



**TOWN OF SILVERTHORNE
PLANNING COMMISSION MEETING MINUTES
JULY 5, 2011 – 6:00 P.M.**

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m., on July 5, 2011, in the Council Chambers of the Silverthorne Town Hall, 601 Center Circle, Silverthorne, Colorado.

2. ROLL CALL – Commissioner's present and answering Roll Call were: Russ Camp, BonaDea Dicke (alternate), Derrick Fowler, Peggy Long, Tom McDonald, Tanya Shattuck, Brian Wray, Robert Kieber and Stan Katz (alternate). Staff attending tonight's meeting included: Michael Johnson, Planning Manager, Lina Lesmes, Planner II, and Melody Hillis, Administrative Assistant.

3. CONSENT CALENDAR – Tanya Shattuck made a motion to approve the minutes of the June 14, 2011, Planning Commission meeting. Robert Kieber seconded. Motion passes unanimously.

4. CITIZEN'S COMMENTS:

None.

5. PUBLIC HEARING:

A. Final PUD, Commercial Subdivision, and Final Site Plan Application – Cottonwood Joint Facility, 26250 Blue River Parkway, unsubdivided property located in NE $\frac{1}{4}$, S35, T4S, R78W of the 6th PM.

Lina Lesmes, Planner II, presented the project. The Applicants, Town of Silverthorne and the Lake Dillon Fire Protection District, are requesting approval of a Final Planned Unit Development (PUD), Commercial Subdivision and Final Site Plan for a joint Public Works Facility and Fire Station.

COMMISSIONER QUESTIONS:

Peggy Long - Is the bike path on the east side of the property, on the back side or river side of the property?

Lina Lesmes - It is not on the east side of the river, Yes, on east side of property, running behind lot three and lot two, and coming through the north side of lot two.

Peggy Long - The bike path will come between lot one and two, cross lot two and then will it align to cross Highway 9 to meet up with the entrance to Eagles Nest?

Lina Lesmes - Yes.

Robert Kieber - When this project was before the Planning Commission before, there was discussion on northbound deceleration lane; it is not shown on these plans, is there still be a need for that?

Lina Lesmes - It has been determined that the deceleration was not needed.

Zach Margolis - Applicant/Joint Sewer Authority. When construction beings we will have to make application to CDOT for construction. As it stands without any Cottonwood Park parking being incorporated it was determined that the deceleration is not needed.

Robert Kieber - Has there been any consideration for active and passive solar?

Lina Lesmes - This is an ideal location for both.

Zach Margolis - There are the clerestory windows on both buildings which could possibly provide passive solar.

Tanya Shattuck - There is passive lighting, and possibly a future greenhouse on the south side of the building for the summer flowers for parks.

Lina Lesmes - Walked down at the project location appears that the area is very swampy, have the wetlands been addressed?

Tanya Shattuck - Property line is about 40 feet from wetland boundary.

Zach Margolis - Didn't know if it was wetlands, as it appeared very wet.

Derrick Fowler - Probably walked in the lower bench area, which is wet. The area that we are talking about is right off the highway where all the dirt piles and equipment are located.

Lina Lesmes - Regarding the flat roofs on the buildings, wasn't that an issue when this was before us before us?

Derrick Fowler - Yes, and the roofs have not really changed, except for adding architectural elements.

Lina Lesmes - In the PUD guide, it states that flat roofs are discouraged. Why weren't the flat roofs addressed and something done to minimize them?

Derrick Fowler - They are screened with other architectural elements.

Zach Margolis - Do you know why pitched roofs were not added to those areas discussed?

Derrick Fowler - Have difficulty with pitched roofs due to the size of the building, especially when a future building addition is incorporated into this plan. There are also heating costs with a pitched roof, etc. Flat roofs are discouraged, but not prohibited, and feel we met the intent of the Town Code. Town Council felt that the flat roofs were acceptable.

Russ Camp - Hates to see the Town of Silverthorne just squeaking by, if anyone should set the standard for buildings and architecture, it should be the Town. A flat ceiling and pitched roof would accommodate the heat loss issue. Doesn't feel that the roof issue has been adequately addressed on this project.

Lina Lesmes - The two flat sides of the buildings are now shown with offsets on them, but on the fire station it shows that a potential future is a separate building.

Zach Margolis - Yes.

Russ Camp - There are two potential future buildings, one is an extension of another vehicle bay, and the other is a separate office structure to the east.

Russ Camp - What I see just says "potential future addition".

Lina Lesmes - There is actually a section in the plans that does show the outline of the future potential addition.

Russ Camp - So, there are two possible future expansions.

Dave Parmley - Yes, on the fire station site of the plans.

Robert Kieber - What are the plans for the current fire station at 4th and Highway 9?

Dave Parmley - It will be disposed of or sold.

Robert Kieber - So this would be the one and only fire station in Silverthorne?

Dave Parmley - Yes.

Stan Katz - With regard to the legality of final approval, if this is approved "as is" would that be defacto approval of the future expansions.

Lina Lesmes - It would include the potential for future buildings, however, if there were to be any additional building the proposed buildings would have to come before the Town for approval.

Peggy Long - The zoning is being determined tonight for this property.

Stan Katz - Trying to get some consistency between some of the other applications that have come before the Planning Commission. When the Our Lady of Peace Church applications was reviewed they had what was currently proposed, as well as the future expansion plans. During that review the question was asked of the Church if there was going to be adequate parking for the future expansion. The answer was yes, and it was shown on the plats. Looked at pages 49 and 50 of the packet and see dotted lines showing the potential expansion, but there is nothing at all on either one of those for additional parking that possibly may be necessary, since parking is minimal. There is nothing on either plat that talks about the place for additional parking. Wondering whether or not if we are going to allow future potential additions should there be an acknowledgement that there will be a requirement for additional parking. Parking is minimal, but only made minimal for what is before us, there is no indication for parking spaces for the future expansion. Having a hard time figuring out where future parking would go, especially at the fire station.

Zach Margolis - Explained on the graphic showing the future parking spaces and location for the additional building expansion.

Michael Johnson - If an addition were to occur on either building, that proposal would have to have a site plan approval and go through the process again, parking and all the other items will be addressed, can show it on the current plans, but suggests that Planning Commission doesn't hold up this project, because it will come before Planning Commission and Town Council again if future additions were added.

Tanya Shattuck - Feels that 26 spaces is too little for parking, what about when there are events at the fire stations?

Dave Parmley - Can't plan for only one event per year, don't see this as a place that would have parking issues until Cottonwood Park is totally complete. The fire district will not be putting in a community room in this station.

APPLICANT COMMENTS:

None.

PUBLIC COMMENT:

None.

CLOSED PUBLIC COMMENT.

COMMISSIONER COMMENTS:

Brian Wray - Not much change as far as the flat roof from the last time this was before the Planning Commission. Understand that there are limitations, but it would be nice to have a little more pitch, big structure doesn't have much architecture.

Tanya Shattuck - Agree with Commissioner Fowler, needs more architecture. Likes that it is more centrally located in the Town.

Tom McDonald - Agrees with Brian Wray and Tanya Shattuck.

Derrick Fowler - Doesn't disagree that this isn't a good looking building, however the PUD seems to be written to match the building, not vice-a versa. It should meet or exceed the standards of the Comp Plan. Doesn't even come close.

Robert Kieber - Happy with the appearance, understands that there are certain limitations to having a pitched roof.

Russ Camp - Feels that the energy efficiency is taken into consideration. Has the appearance of having pitched roofs on the sides, even with a flat roof.

Peggy Long - Agree with Commissioner Fowler, announced dissatisfaction with flat roofs, flat roofs have maintenance issues. The Town doesn't let other applicants do flat roofs and doesn't think that the Town and Lake Dillon Fire Department should be exempt.

Stan Katz - Feels that the future additions, along with the parking, should be addressed and on the same plat where the potential bottlenecks could be. Flat roofs are troublesome, can spend money on a pitched roof or spend money on maintaining a flat roof. Feel the same way that Commissioners Fowler and Long.

Robert Kieber - Reviewing the PUD and Final Subdivision, have some time before building commence. Won't the site plan expire if work does not commence in a certain amount of time?

Peggy Long - The zoning and subdivision will be in place even if the site plan expires.

Robert Kieber - The Applicant could come back before the Town and address parking and flat roof issue.

Zach Margolis - The goal is to do some site improvements, storage, fencing, and complete the land swap with the Fire Department. Other goal was to have a shovel ready project, so if funds became available we could go forward.

Peggy Long - Will grading be permitted?

Michael Johnson - Yes, if approved at the Town Council, can begin grading. Possible that site plan could expire, however, there can be extensions granted.

Peggy Long - Would that be allowed without a grading permit?

Michael Johnson - Yes, not preferred to have just grading done and no other improvements. Will have to do grading according to site plan.

Peggy Long - Asked if both agenda items A and B could be approved together.
Michael Johnson - They have to be approved in separate motions.

RUSS CAMP MADE A MOTION TO RECOMMEND APPROVAL OF THE FINAL PUD, COMMERCIAL SUBDIVISION, AND FINAL SITE PLAN FOR THE COTTONWOOD JOINT FACILITY, LOCATED AT 26250 BLUE RIVER PARKWAY, WITH THE FOLLOWING STAFF RECOMMENDED CONDITIONS:

1. That CDOT access and special use permits be obtained prior to construction of the buildings.
2. That the improvements described in the Conclusion section of the Traffic Impact Study be installed once construction of the buildings begins.

ROBERT KIEBER SECONDED.

MOTION PASSES BY A VOTE OF FIVE TO TWO (5-2). COMMISSIONERS LONG AND FOWLER OPPOSED.

B. Minor Subdivision and Site Plan Modification - Joint Sewer Authority (JSA), An unsubdivided tract of land generally located in the Southeast ¼ of Section 26 & the Northeast ¼ of Section 35, Township 4 South, Range 78 West, of the 6th Principal Meridian, and a portion of Government Lot 20, Summit County, State of Colorado.

No presentation was given by Staff.

PUBLIC COMMENT:

None.

CLOSED PUBLIC COMMENT.

RUSS CAMP MADE A MOTION TO RECOMMEND APPROVAL OF THE OF THE MINOR SUBDIVISION AND SITE PLAN MODIFICATION FOR THE JOINT SEWER AUTHORITY PLANT LOCATED AT 26452 BLUE RIVER PARKWAY, WITH THE FOLLOWING RECOMMENDED CONDITIONS:

1. That all new fencing material be consistent with the screening standards of the Cottonwood Joint Facility PUD.
2. That the amount of new paving be specified, and that all snow storage required for the new paved areas be shown on the site plan.

ROBERT KIEBER SECONDED.

MOTION PASSES BY A VOTE OF FIVE TO TWO (5-2). COMMISSIONERS LONG AND FOWLER OPPOSED.

6. OTHER ITEMS:

Michael Johnson discussed upcoming agenda items. Informed Planning Commission of the Town Council opening, deadline for applications is July 8th, at noon.

Discussed the Blue River Trail bike path.

7. ADJOURNMENT

TOM MCDONALD MADE A MOTION TO ADJOURN AT 6:53 P.M.

DERRICK FOWLER SECONDED.

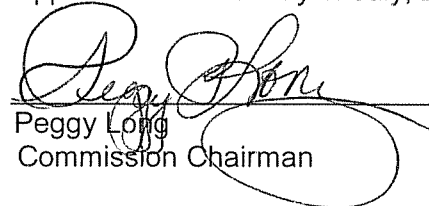
MOTION PASSES UNANIMOUSLY.

Submitted for approval by:

Approved this 19th day of July, 2011.



Melody Hillis, Planning Commission
Secretary



Peggy Long
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.