



**TOWN OF  
BRECKENRIDGE**

**Town Council Regular Meeting**  
Tuesday, July 28, 2020, 7:00 PM  
VIRTUAL Council Chambers

This meeting will be broadcast live, but the public will NOT be permitted to attend the meeting in person due to COVID-19 concerns. If you are interested, please monitor the meeting by joining the live broadcast available online. Log-in information is available in the calendar section of our website: [www.townofbreckenridge.com](http://www.townofbreckenridge.com).

Questions and comments can be submitted prior to the meeting to [Mayor@townofbreckenridge.com](mailto:Mayor@townofbreckenridge.com) or during the meeting using the Q&A feature in the Online Webinar.

**I. CALL TO ORDER, ROLL CALL**

**II. APPROVAL OF MINUTES**

A. TOWN COUNCIL MINUTES - JULY 7, JULY 9 AND JULY 14, 2020

**III. APPROVAL OF AGENDA**

**IV. COMMUNICATIONS TO COUNCIL**

A. CITIZEN'S COMMENT (NON-AGENDA ITEMS ONLY; PLEASE SUBMIT COMMENTS IN ADVANCE TO [MAYOR@TOWNOFBRECKENRIDGE.COM](mailto:MAYOR@TOWNOFBRECKENRIDGE.COM), OR USE THE Q&A FEATURE OF THE WEBINAR)

**V. CONTINUED BUSINESS**

A. SECOND READING OF COUNCIL BILLS, SERIES 2020 - PUBLIC HEARINGS

**VI. NEW BUSINESS**

A. FIRST READING OF COUNCIL BILLS, SERIES 2020  
B. RESOLUTIONS, SERIES 2020  
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 (MS. GIGLIELLO)  
C. BRECKENRIDGE TOURISM OFFICE (MR. KUHN)

- D. BRECKENRIDGE HERITAGE ALLIANCE (MR. KUHN)
- E. WATER TASK FORCE (MAYOR MAMULA)
- F. BRECKENRIDGE CREATIVE ARTS (MR. GALLAGHER)
- G. BRECKENRIDGE EVENTS COMMITTEE (MR. CARLETON)
- H. CHILD CARE ADVISORY COMMITTEE (MS. OWENS)
- I. WORKFORCE HOUSING COMMITTEE (MR. CARLETON)
- J. SOCIAL EQUITY ADVISORY COMMISSION

**X. OTHER MATTERS**

**XI. SCHEDULED MEETINGS**

- A. SCHEDULED MEETINGS FOR JULY, AUGUST AND SEPTEMBER

**XII. ADJOURNMENT**

**TOWN OF BRECKENRIDGE  
TOWN COUNCIL SPECIAL MEETING  
VIRTUAL MEETING  
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**I) CALL TO ORDER, ROLL CALL**

Mayor Mamula called the meeting of July 7, 2020 to order at 8:00am. The following members answered roll call: Mr. Bergeron, Ms. Gigliello, Ms. Owens, Mr. Gallagher, Mr. Carleton, Mr. Kuhn and Mayor Mamula.

**II) APPROVAL OF AGENDA**

Mr. Holman stated there were no changes to the agenda.

**III) NEW BUSINESS**

**IV) DISCUSSION ITEMS**

**A) ENHANCED MASK REGULATIONS AND ENFORCEMENT**

Mr. Holman stated there has been discussion with the council and with the businesses about how to get more compliance for wearing masks. He further stated there are large numbers of people in town and only about 50% are regularly wearing masks. He stated other communities are not using the police to enforce mask-wearing, and it's partially because they would now need to record extra data for every contact based on the new bill, and most are using unsworn officers to address mask ordinances. Mr. Holman stated an emergency ordinance would be required to create a mandatory mask zone, and more signage could help, but he would recommend issuing tickets, just additional education at first.

Mayor Mamula stated he is on Main Street often and sees people without masks all the time. He further stated this is how we would support our business community by making the entire downtown area a mandatory mask zone, and we wouldn't be giving out masks, but expecting people to wear them.

Ms. Gigliello stated she is concerned about the locals and she would like to keep those in businesses safe. Mr. Carleton stated Centura is up to 6 days to get results from a test because they are being overwhelmed by guests. Ms. Owens stated we need to be clear that it's not just inside where we need them to wear masks, but outside as well.

Council discussed using the Conservation District as a boundary for the Mask Required Zone, and extend it to the Gondola and La Cima areas. Mr. Holman stated we also need to look at penalties for businesses that are not complying with the mask ordinance, and the Council and Mr. Tim Berry discussed looking at a summary suspension of the BOLT license as a penalty. Mr. Berry stated we would need to be careful if looking at shutting the business down, and Staff would look into this through the license requirements.

Council decided it would be best to have another special meeting on Thursday to review an emergency ordinance about

**B) OTHER COVID-RELATED MATTERS**

Mayor Mamula (and other council members) stated he would like to discuss a mandatory closure time for Breckenridge restaurants as well. Council discussed an 11pm closure time and the idea of bringing an emergency ordinance for this to the special meeting on July 9<sup>th</sup>.

Also, council discussed operations at the Ski Resort and possible overcrowding during their first weekend open. Mayor Mamula stated he would discuss with Mr. John Buhler, of Breckenridge Ski Resort, about those concerns.

**V) OTHER MATTERS**

There were no other matters.

**VI) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 9:35am. Submitted by Helen Cospolich, CMC, Town Clerk.

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ATTEST:

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Helen Cospolich, CMC, Town Clerk

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Eric S. Mamula, Mayor

DRAFT

**TOWN OF BRECKENRIDGE  
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**I) CALL TO ORDER, ROLL CALL**

Mayor Mamula called the meeting of July 9, 2020 to order at 8:00am. The following members answered roll call: Mr. Bergeron, Ms. Gigliello, Ms. Owens, Mr. Gallagher, Mr. Carleton, Mr. Kuhn and Mayor Mamula.

**II) APPROVAL OF AGENDA**

Mr. Holman stated there were no changes to the agenda.

**III) NEW BUSINESS**

**A) COUNCIL BILL NO. 26, SERIES 2020 - EMERGENCY ORDINANCE TO AMEND ORDINANCE NO. 14 REQUIRING FACE COVERINGS**

Mayor Mamula read the title into the minutes. Mr. Holman stated this emergency ordinance would amend the current mask ordinance to create a mandatory mask zone where masks are required in all outdoor public places within that area. He further stated the ordinance defines where masks are required, and where the exceptions are, such as while eating and drinking and if they are performers with at least 25-feet of distance to the public.

Council discussed the ordinance as written and generally agreed that it should help the mask issues in the main part of town, where the density of people are located. Mr. Berry stated we have to also consider disabilities that would prevent people from wearing masks.

Mayor Mamula opened the public hearing. Council fielded questions from the public in the Q&A section of the webinar. There were no additional comments and the public hearing was closed.

Mr. Bergeron moved to approve emergency ordinance COUNCIL BILL NO. 26, SERIES 2020 - EMERGENCY ORDINANCE TO AMEND ORDINANCE NO. 14 REQUIRING FACE COVERINGS. Mr. Carleton seconded the motion.

The motion passed 6-0. Mr. Kuhn was not present for the vote due to an internet connection issue.

**B) COUNCIL BILL NO. 27, SERIES 2020 - EMERGENCY ORDINANCE AUTHORIZING THE SUSPENSION OR REVOCATION OF A TOWN OF BRECKENRIDGE BUSINESS AND OCCUPATIONAL TAX LICENSE FOR A VIOLATION OF A SUMMIT COUNTY PUBLIC HEALTH ORDER**

Mayor Mamula read the title into the minutes. Mr. Holman stated this emergency ordinance would suspend or revoke a business license for a health code violation, such as not mandating masks. Mr. Berry stated this would not result in an immediate suspension, but it would require a hearing before action can be taken on a license.

Ms. Gigliello stated she is concerned about businesses taking the hit for the actions of the public and she would like to look again at a curfew to help control public actions. Mayor Mamula stated he doesn't believe all businesses are acting correctly in regard to the public order.

Ms. Owens stated she believes this is very important to our other businesses that aren't even open yet, and we need to give our community the best chance of staying open.

Mayor Mamula opened the public hearing. Council fielded questions from the public in the Q&A section of the webinar. There were no additional comments and the public hearing was closed.

Mr. Bergeron moved to approve emergency ordinance COUNCIL BILL NO. 27, SERIES 2020 - EMERGENCY ORDINANCE AUTHORIZING THE SUSPENSION OR REVOCATION OF A TOWN OF BRECKENRIDGE BUSINESS AND OCCUPATIONAL TAX LICENSE FOR A VIOLATION OF A SUMMIT COUNTY PUBLIC HEALTH ORDER. Mr. Gallagher seconded the motion.

The motion passed 7-0.

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**IV) DISCUSSION ITEMS**

**A) ADDITIONAL DISCUSISON CONCERNING RESTAURANT CLOSURE TIMES**

Council discussed an early closure of restaurants at 11pm, and the County's possible upcoming decision about this as well. Mayor Mamula stated it's important we operate more as a county in a public health crisis so he would like to see if the County will respond. Ms. Owens stated her position has changed and she now sees the reason for early closure and is glad we are looking at taking the lead in this. Mr. Holman stated he just needs direction from Council and he can issue an executive order for this. Ms. Gigliello expressed concern if there is only a curfew in Breckenridge and not in the rest of the county and if this would push people into other communities to drink. Mr. Carleton stated he would like to hear from the Police Department about what is going on, and then see if it is necessary to enact a curfew, and have the discussion again on Tuesday. Mr. Kuhn stated he would like to impose a 10:30pm curfew. Mr. Bergeron stated he would support a curfew as well. Mayor Mamula stated he would vote for a curfew as well and he's also okay waiting to see if the County acts first. By majority vote, Council directed Mr. Holman to draft an emergency order to close all restaurants at 11pm.

**B) ADDITIONAL COVID DISCUSSION**

**V) OTHER MATTERS**

Mr. Holman stated the new art installation is scheduled to go up July of 2021 and be up through the winter.

Mr. Holman also stated the Town of Breckenridge plans to make a donation to a local organization on behalf of longtime resident Phyllis Martinez. Council agreed this was a good idea.

Mayor Mamula stated he would like to start thinking about an extension of Walkable Main in the fall, and to start looking at options for increased occupancy in the winter, including heated tents. Mr. Carleton stated this may also apply to retail businesses, and he would like to discuss on Tuesday the possibility of assisting businesses that are unable to open under current conditions. Mr. Holman stated we can ask the community about who would be eligible for rent assistance under the current orders.

Mr. Bergeron stated he would like to make sure bikes are not riding through the closed area on Main Street. Mr. Holman stated we will be making sure everyone is following all the rules in that area.

**VI) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 8:58am. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

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Helen Cospolich, CMC, Town Clerk

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Eric S. Mamula, Mayor

**TOWN OF BRECKENRIDGE  
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**I) CALL TO ORDER, ROLL CALL**

Mayor Mamula called the meeting of July 14, 2020 to order at 7:00pm. The following members answered roll call: Mr. Bergeron, Ms. Gigliello, Ms. Owens, Mr. Gallagher, Mr. Carleton, Mr. Kuhn and Mayor Mamula.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – JUNE 23, 2020**

With no changes or corrections to the meeting minutes of June 23, 2020, Mayor Mamula declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Mr. Holman stated there were no changes to the agenda. He noted the agenda was revised yesterday afternoon. Mayor Mamula declared the agenda approved as presented.

**IV) COMMUNICATIONS TO COUNCIL**

**A) CITIZEN'S COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)**

Mayor Mamula opened Citizen's Comment. Citizens were encouraged to email their comments in advance of the meeting or use the Q&A section of the webinar.

There were no comments and Citizen's Comment was closed.

**B) BRECKENRIDGE TOURISM OFFICE UPDATE**

Ms. Lucy Kay stated Mr. Brett Howard would do the update, speaking about marketing. Mr. Howard stated the BTO started the paid marketing up again, and they are using the COVID map the NYT updates to geo-fence areas that are spiking and not market to them. He also stated they are marketing to the drive markets and doing it cautiously. Ms. Kay stated the PR strategy is similar, and they are not targeting media to come visit now, but looking to 2021. She stated the Washington Post and CNN published recent articles about Breckenridge, and we are being careful and choosing outreach strategically. She also stated the solidarity talk will take place this weekend with the help of the BTO and the BCA. Also, she stated all Country Boy Mine revenue on Thursday will go to FIRC. Ms. Kay stated everyone is down at this time, but we don't know what is going to happen in the fall.

**V) CONTINUED BUSINESS**

**A) SECOND READING OF COUNCIL BILLS, SERIES 2020 - PUBLIC HEARINGS**

**1) COUNCIL BILL NO. 25, SERIES 2020 - AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A LANDMARK UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE (St. John's Church, 100 South French Street, Lots 1 and 2, Block 4, Abbett Addition)**

Mayor Mamula read the title into the minutes. Mr. Tim Berry stated this ordinance would designate St. John's Church as a local landmark. He stated there were no changes to this ordinance from first reading.

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

Mr. Bergeron moved to approve COUNCIL BILL NO. 25, SERIES 2020 - AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A LANDMARK UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE (St. John's Church, 100 South French Street, Lots 1 and 2, Block 4, Abbett Addition). Mr. Carleton seconded the motion.

The motion passed 7-0.

**VI) NEW BUSINESS**

**A) FIRST READING OF COUNCIL BILLS, SERIES 2020**

**B) RESOLUTIONS, SERIES 2020**

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- 1) RESOLUTION NO. 18, SERIES 2020 - A RESOLUTION MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2020 TOWN BUDGET  
Mayor Mamula read the title into the minutes. Town Manager Mr. Rick Holman stated this resolution would address the reductions for the 2020 budget as a result of the COVID-19 emergency.

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

Mr. Bergeron moved to approve RESOLUTION NO. 18, SERIES 2020 - A RESOLUTION MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2020 TOWN BUDGET. Ms. Gigliello seconded the motion.

The motion passed 7-0.

- 2) RESOLUTION NO. 19, SERIES 2020 - A RESOLUTION APPROVING AN AMENDMENT TO INTERGOVERNMENTAL AGREEMENT REGARDING TRANSFER OF McCAIN PROPERTY WITH SUMMIT SCHOOL DISTRICT RE-1

Mayor Mamula read the title into the minutes. Mr. Holman stated this resolution would approve an amendment to the IGA with Summit School District for the McCain Property and it would amend deadlines for certain site improvements.

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

Mr. Bergeron moved to approve RESOLUTION NO. 19, SERIES 2020 - A RESOLUTION APPROVING AN AMENDMENT TO INTERGOVERNMENTAL AGREEMENT REGARDING TRANSFER OF McCAIN PROPERTY WITH SUMMIT SCHOOL DISTRICT RE-1. Mr. Kuhn seconded the motion.

The motion passed 7-0.

- C) OTHER

**VII) PLANNING MATTERS**

- A) PLANNING COMMISSION DECISIONS

Planning Commission Decisions were approved as presented.

- B) DECISION CONCERNING THE PARKWAY CENTER MIXED USE BUILDING CALL UP HEARING

Mr. Tim Berry stated at the call up hearing at the last council meeting council approved this project orally, and directed the Town Attorney to prepare this decision document for formal approval.

Mr. Gallagher moved to approve the DECISION CONCERNING THE PARKWAY CENTER MIXED USE BUILDING CALL UP HEARING. Mr. Bergeron seconded the motion.

The motion passed 4-3. Mr. Carleton, Ms. Gigliello and Mayor Mamula voted no.

**VIII) REPORT OF TOWN MANAGER AND STAFF**

Mr. Holman stated he had no report.

**IX) REPORT OF MAYOR AND COUNCIL MEMBERS**

Reports of Mayor and Council Members were covered during the afternoon work session.

- A. CAST/MMC
- B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE
- C. BRECKENRIDGE TOURISM OFFICE
- D. BRECKENRIDGE HERITAGE ALLIANCE
- E. WATER TASK FORCE
- F. BRECKENRIDGE CREATIVE ARTS
- G. BRECKENRIDGE EVENTS COMMITTEE
- H. CHILD CARE ADVISORY COMMITTEE



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- I. WORKFORCE HOUSING COMMITTEE
- J. SOCIAL EQUITY ADVISORY COMMISSION

**X) OTHER MATTERS**

Other matters were covered during the afternoon work session.

Mayor Mamula stated he is having many problems with Verizon phone service in Town lately, and he has heard it's especially bad up Wellington Road and in the Wellington Neighborhood area. Other Council members agreed it was a problem and Mr. Holman stated staff will reach out to Verizon to see if anything can be done to improve it.

**XI) SCHEDULED MEETINGS**

- A) SCHEDULED MEETINGS FOR JULY, AUGUST AND SEPTEMBER

**XII) ADJOURNMENT**

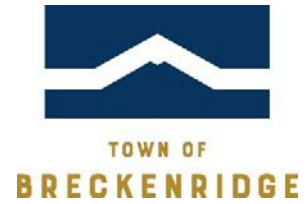
With no further business to discuss, the meeting adjourned at 7:26pm. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

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Helen Cospolich, CMC, Town Clerk

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Eric S. Mamula, Mayor

DRAFT



# Memo

**To:** Breckenridge Town Council Members  
**From:** Mark Truckey, Director of Community Development  
**Date:** July 22, 2020  
**Subject:** Planning Commission Decisions of the July 21, 2020 Meeting

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***DECISIONS FROM THE PLANNING COMMISSION MEETING, July 7, 2020:***

**CLASS A APPLICATIONS:** None.

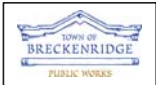
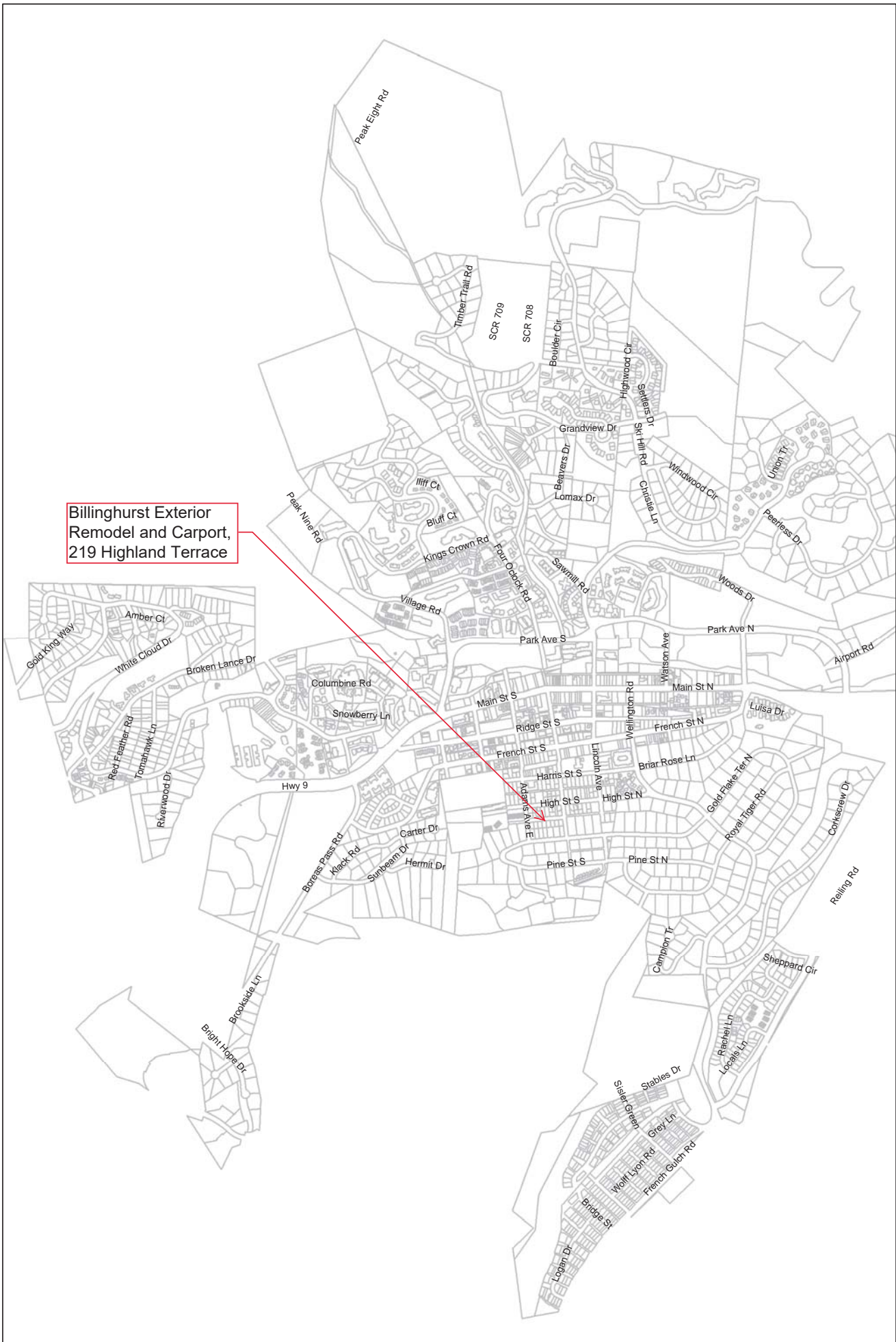
**CLASS B APPLICATIONS:** None.

**CLASS C APPLICATIONS:** None.

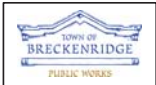
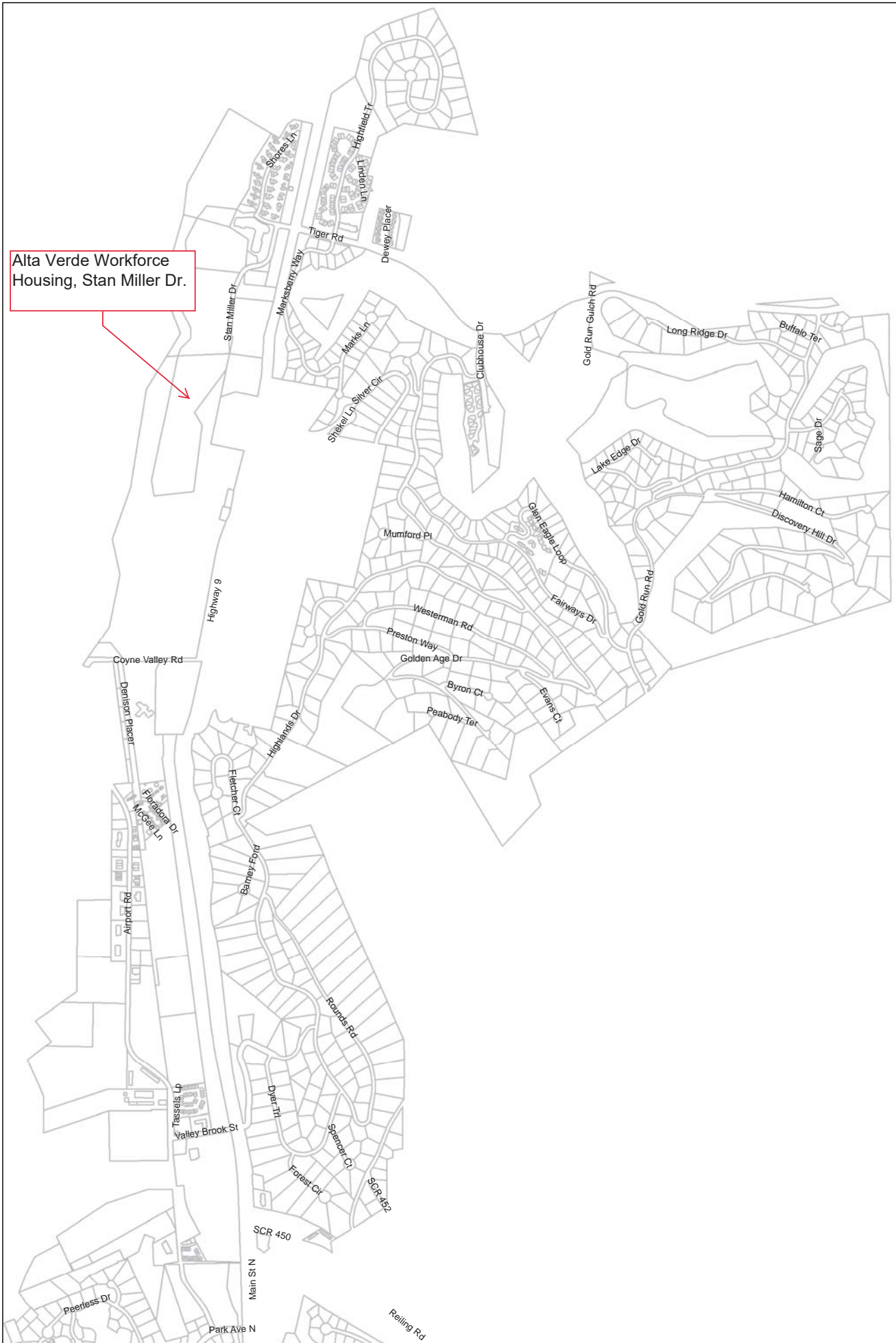
**TOWN PROJECT HEARINGS:** None.

**OTHER:** None.

**Billinghurst Exterior  
Remodel and Carport,  
219 Highland Terrace**



Alta Verde Workforce Housing, Stan Miller Dr.



### Breckenridge North



## PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 p.m. by Chair Gerard. The meeting was a virtual electronic meeting through the Zoom platform, as a result of the COVID-19 crisis.

### ROLL CALL

Christie Mathews-Leidal	Jim Lamb	Ron Schuman	Jay Beckerman
Mike Giller	Steve Gerard	Lowell Moore (absent)	

### APPROVAL OF MINUTES

With no changes, the July 7, 2020 Planning Commission Minutes was approved.

### APPROVAL OF AGENDA

With no changes, the July 21, 2020 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

### WORK SESSIONS:

1. Alta Verde Workforce Housing, Stan Miller Dr., PL-2020-0235: Mr. Kulick presented a worksession for the purpose of reviewing key design elements, including height, architecture and circulation as well as receive the Commission's feedback prior to having the architect proceed further on a final design. Staff asked the following questions to the Commission:

1. Does the Commission agree with Staff's height interpretation?
2. Does the Commission agree that the maximum amount of negative points (-4 points) are warranted due to the amount of fill being brought to the site?
3. Does the Commission agree that negative points are not warranted for the use of fiber cement siding?
4. Does the Commission have any comments pertaining to the project's architecture?
5. Does the Commission agree with the remainder of the preliminary point analysis?
6. Does Commission have any other comments in regard to the project?

#### *Commissioner Questions:*

Mr. Schuman: With the fill are we causing drainage problems elsewhere? (Mr. Kulick: The Engineering department has been involved with the design and they are comfortable with what is proposed. They have also been looking at the proposed infrastructure including water, sewer and path locations.) Has there been any thought given to safety with the pond to the south? (Ms. Rex: The intention is to have the pond filled. May become a temporary bus turnaround for the project.) Is 6' wide enough for pedestrians and bikes on the bike path? (Mr. Kulick: The path is actually 14' wide.) Can we get a view of the solar panel layout? (Mr. Kulick: Yes we should be seeing that later at the project hearing.) I don't think the trash and recycling roll out design will work well. Snow and ice will make that operation problematic.

- Ms. Mathews-Leidal: Is the fiber cement siding smooth or textured? (Mr. Stark: There is a grain pattern.) What is the garage door material? (Mr. Stark: We have not gotten that far yet.) In regard to the positive (+3) points under 16/R Circulation and 20/R Rec Facilities, what did we do for Blue 52? Seems like we are giving positive points for the same things under two different policies. (Mr. Kulick: Not sure about Blue 52. The Rec Center remodel received multiple points for various improvements. Some of the precedent has shifted to giving positive (+3) for easements. Breck Central Market has a similar situation. We can also look at the magnitude of the rec path on this site. The trail is very well used.) Where was the East Peak 8 precedent? (Mr. Kulick: That was the connection to the Four O'clock subdivision. It was a short run but critical to the neighbors for ski hill access.) The other precedent seems like they all installed the paving as well as dedicating the easement. (Mr. Kulick: There has been some inconsistency in the precedent between just an easement versus paving. There are a number of projects that have received the max number of points under 20R.) (Ms. Puester: Blue 52 was reviewed in 2 phases. The first phase had +6 for the 10' rec path and internal sidewalks well as future bus stop. Phase 2 had +3 for internal sidewalks only. No points under 20R.)
- Mr. Giller: Fiber Cement siding is great material, although some is too shiny and nonrealistic, the finish of the product is key. Are there solar panels proposed on the garage. (Mr. Stark: Yes, on the buildings as well. We are targeting about a 500kW array.) I think that how the garages play into the project is an important aspect of the design and the quality. (Mr. Stark: They will be designed similar to the main buildings. Design is not fully developed.) The north side of building 1 has large runs of dark brown siding. Why? (Mr. Stark: It blends with the modern architecture and matches the natural surroundings.) Agree with Ms. Mathews-Leidal concern about the positive points under both 16R and 20R.
- Mr. Beckerman: Town Code required 1.5 spaces per dwelling unit. If we have double occupancy per bedroom the vehicular parking needs could be much higher. Where would they be able to park? Airport Rd? (Mr. Kulick: Yes. That will be a management issue with awarding of parking passes and garage spaces. There will be a manager on the property.) (Ms. Rex: We want to discourage multiple car ownership and vehicle use. We are looking into an E-bike station for the site and multimodal connections. Additional costs for a second parking space has proven successful to reduce cars on site.) What is the deterioration of the solar panels over time? (Mr. Stark: Panels have improved significantly. You may experience 10-20% over 10 or 20 years. We have accounted for that in the model.) What is the purpose of negative points for the 50' unbroken ridgeline? (Mr. Kulick: It is being assessed -1 point. It is in the code that way and has been enforced with significant precedent.) The bike path looks like there may be a blind corner near the entrance. (Mr. Kulick: This is conceptual. The Engineering department will refine the design to have good sight lines.) I agree with Mr. Schuman on the trash enclosure set up. Similar designs are difficult to maintain and don't function well.
- Mr. Lamb: Is the fill being brought in to increase the developable land or to bring it above the 100-year floodplain? (Mr. Kulick: The whole site needs to be raised to bring it out of the 100-year floodplain. The site could not be developed without doing so. The surrounding sites are in a similar situation.)
- Mr. Gerard: The precedent under 16R, most of the points were given where the public received the benefit of the circulation. This site does not really benefit the public with the exception of the bike path. (Mr. Kulick: The public benefit is that this is the busiest section of rec path and serves a large number of people.) What is the expectation for bus service, specifically late night service? (Ms. Rex: Public Works has not provided a schedule

yet. The initial service will be limited but the long-term service is likely to be similar to current, which runs to 10:30.) Have you considered a Rec Path design that runs around the property the other way, avoiding the entrance? (Ms. Scott: We have considered many path options but the grades were the important factor. This design is the best way to match surrounding properties and maintain drainage and is able to have a 25' easement for snow storage.)

Mr. Gerard opened the meeting for public comment.

No comments were made and Mr. Gerard closed the Public comment.

*Commissioner Comments:*

- Mr. Schuman: 1. Agree 2. Agree 3. No to negative points 4. Id like to see a bit more pop and color, it's a bit dull. 5. Concerned about policy 16R and 20R. Its not clear that there is not double dipping with positive points. 6. Not sure if I agree with the solar deterioration comments from Mr. Stark. Parking is a concern as we are not within the downtown area and cars will be more critical. The proposed parking may not be enough.
- Ms. Mathews-Leidal: 1-3. Yes I agree 4. I thought the floor plans were great but in bldg. 1 you might consider moving the restroom closer to the workout room and common area. 5. Concerned about point analysis. Need additional info. 6. Meeting code for parking but we may run into problems with lack of parking at times. Trash enclosure plan is problematic.
- Mr. Giller: 1. Agree 2. Agree 3. Agree, would like to see sheen and texture of the fiber cement siding. 4. Like the architecture. 5. Disagree with 16R and 20R.
- Mr. Beckerman: 1-3. Agree with staff. 4. Concerned about roof slope and snow buildup. 5. Agree with fellow commissioners. 6. Would like to see bike path to be moved away from entrance. Safety is an issue with bikes and pedestrians.
- Mr. Lamb: Parking is an issue. 1. Agree 2. In the middle. 3. Agree. Most people will not know the difference. 4. The unbroken span makes the building look worse. Something can be done to rectify. Fine with preliminary point analysis.
- Mr. Gerard: 1-3. Yes 4. It's the expected architecture for this type of project. A bit more color would be nice. 5. Issue with 16R and 20R. Suggest that the bike path be moved to the other side of the property.

2. Billingham Exterior Remodel and Carport, 219 Highland Terrace, PL-2020-0249: Mr. LaChance presented a work session for an exterior remodel of an existing single-family residence. Staff asked the following questions of the Commission:

1. Does the proposed siding conform with Policy 5/R, Priority Design Standards 266, 272a and Design Standard 328?
2. Does the proposed stained finish conform with Policy 5/R, Priority Design Standards 266, 272a and Design Standard 328?
3. Does the proposed door conform with Priority Design Standard 328 and 334?
4. Does the Commission have any additional comments pertaining to this proposed exterior remodel?

*Commissioner Questions:*

- Mr. Schuman: No questions.
- Ms. Mathews-Leidal: Are the existing deck posts being retained? (Mr. Newcomer: Some are being replaced with the same size and style.) What is the garage door material? (Mr. Newcomer: Wood. Mr. Newcomer proceeded to share screen and show examples of buildings in the Conservation District that used stain.)
- Mr. Giller: For the examples that were shown, most of the buildings were that way historically, were on Briar Rose or were done before this code. I did not see any relevant precedent.
- Mr. Beckerman: What areas of Town do the listed standards apply to? (Mr. LaChance: The transition areas are between the core historic conservation area and non-historic area.)
- Mr. Lamb: Does the property that is across from the post office in the 300 block of ridge represent the historic district at all? (Mr. LaChance: No)
- Mr. Gerard: No questions.

*Commissioner Comments:*

- Mr. Schuman: 1 and 2: 24/R says a greater flexibility in building styles is allowed, 272a says greater variety of materials are allowed than in the historic district and 328 says greater variety in the manner of which elements are arrayed in the design however the building materials should be similar to those used for residential structures. I do think that the siding and finish comply with the design standards. The door does not conform to the design standards. I think that what is proposed will fit in there well.
- Ms. Mathews-Leidal: 1. No, it does not meet the intent of the policy. 2. We have allowed stained wood on secondary structures or in limited amounts. I would support limited use here. The door does not meet the design standards.
- Mr. Giller: The policy's state that the materials are supposed to be similar to others in the district. The siding does not conform. The stain may be used but depend on the color and sheen. The devil is in the details. The door does not conform.
- Mr. Beckerman: 5/R and 328 it does comply. Does not comply with 266 and 278. 3. Changing the door would make the project better. The proposed changes are an improvement to the neighborhood.
- Mr. Lamb: I question precedent that was shown for this project. But the project is good overall. I think it will pass next time. 1-3 Fine with it as proposed.
- Mr. Gerard: I think that the project fails 5/R because it will create dissimilarity compared to others on the street. The materials are shown in other places in the district but they are not appropriate on one house. The door is too modern. The materials could be appropriate as secondary materials around the house. 1. No. Fails 5/R. 2. Some materials could work but not in these quantities.

**OTHER MATTERS:**

1. Town Council Update: A written summary was provided in the packet.

*Commissioner Questions / Comments:*

- Mr. Schuman: Was there talk of pushing the walkable Main St. closure to mid-September? (Mr. Truckey: Yes. A survey is out now regarding that question to businesses.) Personally, having a business near Main Street I would prefer that they did not extend the closure.

**ADJOURNMENT:**

The meeting was adjourned at 7:54 pm.

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Steve Gerard, 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.*

### July 2020

<b>Tuesday, July 28, 2020</b>	<b>3:00 pm / 7:00 pm</b>	<b>Virtual</b>	<b>Second Meeting of the Month</b>
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### August 2020

<b>Tuesday, August 11, 2020</b>	<b>3:00 pm / 7:00 pm</b>	<b>Virtual</b>	<b>First Meeting of the Month</b>
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August 16th - 23rd, 2020		Breckenridge International Festival of Arts - Trail Mix	
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<b>Tuesday, August 25, 2020</b>	<b>3:00 pm / 7:00 pm</b>	<b>Virtual</b>	<b>Second Meeting of the Month</b>
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### September 2020

<b>Tuesday, September 8, 2020</b>	<b>3:00 pm / 7:00 pm</b>	<b>Virtual</b>	<b>First Meeting of the Month</b>
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<b>Tuesday, September 22, 2020</b>	<b>3:00 pm / 7:00 pm</b>	<b>Virtual</b>	<b>Second Meeting of the Month</b>
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### Other Meetings

July 27th, 2020	Open Space & Trails Meeting	5:30pm
July 28th, 2020	Board of County Commissioners Meeting	9:00am / 1:30pm
August 4th, 2020	Board of County Commissioners Meeting	9:00am
	Planning Commission Meeting	5:30pm
August 5th, 2020	Breckenridge Events Committee	9:00am
	I-70 Coalition	10:00am
	Childcare Advisory Committee	3:00pm
August 10th, 2020	Breckenridge Creative Arts	2:00pm
August 11th, 2020	Board of County Commissioners Meeting	9:00am / 1:30pm
	Workforce Housing Committee	1:30pm
August 12th, 2020	Breckenridge Heritage Alliance	Noon
August 13th, 2020	Upper Blue Sanitation District	5:30pm
August 18th, 2020	Board of County Commissioners Meeting	9:00am
	Liquor & Marijuana Licensing Authority	9:00am
	Planning Commission Meeting	5:30pm
August 20th, 2020	Transit Advisory Council Meeting	8:00am
	Northwest CO Council of Governments	10:00am
August 24th, 2020	Open Space & Trails Meeting	5:30pm
August 25th, 2020	Board of County Commissioners Meeting	9:00am / 1:30pm
August 26th, 2020	Summit Stage Transit Board Meeting	8:15am
	Summit Combined Housing Authority	9:00am
August 27th, 2020	Breckenridge Tourism Office Board Meeting	8:30am
	RW&B Board Meeting	3:00pm



## 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.*

September 1st, 2020	Board of County Commissioners Meeting	9:00am
	Planning Commission Meeting	5:30pm
September 2nd, 2020	Police Advisory Committee	7:30am
	Breckenridge Events Committee	9:00am
	Childcare Advisory Committee	3:00pm
September 8th, 2020	Board of County Commissioners Meeting	9:00am / 1:30pm
	Workforce Housing Committee	1:30pm
September 9th, 2020	Breckenridge Heritage Alliance	Noon
September 10th, 2020	Upper Blue Sanitation District	5:30pm
September 15th, 2020	Board of County Commissioners Meeting	9:00am
	Liquor & Marijuana Licensing Authority	9:00am
	Planning Commission Meeting	5:30pm
September 17th, 2020	Transit Advisory Council Meeting	8:00am
September 21st, 2020	Open Space & Trails Meeting	5:30pm
September 22nd, 2020	Board of County Commissioners Meeting	9:00am / 1:30pm
September 23rd, 2020	Summit Stage Transit Board Meeting	8:15am
	Summit Combined Housing Authority	9:00am
September 24th, 2020	Breckenridge Tourism Office Board Meeting	8:30am
	RW&B Board Meeting	3:00pm
October 8th, 2020	I-70 Coalition	1:00pm
October 15th, 2020	QQ - Quality and Quantity - Water District	1:15pm
October 22nd, 2020	Northwest CO Council of Governments	10:00am
TBD	Water Task Force Meeting	8:00am
	Art Installation Meeting	2:00pm