



Town Council Regular Meeting
Tuesday, October 10, 2017, 7:00 PM
Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

I. CALL TO ORDER, ROLL CALL

II. APPROVAL OF MINUTES

A. TOWN COUNCIL MINUTES - SEPTEMBER 26, 2017

III. APPROVAL OF AGENDA

IV. COMMUNICATIONS TO COUNCIL

A. CITIZEN'S COMMENT - (NON-AGENDA ITEMS ONLY: 3-MINUTE LIMIT PLEASE)

B. BRECKENRIDGE TOURISM OFFICE UPDATE

V. CONTINUED BUSINESS

A. SECOND READING OF COUNCIL BILLS, SERIES 2017

VI. NEW BUSINESS

A. FIRST READING OF COUNCIL BILLS, SERIES 2017

1. *COUNCIL BILL NO. 26, SERIES 2017 - An Ordinance Removing Tract F, Four Seasons from the River Park Corridor Transition Character Area (AKA F-Lot and Tiger Dredge Parking Lots)*

B. RESOLUTIONS, SERIES 2017

1. *RESOLUTION NO. 26, SERIES 2017 - A Resolution Approving a Memorandum of Understanding with the Breckenridge Tourism Office, Inc.*

C. OTHER

VII. PLANNING MATTERS

A. PLANNING COMMISSION DECISIONS

VIII. REPORT OF TOWN MANAGER AND STAFF

IX. REPORT OF MAYOR AND COUNCIL MEMBERS

A. CAST/MMC (MAYOR MAMULA)

B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE (MR. BERGERON)

C. BRECKENRIDGE TOURISM OFFICE (MS. GIGLIELLO)

D. BRECKENRIDGE HERITAGE ALLIANCE (MS. WOLFE)

E. WATER TASK FORCE (MR. DUDICK)

F. BRECKENRIDGE CREATIVE ARTS (MS. LAWRENCE)

G. BRECKENRIDGE EVENTS COMMITTEE (MS. LAWRENCE)

X. OTHER MATTERS

XI. SCHEDULED MEETINGS

A. OCTOBER 10TH - NOVEMBER 14TH SCHEDULED MEETINGS

XII. ADJOURNMENT

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CALL TO ORDER, ROLL CALL

Mayor Mamula called the meeting of September 26, 2017 to order at 7:00 pm. The following members answered roll call: Mr. Bergeron, Ms. Lawrence, Mr. Burke, Ms. Wolfe, Ms. Gigliello, Mr. Dudick and Mayor Mamula.

APPROVAL OF MINUTES - SEPTEMBER 12, 2017

With no changes or corrections to the meeting minutes of September 12, 2017, Mayor Mamula declared they would stand approved as submitted.

APPROVAL OF AGENDA

Mr. Holman stated there were no changes to the agenda. Mayor Mamula declared the agenda approved as presented.

COMMUNICATIONS TO COUNCIL

A. Citizen's Comment - (Non-Agenda Items ONLY: 3-minute limit please)

Mayor Mamula opened Citizen's Comment.

Ms. Beth Groundwater introduced herself as chair for 100% renewable energy campaign. She stated that she was here to supply the Town Council with more signatures on their renewable energy petition per Council's request.

Ms. Cathy Zygulski stated that she is present to talk about her dog being hit by a Town bus on French Gulch Road and that her belief is that the speed limit on that road is too fast. Mr. Bergeron stated that he would like to see more speed limit signs leading up to the Wellington.

Mr. James Lee and Ms. Amy Kemp introduced themselves as the owners of ELEVATE coSPACE. They are hosting "start-up" weekend to help entrepreneurs launch their businesses over a short weekend. They would like the Town to help host their business launch night on the Sunday night of the event.

Mr. Craig Jones introduced himself as the new owner of the Gold Pan. He stated that he knows how important it is to preserve history and is looking forward to working with everyone here.

B. Breckenridge Ski Resort Update

Mr. Kevin Burns, Vail Resorts, stated that they are 46 days to opening and should be on track to open everything on time.

CONTINUED BUSINESS

A. Second Reading of Council Bills, Series 2017 - Public Hearings

1. COUNCIL BILL NO. 25, SERIES 2017 - AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A LANDMARK UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE
(Gold Pan Bar and Restaurant Building – Lots 81 and 82, Bartlett and Shock Subdivision)

Mayor Mamula read the title into the minutes. Mr. Tim Berry stated there were no changes

to this ordinance from first reading.

Mayor Mamula opened the public hearing. There were no comments and the hearing was closed.

Mr. Bergeron moved to approved COUNCIL BILL NO. 25, SERIES 2017 - AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A LANDMARK UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE (Gold Pan Bar and Restaurant Building – Lots 81 and 82, Bartlett and Shock Subdivision).

Ms. Lawrence seconded the motion.

The motion passed 7-0.

NEW BUSINESS

A. First Reading of Council Bills, Series 2017 - Public Hearings

B. Resolutions, Series 2017

1. RESOLUTION NO. 24, SERIES 2017 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR COUNTY ANIMAL CONTROL/SHELTER SERVICES

Mayor Mamula read the title into the minutes. Mr. Berry stated that this resolution would approve a new IGA concerning the animal shelter.

Mr. Bergeron moved to approve RESOLUTION NO. 24, SERIES 2017 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR COUNTY ANIMAL CONTROL/SHELTER SERVICES. Ms. Gigliello seconded the motion.

The motion passed 7-0.

2. RESOLUTION NO. 25, SERIES 2017 - A RESOLUTION AUTHORIZING THE TOWN TO JOIN THE COMPACT OF COLORADO COMMUNITIES

Mayor Mamula read the title into the minutes. Mr. Mark Truckey stated that this allows us to join communities that are addressing climate change issues.

Mr. Bergeron moved to approve RESOLUTION NO. 25, SERIES 2017 - A RESOLUTION AUTHORIZING THE TOWN TO JOIN THE COMPACT OF COLORADO COMMUNITIES. Ms. Gigliello seconded the motion.

The motion passed 7-0.

C. Other

PLANNING MATTERS

A. Planning Commission Decisions

With no request to call an item off the consent calendar, Mayor Mamula declared the Planning Commission Decisions would stand approved as presented.

REPORT OF TOWN MANAGER AND STAFF

Mr. Holman stated that at the budget retreat there was a fence in the budget to be built between the Recreation Center and the Kingdom Park Trailer Park. They will be pulling the fence off of the CIP, will complete a survey, and look at the fence again a few years down the road. Mr. Holman followed up on the discussion about Dancing Pines Distillery. He requested additional clarification from council for how important it is for us to look at the PIF fees again for special cases. Ms. Wolfe stated that it goes back to the concern with PIFS and it makes her wonder if we can't support these new businesses. Mr. Bergeron is concerned with the other side of business where people have been paying for years. Mayor Mamula requested that Community Development look into specialty areas for PIF's.

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REPORT OF MAYOR AND COUNCILMEMBERS

- A. Cast/MMC (Mayor Mamula)
Mayor Mamula stated that he did not have an update.

- B. Breckenridge Open Space Advisory Committee (Mr. Bergeron)
Mr. Bergeron stated that he had a BOSAC meeting last night. Mineral Hill trail has been completed. BOSAC did an extensive weeding on the Wellington trail. Friends of Breck Trails has wrapped up their season.

- C. Breckenridge Tourism Office (Ms. Gigliello)
Ms. Gigliello stated that she did not have an update.

- D. Breckenridge Heritage Alliance (Ms. Wolfe)
Ms. Wolfe stated that she did not have an update.

- E. Water Task Force (Mr. Dudick)
Mr. Dudick stated that they met last week and hope to have some numbers to bring back to council by the end of October.

- F. Breckenridge Creative Arts (Ms. Lawrence)
Ms. Lawrence stated that they had a meeting to cover some housekeeping items. They are looking at some new board members and some possible changes to the arts district over the next few months.

- G. Breckenridge Events Committee (Ms. Lawrence)
Ms. Lawrence stated that Council has the notes from the last meeting.

OTHER MATTERS

Mr. Dudick stated that BGV and a group from Miami have entered a joint agreement to build a four-star hotel at the administrative site on Peak 8.

Mr. Bergeron stated that he believes that the speed limit on French Gulch Road is too fast and some speed limit signs would be helpful.

Mayor Mamula inquired as to why a bike trail was closed. He also inquired as to Xcel cutting down a bunch of trees near the bike park. Mr. Scott Reid stated that Xcel did not communicate it with us. However, they are able to do that as we are in their easement.

SCHEDULED MEETINGS

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:57 pm. Submitted by Taryn Power, CMC, Deputy Town Clerk.

ATTEST:

Helen Cospolich, CMC, Town Clerk

Eric S. Mamula, Mayor

Memo



To: Breckenridge Town Council
From: Julia Puester, AICP, Planning Manager
Date: 10/4/2017 (For meeting of October 10, 2017)
Subject: First Reading: An Ordinance Removing Tract F, Four Seasons from the River Park Corridor Transition Character Area (AKA F-Lot and Tiger Dredge Parking lots)

In the early 1990's the Town contracted with Winter and Company to create design standards to preserve and enhance the Conservation District. The "Handbook of Design Standards for the Historic and Conservation Districts" was adopted in 1992 and serves as design standards and rules for all development within the Historic and Conservation Districts. As part of this process in 1992, Winter and Company also drafted the "Handbook of Design Standards for the Transition Character Areas of the Conservation District". The main purpose of the Transition Areas is to protect the edges of the Historic District from development that would cause an abrupt change in character, as viewed from within the Historic District.

These Transition Standards were never completed or codified until 2012 when the Town formally adopted the Transition Area Standards (Ordinance 13, Series 2012) for the seven transition character areas with some changes from the drafted 1992 standards. One of those changes from the Winter and Company standards included in the 2012 ordinance was the addition of the Town owned F-Lot and Tiger Dredge Parking Lot to the River Park Corridor Transition Character Area #8. The National Historic District boundary did not change and does not include the F-lot or Tiger Dredge lots.

The proposed ordinance attached removes the recently added F-Lot and Tiger Dredge Lot from the Character Area. The primary reason for the proposed change is due to a future public parking structure to be located in the area. The structure would not meet the intent of the standards such as locating parking away from pedestrian routes, avoiding larger parking structures, and building materials. As there are no adjacent or nearby historic buildings for development on this site to remain compatible with, the level of protection that accompanies a Transition Area designation is not significant.

Staff reviewed this with the Planning Commission on October 3rd. The Planning Commission does not vote on an ordinance however, the Planning Commission meeting minutes are in the Town Council packet for review. Staff will be available at the Town Council meeting to answer any questions.

1 ***DRAFT September 26, 2017 DRAFT***

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3 COUNCIL BILL NO. ____

4
5 Series 2017

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7 AN ORDINANCE EXCLUDING CERTAIN REAL PROPERTY FROM THE
8 BRECKENRIDGE DESIGN STANDARDS

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10 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
11 COLORADO:

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13 Section 1. Findings. The Town Council finds and determines as follows:

14 A. The Town owns the following described real property:

15
16 TRACT F, FOUR SEASONS OF BRECKENRIDGE VILLAGE FILING NO. 2,
17 AMENDED, AS SHOWN ON THE PLAT THEREOF, TOWN OF
18 BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

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20 B. In 1992 the “Breckenridge Design Standards” were adopted as Chapter 5 of Title 9 of
21 the Breckenridge Town Code. In 2012, Chapter 5 of Title 9 was amended by the adoption of the
22 “Handbook of Design Standards for the Transition Character Areas of the Conservation
23 District.”

24
25 C. The Town-owned real property described in Finding A of this Section 1 is located
26 within the boundaries of the “River Park Corridor Transition Character Area #8” as described in
27 the “Handbook of Design Standards for the Transition Character Areas of the Conservation
28 District.”

29
30 D. The Town’s method of enforcement of the Breckenridge Design Standards is through
31 the Town’s Development Code, Chapter 1 of Title 9 of the Breckenridge Town Code.

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33 E. Pursuant to Section 9-14-2 of the Breckenridge Town Code, the Town’s Development
34 Code does not apply to Town projects undertaken by the Town.

35
36 F. Because the Town’s Development Code, Chapter 1 of Title 9 of the Breckenridge
37 Town Code, does not apply to Town projects undertaken by the Town, the Town Council finds
38 and determines that the Town real property described in Finding A of this Section should be
39 excluded from and should no longer be governed by or subject to the Breckenridge Design
40 Standards, including, but not limited to, the “River Park Corridor Transition Character Area #8”
41 as described in “Handbook of Design Standards for the Transition Character Areas of the
42 Conservation District.”

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ATTEST:

Helen Cospolich, CMC,
Town Clerk



Memo

To: Breckenridge Town Council Members
 From: Brian Waldes, Finance Director
 CC:
 Date: 9/29/17
 Subject: BTO Funding MOU/Resolution

The purpose of this memo is to explain the background of the attached memorandum of understanding (MOU) and resolution regarding the funding for the Breckenridge Tourism Office (BTO).

At the September 12, 2017, budget retreat, Council expressed a desire to memorialize certain aspects of the annual funding level for the BTO. Specifically, the Council desires to establish a multi-year understanding that .5% of the 3.4% Accommodations Tax rate will be transferred from the Excise Fund to the Marketing Fund, and that amount will then be included as part of the annual direct marketing organization (DMO) funding.

The resulting distribution of the 3.4% Accommodations tax revenue is shown in the table below.

%	Notes	% of Revenue
1.4%	Direct to Marketing Fund - per ballot language	41.2%
0.5%	Transfer from Excise to Marketing (per MOU) for DMO funding	14.7%
1.5%	Revenue to Excise Fund	44.1%
3.4%	TOTAL Accommodation Tax Rate	100.0%

The attached MOU and resolution, if approved, will achieve the goal of memorializing the funding level described above.

Staff will be available at the October 10 work session to answer any questions you may have.

**MEMORANDUM OF UNDERSTANDING
(Future Funding)**

This Memorandum of Understanding (MOU) is dated _____, 2017 and is between the TOWN OF BRECKENRIDGE, a Colorado municipal corporation (Town) and BRECKENRIDGE TOURISM OFFICE, INC., a Colorado nonprofit corporation (BTO). Town and BTO are sometimes collectively referred to in this MOU as the “Parties”, and individually as a “Party.”

Background

WHEREAS, as the marketing partner of the Town, BTO has a critical role in the Town’s success; and

WHEREAS, the Parties have a mutual interest in establishing a predictable level of funding for BTO to perform this critical role.

Now, therefore, the understanding of the Parties is as follows:

1. Future Funding For BTO. The Town Council expresses its present intent to provide funding for the BTO for the 2018-2027 budget years by transferring to BTO fourteen and seven tenths percent (14.7%) of total Accommodations Tax revenues collected by the Town. This amount equates to one half percent (.5%) of the total three and four tenths percent (3.4%) Accommodations Tax rate for the Town.

2. Annual Appropriation. The Parties acknowledge and agree that the Town Council is prohibited by law from making a legally binding commitment to fund BTO for future years as provided in Section 1 of this MOU. Accordingly, the financial obligations of the Town under this MOU payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available by the Town Council. If sufficient funds are not made available, this MOU may be terminated by any Party without penalty. The Town’s obligations under this MOU are not a general obligation indebtedness or multiple year direct or indirect debt or other financial obligation whatsoever within the meaning of the Constitution or laws of the State of Colorado.

3. Legal Effect of MOU. This MOU is not intended to create, nor will this MOU ever be construed or interpreted as creating, a binding and legally enforceable contract between the Parties. There will be no legal or equitable remedies available to the BTO if the Town fails for any reason to fully comply with this MOU.

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By: _____
Rick G. Holman, Town Manager

ATTEST:

Helen Cospolich, CMC, Town Clerk

BRECKENRIDGE TOURISM OFFICE, INC. a
Colorado nonprofit corporation

By: _____

Title: _____

1 RESOLUTION APPROVED AND ADOPTED this ___ day of ___, 2017.

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3 TOWN OF BRECKENRIDGE

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7 By: _____
8 Eric S. Mamula, Mayor

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10 ATTEST:

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14 _____
15 Helen Cospolich, CMC
16 Town Clerk

17
18 APPROVED IN FORM

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22 _____
23 Town Attorney Date

Memo



To: Breckenridge Town Council
From: Peter Grosshuesch, Director of Community Development
Date: 10/5/2017
Subject: Planning Commission Decisions of the October 3, 2017 Meeting

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF October 3, 2017:

CLASS C APPLICATIONS: None.

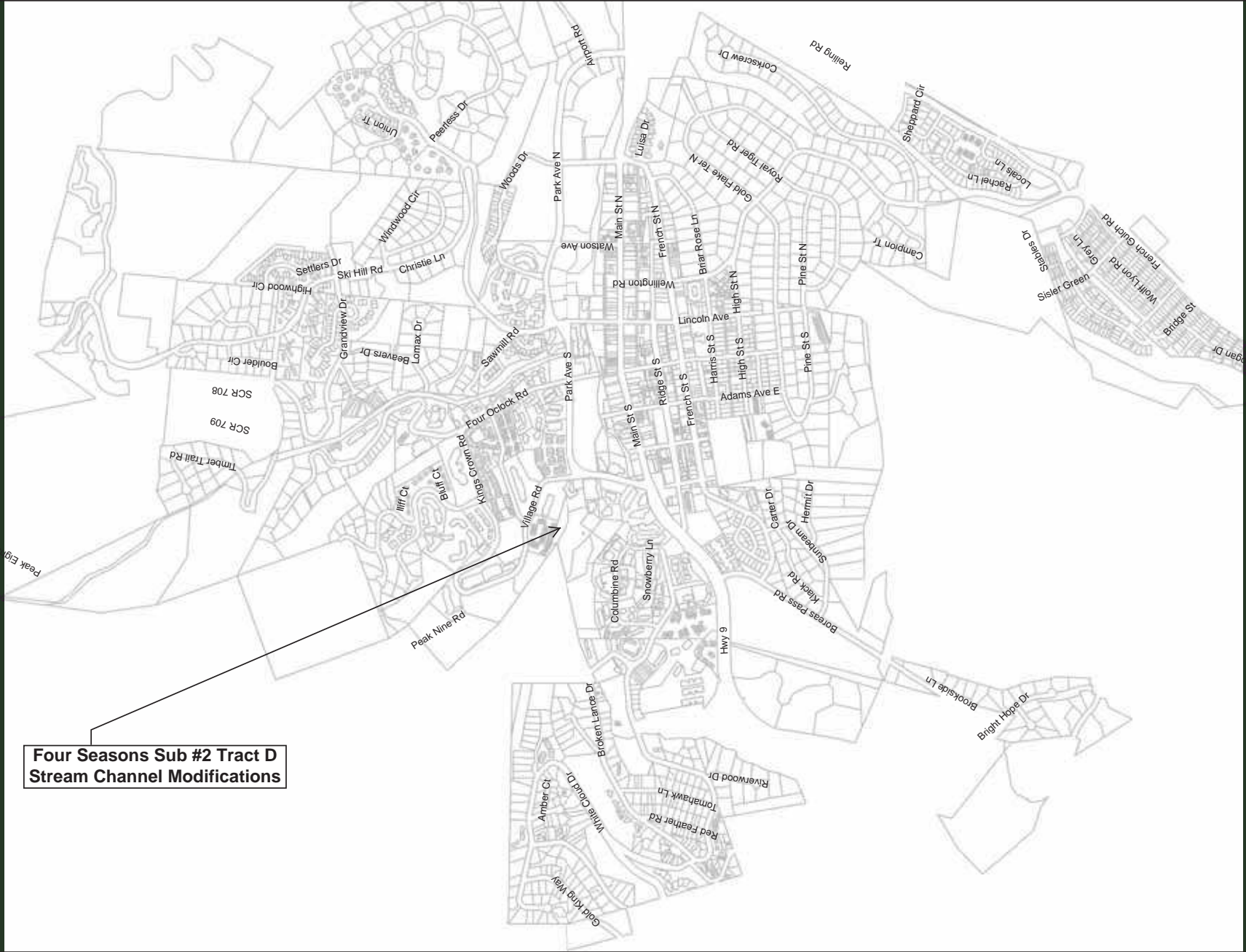
CLASS B APPLICATIONS:

1) Four Seasons Sub #2 Tract D Stream Modifications, PL-2017-0479, TBD Village Rd.
A proposal by the Village at Breckenridge Homeowner's Association to install a 12 ft. long concrete culvert (23 inch x 14 inch. elliptical diameter) and backfill berm over the culvert in Jones Gulch, in order for the Village at Breckenridge HOA's Chateaux Condominiums to be remapped outside of the FEMA 100 year floodplain. There is a minimal amount (0.001 acres) of emergent wetlands impacted by this development. There is not any density proposed with this application. *Approved.*

CLASS A APPLICATIONS:

TOWN PROJECT HEARINGS: None.

OTHER: None.



PLANNING COMMISSION MEETING

The meeting was called to order at 5:32pm by Chair Schroder.

ROLL CALL

Christie Mathews-Leidal	Jim Lamb	Ron Schuman - absent
Mike Giller	Steve Gerard	
Dan Schroder	Gretchen Dudney	

APPROVAL OF MINUTES

With no changes, the September 19, 2017 Planning Commission minutes were approved.

APPROVAL OF AGENDA

With no changes, the October 3, 2017, Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

WORK SESSIONS:

1) River Park Transition Character Area

Julia Puester, Planning Manager, Presented: An ordinance that removes Tract F from the River Park Transition corridor area, which is the F Lot and the Tiger Dredge lot. The Handbook of Design Standards were adopted in early 90s. Nori Winter, consultant that created the standards drafted transition area standards that were not adopted until later in 2012. In 2012, the Town had some proposed changes to Nori's standards original transition standards, one of which was to include F-Lot and Tiger Dredge into the River Park Transition Character area. The Transition Character Areas intent is to protect the historic district as we transition from outside to it, so there isn't this stark contrast of forms and masses that loom over historic buildings. There have been multiple uses such as a lodge explored for these lots. The Town is now looking at doing a parking structure which is a town council priority, on F-lot and Tiger Dredge. The future structure would not meet the intent of the design standards such as forms, scale, building material. We are proposing that the F-lot and Tiger Dredge be removed from the River Park Corridor Transition character area. Staff finds that there are no historic buildings adjacent or nearby and that removing this newly (2012) added area from the character area would not harm the historic district. With that, we would like to hear any comments and concerns. It is scheduled to go to Town Council on October 10th as a first reading.

Commissioner Questions / Comments:

Mr. Giller: The national register historic district includes part of that area, does this address that? (Mr. Grosshuesch: The National District area does not include the F-lot and Tiger Dredge. The boundaries of the National Historic District have not changed since its inception in the 90s.)
Mr. Giller: It should speak to it, and sometimes the national historic register is not just about buildings but about geography. (Ms. Puester: The transition area standards were not adopted until 2012.) (Mr. Grosshuesch: The intent is to remove these lots which were added into the transition area, beyond what Nori recommended in reaction to the hotel development that was proposed there once, there was also discussion at one time that this should be a park.)

Ms. Dudney: I don't have a copy of the transition standards, but you mentioned a couple things that might be contradictory and a problem. For example, locate parking away from pedestrian areas. (Ms. Puester: I went through the transition character area, and I didn't highlight every one, but it does speak to parking specifically. It talks about locating parking areas away from pedestrian areas. Buffered from the river's edge, but this is not against the river edge, small broken up masses are recommended. There has always been a large parking area there since

it was added in 2012. Many of these are non-priority policies, some are priority policies. Talks about burying parking structures. Preliminary sketch level designs they are working on work with the grade to minimize the size, scale and height of the structure. I don't think these lots fit well into the character area.) Was there something about building materials? (Ms. Puester: Yes, the standard recommend wood and historically compatible material design. A parking structure itself is not a historic use but we also have parking there now and when this was added to the character area in 2012.) (Mr. Grosshuesch: Gretchen, can you clarify your question?) Council wants the parking garage, which I understand, but I'm not sure why the design standards for the materials should not apply to a parking garage. It seems unsavory that we make an exception for materials and the design standards. I don't see why we should do that. (Mr. Grosshuesch: The town staff recommended that we take it out of the zone because the standards would be impossible to meet and it's not near anything historic. It was added in as a reaction to a development proposal a few years back. When you look at this location, it's across the river and up the bank from the historic district. There are a lot of different opinions as to whether or not it should have been included. There was discussion about making it into a park even. In the end the council decided to put it in the zone to protect it from large scale hotel development. The standards make a lot more sense on the North end of this River Park Corridor Transition area that abuts the historic district that fronts Main Street. This property doesn't do that.) I understand, it's a hard issue to take things out when you don't want it and put it in when you do. It seems to me that the town can do what it wants anyway with the town projects. (Mr. Grosshuesch: With different councils, you get different opinions.) Let's say the parking garage doesn't happen and another development comes in, would you be ok not having that in the transition zone? (Mr. Grosshuesch: Yes I think so.) Would there still be a height limit? (Mr. Grosshuesch: From what I have seen so far, yes, and it will still be a town project reviewed against the standard development code policies.) Ms. Dudney: Ok.

Mr. Giller: It doesn't seem like these standards are just concerned with infill buildings and those being compatible. It seems to recognize that the views of the river and mountain and toward historic district are important. If there's something to support that moving forward, the town would be in a better position.

Ms. Leidal: It's only policy 24 absolute that a structure would run afoul of the transition area standards, is that correct? (Mr. Grosshuesch: I think there's more than that.) (Ms. Puester: The absolute would relate to the priority policies in the standards and the non-priority policies could receive negative points).

Mr. Giller: What would the town point to in order to protect the view corridors of Lincoln, Washington, and Adams? (Ms. Puester: Mike, what's your main concern?) I don't want to give this up unless we have something in place that would impose good design moving forward. I understand parking garages are necessary. Just not completely sure what we're losing and what otherwise protects the town for good development. (Mr. Grosshuesch: The standards of this character area were written to mimic forms found in the historic district – gabled roofs, short façade lengths, building materials that are primarily wood. This is a different type of development than what they were written for and it's pretty far from the historic district.) Mr. Giller: I understand, but we still want to protect some of the view corridors. It would be interesting to see if you can look down one of these streets and see or the mountain views from Main. (Mr. Grosshuesch: It's hard to talk to that without showing you the plan. The plan does show the structure below the mountain view, below the larger building across the street in which you can still see the mountains. It will be three stories. At Tiger Dredge lot, you're 18 ft below the grade of F-lot, so there's 18 ft of fall. They're able to take advantage of that. The third level would be a half story, so the total height would be below the silhouette of the development across the street. I think it's more intellectually honest to say this district isn't in place with this garage. The council is trying to address another public need with this

structure. The parking lots probably aren't in compliance with it either. The Council does have a prerogative to waive standards in the Town Project process but does this lot really fit the intent of the district? We are looking at it to have it reviewed under the normal point analysis, as opposed to working up the application like it belongs in the historic district.)

Mr. Schroder: Are you looking for a recommendation? (Ms. Puester: It doesn't require a vote so we'll take any final comments and the Council will get those in the next packet. So the timing is good since the first reading is scheduled for then as well. If you have any final comments or questions please continue.)

Ms. Dudney: I agree with Peter, because the Council wants the garage and the garage would deviate from the standards, that it is more intellectually honest to remove it. However, I would like the Council to recognize that if the garage doesn't go forward, it makes a mockery of our process to then add it back in the zone. I go along because I know the Council wants it.

Mr. Lamb: I don't have any concerns. I don't think it should have been in added into the district in the first place.

Mr. Gerard: I think there's a cart and horse issue here. We all know the structure is important, but in my career I've seen a lot of ideas fall apart. If something happens and the parking structure doesn't happen, then we've removed the protections. Why couldn't this ordinance be a condition of the parking garage going through? Enact an ordinance removing the space from the transitional zone. That way you won't do it until you need to, and the Planning Commission and the Town can say they applied as many standards as they could but we need this other condition to remove it from the district. I'm leery about doing it now when the project could fall apart.

Mr. Giller: I appreciate and support the need for a garage but would like to see it clarified to Council regarding the National Historic District boundary.

Ms. Leidal: I do understand the reasoning, however I don't think it is necessary. According to town code, Development Code doesn't apply to town projects. Can't that be the way we handle it by not meeting all the policies rather than removing it?

Mr. Schroder: I have thoughts about bringing all this traffic into downtown to get to the structure. F-Lot would cause a lot more problems. I have some concern about just moving things as we feel fit. It maybe should go back to how it once was, and wasn't ever recommended by the consultant team (Nori Winter) that drew up the district boundaries and created the design standards. I support the ordinance. (Mr. Grosshuesch: The line for the national district is coinciding with the river. It is east of the tiger dredge and F-Lot. [Referring to map and pointing out each boundary.]

Mr. Giller: Ok, please clarify. (Ms. Puester: I will clarify to Council.)

TOWN COUNCIL REPORT:

- Public project issues. Regarding the parking structure, CDOT is very much involved in the amount of traffic that goes back onto Park Avenue that the structure would attract. They have a preferred number of spaces to not exceed. The number is about 330 spaces, which is about the size of the proposed structure. We worked with them to see what the impacts would be. They are working with us. They did say they want roundabouts in conjunction to help manage the traffic impacts. They are allowing us to do the structure first, then a Village Rd. roundabout, then a South Main roundabout.
- Eliminating the skier drop off at F-Lot. It currently allows a 15 minute drop off time which contributes to the conflicts at the pedestrian crossing. We can't prohibit them from doing it, but we will take the signs down that advertise it.
- Changing the F-Lot free after 3pm rule, they are moving it to free after 5pm. That has to do with conflicts with performance parking at the Riverwalk Center.

- The 30 day free parking on Main Street will be eliminated during the shoulder seasons. Still free in parking lots.
- The Riverwalk pedestrian improvements are slated to be done the first week in November.
- Approved the pedestrian improvements for the roundabout at Four O'clock Rd.
- Approved a new Town logo, we will go to a more generalized roof-top layout. Works better with the applications we are using the logos for.
- Change the median banners on Hwy 9; the new look would reflect the upcoming events.
- Breckenridge Heritage Alliance master plan will be a joint approval between Forest Service, Summit County, and Town; would come back at a later date.
- Reassess the way we charge for PIFs for snack-bar/deli.

Commissioner Questions / Comments:

Mr. Schroder: A side note on the median banners – the concrete design feature on the entrance was highlighted in Landscape Architecture Magazine recently.

COMBINED HEARINGS:

1) Four Seasons Sub #2 Tract D Stream (Jones Gulch) Modifications (CL), PL-2017-0479, TBD Village Rd. Mr. LaChance, Planner II, presented a proposal by the Village at Breckenridge Homeowner's Association to install a 12 ft. long concrete culvert (23 inch x 14 inch. elliptical diameter) and backfill berm over the culvert in Jones Gulch, in order for the Village at Breckenridge HOA's Chateaux Condominiums to be remapped outside of the FEMA 100 year floodplain. Nathan Nosari is here representing the Village HOA. The Cedars are to the west, Jones gulch is on the west, Lehman gulch is on the east. There is an existing concrete weir structure that exists. My understanding is that around 30 years ago the weir was built to split the stream. Over time, we've had wetlands become established. The proposal wouldn't take away the wetlands or affect normal stream flows, just redirect in a flood event. Staff found this project hasn't earned any positive or negative points, and recommends approval with a passing score of zero points with the findings and conditions. I have handed out an updated set of Findings and Conditions with a new Finding #8, which addresses the portion of the Town Code that says the ongoing development cannot increase the sedimentation, turbidity, etc. of the water. The new finding also states that the Town Engineer has exempted this application from standards of the Town Code because it meets the allowable exemption status for a project which creates less than 500 sq. ft. of disturbance. Staff recommends approval.

Commissioner Questions / Comments:

No questions.

Chair Schroder: Nathan, you're the applicant, please share with us a presentation.

Nathan Nosari, General Manager for Village at Breckenridge HOA: We are trying to get it out of the flood zone because of the cost of insurance. We met with the owner in the Cedars building, the result is the planting over the culvert will be attractive. We have a lot of people who walk over that creek, and the bushes will be placed to deter people from walking over the property.

Mr. Schroder opened the matter to the public for comments.

Megan Lawrence, owner at Trail's End and Cedars: First, I wanted to make sure that the Cedars owners were notified because I have talked to them and they did not know about this project before today. I also wanted to confirm that the proper studies have been done all the way upstream. I am concerned about the cost of flood insurance and want to confirm that we don't have to do the process all over again. (Mr. LaChance: The Town has followed the required public notice procedure for this application, mailing notice to all property owners within 300 feet of the affected property and posted physical notice on site. The town engineer approved the

project after confirming that the proposed modifications will not increase the flood potential of any property upstream. FEMA will also not approve the re-mapping of the floodplain if upstream properties are then put into the flood plain.) Ms. Dudney: I think Megan was implying that the owners don't want to deal with additional engineering. (Mr. LaChance: The remapping will be done by FEMA.) Ms. Dudney: So will the Cedars owners have to do their own analysis? (Mr. LaChance: [Viewing the map] No, on the submitted plan, there is a new proposed 100 year flood plain that has been engineered.) Ms. Dudney: So the proposed culvert has the effect of reducing the flood potential at the Cedars property? (Mr. LaChance: Yes, it does.)

Mr. Nosari: When we designed it, we made sure the flood zone would be narrowed.

Mr. Lamb: I think this is a win-win for all the owners in the area. It's the right thing to do, better to do it now than wait until a flood.

Ms. Dudney: I agree with the staff report.

Ms. Leidal: I support, and appreciate the additional finding.

Mr. Giller: I agree with staff analysis and concur with the additional finding.

Mr. Gerard: I agree, I think it's a win-win and anytime you can improve water going away is good.

Mr. Schroder: I appreciate public comments and staff saying we are minimizing a potential hazard by pulling the water away.

Mr. Lamb made a motion to approve, seconded by Ms. Leidal. The motion was approved unanimously.

OTHER MATTERS:

Ms. Puester: I want to mention there will be a housing tour, and they have an agenda for October 19th. Leaving town hall at 7:30am, head to Turntable Studios, which the cylinder hotel by the Broncos Stadium and was remodeled into studios. Iunits, which is modular micro units, both in Denver. Then to Shift, a co-working space. Then lunch, then head to Boulder. In Boulder they will be seeing Holiday, which is small business spaces as well as market and affordable housing. Also in Boulder is the Steel Yards, a mixed use development with retail, office, market rate and affordable residential housing. Please let me know if you're interested in going. (4 going)

ADJOURNMENT:

The meeting was adjourned at 6:37 pm.

Dan Schroder, Chair



Scheduled Meetings

Shading indicates Council required attendance – others are optional

The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.

October 2017

Tuesday, Oct. 10, 2017	3:00pm / 7:00 pm	Town Hall Chambers	First Meeting of the Month
Thursday, Oct. 19, 2017	All Day	Housing Tour	Front Range
Friday, Oct. 20, 2017	8:00am - 9:00am	Cool River Coffee House	Coffee Talk
Tuesday, Oct. 24, 2017	3:00pm / 7:00 pm	Town Hall Chambers	Second Meeting of the Month

November 2017

Tuesday, Nov. 14, 2017	3:00pm / 7:00 pm	Town Hall Chambers	First Meeting of the Month
Friday, Nov. 17, 2017	8:00am - 9:00am	TBD	Coffee Talk
Tuesday, Nov. 28, 2017	3:00pm / 7:00 pm	Town Hall Chambers	Second Meeting of the Month

Other Meetings

October 10th, 2017	Board of County Commissioners Meeting Workforce Housing Committee	9:00am / 1:30pm 1:30pm
October 11th, 2017	Breckenridge Heritage Alliance	Noon
October 12th, 2017	I-70 Coalition Upper Blue Sanitation District	1:00pm 5:30pm
October 17th, 2017	Breck Forward Task Force Meeting Liquor & Marijuana Licensing Authority Board of County Commissioners Meeting Breckenridge Creative Arts Planning Commission Meeting	8:00am 9:00am 9:00am 4:15pm 5:30pm
October 23rd, 2017	Open Space & Trails Meeting	5:30pm
October 24th, 2017	Board of County Commissioners Meeting	9:00am / 1:30pm
October 25th, 2017	Summit Stage Transit Board Summit Combined Housing Authority	8:15am 9:00am
October 26th, 2017	Breckenridge Tourism Office Board Meeting Northwest Council of Governments RW&B Board Meeting	8:30am 10:00am 3:00pm
October 27th, 2017	CAST	7:45am
November 2nd, 2017	QQ - Quality and Quantity - Water District	10:00am
November 1st, 2017	Police Advisory Committee Breckenridge Events Committee Childcare Advisory Committee	7:30am 9:00am 3:00pm
November 14th, 2017	Board of County Commissioners Meeting Workforce Housing Committee	9:00am / 1:30pm 1:30pm