually challenging and meaningful learning to give all students the resources necessary to prepare them to achieve their greatest potential and to meet the expectations of the future.

Summit School District will be ranked in the top 5% of school districts in Colorado for academic performance.

Summit School District will deliver student-centered instruction in every classroom, every day and provide International Baccalaureate (IB) inquiry-based, real-world, curriculum and experiences that prepare students for the jobs of the future.

Summit School District will support the social-emotional and physical well-being of every student through positive relationships, safe environments and inclusive student climates.

SUMMIT
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Photo courtesy of the Summit Daily News.

Staff-Shared Commitments

We work together in an atmosphere of trust, integrity and mutual respect to provide state-of-the-art education.

We provide educators with the training and tools necessary to teach all students to their fullest potential.

We are committed to rigorous, relevant and well-researched curriculum which is continuously reviewed.

We implement the International Baccalaureate (IB) Frameworks, Units of Study and Learner Profile attributes in every classroom.

We utilize 21st century tools in a culturally inclusive environment to meet the needs of each student.

We are committed to providing the resources, facilities, communications and systems necessary to attain these goals.

Champion Student Success

FOCUS:

- Academic Growth Gaps in Math and Writing
- Early Childhood Preparedness

Summit School District (SSD) will prepare preschool aged children to be kindergarten ready.

SSD will perform at the 80th percentile or higher on the state assessments in all content areas and grade levels.

SSD disaggregated groups will perform at the 70th percentile or higher on the state assessments in all content areas and grade levels.

SSD will provide language instruction for entering NEP students so that they achieve FEP status within six years.

SSD will achieve a graduation rate of 95% or higher and a drop-out rate of 1% or lower.

Empower Student-Centered Learning

FOCUS:

- Technology 1:1
- STEM
- Blended Learning

SSD will implement a 1:1 student technology device model to nurture individual learning and expand classroom boundaries.

SSD will embed STEM experiences into all schools and grades so that annually all students engage in real-world problem solving activities.

SSD students will prepare our graduates to be ready for college and career through experiential learning opportunities that include industry licenses and certifications.

SSD will launch a blended learning model that offers students a flexible, online learning experience.

Develop Caring Learners

FOCUS:

- Behavioral Health
- Family Engagement
- Safety

SSD will teach and promote healthy life skills and positive self-esteem to students at all grade levels.

SSD will actively engage all parents, families and community partners to build a network of support for every student's academic success, character development and social-emotional health.

SSD will provide safe learning environments that promote respectful, culturally-inclusive interactions and collaboration.

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Town of Silverthorne
Council Agenda Memorandum

TO: **Mayor and Town Council**
THRU **Ryan Hyland, Town Manager**
FROM: **Michele Miller, MMC, Town Clerk** MM
DATE: **September 8, 2016 for meeting of September 14, 2016**
SUBJECT: **Liquor license renewal for Local Authority Consideration**

SUMMARY:
The Liquor Board is asked to approve the liquor license renewals Pizza Hut and Shell.

BACKGROUND:
A. **Pizza Hut of SW Kansas, Inc. dba Pizza Hut – Renewal of 3.2% Beer On Premise Liquor License**
The applicant has submitted a renewal application for Pizza Hut. The background investigation completed by the Police Department is attached. The Police Department has verified that the employees who sell and serve liquor have successfully completed a TIPS alcohol training program. The Police Department recommends renewal of the liquor license.

B. **Suncor Energy Sales, Inc. dba Shell – Renewal of 3.2% Beer Off Premise Liquor License**
The applicant has submitted a liquor license renewal application for Shell. The background investigation completed by the Police Department is attached. The Police Department has verified that the employees who sell liquor are certified with the TIPS program until 2017. The Police Department recommends renewal of the liquor license.

DISCUSSION:
Financial Implications: Each individual liquor license applicant is required to submit both local licensing fees and state licensing fees as set forth by the Colorado Liquor Enforcement Division. These fees are submitted with the application materials.

STAFF RECOMMENDATION:
Staff recommends approving the renewal applications. Please contact the Town Clerk's office with any questions or if you want to view more detail from the liquor application.

PROPOSED MOTION:

I MOVE TO APPROVE
- **Pizza Hut of SW Kansas, Inc. dba Pizza Hut – Renewal of 3.2% Beer On Premise Liquor License**
- **Suncor Energy Sales, Inc. dba Shell – Renewal of 3.2% Beer Off Premise Liquor License**

ATTACHMENTS:
Liquor license renewal application and Police Department memo.

MANAGERS COMMENTS:

SILVERTHORNE COLORADO

601 Center Circle • P.O. Box 1167 • Silverthorne, CO 80498
(970) 262-7320 • Fax (970) 262-7315

DATE: September 1, 2016

TO: Michele Miller

FROM: Officer Anne Baldwin

SUBJECT: Background check for 3.2% fermented malt beverage license application, Pizza Hut Restaurant.

Since their last application, Pizza Hut has not had any alcohol-related incidents on or around their property.

All liquor-serving Pizza Hut managers and staff are TIPS certified. Their certifications are attached.

Based on the background information of the Silverthorne Police Department, we do not have any objections to the approval of this 3.2 beer license application.

Reviewed by

Chief of Police
John Minor

09/01/16
Date

DR 8400 (Revised 09/01/12)
COLORADO DEPARTMENT OF REVENUE
LIQUOR ENFORCEMENT DIVISION
SUBMIT TO LOCAL LICENSING AUTHORITY

RETAIL LIQUOR OR 3.2 BEER LICENSE RENEWAL APPLICATION

Fees Due	
Renewal Fee	$96.25
Storage Permit $100 x ____	_____
Optional Premise $100 x ____	_____
Related Resort $75 x ____	_____
Amount Due/Paid	

Make check payable to: **Colorado Department of Revenue**. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

PIZZA HUT
208 S MAIZE RD
WICHITA KS 67209

PLEASE VERIFY & UPDATE ALL INFORMATION BELOW — **RETURN TO CITY OR COUNTY LICENSING AUTHORITY BY DUE DATE**

Licensee Name		DBA		
PIZZA HUT OF SOUTHEAST KANSAS INC		PIZZA HUT		
Liquor License #	License Type	Sales Tax License #	Expiration Date	Due Date
25311930005	3.2% Beer On Premises (city)	25311930005	10/06/2016	08/22/2016

Operating Manager	Date of Birth	Home Address
Francisco Vasquez	2/28/1991	P.O. Box 25563, Silverthorne, CO 80497

Manager Phone Number	Email Address
	shigh@fugate-ent.com

Street Address	Phone Number
175 STEPHENS WAY SILVERTHORNE CO 80498	3034686454

Mailing Address
208 S MAIZE RD WICHITA KS 67209

1. Do you have legal possession of the premises at the street address above? ☒ YES ☐ NO
   Is the premises owned or rented? ☒ Owned ☐ Rented* *If rented, expiration date of lease_____

177. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. ☐ YES ☒ NO

   NOTE TO CORPORATION, LIMITED LIABILITY COMPANY AND PARTNERSHIP APPLICANTS: If you have added or deleted any officers, directors, managing members, general partners or persons with 10% or more interest in your business, you must complete and return immediately to your Local Licensing Authority, Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, along with all supporting documentation and fees.

3. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. ☐ YES ☒ NO

4. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. ☐ YES ☒ NO

5. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. ☐ YES ☒ NO

AFFIRMATION & CONSENT

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business	Title
J. Larry Fugate	President
Signature: J. Larry Fugate	Date: 7/20/16

REPORT & APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S. **THEREFORE THIS APPLICATION IS APPROVED.**

Local Licensing Authority For		Date
Signature	**Title**	**Attest**

SILVERTHORNE COLORADO

601 Center Circle • P.O. Box 1167 • Silverthorne, CO 80498
(970) 262-7320 • Fax (970) 262-7315

DATE: August 30, 2016

TO: Michele Miller

FROM: Officer Anne Baldwin

SUBJECT: Background check for 3.2 percent beer retail license for Shell Suncor Energy Sales, Inc.

Since their last application, Suncor Energy Sales has not had any alcohol-related incidents on or around their property.

I have verified the employees of Suncor Shell have successfully completed TIPS training in 2014 and are valid for one more year. This business has low turnover and has retained the same employees as in previous years.

Based on the background information of the Silverthorne Police Department, we do not have any objections to the approval of this liquor license.

Reviewed by

Chief of Police
John Minor

08-30-2016
Date

DR 8400 (Revised 09/01/12)
COLORADO DEPARTMENT OF REVENUE
LIQUOR ENFORCEMENT DIVISION
SUBMIT TO LOCAL LICENSING AUTHORITY

LIQUOR OR 3.2 BEER LICENSE RENEWAL APPLICATION

Fees Due	
Renewal Fee	_____
Storage Permit $100 x ____	_____
Optional Premise $100 x ____	_____
Amount Due/Paid	

Make check payable to: **Colorado Department of Revenue.** The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Suncor Energy Sales, Inc.
Shell
711 17th Street, ST 2900
Denver, Co 80202

PLEASE VERIFY & UPDATE ALL INFORMATION BELOW — **RETURN TO CITY OR COUNTY LICENSING AUTHORITY BY DUE DATE**

Licensee Name		DBA		
SUNCOR ENERGY SALES INC		SHELL		
Liquor License #	License Type	Sales Tax License #	Expiration Date	Due Date
41-44268-0039	3.2% BEER OFF PREMISES	41-44268-0039	9/28/2016	8/14/2016
Street Address				Phone Number
190 HWY 6, SILVERTHORNE, CO 80498				970-468-6248
Mailing Address				
717 17TH ST #2900, DENVER, CO 80202				
Operating Manager	Date of Birth	Home Address		Phone Number
ANAKUT LOYA	9/9/1977	P.O. BOX 26, AVON, CO 81260		(970) ~~949-4075~~ 977-0210

1. Do you have legal possession of the premises at the street address above? ☑ YES ☐ NO
   Is the premises owned or rented? ☑ Owned ☐ Rented* *If rented, expiration date of lease_____
2. Since the date of filing of the last annual application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. ☐ YES ☑ NO
   NOTE TO CORPORATION, LIMITED LIABILITY COMPANY AND PARTNERSHIP APPLICANTS: If you have added or deleted any officers, directors, managing members, general partners or persons with 10% or more interest in your business, you must complete and return immediately to your Local Licensing Authority, Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, along with all supporting documentation and fees.
3. Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. ☐ YES ☑ NO
4. Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. ☐ YES ☑ NO
5. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. ☑ YES ☐ NO SEE EXHIBIT "A" (List in Clerk's Office)
6. **SOLE PROPRIETORSHIPS, HUSBAND-WIFE PARTNERSHIPS AND PARTNERS IN GENERAL PARTNERSHIPS:** Each person must complete and sign the DR 4679: Affidavit – Restriction on Public Benefits (available online or by calling 303-205-2300) and **attach a copy of their driver's license, state-issued ID or valid passport.**

AFFIRMATION & CONSENT

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business	Title
ADAM DITTMER	RETAIL TERRITORY MANAGER
Signature: Adam C. Dittmer	Date: 8/10/2016

REPORT & APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S. **THEREFORE THIS APPLICATION IS APPROVED.**

Local Licensing Authority For		Date
Signature	Title	Attest

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Town of Silverthorne
Town Council Agenda Memorandum

TO: **Mayor and Town Council**
THRU: **Ryan Hyland, Town Manager**
Mark Leidal, Assistant Town Manager ML
FROM: **Greg Roy, Planner I** GR
DATE: **September 8, 2016, for the meeting of September 14, 2016**
SUBJECT: **Minor Subdivision – 2700 Golden Eagle Road, Eagles Nest Golf Course Filing No. 6, First Amendment – A Replat of Golf Tract D and Tract B of Eagle's Nest Golf Course Filing No. 6 (PT2016-15)**

SUMMARY: The applicant is requesting Minor Subdivision approval to create an easement for their proposed telecommunications facility.

BACKGROUND: The applicant is proposing this Minor Subdivision to record an easement that will allow the owner of the proposed telecommunications facility access to the structures.

PREVIOUS COUNCIL ACTION: The original subdivision of Eagles Nest Golf Course Filing No. 6 was approved by Town Council on July 25th, 2001. The First Amendment, a Replat of Tract D and Tract B of Eagles Nest Golf Course Filing No. 6 was approved on July 10th, 2002.

STAFF DISCUSSION: This application meets all the staff recommended conditions.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission, by a vote of 6-0, recommends approval of the proposed Minor Subdivision.

PROPOSED MOTION: *"I move to recommend approval of the proposed Minor Subdivision."*

ATTACHMENTS:
Staff Report and Exhibits

MANAGER'S COMMENTS:

_____

_____

_____

Town of Silverthorne, Colorado
Town Council Staff Report

From: Greg Roy, Planner I GR

Thru: Mark Leidal, AICP, Assistant Town Manager ML

Date: September 8, 2016, for the meeting of September 14, 2016

Subject: Minor Subdivision (PT2016-015)

Owner/Applicant: ENPHA/Verizon Wireless

Agent: Brad Johnson, Black & Veatch Corporation

Proposal: The applicant is requesting Minor Subdivision approval to create an easement for their proposed telecommunications facility.

Address: 2700 Golden Eagle Road

Legal Description: Eagles Nest Golf Course Filing No. 6, First Amendment – A Replat of Golf Tract D and Tract B of Eagle's Nest Golf Course Filing No. 6

Site Area: 3.699 acres

Zone District: Planned Unit Development

Site Conditions: The site is located along a private access and utility easement that serves the Eagles Nest Community Center. It takes access off of Golden Eagle Road, across from the Raven Golf Course Clubhouse.

Adjacent Uses:

North:	Golf Course
South:	Residential
East:	Golf Course
West:	Golf Course/Residential

PREVIOUS COUNCIL ACTION: The original subdivision of Eagles Nest Golf Course Filing No. 6 was approved by Town Council on July 25th, 2001. The First Amendment, a Replat of Tract D and Tract B of Eagles Nest Golf Course Filing No. 6 was approved on July 10th, 2002.

BACKGROUND: The applicant is proposing this Minor Subdivision to record an easement that will allow the owner of the proposed telecommunications facility access to the structures.

STAFF COMMENTS:

MINOR SUBDIVISION: The criteria for approval of a Minor Subdivision are listed in Town Code Section 4-5-11(d) as follows: *1) Consistency with Comprehensive Plan and other Town master plans and standards. 2) Consistency with Chapter 4 of this code and other*

applicable standards established by the Town. 3) Consistency with Zone District Standards or Planned Unit Development Guide, if applicable.

The Minor Subdivision proposed for Eagles Nest Golf Course Filing No. 6 First Amendment – A Replat of Golf Tract D and Tract B of Eagles Nest Golf Course Filing No. 6, adheres to the Final PUD Filing 6 Eagles Nest Golf Course, which allows for public utilities and easements. The proposed Minor Subdivision is creating an access and utility easement that follows the path of an existing fifty-foot-wide access and utility easement along the road, with two additional lease areas off of the road to accommodate the camouflaged telecommunications facility and support structure, with a 3-foot-wide easement connecting the two lease areas.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends Approval of the Minor Subdivision for Replat of Tract B, Eagles Nest Golf Course Filing No. 6 First Amendment – A Replat of Golf Tract D and Tract B of Eagles Nest Golf Course Filing No. 6 adheres to the Final PUD Filing 6 Eagles Nest Golf Course.

***Suggested Motion**: "I move to recommend approval of the proposed Minor Subdivision."*

EXHIBITS:
Exhibit A: Project Narrative (See Site Plan Modification for Exhibit)
Exhibit B: Replat
Exhibit C: HOA Approval (See Site Plan Modification for Exhibit)

Exhibit B

REPLAT OF TRACT B, EAGLE'S NEST GOLF COURSE FILING NO. 6, FIRST AMENDMENT- A REPLAT OF GOLF TRACT D AND TRACT B OF EAGLE'S NEST GOLF COURSE FILING NO. 6

LOCATED IN THE NORTH HALF OF SECTION 35, T4S, R78W, 6TH P.M. COUNTY OF SUMMIT, STATE OF COLORADO.

LEGAL DESCRIPTION

TRACT B, EAGLE'S NEST GOLF COURSE FILING NO. 6, FIRST AMENDMENT- A REPLAT OF GOLF TRACT D AND TRACT B OF EAGLE'S NEST GOLF COURSE FILING NO. 6

CERTIFICATION OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED AS FOLLOWS:

TRACT B, EAGLE'S NEST GOLF COURSE FILING NO. 6, FIRST AMENDMENT- A REPLAT OF GOLF TRACT D AND TRACT B OF EAGLE'S NEST GOLF COURSE FILING NO. 6

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "REPLAT OF TRACT D, EAGLE'S NEST GOLF COURSE FILING NO. 6, FIRST AMENDMENT- A REPLAT OF GOLF TRACT D AND TRACT B OF EAGLE'S NEST GOLF COURSE FILING NO. 6". THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ALL STREETS AND RIGHTS-OF-WAY AS SHOWN HEREON, UNLESS OTHERWISE DESIGNATED AS BEING PRIVATE ARE DEDICATED AND CONVEYED TO THE TOWN OF SILVERTHORNE, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE DESIGNATED AS BEING PRIVATE, ARE HEREBY DEDICATED TO THE TOWN OF SILVERTHORNE. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION, AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES.

_____

OWNER OF RECORD: EAGLE'S NEST HOMEOWNER'S ASSOCIATION INC.

ACKNOWLEDGEMENT

STATE OF COLORADO)
)SS
COUNTY OF SUMMIT)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF ____ A.D. 20 ____ BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL. _____
NOTARY PUBLIC

ADDRESS: _____

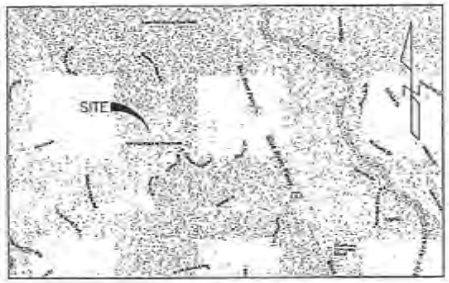
TOWN OF SILVERTHORNE APPROVAL

THIS PLAT IS APPROVED BY THE TOWN OF SILVERTHORNE, COLORADO, THIS _____ DAY OF _____ A.D. 20 ____ FOR FILING WITH THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO, AND FOR THE CONVEYANCE TO THE TOWN OF SILVERTHORNE OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF SILVERTHORNE FOR MAINTENANCE OF ROADS DEDICATED TO THE PUBLIC UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON SHALL HAVE BEEN COMPLETED IN ACCORDANCE WITH TOWN OF SILVERTHORNE SPECIFICATIONS. THIS APPROVAL DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING ALL IMPROVEMENTS REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF SILVERTHORNE.

ATTEST:

_____
TOWN CLERK
TOWN OF SILVERTHORNE, COLORADO

_____
MAYOR
TOWN OF SILVERTHORNE, COLORADO



VICINITY MAP – NTS

TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS, DATED THIS

_____ DAY OF _____ 20____

_____
AGENT

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF_____ 20____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL. DATED THIS _____DAY OF_____, 20____

SIGNATURE_____
SUMMIT COUNTY TREASURER

NOTES:

1. THE SOLE PURPOSE OF THIS PLAT IS TO REVISE TRACT B TO SHOW LEASE AREAS AND EASEMENTS NOT PREVIOUSLY DEDICATED.

2. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT AND COMPLETE AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS THEREOF I HAVE SET MY HAND AND SEAL THIS ____1ST____ DAY OF__AUGUST____ A.D., 20_16_.

_____
CHRISTOPHER P. ALDRICH, P.L.S.
COLORADO REGISTRATION NO. 29158

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS_____DAY OF_____ 20____A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER_____

_____
COUNTY CLERK AND RECORDER
SUMMIT COUNTY, COLORADO

BY:_____
DEPUTY

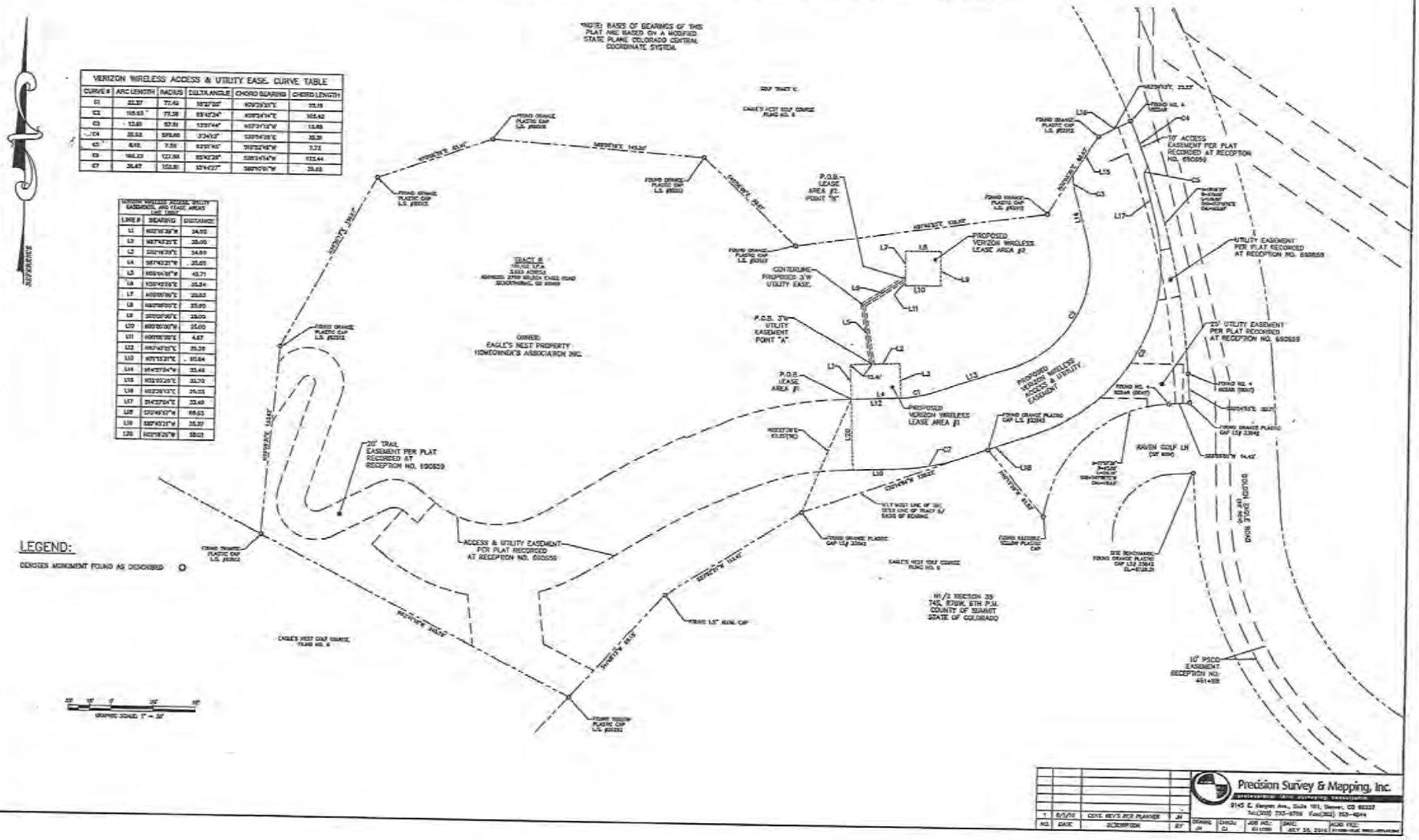
NO.	DATE	DESCRIPTION	BY
1	8/1/16	CORR. REV'S PER PLANNER	JD

Precision Survey & Mapping, Inc.
9145 E. Kenyon Ave., Suite 101, Denver, CO 80237
Tel(303) 753-9799 Fax(303) 753-4044

DRAWN: JJS | CHECK: CA | JOB NO.: 811003 | DATE: JULY 25, 2016 | ACAD FILE: 811003-PLAT-REV-FINAL

REPLAT OF TRACT B, EAGLE'S NEST GOLF COURSE FILING NO. 6, FIRST AMENDMENT- A REPLAT OF GOLF TRACT D AND TRACT B OF EAGLE'S NEST GOLF COURSE FILING NO. 6

LOCATED IN THE NORTH HALF OF SECTION 35, T4S, R78W, 6TH P.M. COUNTY OF SUMMIT, STATE OF COLORADO.



VERIZON WIRELESS ACCESS & UTILITY EASE. CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.37	77.42	16°32'20"	N24°23'33"E	22.19
C2	105.63	77.38	83°43'24"	N39°34'14"E	105.42
C3	13.85	57.51	13°37'44"	N57°31'12"W	13.82
C4	20.52	595.60	2°34'12"	S33°14'28"E	20.52
C5	8.02	7.51	61°21'45"	S53°32'48"W	7.71
C6	144.23	121.50	65°42'28"	S28°31'54"W	133.44
C7	26.67	152.81	10°44'27"	S60°10'10"W	26.63

VERIZON WIRELESS ACCESS & UTILITY EASEMENTS, AND TRACT AREAS LINE TABLE

LINE #	BEARING	DISTANCE
L1	N42°16'28"W	34.05
L2	N47°43'31"E	35.00
L3	S42°16'29"E	34.89
L4	S47°43'31"W	35.05
L5	N88°44'38"W	43.71
L6	N39°45'05"E	35.84
L7	N50°00'00"E	20.00
L8	N40°00'00"E	25.00
L9	S50°00'00"E	20.00
L10	S00°00'00"W	25.00
L11	N00°00'00"E	4.87
L12	N47°43'31"E	35.28
L13	N75°13'21"E	60.64
L14	N14°27'04"W	33.49
L15	N32°03'26"E	20.70
L16	N12°28'13"E	25.03
L17	N42°25'04"E	33.48
L18	S70°49'32"W	69.63
L19	S87°43'21"W	35.37
L20	N00°00'00"W	58.03

LEGEND:

DENOTES MONUMENT FOUND AS DESCRIBED O

NO.	DATE	DESCRIPTION	BY
1	8/3/16	CONV. REV'S PER PLANNER	JH

Precision Survey & Mapping, Inc.

Professional Land Surveying Specialists

9145 E. Kenyon Ave., Suite 101, Denver, CO 80237

Tel:(303) 793-9799 Fax:(303) 793-9944

DRAWN: JH | CHECK: CJ | JOB NO.: 611098 | DATE: OCT. 25, 2016 | JOB FILE:

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Town of Silverthorne
Town Council Agenda Memorandum

TO: **Mayor and Town Council**
THRU: **Ryan Hyland, Town Manager**
Mark Leidal, Assistant Town Manager ML
FROM: **Greg Roy, Planner I** GR
DATE: **September 8, 2016, for the meeting of September 14, 2016**
SUBJECT: **Site Plan Modification – 2700 Golden Eagle Road, Eagles Nest Golf Course Filing No. 6, First Amendment – A Replat of Golf Tract D and Tract B of Eagle's Nest Golf Course Filing No. 6 (PT2016-15)**

SUMMARY: The applicant is requesting approval of a Site Plan Modification to allow a new telecommunications facility to be located on Eagles Nest Property Homeowners Association property.

BACKGROUND: The applicant is requesting approval of a Site Plan Modification to construct a new camouflaged wireless telecommunications facility, consisting of antennas mounted on a new 35-foot-tall support structure designed as an evergreen tree, and an associated equipment shelter.

PREVIOUS COUNCIL ACTION: The original subdivision of Eagles Nest Golf Course Filing No. 6 was approved by Town Council on July 25th, 2001. The First Amendment, a Replat of Tract D and Tract B of Eagles Nest Golf Course Filing No. 6 was approved on July 10th, 2002.

STAFF DISCUSSION: This application meets all the staff recommended conditions.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission, by a vote of 6-0, recommends approval of the proposed Site Plan Modification.

PROPOSED MOTION: *"I move to recommend approval of the Site Plan Modification for the new camouflaged wireless telecommunications facility."*

ATTACHMENTS:
Staff Report and Exhibits

MANAGER'S COMMENTS:

_____

_____

_____

Town of Silverthorne, Colorado
Town Council Staff Report

From:	Greg Roy, Planner I GR
Through:	Mark Leidal, AICP, Assistant Town Manager ML
Date:	September 8, 2016, for the meeting of September 14, 2016
Subject:	Site Plan Modification (PT 2016-15)
Owner/Applicant:	ENPHA/Verizon Wireless
Agent:	Brad Johnson, Black & Veatch Corporation
Proposal:	The applicant is requesting approval of a Site Plan Modification to allow a new telecommunications facility to be located on Eagles Nest Property Homeowners Association property.
Address:	2700 Golden Eagle Road
Legal Description:	Eagles Nest Golf Course Filing No. 6, First Amendment – A Replat of Golf Tract D and Tract B of Eagle's Nest Golf Course Filing No. 6
Site Area:	3.699 acres
Zone District:	Planned Unit Development
Design District:	N/A
Site Conditions:	The site is located along a private access and utility easement that serves the Eagles Nest Community Center. It takes access off of Golden Eagle Road, across from the Raven Golf Course Clubhouse.
Adjacent Uses:	North: Golf Course South: Residential East: Golf Course West: Golf Course/Residential
Height:	Allowed: 35 feet Proposed: 35 feet
Setbacks:	Required: Front: 40 feet Sides: 25 feet Rear: 25 feet Proposed: No change
Snow Storage:	No Change

Town of Silverthorne, Colorado
Town Council Staff Report

PREVIOUS COUNCIL ACTION: The original subdivision of Eagles Nest Golf Course Filing No. 6 was approved by Town Council on July 25th, 2001. The First Amendment, a Replat of Tract D and Tract B of Eagles Nest Golf Course Filing No. 6 was approved on July 10th, 2002.

BACKGROUND: The applicant is requesting approval of a Site Plan Modification to construct a new camouflaged wireless telecommunications facility, consisting of antennas mounted on a new 35-foot-tall support structure designed as an evergreen tree, and an associated equipment shelter.

STAFF COMMENTS: The Site Plan Modifications follow the Final Site Plan review process, as outlined in Section 4-6-4, and require action by Planning Commission and Town Council.

Comprehensive Plan Analysis: The first criterion established by Town Code for a Final Site Plan is consistency with the goals and policies of the Comprehensive Plan. Staff finds that this proposal meets the following goals and policies of the Comprehensive Plan.

LU 1: Land Use Pattern "Establish a pattern of future land uses that promotes health, safety, and well-being for all members of the community; makes the most efficient use of land, community facilities, and services; promotes economic vibrancy; and protects and integrates natural resources."

LU 5.14: "Maintain the visual integrity of Silverthorne's landscape by identifying distinctive scenic or topographic features, such as ridgelines or unique vegetation, and either avoiding them or using innovative design techniques to integrate them cohesively into new development."

E 4.2: "Solicit the interest of targeted businesses that could complement the existing mix of uses, and that could add economic and community value to the Town."

E 5.6: "Work cooperatively with local providers to secure and maintain the availability of up-to-date technology and communications services for Silverthorne businesses."

E 6.1: "Continue to strategically upgrade public infrastructure systems as needed, and encourage private infrastructure providers, such as those in the technology, communications, and energy sectors, to do the same."

E 7.1: "Quantify the economic impact of non-retail businesses within the Town boundaries, and evaluate how they contribute to Silverthorne's unique identity and quality-of-life."

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 Standards*:** This property is currently zoned as a Planned Unit Development (PUD). It is subject to the Final PUD, Filing 6, Eagles Nest Golf Course that was recorded on August 31st, 2001. Tract B, where the construction is proposed is an Eagles Nest Homeowners Tract with its own set of allowed uses and standards. "Public Utility" is an allowed use in this tract and is defined as follows:

"Every firm, partnership, association, cooperative, company, corporation and government agency and the directors, trustees or receivers thereof, whether elected or appointed, which is engaged in providing bus, electric, rural electric, telephone, communications, gas, gas pipeline carrier, water sewerage, pipeline, road maintenance, fire protection, and emergency medical facilities and services."

The proposed telecommunications facility is an allowed use under this definition, and the PUD.

Site Plan Requirements: The applicant is meeting the 25 foot side setback requirement, as well as the 35 foot height limit. They are providing screening in the form of four new evergreens around the support structure next to the road to shield it from view of guests to the ENPHA community center. There are six new evergreens across the street from the support structure to screen it from the view of the adjacent property owners. There will also be four new evergreens around the base of the camouflaged pole on the downhill side to screen the base from below. These screening requirements were required as part of the HOA design review process.

DISTRICT DESIGN STANDARDS: There is no Design District for this area.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission, by a 6-0 vote, recommends Approval of the Site Plan Modification for the new camouflaged wireless telecommunications facility.

Suggested Motion: *"I move to recommend approval of the Site Plan Modification for the new camouflaged wireless telecommunications facility."*

EXHIBITS:
Exhibit A: Narrative
Exhibit B: Site Plan
Exhibit C: HOA Approvals
Exhibit D: Exterior Elevation
Exhibit E: Lake Dillon Fire Rescue Letter of Support
Exhibit F: Public Comments

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Town of Silverthorne – Site Plan Modification / Minor Subdivision Plat – 6/7/16
Verizon Wireless – Personal Wireless Communications Facility (CO3 Blue Ridge)

SITE PLAN MODIFICATION / MINOR SUBDIVISION PLAT - LETTER OF INTENT

Property Owners	Applicant	Applicant's Representative
Eagles Nest Property Homeowners Association, Inc. 1770 Red Hawk Road Silverthorne, CO 80498	Verizon Wireless 3131 Vaughn Way, Suite 550 Aurora, CO 80014	Brad Johnson Black & Veatch Corp. 4600 S. Syracuse Street, Suite 800 Denver, CO 80237 (303) 229-4681 email: JohnsonBW2@BV.com

Site Plan/Project Name:	CO3 Blue Ridge / Verizon Wireless @ ENPHA Community Center
Site Address:	2700 Golden Eagle Road, Silverthorne, CO 80498
Equipment Area:	863 sq. ft. (24.66'x35') + 625 sq. ft. (25'x25')
Parcel Area:	3.6986 acres
Parcel #:	1951-3520-48-012
Schedule #:	6509483
Legal Description:	Tract B Eagles Nest Golf Course Subdivision #6, Replat of Tract B, Community Center Building & Playground
Zoning:	PUD, Eagles Nest Planned Unit Development
Process:	Site Plan Modification / Minor Subdivision Plat
Request:	Site Plan Modification for a new camouflaged Personal Wireless Communications Facility designed as a faux evergreen tree with associated ground based equipment building. Minor Subdivision Plat for a new Verizon Wireless access & utility easement.

Request and Justification

Verizon Wireless, the nation's largest wireless telecommunication provider with over 109 million subscribers, has through extensive testing and customer complaints, determined that wireless coverage in and around the intersection of Hwy 9 / Blue River Parkway and Golden Eagle Road as well as throughout the Eagles Nest subdivision, is spotty and not optimal. To rectify the problem, Colorado RSA No. 3 Limited Partnership d/b/a Verizon Wireless ("VZW") is proposing a new Personal Wireless Communication Facility.

Verizon Wireless is committed to serving its customers and the community as a whole by providing the optimum level of service and is mandated by FCC to provide wireless communication services for the benefit of the public good. This requires the development of communication sites to provide this service. Adequate service to the residents of this area of Silverthorne cannot be maintained without the proposed facility.

Verizon Wireless, through its agent and with the full cooperation of the parent parcel property owner, Eagles Nest Property Homeowners Association, are proposing to construct a new camouflaged wireless communications facility, consisting antennas on a new 35 foot tall support structure designed as an evergreen tree and equipment shelter. The facility is proposed on land owned by the ENPHA.

With respect to land use, the site is currently used by the Eagles Nest Property Homeowners for recreation and a community center. Uses surrounding this property are mostly residential as well as golf course.

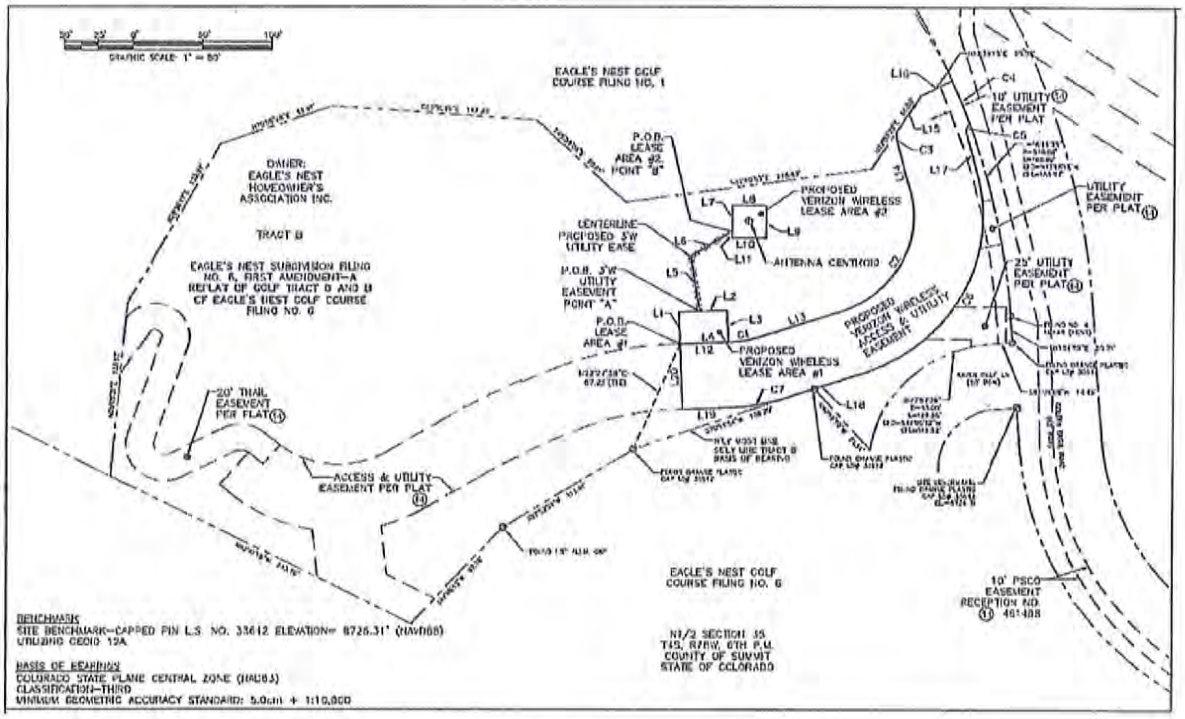
The subject property is a large 3.7 acre parcel as more particularly described on the enclosed survey and legal description. The proposed facility shall consist of antennas mounted at the top of a new 35 foot tall facility. In addition there will be an equipment shelter on the ground to house the radio cabinets and other necessary equipment measuring approximately 15' x 30'. While the Town Code does not specifically address Personal Wireless Communications Facilities, the Eagles Nest PUD spells out telecommunication/utility uses as a permitted use on the Community Center parcel (Tract B). Therefore a Site Plan Modification and a Minor Subdivision Plat is all that is required to permit the facility before obtaining a Building Permit.

Per Section 4-6-2, General Requirements, states that site plan regulations shall apply to all new or changes in uses, building or structures or additions thereto or major alterations to exteriors of buildings, including changes to materials approved as part of a previous site plan submittal, within the Town to which the use is located within a Planned Unit Development zone district. The subject property is zoned Planned Unit Development and new structures are proposed. Therefore the Site Plan regulations apply.

The proposed personal wireless communications facility will not adversely impact the surrounding uses. The Verizon Wireless facility has been carefully sited and designed to blend in as much as possible and minimize impacts to the surrounding properties. The radio equipment will be placed inside a new equipment shelter designed to match the colors, textures, materials and design of the community center. It will also be tucked into a large hillside with new landscaping. Because it is an unmanned facility with no water or sewer needs, there will be no negative impacts to the Town's infrastructure.

Verizon Wireless will comply with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radios frequency standards as well as FAA rules

of location and operation. Site shall comply with all FCC rules and regulations including emissions with continual and regular monitoring. All permits necessary to construct and commission this site will be obtained prior to commencement of service if approved by the Town. Design approval has already been obtained from the Eagles Nest Design Review Committee (ENDRC).



Coverage Objective

A need for this site was determined by Verizon Wireless Radio Frequency Engineers given coverage is spotty or lacking altogether and not optimal or to standard as evidenced by customer complaints and testing. In addition, the increase demand on wireless service for smart phone, tablets, etc, is creating significant capacity needs causing additional sites to be constructed. Capacity is as much of a concern, if not more, given the significant use of smart phones, tablets, wireless internet devices, and other data intensive technologies. A Personal Wireless Communications Facility can only handle so many calls or data users before the site is maxed out and the user experience is affected. The high bandwidth requirements of these devices, especially in residential areas such as this, is driving this need for additional data sites just to keep up with demand.

Due primarily to the fact that Verizon Wireless does not have a site to provide coverage in this area of Silverthorne and that the site currently extending service to this area is overloaded and cannot be optimized to better reach to serve this area, a new site is warranted. The closest existing Verizon Wireless site is south of the proposed site at the dam for Dillon Reservoir approximately 3.7 miles away. The next closest site is southwest in Frisco approximately 5 miles away. Verizon Wireless recently constructed a new site in Summit Cove approximately 6.6 miles to the southeast to also help offload the existing Dillon Reservoir site. None of these sites can be optimized to provide service to this area of Silverthorne and Summit County. In addition, the terrain in this area makes it hard to provide adequate coverage into Eagles Nest from the surrounding sites. With the increase demand on the wireless network by all of the wireless devices out there, Verizon Wireless engineers have determined that sites must be constructed every half mile to 1 mile just to keep up. This is especially true in dense areas such as the Dillon/Frisco/Silverthorne area which until recently was only be covered by 2 sites.

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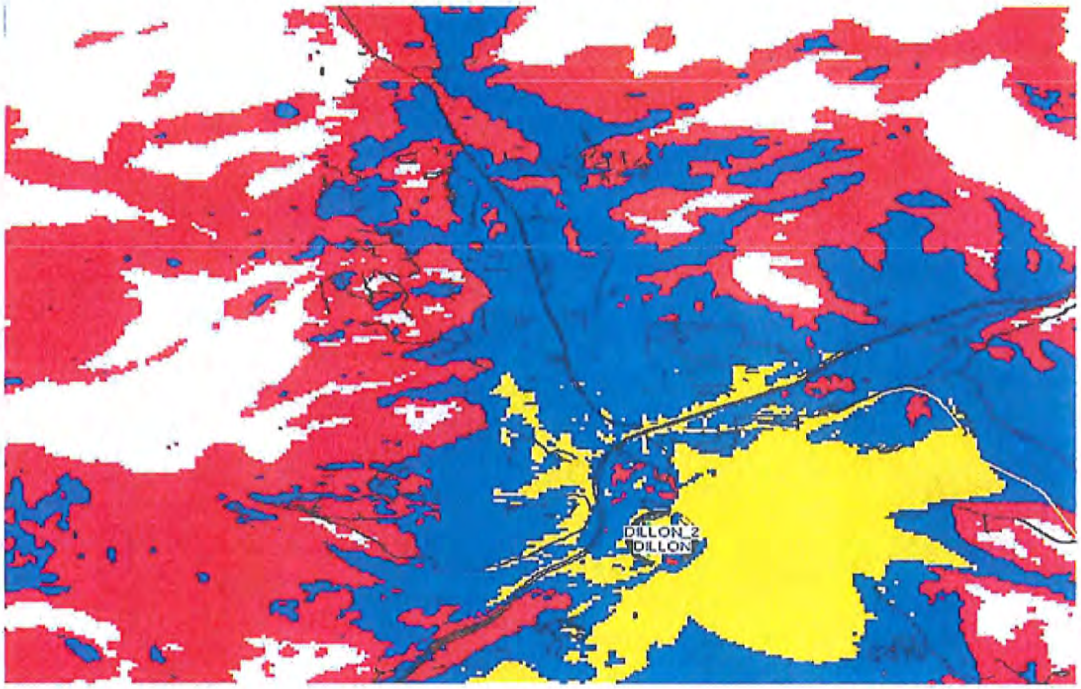
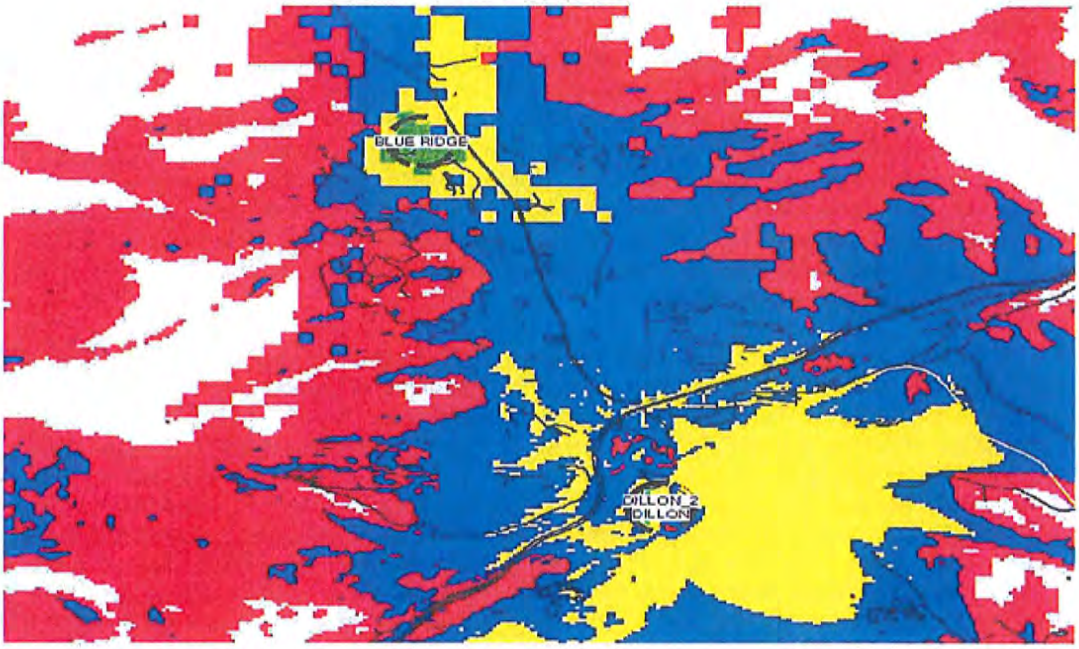
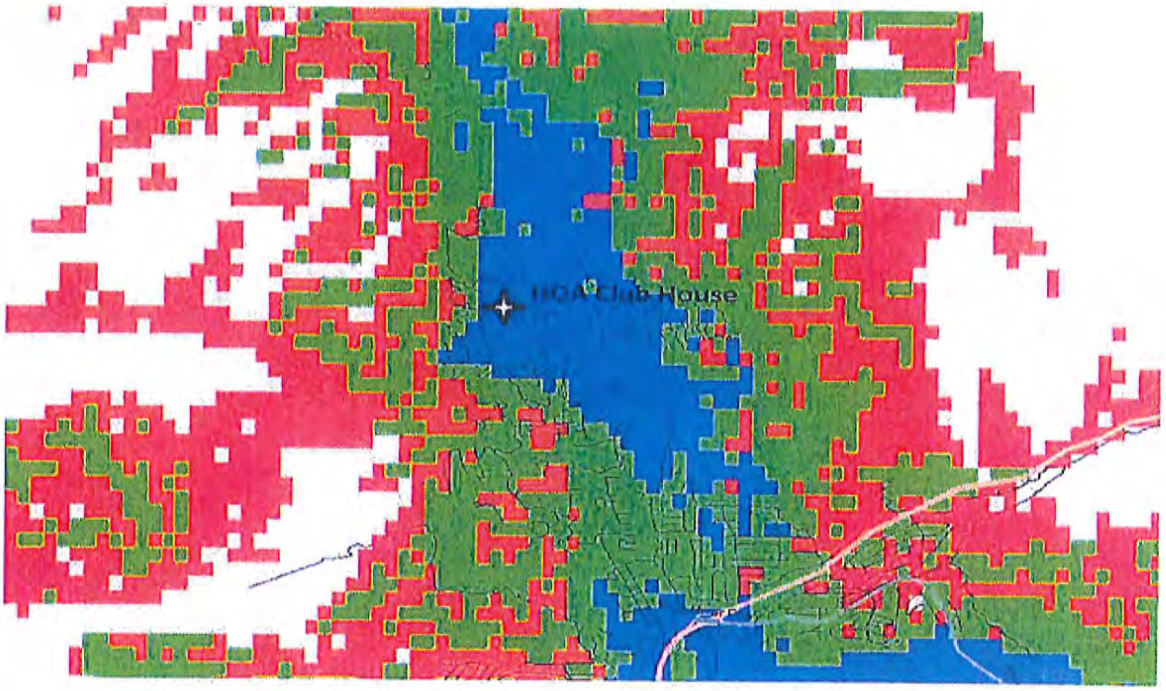
Silverthorne Coverage before Blue Ridge Site



Silverthorne Coverage after Blue Ridge Site

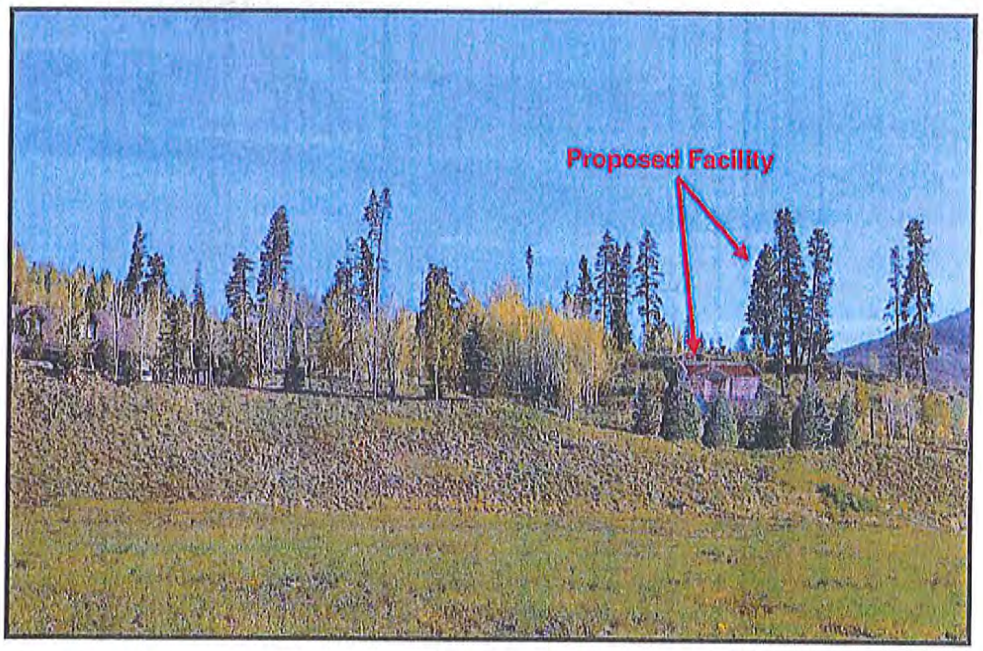


Coverage: Green = Great, Yellow = Good, Blue = OK, Red = Poor



The construction of this site will in turn reduce/eliminate the number of dropped calls that are currently being experienced by the residents, visitors, business owners, traveling public and the surrounding areas of Eagles Nest and Silverthorne as well as provide faster and more reliable data speeds. Given that Verizon Wireless' digital technology operates at extremely low power, it is critical that the optimal site location be found at the optimal height needed to extend coverage to this area.

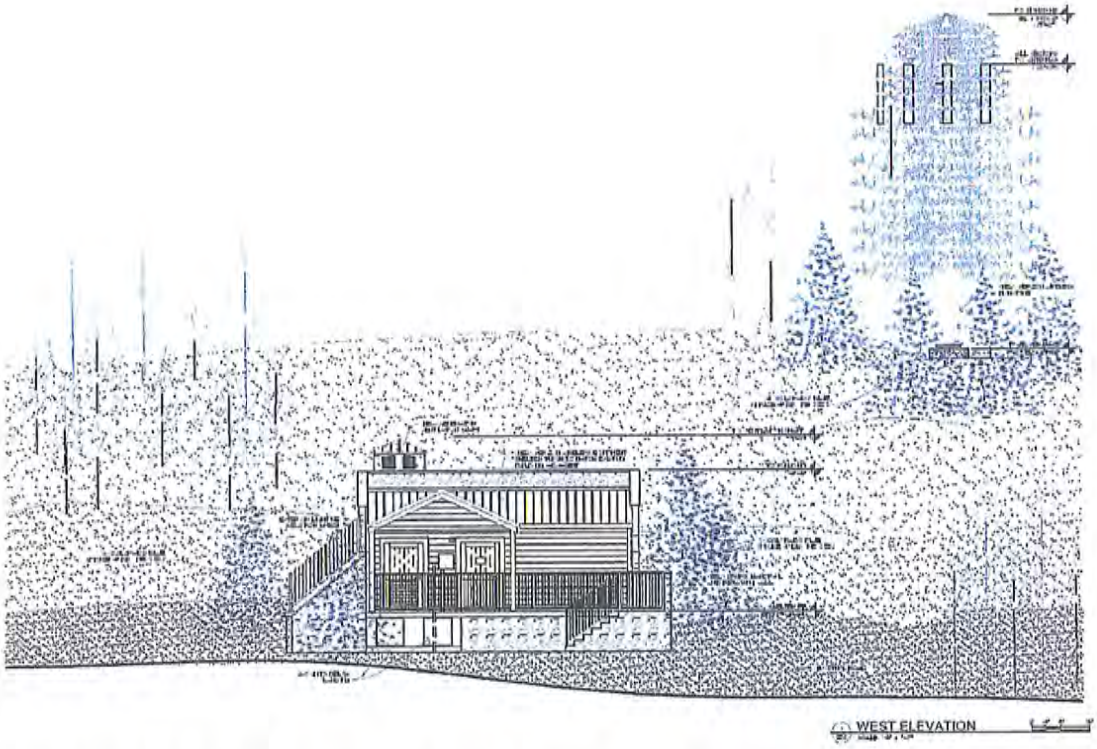
Facility Design & Details



Thus Verizon Wireless is requesting approval of a Site Plan Modification for a new wireless telecommunication facility. Verizon Wireless is also seeking Town approval for a Minor Subdivision Plat to permit a new access & utility easement to the proposed site.

The installation shall consist of installing a new 35 foot tall support structure designed as a faux evergreen tree (monopine). Initially the facility shall consist of nine (9) Verizon Wireless panel antennas with three (3) additional antennas for future use for a total of twelve (12) panel antennas. All antennas shall be screened from view by faux branches and needles.

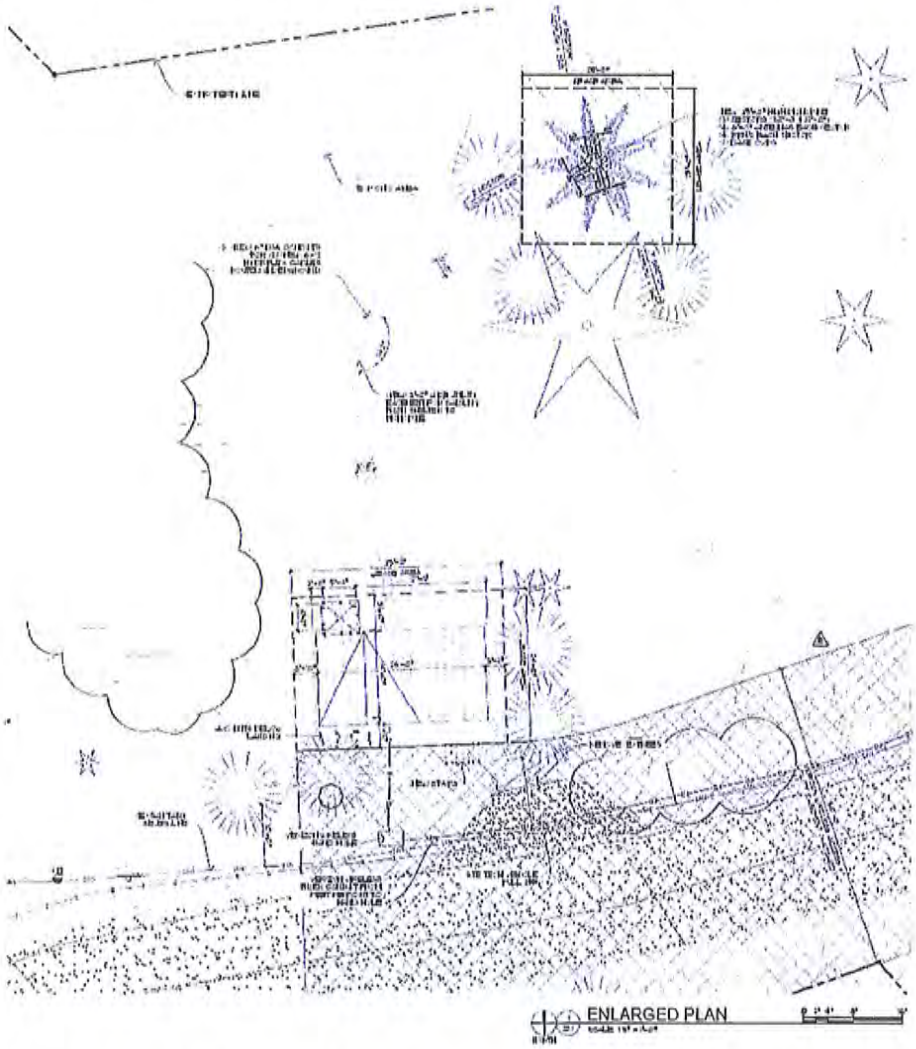
Verizon Wireless' technology works by line of sight. Therefore trees, buildings, topography and other "clutter" can prevent the signal from reaching the full extent of the coverage gap. The antennas and equipment have been carefully located on the property to provide the greatest possible screening from the surrounding neighbors. This has been accomplished by utilizing the existing terrain to keep the facility as short as possible and existing mature evergreen trees to help blend the site in with.



All equipment shall be located to the south of the proposed monopine inside a new 19' x 29.5' equipment shelter (560.5 sq.ft.). The equipment shelter has been designed to mimic the existing ENPHA Community Center. The equipment shelter shall also be tucked into a large hillside helping to reduce the visual impact of the equipment shelter. Immediately around the equipment shelter Verizon Wireless is proposing to install four new 4 foot tall minimum Blue Spruce trees and six new 6-10 foot tall Blue Spruce trees south of the new equipment building. In addition, Verizon Wireless is proposing to install four new 4 foot tall Blue Spruce trees immediately around the proposed new monopine. All existing trees on site shall be retained. This design will ensure compatibility of the site with the surrounding area.

The proposed facility shall not require anyone to be staffed on site. Typically one technician will visit the communication site approximately once a month to make sure the site is in proper working order and to perform routine maintenance. These visits generally last only a couple of hours. Space for parking is available for these visits at the existing driveway leading into the property or within the existing parking lot for the Community Center.

All utilities necessary for the proposed facility shall be run underground per Town Code requirement. Access shall come from Golden Eagle Road along the east side of the property via an existing access drive and a new curb cut is not required.



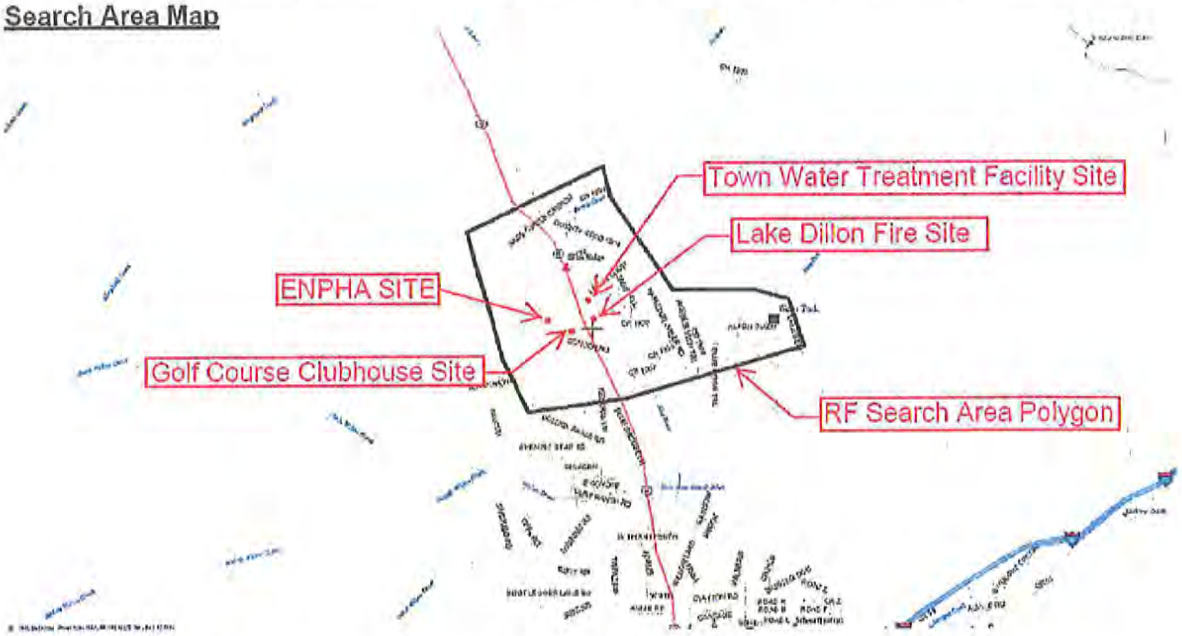
As encouraged by the Town Code, this site has been designed to minimize adverse visual impacts associated with the proposed facility. By doing so, this proposal minimizes negative effects on the nearby residential properties or golf course uses and minimizes the adverse visual impact of towers and antennas. The monopine design shall best blend in with the surrounding area as well as provide the greatest compatibility. This design is similar to the design that has been approved for Verizon Wireless at other locations throughout Summit County with the most recent being at the Copper Mountain Consolidated Metropolitan District's wastewater treatment facility.

This site shall comply with all standards and requirements as listed in the Town Code for granting Site Plan Modifications per Section 4-6-2 as well as Minor Subdivision Plats per Section 4-5-11.

Alternative Locations Considered

Co-location or structure mount facilities are always considered prior to a freestanding facility and in this case no such existing structures are located within the search area and of sufficient height to meet the intended coverage objective. Several alternatives and locations were considered but none of them proved to meet Verizon's leasing requirements, engineering requirements or the Town of Silverthorne's zoning code. The first location considered was property owned by the Lake Dillon Fire Department along Hwy 9. This property is at a significantly lower elevation (approximately 150 feet lower) without any trees or buildings to use for colocation or screening of the proposed facility. To make this site work it would require a 70-80 foot tall tower which would not likely be supported. The second location considered was the wastewater treatment facility along Hwy 9. This property too is at a much lower elevation and would have required a 70-80 foot tall tower. The third location considered was the Raven Golf Club. This location is approximately 80 feet higher in elevation than the alternatives considered along Hwy 9 but the ENPHA property was still another 70 feet higher and provides a greater setback from the nearest residence. Therefore the ENPHA property proved to be the best location to meet the intended coverage needs of Verizon Wireless and best meet the Town's Code with respect to minimizing visual impacts.

Search Area Map



Compliance with the Silverthorne Town Code

ARTICLE I - General Provisions

Sec. 4-1-4. - Compliance with Comprehensive Plan.

(a) All site development shall be consistent with the Town's Comprehensive Plan and other applicable Town Master Plans. ***The intent of the Town's Comprehensive Plan is to ensure development is done in a manner that protects the "health, safety, and general welfare of the citizens in the community and to improve the physical, social, and economic environment of the community". The proposed Verizon Wireless facility will help to ensure residents of Eagles Nest as well as visitors to the area and travelers along Hwy 9 have adequate wireless services for their personal use, business use and emergency needs. Over the past 15 years, wireless communications has***

become as critical as other utility uses. People depend on these services more and more as they cut the cord and relay solely on wireless technology to keep in touch with others.

According to the Town's Comprehensive Plan 56% of respondents were full-time residents in 2007 and in 2011 that increased to 62%. That leaves a significant percentage of the population that travel from another city or state to vacation in Silverthorne. Given the part time nature of those residents, many of them do not have a landline based telephone and relay on their wireless devices that travel with them. Therefore it is critical to that percentage of the population as well the full time residents who no longer have a landline telephone to ensure they have adequate communications service. In addition the 2001 Community Survey showed that the largest number of respondents said that "Scenery" and Recreational Amenities" were their top reasons for why they live in Silverthorne. Active individual such as those tend to relay on wireless devises in their everyday lives as well as safety purposes while out skiing, biking, golfing, hiking, fishing, camping, etc. Therefore it is critical, especially in tourism-driven communities such as Summit County, that adequate wireless infrastructure exists for those that depend on it. According to the Town's Comprehensive Plan "ensuring adequate services is critical to support a growing and thriving community".

As notes above, Silverthorne as well as Summit County is a tourism-driven community and sees numerous visitors every year. While many of those visitors stay and play in Silverthorne, some do pass through on their way to Steamboat Springs and Routt County via State Hwy 9. The proposed Verizon Wireless site will also help ensure adequate coverage for those people driving through Silverthorne along Hwy 9. According to the Town's Comprehensive Plan:

> "CDOT reports that the annual average daily traffic (AADT) on SH 9 just north of Rainbow Drive is 23,000 vehicles. Because of its location in CDOT's network, it is imperative that SH 9 continue to serve the needs of vehicles as a primary travel corridor for the region. To do this, improvements must be made to promote a more inviting experience through the heart of the community for all travel modes."

This also means ensuring adequate wireless service along this section of Hwy 9 is being provided to these motorists.

One of the Goals of the Silverthorne Urban Renewal Authority includes "promoting projects which provide a public benefit". As noted several times throughout this application, numerous residents relay on wireless service as their only communications means. This service benefits not only residents, visitors and recreationalists but also business owners as well as emergency first responders. Therefore there is a clear "public benefit" with this proposed facility.

(b) No application for site development shall be approved if not in conformance with the Comprehensive Plan or other Town Plans, and such failure shall be a reasonable ground for denial of the application. ***Silverthorne's small town, mountain community character is what draws many to live here. Especially in residential neighborhoods, views and the integration of the natural surroundings creates an aesthetic quality indicative of mountain living. Verizon Wireless is proposing a minimal 35' tall stealth wireless telecommunications facility. Care has been given to the design and location of the facility to best blend in with the mountain community character and to preserve views and natural surroundings.***

Silverthorne has also made sure that many of these qualities are reflected in the commercial development that has been approved and constructed. "Standard building designs" that may be appropriate in large metropolitan areas are not appropriate or consistent with Silverthorne's mountain character. The same can be said about "standard" wireless facility design and that is why Verizon Wireless has gone to great lengths and expense to ensure the proposed facility not

only meets the community's needs but also is appropriate in design through architectural detail and the choice of materials that reflect mountain character.

The following statements are taken directly out of the Comprehensive Plan and describe Silverthorne's Community Values as they relate to overall vision.

Design - A scenic town whose built environment blends authentic mountain character with contemporary, quality design. Attractive gateways and corridors, distinct residential, commercial and industrial districts, and integration of the natural environment promote its sense of place and small town identity. ***As noted earlier, Verizon Wireless has taken great care in designing and locating the proposed facility in a manner consistent with the mountain character and blending in with the natural environment to the maximum extent possible.***

Growth - A cohesive pattern of development that reflects responsive and responsible growth, and is supported by adequate infrastructure and efficient intergovernmental services, to accommodate current and future residents and promote healthy economic expansion. ***The proposed Verizon Wireless facility shall help ensure adequate infrastructure, utilities and services necessary to accommodate current and future residents' needs and promote a healthy economic expansion.***

As demonstrated above, the proposed Verizon Wireless project shall be consistent with the Town of Silverthorne's Comprehensive Plan and applicable Town Master Plans.

ARTICLE V – Procedures and Requirements for Subdivisions
Sec. 4-5-11. - Minor subdivision.
(d) Criteria for a minor subdivision plat. The subdivision shall comply with all of the following standards:

(1) Consistency with the Town Comprehensive Plan and other master plans. ***As noted above, this project shall be consistent with the Town Comprehensive Plan as it relates to a Minor Subdivision for the addition of a new access & utility easement for Verizon's proposed facility.***

(2) Consistency with this Code and other minimum standards established by the Town. The proposed subdivision complies with this Article and all other provisions of this Chapter, the Engineering Standards and other applicable standards adopted by the Town. ***This project shall be consistent with the Town Code as well as all other standards established by the Town as they relate to Personal Wireless Communications Facilities and access and utility easements.***

(3) Consistency with Zone District Standards or Planned Unit Development Guide, if applicable. The proposed subdivision complies with all of the provisions of the applicable Zone District or Planned Unit Development Guide. ***The existing PUD allows for telecommunications uses and therefore is consistent with the Planned Unit Development Guide.***

(4) All public notice requirements have been fulfilled. ***All public notice requirements shall be fulfilled with this Site Plan Modification and Minor Subdivision Plat. In addition, Verizon Wireless has worked very closely with the ENPHA as well as the ENDRC to ensure adequate notice has been given to all property owners within the subdivision.***

(5) Agreements. A subdivision improvements agreement and/or other agreements have been executed by the applicant. ***If required by the Town for this proposed project, Verizon Wireless shall execute a subdivision improvements agreement or other agreement deemed necessary by the Town.***

(6) Public dedications. All applicable public dedication requirements have been satisfied. ***If required by the Town for this proposed project, Verizon Wireless shall comply with all applicable public dedication requirements deemed necessary by the Town.***

ARTICLE VI - Site Plan
Sec. 4-6-2. - General requirements.
(a) Site plan regulations shall apply to all new or changes in uses, buildings or structures or additions thereto or major alterations to exteriors of buildings, including changes to materials approved as part of a previous site plan submittal, within the Town to which at least one (1) of the following applies:

(1) All uses located within the following zone districts, with the exception of duplex- and single-family residential:

d. PUD - Planned Unit Development. ***The proposed Site Plan Modification application will permit a new personal wireless telecommunications facility on property zoned PUD. Therefore this application complies with this requirement.***

(2) Uses which are located or to be located within any other zone district which are specifically made subject to this Article by the Town Council. ***Not Applicable, this proposed Site Plan Modification application will permit a new personal wireless telecommunications facility on property zoned PUD.***

(3) Uses which are located or to be located on property within any other zone district, and the owner or developer of the property requests an application of these site plan requirements, subject to this Article. ***Not Applicable, this proposed Site Plan Modification application will permit a new personal wireless telecommunications facility on property zoned PUD.***

(b) No site plan application shall be accepted which does not meet all zoning district standards. Any site plan not found to meet all zoning district standards shall first amend, or simultaneously submit a rezoning proposal with the site plan application. ***The proposed Site Plan Modification application will permit a new personal wireless telecommunications facility on property zoned PUD. The PUD allows for utility/telecommunication uses. In addition, this proposal complies with all requirements of the Town Code without the need for a variance, rezoning or other major land use application. Therefore this application complies with this requirement.***

(c) No site plan will be approved prior to the platting of the subject property. A Final Plat, minor subdivision plat, residential, commercial subdivision or condominium plat may be submitted simultaneously with the proposed site plan upon approval of the Community Development Director. In such cases, approval of the site plan application will be made conditional upon the final approval of the subdivision plat by the Town Council. ***The proposed Site Plan Modification application will permit a new personal wireless telecommunications facility on property zoned PUD. In addition, a Minor Subdivision Plat is being requested in order to add a new access & utility easement for the proposed personal wireless telecommunications facility. This easement shall be placed in the same location as an existing non-exclusive access & utility easement dedicated by plat. Therefore this application complies with this requirement.***

(d) No building permit for any use described in Subsection (a) above shall be issued for the construction of any new building, structure or improvement to the site or any addition or alteration to the structure or site, including exterior materials or colors, without first obtaining the approval of a site plan for the proposed use. ***Verizon Wireless shall not apply for a Building Permit until such time all approvals required by the Town of Silverthorne and ENDRC have been obtained.***

(e) No overlot grading, drainage work, parking lot construction or other site improvements will be allowed, unless specifically provided for by the Town Council, without first obtaining approval of a site plan for the proposed use. ***Verizon Wireless shall not perform any grading, drainage, parking lot construction***

or other site improvements until such time all approvals required by the Town of Silverthorne and ENDRC have been obtained.

(f) No certificate of occupancy will be issued until all improvements approved as part of the site plan have been completed or necessary security received as described in Section 4-6-9 of this Article. No temporary certificate of occupancy shall be permitted. ***Verizon Wireless shall not request a CO until such time all improvements required by the Town of Silverthorne and ENDRC have been completed.***

(g) The site plan standards outlined by this Article apply throughout the zone districts and uses outlined in Subsection (a) above. These standards are in addition to any other development or design standard which may otherwise be applicable to a particular property or specific area within the Town. In the case of any perceived conflict among applicable development standards, the more restrictive standard will apply.

(h) Design Districts.

(1) Design Districts are hereby incorporated by reference into this Chapter, as may be amended from time to time. Those provisions of the Design Districts shall be used in addition to the criteria outlined in this Article. These Design District Standards shall be adopted as a regulation by the Town Council and shall be maintained in the Community Development Department. ***The proposed Verizon Wireless project is on a parcel that is not located within a Design District. However the ENPHA has a Design Review Committee as well as strict design guidelines that shall be complied with. Approval for this project was received by the ENDRC. Therefore this application complies with this requirement.***

(2) The following design standards for the Town's Design Districts are hereby adopted as a regulation and fully incorporated herein by this reference.

a. Riverfront District Design Standards and Guidelines, adopted July 8, 2015. ***Not applicable, this proposal is not subject to the Riverfront District Design Standards and Guidelines.***

b. Town Core District Design Standards and Guidelines, adopted February 11, 2015. ***Not applicable, this proposal is not subject to the Town Core District Design Standards and Guidelines.***

c. Town Core Periphery District Design Standards and Guidelines, adopted August 26, 2015. ***Not applicable, this proposal is not subject to the Town Core Periphery District Design Standards and Guidelines.***

d. Gateway District Design Standards and Guidelines, adopted April 8, 2015. ***Not applicable, this proposal is not subject to the Gateway District Design Standards and Guidelines.***

e. Business Park District Design Standards and Guidelines, adopted September 23, 2015. ***Not applicable, this proposal is not subject to the Business Park District Design Standards and Guidelines.***

f. Destination Commercial District Design Standards and Guidelines, adopted September 23, 2015. ***Not applicable, this proposal is not subject to the Destination Commercial District Design Standards and Guidelines.***

All site development within the six (6) Design Districts, as hereinabove described, shall be in compliance with said standards. A failure of compliance with the standards shall be reasonable grounds for denial of the site development application. ***The proposed Verizon Wireless project is on a parcel that is not located within a Design District. However the ENPHA has a Design Review Committee as well as strict design guidelines that shall be complied with.***

Approval for this project was received by the ENDRC. Therefore this application complies with this requirement.

(i) The Town may require public improvements to be constructed as a condition of site plan approval. All such improvements shall be reasonably related to and in proportion to the need for such improvements created by the proposed use, and may include but not be limited to street widening, the addition of acceleration/ deceleration lanes, access control devices, traffic signals, water and sewer lines, pedestrian/bicycle trails or other related improvements. ***Verizon Wireless shall install all necessary public improvements the Town may require for this proposal.***

(j) Yard exceptions. Architectural features, such as cornices, canopies, eaves or similar architectural features, may extend into a required yard not more than four (4) feet, but no closer than three (3) feet to any lot line. ***The proposed Verizon Wireless facility shall comply with all required setbacks without the need for a variance or yard exception.***

(k) Survey required to determine questionable measurements. Where doubt exists in establishing the minimum setback distance, side yard, rear yard, easements, drainageways, utilities or any other pertinent feature in question, the Community Development Department or Public Works Department shall require the property owner to provide a survey by a registered surveyor to determine such measurement. ***The plan set provided as part of this submittal includes a full survey.***

(l) Utilities to be underground. No site plan shall be approved unless the plans and specifications of the plan provide all utilities to be placed underground. The cost of such undergrounding of utilities shall be paid solely by the property owner and shall be installed subject to the plans, specifications and approval of the electric, natural gas, telephone and cable television utilities providing the service to the subject property and to any other utility designated to the Town. ***All utilities (fiber and power) necessary for the proposed Verizon Wireless facility shall be run underground and all costs to extend utilities to the proposed development shall be paid for by Verizon Wireless.***

(m) Performance standards. The operation of any use permitted in this Chapter is subject to the standards of performance, as follows:

(1) Obnoxious emissions prohibited. All uses must be operated so that all practical means are used to conform to the following standards:

a. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line on which the use is located. ***The proposed Verizon Wireless facility shall not create any vibration from outside of the equipment shelter.***

b. Noise. Every use shall be within a reasonable noise level for the place and time of day or evening. ***The proposed Verizon Wireless facility shall not emit any noise from outside the equipment shelter that exceeds typical day or nighttime levels. The only noise that may be observed from outside of the equipment shelter include 2 HVAC units similar to those found at a single family home. Verizon Wireless also has a standby backup power generator used only in emergencies during a power outage. The generator does cycle or self-test once per week for a period of approximately 20 minutes. Verizon Wireless is respectful of surrounding neighbors and shall choose a time and day that creates the least amount of impact.***

c. Odor. Every use shall be so operated that no offensive or objectionable odor is emitted. ***The proposed Verizon Wireless facility shall not emit any odor.***

d. Smoke and air pollution. Every use shall be so operated that no smoke from any source shall be emitted that exceeds the requirements set by the State Air Pollution Control Act, as amended June 1967, and as the same may hereafter from time to time be

amended. ***The proposed Verizon Wireless facility shall not emit any smoke or cause air pollution.***

e. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases which exceed the emission levels permitted by the PIP Plan. ***The proposed Verizon Wireless facility shall not emit any toxic gases.***

f. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions in accordance with the standards of the Federal Radiation Council. ***The proposed Verizon Wireless facility shall not emit any dangerous amounts of radioactive emissions. All radio frequency energy shall be well below the maximum permitted levels allowed by the Federal Communications Commission and any other Federal, State or local entity. All Verizon Wireless facilities are inspected by internal and 3rd party entities at regular intervals to insure property operation and compliance. All sites are monitored 24 hours a day, 7 days a week by the Verizon Wireless Network Operations Center (NOC).***

g. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line without instruments. ***The proposed Verizon Wireless facility shall not emit any glare or heat. Verizon Wireless has chosen materials and colors that will not create glare.***

(2) Illumination. Any light used to illuminate signs, parking areas or for any other purposes shall conform to Section 4-6-13 of this Article. ***The only lighting proposed shall be a single downward facing full cutoff light mounted to the outside of the equipment shelter. This light is necessary for security purposes and shall be motion activated. A spec sheet for this light is included on page 7 of the plan set.***

(3) Vehicular traffic areas. All uses classified as commercial uses shall comply with all of the following requirements:

a. Surfaces shall be properly graded for drainage and surfaced with concrete, asphaltic concrete or asphalt. ***Verizon Wireless is not proposing or requires any new roads to serve the proposed facility. Access shall come from the existing drive leading from Golden Eagle Road to the Community Center. The existing drive is paved and therefore complies with this requirement.***

b. Such areas shall be provided with barriers so that occupants of adjacent residential buildings are not unreasonably disturbed either day or night by the movement of vehicles. On each boundary line abutting directly on a lot zoned in any residential district, a solid wall or fence at least four (4) feet in height shall be erected, subject to the provisions governing fences. ***Not applicable, no new parking or vehicular traffic areas are proposed with this application.***

c. All entrances and exits to such areas shall be so located as to minimize traffic congestion and subject to all other Town regulations. Wheel or bumper guards shall be provided and so located and arranged that no part of any parked vehicle will extend beyond the boundaries of the parking area. ***Not applicable, no new parking or vehicular traffic areas are proposed with this application.***

d. No servicing equipment at gasoline service stations or public garages for the service of gasoline, oil, air, water, etc., shall be closer than ten (10) feet to the public right-of-way. ***Not applicable, no new parking or vehicular traffic areas are proposed with this application. The property is not used for servicing equipment at a gasoline service station or public garage.***

(4) Traffic visibility. In order to minimize traffic hazards at intersections, in all commercial zones, no fence or wall, other than permitted structures, shall be erected and no hedge, shrub, tree or other growth, sign or display shall be maintained in such location upon any lot or property in a manner constituting a traffic hazard because of obstruction of view. ***Not applicable, the property is not within a commercial zone and no new fence or wall is proposed that would obstruct traffic visibility.***

(5) Recreational vehicle use. A recreational vehicle may be occupied on private property, which property is devoted to residential purposes, for up to two (2) weeks with the permission of the owners of said property, provided that no more than one (1) such occupied recreational vehicle is allowed per inhabited principal building and provided that the occupants of the recreational vehicle are nonpaying guests of the inhabitants of a dwelling unit on the same property. Recreational vehicles may not be occupied or stored on commercial property without specific site plan approval. ***Not applicable, recreation vehicles are not proposed as part of this application.***

Sec. 4-6-3. - Site plan modification.

(a) Intent. The intent of the site plan modification is to provide final plans for amendments to existing or previously approved site plans to ensure that the technical requirements, design standards and improvements of the Town and all Code requirements are met. This review will be done at a staff level to determine if the plan complies with zoning requirements and Code standards and regulations.

(1) Site plan modifications shall follow the final site plan review process as outlined in this Article and be reviewed at a staff level according to Section 4-1-22 of this Chapter. ***Verizon Wireless shall comply with all Site Plan Modifications requirements and procedures as outlined in the Town Code.***

(2) The final site plan submittal shall provide the final engineering plans, technical and design standards and improvements of the Town, and all other applicable Code requirements must be met. The final site plan shall be presented in a form that will be a clean copy for the final approval. ***Verizon Wireless has provided final engineering plans as part of this submittal that comply with all technical and design standards.***

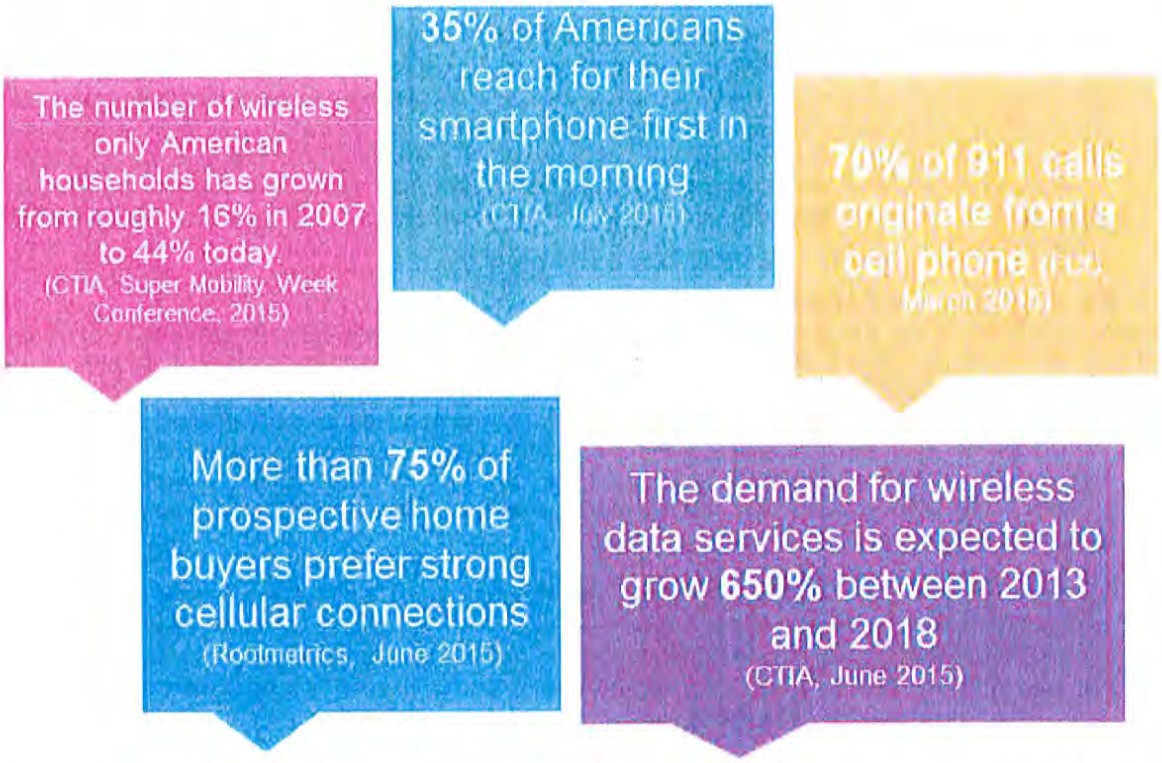
(3) Site development regulations shall apply to all new or changes in uses, buildings or structures or additions thereto or major alterations to exteriors of buildings, including changes to materials approved as part of a previous site plan submittal, within the Town. ***The proposed Site Plan Modification application will permit a new personal wireless telecommunications facility on property zoned PUD. Therefore this application complies with this requirement.***

(4) Changes to color schemes approved as part of a previous site plan submittal, that comply with the applicable district design standards for the project, shall be reviewed and approved, approved with conditions or denied at a staff level. Any proposed color changes that do not comply with the applicable district design standards for the project shall be processed as a site plan modification. ***The proposed Site Plan Modification application will permit a new personal wireless telecommunications facility on property zoned PUD. Therefore this application complies with this requirement.***

(b) Preapplication conference prerequisite. Prior to submittal of the site plan modification application, the applicant shall meet with staff to discuss the procedures and submittal requirements, and is encouraged to meet with other referral agencies to identify potential issues and ways to address these issues. The preapplication conference may be waived by the Community Development Director. ***Verizon Wireless held a pre-application meeting with the Town on 3/1/2016.***

As demonstrated above, the proposed Verizon Wireless facility shall comply with the intent of the Silverthorne Town Code as it applies to new wireless telecommunication facilities, Site Plan Modifications, and Minor Subdivision Plats.

Wireless Statistics



- As of Dec. 2014, there were approximately 355 million wireless subscribers or 110% of the total US population and in Dec. 2013, there were approximately 335.65 million wireless subscribers or 104.3% of the total US population. Up from 207.9 million or 69% in 2005.
- As of Dec. 2013, 41.0% of all households had only wireless phones and have discontinued their landline telephone. Up from 8.4% in 2005. 4 out of every 10 American adults live in wireless-only households.
- The annual total wireless data traffic in 2015 was 9.6T MegaBites and 4.1T MegaBites in 2014 and 3.23T MegaBites in 2013 and 1.468T MegaBites in 2012 and 866.7B MegaBites in 2011. Mobile data use doubled from 2012 to 2013 and is expected to increase about 650% by 2018.
- At the end of 2013, 45 million Americans were using mobile phones as their primary Internet access device.
- At the end of 2013, 1 out of every 10 Americans are using smartphones-only to access the Internet.
- Wireless machine-to-machine (M2M) connections in the US are expected to increase from 36 million in 2013 to 263 million by 2018.
- More than 90% of all US mobile device sales in 4Q 2013 were smartphones. At the end of 2015 there were 228 million smartphones in the US which was up almost 10% from 2014 70% of the population now owns a smartphone.
- In 2014 the number of wearable wireless devices was approximately 32,323,000. This number is expected to grow to 188,150,000 by 2019.

- The number of mobile-connected devices exceeded the world's population in 2014.
- Because of increased usage on smartphones, smartphones will reach three-quarters of mobile data traffic by 2019.
- Tablets will exceed 10 percent of global mobile data traffic by 2016. At the end of 2014 there were 35.4 million tablets in the US and 41 million in 2015.
- LTE/4G traffic will be more than half of the total mobile traffic by 2017.
- The total number of cell sites as of Dec. 2013 was 304,360 up from 301,779 in 2012, 283,385 in 2011, and 139,338 in 2002.
- More than 400K E-911 calls generated per day on wireless phones. Up from 260K in 2005.
- To meet the skyrocketing demand, wireless carriers invested more than $32 billion into the U.S. economy in 2014 capital expenditures. Over the last six years alone, wireless carriers invested $166 billion.
- 6.5B people on the planet and 5B cell phones.

Summary

The proposed facility shall be compatible with the site and surrounding area through careful design, minimal height and site placement. This area of the Town is mostly residential and not without a need for wireless telecommunications service. This is especially important as residents continue to discontinue the use of landline based telephone services and relay more on wireless devices. The proposed facility has been designed and is intended to best meet the public's need today as well as in the future.

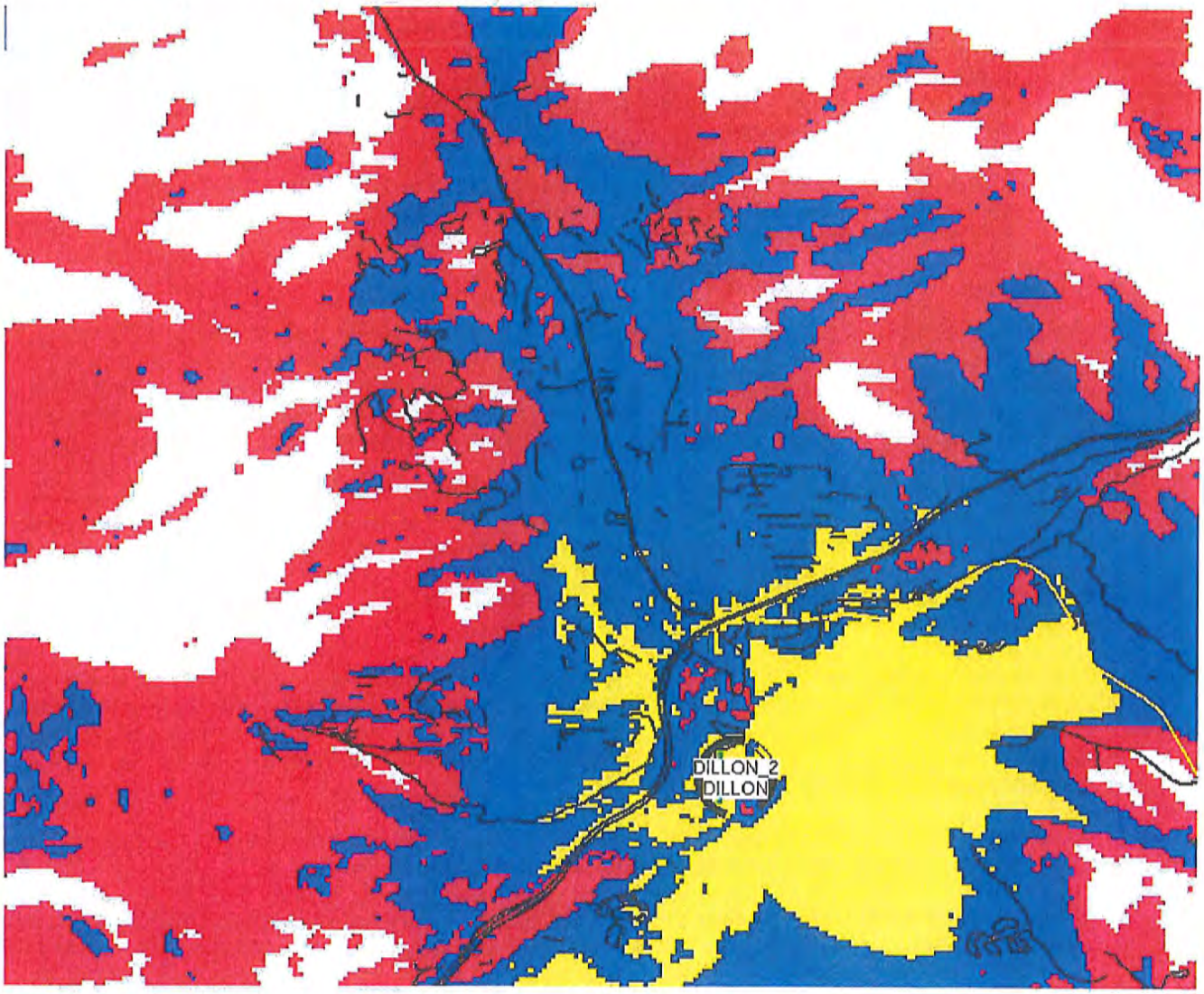
It is imperative for the integrity of Verizon Wireless network that this site be constructed at this location and height proposed due in part to the numerous subscribers living, working, playing, and traveling through this area who depend on adequate wireless coverage not only for personal use but also for businesses to keep in contact with their employees and customers. In addition, this site will help offload the traffic that the Dillon site is currently experiencing and provide for a better and more reliable user experience in Silverthorne.

This site shall comply with all Federal, State, and Local requirements as well as with all requirements of the Federal Communications Commission (FCC) with respect to Radio Frequency emissions. All Verizon Wireless facilities are inspected by internal and 3rd party entities at regular intervals to insure property operation and compliance. All sites are monitored 24 hours a day, 7 days a week by the Verizon Wireless Network Operations Center (NOC).

As demonstrated above, the Verizon Wireless proposal complies will all requirements of the Town Code as well as with the Town's Comprehensive Plan and applicable Master Plans.

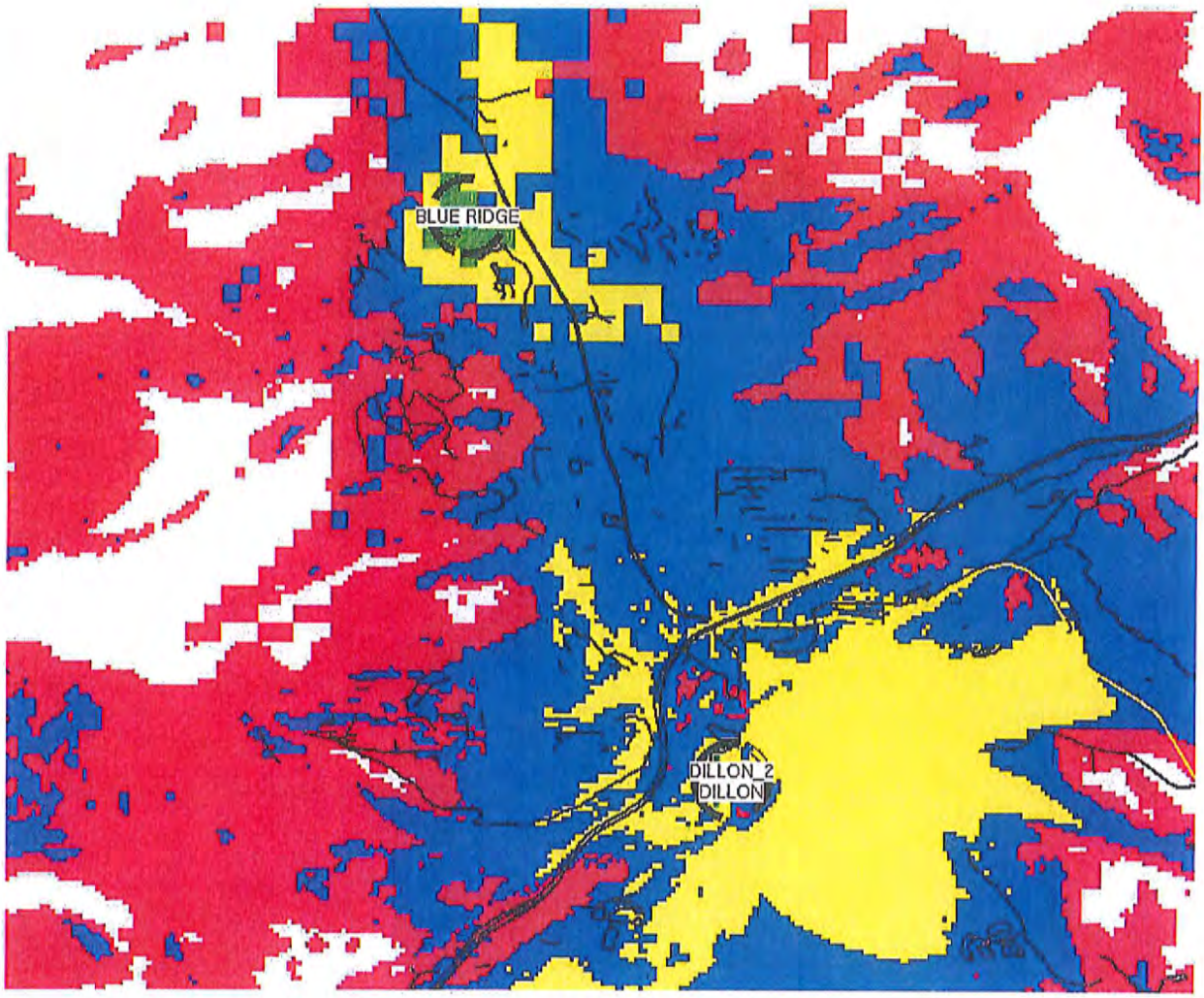
The explosion of wireless data devises such as smart phones and tablets is creating additional demand on wireless networks. Therefore, ensuring adequate coverage along both major roadways as well as in residential areas as mandated by Verizon Wireless' FCC License Agreement is critical and will be achieved with this proposed facility. This is further evidenced with the growing trend of residents and businesses discontinuing their landline based telephone service for wireless service and will continue to become more of a concern in residential areas with Local Number Portability (LNP). There is also a significant safety factor involved in having this service in this area especially for mandated E-911 (enhanced emergency) capabilities.

Silverthorne Coverage before Blue Ridge Site



Coverage: Green= Great, Yellow = Good, Blue =OK, Red = Poor

Silverthorne Coverage after Blue Ridge Site



Coverage: Green = Great, Yellow = Good, Blue =OK, Red = Poor

Blue Ridge – Current Design

Existing View

DEN-Blue Ridge: Photo-Simulation

Proposed View

2805 Golden Eagle Road, Silverthorne, CO 80345

04.07.2016

SIMULATIONS ARE ILLUSTRATIVE. VARIATIONS IN APPEARANCE WILL OCCUR WITH CONSTRUCTION METHODS, DAYTIME & WEATHER

Rex Architex
146 MADISON
DENVER, CO
303.388.2918

Exhibit B

POWER CABLE LENGTH

FROM PDP TO BASE OVP'S

	SECTOR	TYPE	LENGTH	QTY	TOTAL
POWER	N/A	DC PAIR	- 0'	2	20'

HYBRID CABLE LENGTHS

FROM BASE OVP'S TO SECTOR OVP'S

	SECTOR	TYPE	SIZE	LENGTH	QTY	TOTAL
SECTOR TRANS	ALL	8XC	1-5/8"	90'-0"	3	360'
					TOTAL	360'

FROM BASE OVP'S TO RRH'S

	SECTOR	TYPE	SIZE	LENGTH	QTY	TOTAL
RRH JUMPERS	X-SECTOR	DC	3/8"	6'	3	18'
	Y-SECTOR	DC	3/8"	6'	3	18'
	Z-SECTOR	DC	3/8"	6'	3	18'
					TOTAL	54'

COAXIAL CABLE LENGTHS

FROM RRH'S TO ANTENNAS

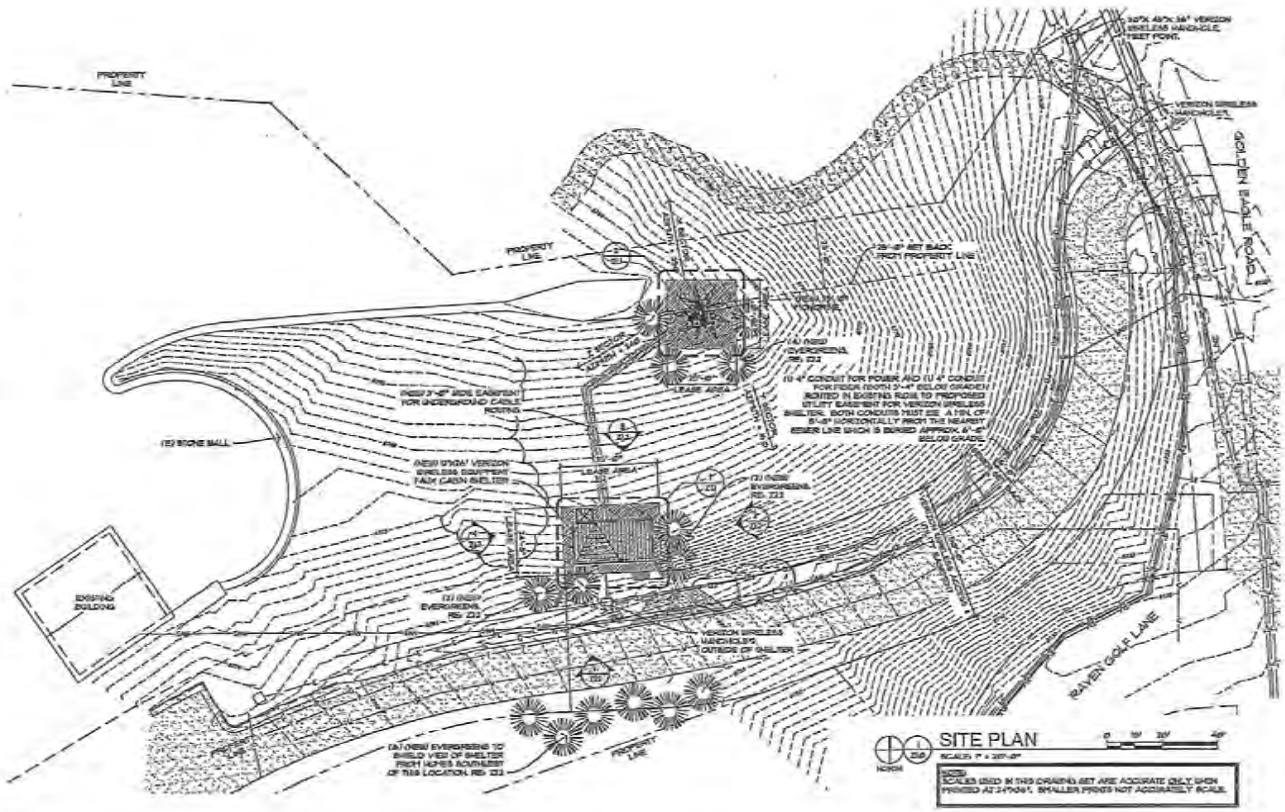
	SECTOR	TYPE	SIZE	LENGTH	QTY	TOTAL
ANTENNA JUMPERS	X-SECTOR	LDF4 -50A	1/2"	10'-0"	10	100'
	Y-SECTOR	LDF4 -50A	1/2"	10'-0"	10	100'
	Z-SECTOR	LDF4 -50A	1/2"	10'-0"	10	100'
					TOTAL	300'

FROM PDP TO RRH

	SECTOR	TOTAL LENGTH
TOTAL POWER LENGTHS	X-SECTOR	120'-0"
	Y-SECTOR	120'-0"
	Z-SECTOR	120'-0"

FIBER CONDUIT LENGTH BREAKDOWN

	LOCATION	DIRECTION	LENGTH	COMPONENT	QTY.
(NEW) VZW "FIBER ME" HANDHOLE TO (NEW) VERIZON H/H	EXTERIOR	HORIZONTAL	70'-0"	N/A	N/A
(NEW)VERIZON H/H TO H/H'S	EXTERIOR	HORIZONTAL	200'-0"	N/A	N/A
(NEW) H/H'S TO UNDERSIDE OF SHELTER	EXTERIOR	HORIZ/VERT	23'-0"	N/A	N/A
	TOTAL LENGTH		293'-0"	N/A	N/A
	LENGTH + 20%		352'-0"		



STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

T-REX ARCHITEX
144 Madison Street
Denver, CO 80206
303.388.0918

DRAWINGS

PROJECT FOR

verizonwireless
2323 S. SHOSHONE, STE 400
AURORA, CO 80014
800-864-2024

DATE ISSUED

AUGUST 18, 2016

DATE	ISSUED AS
—	ZD APPROVAL
—	CO PRELIMINARY / REVIEW
—	IRO SET#
—	PERMIT SUBMITTED

DATE	REVISIONS
10-20-16	1 ROOF CHANGE, SIZE CHANGE
1-1-16	2 ADD TOWER INFO, ZONING RESULTS
2-22-16	3 LL REQUESTED CHG.
4-5-16	4 STAIR, AC UNIT CHG.
5-11-16	FINAL UPDATED IRO FOR PERMIT
06-01-16	5 UPDATE & CARLY FOR EASEMENT
07-28-16	6 ADJUST TOP OF POLE
08-07-16	ADDRESS ISSUED FROM SILVERTHORNE
08-08-16	7 ADJUST POLE HEIGHT & ELEV. TO 10/20/24

PROJECT NAME:

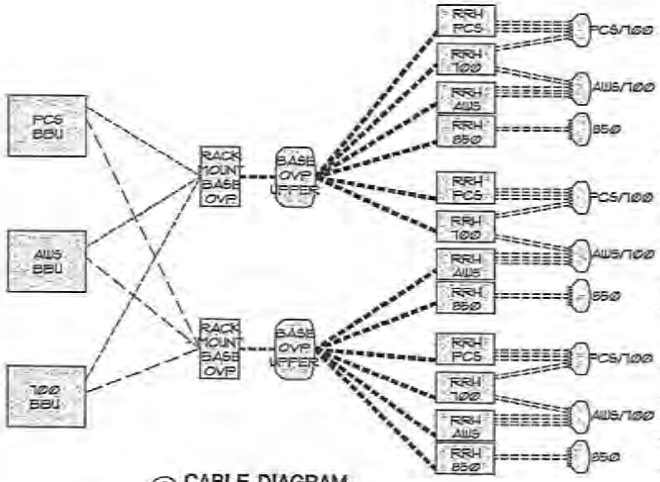
CO3-BLUE RIDGE

CELL SITE
ZD'S - ALT. #4

2700 GOLDEN EAGLE ROAD
SILVERTHORNE, CO 80498

COUNTY OF SUMMIT
STATE OF COLORADO

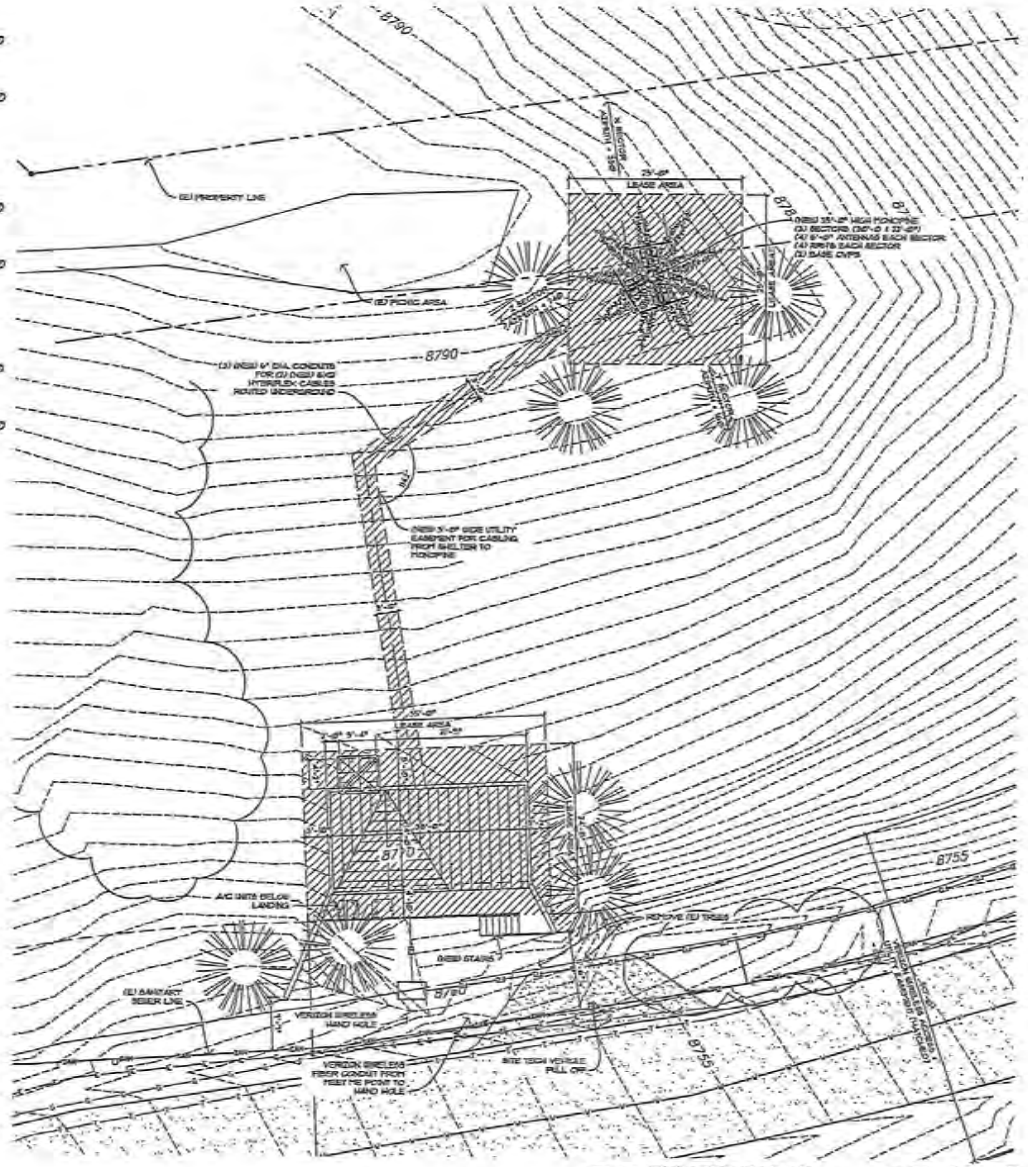
Z1.0
SITE PLAN



CABLE DIAGRAM
SCALE: N/A

ANTENNA PLAN
SCALE: 3/8" = 1'-0"

NOTE: SCALES USED IN THIS DRAWING SET ARE ACCURATE ONLY WHEN PRINTED AT 24"x36". SMALLER PRINTS NOT ACCURATELY SCALE.



ENLARGED PLAN
SCALE: 1/8" = 1'-0"

NOTE: SCALES USED IN THIS DRAWING SET ARE ACCURATE ONLY WHEN PRINTED AT 24"x36". SMALLER PRINTS NOT ACCURATELY SCALE.

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

T-REX ARCHITEX
144 Madison Street
Denver, CO 80206
303.388.2916

CONTACTS

PROJECT FOR

verizon wireless
8181 S. VIGINIA ST., SUITE 500
ENGLEWOOD, CO 80112

DATE ISSUED
AUGUST 18, 2016

DATE	ISSUED AS
—	ZD APPROVAL
—	CD PRELIMINARY / REVIEW
—	BID SETS
—	PERMIT SUBMITTED

DATE	REVISIONS
1-24-16	1 MOUNT CHANGE, SLICE
5-1-16	2 SITE SPECIFIC ADDITIONAL INFO. FOR CO REQUEST
5-20-16	3 C.L. ASSOCIATED CHGS.
6-3-16	4 SHEET, A/C UNIT CHGS.
5-11-16	5 FINAL UPGRADE SET PER CO REQUEST
20-01-16	6 METER & LANDLVER EASEMENT
07-25-16	7 ADJUST TOP OF POLE
08-17-16	8 ADDRESS ISSUES PRIOR TO SUBMITTAL
08-18-16	9 SHEET CHGS., ELEV. TO MATCH 1A

PROJECT NAME
CO3-BLUE RIDGE

CELL SITE
ZD'S - ALT. #4
2700 GOLDEN EAGLE ROAD
SILVERTHORNE, CO 80498

COUNTY OF SUMMIT
STATE OF COLORADO

Z1.1
ENLARGED PLANS

Exhibit C

Eagles Nest Property Homeowners Association
PO Box 24419, Silverthorne, CO 80497
www.enpha.org

July 8, 2016

Greg Roy,
Planner I
Town of Silverthorne, CO
PO Box 1309
Silverthorne, CO 80498

Subject: Construction of a Verizon Wireless Telecommunications Facility on Property Owned by Eagles Nest Property Homeowners Association (ENPHA)

Dear Greg,
This letter is to advise you that the Board of Directors of ENPHA has approved the subject Project per the authority referenced in the attached letter from our HOA attorney, Noah Klug.

The key objective of the Project is to provide vastly improved wireless communication services to those of our 750 owners who choose to utilize Verizon Wireless. Today, many have poor to non-existent service primarily because there is no Verizon site dedicated to providing service to Silverthorne/ENPHA residents. The closest Verizon site is at the Lake Hill Facility near the Old Dillon Reservoir, and the site is over-utilized.

The new site on ENPHA property also will provide improved coverage to the northern portions of Silverthorne and parts of the Lower Blue Valley north of the city limits. This expanded coverage will be of great benefit to first responders and attached is a letter of support from Lake Dillon Fire-Rescue.

The Board has communicated the details of the Project to our owners in 2016 as follows:

- 2016 Annual Meeting Mailing – March 2, 2016 to all 750 owners
- Sub Association Presidents Meeting – March 14, 2016; attended by presidents of 7 sub associations representing 341 owners
- April 2 Annual Meeting –attended by about 70 owners
- Sub Association Presidents Meeting – June 14, 2016; attended by presidents of 5 sub associations representing 270 owners
- "Blast E-mail" sent June 17, 2016 to 650 owners announcing an ENPHA Community Open House regarding the Cell Tower Project
- Open House held June 25, 2016. About 40 owners attended.

As a result of these outreach efforts, we believe our owners are well aware of the project details and have had ample opportunities to provide feedback. There has been discussion with owners at the 2016 Annual Meeting, the two sub association presidents' meetings, and the Open House, and the feedback at each meeting has been in support of the project.

George Ressegue	Len Shipman	Cindy Gordon	Judy Camp	Ann-Marie Sandquist	Paul Camillo	Linda St. John
President	Vice-President	Secretary	Treasurer	Environment	Bldg&Grds/Design.	Design
970.513.6547	970.262.1511	970.368.6484	970.468.0424	970.389.4338	970.390.9007	970.468.6593

Eagles Nest Property Homeowners Association
PO Box 24419, Silverthorne, CO 80497
www.enpha.org

A few owners have expressed concerns, primarily about radiofrequency (RF) exposure from a cell tower, and the president of one of our sub associations – Larry Astor – has communicated his concerns regarding RF exposure to the Town.

The Board is well aware of the vast amount of scientific research regarding RF issues, and has worked with Verizon Wireless and a couple of our owners who either are doctors or who have had experience with constructing cell tower sites to provide feedback to all of our owners. While there are RF emissions from cell towers, they are well below the maximum permitted levels allowed by the Federal Communications Commission and less than the exposure to RF emissions when using a cell phone. Research is continuing into long-term effects from RF exposure, but there is no convincing scientific evidence presently that the weak RF signals from cell towers cause adverse health effects (World Health Organization).

In summary, the Board is confident that this Project is a "win" for ENPHA and the Town, and looks forward to the Town's approval so that ENPHA and Verizon can move forward with the construction phase of the Project.

Please advise if you have any questions.

Sincerely,

George Resseguie,
Board President

George Resseguie, President, 970.513.6547
Len Shipman, Vice-President, 970.262.1511
Cindy Gordon, Secretary, 970.368.6484
Judy Camp, Treasurer, 970.468.0424
Ann-Marie Sandquist, Environment, 970.389.4338
Paul Camillo, Bldg&Grds/Design, 970.390.9007
Linda St. John, Design, 970.468.6593

The
Klug Law Firm, LLC

Noah Klug
Attorney & Counselor at Law

PO Box 6683, Breckenridge CO 80424-6683
t970-468-4953
f800-675-1349
TheKlugLawFirm.com

June 10, 2016

Eagles Nest Property Homeowners Association
c/o Mr. George Resseguie
PO Box 24419
Silverthorne CO 80498

Via e-mail to gresseguie@comcast.net

Re: Tract B

Dear George:

You asked me to advise the Eagles Nest Property Homeowners Association (ENPHA) concerning whether ENPHA followed the correct internal "protocols" in approving the cell tower on Tract B.

Tract B is depicted on the plat labeled "Eagles Nest Golf Course Filing No. 6" recorded at Rec. No. 661523. The developer deeded it to ENPHA by a certain quitclaim deed recorded at Rec. No. 705592. It has been held ever since as a corporate asset owned by ENPHA. This is distinguished from "common area," which is property owned by ENPHA's members and controlled by ENPHA.

As a Colorado nonprofit corporation, ENPHA has broad powers over its assets, including Tract B. On this subject, the Colorado Revised Nonprofit Corporation Act (CRNCA) states as follows:

> [E]very nonprofit corporation has … the same powers as an individual to do all things necessary or convenient to carry out its affairs, including the power … [t]o purchase, receive, lease, and otherwise acquire, and to own, hold, improve, use, and otherwise deal with, real or personal property or any legal or equitable interest in property, wherever located.
>
> Colo. Rev. Stat. § 7-123-102.

Similarly, the Colorado Common Interest Ownership Act (CCIOA) states as follows:

> [T]he association, without specific authorization in the declaration, may ... [a]cquire, hold, encumber, and convey in its own name any right, title, or interest to real or personal property. . . .
>
> Colo. Rev. Stat. § 38-33.3-302(1)(h).

These broad powers are echoed in Article 5 of ENPHA's recorded declaration and the bylaws.

ENPHA is not required to consult with or obtain approval from its members before taking any particular action concerning Tract B. The members elect the board and the board thereafter has the power to take such action on behalf of ENPHA as it deems necessary and proper in the exercise of its business judgment. In any event, I understand that ENPHA has gone above and beyond in including its members in the process by sending out notices and requests for comment and holding open houses regarding the cell tower project. These actions are good governance, but they were not legally required.

In sum, the only internal protocol that ENPHA is required to follow concerning the cell tower project on Tract B is for its board to approve the project, which I understand has occurred. Please let me know if I can be of further assistance.

Very truly yours,

/s/Noah Klug
Noah Klug

Eagles Nest Design Review Committee (ENDRC)

DATE: January 8, 2016 & February 16, 2016 & February 23, 2016

TO: ENDRC
FROM: Michael Houx, AIA

Under the direction of the Eagles Nest Design Review Committee I have reviewed the Concept plans & Preliminary plans & Final plans for Tract B, Filing 6 for compliance with the Eagles Nest Architectural Design Guidelines. It is the objective of this review to judge the compatibility of the proposed structure with the intent of the Eagle's Nest Design Guidelines. It remains the responsibility of the property owner to meet the technical requirements of the Guidelines and other applicable documents.

PROJECT DESCRIPTION:
CONCEPT REVIEW (Blue)
PRELIMINARY REVIEW (Green)
FINAL REVIEW (Red)
Verizon Wireless Service Site
CO3, Blue Ridge
Tract B, Eagles Nest Golf Course Filing 6
2700 Golden Eagle Road

SUBMITTAL REQUIREMENTS:
Introductory meeting: Introductory meeting was held with Paul Camillo & Linda St. John.

Applicable Plat Notes for the subject Lot and Filing. OK.

- ☐ Eagles Nest Architectural Design Guidelines
  OK.
- ☐ Site Diagram of subject lot with Site Diagram Notes
  N/A.
- ☐ A professional survey of the lot boundaries, building envelope, topography, easements and specific site constraints is desirable for this meeting.
  OK.

Conceptual Review:
One half size copy received.

- ☐ Perspective and other informal sketches of the proposed structure. Conceptual elevations of the four sides of building provided. No color or material information provided other than a note to match existing community building materials. Some gable roof forms and long shed roof provided with no roof pitch information provided. OK.
- ☐ Conceptual site plan of the lot, at a scale of 1" = 10'-0" or 1" = 20'-0", indicating the location of the Building Envelope, all proposed structures and major site improvements, access to the residence, and preliminary grading plans. Preliminary placement of building shown. OK.
- ☐ A topographic survey of the lot. The survey is to be prepared by a licensed surveyor drawn at a scale of 1" = 10'-0" or 1" = 20'-0" and shall indicate topographic contours at two foot (2'-0") intervals; easements; significant natural features such as rock outcroppings, existing drainages, mature stands of trees, all deciduous trees with four inch (4") or greater caliper, all evergreen trees with a six feet (6') or greater height; and the location of any other structures or improvements affecting the design of the home. Survey shows topographic information and all utility information. OK.
- ☐ Photos of the site and surrounding area indicating the relationship of the proposed home to site and adjacent lots. Images of existing conditions are to be affixed or presented in 8 ½ x 11 formats. Pictures of site needed. OK.
- ☐ Any other drawings, materials or information requested by the DRC. None requested at this point.
- ☐ One Thousand Dollar ($1,000) Conceptual Review Application Fee. Fee yet to be determined due to uniqueness of application. Time to be tracked but $1,750 established initially.

Preliminary Review:
Two half size copies received. Additional copies received at meeting. OK.

- ☐ A topographic survey of the lot. The survey is to be prepared by a licensed surveyor drawn at a scale of 1" = 10'-0" or 1" = 20'-0" and shall indicate topographic contours at two foot (2'-0") intervals; easements; significant natural features such as rock outcroppings, existing drainages,

mature stands of trees and all trees with four inches (4") or greater caliper; and the location of any other structures or improvements affecting the design of the home. OK.

- ☐ Site Plan at a scale of 1" = 10'-0" or 1" = 20'-0" with the location of all proposed structures and improvements, site access, and utility service lines and meter locations. Confirmation that retaining walls, stairway and A/C units can be placed within the access and utility easement needs to be received from the Town of Silverthorne. This item is still needed from Town of Silverthorne.
- ☐ Grading Plan at a scale of 1" = 10'-0" or 1" = 20'-0" indicating all modifications to existing contours and drainage patterns. OK.
- ☐ Floor Plans with dimensions of all proposed buildings drawn at a scale of 1/8" = 1'-0" or 1/4" = 1'-0" showing all heated and non-heated floor area and finished floor elevations. OK.
- ☐ Building elevations of all proposed structures drawn at a scale of 1/8" = 1'-0" or 1/4" = 1'-0" indicating all exterior wall treatments, fenestration, decks and terraces, heights of all major roof ridges, eave lines and existing and proposed finished grades around the structure. Some discussion on adding window or some treatment to the blank wall on right hand of south elevation. Maintenance of stain on wood siding will be required due to southern exposure. Additional pictures required of cell tower. Concerns expressed over the appearance of the radio heads and socks covering them. Also, indicate that tree limbs come down to approximately 8 foot above ground not 18 feet as drawn. Provide additional information with next submittal. Building design approved as submitted. Tower design approved as represented by picture provided and signed off on as being representative of product to be installed on this site. OK.
- ☐ Landscape Plan at a scale of 1" = 10'-0" or 1" = 20'-0" indicating locations of all existing trees to be removed and all existing trees to be retained, all new plantings to be added, ground covers, site lighting, areas of the site to be left undisturbed in natural condition, construction protection mitigation, areas to be irrigated, and all site improvements such as patios, terraces, driveways, walkways, retaining walls, fences and pools. Suggest additional landscaping to help screen east side of building and the west retaining wall. Additional landscaping on south side of access drive to help screen view of building from homes below is needed. Exact placement to be determined by DRC. Landscaping around base of tree tower also discussed. DRC will provide marked up landscape plan to assist in final plan design. All landscaping requested is now shown. OK.
- ☐ List of building and landscape materials and a color and material board. Images of materials are to be copied and presented in 8 ½ x 11 formats, Materials to be identified on copy by manufacturer, product line, and specific selection. Pictures provided and notes to match existing materials on community building are acceptable. OK.
- ☐ Proposed Construction Management Plan as outlined in Section VII. No information provided at this time. A plan will need to be provided at a later date. Provide when submitting for building permit and obtain approval prior to beginning any construction activities.
- ☐ Site staking as described above. Waived until Pre-Construction meeting.
- ☐ Any other drawings, materials or information requested by the DRC. None requested.
- ☐ Seventeen Hundred and Fifty Dollar ($1,750) Preliminary Review Application Fee. Paid.

DESIGN PHILOSOPHY AND PURPOSE:

This proposal appears to meet with the intent of the Design Guidelines but needs some modification to address concerns expressed. OK.

SITE PLANNING DESIGN GUIDELINES:

Lot by Lot Guidelines: (sewage ejections systems, Building height, Wetland restrictions, Basement restrictions) Building heights appear to be in compliance with design guidelines but no information is provided at this time. Height information provided, no issues. OK

Site Diagrams: (building envelope, recommended access, Views, Contours, Stands of trees, other site attributes) Adequate space within parcel is provided to allow for construction activities. Access to install tower needs to be addressed. Address this issue with construction staging plan.

Building Envelope: (minimum floor area 1800 sq ft) N/A.

Undisturbed area of a lot: (maintenance) All noxious weeds shall be removed if there are any. OK.

Building siting and site access: (8% max driveways, 12 ft max drive width, facing of culverts) Appears to work well, some concerns expressed about improvements in easement. Still needs to be addressed with approval by Town of Silverthorne.

Site contours, grading and drainage: (all grading should be confined to building envelope) N/A.

Limits of construction: (temporary fencing, Construction management plan) More information will be required with next submittal. Provide as stated above. OK.

Parking: (two car garage minimum, on- site parking) N/A.

Utilities: (underground, Minimize site and vegetative disruption, Location of utility boxes) OK.

Signage: (entry monuments, Construction signs 4 sq ft max, Real Estate signs, Illegal on trees and structures) No signage is indicated on the site plan. OK.

ARCHITECTURAL DESIGN GUIDELINES:

Building Height, Massing and Scale: (35ft max ht, building to step with contours, human scale) Overall massing is contemporary with shallow pitched roofs which diverges from roof forms encouraged in the Design Guidelines. There are gable roof forms but at a shallow pitch. This may require either a variance or design guideline modification. At this time, mountain contemporary has been allowed where well suited within the subdivision. In the context of the existing homes around this lot, the DRC felt this design complied with the Design Guidelines to a large extent to appropriately fit in the neighborhood. OK.
Roofs: (4:12 to 9:12, gable & hip, sheds secondary, flat for connections, overhangs/dormers encouraged, comp, slate, concrete tile.) The roof pitches and form appear do not appear to be in compliance with the Design Guidelines. Roof pitches should be labeled and modified to the 4/12 minimum for primary areas of the roof. Roof plan with ridge line elevations should be shown on site plan. More information is to be provided with preliminary submittal. Roof pitches modified to meet minimum requirements. OK.
Exterior walls and surfaces: (no stucco, strength and mass, three materials) No material / colors have been provided for review other than example picture. More information is to be provided with preliminary submittal. The Committee suggested showing materials on the massing studies as the model provided made the design feel more contemporary which may be mitigated with the use of the materials proposed during the meeting. Materials and colors submitted and appear to comply with standards. OK.
Fenestration: (proportional to structure, large areas of glass to be broken up.) Large glass areas need to be broken up as discussed. Wood trim is indicated on the concept picture and will be required by the design guidelines. Wood trim provided as requested. OK.
Decks and Balconies: (consistency with overall design, sun, shade, snow shedding, avoid unsightly support structures) OK.
Chimneys, Roof Vents, Flue and Arrestors: (proportion to structure, vents and flues to be grouped and concealed) More information on wall and roof vents or flues should be provided with the preliminary submittal. OK.
Trim and Accent Colors: (should reflect natural colors of the site, must meet Munsel Color Chart requirements) Color information has not been provided. Actual samples should be provided with preliminary submittal. OK.
Accessory Uses and Structures: (integrated with design of residence) NA
Modular and Pre-manufactured Buildings: (Discouraged) NA
Design Guidelines for Log Homes: (Log building material (applied log siding is not permitted), Exterior walls, Roofs, Fenestration, Detail and Joinery, Colors) None proposed. OK

LANDSCAPE ARCHITECTURE DESIGN GUIDELINES:
Landscaping information provided and comments provided. All issues addressed. OK.
Transition from Built Environment to Natural Environment: OK.
Trees: (existing to be preserved, fencing and protection measures, revegetation) OK.
Landscape Design Considerations: (integrate with natural environment, north winds, shade, screening, color, texture, large caliper trees recommended) OK.
Undisturbed area of a lot: (maintenance) OK.
Landscaping within the Building Envelope: (complement architecture, define spaces, frame views, establish background and foreground, knit home to site, manicured yards to be screened from public view) N/A.
Decks and Patios: (materials, colors, design theme) N/A.
Driveways: (8% max grade, 12' max width, hard surface) N/A.
Retaining Walls: (architectural extensions to residence, color, materials, design theme, max 8' exposure unless viewable from street then 4' max) OK.
Fences: (within the building envelope only) N/A.
Dog Runs: (only in locations not visible off site) N/A.
Irrigation: (all new vegetation shall be irrigated, shall be shown on landscaping plan) OK.
Lighting: (only inside building envelope except along drive and at end of drive, no glare, etc.) OK.
Noise: (outdoor loudspeakers prohibited, no noise traveling off-site to annoy others) OK.
Water Features: (no features within Undisturbed Area of site, refrain from altering natural drainage patterns) N/A.
Swimming Pools and Other Amenities: (Only within building envelope, no tennis courts) N/A.
Revegetation Plans: (3"minimum topsoil and revegitate to blend with non-disturbed vegetation) OK.
Easements: (preservation thereof) N/A.

CONSTRUCTION MANAGEMENT PLAN (@ Final Review):
More information will be provided with the final submittal. Provide as outlined above.
Limits of Construction:

- Line of temporary snowfence surrounding entire disturbed/construction area.
- Show stockpile areas for cut/fill.
- Construction material storage.
- Location of sanitary facilities.
- Workers' vehicle parking.
- Dumpster location.

Existing Vegetation Protections:

- Methods.
- Location of snowfence surrounding existing vegetation to remain.

Construction trailer location: only one allowed.

CONCLUSION AND RECOMMENDATION:

Initial feedback has been given regarding additional materials needed to process this application in an expedited manner and as a preliminary submittal due to its uniqueness.

It is recommended that the Committee CONTINUE this Preliminary application with the following conditions:

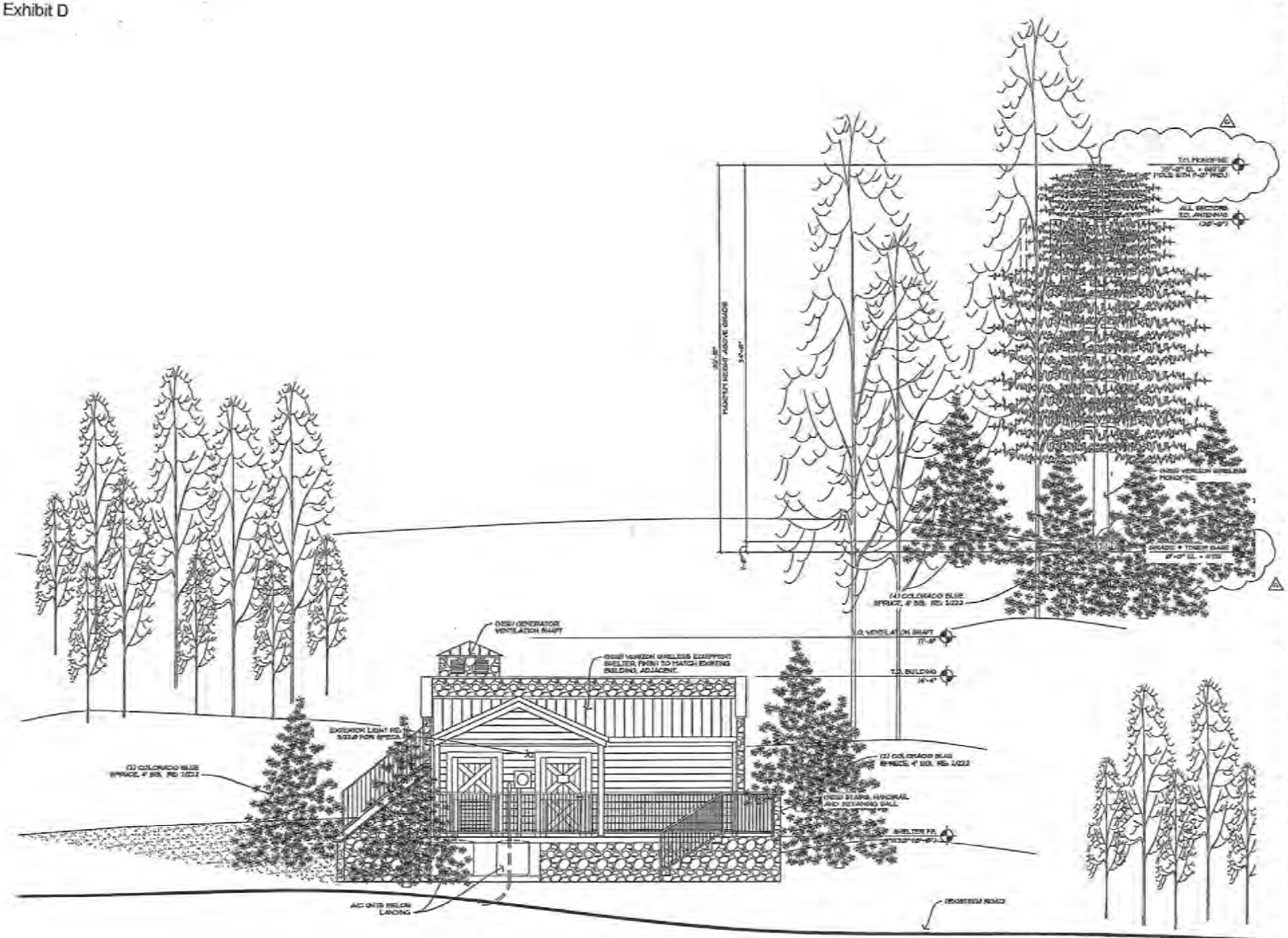
- Address and provide all information requested for next or final submittal review.
- Address landscape screening issues.
- Provide pictures and additional information on appearance of tree tower.
- Provide information on safety concerns over radiation effects of cellular phone towers.
- Action Taken: PRELIMINARY SUBMITTAL APPROVED BY COMMITTEE

It is recommended that the Committee APPROVE this Final application with the following conditions:

- Provide approval or adjustments as required by the Town of Silverthorne in regard to items located within the access and utility easement prior to issuance of a Notice to Proceed.
- Provide information on safety concerns over radiation effects of cellular phone towers.
- Provide construction management plan and bond for construction compliance deposit at time of submission of plans for building permit and receive approval prior to any construction activities.
- Action Taken: FINAL SUBMITTAL APPROVED BY COMMITTEE

Cc: Stacey Bell-Brower, Verizon Wireless
Brad Johnson, Verizon Wireless consultant
Doni Mitchell, T-Rex Architex, Architect
Paul Camillo, ENDRC Representative
George Resseguie, EN Board of Directors
File

Exhibit D



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
SCALES USED IN THIS DRAWING ARE AND ACCURATE ONLY WHEN PRINTED AT 24"X36". SMALLER PRINTS NOT ACCURATELY SCALE.

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

T-REX ARCHITEX
144 Madison Street
Denver, CO 80206
303.388.2918

COPYRIGHTS

PROJECT FOR

verizon wireless
2121 S. VINGEN WAY, ENTER 100
AURORA, CO 80014

DATE ISSUED
AUGUST 18, 2016

DATE	ISSUED AS
—	ZD APPROVAL
—	CO PRELIMINARY / REVIEW
—	BID SETS
—	PERMIT SUBMITTED

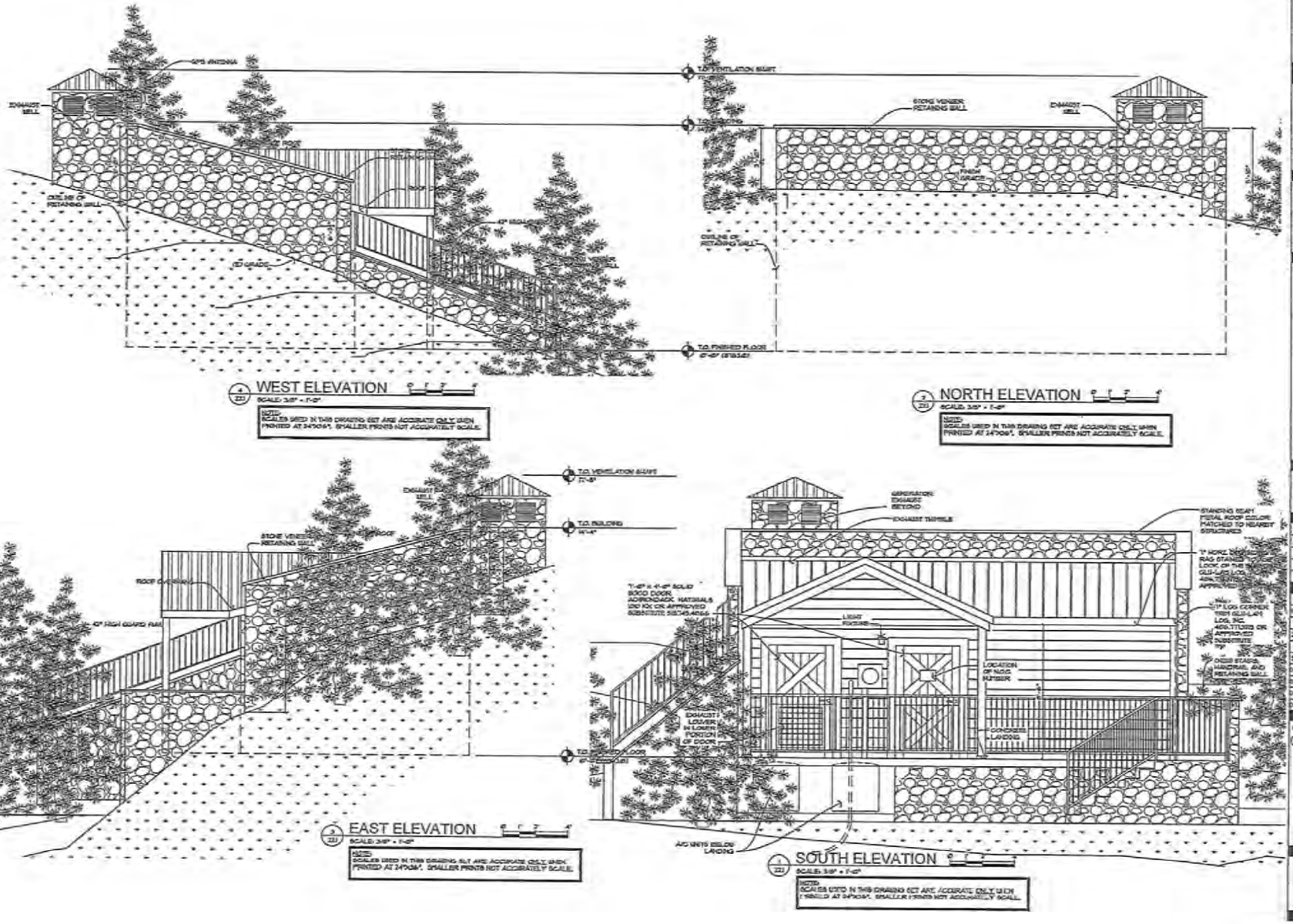
DATE	REVISIONS
11-24-15	A ROOF CHANGE, SCALE ON SITE
1-1-16	A ADDITIONAL SPOT, TOWER REQUEST
2-22-16	A UL REQUESTED CHG.
4-5-16	A STAFF AC UNIT CHG.
5-11-16	FINAL UPDATES FOR PERMITTING
06-01-16	A BRACKETS, LANDS, WITH EASEMENT
07-29-16	A ADJUST TOP OF POLE
08-17-16	A PLAN CHANGES FROM SILVERHORNE
08-18-16	A SILVERHORNE SITE PLAN, 4 SITES, NO MAPS 4

PROJECT NAME
CO3-BLUE RIDGE

CELL SITE
ZD'S - ALT. #4
2000 GOLDEN EAGLE ROAD
SILVERTHORNE, CO 80498

COUNTY OF SUMMIT
STATE OF COLORADO

Z1.2
SITE ELEVATION



STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

T-REX ARCHITEX
144 Madison Street
Denver, CO 80204
303.388.2918

DRAWINGS

PROJECT FOR

verizon wireless

DATE ISSUED

AUGUST 18, 2016

DATE	ISSUED AS
—	ZD APPROVAL
—	CD PRELIMINARY / REVIEW
—	BID SETS
—	PERMIT SUBMITTED

DATE	REVISIONS
11-24-15	A ROOF DRAINAGE, SLEEP ON SITE
1-1-16	B ADDITIONAL SPILL, TUNING REQUEST
2-22-16	C LL REQUESTED CHG.
4-5-16	D STAIR, AC UNIT CHG.
5-11-16	E FINAL UPGRADE SET FOR PERMIT
05-03-16	F HATCH & LADDER TO EASEMENT
07-29-16	G ADJUST TOP OF POLE
08-17-16	H ADDRESS ISSUES PRIOR SUBMITTAL
08-18-16	I UPGRADE CIVIL BRUN. & REV. TO MATCH 16

PROJECT NAME

CO3-BLUE RIDGE

CELL SITE
ZD'S - ALT. #4
2700 GOLDEN EAGLE ROAD
SILVERTHORNE, CO 80498

COUNTY OF SUMMIT
STATE OF COLORADO

Z2.1

SHELTER ELEVATIONS

Exhibit E

Lake Dillon Fire-Rescue

(970) 262-5100 PO Box 4428 Dillon, CO 80435

Station 2
Frisco
301 8th Avenue
fax: (970) 262-5250

Station 8
Dillon
226 Lake Dillon Drive
fax: (970) 262-5350

Station 10
Silverthorne
401 Blue River Parkway
fax: (970) 262-5150

Station 11
Keystone
U.S. Highway 6
fax: (970) 262-5450

6/30/16

Dear Sir or Ma'am,

I am writing on behalf of the Lake Dillon Fire Protection District in support the proposed Eagles Nest/Blue Ridge cell phone tower and site equipment to be located in the Three Peaks area of Silverthorne, Colorado. This location will extend the Verizon cellular network coverage to the northern portions of Silverthorne and well as parts of Hwy. 9 north of the city limits into the lower Blue River Valley.

Lake Dillon Fire-Rescue currently uses Verizon cell phone modems in all of our first out apparatus to supply data to our Mobile Data Computers (MDC). These computers supply dispatch information on incident location and patient updates. The MDCs are also a primary means of communication with our dispatch center for status of the responding units. We chose Verizon as the cellular data provider for our modems. In addition, we converted all of our response crews to Verizon smart phones early in 2015.

The construction of the proposed Eagles Nest /Blue Ridge tower will provide the badly needed coverage in a larger populated service area in our district. The coverage will ensure that our crews have the proper communication link for mobile data as well as dependable voice service in that neighborhood. Now that so many of our residents and visitors have converted to cellular technology as their sole means of phone access, it is more important than ever to have robust cellular networks in our community for 911 emergency access.

Our organization is fully supportive of the proposed site and tower. We are very happy that Verizon has chosen to provide this needed infrastructure and service to the residents of Silverthorne as well as meeting a critical communications need of our personnel. We look forward to the enhancements to Verizon's cellular network.

Sincerely,
Bruce Farrell
Asst. Chief
Support Services
Lake Dillon Fire Rescue
POB 4428
Dillon, CO 80435

970-262-5402 Office
970-418-8156 Cell
bfarrell@ldfr.org

Exhibit F

Greg Roy

From:	Mark Leidal
Sent:	Thursday, July 07, 2016 8:10 AM
To:	Greg Roy
Cc:	Matt Gennett
Subject:	FW: Opposition to the Verizon Cell Tower Project in 3 Peaks

From: Bear Astor [mailto:larryastor@earthlink.net]
Sent: Thursday, July 07, 2016 7:58 AM
To: Mark Leidal <mark.leidal@silverthorne.org>
Subject: Opposition to the Verizon Cell Tower Project in 3 Peaks

Dear Mark -

I request that this correspondence be made part of the permanent record for the Verizon cell tower project application that will be presented to the Planning Commission in an upcoming meeting. Our Osprey Reserve HOA is vehemently opposed to this proposed Verizon cell tower project in our Community Center being implemented under the auspices of the Eagles Nest Property Homeowners Association (ENPHA). We are an independent HOA and also a sub-association within ENPHA.

As an HOA, we are definitely not against communication upgrades for our community. We just do not believe that industrial operations of any kind belong embedded in a residential community. The industrial installation in this case is a complex electromagnetic transmission/communication cell tower facility that Verizon wishes to co-locate at our 3 Peaks/Eagles Nest Community Center. The Center has beautiful grounds, making it a most picturesque environment; comprised of meeting and picnic facilities as well as outdoor play areas for both children and adults (including a children's playpark, a volleyball court, and 2 horseshoe pits).

The Verizon facility will greatly disrupt this unique mountain playground for 3 Peaks & Eagles Nest residents. The cell tower facility will consist of structures for antennas, transceivers, digital signal processors, control electronics, GPS receiver, electrical power sources, and storage of 210 gallons of diesel fuel. Our primary concern here is that we believe it is not prudent to place a complex and noisy industrial installation in a community center/residential area *unless* the company involved (Verizon) has *conducted and presented an alternative site analysis study; and the study clearly shows there is absolutely no other location in the area that this installation can be placed in order to meet the transmission enhancement objectives*. Such a comprehensive study has not been conducted. Of course, the reason to be wary of such an industrial installation in a residential area in the first place is because risks and negatives are involved; such as the potential for health risks to residents due to continuous exposure to radiation (more on this below) and also property value degradation.

Cellular phone networks (cell towers/base stations & mobile handsets) use assigned portions of the radio frequency (RF) spectrum for the transmission and reception of their signals. Verizon generally uses ultra high frequency slots and bands in the range between 750 MHz and 2,100 MHz. Are these RF emissions dangerous to our health? Are cell towers more dangerous than handsets since they emit continuously (as observed in some German and Israeli studies)? Well, the health issue discussion for these frequencies has been mired in confusion and the lack/misrepresentation of data. One certainty is that very few human studies have focused specifically on cellular phone towers and

cancer risk. It is also true that there is no reliable data on the health consequences of 5, 10, 20 or 30 years' worth of exposure to these frequencies; with the existing epidemiology being limited and the possibility of epigenetic effects not thoroughly evaluated (meaning that additional research here is required).

One thing that we *can* say now, however, is that *you can no longer make the statement that there is definitely no health risk posed by these frequencies!* This is because of the results of a recent and major U.S. government study reported by the Wall Street Journal on 27 May and covered the next day on national TV. The study was on rats and found a link between cell frequencies and cancer. This multiyear, peer-reviewed study by the National Toxicology Program (NTP) found "low incidences" of two types of tumors in male rats that were exposed to the type of RF emissions that are commonly emitted by cellphones and towers. The tumors were gliomas, which are in the glial cells of the brain, and schwannomas of the heart. This NTP study made the statement that "... given the widespread global usage of mobile communications among users of all ages, even a very small increase in the incidence of disease resulting from exposure to [radio-frequency radiation] could have broad implications for public health." It is important to note that these two types of tumors have also been discovered in some previous epidemiological studies. Those studies, which found instances of gliomas and acoustic neuromas, were key factors in the International Agency for Research on Cancer (IARC), an arm of the World Health Organization, classifying cell network RF signals as "possibly carcinogenic to humans."

Considering the above information, we believe that it is an imprudent and unnecessary risk to put a cell tower facility at a beautiful community center where residents routinely congregate.

Respectfully,

Bear

Lawrence "Bear" Astor
President
Osprey Reserve HOA

Mobile: 303-478-5164

Greg Roy

From: Mark Leidal
Sent: Monday, July 11, 2016 8:11 AM
To: Greg Roy
Subject: FW: Cell tower comments

For the public record.

Mark

-----Original Message-----
From: Ben Coopersmith [mailto:bencoopersmith@gmail.com]
Sent: Thursday, July 07, 2016 5:23 PM
To: Mark Leidal <mark.leidal@silverthorne.org>
Subject: Cell tower comments

Hello Mark,

We live over at 2932 Osprey Lane in the Osprey Reserve in Silverthorne and we oppose the cell tower proposed at the community building in Eagle's Nest. Such a tower is not in keeping with the aesthetics of the Three Peaks area and certainly not in such a residential area. It is not clear why the ENPHA allowed this to be considered, but it is ill-considered and certainly not wanted by most residents in the area. There are a number or areas down the valley that would not be as intrusive (even if more costly) to allow a balance of the needs commercial cell companies and the needs and interests of residents in the community. Again, we strongly oppose the location of the cell tower at this site.

Respectfully,

Ben Coopersmith
2932 Osprey Lane
Silverthorne, CO 80498

Greg Roy

From:	Mark Leidal
Sent:	Wednesday, July 13, 2016 3:36 PM
To:	Greg Roy
Subject:	FW: Proposed cell phone tower
Attachments:	Excerpts from FCC.docx; ATT00001.htm

For the public record. Thanks.

Mark

From: JoAnne Nadalin (external)
Sent: Wednesday, July 13, 2016 1:29 PM
To: Ryan Hyland <ryan.hyland@silverthorne.org>; Mark Leidal <mark.leidal@silverthorne.org>
Subject: Fwd: Proposed cell phone tower

Sent from my iPhone

Begin forwarded message:

Resent-From: <jnadalin@silverthorne.org>
From: <engeln@comcast.net>
Date: July 13, 2016 at 12:32:58 PM MDT
To: <bbutler@silverthorne.org>, <plong@silverthorne.org>, <rcamp@silverthorne.org>, <dfowler@silverthorne.org>, <bkieber@silverthorne.org>, <jnadalin@silverthorne.org>, <tshattuck@silverthorne.org>
Subject: Proposed cell phone tower

To the Silverthorne City Council Members,

I am a resident of Silverthorne, residing at 2030 Currant Way in Three Peaks. As a resident of the community I do support having a Verizon cell tower on the ENPHA property.

Following is the text from an email I received from Dr. Mark Brunvand. who resides at 2060 Currant Way in Three Peaks. Mark is an oncologist who is knowledgeable of the nuances of cancer research and the studies related cell tower radiation. This email was forwarded to our HOA board members.

Dr. Brunvand does support having the proposed cell tower, but more importantly, I feel his email helps shed light on the issues related to this topic. I have also attached some excerpts from the FCC document that Dr. Brunvand references in his email.

Thank you all for your service to our community as members of the Silverthorne City Council.

Sincerely,

Jay Engeln

Dr. Brunvand's email:

I favor the tower. In my case I can save lives if my phone service is better, every time I come to Summit County. The Wall Street Journal is not a peer-reviewed medical journal. The link below talks about the single center studies that have NOT been replicated. There has never been a study that has shown that cell phone hand set use or cell towers causes or is correlated with brain tumors. It has been studied and the data do not identify a connection between the radio wave energy and cancer.

One note is that rat studies are important human models but rarely are performed in a way that identifies risks to humans, transgenic models are a notable exception. The glioblastoma and Schwannoma are both very rare tumors. It is "easy" to see an increase in the rate of a tumor with an incidence of 1:1,000,000. The rates of lymphoma, leukemia and many other malignancies have increased 2-4 fold since 1960. Even with the increase in the incidence of these malignancies radio waves have never been implicated. Pesticides, heavy metals, nitrate meat preservatives are more dangerous in my opinion.

If the 3 Peaks community is worried about the risk of cancer think of this: if the average American lost 10 lbs, exercised more and watched their diet, they could decrease their risk of cancer by more than avoiding cell phone towers. The concern over towers is misdirected in my opinion. We should concentrate on the "real" issues and modify our risk of cancer, heart disease, diabetes.. rather than worrying about the unproven risk or cell phone towers. The data indicate that tissue warming is "required" for tissue damage. I doubt that driving passed the tower would warm tissue unless you are going very slowly.

The WHO, OSHA, FDA and FCC cannot say that there is No increased risk for anything. My assessment is that the risk of the cell tower is less than the increased ionizing radiation and sun energy at 10,000 ft above sea level represent more of a risk. The average cross country plane flight gives you the added radiation of a chest XRay.

I hope that these data help our case. I don't want to inflame the situation but feel data can help us make our decisions. I am on call this weekend so can't come to the meeting.

Best,
Mark

https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety#Q5

Excerpts from the Federal Communications Commission Frequently Asked Questions Related to RF Safety

WHAT BIOLOGICAL EFFECTS CAN BE CAUSED BY RF ENERGY?
Biological effects can result from exposure to RF energy. Biological effects that result from heating of tissue by RF energy are often referred to as "thermal" effects. It has been known for many years that exposure to very high levels of RF radiation can be harmful due to the ability of RF energy to heat biological tissue rapidly. This is the principle by which microwave ovens cook food. Exposure to very high RF intensities can result in heating of biological tissue and an increase in body temperature. Tissue damage in humans could occur during exposure to high RF levels because of the body's inability to cope with or dissipate the excessive heat that could be generated. Two areas of the body, the eyes and the testes, are particularly vulnerable to RF heating because of the relative lack of available blood flow to dissipate the excess heat load. At relatively low levels of exposure to RF radiation, *i.e.*, levels lower than those that would produce significant heating, the evidence for production of harmful biological effects is ambiguous and unproven. Such effects, if they exist, have been referred to as "non-thermal" effects. A number of reports have appeared in the scientific literature describing the observation of a range of biological effects resulting from exposure to low levels of RF energy. However, in most cases, further experimental research has been unable to reproduce these effects. Furthermore, since much of the research is not done on whole bodies (*in vivo*), there has been no determination that such effects constitute a human health hazard. It is generally agreed that further research is needed to determine the generality of such effects and their possible relevance, if any, to human health. In the meantime, standards-setting organizations and government agencies continue to monitor the latest experimental findings to confirm their validity and determine whether changes in safety limits are needed to protect human health.

CAN RADIOFREQUENCY RADIATION CAUSE CANCER?
Some studies have also examined the possibility of a link between RF exposure and cancer. Results to date have been inconclusive. While some experimental data have suggested a possible link between exposure and tumor formation in animals exposed under certain specific conditions, the results have not been independently replicated. Many other studies have failed to find evidence for a link to cancer or any related condition.

CAN PEOPLE BE EXPOSED TO LEVELS OF RADIOFREQUENCY RADIATION THAT COULD BE HARMFUL?
Studies have shown that environmental levels of RF energy routinely encountered by the general public are typically far below levels necessary to produce significant heating and increased body temperature. However, there may be situations, particularly in workplace environments near high-powered RF sources, where the recommended limits for safe exposure of human beings to RF energy could be exceeded. In such cases, restrictive measures or mitigation actions may be necessary to ensure the safe use of RF energy.

https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety#Q5

Greg Roy

From: Johnson, Bradley W <JohnsonBW2@bv.com>
Sent: Tuesday, July 19, 2016 3:53 PM
To: Greg Roy
Subject: FW: [E] Fwd: ENPHA Cell Tower Initiative/Planning Meeting

Importance: High

Hi Greg,

Here is another support email that was apparently sent to the Mayor.

Thanks,

Brad Johnson | Senior Site Acquisition & Zoning Manager – Land Services & Acquisition Group, Telecommunications
Black & Veatch Corporation | 4600 South Syracuse Street, Suite 800, Denver, CO 80237 USA
+1 303-229-4681 M | +1 720-834-4285 F | JohnsonBW2@BV.com
Building a World of Difference.®

Please consider the environment before printing my email
Please note that the information and attachments in this email are intended for the exclusive use of the addressee and may contain confidential or privileged information. If you are not the intended recipient, please do not forward, copy or print the message or its attachments. Notify me at the above address, and delete this message and any attachments. Thank you.

From: Keith Argenbright <Keith.Argenbright@UTSouthwestern.edu>
Date: June 20, 2016 at 11:51:51 AM MDT
To: "bbutler@silverthorne.org" <bbutler@silverthorne.org>
Cc: "ryan.hyland@silverthorne.org" <ryan.hyland@silverthorne.org>, "Kevin Lovett" <klovett@srgsummit.com>, Steve Deppe <sdeppe@aol.com>, "larryastor@earthlink.net" <larryastor@earthlink.net>
Subject: FW: ENPHA Cell Tower Initiative

Dear Mayor Butler,

I am a property owner and part-time resident of Silverthorne. We reside at 3007 Homestead Lane in Three Peaks.

In reading the comments below, it is perfectly rational to have a conversation about the proposed tower around the mechanics of the tower, and whether or not it may or may not improve access to cellular coverage, data and voice. It is also proper to consider the installation in the context of the aesthetics — how will this look and what will be the visual implications of a cell tower.

What is not rational or of any benefit whatsoever is to frame the discussion around the "health risks" that the installation of such a tower might have on the impact of the citizens. We in the scientific community, especially in the cancer prevention / causation community, see this all the time. There are numerous flaws with saying things like are said in the "Health Issue" paragraph below. Mouse studies are notoriously poor at predicting the impact of many health issues in humans. Remember when we thought that saccharin caused cancer in humans because of flawed studies that were conducted in mice in the 70s and 80s?

The most accurate thing to say is that we have no evidence that cell tower activity is related to any cancer, and that more definitive, scientific and epidemiologic studies are needed. Period. No one will ever be able to claim that any substance is 100% risk free of a health hazard … water is essential for human life, yet too much of it causes drowning. I have seen numerous instances in which passionate advocates use ambiguous scientific findings and publications to advance a cause where there is disagreement on a community issue. An example of this is the recent trend to try and correlate natural gas drilling with childhood leukemia and breast cancer — all it does is confuse us about what has been scientifically proven to cause cancer: genetic mutations at birth and throughout life, smoking, asbestos, etc. Any by the way, sun exposure is also proven to cause cancer. Ironically, living at 8,600 feet, maybe we should position this tower for no other reason than to provide shade for a few lucky residents living at its base.

I urge you and others to consider elements of this tower that are mechanical and aesthetic, and ask for additional assistance in presenting very conflicting scientific evidence that seems to be designed to unnecessarily frighten and confuse our neighbors and Silverthorne residents.

Respectfully,

Keith Argenbright, MD

Director, Moncrief Cancer Institute
Professor, Simmons Cancer Center
Chief, Division of Community Health Sciences
UT Southwestern Medical Center

400 W. Magnolia Ave., Fort Worth, TX 76104

keith.argenbright@utsouthwestern.edu
817-288-9898

Assistant: Alicia Miller
alicia.miller@moncrief.com
817-288-9899

From: Kevin Lovett <klovett@srgsummit.com>
Date: Wednesday, June 1, 2016 at 8:29 AM
To: Kevin Lovett <klovett@srgsummit.com>
Subject: FW: ENPHA Cell Tower Initiative

HI Homestead Owners,

Passing along the below with regard to the proposed Cell Tower near the Homestead!

Thanks

Kevin

From: Lawrence Astor <larryastor@earthlink.net>
Date: May 31, 2016 at 12:02:31 PM EDT
To: Becky Hodgell <beckyhodgell@comcast.net>, Carolyn Calfee <carolyn.calfee@gmail.com>, Chuck Abrams <cjabrams2@comcast.net>, David Woodland <woody1630@gmail.com>, Dawn Gorsky <stardm@aol.com>, Ed Mountford <MYMARY95@aol.com>, Jan Shipman <janshipman@comcast.net>, Jay Pansing <jep@jaypansinglaw.com>, John Mirro <skibreck@excite.com>, Larry Schreiber <lschreiber@gmail.com>, Matt Mathis <mattmathis@comcast.net>
Cc: Denny Wellen <Coloradodenny@msn.com>, JoAnne Nadalin <joannenadalin@comcast.net>, Kevin Lovett <klovett@srgsummit.com>
Subject: ENPHA Cell Tower Initiative
Reply-To: Lawrence Astor <larryastor@earthlink.net>

Dear Sub-Association Presidents -

Many of you are aware of Osprey Reserve HOA's concern in regard to ENPHA's initiative to put a Verizon cell tower installation co-located at our Community Center. To be clear, we are definitely not against communication upgrades for our community. We just do not believe that industrial operations of any kind belong embedded in residential communities. It is also questionable what actual improvements this installation will bring to our immediate community since it is line-of-sight, primarily configured for data usage not mobile phone service, and communicates with advanced feature phones only.

We have sent letters to both the Silverthorne Mayor and Town Manager expressing our concerns with this installation. Our primary point to them is that we believe it is not prudent to place a complex industrial installation (in this case a large electromagnetic transmission/communication cell tower facility with structures for antennas, transceivers, digital signal processors, control electronics, GPS receiver, and electrical power sources) in a community center/residential area *unless* the company involved (Verizon) has *conducted and presented an alternative site analysis study; and the study clearly shows there is absolutely no other location in the area that this installation can be placed*. Such a study has not been presented to us. Of course, the reason to be wary of such an industrial installation in a residential area in the first place is because risks and negatives are involved; such as the potential for health risks to

residents due to continuous exposure to radiation (more on this in my final paragraphs below) and also property value degradation (impacted by Verizon now telling us that the proposed tower will be 50 ft high vice the original 35 ft!).

I would like to update you all on a few things so that you can take appropriate action to block this initiative if you so desire. My understanding is that George will present the cell tower proposal at a June 14 Planning Commission meeting and at a June 22 Town Council meeting. The Mayor tells me that a formal application to do this cell tower installation requires a Community Meeting and also approval by the Planning Commission and Town Council. Those of us that are concerned about this project should attend these meetings and also send a letter beforehand to the Mayor and Town Manager expressing our objections (their emails are below);

Bruce Butler, Mayor
bbutler@silverthorne.org

Ryan Hyland, Town Manager
ryan.hyland@silverthorne.org

The Town of Silverthorne is receptive to our inputs since the town's mission statement mentions the goal to foster a "mountain quality of life" for its citizens and also because ex parte rules that apply to the application for this installation mean all objections are included in the permanent record that would accompany this application process.

The Health Issue

Cellular phone networks (cell towers/base stations & mobile handsets) use assigned portions of the radio frequency (RF) spectrum for the transmission and reception of their signals. Verizon generally uses ultra high frequency slots and bands in the range between 750 MHz and 2,100 MHz. Are these RF emissions dangerous to our health? Are cell towers more dangerous than handsets since they emit continuously (as observed in some German and Israeli studies)? Well, the health issue discussion for these frequencies has been mired in confusion and the lack/misrepresentation of data. One certainty is that very few human studies have focused specifically on cellular phone towers and cancer risk. It is also true that there is no reliable data on the health consequences of 5, 10, 20 or 30 years' worth of exposure to these frequencies; with the existing epidemiology being limited and the possibility of epigenetic effects not thoroughly evaluated (meaning that additional research here is required).

One thing that we *can* say now, however, is that *you can no longer make the statement that there is definitely no health risk posed by these frequencies!* This is because of the results of a recent and major U.S. government study reported by the Wall Street Journal on 27 May and covered the next day on national TV. The study was on rats and found a link between cell frequencies and cancer. This multiyear, peer-

reviewed study by the National Toxicology Program (NTP) found "low incidences" of two types of tumors in male rats that were exposed to the type of RF emissions that are commonly emitted by cellphones and towers.The tumors were gliomas, which are in the glial cells of the brain, and schwannomas of the heart. This NTP study made the statement that "... given the widespread global usage of mobile communications among users of all ages, even a very small increase in the incidence of disease resulting from exposure to [radio-frequency radiation] could have broad implications for public health." It is important to note that these two types of tumors have also have been discovered in some previous epidemiological studies. Those studies, which found instances of gliomas and acoustic neuromas, were key factors in the International Agency for Research on Cancer (IARC), an arm of the World Health Organization, classifying cell network RF signalsas "possibly carcinogenic to humans."

Conclusion:

Considering the above information, we believe that it is an imprudent and unnecessary risk to put a cell tower facility in a residential neighborhood or anywhere that people congregate. If you now also share this concern, please convey it to ENPHA and the Town of Silverthorne. I have little doubt that Verizon can find a much more suitable location for this cell tower facility than our Community Center.

Best regards,

Bear

Lawrence "Bear" Astor
President
Osprey Reserve HOA

UT Southwestern
Medical Center

The future of medicine, today.

To: George Resseguie
Eagles Nest Property Homeowners Association (ENPHA), President
From: Jan Shipman
The Ranch Homeowner HOA, Co-President
Date: July 11, 2016
RE: VERIZON CELL PHONE TOWER RESPONSE

In May 2015, the membership of The Ranch HOA was notified of Verizon's intent to install a cell tower on ENPHA property near the Community Center. In an effort to determine whether our property owners supported or opposed the cell tower proposal, the Ranch HOA issued a May 2015 Newsletter soliciting input from it's membership.

All responses were positive. The Ranch HOA has 52 properties. Fourteen homeowner's responded positively. Of the fourteen responses, the Verizon tower would be visible to eight homeowner properties. No negative responses were received.

The cell tower proposal has been discussed numerous times among our members—in newsletters, at our Annual Meeting, and at social gatherings held on a regular basis in the neighborhood. Support for the cell tower proposal has be clear and strong.

For the Board of Directors, The Ranch HOA,
Jan Shipman, Co-President

Town of Silverthorne
Town Council Agenda Memorandum

TO: **Mayor and Town Council**
THRU: **Ryan Hyland, Town Manager**
Mark Leidal, AICP, Assistant Town Manager ML
FROM: **Lina Maria Lesmes, AICP, Senior Planner** LML
DATE: **September 8, 2016, for meeting of September 14, 2016**
SUBJECT: **Preliminary Site Plan for McDonald's at 220 Summit Place (PT2016-13)**

SUMMARY: The applicant is requesting approval of a Preliminary Site Plan to construct a new 5,265 square foot McDonald's restaurant in the C-1 Zone district and the Gateway Design District.

BACKGROUND: With the Preliminary Site Plan, the applicant is proposing to demolish the existing 3,767 square-foot building, and construct a new 5,265 square-foot McDonald's restaurant in the same location. The project involves enlarging the building to include a 'Playplace Dining' area, modernizing the architecture of the building, relocating the dumpster/trash area, and improving the site parking, landscaping, and lighting. In addition, the project involves enlarging the drive-through to two lanes, and updating the signage on the entire property.

PREVIOUS COUNCIL ACTION: The Plat of the Summit Plaza Subdivision was approved by Town Council in 1978. Parcel C-1, the subject property, has not been resubdivided since 1978. Construction of the Silverthorne McDonald's began in 1979. Site improvements related to circulation and the parking areas occurred in 1985.

On February 21, 1979, Town Council approved an application to add a directional sign at the intersection of the one-way drive and Stephens Way. A modification to the sign was approved on May 18, 1988. Off-premise signage is no longer permitted by the Code.

On August 27, 1987, Town Council approved a Variance to permit a freestanding sign measuring 35 feet in height from the lowest point of the parking lot, or 10 feet above the allowed height of 25 feet.

On November 12, 2014, Town Council approved a Preliminary Site Plan for McDonald's with conditions. The approval was for the demolition and reconstruction of the building. The applicant did not pursue a Final Site Plan, and the Preliminary Site Plan approval expired on May 12, 2015.

Also on November 12, 2014, Town Council approved a Variance to allow a freestanding sign with a height of 38.2 feet above the finished grade directly beneath the sign. The Variance was not conditioned on a time limit, so its approval is still valid.

DISCUSSION: Staff finds that the Preliminary Site Plan proposal meets several of the goals and polices set forth in the Comprehensive Plan, particularly regarding the location of the use, the site design and layout, and the articulation of the building form, and the provision of a sidewalk for pedestrian access.

In addition, Staff finds that the proposal meets the applicable lot coverage, setbacks, and lot frontage requirements specified in Section 4-4-9, C-1 Light Commercial Zone District. The height requirement noted in the Gateway District Design Standards has also been met. Lastly, the Preliminary Site Plan meets the landscaping, parking, snow storage, and outdoor lighting requirements, with conditions.

In terms of the Gateway Design District Standards, Staff finds that the applicable design standards have been met. With the submittal of the Final Site Plan, Staff is recommending conditions of approval to address Standards 3.5.5, 3.7.1, 4.4.2 of the Gateway District Design Standards and Guidelines.

PLANNING COMMISSION RECOMMENDATION: On September 6, 2016, by a vote of 6-0, the Planning Commission voted to recommend approval of the Preliminary Site Plan for McDonald's at 220 Summit Place, with the following conditions:

1. That a Minor Subdivision Plat be submitted with the Final Site Plan showing the location of the Water Line Easement and any Access Easement.
2. That a Cross-Access Easement Agreement be submitted with the Final Site Plan for the stairway shared with Lot 1, Skelly Redevelopment Subdivision.
3. That snow storage areas equal 25% of the paved parking areas, and be located where they facilitate the snow stacking process.
4. That the Landscape Plan be revised to meet the minimum standards of Section 4-6-11.
5. That all proposed landscape islands meet the requirements of Section 4-6-11.g.20.
6. That the Lighting Plan be revised such that all exterior light fixtures are fully shielded fixtures, with downlight lighting only.
7. That all utility, telecommunications, ground mounted, and roof-top mechanical equipment be shown on the Final Site Plan.
8. That the exterior material of the retaining wall be submitted, meeting Standard 3.5.5 of the Gateway District Design Standards.
9. That the 'Traditional Red' color proposed for the 'Hardi-Board' siding be revised such that it does not exceed a Chroma of 4.
10. That all the requirements of the Utilities Manager be addressed with the submittal of the Final Site Plan.

***Suggested Motion**: "I move to approve the McDonald's Preliminary Site Plan with the Planning Commission recommended conditions."*

ATTACHMENTS: Staff Report and Exhibits

MANAGER'S COMMENTS:

_____

_____

_____

Town of Silverthorne, Colorado
Town Council Staff Report

From:	Lina Maria Lesmes, AICP, Senior Planner LML
Through:	Mark Leidal, AICP, Assistant Town Manager ML
Date:	September 8, 2016, for meeting of September 14, 2016
Subject:	Preliminary Site Plan – McDonald's (PT 2016-13)
Owner:	McDonald's Corporation
Applicant:	Strategic Land Solutions, Inc. – Robert Palmer
Proposal:	McDonald's Corporation is requesting approval of a Preliminary Site Plan to demolish and reconstruct the Silverthorne McDonald's restaurant. (*Please see the attached plans for further information.)*
Address:	220 Summit Place
Legal Description:	Parcel C-1, Summit Plaza Subdivision.
Site Area:	0.91 acres or 40,001 square feet
Zone District:	Commercial (C-1)
Design District:	Gateway Design District
Site Conditions:	The site contains a developed McDonald's restaurant with outdoor seating and a drive-through.

Adjacent Uses:	North:	Pizza Hut (C-1)
	South:	Summit Place Shopping Center (C-1)
	East:	Parking and Summit Place Shopping Center (C-1)
	West:	Bamboo Garden and Arby's Restaurants (C-1)
Height:	Allowed:	70 feet
	Proposed:	26 feet
Lot Coverage:	Allowed:	60% of lot area or 24,000 square feet
	Proposed:	14.3% of lot area or 5,733 square feet
Parking:	Required:	35 standard spaces, and 2 handicap spaces
	Proposed:	41 standard spaces, and 2 handicap spaces
Snow Storage:	Required:	7,712 square feet or 25% of paved surface
	Proposed:	6,035 square feet or 19.5% of paved surface

Landscaping:	Required:	22 trees and 38 shrubs
	Proposed:	21 trees and 37 shrubs

Setbacks:		Required:	Proposed:
	Front:	10 feet	40 feet
	Rear:	10 feet	40 feet
	Sides:	none	22 and 36 feet

BACKGROUND: The applicant is requesting approval of a Preliminary Site Plan to demolish the existing 3,767 square-foot building, and construct a new 5,265 square-foot McDonald's restaurant in the same location. The project involves enlarging the building to include a 'Playplace Dining' area, modernizing the architecture of the building, relocating the dumpster/trash area, and improving the site parking, landscaping, and lighting. In addition, the project involves enlarging the drive-through to two lanes, and updating the signage on the entire property.

PREVIOUS COUNCIL ACTION: The Plat of the Summit Plaza Subdivision was approved by Town Council in 1978, subdividing 20 acres into Parcels C-1-7, and Tracts A and B. Parcel C-1, the subject property, has not been resubdivided since 1978. Construction of the Silverthorne McDonald's began in 1979. Site improvements related to circulation and the parking areas occurred in 1985.

On February 21, 1979, Town Council approved a planning application to add a directional sign for McDonald's at the intersection of the one-way drive and Stephens Way. A modification to the directional sign was approved on May 18, 1988. Off-premise signage is no longer permitted by the Town Code.

On August 27, 1987, Town Council approved a Variance to permit a freestanding sign measuring 35 feet in height from the lowest point of the parking lot, or 10 feet above the allowed height of 25 feet.

On November 12, 2014, Town Council approved a Preliminary Site Plan for McDonald's with conditions. The approval was for the demolition and reconstruction of the building. The applicant did not pursue a Final Site Plan, and the Preliminary Site Plan approval expired on May 12, 2015.

Also on November 12, 2014, Town Council approved a Variance to allow a freestanding sign with a height of 38.2 feet above the finished grade directly beneath the sign. The Variance was not conditioned on a time limit, so its approval is still valid.

STAFF COMMENTS – SUBDIVISION: In concurrence with the submittal for a Final Site Plan, a Minor Subdivision plat will be required to locate a Water Line Easement and necessary Cross-Access Easements. That is noted as a condition of approval.

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. Staff finds there are a number of Comprehensive Plan goals relevant to this proposed development.

Policy LU 1.4 – Encourage infill development and redevelopment prior to the establishment of new commercial areas in Silverthorne.

Policy LU 1.6 – Ensure that all development is well-integrated with multi-modal transportation options and provides for safe connections between destinations (e.g., neighborhoods and commercial centers) for all users.

Policy LU 2 G.1 – In the Gateway District, encourage highway traveler and visitor-oriented land uses, including, but not limited to, guest service facilities, restaurants, lodging, and convenience retail.

Policy LU 2 G.2 – In the Gateway District, the image of Silverthorne's "front door" should be enhanced through iconic buildings, appealing architecture, and appropriate signage.

Policy LU 5.12 – Strive to minimize the impacts of noise and lighting of commercial development to the surrounding area through project design criteria and mitigation measures.

Policy CD 3.2 – Encourage the use of natural and long-lasting materials and colors that are enduring and complementary to Silverthorne's natural setting and existing development.

Policy CD 3.6 – Encourage roof forms that utilize contemporary mountain architectural elements such as gables, dormers, and shed configurations; contribute to the overall image of quality and permanence; and screen rooftop equipment.

Policy CD 3.7 – Encourage the consolidation of site elements such as parking, snow stacking, trash enclosures, and detention ponds when feasible, and consider a cooperative approach to the location of these elements on adjoining properties.

Policy CD 3.8 – Utilize appropriate screening to mitigate the visual and acoustic impacts of commercial uses, and integrate such screening into each project's site design. Items to be screened include loading areas, trash and recycling areas, mechanical equipment, and equipment and vehicle storage.

Policy T 2.2 – Ensure that new developments provide internal pedestrian circulation systems and pedestrian linkages to the surrounding neighborhoods, the Blue River Trail, and adjacent sidewalks and trails.

Staff finds that the proposed development is consistent with several policies of the Silverthorne Comprehensive Plan. The project is proposed in a designated commercial zone district that does not adversely impact residential areas. In addition, restaurant and convenience facilities are noted as being desired uses in the Gateway Design District. Adequate screening is proposed for the trash area, and the building materials utilized are long lasting and enduring. Lastly, the site plan proposes enhanced pedestrian connections,

improved vehicular circulation, additional landscaping, updated light fixtures, and moderate consolidation of snow stacking, detention, and parking areas.

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: Parcel C-1, Summit Plaza Subdivision is zoned Light Commercial C-1. The proposed use of *'Restaurant, drive-thru'* is a permitted use in the C-1 Zone District, and a desired use in the Gateway Design District.

Zoning Standards: Staff finds that the application meets the C-1, Light Commercial Zone District, requirements for lot frontage, lot area, lot coverage, and setbacks. The maximum building height in the Gateway Design District is 70 feet. The proposed building is approximately 26 feet tall, meeting the height requirement.

Vehicular Access: The site is accessed via a 15-foot one-way drive from Stephens Way, located within an access easement on the adjacent Lot 1, Summit Park Commercial Subdivision (Arby's). Vehicular access is also available from Meraly Way via a 12.5-foot access easement on Lot 2, Summit Park Commercial Subdivision (Bamboo Garden). The drive aisles and parking lots on the McDonald's property are also connected to the parking areas of the Summit Place Shopping Center. In its present configuration, vehicular access is complicated but functional.

The applicant is proposing to improve vehicular access and circulation by providing additional curb definition of the drive entrances. Furthermore, the drive-through is proposed to be enlarged to two lanes, and enhanced with more prominent directional signage. Lastly, the dumpster enclosure is proposed to be moved to provide additional space to the drive-through area. Staff finds that vehicular access is adequate for the proposed development.

Pedestrian Access: For pedestrian access, the applicant is proposing a concrete sidewalk around the building and to the front, side, and rear entrances of the building. In addition, the stairs that connect the site to the north (Pizza Hut) are proposed to be relocated, and a path, stairs, and crosswalk are proposed to the east as a pedestrian connection to the Summit Place Shopping Center. As a condition of approval, a Cross-Access Agreement must be submitted with the Final Site Plan for the relocation of the stairs. The applicant is also proposing a bicycle rack on the east side of the building with space for 6 bicycles. Staff finds that pedestrian connectivity will be improved with the proposed development.

Parking: Section 4-6-10 requires 1 parking space per 150 ft^2 of gross floor area for drive-through restaurants, and a minimum of 4 stacking spaces. For a drive-through restaurant with a gross floor area of 5,265 ft^2, 35 parking spaces and 2 handicap spaces are required.

Sheet C-1 shows 41 standard parking spaces meeting the required parking stall dimensions. In addition, 2 van accessible parking spaces are shown on the south side of the building. Because site parking is diagonal at 60 degrees, parking aisles are one-way and 18 feet in width. There is space for at least 3 vehicles to stack next to each ordering station, and space for approximately 5 vehicles to stack in the rear pay/pick up area. The applicant also is proposing 2 spaces labeled 'GP'. GP represents 'Grill Park', an area for patrons with special or lengthy orders to pull forward while the order is being completed. The GP spaces are not counted towards required parking.

Parking Setback: Per Section 4-6-10.e.4.m, parking facilities and drive aisles shall not be closer than 10 feet to a property line. The southernmost drive aisle does not meet this requirement, and the applicant has requested that it be allowed to remain in place. Because this drive aisle is shared with the Summit Place Shopping Center, provides access to parking on the adjacent property, and is legally nonconforming, Staff finds that some flexibility is warranted in regards to the standard.

Snow Storage: A minimum of 25% of the total paved area must be provided for snow storage. Per the Cover Sheet, there are 29,000 square feet of paved areas, requiring 7,475 square feet of snow storage.

The plans indicate that there are approximately 7,185 square feet of snow storage areas dispersed throughout the site and on excess parking. The majority of the snow storage areas are shown in conjunction with landscaping, which will likely reduce the amount of space available for snow storage, and interfere with the snow-stacking process. In addition, snow storage is proposed as part of the drive-through drive aisle, which should be 12 feet wide. Lastly, 792 ft^2 of snow storage is proposed on top of a retaining wall, which is not be functional. As a condition of approval, snow storage areas must meet the minimum square feet required, or 25% of the total paved areas, and be located in areas that facilitate the snow stacking process.

Landscaping: Based on a lot area of 40,001 square feet in the C-1 Zone District, 27 trees and 40 shrubs are required. Existing healthy trees saved in the development of the site can be credited for required landscaping.

The Town Code also allows for the following reductions to the landscaping:

- *For the purpose of calculating required landscape area, the lot area may be reduced by the area covered by existing natural vegetation that will remain undisturbed during development, subject to the approval by the Community Development Department.*

  Sheet L1.0 suggests that there are 600 square feet covered by existing natural vegetation that will remain undisturbed during development. That area includes a grove of trees on the northwest portion of the property that are now proposed to be removed. The only existing tree that is proposed to remain is one located on the landscape island between the 2 drive-through lanes. As such, the landscaping plan no longer qualifies for this reduction.

- *5% reduction in the required landscape area for xeriscaping which utilizes Colorado-native species, limited areas of sod, and efficient irrigation systems equipped with a drip*

emitter and a moisture sensing device.

The applicant is requesting a 5% reduction in the required landscape for utilizing xeriscaping practices. The Landscape Plan indicates that all plantings will be drip irrigated, and that the irrigation system will have a rain sensor and smart controller. With the reduction, 25 trees and 38 shrubs are required.

- *Up to 10% of the required number of trees may be substituted for alternative forms of landscaping and decorative elements, including benches, picnic tables, gazebos, art forms, and planter boxes.*

  The Landscape Plan proposes 2 benches and 1 planter box. Each decorative element may substitute one tree. With the reduction, 22 trees and 38 shrubs are required.

Sheet L1.0 provides a legend indicating that 21 trees and 36 shrubs are being proposed, not meeting the minimum number required. In addition, a minimum mix of 50% evergreen and 50% deciduous trees is required. As a condition of approval, the Landscape Plan must be revised to meet the minimum standards set forth in Section 4-6-11.

Parking Lot Landscape Islands: Section 4-6-11.g.20 requires that parking areas with more than 25 parking spaces be provided with landscape islands. Landscape islands are required to be a minimum of 150 square feet in area and contain a minimum of 6 shrubs and 1 tree per island. As a condition of approval, all landscape islands must meet the requirements of Section 4-6-11.g.20.

Dumpster Enclosure: Sheets CD.6 shows the proposed elevations proposed for the dumpster enclosure. The dumpster covers an area of 442 square feet feet, and reaches a height of 9.33 feet. Staff finds that the dumpster enclosure meets the requirements of Section 4-6-12.

Lighting: The Lighting Plan is shown on Sheet L.1, and proposes 5 parking lot freestanding lights, having a maximum height of 18 feet. The cut sheet shows fully shielded downcast fixtures for the freestanding lights, and the light emitted does not exceed the maximum of 0.2 foot-candles at the property lines. The Lighting Plan also provides a cut-sheet for 6 wall-mounted 'radius wall sconces' and the 'HIRAF linear LED façade fixture'. The HIRAF linear LED façade fixture is proposed as architectural accent lighting, and will be aimed straight down. However, the wall sconces are combination uplight/downlight fixtures, which are not permitted by the Town Code. As a condition of approval, the lighting plan must be revised such that all exterior light fixtures are fully shielded fixtures, with downlight lighting only.

Utilities: Storm and sanitary sewer mains exist within easements in the adjacent Lot 1 (Arby's) and Lot 2 (Bamboo Garden) of the Summit Park Commercial Subdivision. In addition, a water main runs underneath the drive aisle south of the building. Utility connections to existing mains are shown on Sheet C.4. As part of the Final Site Plan submittal, all of the requirements of the Utilities Manager, noted in Exhibit E, must be addressed.

Drainage: Runoff from the existing site generally flows overland from east to west to an inlet in the drive aisle, and then conveyed underground to the Blue River. Presently, there

is no site detention of storm water, or any water quality enhancement features.

The applicant is proposing site re-grading to direct storm water runoff to a landscaped water quality area before it is released to the existing storm drain facilities. The drainage improvements are intended to enhance water quality, and reduce the intensity of runoff to the inlet. The Town Engineer has reviewed the Drainage Report and Plans, and his comments are attached as Exhibit D.

Community Meeting – Per the requirements of Section 4.1.22, the applicant held a public community meeting on August 31, 2016 for review of the plans and building design by property owners within 200 feet. Two members of the public attended.

Gateway District Design Standards: The third criterion for Preliminary Site Plans is consistency with the relevant Design District Standards. Staff finds that the following Gateway District Design Standards apply to the project:

Building Orientation and Location on Site

Standard 3.1.3 states, *"Buildings shall have a clearly defined primary pedestrian entrance."* The building is not adjacent to a public street, and is surrounded by commercial development on all sides. The primary entrance faces West, and it is recessed from the main wall plane. Additional entrances to the building are located on the South side of the building. All entrances are accentuated with roof parapets, canopies, or contrasting building materials.

Standard 3.1.5 states, *"Drive-through elements shall be architecturally integrated into the building, and have efficient circulation patterns."* To address this standard, the 'Order Here' and 'Drive-Through' overarching elements were modified to be subdued gray colors (as opposed to McDonald's yellow), matching the colors of the canopy features on the building. Circulation patterns are proposed to be improved with the twin lanes defined by curb, and the relocation of the dumpster enclosure.

Pedestrian Access and Circulation

Standard 3.2.2 states *"Continuous internal pedestrian walkways within a development site, not less than 6 feet in width shall be provided from the pedestrian sidewalk or public right-of-way to the principal pedestrian entrance and other focal points of pedestrian activity such as, but not limited to, street crossings."* Pedestrian walkways have been provided to all customer and delivery entrances on the East, West, and South Sides. Pedestrian connections are also provided to adjacent properties via a stairway to the north, and a connection to the East. Because the stairway north encroaches on the neighboring property, a Cross-Access Easement Agreement will be required with the submittal of the Final Site Plan. This is noted as a condition of approval.

Guideline 3.2.4 states *"Where pedestrian walks cross drive aisles, they shall be clearly marked with signage, special paving, landscaping, or similar methods."* The pedestrian walkway to the East crosses the twinned drive-thru lanes for a distance of approximately 40 feet. The applicant is proposing prominent paint to delineate the pedestrian crossing. Staff finds that the paint adequately addresses this guideline.

Vehicular and Service Area Access and Circulation

Standard 3.3.3 states, *"Service and delivery areas shall be located to the side or rear of buildings, or in other inconspicuous locations, where they are generally not noticeable from public rights-of-ways or pedestrian walkways. Where possible, adjacent parcels or buildings should share service and delivery areas."* Service entrances to the building exist of the East and rear portion of the South elevations. This area is most visible to customers utilizing the drive-through, but will be screened with menu and directional signage and landscaping. The dumpster enclosure is also located in the rear of the property. Because the site is surrounded by commercial development on all sides, service areas cannot be located outside of public views. Staff finds that this standard is met.

Parking

Standard 3.4.2 states, *"Parking areas shall be enhanced with landscaping to provide screening, reduce the appearance of large amounts of pavement, soften edges, and create an inviting environment for users."* The parking area is enhanced with landscaping and landscape buffers. In order to address this standard, the landscape islands must be revised to meet the requirements of Section 4-6-11 of the Town Code.

Guideline 3.4.2 states, *"The Town encourages new developments to minimize surface parking wherever possible by considering parking reductions, shared parking provisions, and providing facilities for alternative forms of transport."* Although parking is being proposed in excess of what is required, the number of parking spaces on the property is being reduced from 44 to 41. Bicycle parking is also being proposed.

Landscape

Standard 3.5.4 states, *"Significant landscape materials, such as trees, shall be located outside of utility easements. Planning trees over utility lines is prohibited."* The Landscape Plan has been revised to take this standard into consideration. Any utility easements proposed with the Minor Subdivision and Final Site Plan will be reviewed to ensure compliance with this standard.

Standard 3.5.5 states, *"Visible retaining walls must be constructed of high quality materials such as stone, masonry block with an integral color and exterior texture, brick, or stucco facing. Materials for retaining walls should be in character with the building materials and the landscape design."* As a condition of approval, the exterior material for the proposed retaining wall must be submitted with the Final Site Plan.

Screening

Standard 3.7.1.a states, *"All utility, telecommunications, ground mounted, and roof-top mechanical equipment shall be shown on the final site plan for the proposed project development."* Details regarding all utility, telecommunications, and mechanical equipment will be required with the submittal of the Final Site Plan.

Standard 3.7.2.b states, *"All outdoor refuse, recycling containers, and dumpsters shall be screened from view from adjacent properties and public rights-of-ways by enclosure in a permanent, four-sided, solid, and opaque structure with a roof".* Staff finds that the dumpster

enclosure, as proposed, meets this standard.

Standard 3.7.2.c states, *"Refuse, recycling, storage, and service area screening structures shall be designed in the same architectural style and be constructed of materials and colors complementary to the primary building on the site"*. The dumpster enclosure is proposed with a brick façade, green metal roof, and 'trex boards' for the gates. Sheet CD.6 indicates that the brick façade will match the main building. Staff finds that the colors and materials are complementary of the primary building, meeting this standard.

Building Form, Mass and Height

Standard 4.1.3 states, *"Reduce the bulk of a tall single story or a multi-story building to be on a vehicular and pedestrian scale, emphasize a "base" and a "top":*

a. *A distinctive "base" at the ground level that is weightier in appearance than the rest of the building, with heavier, larger, or darker building materials. In addition, "base" elements may include windows, awnings, canopies, bays, overhangs, or other architectural features.*
b. *The "middle" of the building shall be made distinct by a change in material or color, windows, balconies, step-backs, and signage.*
c. *The "top" of the building shall emphasize a distinct profile or outline with elements such as: a projecting parapet, cornice, upper level step-back, or creative roofline".*

The building design incorporates a distinct rock base, changes in material and windows to differentiate the middle, and cornice and sloped roof elements to accent the top. Staff finds that the proposed architecture meets this standard.

Guideline 4.1.6 states, *"High quality corporate or franchise prototype designs that relate to the mountain setting, and complement surrounding buildings are encouraged"*. The building design incorporates materials and colors that are complementary to surrounding buildings and relate to the mountain setting, addressing this guideline.

Building Façades and Architectural Elements

Standard 4.2.2 states "*Buildings shall be designed to provide interest and variety, with elements scaled to the pedestrian. The following techniques shall be used:*

a. *Break up large building components with significant articulation of wall planes and roof lines;*
b. *Create patterns, using window size and/or shape, that relate to interior functions;*
c. *Emphasize building entries through projecting or recessed forms; and*
d. *Provide distinct and strong architectural elements at the ground level to add emphasis to the pedestrian portion of the building."*

The architecture proposes significant variation in the wall planes, and window patterns on three sides of the building where customers will be seated. Building entries are emphasized with projecting and recessed forms, meeting this standard.

Standard 4.2.4 states *"Buildings shall be designed with consistent and/or compatible details on all sides visible from public right-of-ways."* The stone work, siding, and roof elements are compatible on all sides of the building, meeting this standard.

Standard 4.2.6 states, *"Building façades shall not exceed 75 feet in length along the same geometric plane, at which time there shall be wall plane projections or recesses having a depth of at least 2 feet for a distance of no less than 6 feet."* The south and north elevations each measure 117 feet in total length, but each have breaks in the wall planes. On the south, the longest façade length is 81 feet, and it is broken down by the main entry projection, as well as deep eaves and projecting canopies. On the north side, the 95 feet of wall plane is also broken down by rock veneer at the drive-through windows, deep eaves, and projecting canopies. Staff finds that this standard is met.

Standard 4.2.7 states *"Each building façade shall have a repeating pattern that includes no less than 3 instances of either: color change, texture change, material change, or repeated expression of a structural, architectural feature."* Each building façade has cultured stone, hardie-plank siding, windows, and cedar shakes roofing. There is adequate variation of materials on all façades, meeting this standard.

Building Materials and Finishes

Standard 4.3.3 states *"Predominant exterior building materials shall be high-quality durable materials that retain their appearance over time, and that can be economically maintained. Buildings shall be predominantly clad in Class I and Class II materials. Class III materials are prohibited in the Gateway District.*

- *Class I materials include timber, log and wood siding, clay fired brick, natural stone, masonry, cement stucco, and glass.*
- *Class II materials include architectural metal, fiber cement siding, concrete brick, manufactured stone, and integrally colored split face block.*
- *Class III materials include EIFS, smooth-face concrete block, tilt-up concrete panel systems, metal panel systems, and vinyl and aluminum siding."*

The proposed building materials include manufactured stone, fiber cement siding, aluminum canopies, glass, and cedar shake roofing. Class III materials are not proposed with the application, meeting this standard.

Building Colors

Standard 4.4.2 states, "*The Munsell color notation system is broken into three characteristics: hue (color), chroma (brightness), and value (shade). In the Town of Silverthorne, chroma is the only Munsell color characteristic that is regulated.*

a. *The primary body colors of the building shall not exceed a chroma of 4 on the Munsell Color Chart.*
b. *The trim accent colors of the building shall not exceed a chroma of 6 on the Munsell Color Chart. The trim accent colors are limited to an area of no greater than 10% of the building façade.*
c. *The roof color of the building shall not exceed a chroma of 4. Roof color shall be compatible and complementary to the surrounding buildings in the Gateway District.*
d. *The use of black, white and neutral gray colors proposed for any portion of the exterior building features shall be reviewed on a case by case basis based on the appropriateness to the proposed building design.*

A material board was submitted for review. The color palette shows a combination of deep red, and two colors of textured rock, and neutral gray for the canopy accents. The color sample for the hardi-plank siding is a chroma of 6 on the Munsell Color Chart, exceeding the maximum for the primary materials. As a condition of approval, the siding color must be revised such that it does not exceed a chroma of 4.

Building Roofs

Standard 4.5.3 states, *"Where flat roofs are utilized, they shall be screened with parapets and cornices, or with peaked, sloped, or arched façade elements."* The design involves a flat roof with cornice element in the front, and angled roof elements for additional screening. Staff finds that this standard is met.

Standard 4.5.6 states, *"Both highly visible and non-visible roof structures and materials shall be a subdued color which is complementary to the architecture and its natural surroundings."* The visible portion of the roof is a subdued brown color that is complementary of the surroundings. The applicant will be required to submit the color of the less-visible flat roof with the Final Site Plan. Staff finds that this standard is met.

PLANNING COMMISSION RECOMMENDATION: On September 6, 2016, by a vote of 6-0, the Planning Commission voted to recommend approval of the Preliminary Site Plan for McDonald's at 220 Summit Place, with the following conditions:

1. That a Minor Subdivision Plat be submitted with the Final Site Plan showing the location of the Water Line Easement and any Access Easement.
2. That a Cross-Access Easement Agreement be submitted with the Final Site Plan for the stairway shared with Lot 1, Skelly Redevelopment Subdivision.
3. That snow storage areas equal 25% of the paved parking areas, and be located where they facilitate the snow stacking process.
4. That the Landscape Plan be revised to meet the minimum standards of Section 4-6-11.
5. That all proposed landscape islands meet the requirements of Section 4-6-11.g.20.
6. That the Lighting Plan be revised such that all exterior light fixtures are fully shielded fixtures, with downlight lighting only.
7. That all utility, telecommunications, ground mounted, and roof-top mechanical equipment be shown on the Final Site Plan.
8. That the exterior material of the retaining wall be submitted, meeting Standard 3.5.5 of the Gateway District Design Standards.
9. That the 'Traditional Red' color proposed for the 'Hardi-Board' siding be revised such that it does not exceed a Chroma of 4.
10. That all the requirements of the Utilities Manager be addressed with the submittal of the Final Site Plan.

Suggested Motion: *"I move to approve the McDonald's Preliminary Site Plan with the Planning Commission recommended conditions."*

ALTERNATIVE MOTION: Should Town Council find that the application does not meet the snow storage and landscaping requirements, Staff recommends the following:

Findings:

1. The Preliminary Site Plan does not meet Section 4-6-10.e.4.o which requires that snow storage be provided for 25% of total paved areas.
2. The Preliminary Site Plan does not meet Section 4-6-11 regarding the landscaping requirements for trees and shrubs.

Motion: *"I move to deny the Preliminary Site Plan for McDonald's based on a finding that the application does not meet the requirements of Sections 4-6-10 and 4-6-11 of the Town Code".*

EXHIBITS:

Exhibit A - Preliminary Site Plan Set
Exhibit B - Project Narrative, dated April 17, 2016
Exhibit C - Responses to referral agency comments, dated August 16, 2016
Exhibit D - Memo from Dan Gietzen, Town Engineer, dated August 18, 2016
Exhibit E - Memo from Zach Margolis, Utilities Manager, dated August 18, 2016

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO

SITE DEVELOPMENT PLANS

LEGAL DESCRIPTION: PER TITLE COMMITMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION;

- THENCE SOUTH 7° 05' 37" WEST, 1108.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 9;
- THENCE ALONG SAID RIGHT-OF-WAY NORTH 82° 42' 00" WEST, 259.25 FEET;
- THENCE SOUTH 7° 18' 00" WEST, 300.00 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING ALONG AFORESAID COURSE 165.00 FEET;
- THENCE SOUTH 82° 04' 00" EAST 242.43 FEET;
- THENCE NORTH 7° 18' 00" EAST 165.00 FEET;
- THENCE NORTH 82° 40' 00" WEST, 242.43 FEET TO THE POINT OF BEGINNING.

SUMMIT COUNTY, COLORADO.

LEGAL DESCRIPTION: METES & BOUNDS AS SURVEYED

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SECTION 12, T.5S., R.78W., OF THE 6TH P.M. BEING LOT C-1, SUMMIT PLAZA, TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 12,

- THENCE S17°05'38"W A DISTANCE OF 1637.37 FEET AS RECORDED ON THE PLAT OF SUMMIT PARK COMMERCIAL, RECORDED AT RECEPTION NO. 427285, SUMMIT COUNTY, COLORADO RECORDS, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT C-1, SAID POINT ALSO BEING THE POINT OF BEGINNING;
- THENCE S82°42'00"E ALONG THE SOUTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 242.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT C-1;
- THENCE N07°18'00"E ALONG THE EASTERLY LINE OF SAID LOT C-1 A DISTANCE OF 165.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT C-1;
- THENCE N82°42'00"W ALONG THE NORTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 242.43 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT C-1;
- THENCE S07°18'00"W ALONG THE WESTERLY LINE OF SAID LOT C-1 A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (40,015 SQUARE FEET) 0.9183 ACRES.

FLOOD PLAIN

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08117C0292E LAST REVISED NOVEMBER 16, 2011. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S07°05'37"E AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK

NGS BM #D 450 – 2" DIAMETER BRASS CAP AT THE NW CORNER OF PEDESTRIAN BRIDGE NEXT TO THE ON RAMP TO EAST BOUND I-70. LAT: 39°37'48.04919"N; LONG: 106°05'34.78851"W.

ELEVATION: 8814.51 FEET (NAVD 1988 DATUM)

SITE INFORMATION

CURRENTLY ZONED:

- C-1 (LIGHT COMMERCIAL ZONE DISTRICT-TOWN OF SILVERTHORNE)

REQUIREMENTS:

- MINIMUM LOT FRONTAGE: NONE
- MINIMUM LOT AREA: NONE
- MAXIMUM LOT COVERAGE: SIXTY PERCENT (60%)
- MAXIMUM BUILDING HEIGHT SHALL BE AS STATED AND DESCRIBED IN THE DESIGN DISTRICT STANDARDS.
- MINIMUM FRONT SETBACK: LOCAL STREET: 10 FEET
- MINIMUM SIDE SETBACK: NONE
- MINIMUM REAR SETBACK: 10 FEET

EXISTING UTILITIES:

- THE LOCATION OF ALL UNDERGROUND UTILITY LINES, IF SHOWN HEREON, ARE BASED ON FIELD LOCATION OF VISIBLE EVIDENCE AND MARKINGS AND MAPPING PROVIDED BY A UTILITY LOCATION SERVICE AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

SITE DATA	
NUMBER OF UNITS	1
LIMITS OF CONSTRUCTION	40,011 SF (0.9183 ACRES)
BUILDING AREA	5,265 GROSS SF (13.16%)
PARKING, DRIVE AISLES, AND WALKS	33,800 SF (77.12%)
UNITS/ACRE	1.09
PARKING (9'X18'), STANDARD (90°)	43
PARKING, HANDICAP ACCESSIBLE	2
TOTAL PARKING PROVIDED	45 + 2 ORDER WAIT SPACES
TOTAL PARKING REQUIRED	32 (1 SPACE / 150 NET SF) 2 (ACCESSIBLE) 34 SPACES +4 STACKING SPACES AT DRIVE-THRU
SNOW STORAGE AREA	7,475 SF (6.25 SF/SF OF PARKING/DRIVES REQD) | 7,477 SF PROV'D

SITE LOCATION MAP
1" = 300'

AERIAL SITE LOCATION MAP

REGIONAL SITE LOCATION MAP

LIST OF DRAWINGS

C.0	COVER SHEET
GN.1	GENERAL NOTES
ECM.1	EXISTING CONDITIONS MAP
DM.1	DEMOLITION PLAN
C.1	SITE PLAN
C.2	GRADING & DRAINAGE PLAN
DR.1	DRAINAGE AREA MAP
C.3	EROSION & SEDIMENT CONTROL PLAN
C.4	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L.1	PHOTOMETRIC STUDY
A.1	FLOOR PLAN
A.2	BUILDING ELEVATIONS
A.3	BUILDING ELEVATIONS
CE.1	COLOR RENDERINGS, BUILDING ELEVATIONS
CE.2	COLOR RENDERINGS, BUILDING ELEVATIONS
CE.3	COLOR RENDERINGS, BUILDING ELEVATIONS
PCD.1	CONSTRUCTION DETAILS (PUBLIC)
CD.5	CONSTRUCTION DETAILS (PRIVATE)
CD.6	CONSTRUCTION DETAILS (PRIVATE)
CD.7	CONSTRUCTION DETAILS (PRIVATE)
CD.8	CONSTRUCTION DETAILS (PRIVATE)
CD.9	OUTLET CONTROL STRUCTURE DETAILS (PRIVATE)

OWNER/DEVELOPER:

McDONALD'S USA, LLC.
Rocky Mountain Region
4643 S. ULSTER STREET, STE 1300
DENVER, CO 80237
MR. JOHRI LITMAN
Area Construction Manager

CIVIL ENGINEER / DESIGN TEAM PROGJECT MANAGER:

Strategic Land Solutions, Inc.
8333 Centennial Court
Castle Pines, CO 80108-5233
Robert J. Palmer, PE
President

SURVEYOR:

ENGINEERING SERVICE COMPANY
ENGINEERS – SURVEYORS – PLANNERS

ARCHITECT MANAGER:

RESTAURANT DOR GRP WESTERN DIV STUDIO
28 MCDONALD'S DRIVE, PMT
OAK BROOK, IL 60523-5523

LANDSCAPE ARCHITECT:

Natural Design Solutions

DESIGN ARCHITECT:

CORE STATES GROUP

LIGHTING DESIGNER:

LIGHTING

Know what's below. Call before you dig.

Strategic Land Solutions, Inc.
2595 Pondcrest Road
Franktown, CO 80116-9208
Robert J. Palmer, PE
President

McDonald's

OFFICE: DENVER REGION
ADDRESS: 4643 S. ULSTER STREET, SUITE 1300 • DENVER, CO 80237-2848

PROJECT NAME: 220 SUMMIT PLACE
CITY: SILVERTHORNE
STATE: COLORADO
COUNTY: SUMMIT
DENVER PROJ. NO: DEN-37
DENVER PROJ. NO: 015-0072
WORK OF: 05234

SCALE:	1"=20'	AUT. DR:	HANISCH
DATE:	8/16/2016	AUT. CHK:	LITMAN
DESIGNED BY:	SEL		-
DRAWN BY:	AC		-
CHECKED BY:	RJP		-

DRAWING TITLE: COVER SHEET

SHEET NO: C.0

EXHIBIT A

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO

GENERAL SITE & HORIZONTAL CONTROL PLAN NOTES:

[illegible]

GENERAL GRADING & DRAINAGE NOTES

[illegible]

GENERAL UTILITY PLAN NOTES:

[illegible]

GENERAL INITIAL G.E.S.C. NOTES:

[illegible]

GENERAL INTERIM G.E.S.C. NOTES:

[illegible]

GENERAL FINAL G.E.S.C. NOTES:

[illegible]

STANDARD NOTES FOR WATER QUALITY/NPDES

[illegible]

SWMP GENERAL NOTES

[illegible]

SWMP BMP MAINTENANCE NOTES

[illegible]

SWMP PERFORMANCE STANDARD NOTES

[illegible]

G.E.S.C. BMP LEGEND

(CD) CHECK DAM	(DD) DIVERSION DITCH
(CB) COMPOST BLANKET	(ECB) EROSION CONTROL BLANKET
(CFB) COMPOST FILTER BERM	(IP) INLET PROTECTION
(CWA) CONCRETE WASHOUT AREA	(RCD) REINFORCED CHECK DAM
(CF) CONSTRUCTION FENCE	(RRB) REINFORCED ROCK BERM
(CM) CONSTRUCTION MARKER	(RRC) RRB FOR CULVERT PROTECTION
(DW) DEWATERING	(SB) SEDIMENT BASIN
(SCL) SEDIMENT CONTROL LOG	(TSC) TEMPORARY STREAM CROSSING
(ST) SEDIMENT TRAP	(TER) TERRACING
(SM) SEEDING AND MULCHING	(VTC) VEHICLE TRACKING CONTROL
(SF) SILT FENCE	(WW) VTC WITH WHEEL WASH
(SSA) STABILIZED STAGING AREA	(TSD) TEMPORARY SLOPE DRAIN
(SR) SURFACE ROUGHENING	(LOC) LIMITS OF CONSTRUCTION

LEGAL DESCRIPTION: PER TITLE COMMITMENT

[illegible]

SUMMIT COUNTY, COLORADO.

LEGAL DESCRIPTION: METES & BOUNDS

[illegible]

FLOOD PLAIN

[illegible]

BASIS OF BEARINGS

[illegible]

BENCHMARK

[illegible]

GENERAL LEGEND

[illegible]

Strategic Land Solutions, Inc.

McDonald's

OFFICE	DENVER REGION
ADDRESS	6443 S. ULSTER STREET, SUITE 1300 – DENVER, CO 80237-2906

220 SUMMIT PLACE
SILVERTHORNE — COLORADO
SUMMIT
005-0072 — 05234
DEN-37

SCALE: 1"=20' — HANISCH — LITMAN
SEL
AC
SLP

GENERAL NOTES

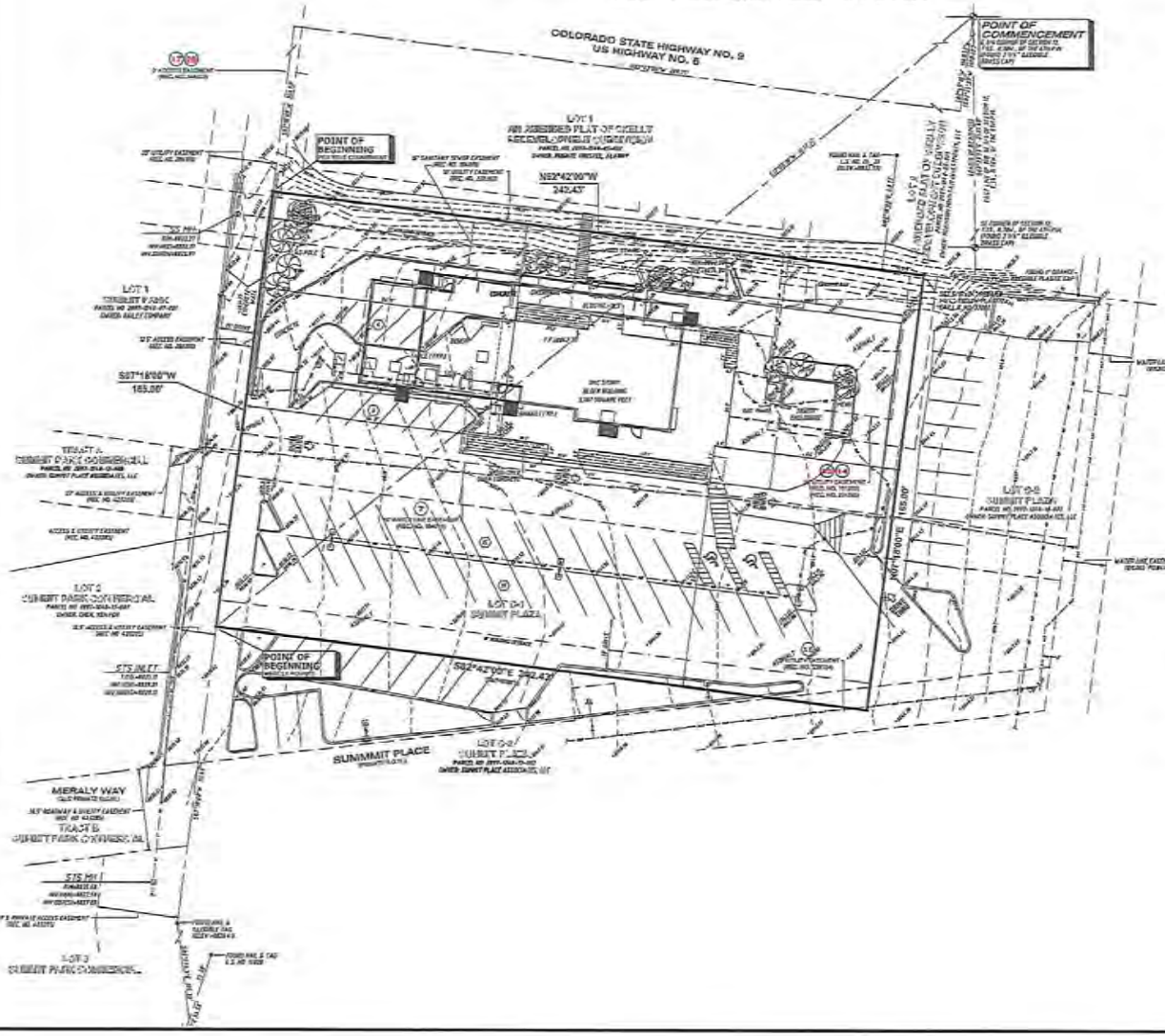
GN.1

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO



ENGINEERING SERVICE COMPANY

LEGAL DESCRIPTION: PER TITLE COMMITMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION;

- THENCE SOUTH 7° 00' 37" WEST, 1218.08 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 9;
- THENCE ALONG SAID RIGHT-OF-WAY NORTH 62° 42' 00" WEST, 269.29 FEET;
- THENCE SOUTH 7° 18' 00" WEST, 200.00 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING ALONG, AFORESAID COURSE 165.00 FEET;
- THENCE SOUTH 62° 42' 00" EAST 240.43 FEET;
- THENCE NORTH 7° 18' 00" EAST 165.00 FEET;
- THENCE NORTH 62° 42' 00" WEST, 240.43 FEET TO THE POINT OF BEGINNING;

SUMMIT COUNTY, COLORADO.

LEGAL DESCRIPTION: METES & BOUNDS

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SECTION 12, T.5S., R.78W., OF THE 6TH P.M. BEING LOT C-1, SUMMIT PLAZA, TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 12;

- THENCE S17°00'37"W A DISTANCE OF 1027.37 FEET AS RECORDED ON THE PLAT OF SUMMIT PARK COMMERCIAL, RECORDED AT RECEPTION NO. 427295, SUMMIT COUNTY, COLORADO RECORDS, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT C-1, SAID POINT ALSO BEING THE POINT OF BEGINNING;
- THENCE S87°18'00"E ALONG THE SOUTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 240.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT C-1;
- THENCE N00°42'00"E ALONG THE EASTERLY LINE OF SAID LOT C-1 A DISTANCE OF 165.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT C-1;
- THENCE N87°18'00"W ALONG THE NORTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 240.43 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT C-1;
- THENCE S00°42'00"W ALONG THE WESTERLY LINE OF SAID LOT C-1 A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 40,031 SQUARE FEET) 0.9183 ACRES.

FLOOD PLAIN

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FEDERAL INSURANCE RATE MAP, TOWN (COMMUNITY) PANEL NO. 080127C0287E REVISED NOVEMBER 18, 2011. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL, PRESUMED BEARING S00°42'00"E AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK

SBC BM #3-450 – 3" DIAMETER BRASS CAP AT THE NW CORNER OF PEDESTRIAN BRIDGE NEXT TO THE ON RAMP TO EAST BOUND I-70, LAT: 39°37'45.8472", LONG: 106°03'14.1555" W.

ELEVATION: 9944.51 FEET (NAVD 1988 DATUM)

GENERAL LEGEND

- NOT NO. 4 REBAR WITH CAP "PLS 27651"
- RECORDED MONUMENT AS NOTED
- RECORDED SECTION CORNER AS NOTED
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- ELECTRICAL TRANSFORMER
- LIGHT POLE
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- PLANTED SIGN SECTION
- CORRUGATED METAL PIPE
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE (DBH = DIAMETER TRUNK SIZE AT GRADE)
- EVERGREEN TREE (DBH = DIAMETER TRUNK SIZE AT GRADE)
- EXISTING CONTOUR PER REC. NO. 427295, EXTENDED PER EL. 1996
- WELL MONUMENT
- EXISTING WATER COURSE
- EXISTING FENCE COURSE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- FENCE LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TOWN (SEWER TOWN)
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- AREA OF EXCAVATION

PLAN SCALE: 1" = 20'

811 Know what's below. Call before you dig.

NO.	DATE	REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Historic Land Solutions, Inc.
2595 Pendleton Road
Frederick, CO 80530-9260
(970)834-0124 phone
www.historicland.com
William L. Fleming, P.E.
President

McDonald's
NOT MAPS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

OFFICE: DENVER REGION
ADDRESS: 4643 S. ULSTER STREET, SUITE 1300 - DENVER, CO 80237-2686

PROJECT: 220 SUMMIT PLACE
CITY: SILVERTHORNE
STATE: COLORADO
COUNTY: SUMMIT
PROJECT NO.: DEN-37
DWG NO.: 005-0072
SHEET OF: 05234

SCALE:	1"=20'
DATE:	8/18/2015
DESIGNED BY:	SCL
DRAWN BY:	AC
CHECKED BY:	RJP
PROJECT MGR:	HANISCH
QC BY:	LITMAN

SHEET TITLE: EXISTING CONDITIONS MAP

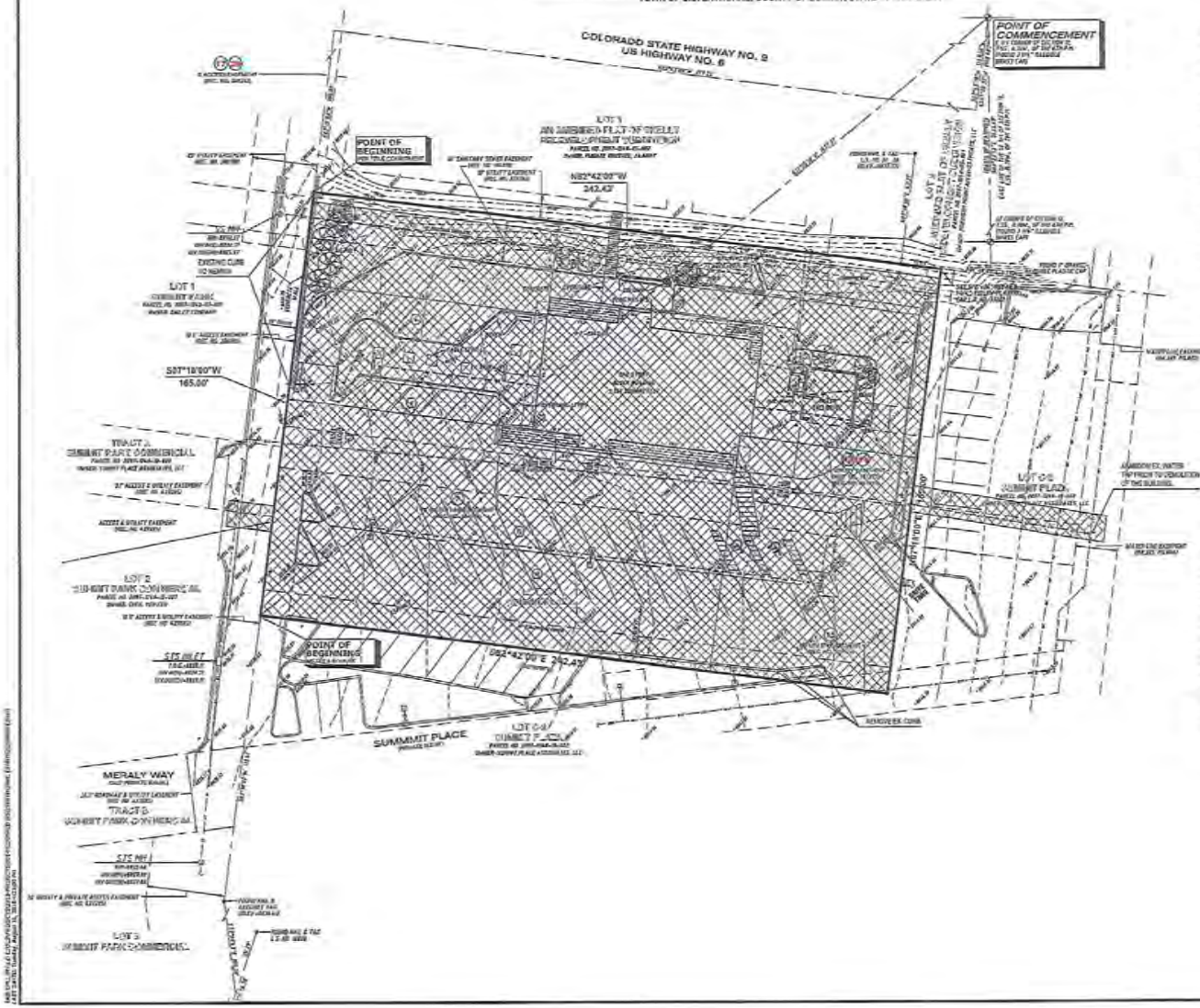
SHEET NO.: ECM.1

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO



ENGINEERING SERVICE COMPANY

LEGAL DESCRIPTION: PER TITLE COMMITMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION;

- THENCE SOUTH 71°03'37" WEST, 1318.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 9;
- THENCE ALONG SAID RIGHT-OF-WAY NORTH 82°42'00" WEST, 269.25 FEET;
- THENCE SOUTH 7°18'00" WEST, 205.00 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING ALONG AFOREMENTIONED COURSE 165.00 FEET;
- THENCE SOUTH 82°42'00" EAST, 243.43 FEET;
- THENCE NORTH 7°18'00" EAST 165.00 FEET;
- THENCE NORTH 82°42'00" WEST, 243.43 FEET TO THE POINT OF BEGINNING.

SUMMIT COUNTY, COLORADO.

LEGAL DESCRIPTION: METES & BOUNDS

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SECTION 12, T.5S., R.78W., OF THE 6TH P.M., BEING LOT C-1, SUMMIT PLAZA, TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 12;

- THENCE S71°03'37"W A DISTANCE OF 1631.37 FEET AS RECORDED ON THE PLAT OF SUMMIT PARK COMMERCIAL, RECORDED AT RECEPTION NO. 481733, SUMMIT COUNTY, COLORADO RECORDS, TO THE SOUTHEASTERLY CORNER OF SAID LOT C-1, SAID POINT IS SO BEING THE POINT OF BEGINNING;
- THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 243.43 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT C-1;
- THENCE N07°18'00"E ALONG THE WESTERLY LINE OF SAID LOT C-1 A DISTANCE OF 165.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT C-1;
- THENCE S82°42'00"E ALONG THE NORTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 243.43 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT C-1;
- THENCE S07°18'00"W ALONG THE WESTERLY LINE OF SAID LOT C-1 A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (40,000 SQUARE FEET) 0.9183 ACRES.

FLOOD PLAIN

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SUBMITTED IN "FLOOD ZONE X" AREA, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08110C0316 G, LAST REVISED NOVEMBER 19, 2011. NO SURVEY CALCULATIONS OR FIELD SURVEYING WERE PERFORMED TO DETERMINE THIS INFORMATION.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S07°18'00"E AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK

[illegible]

ELEVATION: 8814.61 FEET (NAVD 1988 DATUM)

GENERAL LEGEND

- SECTION CORNER FOUND (AS NOTED)
- RECORDED MONUMENT AS NOTED
- EXISTING WATER VALVE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- PLANTER BOX/PLANTER
- CONSOLIDATED METER BOX
- TRAFFIC SIGNAL BOX
- CONDITIONING UNIT (AS NOTED)
- EXISTING TREE (DIAM. - DENOTES TRUNK SIZE AS NOTED)
- EXISTING TREE (DIAM. - DENOTES TRUNK SIZE AS NOTED)
- FIELD DETERMINED
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- RIGHT LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- AREA OF DEMOLITION

PLAN SCALE: 1" = 20'

Know what's below. Call before you dig.

REV	DATE	REVISION DESCRIPTION

Westerpic Land Solutions, Inc.
2206 Ponderosa Road
Frederick, CO 80516-9530
Robert L. Westerpic, PE
President

McDonald's

OFFICE: DENVER REGION
ADDRESS: 6363 S. VALTIER STREET, SUITE 1300 • DENVER, CO 80237-7869

220 SUMMIT PLACE
CITY: SILVERTHORNE
STATE: COLORADO
COUNTY: SUMMIT
DEN-37
605-0072
05234

SCALE	1"=20'
DATE	8/18/2015
REVISED BY	SEE
DRAWN BY	AC
CHECKED BY	RJP
JOB NO.	HANSCH
DWG FILE	KITTMAN

DEMOLITION PLAN

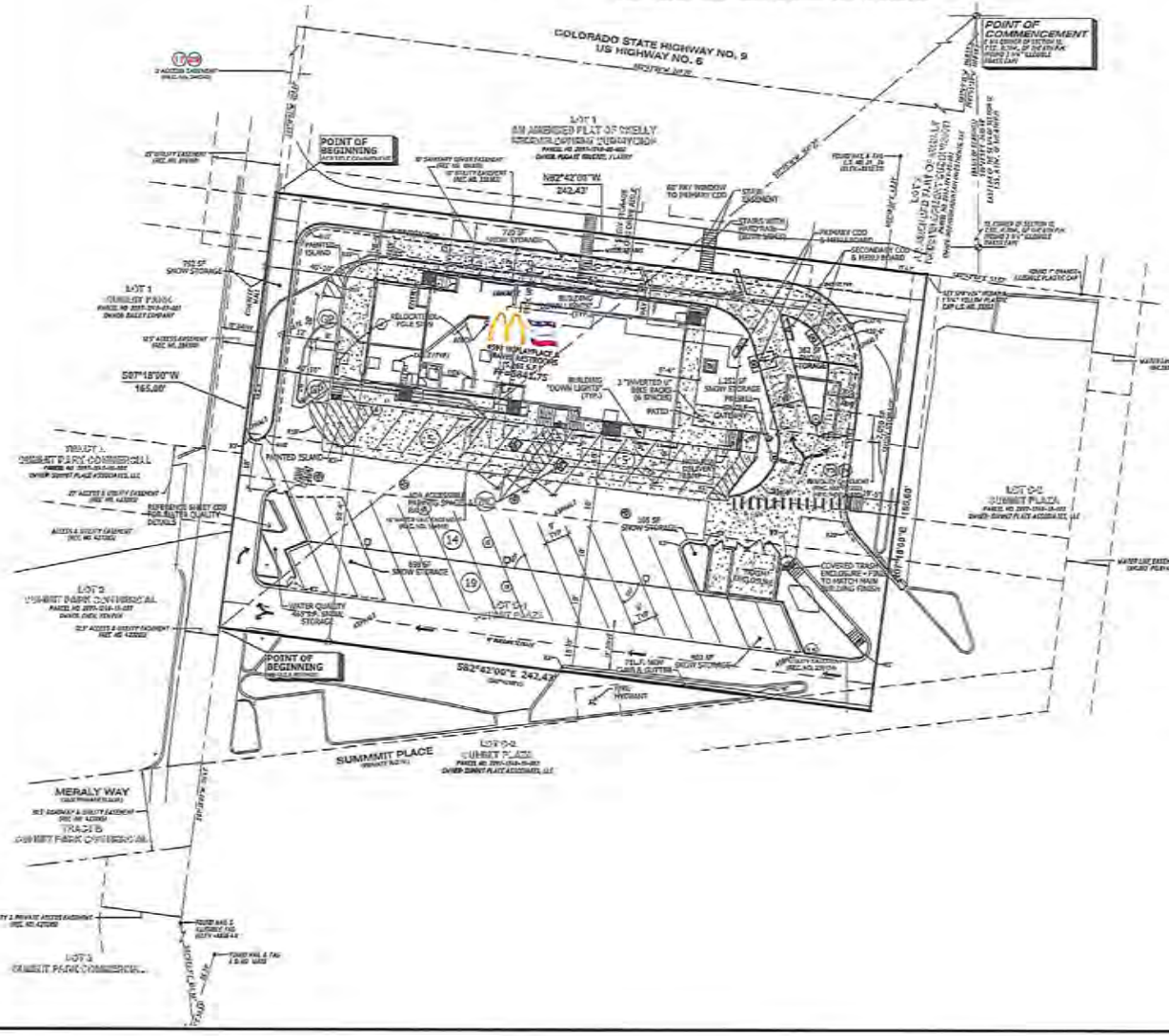
DM.1

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO



LEGAL DESCRIPTION: PER TITLE COMMITMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION;

- THENCE SOUTH 7° 00' 37" WEST, 1,106.08 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 9;
- THENCE ALONG SAID RIGHT-OF-WAY NORTH 82° 42' 00" WEST, 242.43 FEET;
- THENCE SOUTH 7° 18' 00" WEST, 165.00 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING ALONG AFORESAID COURSE 155.00 FEET;
- THENCE SOUTH 82° 42' 00" EAST 242.43 FEET;
- THENCE NORTH 7° 18' 00" EAST 165.00 FEET;
- THENCE NORTH 82° 42' 00" WEST, 242.43 FEET TO THE POINT OF BEGINNING.

SUMMIT COUNTY, COLORADO.

LEGAL DESCRIPTION: METES & BOUNDS

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SECTION 12, T.5S., R.78W., OF THE 6TH P.M. BEING LOT C-1, SUMMIT PLAZA, TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 12;

- THENCE S17°00'37"W A DISTANCE OF 1,137.37 FEET AS RECORDED ON THE PLAT OF SUMMIT PARK COMMERCIAL, RECORDED AT RECEPTION NO. 427208, SUMMIT COUNTY, COLORADO RECORDS, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT C-1, SAID POINT ALSO BEING THE POINT OF BEGINNING;
- THENCE S82°42'00"E ALONG THE SOUTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 242.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT C-1;
- THENCE N07°18'00"E ALONG THE EASTERLY LINE OF SAID LOT C-1 A DISTANCE OF 165.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT C-1;
- THENCE N82°42'00"W ALONG THE NORTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 242.43 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT C-1;
- THENCE S07°18'00"W ALONG THE WESTERLY LINE OF SAID LOT C-1 A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (43,008 SQUARE FEET) 0.9183 ACRES.

FLOOD PLAIN

BY GRAPHIC PLOTTING ONLY THIS SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08117C0291E LAST REVISED NOVEMBER 19, 2010. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°20'33"E AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK

NGS BM #D-450 – 3" DIAMETER BRASS CAP AT THE NW CORNER OF PEDESTRIAN BRIDGE NEXT TO THE ON RAMP TO EAST BOUND I-70 (LAT: 39°37'43.04210" N; LONG: 106°03'14.42611" W).

ELEVATION: 8014.51 FEET (NAVD 1988 DATUM)

GENERAL LEGEND

THESE STANDARD SYMBOLS MAY BE USED IN THE DRAWING:

- SET NO. 5 REBAR WITH CAP "PLS 23972"
- RECOVERED MONUMENT AS NOTED
- RECOVERED SECTION CORNER AS NOTED
- TELEPHONE POLE/PED.
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- FLARED END SECTION
- CORRUGATED METAL PIPE
- SANITARY SEWER MANHOLE
- TEMPORARY TIMBER LATH (48" - HARNESS DRAWN (SEE ST. SAND)
- TEMPORARY TIES (48" - DENOTES FROM SEC. AT BASE)
- EXISTING MONUMENTS FOR REC. MS. DENOTES RECOVERED MAT. CL. DWG
- FIRE HYDRANT
- STEEL PIPE (SPECIAL DENOTED)

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- VACATED LINE
- EXISTING EASEMENT LINE
- FENCE LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE

PLAN SCALE: 1" = 20'

Know what's below. Call before you dig.

NO.	DATE	REVISION DESCRIPTION

THE ENGINEERING COMPANY:

Strategic Land Solutions, Inc.
2855 Pendleton Road
Franktown, CO 80116-9200
(720) 344-0123 phone
(866) 344-0123 fax
www.slsinc.com

ROBERT J. FERRARO, PE
President

McDonald's
NEW PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION
ALL OTHER USES ARE NOT AUTHORIZED WITHOUT PRIOR WRITTEN PERMISSION

OFFICE: DRIVER DESIGN
ADDRESS: 1560 S. WALTER STREET, SUITE 2300 - DENVER, CO 80237-2808

PROJECT ADDRESS: 220 SUMMIT PLACE
CITY: SILVERTHORNE
COUNTY: SUMMIT
STATE: COLORADO
STORE CODE NO.: DEN-37
FILE CODE NO.: 085-0072
DRAWING NO.: 05234

SCALE: 1"=20'	DRAWN BY: HANISCH	
DATE: 09/25/2014	CHECKED BY: LITMAN	
DESIGNED BY: SEL		
DRAWN BY: AC		
CHECKED BY: RJP		

DRAWING TITLE: SITE PLAN

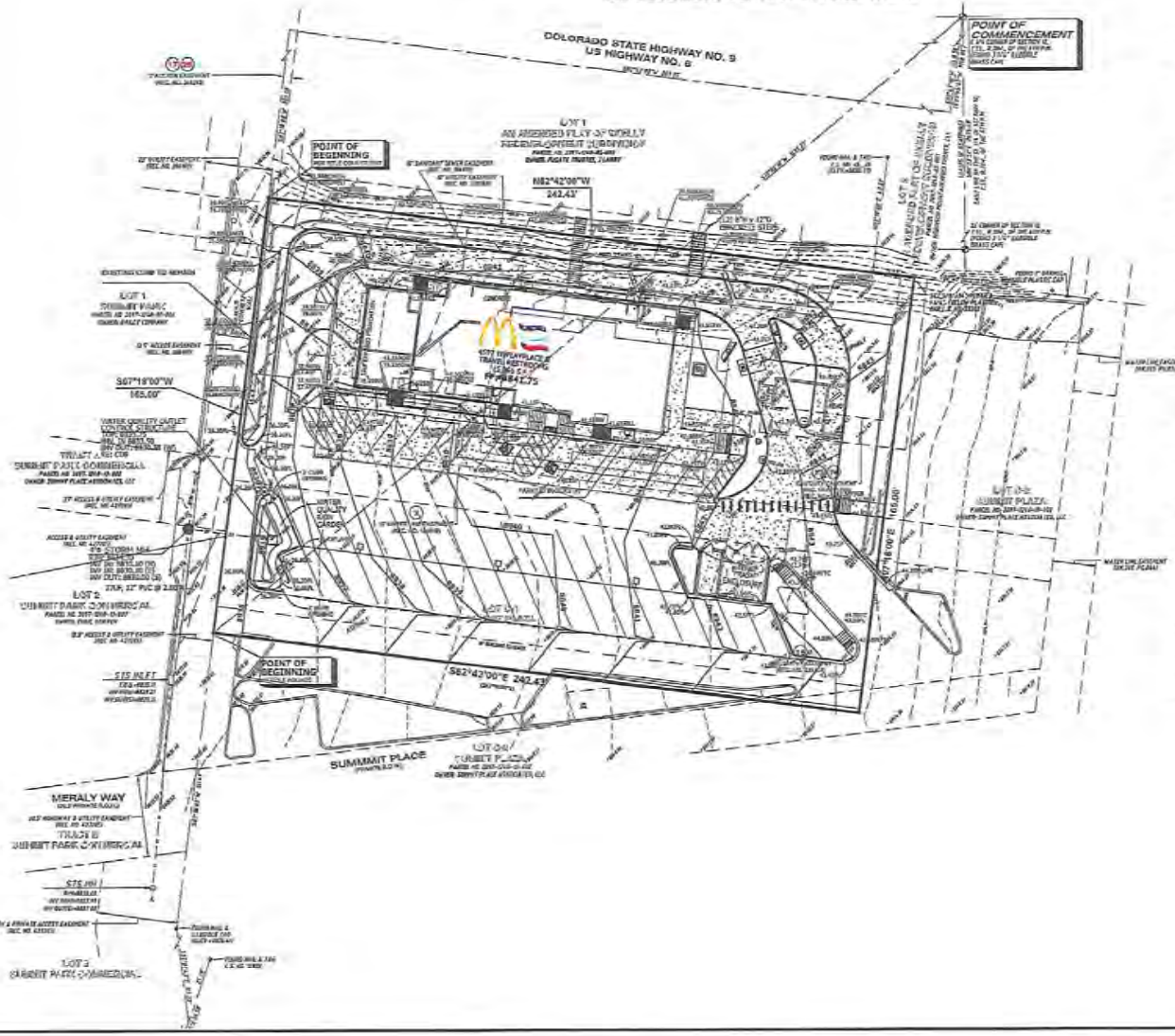
SHEET NO.: C.1

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO



ENGINEERING SERVICE COMPANY

LEGAL DESCRIPTION: PER TITLE COMMITMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION;
- THENCE SOUTH 7° 00' 37" WEST, 1,198.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 9;
- THENCE ALONG SAID RIGHT-OF-WAY NORTH 82° 42' 00" WEST, 205.25 FEET;
- THENCE SOUTH 7° 18' 00" WEST, 300.00 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING ALONG AFORESAID COURSE 300.00 FEET;
- THENCE SOUTH 82° 42' 00" EAST 242.43 FEET;
- THENCE NORTH 7° 18' 00" EAST 165.00 FEET;
- THENCE NORTH 82° 42' 00" WEST, 242.43 FEET TO THE POINT OF BEGINNING.

SUMMIT COUNTY, COLORADO.

LEGAL DESCRIPTION: METES & BOUNDS

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SECTION 12, T.5S., R.78W., OF THE 6TH P.M., BEING LOT C-1, SUMMIT PLAZA, TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 12;
- THENCE S17°08'18"W A DISTANCE OF 1832.37 FEET AS RECORDED ON THE PLAT OF SUMMIT PARK COMMERCIAL, RECORDED AT RECEPTION NO. 421380, SUMMIT COUNTY, COLORADO RECORDS, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT C-1, SAID POINT ALSO BEING THE POINT OF BEGINNING;
- THENCE S82°42'00"E ALONG THE SOUTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 242.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT C-1;
- THENCE N07°18'00"E ALONG THE EASTERLY LINE OF SAID LOT C-1 A DISTANCE OF 165.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT C-1;
- THENCE N82°42'00"W ALONG THE NORTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 242.43 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT C-1;
- THENCE S07°18'00"W ALONG THE WESTERLY LINE OF SAID LOT C-1 A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (40,000 SQUARE FEET) 0.9183 ACRES.

FLOOD PLAIN

BY GRAPHIC PLOTTING ONLY THIS SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08117C0291H LAST REVISED NOVEMBER 15, 2011. NO DETAILED CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING [illegible] AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK

[illegible] 3" DIAMETER BRASS CAP AT THE NW CORNER OF PEDESTRIAN BRIDGE NEXT TO THE ON RAMP TO EAST BOUND I-70, LAT. [illegible] LONG. [illegible]

ELEVATION: [illegible] FEET (NAVD 1988 DATUM)

GENERAL LEGEND

SET NO. 5 REBAR WITH CAP "ES 33337"	EXISTING MAJOR CONTOUR
RECOVERED MONUMENT AS NOTED	EXISTING MINOR CONTOUR
RECOVERED CENTERLINE MONUMENT AS NOTED	PROPERTY LINE
TRAFFIC SIGNAL	ADJOINING PROPERTY LINE
CABLE TV PEDESTAL	SECTION LINE
ELECTRIC TRANSFORMER	EXISTING EASEMENT LINE
LIGHT POLE	FENCE LINE
TELEPHONE POLE	UNDERGROUND CABLE TV LINE
FIRE HYDRANT	UNDERGROUND ELECTRIC LINE
WATER VALVE	UNDERGROUND GAS LINE
FLARED END SECTION	UNDERGROUND STORM SEWER LINE
COMMUNICATION PEDESTAL	UNDERGROUND TELEPHONE LINE
MONITORING WELL	UNDERGROUND WATER LINE
DECIDUOUS TREE (DIA. = DENOTES TRUNK SIZE AT BASE)	UNDERGROUND SANITARY SEWER LINE
CONIFEROUS TREE (DIA. = DENOTES TRUNK SIZE AT BASE)	
DETAILED MEASUREMENT NOT REQUIRED (NO CHANGE, REFER TO REV. 01, THIS)	
FIELD MEASUREMENT	

PLAN SCALE: 1" = 20'

Know what's below. Call before you dig.

NO.	DATE	REVISION DESCRIPTION

Strategic Land Solutions, Inc.
2595 Pearlmond Street
Franktown, CO 80116-9208
(303) 741-0011 (Phone)
(303) 688-4950 (Fax)
Robert J. Paterson, PE
President

McDonald's
WITH PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE: DENVER REGION
ADDRESS: 1444 S. ULSTER STREET, SUITE 1300 • DENVER, CO 80237-2098

JOB/PROJECT NAME: 220 SUMMIT PLACE
CITY: SILVERTHORNE
COUNTY: SUMMIT
STATE: COLORADO
DRAWING FILE NAME: DEN-37
UNIT SHEET NO: 005-0072
DRAWING NO: 05234

SCALE:	1"=20'	DWG NO:	HANSCH
DATE:	6/10/2015	REV DWG:	LITMAN
DESIGNED BY:	SEL		
DRAWN BY:	AC		
CHECKED BY:	RJP		

SHEET TITLE: GRADING & DRAINAGE PLAN

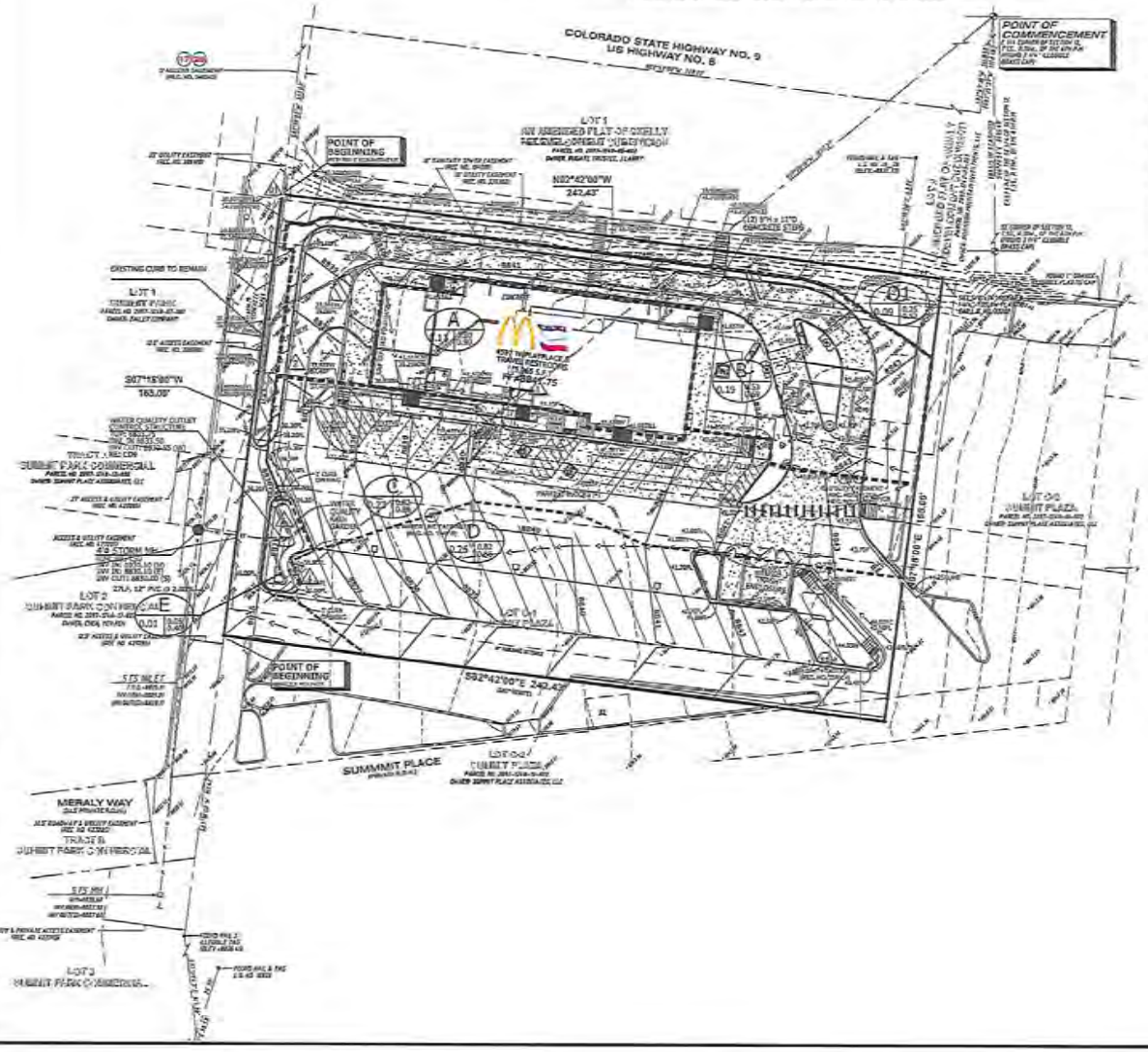
SHEET NO: C.2

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO



SUMMARY RUNOFF TABLE

DESIGN PT	CONTRIBUTING BASINS/AREA (acres)	2-YEAR RUNOFF (cfs)	100-YEAR PEAK RUNOFF (cfs)
1	A/0.10	0.23	0.59
2	B/0.19	0.22	0.79
3	C/0.23	0.51	1.24
4	D/0.26	0.58	1.43
5	E/0.01	0.00	0.02
5	A-E/0.80	1.60	4.13
6	TOTAL A-01/0.92	1.61	4.29
01	E1/0.80	1.80	4.39
02	E2/0.12	0.02	0.30
EX	TOTAL EXISTING/0.92	1.81	4.69

LEGEND

- TC CALCULATIONS
- BASIN LIMITS
- UNDETAINED BASIN DESIGN POINT
- DESIGN POINT
- BASIN DESIGNATION
- 2 YR COMPOSITE 'C'
- 100YR COMPOSITE 'C'
- BASIN AREA

20 0 10 20

PLAN SCALE: 1" = 20'

811 Know what's below. Call before you dig.

NO.	DATE	REVISION DESCRIPTION

Strategic Land Solutions, Inc.

McDonald's

OFFICE: DENVER REGION
ADDRESS: 4643 S. ULSTER STREET, SUITE 1300 - DENVER, CO 80237-3980

PROJ. ADDRESS: 220 SUMMIT PLACE
CITY: SILVERTHORNE
COUNTY: SUMMIT
STATE: COLORADO
PROJ. NO.: 005-0072
DWG. NO.: 05234
PROJ. NO.: DEN-37

SCALE: 1"=20'
DATE: 8/16/2016
DESIGNED BY: SEL
DRAWN BY: AC
CHECKED BY: RJP
MAP BY: HANISCH
MAP REVIEW: LITMAN

DRAWING TITLE: PROPOSED DRAINAGE AREA MAP

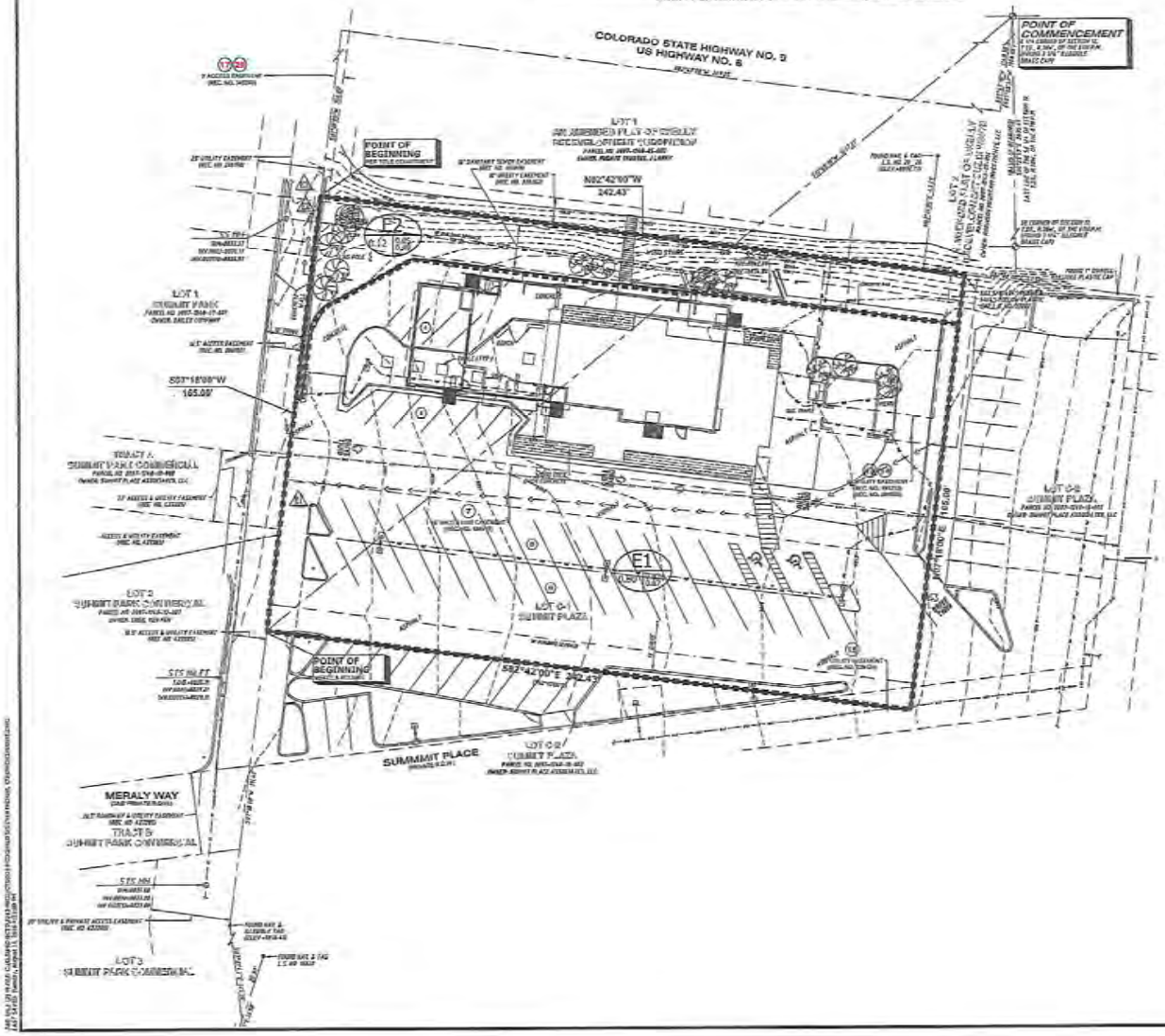
SHEET NO.: DR.1

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO



SUMMARY RUNOFF TABLE

DESIGN PT	CONTRIBUTING BASINS/AREA (acres)	2-YEAR RUNOFF (cfs)	100-YEAR PEAK RUNOFF (cfs)
1	A/0.10	0.23	0.59
2	B/0.19	0.22	0.79
3	C/0.23	0.51	1.24
4	D/0.26	0.58	1.43
5	E/0.01	0.00	0.02
6	A-E/0.80	1.60	4.13
6	TOTAL A-01/0.92	1.61	4.29
6	E1/0.80	1.80	4.39
6	E2/0.12	0.02	0.30
6	TOTAL EXISTING/0.92	1.81	4.69

LEGEND

- TC CALCULATIONS
- BASIN LIMITS
- UNDETAINED BASIN DESIGN POINT
- DESIGN POINT
- BASIN DESIGNATION
- 2 YR COMPOSITE 'C'
- 100YR COMPOSITE 'C'
- BASIN AREA

PLAN SCALE: 1" = 20'

Know what's below. Call before you dig.

NO.	DATE	REVISION DESCRIPTION

Strategic Land Solutions, Inc.

McDonald's

OFFICE: DENVER REGION
ADDRESS: 6963 S. HUSTON STREET, SUITE 1300 - ENGLEWOOD, CO 80237-3848

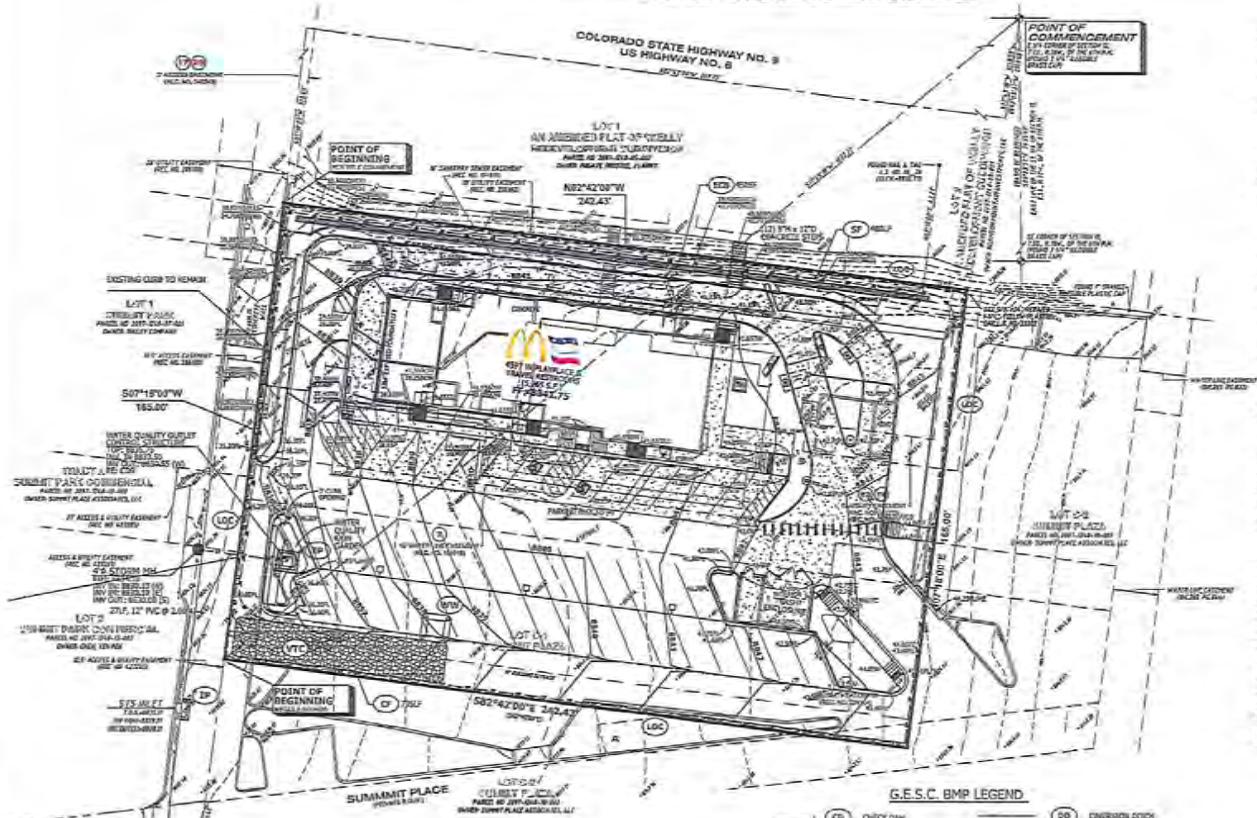
PROJECT NAME: 220 SUMMIT PLACE
CITY: SILVERTHORNE
COUNTY: SUMMIT
STATE: COLORADO
DRAWING NO.: DEN-37
DATE: 1"=20'
DATE: 5/16/2016
DRAWN BY: SBL
CHECKED BY: AC
DESIGNED BY: RJP
DRAWN BY: HANISCH
CHECKED BY: LITMAN
DRAWING TITLE: EXISTING DRAINAGE AREA MAP
SHEET NO.: DR.2

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO



G.E.S.C. BMP LEGEND

CD	CHECK DAM	DD	DIVERSION DITCH
CB	COMPOST BLANKET	ECB	EROSION CONTROL BLANKET
CFB	COMPOST FILTER BERM	SF	SILT PROTECTION
CWA	CONCRETE WASHOUT AREA	RCD	REINFORCED CHECK DAM
CF	CONSTRUCTION FENCE	RBB	REINFORCED ROCK BERM
CM	CONSTRUCTION MARKER	RRC	RAG FOR CULVERT PROTECTION
DW	DEWATERING	SB	SEDIMENT BASIN
SCL	SEDIMENT CONTROL LOG	TSC	TEMPORARY STREAM CROSSING
ST	SEDIMENT TRAP	TER	TERRACING
SM	SEEDING AND MULCHING	VTC	VEHICLE TRACKING CONTROL
SF	SILT FENCE	WW	VTC WITH WHEEL WASH
SSA	STABILIZED STAGING AREA	TSD	TEMPORARY SLOPE DRAIN
SR	SURFACE ROUGHENING	LOC	LIMITS OF CONSTRUCTION

PLAN SCALE: 1" = 20'

Know what's below. Call before you dig.

ENGINEERING SERVICE COMPANY

LEGAL DESCRIPTION: PER TITLE COMMITMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION;
- THENCE SOUTH 1° 55' 37" WEST, 1318.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 9;
- THENCE ALONG SAID RIGHT-OF-WAY NORTH 82° 42' 09" WEST, 589.25 FEET;
- THENCE SOUTH 7° 18' 00" WEST, 165.00 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING ALONG AFOREMAID COURSE 165.00 FEET;
- THENCE SOUTH 82° 042' 00" EAST 242.43 FEET;
- THENCE NORTH 7° 18' 00" EAST 165.00 FEET;
- THENCE NORTH 82° 42' 00" WEST, 242.43 FEET TO THE POINT OF BEGINNING,

SUMMIT COUNTY, COLORADO.

LEGAL DESCRIPTION: METES & BOUNDS

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SECTION 12, T.5S., R.78W., OF THE 6TH P.M. BEING LOT C-1, SUMMIT PLAZA, TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 12;
- THENCE S17°02'18"W A DISTANCE OF 1337.37 FEET AS RECORDED ON THE PLAT OF SUMMIT PARK COMMERCIAL RECORDED AT RECEPTION NO. 403705, SUMMIT COUNTY, COLORADO RECORDS, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT C-1, SAID POINT ALSO BEING THE POINT OF BEGINNING;
- THENCE S07°07'07"E ALONG THE SOUTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 242.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT C-1;
- THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT C-1 A DISTANCE OF 165.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT C-1;
- THENCE NORTHWESTERLY ALONG NORTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 242.43 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT C-1;
- THENCE LOT 42 TO ALONG THE WESTERLY LINE OF SAID LOT C-1 A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (40,000 SQUARE FEET) 0.9183 ACRES.

FLOOD PLAIN

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PERTAINING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 0815C0277C LAST REVISED NOVEMBER 16, 2011. NO OFFICIAL CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING S07°07'07"E AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK

NGS BM #Q 400 – 2" STAINLESS DISKS CAP AT THE NW CORNER OF PEDESTRIAN BRIDGE NEXT TO THE ON RAMP TO EAST BOUND I-70, GATE 39 [39°43'43.0491"N] [106°03'54.7651"W].

ELEVATION: 8814.51 FEET (NAVD 1988 DATUM)

GENERAL LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING CULVERT LINE
- FENCE LINE
- UNDERGROUND CABLE TV (CTV)
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE

NO.	DATE	REVISION DESCRIPTION

Strategic Land Solutions, Inc.
2305 Parachute Road
Parachute, CO 81635-0286

McDonald's
DENVER DESIGN
4643 S. ULSTER STREET, SUITE 1300 • DENVER, CO 80237-2600

PROJECT NAME	220 SUMMIT PLACE
CITY	SILVERTHORNE
COUNTY	SUMMIT
STATE	COLORADO
JOB TASK NO.	005-0022
TASK NO.	05234
TASK TYPE	DEN-37
SCALE	1"=20'
DATE	8/19/2016
DRAWN BY	SEL
CHECKED BY	AC
DESIGNED BY	RJP
DRAWING NAME	HANSCH
DWG CHECK	LITMAN

EROSION & SEDIMENT CONTROL PLAN

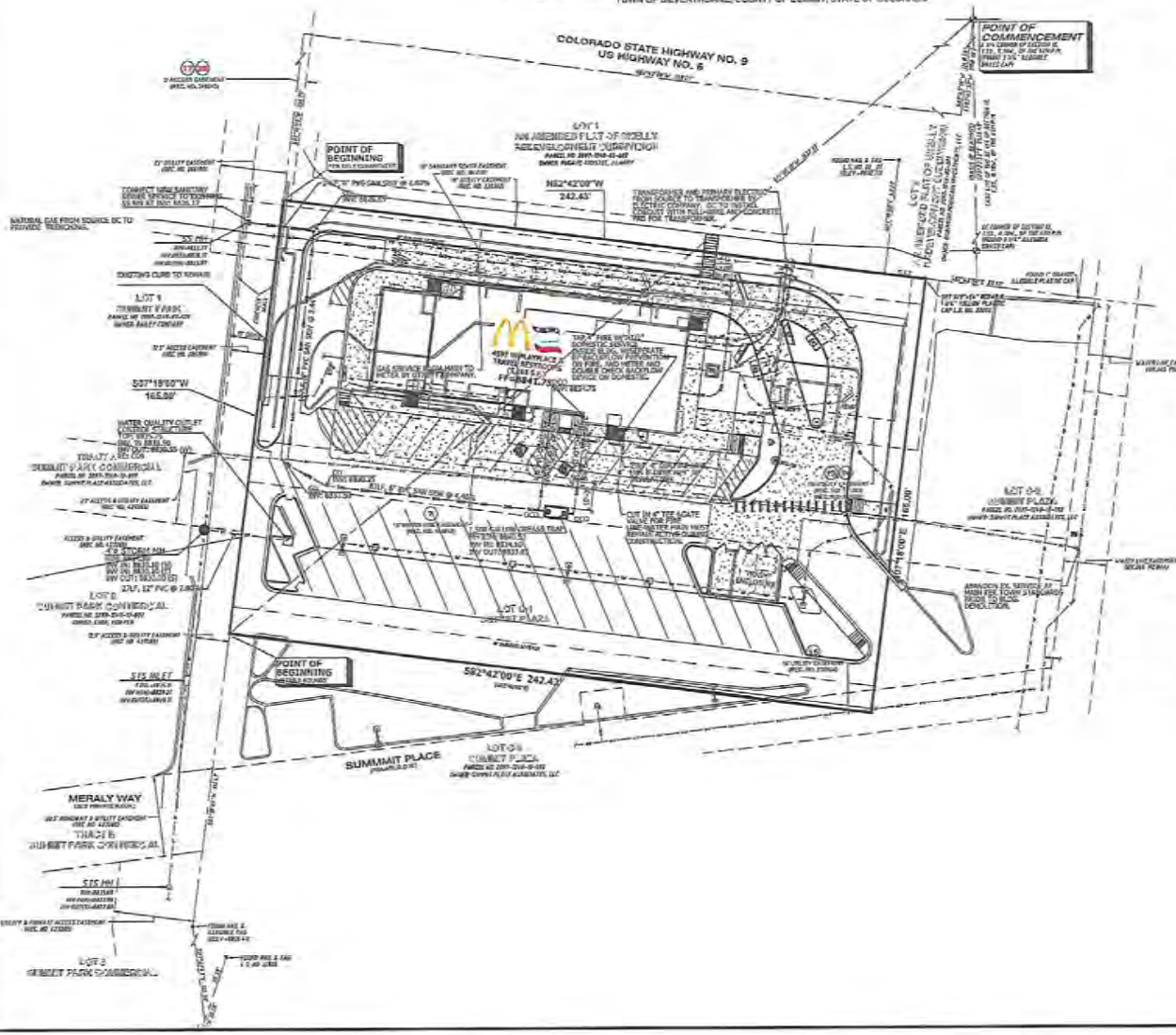
C.3

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO



LEGAL DESCRIPTION: PER TITLE COMMITMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION;
- THENCE SOUTH 71°02'37" WEST, 1,184.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 9;
- THENCE ALONG SAID RIGHT-OF-WAY NORTH 62° 42' 00" WEST, 242.43 FEET;
- THENCE SOUTH 37° 18' 00" WEST, 165.00 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING ALONG AFORESAID COURSE 165.00 FEET;
- THENCE SOUTH 62° 042' 00" EAST 242.43 FEET;
- THENCE NORTH 37° 18' 00" EAST 165.00 FEET;
- THENCE NORTH 62° 42' 00" WEST, 242.43 FEET TO THE POINT OF BEGINNING.

SUMMIT COUNTY, COLORADO.

LEGAL DESCRIPTION: METES & BOUNDS

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SECTION 12, T.5S., R.78W., OF THE 6TH P.M. BEING LOT C-1, SUMMIT PLAZA, TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 12;
- THENCE S1°06'16"W A DISTANCE OF 1,631.32 FEET AS RECORDED ON THE PLAT OF SUMMIT PARK COMMERCIAL, RECORDED AT RECEPTION NO. 472385, SUMMIT COUNTY, COLORADO, ON CORNER, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT C-1, SAID POINT ALSO BEING THE POINT OF BEGINNING;
- THENCE N62°42'00"E ALONG THE SOUTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 242.43 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT C-3;
- THENCE N37°18'00"E ALONG THE EASTERLY LINE OF SAID LOT C-1 A DISTANCE OF 165.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT C-1;
- THENCE N62°42'00"W ALONG THE NORTHERLY LINE OF SAID LOT C-1 A DISTANCE OF 242.43 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT C-1;
- THENCE S37°18'00"W ALONG THE WESTERLY LINE OF SAID LOT C-1 A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (40,031 SQUARE FEET) 0.9193 ACRES.

FLOOD PLAIN

BY GRAPHIC PLOTTING ONLY THIS SUBJECT PROPERTY IS SITUATED IN, FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08117C0291E LAST REVISED NOVEMBER 18, 2011. NO OFFICIAL CALCULATIONS OR FIELD SURVEYS WERE PERFORMED TO DETERMINE THIS INFORMATION.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE SE ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S01°06'16"W AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK

HOT BM #3 450 – 3" DIAMETER BRASS CAP AT THE NW CORNER OF PEDESTRIAN BRIDGE NEXT TO THE ON RAMP TO EAST BOUND I-70, LAT: 39°27'43.34701"N; LONG: 106°03'34.38651"W.

ELEVATION: 8814.51 FEET (NAVD 1988 DATUM)

GENERAL LEGEND

- FOUND #4 REBAR WITH CAP "PLS 27497"
- ASSUMED MONUMENT AS NOTED
- RECOVERED SECTION CORNER AS NOTED
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- FLARED END SECTION
- CONNECTION METAL PIPE
- SANITARY SEWER MANHOLE
- CONCRETE TIRE CUT - DENOTES TRUE POINT OF BEGINNING
- ROTOSTOP, FIRE CUT - DENOTES TRUE POINT OF BEGINNING
- REFLECTORIZED MARKER PER REC. NO. 2120024
- FIELD MEASUREMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- ELECTRIC SERVICE LINE
- FENCE LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE

PLAN SCALE: 1" = 20'

Know what's below. Call before you dig.

NO.	DATE	REVISION DESCRIPTION

Strategic Land Solutions, Inc.
2520 Centennial Road
Frederick, CO 80516-9229
(970) 535-4125
www.strategiclandsolutions.com
Robert J. Hanisch, PE
President

McDonald's

OFFICE: DENVER REGION
ADDRESS: 4643 S. ULSTER STREET, SUITE 1250 • DENVER, CO 80237-2868

SHOP AREA: 220 SUMMIT PLACE
CITY: SILVERTHORNE
COUNTY: SUMMIT
STATE: COLORADO
DRW NAME: 005-0072
DRAWING NO.: 05234
DESIGN NO.: DEN-37

SCALE: 1"=20'
DATE: 8/10/2015
DESIGNED BY: SEL
DRAWN BY: AJC
CHECKED BY: RJH
DRAWING TITLE: UTILITY SERVICES PLAN
DRAWN BY: HANISCH
CHECKED BY: LITMAN

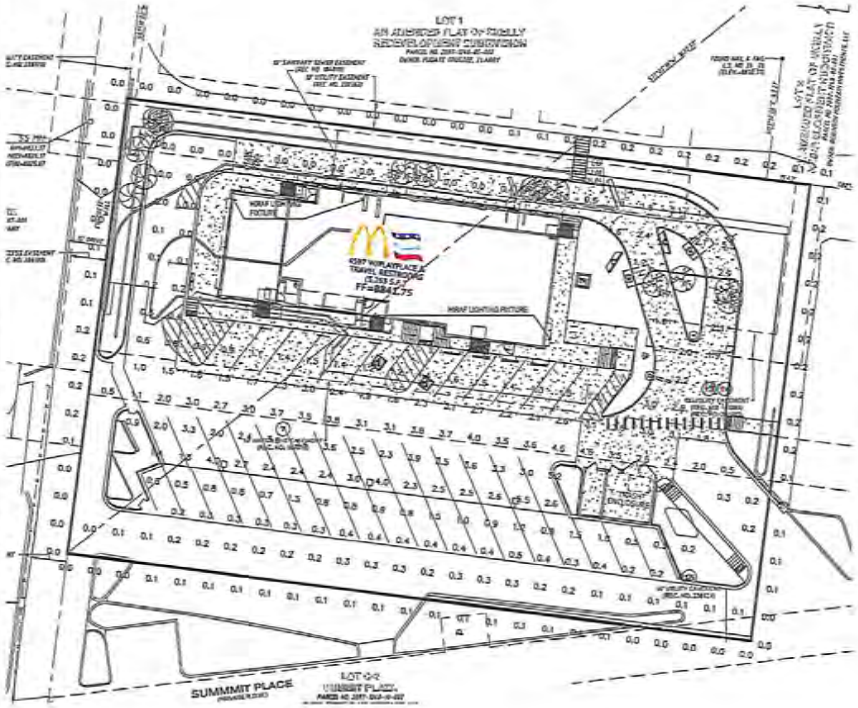
C.4

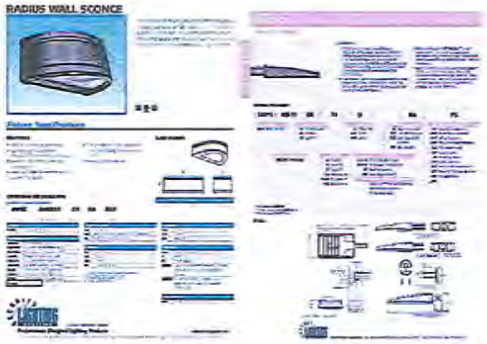
McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO





PAVED SURFACE READINGS
Average 1.5
Maximum 5.5
Minimum 0.0

PROPERTY LINE READINGS
Average 0.1
Maximum 0.2
Minimum 0.0

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS OR SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF GEOLOGY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS: 10'.
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.

* PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

** - SPECIFY COLOR

FIXTURE TYPE:	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	FIXTURE TYPE:	QUANTITY	EPA	MOUNTING HEIGHT	LLF	POLE TYPE:	QUANTITY	WIND LOAD	MOUNTING EPA
VP-S-48R5-119-SO-T4-UNV-BA-**	▭	5	SQL	5	TTP-U6	5	6.67	18'	0.87	SSP-4115-GL-**-TT (4")	5	90mph	13.8

* PROJECT WIND LOAD CRITERIA BASED ON: ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH), 50 YEAR MEAN RECURRENCE INTERVAL.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

SECURITY LIGHTING SYSTEMS
SECURITY DWG #: SPCP-25316

PLAN SCALE: 1" = 20'

Know what's below. Call before you dig.

NO.	DATE	REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT
Strategic Land Solutions, Inc.
2315 Pendelton Road
Franktown, CO 80116-9206
Robert J. Tillman, Pe
President

McDonald's
NEW PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

OFFICE: DENVER REGION
ADDRESS: 4643 S. ULSTER STREET, SUITE 1300 - DENVER, CO 80237-3865

SITE NAME: 220 SUMMIT PLACE
CITY: SILVERTHORNE
STATE: COLORADO
COUNTY: SUMMIT
STORE NO.: DEN-37
STORE CODE: 005-0072
WORK ID: 05234

SCALE: 1"=20'
DATE: 05/06/2016
DESIGNED BY: SEL
DRAWN BY: AC
CHECKED BY: RJP
AUT ACCT: HANISCH
AUT ACCT: LITMAN

DRAWING TITLE: PHOTOMETRIC STUDY

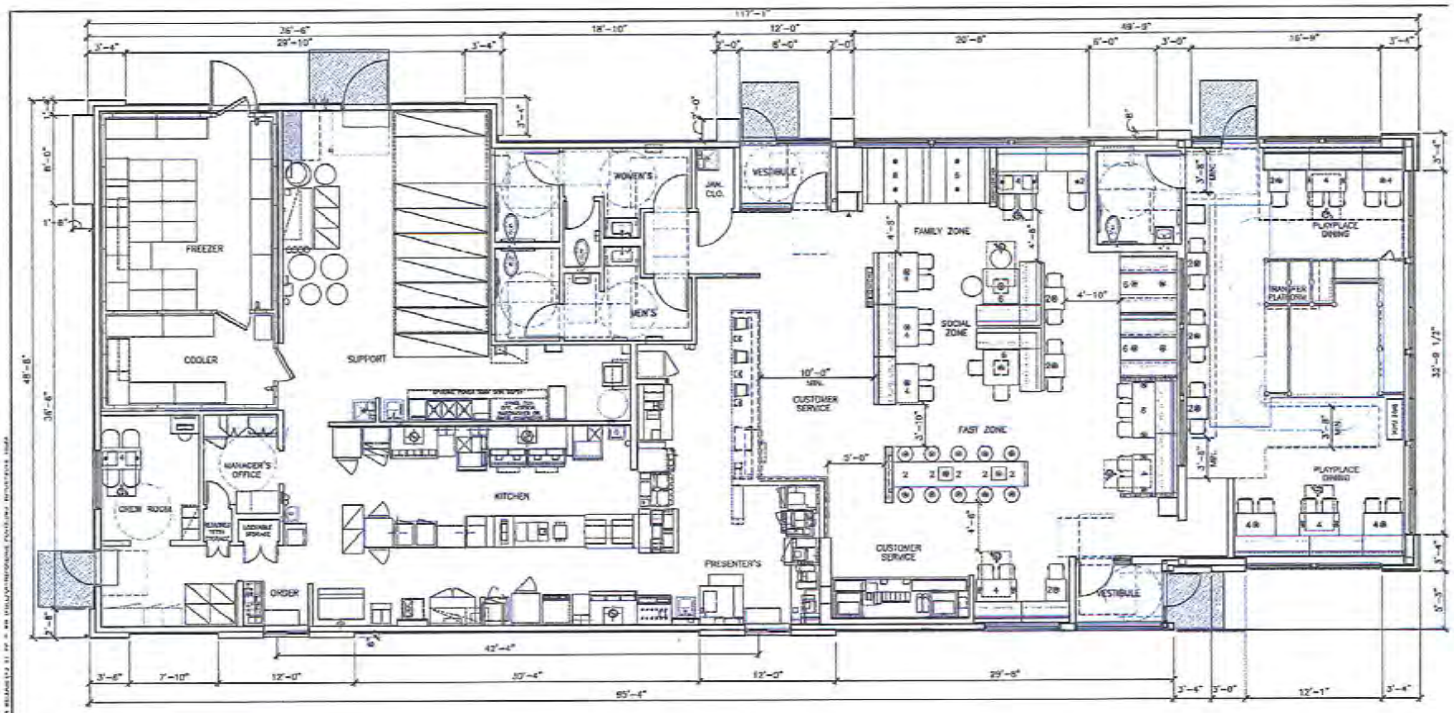
SHEET NO: L.1

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO



1 SEATING PLAN
R1.3

4597-WW PLAYPLACE PLAN
5,210 GROSS SQ. FT. / 4,916 NET SQ. FT.
112 SEATS (6 ACCESSIBLE SEATS)

THIS DRAWING IS
FOR REFERENCE ONLY
NOT FOR CONSTRUCTION
SEATING LAYOUT IS SCHEMATIC, THE FINAL SEATING LAYOUT TO BE PROVIDED BY OWNERS.

SCALE= 3/16"=1'

NO.	DATE	REVISION DESCRIPTION

Strategic Land Solutions, Inc.
2595 Pendoscoto Road
Franktown, CO 80116-9208
(720) 541-9011 phone
sales@slsinc.biz
Robert J. Palmer, PE
President

CORE STATES GROUP

McDonald's
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OFFICE: DENVER REGION
ADDRESS: 6465 S. LIGHTER STREET, SUITE 1100 - ENGLEWOOD, CO 80237-2666

STREET ADDRESS: 220 SUMMIT PLACE
CITY: SILVERTHORNE
STATE: COLORADO
COUNTY: SUMMIT
DWG. STORE NO.: 005-0072
REVISION NO.: 05234
REVISION NO.: DEN-37

SCALE:	AS NOTED	DRAWN BY:	HANISCH
DATE:	8/16/2016	DRAWN BY CHECK:	LITMAN
DESIGNED BY:	CSG		-
DRAWN BY:	CSG		-
CHECKED BY:	CSG		-

DRAWING TITLE: FLOOR PLAN

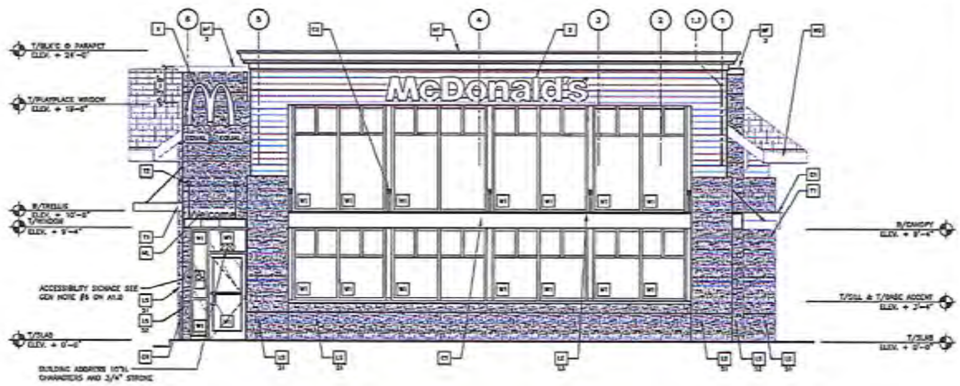
DRAWING NO.: A.1

McDONALD'S RESTAURANT

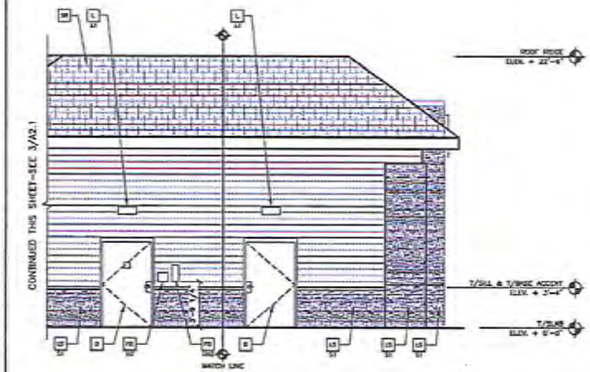
220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

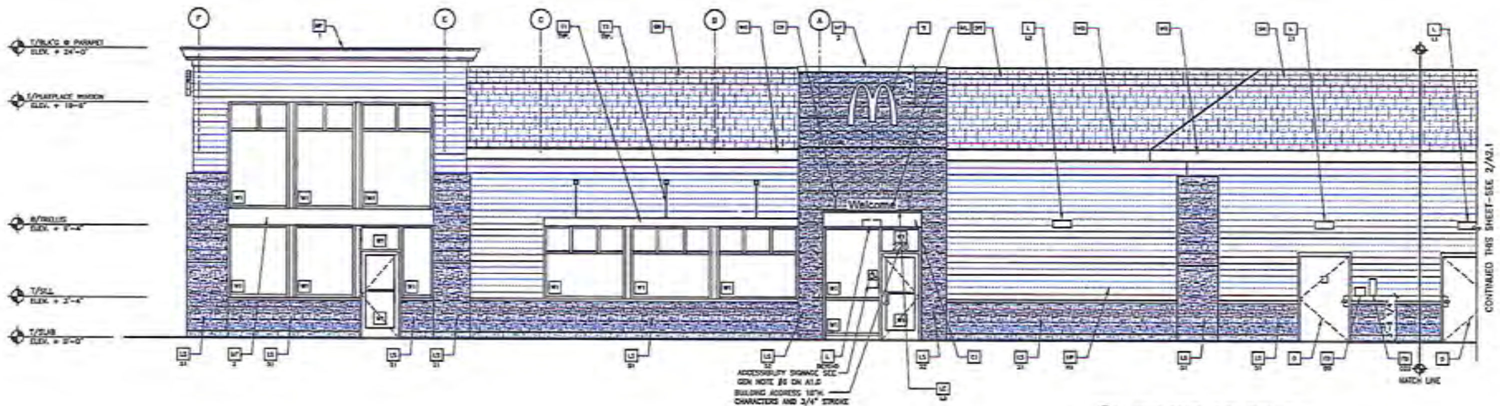
SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO



1 A2.0 FRONT ELEVATION 1/4" = 1'-0"



2 A2.0 NON-DRIVE-THRU ELEVATION 1/4" = 1'-0"



3 A2.0 NON-DRIVE-THRU ELEVATION 1/4" = 1'-0"

KEY NOTES:

Strategic Land Solutions, Inc.

CORE STATES GROUP

McDonald's

OFFICE: DENVER REGION

ADDRESS: 4643 S. ULSTER STREET, SUITE 1300 • DENVER, CO 80237-2866

STREET ADDRESS	220 SUMMIT PLACE
CITY	SILVERTHORNE
STATE	COLORADO
COUNTY	SUMMIT
SITE STATE ID	005-0072
NATION ID	05234
	DEN-37
SCALE	AS NOTED
DATE	8/16/2016
PM	HANISCH
PM	LITMAN
DESIGNED BY	CSG
DRAWN BY	CSG
CHECKED BY	CSG

ARCHITECTURAL ELEVATIONS

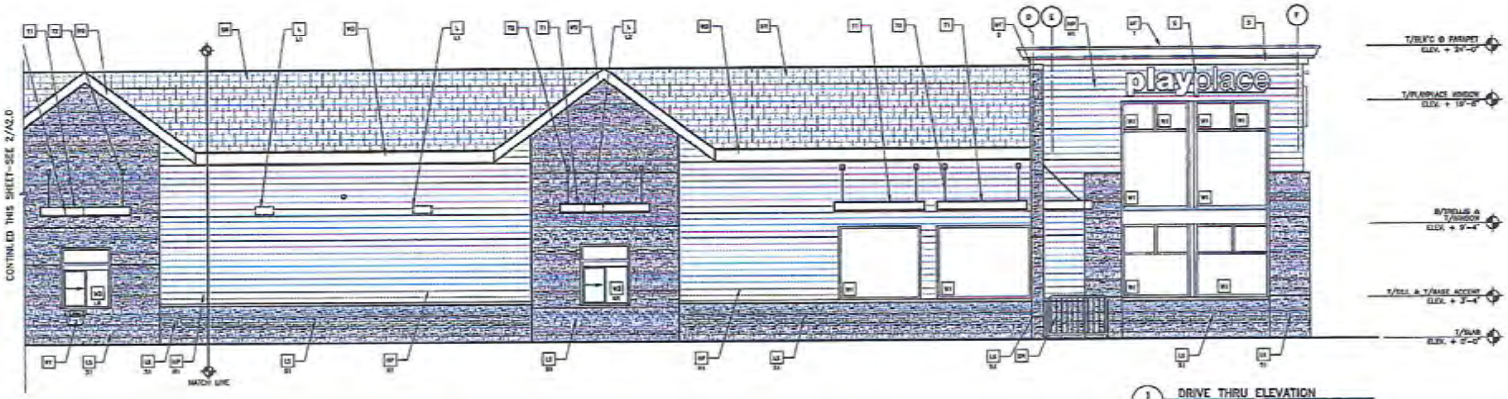
A.2

McDONALD'S RESTAURANT

220 SUMMIT PLACE

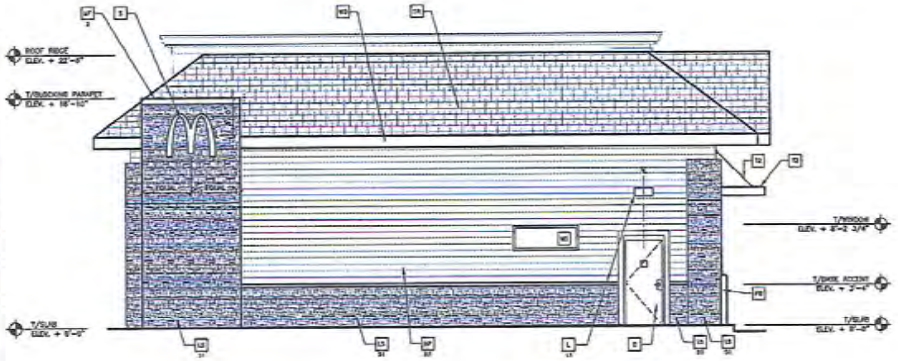
LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO



1 A2.1 DRIVE THRU ELEVATION
1/4" = 1'-0"

2 A2.1 DRIVE THRU ELEVATION
1/4" = 1'-0"



3 A2.1 REAR ELEVATION
1/4" = 1'-0"

KEY NOTES:

- S3 ALUMINUM CANOPY SYSTEM (SOLID/ CLEAR)
- C2 ALUMINUM CANOPY TO-BACK SYSTEM
- B WOOD METAL BOXES – PAINT COLOR "SARNEY HARVEST 004-2173-10" BY BENJAMIN MOORE
- C1 CONTROL JOINT
- F8 FIBER CEMENT PANEL SYSTEM
  - COLORS: B1 = "TRADITIONAL RED" BY BENJAMIN MOORE
- L LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
  - L1 = UP AND DOWN FIXTURE
  - L2 = DOWN ONLY FIXTURE
- L2 ACCENT LIGHTING – SEE ELECTRICAL
  - L3 = UP AND DOWN FIXTURE
  - L4 = DOWN ONLY FIXTURE
  - L5 = SECONDARY CANOPY FIXTURE
- S2 "TRADEWINDS SUNSTONE" LIMESTONE – BY BOWAL
  - CONTACT: KEVIN BECK, (720) 377-0748
- S1 "ICE STONE BLEND" LIMESTONE – BY BOWAL
  - CONTACT: KEVIN BECK, (720) 377-0748
- C4 METAL LOUVER PANEL
- M1 METAL LOUVERS – BY OTHERS
- M2 METAL FASCIA
  - COLORS:
  - 1 = PRE-FAB ALUMINUM-TYPE FASCIA
  - 2 = PRE-FAB CUSTOM MOSAIC FASCIA
  - 3 = PRE-FAB ARCHITECT CAP FASCIA
- P6 PIPE BOLLARD – PAINTED YELLOW
- P5 PARKING COIN COLLECTOR UNIT ALWAYS OFFERS 100 CALL 1-888-342-1400 TO ORDER
- R6 ROOF DRAIN (RECTILINE PVC PIPE TO MATCH SURROUNDING MATERIAL
- B AUTOMATIC SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT
- S8 SIGNAGE BY NATIONAL SIGNS CO. COLOR: TO MATCH "HORIZONS PANTONE" NO: 404-188-1004
- T1 ALUMINUM TRELLIS SYSTEM
- T2 TRELLIS TIE-BACK SYSTEM
- G1 EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS – 1" INSULATED CLEAR GLASS SEE ARCHITECT NOTES
- D2 DOUBLE-LEAFED MANDOOR BY BUILDER ACCESS AND SERVICE 36" SERVICE DOOR TRANSOM – MANUAL OPEN, ELECTRONIC RELEASE
  - SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT
- W2 WOOD FACIA– PAINT COLOR "SARNEY HARVEST 004-2173-10" BY BENJAMIN MOORE

NO	DATE	REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
2595 Pendleton Road
Fredericksburg, CO 80516-9288
(970) 910-0120
robert@slsco.biz
Robert J. Hanisch, PE
President

DESIGN ARCHITECT

CORE STATES GROUP

McDonald's

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OFFICE: DENVER REGION
ADDRESS: 6643 S. ULSTER STREET, SUITE 1300 - DENVER, CO 80237-2688

PROJECT ADDRESS
220 SUMMIT PLACE
CITY: SILVERTHORNE
STATE: COLORADO
COUNTY: SUMMIT

PROJECT CODE: 005-0072
DESIGN NO: 05234
DESIGN PKG. NO: DEN-37

SCALE	AS NOTED	MAP NO.	HANISCH
DATE	8/16/2016	MAP DATE	LITMAN
DRAWN BY	CSG		-
CHKD BY	CSG		-
CHECKED BY	CSG		-

DRAWING TITLE
ARCHITECTURAL ELEVATIONS

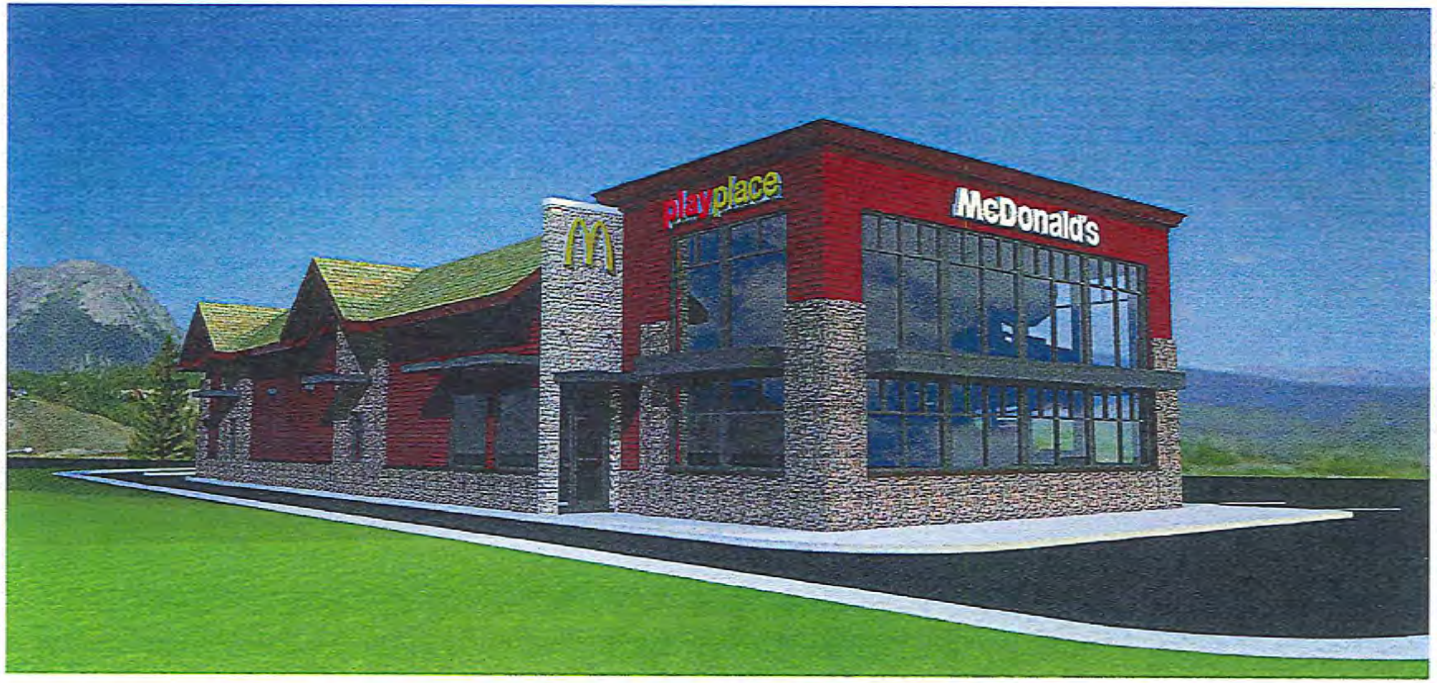
SHEET NO
A.3

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO



Front

CORE STATES GROUP

Proposed McDonald's Restaurant #005-0072
220 Summit Place
Silverthorne, CO
26 July 2016

NO.	DATE	REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
2595 Ponderosa Road
Frankfurt, CO 80116-9208
(720) 39-7600 phone
www.strategicland.net
Robert J. Palmer, PE
President

DESIGN ARCHITECT

CORE STATES GROUP

McDonald's®

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OFFICE: DENVER REGION
ADDRESS: 4643 S. ULSTER STREET, SUITE 1300 - DENVER, CO 80237-2680

STREET ADDRESS: 220 SUMMIT PLACE
CITY: SILVERTHORNE
STATE: COLORADO
COUNTY: SUMMIT
STATE STORE #: 005-0072
NATIONAL #: 05234
REGION ENG. NO.: DEN-37

SCALE:	AS NOTED	MAP NO.:	HANISCH
DATE:	8/16/2016	MAP PATH:	LITMAN
DESIGNED BY:	CSG		
DRAWN BY:	CSG		
CHECKED BY:	CSG		

DRAWING TITLE: COLOR RENDERINGS / BUILDING ELEVATIONS

SHEET NO.: CE.1

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO

Non-Drive-Thru Side

CORE STATES GROUP

Proposed McDonald's Restaurant #005-0072
220 Summit Place
Silverthorne, CO
26 July 2016

NO.	DATE	REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT:

Strategic Land Solutions, Inc.
2595 Ponderosa Road
Frankstown, CO 80139-9208
Robert J. Palmer, PE
President

DESIGN ARCHITECT:

CORE STATES GROUP

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OFFICE: DENVER REGION
ADDRESS: 4643 S. ULSTER STREET, SUITE 1300 - DENVER, CO 80237-2868

SHEET ADDRESS: 220 SUMMIT PLACE
CITY: SILVERTHORNE
STATE: COLORADO
COUNTY: SUMMIT
REGIONAL DWG NO: DEN-37
UNIT STORE #: 005-0072
MAXIMUM #: 05234

SCALE:	AS NOTED	AUTH REP:	HANISCH
DATE:	8/16/2016	AUTH PVT/SAC:	LITMAN
DESIGNED BY:	CSG	-	-
DRAWN BY:	CSG	-	-
CHECKED BY:	CSG	-	-

DRAWING TITLE:
COLOR RENDERINGS / BUILDING ELEVATIONS

SHEET NO:
CE.2

McDONALD'S RESTAURANT

220 SUMMIT PLACE

LOT C-1, SUMMIT PLAZA

SITUATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO

Rear

CORE STATES GROUP

Proposed McDonald's Restaurant #005-0072
220 Summit Place
Silverthorne, CO
26 July 2016

NO.	DATE	REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
2595 Ponderosa Road
Franktown, CO 80116-9208
Robert J. Palmer, Pe
President

OFFICE ADDRESS

CORE STATES GROUP

McDonald's

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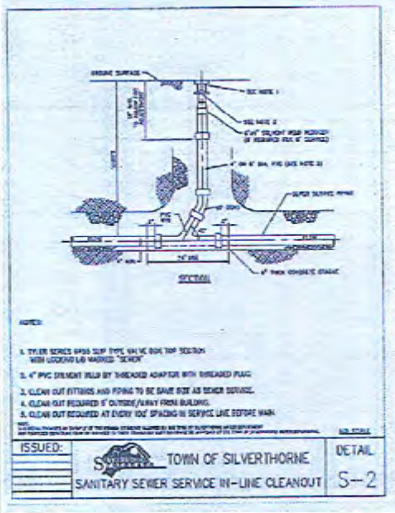
OFFICE: DENVER REGION
ADDRESS: 4643 S. ULSTER STREET, SUITE 1300 - DENVER, CO 80237-2868

SITE ADDRESS: 220 SUMMIT PLACE
CITY: SILVERTHORNE
STATE: COLORADO
COUNTY: SUMMIT
REGION AND NO: DEN-37
TITLE STORE #: 005-0072
ARCHIVE #: 05234

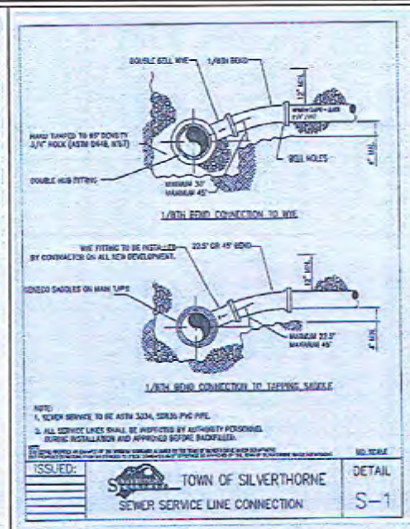
SCALE: AS NOTED
DATE: 8/16/2016
DESIGNED BY: CSG
DRAWN BY: CSG
CHECKED BY: CSG
MGR. REV: HANISCH
MGR PROJ: LITMAN

DRAWING TITLE: COLOR RENDERINGS / BUILDING ELEVATIONS

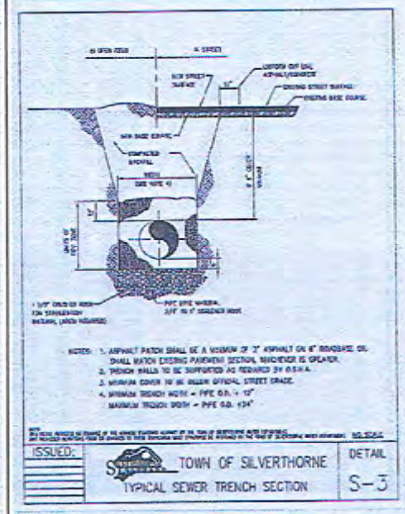
SHEET NO: CE.3



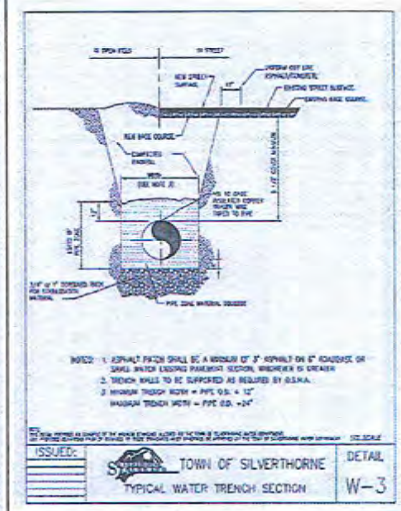
SANITARY SEWER CLEANOUT | P1



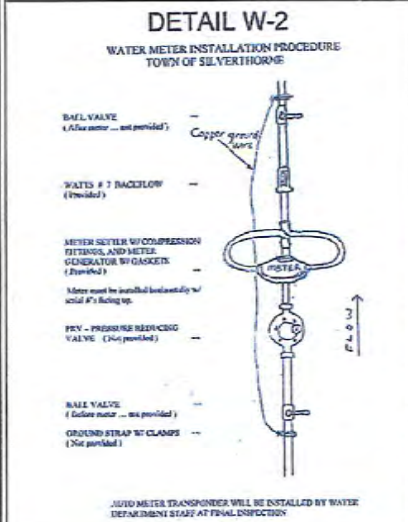
SANITARY SEWER SERVICE CONNECTION | P2



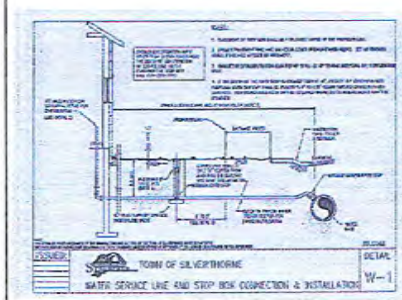
SANITARY SEWER TRENCH | P3



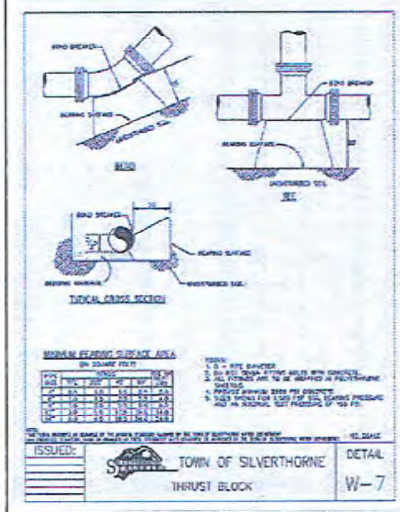
WATER TRENCH | P4



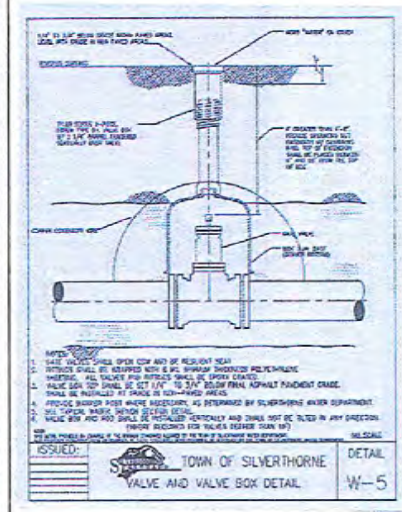
INSIDE WATER METER | P5



WATER SERVICE CONNECTION | P6



THRUST BLOCK | P7



VALVE AND VALVE BOX | P8

NO.	DATE	REVISION DESCRIPTION

Strategic Land Solutions, Inc.
2595 Pondoroso Road
Franktown, CO 80116-9208
Robert J. Palmer, PE
President

McDonald's
RIGHT PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION

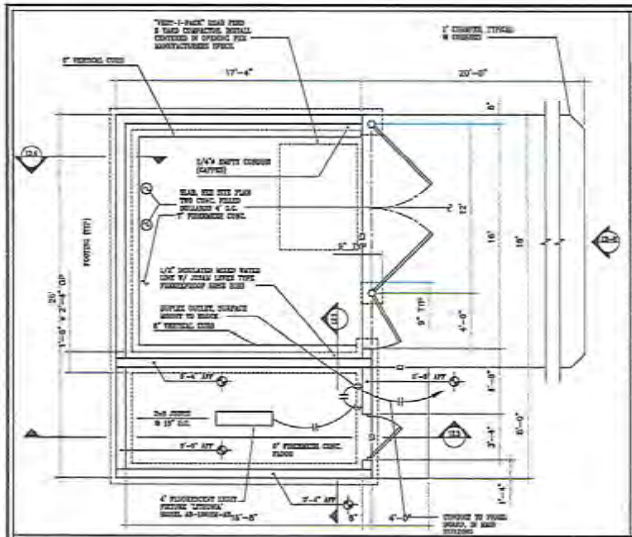
OFFICE: DENVER REGION
ADDRESS: 4643 S. ULSTER STREET, SUITE 1300 - DENVER, CO 80237-2868

STREET ADDRESS: 220 SUMMIT PLACE
CITY: SILVERTHORNE
STATE: COLORADO
COUNTY: SUMMIT
SIMS STORE #: 005-0072
MARVIN #: 05234
RECORDS DWG. NO: DEN-37

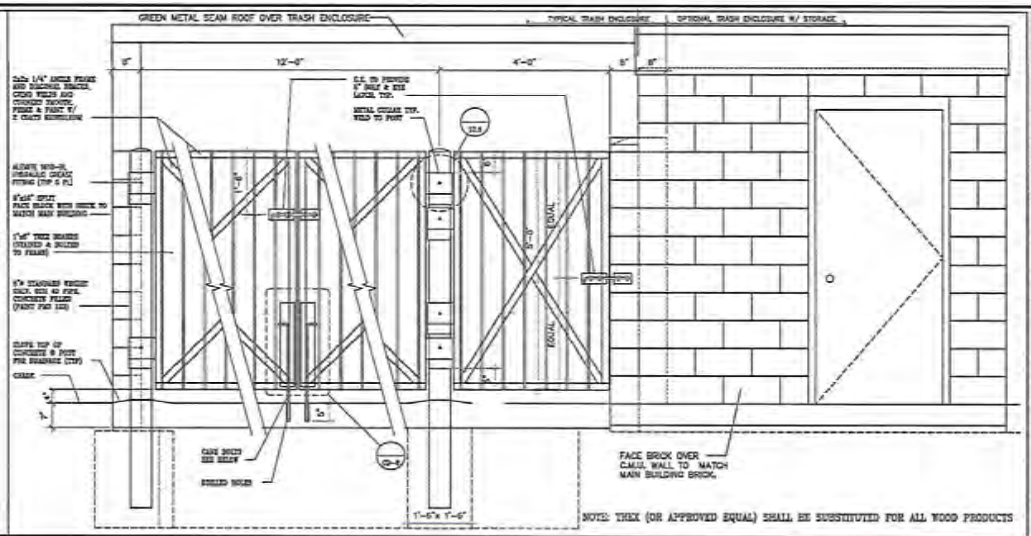
SCALE:	1"=20'	MAP NO:	HANISCH
DATE:	8/16/2016	MAP SCALE:	LITMAN
DESIGNED BY:	SEL	-	-
DRAWN BY:	AC	-	-
CHECKED BY:	RJP	-	-

DRAWING TITLE: CONSTRUCTION DETAILS
(PUBLIC: SANITARY SEWER & WATER)

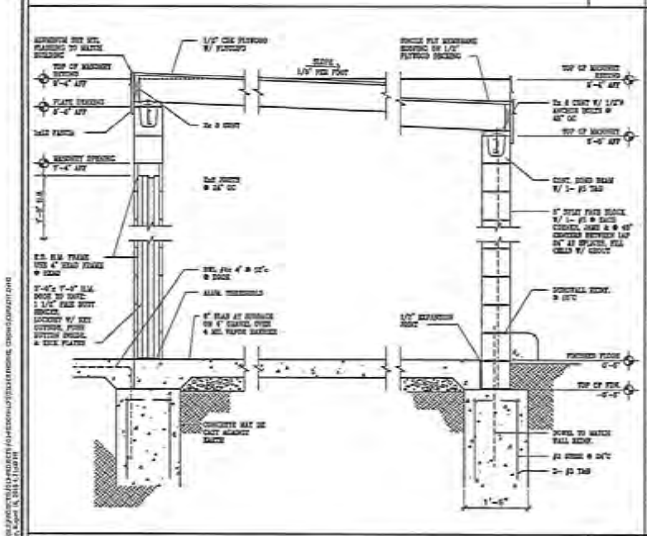
SHEET NO: PCD.1



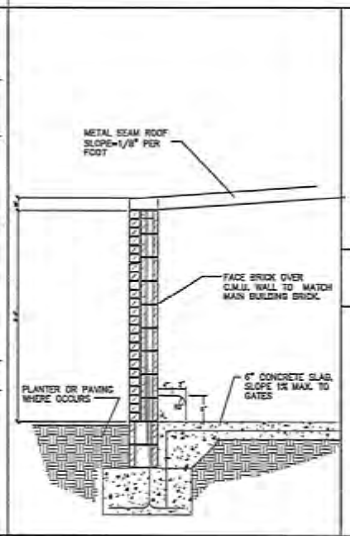
TRASH ENCLOSURE WITH LOCKABLE STORAGE | 6.1



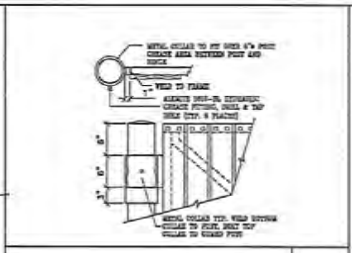
TRASH ENCLOSURE GATE AND MOUNTING DETAILS (WITH LOCKABLE STORAGE AREA) | 6.2



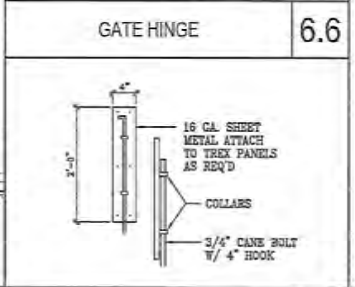
SECTION THROUGH STORAGE AREA | 6.3



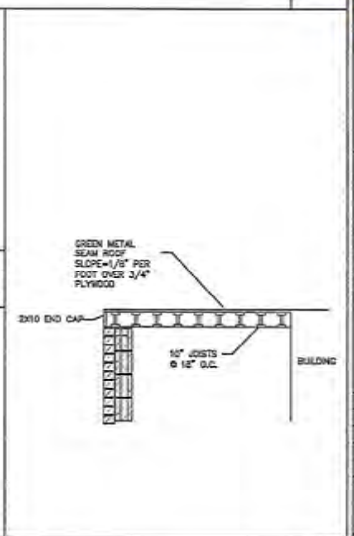
TYPICAL WALL SECTION | 6.4



GATE HINGE | 6.6



CANE BOLT | 6.5



ROOF | 6.7

McDonald's

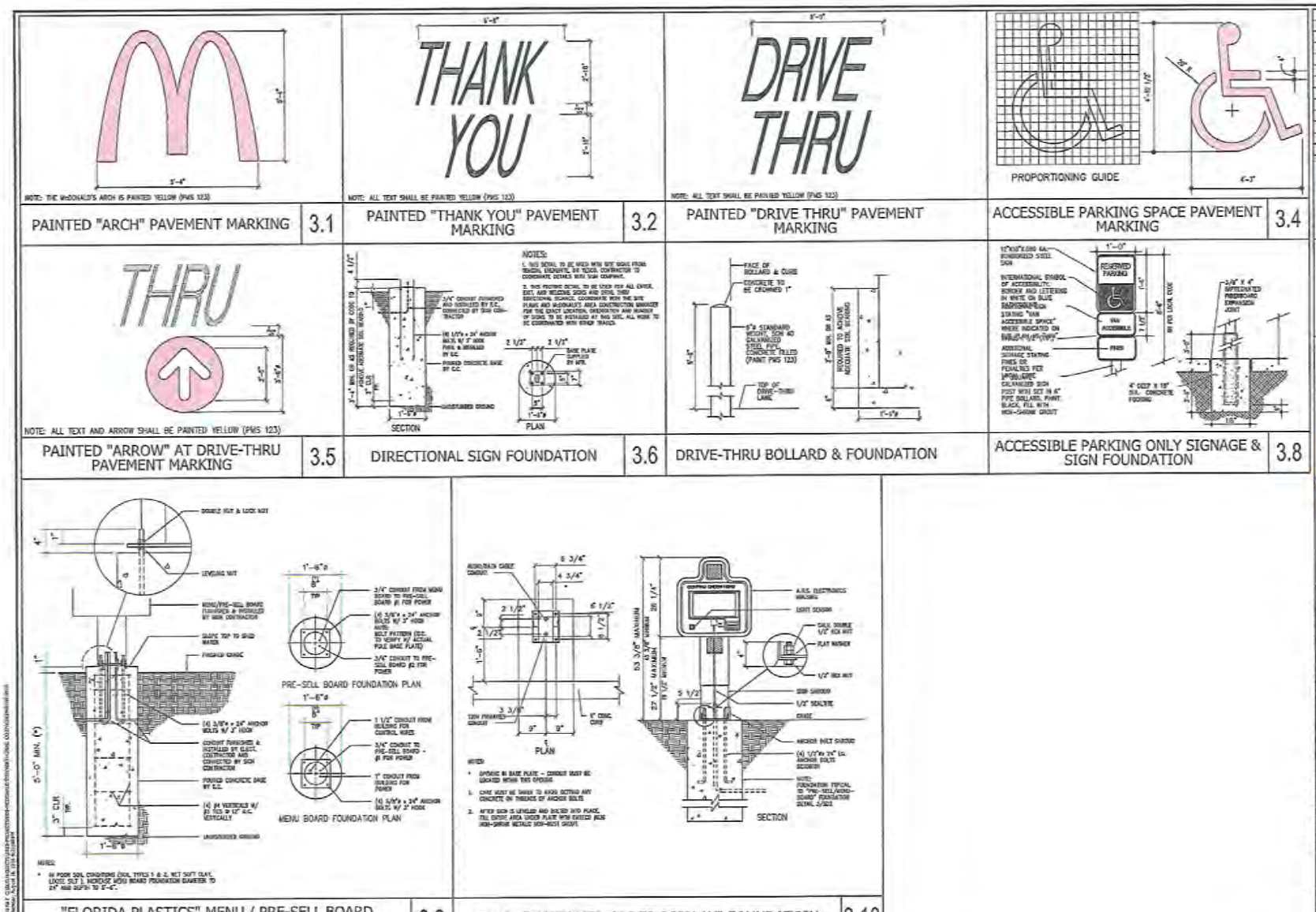
OFFICE: DENVER REGION
ADDRESS: 4643 S. ULSTER STREET, SUITE 1300 • DENVER, CO 80237-2866

220 SUMMIT PLACE
CITY: SILVERTHORNE
STATE: COLORADO
COUNTY: SUMMIT
JOBS FILE #: 005-0072
SITE #: 05234
WORK ORD. #: DEN-37

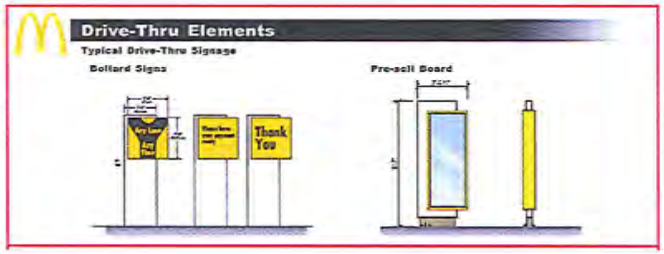
SCALE: 1"=20'
DATE: 8/16/2016
DRAWN BY: SEL
CHKD BY: AC
APPROVED BY: RJP
AM ID: HAASCH
AM FOR: LITMAN

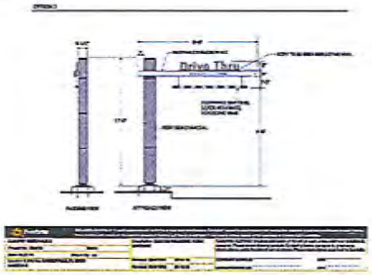
CONSTRUCTION DETAILS
(PRIVATE)

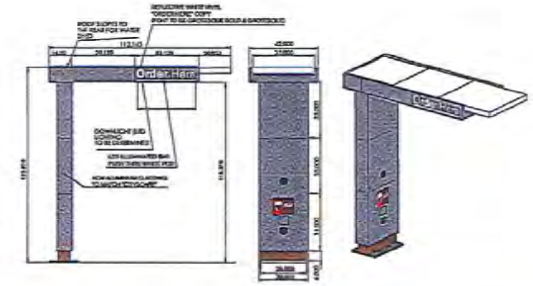
SHEET NO: CD.6

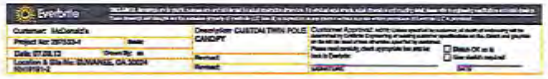


NOTE: THE McDONALD'S ARCH IS PAINTED YELLOW (PMS 123)
PAINTED "ARCH" PAVEMENT MARKING
3.1
THANK YOU
NOTE: ALL TEXT SHALL BE PAINTED YELLOW (PMS 123)
PAINTED "THANK YOU" PAVEMENT MARKING
3.2
DRIVE THRU
NOTE: ALL TEXT SHALL BE PAINTED YELLOW (PMS 123)
PAINTED "DRIVE THRU" PAVEMENT MARKING
PROPORTIONING GUIDE
ACCESSIBLE PARKING SPACE PAVEMENT MARKING
3.4
THRU
NOTE: ALL TEXT AND ARROW SHALL BE PAINTED YELLOW (PMS 123)
PAINTED "ARROW" AT DRIVE-THRU PAVEMENT MARKING
3.5
NOTES:
SECTION
PLAN
DIRECTIONAL SIGN FOUNDATION
3.6
DRIVE-THRU BOLLARD & FOUNDATION
RESERVED PARKING
ACCESSIBLE
FINES
ACCESSIBLE PARKING ONLY SIGNAGE & SIGN FOUNDATION
3.8
PRE-SELL BOARD FOUNDATION PLAN
MENU BOARD FOUNDATION PLAN
"FLORIDA PLASTICS" MENU / PRE-SELL BOARD FOUNDATION SYSTEM
3.9
PLAN
SECTION
C.O.D. "CUSTOMER ORDER DISPLAY" FOUNDATOIN
3.10
Strategic Land Solutions, Inc.
McDonald's
220 SUMMIT PLACE
SILVERTHORNE
COLORADO
SUMMIT
DEN-37
005-0072
05234
1"=20'
HANSCH
6/15/2016
LITMAN
SEL
AC
RJP
CONSTRUCTION DETAILS
CD.3

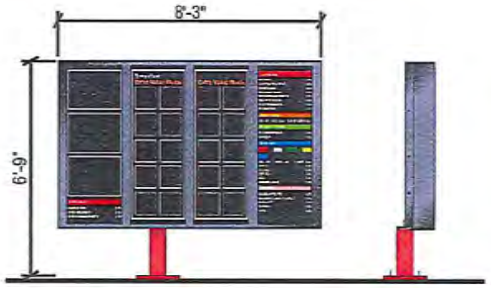








Menu Board



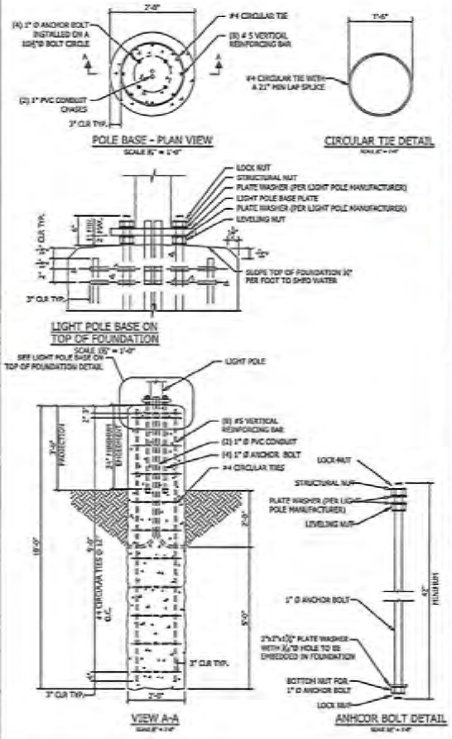
FP-43 MENU BOARD

TRASH ENCLOSURE GATE AND MOUNTING DETAILS (WITH OPTIONAL LOCKABLE STORAGE AREA, 1-HR FIRE RATED PER 2009 IBC §7) | 7.1

DESIGN CRITERIA:
AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, FIFTH EDITION, 2009

FOUNDATION DESIGN PARAMETERS:
1. MAXIMUM LIGHT POLE BASE REACTIONS:
   - BASE MOMENT = 16,945 lbs-ft
   - BASE SHEAR = 978 lbs
2. MAXIMUM WIND SPEED (3 SECOND GUST) = 120MPH
3. MINIMUM REQUIRED SOIL PARAMETERS:
   - COHESIVE SOILS:
     - SHEAR STRENGTH = 753 lbs/ft² (ACTUAL SITE CONDITIONS EXCEED THIS)
     - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
   - COHESIONLESS SOILS:
     - ANGLE OF INTERNAL FRICTION = 27 DEGREES
     - WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION
     - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
4. THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN EIGHT-FEET FROM A RETAINING WALL.
7. THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 20:4H.

GENERAL NOTES:
1. CONCRETE COMPRESSIVE STRENGTH (f'c) SHALL BE A MINIMUM OF 3000psi
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 55, HOT DIP GALVANIZED PER ASTM F2329
3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60
4. NUTS SHALL BE HEAVY HEX ASTM A563 GRADE DH, HOT DIP GALVANIZED PER ASTM A153
5. PLATE SHALL BE ASTM A572 GRADE 50, HOT DIP GALVANIZED PER ASTM A153
6. LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A153



SITE LIGHTING POLE FOUNDATION | 7.2

NO.	DATE	REVISION DESCRIPTION

FOR LIGHTING ENGINEERING

Strategic Land Solutions, Inc.
2695 Pendonnea Road
Franktown, CO 80116-9206

McDonald's
PLAN AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

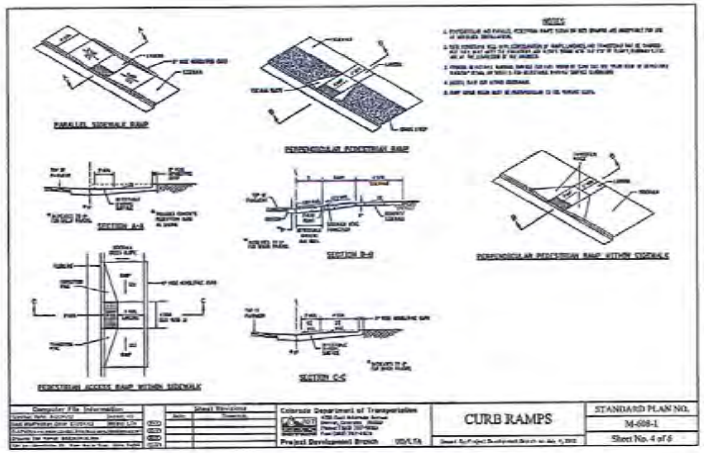
OFFICE: DENVER DESIGN
ADDRESS: 4643 S. ULSTER STREET, SUITE 1300 - DENVER, CO 80237-2949

PROJECT ADDRESS: 220 SUMMIT PLACE
CITY: SILVERTHORNE
STATE: COLORADO
COUNTY: SUMMIT
FILE PROJ #: 005-0072
REVISION #: 05234
REVISION DWG NO: DEN-37

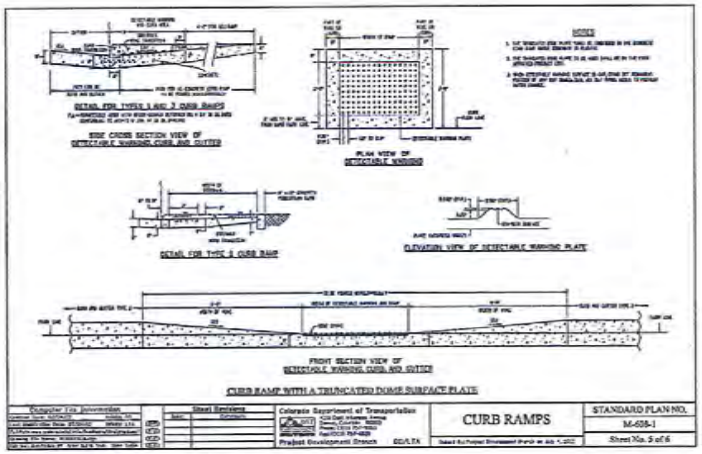
SCALE: 1"=20'	PROJ MGR: HANISCH
DATE: 8/16/2016	PROJ MGR: LITMAN
DESIGNED BY: SEL	-
DRAWN BY: AC	-
CHECKED BY: RJP	-

DRAWING TITLE: CONSTRUCTION DETAILS (PRIVATE)

SHEET NO: CD.7

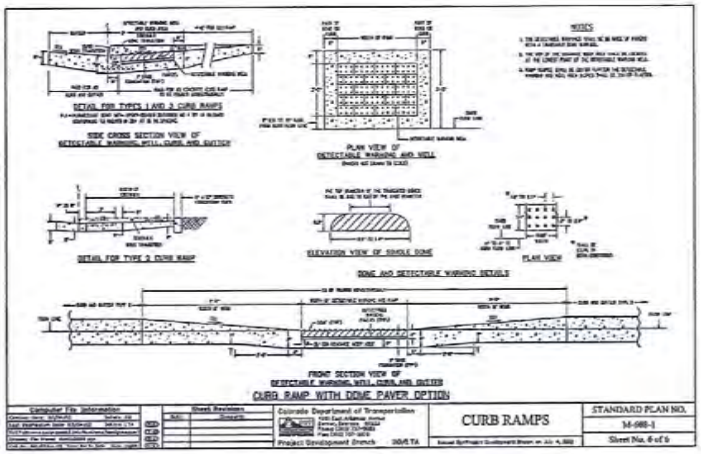


8.1



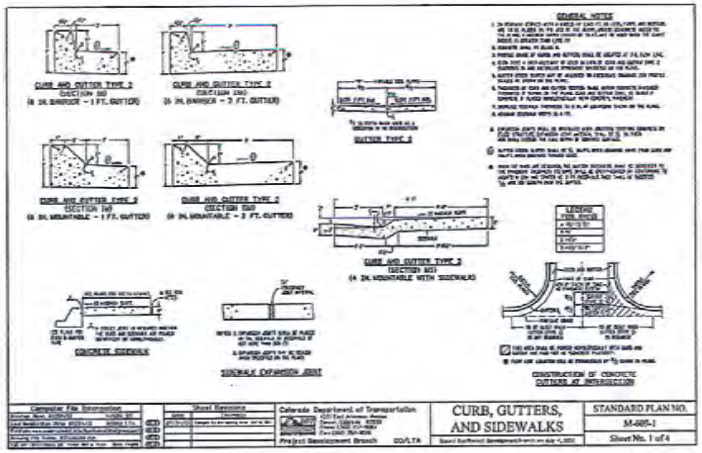
CURB RAMPS

8.2



CURB RAMPS

8.3



CURBS, GUTTERS, AND SIDEWALKS

8.4

NO	DATE	REVISION DESCRIPTION

Strategic Land Solutions, Inc.
2595 Pentamar Road
Castle Rock, CO 80108-8205
(303) 814-3001 phone
www.strategicsolutions.net
Robert J. Hansch, PE
President

McDonald's
NICE RANCH AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION.

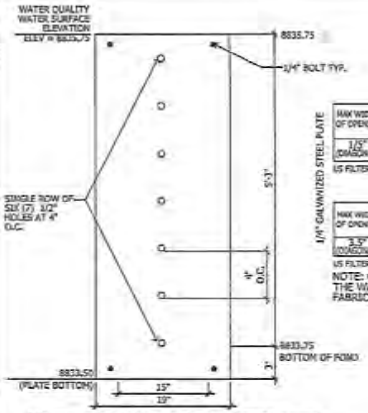
OFFICE: DENVER REGION
ADDRESS: 1643 S. ULSTER STREET, SUITE 1300 - DENVER, CO 80237-2858

PROJECT ADDRESS: 220 SUMMIT PLACE
CITY: SILVERTHORNE
STATE: COLORADO
COUNTY: SUMMIT
ISSUE DATE AT: 005-0072
REVISION AT: 05234
ISSUE AND AT: DEN-37

SCALE: 1"=20'	DRAWN BY: HANSCH	
DATE: 8/16/2016	REVIEWED BY: LITMAN	
REVIEWED BY: SEL		
DRAWN BY: AC		
CHECKED BY: RJP		

DRAWING TITLE: HANDICAP RAMP DETAILS (PRIVATE)

SHEET NO.: CD.8



WATER QUALITY ORIFICE PLATE

TABLE A: WATER QUALITY TRASH RACK

1/4" GALVANIZED STEEL PLATE

MAX WIDTH OF OPENING	SCREEN #93 VEE WIRE SLOT OPENING	SUPPORT ROD TYPE	SUPPORT ROD, ON CENTER, SPACING	TOTAL SCREEN THICKNESS	CARBON STEEL FRAME TYPE
1/8" (DIAGONAL)	0.139"	#93 VEE	TE 0.074"X0.5" SUPPORT RODS @ 1" O.C.	0.31"	3" L CHANNEL

US FILTER-STAINLESS STEEL WELL-SCREEN (OR EQUAL) TRASH RACK DESIGN SPECIFICATIONS

TABLE B: OVERFLOW TRASH RACK

MAX WIDTH OF OPENING	SCREEN #93 VEE WIRE SLOT OPENING	SUPPORT ROD TYPE	SUPPORT ROD, ON CENTER, SPACING	TOTAL SCREEN THICKNESS	CARBON STEEL FRAME TYPE
2.5" (DIAGONAL)	2.5"	#156 VEE	3/4" SUPPORT ROD @ 2.5" O.C.	1.0"	1.0" ROUND BAR

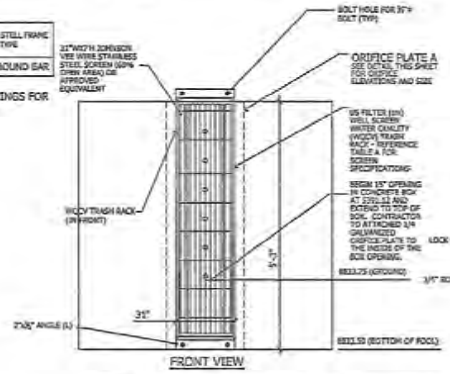
US FILTER-STAINLESS STEEL WELL-SCREEN (OR EQUAL) TRASH RACK DESIGN SPECIFICATIONS

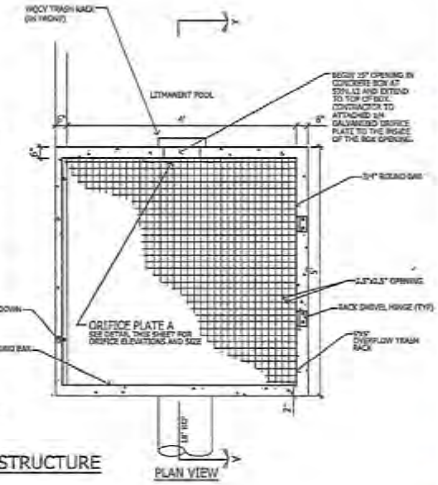
NOTE: CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD SHOP DRAWINGS FOR THE WATER QUALITY TRASH RACK, AND OVERFLOW TRASH RACK PRIOR TO FABRICATION AND INSTALLATION.

OVERFLOW/WQ TRASH RACKS:

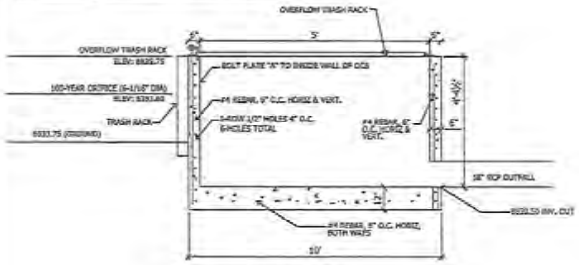
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.
3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE. TRASH RACK SHALL BE PEDESTRIAN SAFE.
4. STRUCTURAL DESIGN OF TRASH RACK SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ANY TRASH RACK ALTERNATIVE.

NOTE:
ALL DRAINAGE STRUCTURES ARE DESIGNED TO PASS 100% OF THE EXPECTED 100-YEAR RUNOFF.





WATER QUALITY POND OUTLET CONTROL STRUCTURE



SECTION A-A
MODIFIED TYPE C INLET

OUTLET CONTROL STRUCTURE

9.1

NO.	DATE	REVISION DESCRIPTION

CIVIL CONSULTING ENGINEERING

Strategic Land Solutions, Inc.
2595 Canyon Blvd
Boulder, CO 80302-5729
(720) 564-2502
contact@slsco.biz
RANDALL J. PERRIN, P.E.
President

McDonald's
NICE PLACE AND PROCEEDINGS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION
OFFICE DENVER REGION
ADDRESS 1440 S. ULSTER STREET, SUITE 1300 • DENVER, CO 80237-2586

JOBS NAME 220 SUMMIT PLACE
CITY SILVERTHORNE
STATE COLORADO
COUNTY SUMMIT
SITE CODE NO. 005-0072
PROJECT NO. DEN-37
ARCHIVE NO. 05234

SCALE 1"=20'	MAP NO. HANISCH
DATE 8/16/2016	MAP NO. LITMAN
DESIGNED BY SEL	-
DRAWN BY AC	-
CHECKED BY RJP	-

DRAWING TITLE
OUTLET CONTROL STRUCTURE DETAILS
(PRIVATE)

SHEET NO.
CD.9

Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements

Tuesday – April 17, 2016

Sent Via: ☐ 1st Class ☐ FedEx ☐ Courier ☐ Hand Deliver
☐ Facsimile to: ☒ **EMAIL TO: LLESMES@SILVERTHORNE.ORG**

TOWN OF SILVERTHORNE
Office of Community Development
601 Center Circle
Silverthorne, CO 80498

Attention: Ms. Lina Lemes

Re: Written Description of the Proposed Use
MCDONALD'S RESTAURANT
220 Summit Place, Silverthorne, CO
SLS JN: 13-0001-43

Dear Ms. Lesmes:

As we have discussed, our client McDonald's USA, LLC, is planning to raze the existing McDonald's Restaurant located at 220 Summit Plan, and construct a new McDonald's Restaurant. The proposed development will include an approximately 5,265 S.F. building with a Play Place, generous bicycle parking, dual drive-thru capability, enhanced landscaping, new lighting, and seating for approximately 75 patrons. As part of the proposed development, the existing site will be razed and new pavement, lighting, utilities, and landscaping will be provided. The site is bounded on all sides by existing commercial development.

As you can see from the enclosed Site Plan, careful consideration was given to the layout of the planned McDonald's site with access reaming the same as the existing restaurant. The building orientation also screens the drive thru and menu boards from adjacent streets.

The site will likely operate 24 hours a day, with the lobby open from 5:00 am until 10:00 pm. A typical day and evening shift will require 20-employees. Approximately 50 employees will be utilized to operate all shifts at the restaurant. Delivers are expected three times a week during non-peak hours. Trash service is also expected three to four times a week occurring during non-peak times.

The new site will use landscape to screen adjacent uses. The adjacent uses are commercial/retail, so there should not be an adverse effect on adjacent uses. All access to the site is taken from internal shopping center drives.

As part of this development we are proposing to treat water quality by passing runoff through a landscaped area, prior to discharging to the existing storm drain system. Furthermore, the new site will provide snow storage in accordance with the Town of Silverthorne requirements.

2595 Ponderosa Road – Franktown, CO 80116
ROBERT PALMER, PE: 720.384.7661 phone • rpalmer@strategicls • **WEBSITE:** http://www.strategicls.net
file: c:\sls\projects\2013-projects\001-mcdonald's\silverthorne, co\docs\2014-06-24_l(project description).doc

Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements

As described in this letter McDonald's is planning to raze the existing building and parking, and build a new modern McDonald's facility. The existing facility will be taken to dirt with new lighting, landscaping pavements, and a new building. McDonald's team has worked to develop the site layout, and to develop architectural elevations which meet the zoning and vision for the area. If you have questions regarding what is proposed, please feel free to call me. Thank you!

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

Robert J Palmer

Robert J. Palmer, PE *(CO, NM, AZ, WY)*
President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mrs. Lisa Perman, McDonald's via: j.litman@us.mcd.com

Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements

Tuesday, August 16, 2016

Attn: Ms. Lina Lesmes
Town of Silverthorne:
Department of Community Development
201 Center Circle
Silverthorne, CO 80498

RE: Comment Response Letter (McDonald's Raze and Rebuild at 220 Summit Place)

Dear Ms. Lesmes,

On behalf of our client, McDonald's USA, LLC, we are pleased to submit the revised Preliminary Site Development Plans for the above-mentioned project. We have responded to your comments as follows:

Community Development Department

1. *Access* –The landscape plan now matched the site plan.
2. *Parking* –3-Parking spaces adjacent to the bump out have parking blocks to stop ars from overhanging onto the adjacent sidewalk. The other areas of parking against the building have a wider sidewalk, and do not require wheel stops.
3. *Landscaping* – The landscape plan has been revised to replace the existing trees.
4. *Stairs* –McDonald's is in the process of recording a cross access easement with the adjacent property owner. A copy of the recorded easement will be provided to the City once it is available.
5. *Lighting* – The lighting plan shows 5 freestanding lights. The 5th light is located adjacent to the trash enclosure. Both the site plan and landscape plan have been revised to better show the 5th light standard.
6. *Easements* –The easements shown on the plans are based on a title commitment and ALTA survey.
7. *Design Standard 3.1.5* –The drive thru elements have been changed to match the building architecture and color.
8. *Design Standard 3.5.4*– The trees have been removed from the easements.
9. *Guide 3.5.6* – A patio area has been added near the back of the building, and adjacent to the parking.
10. *Standard 4.2.6*-The building has been revised to show additional bump outs as required.
11. *Standard 4.2.8*- Three dimensional renderings are included with this submittal.

2595 Ponderosa Road • Franktown • CO • 80116
Email: rpalmer@strategicls.net
Phone: 720.384.7661
Website: http://www.strategicls.net

12. *Standard 4.3.3*-The proposed building uses high quality material, and does not include any Class III .

13. *Community Meeting*- A Community meeting is scheduled for August 31, 2016. A copy of the mailings are included with this package.

Xcel Energy

1. The meter locations are now shown with a canopy/awning over the meters.

Water & Sewer Department

1. Noted, all utilities must cross the existing water main and easement at 90-degrees.
2. The building water service has been revised to connect to the main in the parking lot.
3. The fire line and domestic lines are show with a callout for the proper backflow devices.
4. The water line to the trash enclosure has been removed.
5. The gas line has been rerouted.
6. The sewer has been revised to maintain a minimum of 7' of cover.
7. Sewer and water details have been to detail sheet PCD1.
8. All trees have been removed from the easements.

Utility Department-General

1. *General*- Noted, no additional water or sewer capacity is needed.
2. *Easements* – A plat with the proposed easement will be provided with the final site plan.
3. *Water Service Connection*- The revised plans show the water connection going to the main in the parking lot.
4. *Tap Fees*- Noted, no additional tap fees are required.
5. *Demolition Plan*- The existing water and sewer services are shown to be abandoned prior to building demolition.

Lake Dillon Fire Protection District

1. *A construction permit through the fire department is required for this project. The project will be reviewed under the 2012 edition of the International Fire Code as amended. Please have the developer contact the fire department for submittal details.* – McDonald's team has contacted the Fire Department to determine the submittal requirements.
2. *Based on the occupancy classification and occupant load of the building the following approved fire protection systems are required for the building: fire sprinkler system and a fire alarm system. Separate fire department permits are required for each of these fire protection systems.* – Noted, each permit will require a separate submittal.
3. *The water service line into the building shall be sized to meet fire sprinkler demand and daily commercial use. The fire department shall witness a flush of any new waterline used for fire sprinkler protection purposes.* – The water line into the building will be sized to convey the domestic service and fire service combined.

Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements

4. *Please have the owner provide details of the proposed types of cooking appliances to be used in the kitchen. Depending on the type of cooking appliances in use under each kitchen hood, a hood extinguishing system may be required. See fire department for details.* – A Copy of the proposed kitchen plan has been provided to the fire department for review. Typically, McDonald's requires an ANSUL System in addition to hoods, and a fire sprinkler system.

5. *The fire department suggests a meeting with the developer to discuss fire code requirements and fire protection system concepts for the building.* - McDonald's is in the process of setting a meeting with the fire department to discuss the project.

Engineering/Public Works

1. *Driveway access width*-The demolition plans, and site plan have been revised to better show the area of curb removal and replacement. The access isle is designed to 12' minimum width.

2. *New*– McDonald's is in the process of recording a cross access easement with the adjacent property owner. A copy of the recorded easement will be provided to the City once it is available.

3. *Drainage outlet*– Outlet Control Structure details are included in the revised plan set on sheet CD9.

4. *ADA details. Please provide ADA details and design info.* – Additional ADA spot grades have been added to the grading plans. Additionally, handicap ramp details have been added to sheet CD8, and striping and signage details to sheet CD3.

5. *Guardrail*- The guard rail will be removed.

6. *Storm drainage outlet.* – McDonald's team did confirm with the contractor that this is a storm drain line. Runoff from McDonald's currently drains to an existing inlet in the drive aisle, which is connected to the storm line. The proposed project will reduce the intensity of runoff to the inlet, and will maintain similar drainage patterns to the existing site.

As described in this letter McDonald's is planning to raze their existing restaurant and build a new modern facility. The existing facility will be taken to dirt with new lighting, landscaping pavements, and a new building. McDonald's team has worked to develop the site layout, and to develop architectural elevations which meet the zoning and vision for the area. If you have questions regarding what is proposed, please feel free to call me. Thank you!

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

Robert J Pal

Robert J. Palmer, PE *(CO, NM, AZ)*
President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mr. Johri Litman, McDonald's via: johri.litman@us.mcd.com

EXHIBIT D

TO:	**Lina Lesmes – Senior Planner, Community Development Department**
FROM:	**Dan Gietzen - Town Engineer, Public Works Department**
DATE:	**August 18, 2016**
RE:	**McDonalds site plan review – Final site plan submittal**

The Applicant has satisfied all but one comment from the prior review. The only remaining item to address is the following:

- New stairs are proposed leading offsite to the adjacent Lot to the north. Permission from the adjacent property, memorialized by a cross access easement agreement with the adjacent property owner, will be needed for these stairs.

The Applicant has recently responded that the cross access easement agreement is currently being worked on, and that when it has been finalized, it will be presented to the Town.

The Public Works Department has reviewed the access, proposed ADA improvements, and Grading and Drainage Plans, and has no objections.

EXHIBIT E

SILVERTHORNE COLORADO Water Department

TO: Lina Lesmes, Senior Planner
FROM: Zach Margolis, Utility Manager
DATE: August 18, 2016
SUBJECT: Utility Department Comments on McDonalds Preliminary Site Plan

General: This project does not require additional water or sewer capacity. There are 9.1 EQRs assigned to the existing building. This is sufficient to serve the proposed use. We previously provided engineering comments directly to the applicants Engineer.

Easements: There is an existing easement for a watermain on the site. This water main will serve the project and must remain in service during construction except when the new connection is being made.

Water and Sewer Service Connections: The new water service line is to be connected to the water main on the South side of the building. The new sewer service connection is just outside the north west corner of the lot.

The following must be addressed with the submittal of the Final Site Plan:

General Utility Plan Notes:
Note 6 – This note is not correct, the construction plan approval is valid for the same period of time as the Town Site Plan approval
Note 10 – Pipe bedding is to be per town standards
Note 13 – Please indicate that storm water, including that from downspouts, is not to be connected to the sanitary sewer system

Demolition Plan: Sheets DM.1 and C.4 both incorrectly show the location of the existing water service line connection to the main as being east of the project. The actual location is just south of the southeast corner of the existing building. The existing sewer service connection to the sewer main is not called out on the demolition plan. The new sewer line will use the same location for the connection to the main but this will be a new connection. The existing water and sewer service lines must be cut and capped at the mains prior to demolition of the existing building.

Town of Silverthorne ♦ Utility Department ♦ P.O. Box 1309 ♦ 264 Brian Avenue
Silverthorne ♦ Colorado ♦ 80498 ♦ Phone 970-262-7344

Town of Silverthorne
Town Council Agenda Memorandum

TO: **Mayor and Town Council**
THRU: **Ryan Hyland, Town Manager**
Mark Leidal, Assistant Town Manager ML
FROM: **Greg Roy, Planner I** GR
DATE: **September 8, 2016, for the meeting of September 14, 2016**
SUBJECT: **Site Plan Modification – 205 and 207 Warren Avenue, Lot 2-A, Block 2, Enterprise Park Subdivision (PT2016-19)**

SUMMARY: The applicant is requesting a Site Plan Modification to construct a building addition for storage.

BACKGROUND: On August 18, 2016, Staff received an application for a Site Plan Modification to allow for the building addition. The applicant is proposing to add a storage shed along the East side of the property fronting on Brian Avenue.

PREVIOUS COUNCIL ACTION: The two buildings on the site were built between 1979 and 1981, and have been occupied by a variety of businesses. JH Mountain Auto Services, an auto-repair and towing business, began operating in the east building in 2006, and expanded its operation to the north building in 2010. In 2011, the applicant added the Budget Rental Truck business to the property.

On November 14, 2007, Town Council denied a Conditional Use Permit and Site Plan Modification for JH Mountain Auto Services. The proposed CUP was for the storage of approximately 16-30 vehicles on the property, in a designated outdoor storage area.

On April 27, 2011, Town Council approved a Conditional Use Permit for *'Auto Storage'* on the property, with conditions. The applicant requested to store up to 10 cars inside the north building, and 10-15 cars in the designated outdoor vehicle storage area.

On September 14, 2011, Town Council approved a second Conditional Use Permit for JH Mountain Auto Services to conduct *'Equipment Rental'* associated with a Budget Rental Truck business, with conditions.

The Conditional Use Permit for *'Auto Storage'* expired on April 27, 2016, and the applicant requested its renewal. The Conditional Use Permit for *'Equipment Rental'* was due to expire on September 14, 2016. However, as part of the amendments to the Use Schedule that occurred in 2013, *'Equipment Rental'* is now a permitted use in the C-2 Zone District, and operating such a use no longer requires a Conditional Use Permit.

On May 25, 2016, Town Council continued the application for renewal of the CUP for Auto Storage to June 22, 2016. Town Council requested that the applicant work with Staff to figure out a way for him to operate within his own property and without violations. The

extension of the Conditional Use Permit for Auto Storage was approved by Town Council on June 22, 2016, with conditions.

STAFF DISCUSSION: This application meets all the staff recommended conditions.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission, by a vote of 6-0, recommends approval of the proposed Site Plan Modification.

PROPOSED MOTION: *"I move to recommend approval of the JH Mountain Auto Services Site Plan Modification."*

ATTACHMENTS:
Staff Report and Exhibits

MANAGER'S COMMENTS:

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_____

Town of Silverthorne, Colorado
Town Council Staff Report

From:	Greg Roy, Planner I GR
Through:	Mark Leidal, AICP, Assistant Town Manager ML
Date:	September 8, 2016, for meeting of September 14, 2016 *(continued from May 25, 2016)*
Subject:	Site Plan Modification for JH Mountain Auto Services (PT2016-19)
Owner/Applicant:	Kamil Petrik, JH Mountain Auto Services
Proposal:	The applicant is requesting a Site Plan Modification to construct a building addition for storage.
Address:	205 and 207 Warren Avenue
Legal Description:	Lot 2-A, Block 2, Enterprise Park Subdivision
Site Area:	36,060 square feet or 0.828 Acres
Zone District:	C-2, Heavy Commercial
Design District:	Town Core Periphery Design District
Site Conditions:	The site is a corner lot that contains two buildings, 207 Warren Avenue, which fronts onto Warren Avenue, and 205 Warren Avenue, which fronts onto Brian Avenue. The south west portion of the lot is paved with asphalt and enclosed with a fence. There is mature landscaping along the street frontage of both buildings.

Adjacent Uses:	North:	Parking, Mixed Use Commercial Building, C-2
	South:	FedEx, Hallmark-Silverthorne LLC, C-2
	East:	Brian Avenue, Lake Dillon Towing, Global Collision, C-2
	West:	Black Bear Business Center, C-2
Parking:	Required:	20 plus 1 handicap accessible space
	Proposed:	20 plus 1 handicap accessible space
Snow storage:	Required:	3,975 square feet (25% of paved areas)
	Proposed:	5,265 square feet (28% of paved areas)
Landscaping:	Required:	12 trees and 18 shrubs
	Proposed:	75 trees
Setbacks:	Required:	10' Front

Proposed: 10' Front

PREVIOUS COUNCIL ACTION: The two buildings on the site were built between 1979 and 1981, and have been occupied by a variety of businesses. JH Mountain Auto Services, an auto-repair and towing business, began operating in the east building in 2006, and expanded its operation to the north building in 2010. In 2011, the applicant added the Budget Rental Truck business to the property.

On November 14, 2007, Town Council denied a Conditional Use Permit and Site Plan Modification for JH Mountain Auto Services. The proposed CUP was for the storage of approximately 16-30 vehicles on the property, in a designated outdoor storage area.

On April 27, 2011, Town Council approved a Conditional Use Permit for *'Auto Storage'* on the property, with conditions. The applicant requested to store up to 10 cars inside the north building, and 10-15 cars in the designated outdoor vehicle storage area.

On September 14, 2011, Town Council approved a second Conditional Use Permit for JH Mountain Auto Services to conduct *'Equipment Rental'* associated with a Budget Rental Truck business, with conditions.

The Conditional Use Permit for *'Auto Storage'* expired on April 27, 2016, and the applicant requested its renewal. The Conditional Use Permit for *'Equipment Rental'* was due to expire on September 14, 2016. However, as part of the amendments to the Use Schedule that occurred in 2013, *'Equipment Rental'* is now a permitted use in the C-2 Zone District, and operating such a use no longer requires a Conditional Use Permit.

On May 25, 2016, Town Council continued the application for renewal of the CUP for Auto Storage to June 22, 2016. Town Council requested that the applicant work with Staff to figure out a way for him to operate within his own property and without violations. The extension of the Conditional Use Permit for Auto Storage was approved by Town Council on June 22, 2016, with conditions.

BACKGROUND: On August 18, 2016, Staff received an application for a Site Plan Modification to allow for the building addition. The applicant is proposing to add a storage shed along the East side of the property fronting on Brian Avenue.

STAFF COMMENTS – SITE PLAN MODIFICATION: The Site Plan Modifications follow the Final Site Plan review process, as outlined in Section 4-6-4, and require action by Planning Commission and Town Council.

Comprehensive Plan: The Silverthorne Comprehensive Plan reflects the goals and objectives of the community. The first criterion for review of a Site Plan Modification is consistency with the goals and policies of the Comprehensive Plan, summarized below.

Policy LU 1.4 – Encourage infill development and redevelopment prior to the establishment of new commercial areas in Silverthorne.

Policy LU 2 TCP.4 – (TCP: Town Core Periphery) Emphasize the compatibility and cohesiveness of land uses within the Town Core Periphery, as the transition area between downtown (Town Core) and other land use classes that surround it.

Policy CD 3.4 – Avoid large massive single structures with long continuous wall planes. The mass or proportions of a structure shall be reduced by stepping building heights and wall planes, varying eave lines, and providing offsets in building elevations.

Policy E 2.1 – Conduct all activities related to economic development in a manner that creates a supportive infrastructure for the business community, and enhances Silverthorne's reputation as a great place to operate and/or start a business.

Policy LU 5.3 – Encourage the paving of existing gravel roadways, driveways and parking lots to decrease pollution from erosion and dust.

The application proposes a storage shed along the east side of the building that fronts on Brian Avenue. Staff finds that the proposal will bring the building closer to conformance with the stated Comprehensive Plan policies.

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: The building is in the C-2 Zone District, and meets the required 10' setback and 40' height requirement.

Use: The use of the site would not change with this addition.

Parking: No additional parking is required as the addition will be for storage and does not require additional spaces.

Snow Storage: The applicant is showing where the snow storage is located on the site. The proposed addition takes the place of 150 square feet or snow storage, but the site plan shows an equal amount that will be located adjacent to the addition.

Landscaping: The applicant's proposal shows the removal of six small aspens and the planting of four new evergreens. For a site with 36,059 square feet in the C-2 zone district, 12 trees and 18 shrubs are required. At present, there are ample evergreen and deciduous trees in front of both buildings, facing both Warren and Brian Avenues. Staff finds that the landscaping will still meet the minimum requirements.

Town Core Periphery District Design Standards: The third criterion for Site Plan Modifications is consistency with the district design standards. As part of the previously approved Site Plan Modification, the applicant is proposing the following changes to the building:

- East Elevation – Building addition with an access door. Materials for new addition are a corrugated metal for a base element and composite shingles.

Staff finds that the proposed changes are in compliance with the Town Core Periphery Design District Standards and Guidelines.

PLANNING COMMISSION RECOMMENDATION: Planning Commission recommends approval of the Site Plan Modification for the JH Mountain Auto Services, located at 205 Brian Avenue.

Suggested Motion: *"I move to recommend approval of the JH Mountain Auto Services Site Plan Modification."*

EXHIBITS:
Exhibit A - Project Narrative
Exhibit B - Proposed Site Plan

Exhibit A

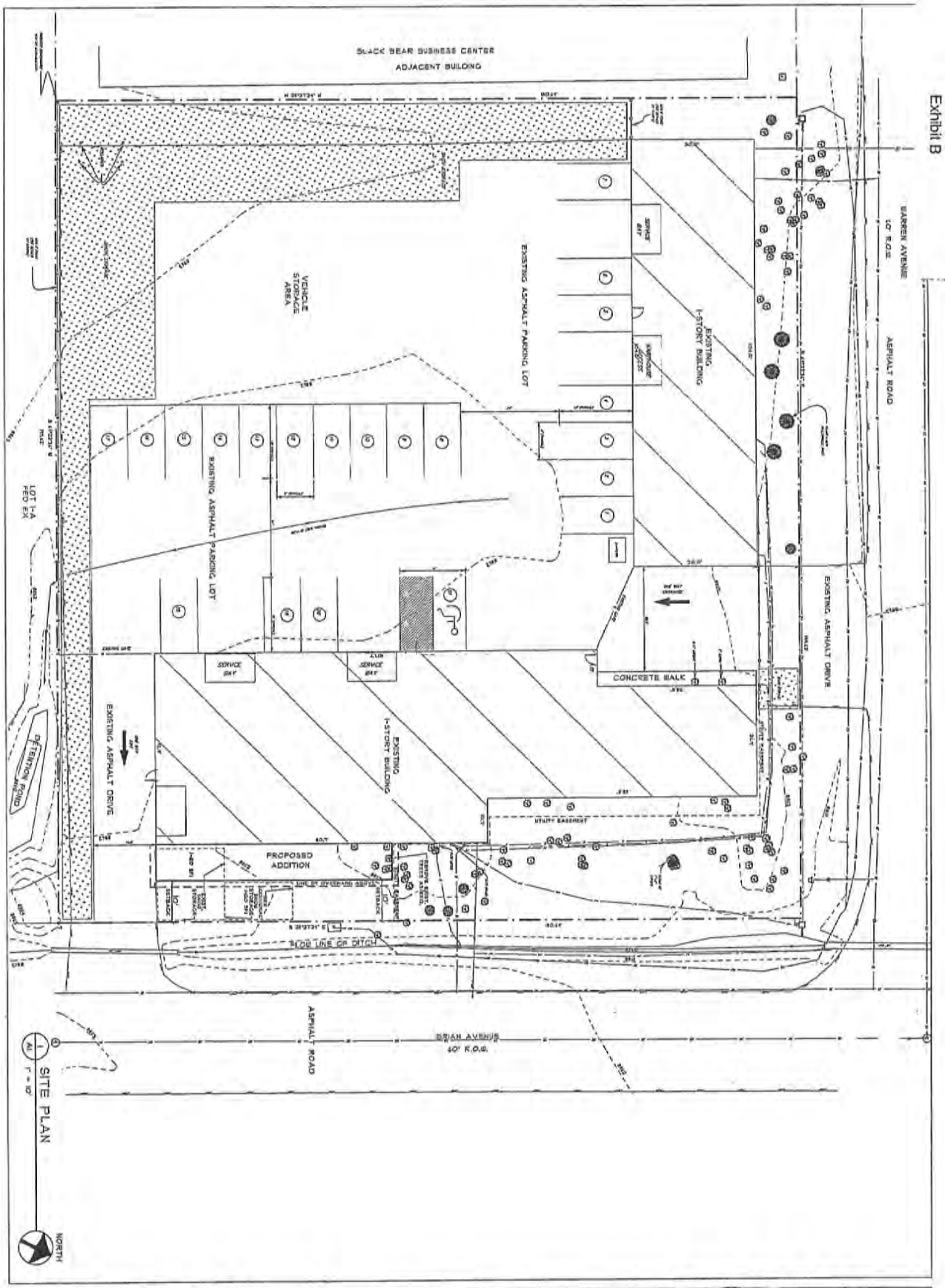
Good morning Greg,

To whom it may concern, I Kamil Petrik (owner JH Mountain Auto) am proposing an addition to my existing building on the Brian Ave. side as proposed in the renewal of my CUP. This is a C-2 zoning area. As per town council this was a good plan to organize my building interior, also to further organize my lot.

Thank you for this consideration.

Kamil Petrik (Owner JH Mountain Auto)

Exhibit B



A1

SITE PLAN

205 WARREN AVE. ADDITION

LOT 2-A, A RESUBDIVISION OF LOT 1,
BLOCK 2, ENTERPRISE PARK
SILVERTHORNE, COLORADO

STATE OF COLORADO
LICENSED ARCHITECT

Blue Sky ARCHITECTURE, PC

EXTERIOR MATERIALS SCHEDULE

ITEM	MATERIAL	COLOR
ROOF:	COMP. SHINGLES TO MATCH EXISTING	TO MATCH EXIST. SEE PHOTO
EAVE/RAKE:	[illegible]	RED TO MATCH EXIST. SEE PHOTO
VERTICAL SIDING:	VERTICAL 1X4 RS TO MATCH EXISTING	NATURAL TO MATCH EXIST. SEE PHOTO
ACCENT SIDING:	CORRUGATED METAL TO MATCH EXISTING	RUSTICATED TO MATCH EXIST. SEE PHOTO
OVERHEAD DOOR	METAL	WHITE
DOOR TRIM:	2X6 WEADER 2X6 JAMB	BROWN TO MATCH EXIST. SEE PHOTO
OUTSIDE CORNER TRIM:	2X4	BROWN TO MATCH EXIST. SEE PHOTO
INSIDE CORNER TRIM:	2X2	BROWN TO MATCH EXIST. SEE PHOTO

TYPICAL ROOF ASSEMBLY

CONTINUOUS RIDGE VENT

COMP. SHINGLES

PAINTED METAL FLASHING * ALL VALLETS, EDGES, ROOF AND WALL CONNECTIONS

CONTINUOUS BITUTHENE ICE & WATER SHIELD

5/8" COX SHEATHING

FRAMING PER STRUCT

R-49 MIN. INSULATION

6 MIL POLY VAPOR BARRIER

INT. FINISH PER SCHEDULE

PLYWOOD SOFFIT

TYPICAL EXTERIOR WALL

SIDING (Re: EXT MATL SCHED)

TYVEK HOUSE WRAP

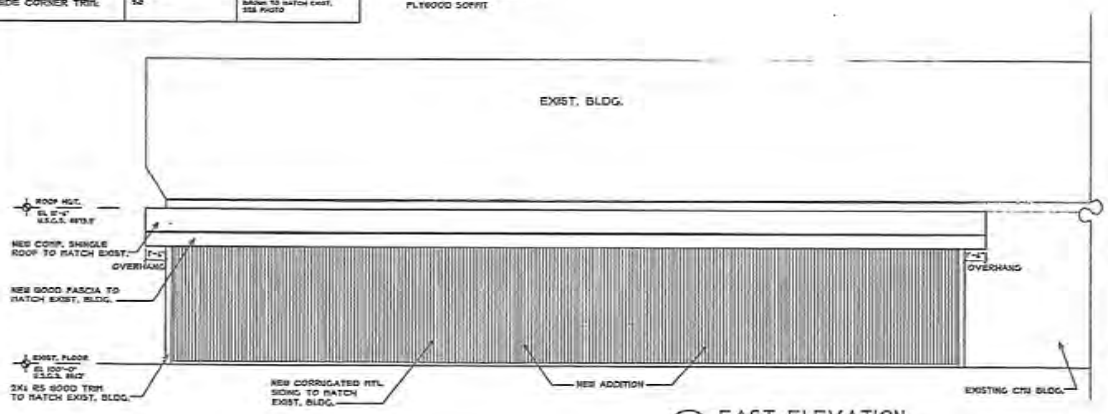
1/2" OSB SHEATHING

2x6 STUDS * 16" OC

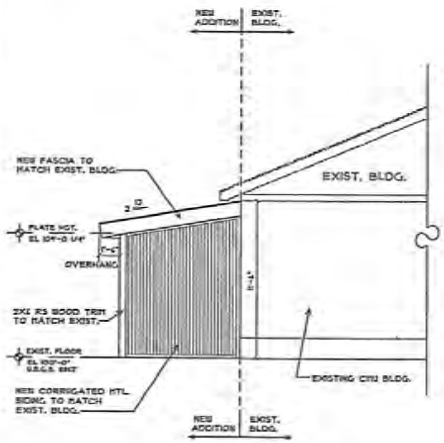
MIN. R-23 BLOWN OR SPRAYED INSULATION

6 MIL POLY VAPOR BARRIER

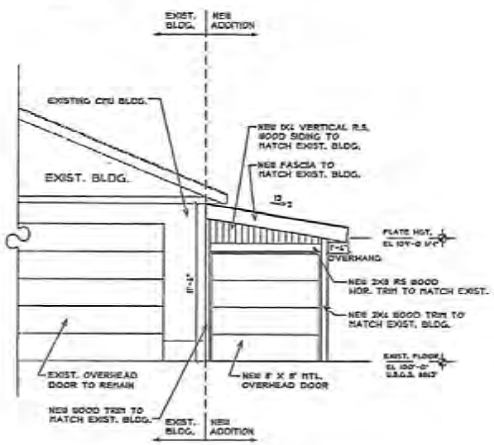
5/8" "X" GYP. BD.



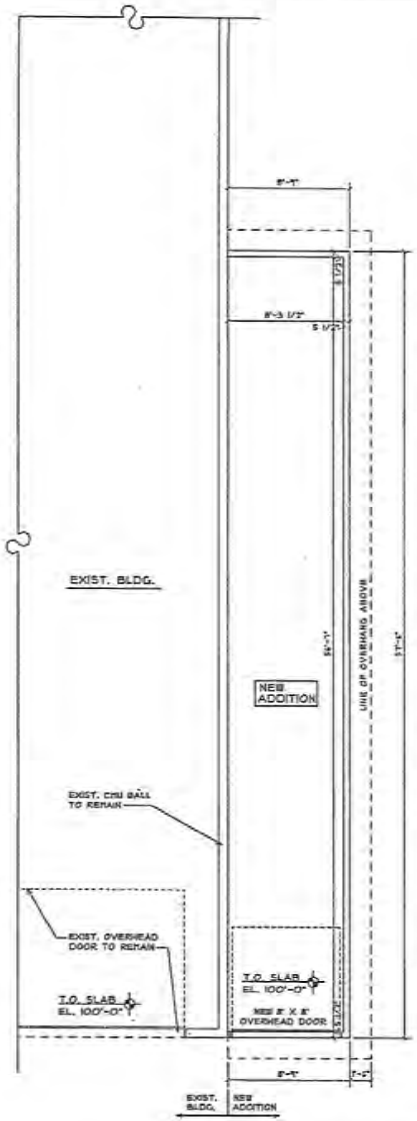
2/A2 EAST ELEVATION
1/4" = 1'-0"



4/A2 NORTH ELEVATION
1/4" = 1'-0"



5/A2 SOUTH ELEVATION
1/4" = 1'-0"



1/A2 ADDITION FLOOR PLAN
1/4" = 1'-0"
503 NEW SF

NORTH

Blue Sky ARCHITECTURE, P.C.

STATE OF COLORADO
ALISON R. NOBLE
LICENSED ARCHITECT

205 WARREN AVE. ADDITION

LOT 2-A, A RESUBDIVISION OF LOT 1
BLOCK 2, ENTERPRISE PARK
SILVERTHORNE, COLORADO

TITLE

FLOOR PLANS & ELEVATIONS

ISSUE	DATE
PERMIT	[illegible]

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OF 2

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DRAFT

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

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1. CALL TO ORDER – The meeting was called to order at 6:00 p.m., September 6, 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: Donna Pacetti, Jen Stachelski, Mike Bohlender, Jenny Gloudemans, Brian Wray and Jess Nelsen. Susan Byers and Tim Nolan were absent. Staff attending tonight's meeting included: Matt Gennett, Planning Manager, Lina Lesmes, Senior Planner, Greg Roy, Planner I, and Melody Hillis, Planning Commission Secretary.

3. CONSENT CALENDAR – Jen Stachelski made a motion to approve the July 19, 2016, Planning Commission minutes. Donna Pacetti seconded. The motion was approved by a vote of six to zero (6-0). Susan Byers and Tim Nolan were absent.

4. CITIZEN COMMENTS:
None.

5. PUBLIC HEARING:
A. Minor Subdivision, 2700 Golden Eagle Road, Eagle's Nest Golf Course Filing No. 6, First Amendment – A Replat of Golf Tract D and Tract B of Eagles Nest Golf Course Filing No. 6.
Greg Roy, Planner I, presented the project. The Applicant, ENPHA/Verizon Wireless is requesting approval of a Minor Subdivision to create an easement for a proposed telecommunications facility.

COMMISSIONER QUESTIONS:
None.

APPLICANT COMMENTS:

Brad Johnson -	Black and Veatch, representing the Applicant. Explained the siting, and the service area.
Brian Wray -	Asked if this was for Eagles Nest Subdivision only.
Brad Johnson -	Explained his role in the project application. Explained the need for a new LTE site.
Jenny Gloudemans -	Eagles Nest just happened to be the appropriate site.
Brad Johnson -	This site was the fourth choice, addressed the other choices. Need to be able to blend the tower in with the surroundings. Want to comply with the Town Code.
Mike Bohlender -	Asked the Applicant to review the site plan with the proposed location.
Brad Johnson -	Explained where the tower would be located, setbacks, etc.
Mike Bohlender -	In terms of proximity to residents, this isn't exactly a welcome structure by some of the homeowners.
Brad Johnson -	The Homestead Subdivision residents are in favor as it will provide better coverage. Covered the parcels that were included in the public notice. Part of the project application was a public notice as required.

Greg Roy -	One of the requirements is that a 200-foot public notice be sent out. Only four negative responses were received.
Brad Johnson -	Worked closely with the ENHOA. Big turnout at community meeting.
Mike Bohlender -	Was this the third or fourth site.
Brad Johnson -	The fourth choice.
Donna Pacetti -	Asked the applicant to address the possibility of the surrounding trees causing interference if they grow within the 35-foot range.
Brad Johnson -	Would depend on how much signal is lost from the trees extending.
Donna Pacetti -	Asked about the noise level.
Brad Johnson -	Not that much noise, two units similar to a residential cooling unit. Will be under the path. There will be a backup generator, will run a test biweekly, will work closely with the HOA to schedule the do it at the least impactful time.
Jen Stachelski -	How far north will the service extend?
Brad Johnson -	That is underdetermined at this time until the tower is operational.
Jenny Gloudemans -	Is there another tower further down towards Kremmling?
Mike Bohlender -	What is the goal of this tower to service that area?
Brad Johnson -	The tower won't extend that far due to the call traffic.
Brian Wray -	A site was chosen by Ute Peak years ago, but it never got built. Does Verizon have plans for another tower down valley to help?
Brad Johnson -	Uncertain if there are any plans down valley.

PUBLIC COMMENT OPENED:

George Resseguie -	1770 Red Hawk Road, ENHOA. Represent the owners, in support, in favor of the easement.

COMMISSIONER COMMENTS:

Mike Bohlender -	No problems with the easement.
Jenny Gloudemans -	Meets the zoning requirements.
Donna Pacetti -	No problems.
Jess Nelsen -	Good with it.

PUBLIC COMMENT CLOSED

MIKE BOHLENDER MADE A MOTION TO APPROVE THE MINOR SUBDIVISION FOR 2700 GOLDEN EAGLE ROAD, EAGLE'S NEST GOLF COURSE FILING NO. 6, FIRST AMENDMENT – A REPLAT OF GOLF TRACT D AND TRACT B OF EAGLES NEST GOLF COURSE FILING NO. 6.

JESS NELSEN SECONDED.

MOTION PASSES BY A VOTE OF SIX TO ZERO (6-0). SUSAN BYERS AND TIM NOLAN GLOUDEMANS WERE ABSENT.

6. ACTION ITEMS:

A. Site Plan Modification, 2700 Golden Eagle Road, Eagle's Nest Golf Course Filing No. 6, First Amendment – A Replat of Golf Tract D and Tract B of Eagles Nest Golf Course Filing No. 6.

Greg Roy, Planner I, presented the project. The Applicant, ENPHA/Verizon Wireless is requesting approval of a Site Plan Modification to allow a new telecommunications facility to be located on Eagles Nest Property Homeowners Association property.

COMMISSIONER QUESTIONS:

Mike Bohlender -	Is the Town requiring the landscaping be installed or plan.

Greg Roy -	The project is not in a design district that requires landscaping, no screening requirements. Verizon offered to do the landscaping for their benefit.
Mike Bohlender -	How did the landscaping come about?
Paul Camillo -	ENHOA. The design review committee for Eagles Nest required it.
Mike Bohlender -	If the landscaping starts to die, and I am one of the homeowners below the project, what is the recourse?
Paul Camillo -	The project is on HOA property, the HOA will maintain the trees. There is irrigation throughout the area.
Mike Bohlender -	So the trees that are being required will be watered and maintained?
Paul Camillo -	Yes.

APPLICANT COMMENTS:

Brad Johnson -	Black & Veatch, representing the Applicant. Reviewed the application. Worked closely with the ENHOA to be consistent with the design, colors, etc. Are putting the AC units under walkway to lessen the noise impact. Cited statistics of cell phone use, emergency calls, etc.
Jen Stachelski -	Issues with snow, snow removal, who handles it.
Brad Johnson -	Hoping that with the unit set back and under the walkway, it will be protected from the elements. Verizon will have a technician that lives nearby that can service the unit and remove snow.
Greg Smith -	Verizon representative. Presented information on the coverage area, towers, etc. Requested approval.
Brian Wray -	Strongest signal is blue, weakest is the red and the green is in the middle area?
Greg Smith -	Yes. Targeting this area to cover a lot of development and to bring better service.
Brian Wray -	Plans for another tower further north?
Greg Smith -	The two issue with that is power and fiber. Yes, it is being targeted, need the right candidate due to the cost associated with it.
Mike Bohlender -	Requested comment from the Applicant from a citizen letter stating that the tower will be primarily for data and not for mobile phone service, truth to that?
Greg Smith -	It will be compatible with LTE devices. Device dependent.
Mike Bohlender -	If a device is two or three years old will it improve data or phone service.
Greg Smith -	The service this tower is providing has been on line for three years.
Mike Bohlender -	For newer devices, this will provide better mobile service.
Greg Smith -	Yes.
Jess Nelsen -	Asked the Applicant to address the project from a liability standpoint.
Greg Smith -	The Lake Dillon Fire Protection as well as other emergency responders rely on Verizon service.
Jess Nelsen -	Asked the applicant to address the health concerns from citizen letters that are in the packet.
Greg Smith -	Verizon Wireless has very stringent compliance and regulatory teams and procedures in place to insure that we stay within the RFMP exposure limits set by the FCC.

PUBLIC COMMENT OPENED:

George Resseguie -	1770 Red Hawk Circle. Explained how the project was reviewed and met the requirements from the HOA and the Town Code. Design Review Committee oversees the maintenance and appearance of the project. Had several meetings, had very few people that didn't want it. Feels that it a good project, or wouldn't bring it to the Town for approval.

COMMISSIONER COMMENTS:

Mike Bohlender -	Surprised that there was no more opposition, so that means that a lot of outreach and communication was done. If the photos are accurate and represent what it will look like when it is done, it will be a win-win for everyone involved.
Jenny Gloudemans -	Feels the same. Won't just benefit Eagles Nest, looks like it will benefit a lot of people.
Brian Wray -	Definitely needed.
Donna Pacetti -	All my questions were answered, all for it.
Jen Stachelski -	All of my questions were also answered.
Jess Nelsen -	All for it.

PUBLIC COMMENT CLOSED

JENNY GLOUDEMANS MADE A MOTION TO RECOMMEND APPROVAL OF THE SITE PLAN MODIFICATION FOR 2700 GOLDEN EAGLE ROAD, EAGLES NEST GOLF COURSE FILING NO. 6, FIRST AMENDMENTS, A REPLATE OF GOLD TRACT D AND TRACT B OF EANGLES NEST GOLF COURSE FILING NO. 6.

DONNA PACETTI SECONDED.

MOTION PASSES BY A VOTE OF SIX TO ZERO (6-0). SUSAN BYERS AND TIM NOLAN ABSENT.

B. Preliminary Site Plan, 220 Summit Place, Parcel C-1, Summit Plaza Subdivision.
Lina Lesmes, Senior Planner, presented the project. The Applicant, Robert Palmer, Strategic Land Solutions, Inc. is requesting Preliminary Site Plan approval to demolish and reconstruct the Site.

COMMISSIONER QUESTIONS:

Donna Pacetti -	Could the Applicant utilize a snowmelt system?
Lina Lesmes -	Yes.
Brian Wray -	What about an agreement for snow removal?
Lina Lesmes -	The Town Code does require the snow storage, no way around that unless there is a snowmelt system.
Brian Wray -	They are adding six parking spaces, why isn't that being utilized for snow storage?
Lina Lesmes -	They are using the excess parking spaces as snow storage.
Mike Bohlender -	Still doesn't meet the minimum snow storage requirements?
Lina Lesmes -	No, still a little bit short.
Mike Bohlender -	When are variances okay and not okay?
Lina Lesmes -	This isn't a variance.
Brian Wray -	This is a condition of approval.
Lina Lesmes -	Because this is a Preliminary Site Plan it is a condition of approval. Approving it based upon the conditions being met, it isn't a variance.
Mike Bohlender -	No opportunity to approve a variance?
Lina Lesmes -	The variance process is different. Explained how variances are handled.
Robert Palmer -	We will meet the snow storage requirements.
Mike Bohlender -	So the freestanding sign, that was a variance that was granted before.
Lina Lesmes -	Planning Commission doesn't review variances, the go before the Town Council.
Jess Nelsen -	Concerned about the safety of the area of that people drive around, it is an issue.
Lina Lesmes -	The drive-thru will be reconfigured, currently a curb, and it will be relocated to be ten feet from the property line, and will be defined by a curb.

Mike Bohlender -	Why is it five feet now, was that a requirement? The five-foot curb is not there currently.
Lina Lesmes -	This building was built in the '70s. There was no separation provided previously between the drive and the curb. A ten-foot separation will be required now.
Brian Wray -	Amazing that with the site limitations that this building can be made bigger, have more seating and parking.
Jenny Gloudemans -	How much further back will the building go, closer to the shopping center, or does the drive-thru will be as it exists now?
Lina Lesmes -	Explained the siting of the building.
Jen Stachelski -	Expressed concerned about the color.
Lina Lesmes -	Not going lighter, but will be less bright. In the 3D renderings don't look that bright.

APPLICANT COMMENTS:

Robert Palmer -	Strategic Land Solutions, representing the Applicant. Complimented Lina on working with her, she answers her phone and responds to e-mail quickly. Will address the snow storage, may be miscalculated. Addressed the question how the building will be bigger and will still work on the site. Explained the drive isle configuration. Addressed the drainage reconfiguration, treated for pollutants before it goes into the Blue River. Met all the requirements for the community meeting.
Jenny Gloudemans -	Will the stop sign be reconfigured; the way it is now it is difficult to maneuver.
Robert Palmer -	Yes, explained how the drive-thru will be redone so it is less confusing.
Donna Pacetti -	How will the water in the storm retention pond be pretreated before it discharges.
Robert Palmer -	Explained how the grasses will be utilized to pretreat the water.
Donna Pacetti -	Have seen that but it has been with plant material that can be removed yearly, and have seen cattail also.
Robert Palmer -	Cattails are not a good pollutant removal source, they're actually a sign of a pond that is not well maintained. Explained the use of native grasses, cleaned out regularly, easily replaced.
Jen Stachelski -	Who handles the maintenance?
Robert Palmer -	MacDonald's will perform the outside maintenance.
Jess Nelsen -	Regarding the 90-degree corner, will there be visibility?
Robert Palmer -	Explained the measurements, driving position, backing issues.
Jess Nelsen -	Questioned that if someone stops and isn't paying attention that an accident won't happen in the drive isle.
Robert Palmer -	Are trying to do everything to prevent that from happening. The proposed layout will be much better.
Jen Stachelski -	Any concern about icing in the winter on the 90 degrees turn with the two drive-thru lanes feeding into one lane?
Robert Palmer -	Not shown on this plan, explained the merge point, only one car at a time will be allowed to go through it. It is a maintenance issue, but MacDonald's has several restaurants with this design and will maintain it.
Brian Wray -	On the east elevation, the staircase going down to the Pizza Hut, there seems to be wasted space there and a steep slope. Why wasn't a retaining wall done and utilize that space?
Robert Palmer -	There is a retaining wall that will be installed. The building itself has moved about four feet to the north, adjacent to the Pizza Hut. Will be about four or feet high, all the way down to the Pizza Hut.

COMMISSIONER COMMENTS:

Jess Nelsen -	Like the safety improvements and the larger restrooms.
Jen Stachelski -	Looks thought out.

Donna Pacetti - The landscape plan is very good with eliminating the turf and the drip irrigation to the trees and shrubs.

Brian Wray - Was here for the previous project application, like this look of the building is much better.

Jenny Gloudemans - Question about the snow storage has been resolved. Looking forward to the new building.

Mike Bohlender - Will be a huge improvement.

DONNA PACETTI MADE A MOTION TO RECOMMEND APPROVAL OF THE MCDONALD'S PRELIMINARY SITE PLAN WITH THE FOLLOWING STAFF RECOMMENDED CONDITIONS:

1. That a Minor Subdivision Plat be submitted with the Final Site Plan showing the location of the Water Line Easement and any Access Easement.
2. That a Cross-Access Easement Agreement be submitted with the Final Site Plan for the stairway shared with Lot 1, Skelly Redevelopment Subdivision.
3. That snow storage areas equal 25% of the paved parking areas, and be located where they facilitate the snow stacking process.
4. That the Landscape Plan be revised to meet the minimum standards of Section 4-6-11.
5. That all proposed landscape islands meet the requirements of Section 4-6-11.g.20.
6. That the Lighting Plan be revised such that all exterior light fixtures are fully shielded fixtures, with downlight lighting only.
7. That all utility, telecommunications, ground mounted, and roof-top mechanical equipment be shown on the Final Site Plan.
8. That the exterior material of the retaining wall be submitted, meeting Standard 3.5.5 of the Gateway District Design Standards.
9. That the 'Traditional Red' color proposed for the 'Hardi-Board' siding be revised such that it does not exceed a Chroma of 4.
10. That all the requirements of the Utilities Manager be addressed with the submittal of the Final Site Plan.

JEN STACHELSKI SECONDED.

MOTION PASSES BY A VOTE OF SIX TO ZERO (6-0). SUSAN BYERS AND TIM NOLAN ABSENT.

C. Site Plan Modification, 205 and 207 Warren Avenue, Lot 2-A, Block 2, Enterprise Park Subdivision.

Greg Roy, Planner I, presented the project. The Applicant, Kamil Petrick, J&H Mountain Auto Services, is requesting approval of a Site Plan Modification to construct a building addition for storage.

COMMISSIONER QUESTIONS:

Jenny Gloudemans - How long is the building.

Greg Roy - Approximately sixty feet.

Jenny Gloudemans - Because it is in the C2 Zone District, it doesn't require the same 50 foot wall have a change?

Greg Roy - Located in the Town Periphery Design District allows a longer distance before the six-foot setback has to be met.

Brian Wray - So all this time that has been wasted space?

Greg Roy - Yes.

Brian Wray -	It didn't count towards snow storage, or it wasn't needed?
Greg Roy -	Had some storage, he will be relocating the snow storage area.
Brian Wray -	The Applicant will need snow storage even though this is the back of his building.
Greg Roy -	Will have snow storage in an area that makes more sense than previously. Has a lot of paved area, which requires a lot of snow storage.
Brian Wray -	When the snow from that area come from Warren Ave.?
Greg Roy -	Explained how the snow will be pushed, etc.
Brian Wray -	The Applicant would be responsible for the snow that is plowed from Brian Avenue onto his property.
Greg Roy -	No, the snow storage is calculated for his property only.

APPLICANT COMMENTS:

Kamil Petrick -	Owner, J & H Mountain Services. Explained the proposed project application, requested approval.
Mike Bohlender -	What type of business is this?
Kamil Petrick -	Explained his business operation.
Brian Wray -	Common door, or have to go outside?
Kamil Petrick -	Will have a common door so that we don't have to go outside. Will have a lighted sign.
Brian Wray -	Will there be more landscaping, see some on the proposed plan.
Kamil Petrick -	Those trees have been gone for year, unless those are the little trees that died, there is plenty of vegetation.
Brian Wray -	Is there a revegetation plan?
Kamil Petrick -	I exceed the required landscaping required.
Greg Roy -	Meets the landscaping requirements, any vegetation that is disturbed will have to be replaced.

COMMISSIONER COMMENTS:

Mike Bohlender -	Definitely a need.
Brian Wray -	Yes, needed, and like to help our small businesses out.

JEN STACHELSKI MADE A MOTION TO RECOMMEND APPROVAL OF THE SITE PLAN MODIFICATION, 205 AND 207 WARREN AVENUE, LOT 2-A, BLOCK 2, ENTERPRISE PARK SUBDIVISION.

MIKE BOHLENDER SECONDED.

MOTION PASSES BY A VOTE OF SIX TO ZERO (6-0). SUSAN BYERS AND TIM NOLAN ABSENT.

7. OTHER ITEMS:

Matt Gennett handed out a maps for Planning Commission to review as requested. Jen Stachelski asked about where Osprey Reserve was located. Matt Gennett pointed out the area, also the Summit County Assessor's website is also very helpful as a resource. Mike Bohlender a training session for the County's website, so that we could be shown how to use it would be helpful.

Jen Stachelski asked if information could be sent out electronically, especially for color renderings. Matt Gennett yes, that is possible, and can try to that as possible. Matt Gennett clarified what goes to Town Council from the packet, and what is recycled.

Brian Wray asked about public hearing procedures and action items. Matt Gennett explained how the sequences works.

8. ADJOURNMENT:

DONNA PACETTI MADE A MOTION TO ADJOURN AT 7:50 P.M.

BRIAN WRAY SECONDED.

MOTION PASSES BY A VOTE OF SIX TO ZERO (6-0). SUSAN BYERS AND TIM NOLAN WERE ABSENT.

Submitted for approval by:

Approved this 20th day of September 2016.

Melody Hillis, Planning Commission Secretary

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.

MINUTES OF SPORT COMMITTEE
August 18, 2016

I. PROCEDURES

1. Call to Order: Don Hansen opened the meeting at 5:33pm.
2. Approval of Agenda/ Roll Call: One agenda item added by Susan Lee. Roll: Tyler Bunnelle, Tom Dopplick, Frank Gutmann, Bob Kieber, Don Langmuir, Bob Mayerle, JoAnne Nadalin, Suzanne Reed, Kathy Swanson
   Staff: Liz Hodson, Susan Lee, Mindy Nicholds, Jess Roberts
   Absent: Mary Kay Rachwalski, Marilyn Raymond, John Taylor, Pat Taylor
   Guests:
3. Approval of Minutes: Motion to approve with addition, Kathy Swanson, second; Bob Mayerle
4. Public Comment:

II. DISCUSSION ITEMS

1. Updates from 2016 Goals Action list
   a. Osprey Walk – Recap from – Kathy S/Bob M
      -Big success, Kathy stated that Carin Faust estimated 180-200 people were there, fewer than prior year. Special kudos to Tom Davies, with the telescope and Deanna Curtis from Wild Wings...great job. JoAnne Nadalin said "Great job by all involved." Bob Mayerle felt it was much smoother than last year.
   b. Bicycle Friendly Community – Don H – Application Status
      -Don H. has postponed the application status, just not able to complete by submission date. Will plan to reapply in February, 2017. Don H met with Chief Minor re county and Silverthorne bike rules/ordinances. Chief stated that according to County bicycle ordinances a stop sign means yield and a stop light means stop. Silverthorne rules are not the same, however, Chief supports making the rules the same as the County. Kathy offered to help with the resubmission of the application.
   c. Arctic Placer – Susan Lee – Wall construction 2016
      - Construction of a timber wall will happen in 2016. DHM will have final site plans in the next couple of weeks.
   d. Rainbow Park West Entrance Design – Susan Lee – Final Design
      -Plans were displayed, moving forward. Next step is site plan approval in September then construction documents.
      -Lots of comments, but the group agreed on the diagonal parking and to make sure that the soccer field was not encroached on.
   e. Willow Grove – Susan Lee – CDLT Joint Work Day September 24
      -September 24 is a planned joint work day with CDLT, it is also "National Public Lands Day."
   f. Salt Lick/Artic Placer Trails – Susan Lee
      -Cindy Ebert has told us that we will have NEPA approval for reroute out of Wilderness in 2018. Salt Lick work day is August 27th from 9-1.
   g. Open Space Land Acquisition – IGA with County
      -At Council's August 24 meeting they will review a proposed IGA with the County re: how we acquire open space parcels.

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h. Blue River Trail Updates – Bald Eagle Road Underpass - Susan Lee
-Susan L showed 2 preliminary sketches, from DHM, of possible solutions to the flooding issues. One sketch included stair option, and the second a wall option. Susan was asked to check on what the clearance height requirement is for the bridge. Bob Kieber stated that he felt that the stairs were not an acceptable solution. The committee leaned toward the wall option. Jess Roberts discussed the maintenance issues involved with maintaining a path below the water level of the river.

i. Blue River Flats Planning Referral – Susan Lee
-This is a 49-unit project, across from the Elks Lodge, that was previously brought before SPORT for recommendations. The SPORT committee made suggestions, some of which included parking, water quality, and sidewalk, and those suggestions were accepted by the developer. No new suggestions were made.

2. Budget Prioritization of POST Goals for 2017/2018 – Susan Lee
-Susan distributed a handout "Silverthorne SPORT – Project Implementation Priority" that included projects broken into; Within 2 years, Within 3-5 years, and 5+years. This is in order to create a plan going forward and for discussion at the joint worksession on the 23rd. After discussion Don Hansen made a "motion to move to approve and accept the project priority list and see it put into action." Kathy Swanson, second. All in favor.

III: ANNOUNCEMENTS

1. Upcoming dates:
   a. Joint Town Council/SPORT Worksession – Tuesday, August 23, 2016 5:30pm.
   b. Salt Lick Trail Work Day and BBQ, Saturday, August 27, 2016, 9:00am. Sign up at http://fdrd.org/calendar/
   c. Next SPORT Meeting – Thursday, September 15, 2016, 5:30pm.
2. Staff and Member Comments
-Bob Kieber said he attended all of the Sunset concerts and overall it was a great event, money well spent. He felt it was a more relaxed, better venue and the music was good, extremely well thought out! Don H gave kudos to LDTC, and JoAnne N suggested more publicity for the local/pre-show talent.
-Kathy Swanson invited all to the LDTC all you can eat breakfast at the Elks Lodge Sunday, August 28th. See her for tickets.
-Tyler Bunnelle announced the upcoming Silverthorne Elementary Strong Bear Bolt 5K, starting at the Tot Lot, on September 24th. There will be a BBQ following the fun run.

V: ADJOURNMENT

Motion to adjourn at 6:50pm Bob Mayerle, second Suzanne Reed

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