



SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS
Tuesday, June 26, 2018, 1:30 p.m.
SUMMARY MINUTES

I. CALL TO ORDER

The Meeting of the Board of County Commissioners on Tuesday, June 26, 2018 was called to order by Chair, Dan Gibbs, at 1:31 p.m. in the Buffalo Mountain Room, County Commons, 0037 Peak One Drive, Frisco, Colorado.

II. ROLL CALL

Board Members present and answered to the roll call were:

Dan Gibbs, Chair
Thomas C. Davidson, Commissioner
Karn Stiegelmeier, Commissioner

Staff Present were as follows: Scott Vargo, County Manager; Jeff Huntley, County Attorney; Thad Noll, Assistant County Manager; Sarah Vaine, Assistant County Manager; Keely Ambrose, Assistant County Attorney; Jim Curnutte, Community Development Director; Nicole Bleriot, Housing Director; Don Reimer, Planning Director; Lindsay Hirsh, Senior Planner; Jessica Potter, Planner II; Paul Geiger, Engineer, and Sarah Vigil, Deputy Clerk.

Additional Attendees: Richard Croteau, Kelly Renoux, Gary Rodgers, Peter Siegal, Graeme Bilenduke, Elena Scott, David Steele, and Bryan Webinger.

III. APPROVAL OF AGENDA

The agenda was approved, as presented.

IV. CITIZEN COMMENT

V. CONSENT AGENDA

- A. Approval of Minutes from the 6-12-18 Regular Meeting and the 6-12-18 Emergency Special Meeting. **Approved as presented; and**
- B. Liquor License Renewal for Rocky Mountain Blue LLC dba NEW MOON CAFÉ; Hotel & Restaurant; Barbara Blanchard; located at 140 Ida Belle Drive #25, 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**
- C. Approval to acquire Lots 3A and 4A Swan Valley Estates (Upper Blue Basin) (Open Space & Trails). **Approved as presented; and**

- D. Approval of a Resolution Adopting the Electrical Fee Schedule (Building Inspections). **Approved Resolution 2018-36; and**
- E. Approval of Wildfire Prevention Grant Applications (CSU Extension). **Approved as presented; and**
- F. The issuance of 0.47 TDRs from the Joint Upper Blue TDR Bank for an addition to a single-family home on Lot 2, Block 1, Skyway Ridge Subdivision #2 (within the Town of Breckenridge) (PLN18-050/Barbara Tabb) Upper Blue Basin (Planning) **Approved Resolution 2018-37; and**
- G. Ratification of Authorization of Scott Vargo to sign Delegation of Authority for Buffalo Fire (Attorney). **Approved as presented; and**

MOTION: A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Davidson to approve the Consent Agenda, items A-G, including Resolution 2018-36 and Resolution 2018-37, as referenced above.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VI. PUBLIC HEARING

- A. A request to vacate a portion of right-of-way of Giberson Road (County Road 1230) in conjunction with a Lot Line Adjustment (Planning Case PLN18-030) including Lots 5 & 6 and Tracts A & C in Giberson Preserve (Engineering).

Paul Geiger reviewed the staff report and briefly described the proposed right-of-way vacation. He explained the applicant has not satisfied the Giberson Preserve PUD requirements for the associated Planning Case lot line adjustment and without having satisfied those requirements, the Engineering case cannot progress either.

Staff recommended tabling the item indefinitely, as necessary requirements had not been met. When requirements are met, the case will be re-noticed appropriately and presented at that time to the BOCC.

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

MOTION: A motion was made by Commissioner Davidson and seconded by Commissioner Stiegelmeier to table indefinitely, A request to vacate a portion of right-of-way of Giberson Road (County Road 1230) in conjunction with a Lot Line Adjustment (Planning Case PLN18-030) including Lots 5 & 6 and Tracts A & C in Giberson Preserve (Engineering).

- B. Class 5 Review for a Major PUD Amendment to the Copper Mountain Resort PUD to add Deed-Restricted Housing as an allowed use to Parcel 30 to facilitate up to 80 units of housing in the northern portion of the Alpine Parking Lot (an approximately 2.5 acre site), as well as add outdoor vendors as an allowed use to Parcels 6, 12, and 24. Additional sections of the PUD to be amended include parking, open space, and other

amendments to accomplish the foregoing; Township 6 South, Range 79 West, Sections 25 and 26; Range 78 West, Sections 29, 30, and 32. (PLN18-008/Graeme Bilenduke) Ten Mile Basin (Planning).

Lindsay Hirsh and Jessica Potter gave an in-depth digital presentation and reviewed the components of the Major PUD Amendment as outlined in the staff report, including the changes to various housing elements, the North Alpine development proposal, parking requirements, and potential public amenities.

Ms. Potter presented the following proposed changes in regards to various housing elements including, but not limited to:

- Date extension incorporating phasing for Affordable and Employee Housing credits
- Addition of Employee and Affordable Housing as permitted uses on Parcels 30 and 31
- Modification and clarification of minimum unit sizes
- Occupancy and common area increases at The Edge

Mr. Hirsch presented the following proposed changes in regards to the North Alpine proposed housing project and parking and other matters including, but not limited to:

- Design standards, storage, and maximum building height
- Removal of 50% limitation on parking on public lands
- Removal of future Triple Treat Parking Lot
- Addition of pocket park and additional amenities
- Addition of Outdoor Vendors to Parcels 6, 12, and 14

Staff recommended approval of the proposed changes including the 10 findings and 1 condition as listed in the staff report.

Gary Rodgers, applicant, thanked the Commissioners and staff for their effort throughout the process. He stated that the proposed North Alpine housing project is important not only to their company but also to their community.

Graeme Bilenduke, applicant, and Elena Scott, of Norris Design, gave a comprehensive digital presentation that discussed the above proposed changes with a particular focus on the proposed phasing for the credit deadline extension, the aesthetics and height of the proposed North Alpine Housing, parking and contingency plans, and collaboration with the community and local organizations to create public amenities.

Kelly Renoux, Director of Employee Experience at Copper, discussed the unique amenities, programming and common spaces at The Edge.

Commissioner Gibbs inquired regarding the regulations and review process for food trucks. Ms. Potter responded that food trucks are considered as part of the total allowed square footage of commercial density on a given parcel and undergo a Class 2 review process.

Commissioner Davidson inquired regarding the changes to the priority process and the definition of a qualified occupant, specifically in regards to available Employee Housing. He expressed concern for providing adequate housing for seasonal employees within the PUD that do not work for Copper Mountain.

Staff and applicant provided clarification regarding the various housing types and availability. Specifically, Employee Housing units are restricted in peak season to PUD employees only – including both employees of the resort and any other business within the PUD area. Outside of peak season, the Employee Housing units are available to any Qualified Occupant, which includes residents outside of the PUD area. With the proposed projects, Copper will have the opportunity to provide housing in excess of the current PUD requirements, and intends to do so.

Commissioner Davidson emphasized that the design standards and aesthetics of the building are very important elements of the North Alpine Housing proposal. He suggested amending the height allowance to 60' with a maximum of 4 levels – consistent with surrounding buildings – if it would allow for more flexibility with architectural designs, including roof pitch. Staff and applicant both agreed to amend the height allowance as suggested.

Commissioner Davidson also inquired regarding the maintenance responsibility for the proposed pocket park. Staff and applicant discussed and agreed to add the following language to the PUD:

“At the time of site plan review, the County shall review the governing documents for the project to ensure that long term maintenance and management of the park is provided for and reflects the desired and anticipated use of the area.”

Commissioner Gibbs opened the hearing for public comment.

Brian Webinger, Tom Malmgren, and Peter Segal all spoke in support of the project. They emphasized the importance of the community involvement in developing the public amenities.

Commissioner Gibbs closed the hearing for public comment.

The Commissioners all expressed their support for the project and their appreciation for the collaboration by all parties, especially the inclusion of the community, in developing the proposed changes.

MOTION: A motion was made by Commissioner Davidson and seconded by Commissioner Stiegelmeier to approve Resolution 2018-38, a Major PUD Amendment to the Copper Mountain Resort PUD to add Deed-Restricted Housing as an allowed use to Parcel 30 to facilitate up to 80 units of housing in the northern portion of the Alpine Parking Lot (an approximately 2.5 acre site), as well as add outdoor vendors as an allowed use to Parcels 6, 12, and 24. Additional sections of the PUD to be amended

include parking, open space, and other amendments to accomplish the foregoing; Township 6 South, Range 79 West, Sections 25 and 26; Range 78 West, Sections 29, 30, and 32. (PLN18-008/Graeme Bilenduke) Ten Mile Basin (Planning) including the 10 findings and the 1 conditions with the changes to the allowable height and the additional language regarding maintenance and management of the park as presented at the hearing.

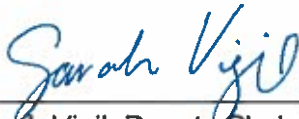
MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VII. ADJOURNMENT

The meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Approved by:



Sarah Vigil, Deputy Clerk



Alan Gibbs, Chair

NOTE: These minutes are a summary of the proceedings and motions of the June 26, 2018 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.