



BOARD OF COUNTY COMMISSIONERS

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SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS
Tuesday, June 11, 2019, 1:30 p.m.
SUMMARY MINUTES

I. CALL TO ORDER

The Meeting of the Board of County Commissioners on Tuesday, June 11, 2019 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

Karn Stiegelmeier, Commissioner

Elisabeth Lawrence, Commissioner

Staff Present were as follows: Scott Vargo, County Manager; Jeff Huntley, County Attorney; Keely Ambrose, Assistant County Attorney; Bentley Henderson, Assistant County Manager; Sarah Vaine, Assistant County Manager; Julie Sutor, Director of Communications; Marty Ferris, Finance Director; Kathleen Neel, Clerk and Recorder; Don Reimer, Planning Director; Sid Rivers, Planner II; Paul Geiger, Engineer I; Eva Henson, Administrative Manager and Lori Dwyer, Deputy Clerk.

Additional Attendees: Danny Teodoru, Tim Crane, Tiffany Lawson, Jeff Lawson, Harold Tyber, Debra Tyber, Liz Marosky, Adam Pickersgill, Macy Thotter, Megan Hunzeker, Lindsay Newman, Bobby Craig, Joe Maglicic, Tony Lord and Daryl C. Sims.

III. APPROVAL OF AGENDA

The agenda was approved, as presented.

IV. CITIZEN COMMENT

Tony Lord expressed concerns for the condition of several County-maintained unpaved roads, and a desire to see more funds budgeted for their maintenance.

V. CONSENT AGENDA

- A. Approval of Minutes from the 5-28-19 Meeting. **Approved as presented; and**
- B. Warrant Lists of 5-16-19 to 5-31-19 (Finance). **Approved as presented by the Finance Department; and**
- C. Approval of Intergovernmental Agreement for Park County Commuter Bus Service (Transit). **Approved as presented; and**

- D. Approval of a Recreational Pathway Easement Agreement authorizing Silverthorne to construct a Recpath on jointly owned land in South 40 Subdivision (Open Space & Trails). **Approved as presented; and**
- E. Approval of a Conservation Declaration restricting future impacts to proposed wetland mitigation site on jointly owned land in South 40 Subdivision (Open Space & Trails). **Approved as presented; and**

MOTION: A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Lawrence to approve the Consent Agenda, items A-E.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VI. NEW BUSINESS

VII. PUBLIC HEARING

- A. Request for New Liquor License for Lakeside Pizza Pub LLC dba LAKESIDE PIZZA & PUB; Tavern; Daryl C. Sims; located at 22080 U.S. Highway 6 Unit #L3, Keystone, CO (Clerk). **Continued from the May 28, 2019 Regular Meeting**

Kathleen Neel briefly reviewed the staff report and the timeline of the application and stated that all necessary fees, noticing, zoning, background checks, and other requirements had been duly completed.

Daryl C. Sims, applicant, spoke to note the applicants' prior experience in the restaurant business and present relationship with Vail Resorts.

MOTION: A motion was made by Commissioner Lawrence and seconded by Commissioner Stiegelmeier to approve Resolution 2019-40, Request for New Liquor License for Lakeside Pizza Pub LLC DBA Lakeside Pizza and Pub at 22080 U.S. Highway 6 Unit #L3, Keystone, Colorado (Clerk) including the 7 findings as listed in the Resolution.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

Public Hearing B and Public Hearing C were opened together as they are related items.

- B. A Proposed TDR Map Amendment, Neutral to Receiving; Lot 10, Overlook Retreat at Breckenridge, 5.19 acres, zoned Lodge at Breckenridge PUD (PLN19-010/Compass Homes) Upper Blue Basin (Planning).

Public Hearing B and Public Hearing C were opened together as they are related items.

- C. A Proposed Major PUD Modification to bring in 3.31 TDRs in order to increase the permitted unit size for 12 residences; Lot 10, Overlook Retreat at Breckenridge, 5.19 acres, zoned Lodge at Breckenridge PUD (PLN19-009/Compass Homes) Upper Blue Basin (Planning).

Sid Rivers gave background information on the subject property and reviewed in detail the project description as described in the staff report. She noted that fourteen units were originally platted

on the site, but the original plan did not come to fruition.

Commissioner Stiegelmeier questioned which specific concerns were raised by citizens at the Upper Blue Planning Commission with regards to this application. Ms. Rivers noted that the primary concerns were regarding traffic and snow storage.

Tim Crane, applicant, gave additional history of the parcel. He noted the changes that are proposed, including but not limited to:

- Density
- Unit size increase
- Road improvements
- Maintenance agreement

Danny Teodoru, attorney for applicant, addressed some of the topics and concerns listed above and provided additional information regarding the project application.

Lindsay Newman, architect, gave an overview of the site plan and defensible space.

Commissioner Lawrence requested additional information regarding parking and turnaround. Ms. Newman clarified the parking capacity for each unit.

Bobby Craig, architect, gave further site plan details and described the visual impacts analysis.

Joe Maglicic, engineer, presented additional parking, traffic and utility information.

Mr. Crane answered additional questions from the Commissioners regarding the site plan.

Commissioner Davidson opened the hearing for public comment.

Harold Tyber, Liz Marosky and Adam Pickersgill voiced concerns including, but not limited to, traffic, snow storage, road maintenance, trash storage, and concerns regarding an operable Homeowners Association (HOA) for the area.

Commissioner Davidson closed the hearing for public comment.

Paul Geiger addressed snow storage concerns raised during public comment.

Commissioner Lawrence raised concerns about the potential of these units being short-term rentals and noted that proactive design choices to address these issues may be necessary. Mr. Crane noted that in his recent experiences, developments have begun to move away from short-term rentals.

Commissioners and Mr. Crane discussed potential issues including snow storage, HOA agreements, trash, parking and enforcement.

Commissioner Davidson noted that he would like to ask the applicant to address visitor parking, and Mr. Crane noted that he would be amenable to that change. Commissioners Lawrence and Stiegelmeier confirmed their agreement with that change.

Rhonda Wilson gave a formal comment on behalf of The Lodge at Breckenridge expressing their support of the project.

Keely Ambrose requested a brief recess to work with the applicant to add additional conditions to Resolution 2019-42.

A brief recess was taken at 3:05 p.m.

The meeting resumed at 3:14 p.m.

Ms. Ambrose read the proposed language for the added conditions:

3. The applicant will modify the site plan prior to site plan approval to include additional guest parking on the interior of Retreat Drive.
4. The architectural plans submitted by applicant at the June 11, 2019 BOCC Public Hearing shall be incorporated into the site plan submittal prior to site plan approval.

Mr. Crane confirmed his agreement with the Commissioner's additional conditions for approval.

MOTION: A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Lawrence to approve Resolution 2019-41, A Proposed TDR Map Amendment, Neutral to Receiving; Lot 10, Overlook Retreat at Breckenridge, 5.19 acres, zoned Lodge at Breckenridge PUD (PLN19-010/Compass Homes) Upper Blue Basin (Planning) including 2 findings as listed in the staff report.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

MOTION: A motion was made by Commissioner Lawrence and seconded by Commissioner Stiegelmeier to approve Resolution 2019-42, A Proposed Major PUD Modification to bring in 3.31 TDRs in order to increase the permitted unit size for 12 residences; Lot 10, Overlook Retreat at Breckenridge, 5.19 acres, zoned Lodge at Breckenridge PUD (PLN19-009/Compass Homes) Upper Blue Basin (Planning) including the additional language as discussed in the hearing, including 10 findings and 4 conditions as presented at the hearing.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VIII. ADJOURNMENT

The meeting was adjourned at 3:18 p.m.

Respectfully submitted,


Lori Dwyer, Deputy Clerk



Respectfully submitted by:


Thomas G. Davidson, Chair

NOTE: These minutes are a summary of the proceedings and motions of the June 11, 2019 Board of County Commissioners' Regular Meeting. The complete digital recording is available in the Office of the Clerk & Recorder, Summit County Courthouse, 2nd Floor, 208 Lincoln Avenue, Breckenridge, Colorado 80424.