



**TOWN OF SILVERTHORNE
PLANNING COMMISSION MEETING MINUTES
JULY 19, 2016 – 6:00 P.M.**

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m., July 19, 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. Glen Anderson, Susan Byers and Tim Nolan were absent. Staff attending tonight's meeting included: Matt Gennett, Planning Manager, and Melody Hillis, Planning Commission Secretary.

3. CONSENT CALENDAR – Donna Pacetti made a motion to approve the July 5, 2016, Planning Commission minutes. Jen Stachelski seconded. The motion was approved by a vote of six to zero (6-0). Glen Anderson, Susan Byers and Tim Nolan were absent.

4. CITIZEN COMMENTS:

None.

5. ACTION ITEM:

A. Final Site Plan, Tract S, South Maryland Creek Ranch – Filing No. 1 / 28585 State Highway 9.

Matt Gennett, Planning Manager presented the project. The Applicant, Tom Everist, South Maryland Creek Ranch, LLC, is requesting Final Site Plan approval for six single family cabin style homes to be located on Tract S.

COMMISSIONER QUESTIONS:

- Mike Bohlender - Asked a question about the difference between the Preliminary Site Plan and Final Site Plan review and procedure.
- Matt Gennett - Explained the process and how changes are handled between the two.
- Brian Wray - Sometimes the minutes from the Town Council minutes can answer questions if changes are requested.
- Jen Stachelski - Questioned the lack of lighting in the Final Site Plan.
- Matt Gennett - The lighting details and specifications are submitted with the building permit review for each home.
- Jen Stachelski - On the sewer line appears to be coming out of the ground at a right angle, is that correct.
- Matt Gennett - There were no comments from our Town Utilities Manager or the Town Engineer about this Final Site Plan.

APPLICANT COMMENTS:

- Joanna Hopkins - Representing the Applicant, South Maryland Creek Ranch. Gave the history of the project, particulars about the site, amenities provided, architecture, etc. Explained the lighting on the site. Requested approval.
- Brian Wray - The renderings shown are winter scenes, look bleak and dark, is there a reason for that.

Joanna Hopkins - We always show the worst-case scenario for the season. We being the planners and architects.

PUBLIC COMMENT OPENED:

None.

PUBLIC COMMENT CLOSED

COMMISSIONER COMMENTS:

Jess Nelsen - Nice landscaping, glad to see it going in now.
Jen Stachelski - Nice project.
Donna Pacetti - Excited, looks great.
Mike Bohlender - Nice.
Jenny Gloude-mans - Looks good.
Brian Wray - Good project.

JENNY GLOUDEMANS MADE A MOTION TO APPROVE THE FINAL SITE PLAN FOR TRACT S, SOUTH MARYLAND CREEK RANCH – FILING NO. 1.

DONNA PACETTI SECONDED.

MOTION PASSES BY A VOTE OF SIX TO ZERO (6-0). GLEN ANDERSON, SUSAN BYERS AND JENNY GLOUDEMANS WERE ABSENT.

6. OTHER ITEMS:

Matt Gennett informed Planning Commission that Blue Shores, LLC (Silver Trout) was passed by a vote of six to one.

Jenny Gloude-mans asked about Blue Shores, LLC. Matt Gennett informed Planning Commission that the Preliminary Site Plan was approved by the Town Council. Mike Bohlender asked if there was any resolution between the Applicant and Mrs. Boatman. Matt Gennett stated that the Applicant and Mrs. Boatman continue to work on a resolution.

Mike Bohlender asked whether Planning Commission sees Conditional Use Permits. Matt Gennett explained the Conditional Use Permit process.

Mike Bohlender asked if there was a way to redo the Staff reports for historical purposes and not have as much information. Matt Gennett explained the reasons for the current format. Mike Bohlender asked if a different format could be used in the future.

Jess Nelsen asked if a map with locations could be made of the current and future projects for informational purposes.

Donna Pacetti asked what was happening with Angry James Brewery. Matt Gennett stated that the building permit has been issued and construction is underway.

Donna Pacetti asked what was happening on the Smith Ranch property. Matt Gennett explained that the Smith Ranch is being used for weddings that have been relocated from the Town Pavilion. There is not a current project proposed at this time. Jen Stachelski asked if the Town had ever thought about using a land trust, and explained the process. Matt Gennett stated that land trusts are a useful tool, but doesn't know if that has been discussed.

Mike Bohlender asked about the new lawsuit against the Town. Matt Gennett explained the history and current actions.

7. ADJOURNMENT:

DONNA PACETTI MADE A MOTION TO ADJOURN AT 6:35 P.M.

MIKE BOHLENDER SECONDED.

MOTION PASSES BY A VOTE OF SIX TO ZERO (6-0). GLEN ANDERSON, SUSAN BYERS AND JENNY GLOUDEMANS WERE ABSENT.

Submitted for approval by:

Approved this 6th 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.