



BOARD OF COUNTY COMMISSIONERS

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**SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS  
Monday, May 9, 2016, 1:30 p.m. Special Meeting  
SUMMARY MINUTES**

**I. CALL TO ORDER**

The Special Meeting of the Board of County Commissioners on Monday, May 9, 2016 was called to order by Chair, Thomas C. Davidson, at 1:31 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 Manager; Don Reimer, Planning Director; Julie Sutor, Public Affairs Coordinator; Eva Henson, Administrative Manager and Suzanne Pugsley, Deputy Clerk.

Additional Attendees: Danny Teodoru, Tim Crane, Joe Maglicic and Kevin Fixler.

**III. APPROVAL OF AGENDA**

The Agenda was approved, as presented.

**IV. CITIZEN COMMENT**

**V. PUBLIC HEARING**

- A.** 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). **Continued from the April 26, 2016 Regular Meeting.**

Don Reimer gave a brief overview of the staff report and discussed the proposed modifications to the PUD text related to employee housing and recommended approval of the proposed Resolution.

Keely Ambrose also noted that a preliminary Development Agreement would be drafted.

Tim Crane, applicant, and his attorney Danny Teodoru, also discussed details of a preliminary Development Agreement.

The Commissioners discussed with staff and applicant and requested that 2 conditions be added to the proposed Resolution:

1. Recordation of the PUD shall not occur until final determination on all aspects of the subject Major PUD Amendment.
2. All other aspects of this Application are continued to May 24, 2016.

***A brief recess was taken at 2:10 p.m. for staff to draft the language of the 2 conditions.***

***The meeting resumed at 2:44 p.m.***

Ms. Ambrose and Mr. Reimer provided further details of the conditions.

Commissioner Davidson opened and closed the hearing with no public comment.

**MOTION: A motion was made by Commissioner Gibbs and seconded by Commissioner Stiegelmeier to approve in part PLN16-005, including Resolution 2016-21, that 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 is hereby approved in part as to the changes in Section B.1 and C.3 expressly pertaining to the road width of Independence Road and setbacks in Ski Tip Parcel C, including the addition of 2 conditions in substantially the same form as presented at the hearing, and to continue PLN16-005 in part to the Regular Meeting on Tuesday, May 24, 2016.**

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

## VI. ADJOURNMENT

The meeting was adjourned at 2:50 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 May 9, 2016 Board of County Commissioners' Special 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.