



BOARD OF COUNTY COMMISSIONERS

970.453.3402 ph | 970.453.3535 f

208 East Lincoln Ave. | PO Box 68

www.SummitCountyCO.gov

Breckenridge, CO 80424

**SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS**

**Tuesday, April 26, 2016, 1:30 p.m.**

**SUMMARY MINUTES**

**I. CALL TO ORDER**

The Meeting of the Board of County Commissioners on Tuesday, April 26, 2016 was called to order by Chair, Thomas C. Davidson, at 1:30 p.m. in the County Commissioners' Meeting Room, Summit County Courthouse, 208 Lincoln Avenue, Breckenridge, Colorado.

**II. ROLL CALL**

Board Members present and answered to the roll call were:

Thomas C. Davidson, Chair

Dan Gibbs, Commissioner

Karn Stiegelmeier, Commissioner

Staff Present were as follows: Gary Martinez, County Manager; Jeff Huntley, County Attorney; Keely Ambrose, Assistant County Attorney; Thad Noll, Assistant County Manager; Scott Vargo, Assistant County Attorney; Jim Curnutte, Community Development Director; Don Reimer, Planning Director; Sid River, Planner II; John Minor, Sheriff; Jennifer Kermod, Summit Combined Housing Authority Director; Julie Sutor, Public Affairs Coordinator; Eva Henson, Administrative Manager and Suzanne Pugsley, Deputy Clerk.

Additional Attendees: Kevin Fixler, Tim Crane, Danny Teodoru, Joe McIntyre, Kelly McMurray, Rebecca Rusciolelli, Samantha McDowell, Rae Navin, Tomas Zehyeart, Gary Miller, Nakoma Pishko, David Stelzer, Ron Morey, Gretchen Davis, Steve Corneillier, Gerry Fricke, Bill Gaslau, David Koch, Brian Jewell, Andrew Wright, Tom Satchell, Jerry Selinfreud and numerous citizens from the community (48 signatures on the sign-in sheet).

**III. APPROVAL OF AGENDA**

The Agenda was approved, as presented.

**IV. CITIZEN COMMENT**

Rebecca Rusciolelli, Samantha McDowell, Rae Navin, Tomas Zehyeart, students from Colorado Mountain College (CMC) who are attending the Death and Dying class, spoke in regards to request a new cooler for the Summit County Coroner's office.

**V. PROCLAMATIONS & ANNOUNCEMENTS**

A. Resolution in Honor and Recognition of Diana Gasiouk for her service on the CARE Council (Youth & Family). **Approved Resolution 2016-16; and**

B. Resolution in Honor and Recognition of Blair Huntley for her service on the CARE Council (Youth & Family). **Approved Resolution 2016-17; and**

- C. Resolution in Honor and Recognition of Josue Razo for his service on the CARE Council (Youth & Family). **Approved Resolution 2016-18; and**

**MOTION: A motion was made by Commissioner Gibbs and seconded by Commissioner Stiegelmeier to approve Resolution 2016-16, a Resolution in Honor and Recognition of Diana Gasiouk for her service on the CARE Council (Youth & Family), Resolution 2016-17, a Resolution in Honor and Recognition of Blair Huntley for her service on the CARE Council (Youth & Family) and Resolution 2016-18, a Resolution in Honor and Recognition of Josue Razo for his service on the CARE Council (Youth & Family).**

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

**VI. CONSENT AGENDA**

- A. Warrant List of 4-1-2016 to 4-15-2016 (Finance). **Approved as presented by the Finance Department**
- B. Approval of Minutes from the 4-12-2016 Regular Meeting. **Approved as presented; and**
- C. Liquor License Renewal for Snowbridge Liquors LLC, dba SNOWBRIDGE SQUARE LIQUORS; Liquor Store; Patrick Tekampe; located at 760 Copper Road, C107A, Copper Mountain, CO (Clerk). **The Sheriff's report indicated no record of negative information on the establishment and stated no reason to disapprove the issuance of the license at this time; and**
- D. Tasting License Renewal for Snowbridge Liquors LLC, dba SNOWBRIDGE SQUARE LIQUORS; Liquor Store Tasting License; Patrick Tekampe; located at 760 Copper Road, C107A, Copper Mountain, CO (Clerk). **The Sheriff's report indicated no record of negative information on the establishment and stated no reason to disapprove the issuance of the license at this time; and**
- E. Liquor License Renewal for Keystone Food & Beverage Co, dba INN AT KEYSTONE; Hotel & Restaurant; Ellen Namkoong; located at 23044 Hwy 6, Keystone, CO (Clerk). **The Sheriff's report indicated no record of negative information on the establishment and stated no reason to disapprove the issuance of the license at this time; and**
- F. Approval to exercise Option Agreement to purchase Coyne Placer Valley Lot B (Upper Blue) (Open Space & Trails). **Approved as presented; and**
- G. Issuance of a TDR Certificate for 0.13 of a development right from the Joint Upper Blue TDR Bank for a 151-square-foot addition to an existing apartment at the Dredge, Tract H, Four Seasons Village Subdivision #2 (within the Town of Breckenridge) (PLN16-034/Carol Rockne) Upper Blue Basin (Planning). **Approved Resolution 2016-19; and**
- H. Approval of Revisions to the Summit County Treasurer's Investment Policy (Treasurer). **Approved as presented; and**

**MOTION: A motion was made by Commissioner Gibbs and seconded by Commissioner Stiegelmeier to approve the Consent Agenda, items A-H, including Resolution 2016-19, Issuance of a TDR Certificate for 0.13 of a development right from the Joint Upper Blue**

**TDR Bank for a 151-square-foot addition to an existing apartment at the Dredge, Tract H, Four Seasons Village Subdivision #2 (within the Town of Breckenridge) (PLN16-034/Carol Rockne) Upper Blue Basin (Planning).**

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

**VII. NEW BUSINESS**

**VIII. PUBLIC HEARING**

**A. Appeal of the February 27, 2016 Planning Manager's decision to deny an application for a license for a retail marijuana store; Quicksilver Commercial Site, .84 acres, zoned Keystone PUD (PLN16-002/Higher Function LLC) Snake River Basin (Planning).**

Don Reimer gave detailed background information and recommended approval of the proposed Resolution, denying an application for a retail marijuana store, including the four findings.

Kelly McMurray, appellant, briefly spoke in favor of the retail marijuana store license application.

Joe McIntyre, proposed store manager, spoke on behalf of Ms. McMurray and highlighted several reasons for approving the retail marijuana license application.

Commissioner Davidson opened the hearing for public comment.

Twelve citizens spoke in opposition of the retail marijuana store license application: Nakoma Pishko, David Stelzer, Ron Morey, Gretchen Davis, Steve Corneillier, Gerry Fricke, Bill Gaslau, David Koch, Brian Jewell, Andrew Wright, Tom Satchell and Jerry Selinfreud.

Commissioner Davidson closed the hearing for public comment.

Mr. McIntyre made rebuttals concerning the public comments and recommended approval of the retail marijuana license application.

The Commissioners discussed in detail and requested further information from the appellant and staff regarding several concerns including:

- Proximity of other retail marijuana stores in the area
- Security & Regulations
- Public Health, Safety and Welfare
- Parking and Traffic

Staff and appellant gave detailed responses.

The Commissioners made points regarding the positive and negative aspects of the retail marijuana store and thanked both the citizens for their comments and the appellant for their professionalism.

**MOTION:** A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Gibbs to approve Resolution 2016-20, denial of an application for a license for a retail marijuana store; Quicksilver Commercial Site, .84 acres, zoned Keystone PUD (PLN16-002/Higher Function LLC) Snake River Basin (Planning), including the four findings.

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

*(This portion of the meeting lasted 1 hour and 19 minutes)*

**A brief recess was taken at 2:49 p.m.**

**The meeting resumed at 3:03 p.m.**

- B.** A Major Amendment to the Keystone PUD to add multi-family residential as a permitted use in River Run Parcel C; transfer 33 actual multi-family units from Ski Tip Neighborhood Parcel C to River Run Parcel C; reduce the setback from Independence Road in Ski Tip Parcel C; create a density bank for unused density from Ski Tip Parcel C; and other amendments related to employee housing and public benefit to accomplish the above; Base 1 at Keystone, Filing No. 2, Lot 1 (4.348 acres) and Estates at the Alders #1 Resub Remainder Parcel 2 (18.026 acres) (PLN16-005/Summit Homes Construction LLC) Snake River Basin (Planning).

Mr. Reimer gave detailed background information and recommended approval of the proposed Resolution.

Tim Crane, applicant, and his attorney Danny Teodoru, also gave extensive background information and spoke of the benefits this project would create for the public and the County.

Commissioner Davidson opened the hearing for public comment.

Gary Miller, resident, spoke in approval and noted that he would like to see higher quality homes built as well as carefully planned walking paths as part of the plan.

Commissioner Davidson closed the hearing for public comment.

**MOTION:** A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Gibbs to continue Public Hearing item B, including Resolution 2016-21, a Major Amendment to the Keystone PUD to add multi-family residential as a permitted use in River Run Parcel C; transfer 33 actual multi-family units from Ski Tip Neighborhood Parcel C to River Run Parcel C; reduce the setback from Independence Road in Ski Tip Parcel C; create a density bank for unused density from Ski Tip Parcel C; and other amendments related to employee housing and public benefit to accomplish the above; Base 1 at Keystone, Filing No. 2, Lot 1 (4.348 acres) and Estates at the Alders #1 Resub

Remainder Parcel 2 (18.026 acres) (PLN16-005/Summit Homes Construction LLC) Snake River Basin (Planning) to a Special Meeting on Monday, May 9, 2016.

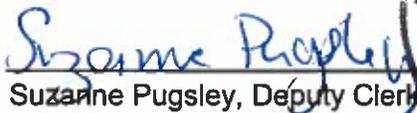
**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

*(This portion of the meeting lasted 2 hours and 5 minutes)*

**IX. ADJOURNMENT**

The meeting was adjourned at 5:08 p.m.

Respectfully submitted,

  
Suzanne Pugsley, Deputy Clerk



Approved by:



Thomas C. Davidson, Chair

NOTE: These minutes are a summary of the proceedings and motions of the April 26, 2016 Board of County Commissioners' Regular Meeting. The complete digital recording is available in the Office of the Clerk & Recorder, Summit County Courthouse, 2<sup>nd</sup> Floor, 208 Lincoln Avenue, Breckenridge, Colorado 80424.

