



SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS
Tuesday, July 9, 2019, 1:30 p.m.
SUMMARY MINUTES

*For assistance or questions regarding special accommodations, accessibility,
or available audio/visual equipment, please contact 970-453-3403 as soon as possible.*

I. CALL TO ORDER

The Meeting of the Board of County Commissioners on Tuesday, July 9, 2019 was called to order by Chair, Thomas C. Davidson, at 1:35 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; Jeff Flynn, Senior Plans Examiner; Jim Curnutte, Community Development Director; Sid Rivers, Planner II; Jessica Potter, Planner II; Don Reimer, Planning Director; Eva Henson, Administrative Manager and Lori Dwyer, Deputy Clerk.

Additional Attendees: Jay Nelson, Kim McDonald, Danny Teodoru, Elena Scott, Dustin Lyman, Graeme Bilenduke, Peter Siegel, Jerry Siegel, Gary Martinez, Dave Steele, Cynthia Dye, Terry Dye, Tom Malmgren, Glen Mizeuk, Chris Durlin, Richard Stehli, Mary Byrd Nance, Randy Johnson, Sara Murray, Mike Anderson, Mark Falcone, Darla Calloway and Marc Snyder.

III. APPROVAL OF AGENDA

The agenda was approved, as presented.

IV. CITIZEN COMMENT

V. CONSENT AGENDA

- A.** Approval of Minutes from the 6-25-19 Meeting. **Approved as presented; and**
- B.** Warrant Lists of 6-16-19 to 6-30-19 (Finance). **Approved as presented by the Finance Department; and**

- C. Liquor License Renewal for Keystone Food & Beverage Co. dba VISTA HAUS; Hotel and Restaurant; Daniel McKisson; located at 2510 Summit County Road 750, Breckenridge (Clerk). **Approved as presented; and**
- D. Liquor License Renewal for Keystone Food & Beverage Co. dba KEYSTONE RANCH; Hotel & Restaurant; Geoffrey Buchheister; located at 1239 Keystone Ranch Road; Keystone, CO 80435 (Clerk). **Approved as presented; and**
- E. Liquor License Renewal for Keystone Food & Beverage Co. dba SKI TIP RANCH; Hotel & Restaurant; Geoffrey Buchheister; located at 0764 Montezuma Road; Keystone, CO 80435 (Clerk). **Approved as presented; and**
- F. Approval to exercise option agreement to purchase the Twin Sister Mining Claims (Upper Blue) (OS&T). **Approved as presented; and**
- G. Approval of Wildfire Prevention Grant Applications (CSU Ext.). **Approved as presented; and**
- H. A resolution authorizing the assignment to the Colorado Housing and Finance Authority of private activity bond allocation of Summit County, Colorado pursuant to the Colorado Private Activity Bond Ceiling Allocation Act (Attorney/Finance). **Approved Resolution 2019-45; and**

MOTION: A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Lawrence to approve the Consent Agenda, items A-H, including Resolution 2019-45 as referenced above.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VI. NEW BUSINESS

- A. General Subdivision Exemption to remove Lots SBE 1-4, replat Units 1-12, and associated common areas and access, utility, and drainage easements, and create Tracts A & B; Resub of Lot 10, Overlook Retreat at Breckenridge, 5.19 acres, zoned Lodge at Breckenridge PUD. (PLN19-036/Tim Crane) Upper Blue Basin (Planning).

Sid Rivers provided a brief background on the parcels, including a review of previous meetings and a timeline going forward.

Staff recommended approval of the proposed resolution including the 7 findings and 2 conditions as listed in the staff report.

Commissioner Stiegelmeier confirmed with Ms. Rivers that the applicant has met the requirements for snow storage.

MOTION: A motion was made by Commissioner Lawrence and seconded by Commissioner Stiegelmeier to approve Resolution 2019-46, a General Subdivision Exemption to remove Lots SBE 1-4, replat Units 1-12, and associated common areas and access, utility, and drainage easements, and create Tracts A & B; Resub of Lot 10, Overlook Retreat at Breckenridge, 5.19 acres, zoned Lodge at Breckenridge PUD. (PLN19-036/Tim Crane) Upper Blue Basin (Planning) including the 7 findings and 2 conditions as listed in the staff report.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

- B.** General Subdivision Exemption to adjust the lot line between Tract C, Keystone Village F2 and Tract B, Mountain House at Keystone; 8.51 acres, zoned Keystone PUD. (PLN19-042/Alan Marks) Snake River Basin (Planning).

Ms. Rivers gave a brief overview of the parcels and noted that the planning case met all criteria for decision. She noted that the request would better align the parcels with the other lots in the Keystone PUD.

Staff recommended approval of the proposed resolution including the 7 findings as listed in the staff report.

MOTION: A motion was made by Commissioner Lawrence and seconded by Commissioner Stiegelmeier to approve Resolution 2019-47, a General Subdivision Exemption to adjust the lot line between Tract C, Keystone Village F2 and Tract B, Mountain House at Keystone; 8.51 acres, zoned Keystone PUD. (PLN19-042/Alan Marks) Snake River Basin (Planning) including the 7 findings as listed in the staff report.

VII. PUBLIC HEARING

- A.** Consideration of 2018 International Fire Codes with Local Amendments (Building Inspection).

Jay Nelson gave an overview of the amendment package to the 2018 International Fire Codes and noted the timeline of adoption of the towns.

Commissioner Stiegelmeier expressed appreciation for the work that went into the amendment package.

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

MOTION: A motion was made by Commissioner Lawrence and seconded by Commissioner Stiegelmeier to approve Resolution 2019-48, Consideration of 2018 International Fire Codes with Local Amendments (Building Inspection).

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

- B.** Copper Mountain Major PUD Amendment (A-Lift Neighborhood) (PLN18-078/ Mike Anderson, Continued Copper LLC) Ten Mile Basin Major PUD Amendment to the Copper Mountain Resort PUD to accomplish the following:

1. Land Use:

- a. Increase in the Equivalent Units (EU) on Parcel 32, A-Lift, from 30 to 72;
- b. Increase the commercial square footage on Parcel 32, A-Lift, from 1,000 to 11,000;
- c. Decrease the EUs on Parcel 18, Chapel Lot, from 239 to 194;
- d. Decrease the commercial square footage on Parcel 18, Chapel Lot, from 28,149 to 19,849;
- e. Addition of hotel and condos as permitted uses to Parcel 32;
- f. Removal of Parcels 33, Triple Treat East, and Parcel 34, Stables, and transfer of 1,700 square feet of commercial density to Parcel 32, A-Lift;

- g. A new definition for “Event Plaza” to be located on Open Space Parcel X (OS-X); and
 - h. Land use table revisions to accomplish the foregoing as well as other outstanding previously approved revisions.
2. Housing: Clarification to the priority leasing and sales process.
 3. Open Space:
 - a. Addition of Open Space Parcel CC (OS-CC) and establishment of permitted uses;
 - b. Addition of Trails T21, T22, T23 and T24; and
 - c. Revisions to private open space golf course alignment within Open Space Parcel X (OS-X).
 4. Building and Site Design:
 - a. Addition of Design Standards for Parcel 32, A-Lift, including specific parameters for site development, road design, architecture and landscape;
 - b. Increase in building height for Parcel 32, A-Lift, up to 65' for hotel and multi-family structures and 35' for single-family and townhome units; and
 - c. Reduction of setbacks from local access roads from 20' to 10'.
 5. Roads and Parking:
 - a. Addition of standards for A-Lift Transit Road “shuttle road”; and
 - b. Modification to Road Maintenance Agreement language.
 6. Development Triggers: Addition of development triggers for Parcel 32, A-Lift, including: one employee housing unit in the multi-family structure, development of parking and snow storage in Parcel 31, Maintenance Lot, wetland mitigation, trail construction, golf course construction, public restroom building at the Alpine Lift, restoration of historic cabin and West Tenmile Creek Reach 2 restoration.
 7. Other amendments to accomplish the foregoing.

Jessica Potter gave a digital presentation including wetlands concerns, pedestrian and bike access, road alignment, land use and density, parcel boundary changes, development triggers, external and internal access, trails, development constraints, development standards and master plans.

Commissioners and staff discussed the existing shuttle access to the neighborhood and concerns that an equivalent or upgraded service remain in place in perpetuity.

Dustin Lyman introduced himself to the Commissioners, and gave an introduction to Powdr Corporation.

Graeme Bilenduke gave an update regarding Copper Mountain’s current and upcoming projects.

Mark Falcone, Darla Calloway and Elena Scott gave a comprehensive digital presentation on behalf of the applicants, including history of the PUD, background of the developer, trails and transit connections, open space, and employee housing.

A brief recess was taken at 3:29 p.m.

The meeting resumed at 3:38 p.m.

Commissioner Lawrence requested additional information about stream restoration.

Ms. Scott noted the development triggers that would initiate the process.

Commissioner Stiegelmeier questioned how beginner skiers and snowboarders will access the appropriate terrain.

Ms. Scott noted shuttle and trail options that will be available.

Commissioner Davidson requested additional conditions to the resolution noting the requirement of bottomless culverts, to address the requirement of an equivalent or upgraded shuttle service should the Copper Coach service change or be eliminated, and to include the conceptual drawings to indicate the general style and quality of architecture in future planning meetings.

Commissioner Davidson opened the hearing for public comment.

Peter Seigel spoke in support for the project and noted that he believes all of Copper Mountain Resort will benefit from it. He also provided clarity to the Commissioners on the operations and service of the Copper Coach.

Tom Malmgren expressed concerns about changing the PUD and noted the amount of time and care that went into the 2008 PUD change. He also expressed concerns about safety should the resort move or relocate holes on the golf course.

Jerry Seigel expressed safety concerns regarding the proposed access point from CO-91, given the potential for avalanches.

Graeme Bilenduke responded to the public comment regarding avalanche concerns.

Don Reimer noted that the shuttle trail would serve as emergency egress.

Keely Ambrose read the proposed language for the added conditions:

1. Modify section 4.3 F to read: The A Lift Transit Road (Shuttle road) shall accommodate transit, bicycles and pedestrians, with private vehicle traffic prohibited. This road is the primary transportation connection between the A Lift Neighborhood and the rest of the resort. The resort base transit operations shall provide service year-round to the resort public to destinations within the Copper Mountain PUD. If the resort base transit operations are proposed to be removed or reduced, or if the level of service of said transit operations is demonstrated to be inadequate on a regular basis, any potential alternatives shall maintain this primary transportation connection. All such modifications shall be reviewed and approved by the County via the appropriate development review process.
2. The illustrations provided in the Appendix (To Be Determined) are generally reflective of the quality of development that will be submitted at site plan.
3. To add the requirement for an open-bottomed culvert to the design criteria for site development in section 3.1(F)(i)(a).

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

The Commissioners noted the extensive design and review process that the applicants, staff and the Colorado Department of Transportation (CDOT) have gone through.

MOTION: A motion was made by Commissioner Lawrence and seconded by Commissioner Stiegelmeier to approve Resolution 2019-49, Copper Mountain Major PUD Amendment (A-Lift Neighborhood) (PLN18-078/ Mike Anderson, Continued Copper LLC) Ten Mile Basin Major PUD Amendment to the Copper Mountain Resort PUD to accomplish the following:

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7. Other amendments to accomplish the foregoing, including 10 findings and 3 conditions as presented at the hearing.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VIII. ADJOURNMENT

The meeting was adjourned at 4:45 p.m.

Respectfully submitted,

Approved by:

Lori Dwyer, Deputy Clerk

Thomas C. Davidson, Chair

NOTE: These minutes are a summary of the proceedings and motions of the July 9, 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.