



BRECKENRIDGE TOWN COUNCIL REGULAR MEETING

Tuesday, September 11, 2012; 7:30 PM
Town Hall Auditorium

I	CALL TO ORDER, ROLL CALL	
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IV	COMMUNICATIONS TO COUNCIL	
	A. CITIZEN'S COMMENT - (NON-AGENDA ITEMS ONLY: 3-MINUTE LIMIT PLEASE)	
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	C. RWB FD UPDATE	
V	CONTINUED BUSINESS	
	A. SECOND READING OF COUNCILS BILLS, SERIES 2012 - PUBLIC HEARINGS	
	1. Council Bill No. 25, Series 2012 - AN ORDINANCE ANNEXING TO THE TOWN OF BRECKENRIDGE CERTAIN REAL PROPERTY OWNED BY THE TOWN OF BRECKENRIDGE (CLAIMJUMPER PARCELS - 25.633 ACRES)	6
VI	NEW BUSINESS	
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	C. OTHER - NONE	
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	B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE (MR. BREWER)	
	C. BRC (MR. BURKE)	
	D. MARKETING COMMITTEE (MR. DUDICK)	
	E. SUMMIT COMBINED HOUSING AUTHORITY (MS. WOLFE)	
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	G. WATER TASK FORCE (MR. GALLAGHER)	
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I CALL TO ORDER, ROLL CALL

Mayor Warner called the meeting of August 28, 2012 to order at 7:31pm. The following members answered roll call: Mr. Gallagher, Ms. McAtamney, Ms. Wolfe, Mr. Brewer, Mr. Dudick, Mr. Burke, and Mayor Warner.

II APPROVAL OF MINUTES - AUGUST 14, 2012

The following changes were made to the meeting minutes of August 14, 2012: The call to order time was changed from 7:02 to 7:32; The gentleman who spoke regarding the Harris Street building was Ken Bell not Dan Bell; Corrections to the spelling of Jerry Dzedzic's and Russell Whitt's names. Mayor Warner clarified that under his CAST/MMC report, the person from Summit Ford was requesting a Summit County use tax not a Silverthorne use tax. Mayor Warner declared the minutes would be approved as corrected.

III APPROVAL OF AGENDA

There was one minor change to the agenda. Pat Campbell was unable to attend the meeting to provide a ski area update. She will be attending the September 25th, 2012 meeting.

IV COMMUNICATIONS TO COUNCIL

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

Sandy Greenhut, Chair for Fall for the Arts, wanted to thank the Town for their support and participation with the Arts and the development of the Art District. The 'Fall for the Arts' county-wide event will run September 7-9, 2012. For more information see www.fallforthearts.org

With no further comments the citizens comments were closed.

V CONTINUED BUSINESS

A. SECOND READING OF COUNCILS BILLS, SERIES 2012 - PUBLIC HEARINGS

1. Council Bill No. 26, Series 2012 - AN ORDINANCE ANNEXING TO THE TOWN OF BRECKENRIDGE CERTAIN REAL PROPERTY OWNED BY THE TOWN OF BRECKENRIDGE (WEDGE & MJB PARCELS - 34.026 ACRES)

Mayor Warner read the title into the minutes. Mr. Berry stated that there were no changes to the ordinance since the first reading.

Mayor Warner opened the public hearing. There were no comments and the public hearing was closed. Mayor Warner stated that this annexation has been a 14 process and is a vital portion of the Cucumber Gulch Preserve. Ms. McAtamney moved to approve Council Bill No. 26, Series 2012 - AN ORDINANCE ANNEXING TO THE TOWN OF BRECKENRIDGE CERTAIN REAL PROPERTY OWNED BY THE TOWN OF BRECKENRIDGE (WEDGE & MJB PARCELS - 34.026 ACRES) Mr. Gallagher seconded the motion.

The motion passed 7-0.

2. Council Bill No. 27, Series 2012 - AN ORDINANCE AMENDING TITLE 4 OF THE BRECKENRIDGE TOWN CODE BY ADOPTING PROVISIONS REQUIRING THE ISSUANCE OF A SPECIAL PERMIT TO CONDUCT CERTAIN BUSINESS OPERATIONS ON TOWN STREETS

Mayor Warner read the title into the minutes. Mr. Berry stated that there were a few minor changes made to the ordinance as outlined in the Council's attached memo including: 1. Language added in Section 4-15-9(D)(2) (on page 8 of the ordinance) to allow for the newspaper notice of a public hearing to be published in the Summit County Journal on the Friday before the public hearing 2. Language added in Section 4-15-11 (on page 11 of the ordinance) to allow the Town Manager to administratively modify or eliminate any permit condition during the term of the permit if good cause for such action is shown.

Mayor Warner opened the public hearing. There were no comments and the public hearing was closed. Ms. McAtamney moved to approve Council Bill No. 27, Series 2012 - AN ORDINANCE AMENDING TITLE 4 OF THE BRECKENRIDGE TOWN CODE BY ADOPTING PROVISIONS REQUIRING THE ISSUANCE OF A SPECIAL PERMIT TO CONDUCT CERTAIN BUSINESS OPERATIONS ON TOWN STREETS Ms.

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Wolfe seconded the motion.
The motion passed 7-0.

VI NEW BUSINESS

A. FIRST READING OF COUNCIL BILLS, SERIES 2012

1. Council Bill No. 25, Series 2012 - AN ORDINANCE ANNEXING TO THE TOWN OF BRECKENRIDGE CERTAIN REAL PROPERTY OWNED BY THE TOWN OF BRECKENRIDGE (CLAIMJUMPER PARCELS - 25.633 ACRES)
Mayor Warner read the title into the minutes. Mr. Berry stated that these parcel were recently acquired by the Town of Breckenridge.
Mr. Brewer moved to approve Council Bill No. 25, Series 2012 - AN ORDINANCE ANNEXING TO THE TOWN OF BRECKENRIDGE CERTAIN REAL PROPERTY OWNED BY THE TOWN OF BRECKENRIDGE (CLAIMJUMPER PARCELS - 25.633 ACRES) Mr. Burke seconded the motion.
The motion passed 7-0.

B. RESOLUTIONS, SERIES 2012

1. Harris Street Building IGA-A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH SUMMIT COUNTY GOVERNMENT CONCERNING THE USE OF THE TOWN'S REAL PROPERTY AT 103 SOUTH HARRIS STREET AS THE SOUTH BRANCH OF THE SUMMIT COUNTY LIBRARY
Mayor Warner read the title into the minutes. Mr. Berry stated that he had made the changes to the resolution per the discussion in the work session.
Mayor Warner opened this item up for public comment.
Mayor Warner stated that all of the emails that have been received to date regarding this agreement will be available to the public.
Larry Crispell, stated that he would like to lend his families support for this agreement with Summit County for the Harris St Building. He thinks that renovating this historical structure not only preserves this structure but provides a community icon.
Patti Casey, wanted to give her support for this agreement and thinks that is it a great partnership between the Town and the County. She also stated that she feels that the Peaks school is a private organization and that this building should remain a public building.
Tom Schaetzel wanted to express his concern with the current library hours. Mayor Warner thanked Tom for his comments and agreed that the hours are something that needs to be looked at in the future.
Lee Edwards stated that he feels that the Town Council got it right by entering into this agreement. He had a couple of question, 1) He wanted to know if the costs proposed included everything in the building top to bottom. Mr. Gagen stated that the cost figures do include top to bottom the entire structure. 2) He also asked about the ratios of use in the building. Mr. Gagen stated that Tom Daugherty could provide exact ratios of the uses of the building including the library, community rooms, shared space, movie theatre, restrooms, etc. 3) He wanted to ask the Council to be cautious about selling the naming rights to a public building. He thinks that the naming rights for library itself are ok but not the public building. He also suggested calling it the Breckenridge Schoolhouse, the former name of the building. Mayor Warner stated that the Council has not ruled out selling the naming rights but they will be cautious with their decisions about this.
Trisha Hyon, a neighbor of the Harris Street building, is concerned about the traffic that this building could generate in the neighborhood. Mayor Warner noted her concern and let her know that they have really looked at the intensity of use in this building.
Ken Bell, spoke against the intergovernmental agreement. He stated that the renovation of this building to make a library space is much more costly than the costs of constructing a new library building. He also questions the usable space in this community building.
Kevin Berkley, spoke against this agreement. He stated that he feels there will be backlash from the public over the costs of renovating this building. He is a fan of preserving the Harris St. building, but thinks there is a better solution than spending this amount of money trying to accommodate a library in this location.

*Report of the Town Manager, Report of Mayor and Council Members; Scheduled Meetings and Other Matters are topics listed on the 7:30 pm Town Council Agenda. If time permits at the afternoon work session, the Mayor and Council may discuss these items. The Town Council may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item.

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Catherine Schultz, neighbor of the Harris building, stated that she feels that the Council needs to be cautious about trying to retrofit a 21st century library into this existing building.

Mayor Warner closed the public comments.

Mr. Burke moved to approved A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH SUMMIT COUNTY GOVERNMENT CONCERNING THE USE OF THE TOWN'S REAL PROPERTY AT 103 SOUTH HARRIS STREET AS THE SOUTH BRANCH OF THE SUMMIT COUNTY LIBRARY with the amended resolution language as amended in the work session.

Ms. McAtamney seconded the motion. Mr. Burke stated that his decision is based in that fact that this building is much more than a library, it is a community center; Stated that the community will be able to raise funds because of the location, the uses of the building and because it is a historic gem. Mr. Gallagher is not voting in support of this agreement because he feels that the Town is being overly generous in the offering of this building; Thinks there is an imbalance in this agreement. Mr. Brewer thinks that this agreement supports all of the values of the town; He remembers when this was a community building and is hopeful that it will once again be a community anchor; The Town is going to renovate this building, why not have a partner in the costs and include an anchor like a library. Mayor Warner stated that he supports this agreement. The motion passed 6-1 with Mr. Gallagher dissenting.

2. IGA Breckenridge North Route-A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH SUMMIT COUNTY GOVERNMENT CONCERNING THE PROVISION OF FIXED ROUTE TRANSIT SERVICES FOR THE BRECKENRIDGE NORTH (FRENCH GULCH/WELLINGTON AREA) AREA

Mayor Warner read the title into the minutes. Tim Gagen stated that this agreement renews a previous agreement with Summit County to operate this transit route; this has been a very successful agreement to date.

Ms. McAtamney moved to approved A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH SUMMIT COUNTY GOVERNMENT CONCERNING THE PROVISION OF FIXED ROUTE TRANSIT SERVICES FOR THE BRECKENRIDGE NORTH (FRENCH GULCH/WELLINGTON AREA) AREA

Mr. Brewer seconded the motion. The motion passed 7-0.

3. Stan Miller Property Second Amended And Restated Annexation Agreement-A RESOLUTION APPROVING A SECOND AMENDED AND RESTATED ANNEXATION AGREEMENT WITH SMI LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND BRADDOCK HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

Mayor Warner read the title into the minutes. Mike Mosher stated that this agreement provides more flexibility in terms of the location of uses, adds some commercial, and clarifies possible residential uses, specifically the introduction of Commercial uses to the Master Plan, with a maximum density set as 20 SFES; Clarification of the definitions of "Unrestricted Residential Units", "Restricted Units", and "Units"; Clarification on how the unrestricted SFEs may be used; Clarification of the Surcharge Fees associated with the Annexation; There are no proposed modifications to the Land Use Guidelines for Land Use District 33-North. Any negative impacts can be mitigated with the Development review.

Mr. Gallagher moved to approved A RESOLUTION APPROVING A SECOND AMENDED AND RESTATED ANNEXATION AGREEMENT WITH SMI LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND BRADDOCK HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

Ms. McAtamney seconded the motion. The motion passed 7-0.

C. OTHER

VII PLANNING MATTERS

A. PLANNING COMMISSION DECISIONS

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

*Report of the Town Manager, Report of Mayor and Council Members; Scheduled Meetings and Other Matters are topics listed on the 7:30 pm Town Council Agenda. If time permits at the afternoon work session, the Mayor and Council may discuss these items. The Town Council may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item.

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VIII REPORT OF TOWN MANAGER AND STAFF

Mr. Gagen attended a meeting with CDOT; They have approved \$10, 000 in allocations for improvements for the roundabout and the continued expansion of Hwy 9; Expect this to be a two year project.

IX REPORT OF MAYOR AND COUNCILMEMBERS

A. CAST/MMC (MAYOR WARNER)

No report

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

Mr. Brewer stated that the Cucumber Gulch wetland restoration is ongoing; The extension of the Betties trail is complete; The Galena ditch project with the support of Volunteers of Colorado was very successful; The Slalom trail reconfiguration is underway; Trail density standards were discussed and BOSAC feels this is not really an issue at this point but this will be on everyone's radar; They also discussed acquisition priorities for the Town; BOSAC retreat September 12th.

C. BRC (MR. BURKE)

No Report

D. MARKETING COMMITTEE (MR. DUDICK)

No Report

E. SUMMIT COMBINED HOUSING AUTHORITY (MS. WOLFE)

No Report

F. BRECKENRIDGE HERITAGE ALLIANCE (MR. BREWER)

Mr. Brewer stated that the BHA is in support of the Harris St building renovation and agreement with Summit County; Good turnout for rail road day; Reiling dredge work is going to be completed this fall.

G. WATER TASK FORCE (MR. GALLAGHER)

No Report.

H. LANDFILL TASK FORCE (MS. WOLFE)

Ms. Wolfe stated that they had a good meeting and started to put some numbers together; Too soon for details but there is progress.

X OTHER MATTERS

Ms. Wolfe wanted to talk about the timing budget retreat with it being in October in relation to basic public services and the contracts they are going to be discussing; Tim Gagen stated that he is not concerned with the timing; Public Works has a plan in place and will get you all the numbers and how they expect to meet the services levels at the retreat; The budget process has to be completed because the levy needs to be approved prior to November.

Ms. McAtamney wanted to applaud the new recycle containers on Main Street. She also wants to make sure that Pinewood 2 is going to be even better than Pinewood 1 in terms of what they have learned about storage and parking and other items that make this a really livable community. Mr. Gagen stated that the Community Development dept is really looking at all of these items, including underground parking.

Mr. Burke stated that he saw solar trash compactors on his visit back east.

Mr. Gallagher stated that Red White and Blue Fire District will have an interim Fire Chief, Jim Keating, on November 1, 2012; Lori Miller is retiring.

XI SCHEDULED MEETINGS

A. GFOA BUDGET AWARD MEMO- Council wanted to give kudos to the staff.

B. ECONOMIC INDICATORS EXECUTIVE SUMMARY

XII ADJOURNMENT

With no further business to discuss, the meeting adjourned at 9:04pm

Submitted by Mistaya Pierpont, Administrative Services

*Report of the Town Manager, Report of Mayor and Council Members; Scheduled Meetings and Other Matters are topics listed on the 7:30 pm Town Council Agenda. If time permits at the afternoon work session, the Mayor and Council may discuss these items. The Town Council may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item.

MEMO

TO: Town Council
FROM: Town Attorney
RE: Council Bill No. 25 (Claimjumper Parcels Annexation Ordinance)
DATE: September 4, 2012 (for September 11th meeting)

The second reading of the Claimjumper Parcels Annexation Ordinance is scheduled for your meeting on September 11th. There are no changes proposed to ordinance from first reading.

I will be happy to discuss this matter with you on Tuesday.

1
2 ***FOR WORKSESSION/SECOND READING – SEPT. 11***

3
4 ***NO CHANGE FROM FIRST READING***

5
6 COUNCIL BILL NO. 25

7
8 SERIES 2012

9
10 AN ORDINANCE ANNEXING TO THE TOWN OF BRECKENRIDGE CERTAIN REAL
11 PROPERTY OWNED BY THE TOWN OF BRECKENRIDGE
12 (Claimjumper Parcels - 25.633 acres)

13
14 WHEREAS, the Town of Breckenridge is the owner in fee of the hereafter described real
15 property; and

16
17 WHEREAS, the hereafter described real property is currently located in an
18 unincorporated area of Summit County, Colorado; and

19
20 WHEREAS, Section 31-12-106(3), C.R.S., provides that a municipality may annex by
21 ordinance municipally-owned real property without notice and hearing upon the determination
22 that the property is eligible for annexation under Section 30(1)(c) of Article II of the Colorado
23 Constitution, and Sections 31-12-104(1)(a) and 31-12-105 of the “Municipal Annexation Act of
24 1965”, Part 1 of Article 12 of Title 31, C.R.S.; and

25
26 WHEREAS, it is the desire of the Town Council to annex the hereinafter described
27 Town-owned property to the Town of Breckenridge.

28
29 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
30 BRECKENRIDGE, COLORADO:

31
32 Section 1. The Town Council finds that the Town of Breckenridge is the owner in fee of
33 the real property described in Section 3 of this ordinance, and that such property is not solely a
34 public street or right-of-way. This ordinance is the written consent of the Town of Breckenridge
35 to the division of its property into two or more contiguous tracts for purpose of annexation as
36 required by Section 31-12-105, C.R.S.

37
38 Section 2. The Town Council finds and determines that the Town-owned real property
39 described in Section 3 of this ordinance is eligible for annexation to the Town of Breckenridge
40 under Section 30(1)(c) of Article II of the Colorado Constitution, and Sections 31-12-104(1)(a)
41 and 31-12-105, C.R.S. Specifically, the Town Council finds, determines and concludes that:
42

1. Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing boundaries of the Town of Breckenridge.
2. No annexation proceedings concerning the territory to be annexed have been commenced by another municipality.
3. The annexation of the subject real property will not result in the detachment of area from a school district.
4. The annexation of the subject real property will not result in the extension of the boundaries of the Town of Breckenridge more than three miles.
5. The Town of Breckenridge has a plan in place for the area to be annexed.

Section 3. The following described real property is hereby annexed to and made a part of the Town of Breckenridge, Colorado, to wit:

PARCEL 1

A TRACT OF LAND LOCATED IN THE NW ¼ OF SECTION 31 AND THE SW ¼ OF SECTION 30, TOWNSHIP 6 SOUTH , RANGE 77 WEST, AND ALSO THE NE ¼ OF SECTION 36 AND THE SE ¼ OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 3 OF THE RANKIN PLACER, M.S. 1364, ALSO BEING THE NORTHWEST CORNER OF LOT 5, BLOCK 1, THE AMENDED PLAT OF PARKWAY CENTER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 30 BEARS S84°40'24"W 147.75 FEET DISTANT; THENCE S08°41'14"W A DISTANCE OF 765.37 FEET TO A POINT ON THE EAST LINE OF SHOCK HILL SUBDIVISION, AS RECORDED UNDER RECEPTION NUMBER 598532 IN THE COUNTY RECORDS; THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID SHOCK HILL SUBDIVISION FOR THE FOLLOWING THREE (3) COURSES:

- 1.) N24°56'32"W A DISTANCE OF 445.17 FEET;
- 2.) N25°15'06"W A DISTANCE OF 473.96 FEET;
- 3.) S74°46'54"W A DISTANCE OF 69.14 FEET TO A POINT BEING AN ANGLE POINT ON THE SOUTH LINE OF LOT 42, SHOCK HILL SUBDIVISION, FILING NO. 2, AS RECORDED AT RECEPTION NUMBER 647222;

THENCE N60°39'41"E A DISTANCE OF 17.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 42; THENCE ALONG THE SOUTHERLY LINE OF THE CLAIMJUMPER CONDOMINIUM, ACCORDING TO THE PLAT RECORDED AT RECEPTION NUMBER 159519 IN THE COUNTY RECORDS FOR THE FOLLOWING SIX (6) COURSES:

- 1
2 1.) N61°08'28"E ALONG THE 3-2 LINE OF THE DORA L. LODGE, M.S. 16068, A
3 DISTANCE OF 226.15 FEET TO A POINT ON THE 2-3 LINE OF THE
4 GERMANIA LODGE, M.S. 12372;
5 2.) N19°38'26"E ALONG SAID 2-3 LINE A DISTANCE OF 253.80 FEET TO
6 CORNER NO. 2;
7 3.) S69°45'18"E A DISTANCE OF 146.31 FEET TO CORNER NO. 1;
8 4.) S18°55'14"W ALONG THE 1-4 LINE OF SAID GERMANIA LODGE A DISTANCE
9 OF 81.70 FEET TO A POINT ON SAID 2-3 LINE OF THE DORA L. LODGE;
10 5.) N67°42'46"E A DISTANCE OF 3.46 FEET TO A POINT ON THE LINE
11 BETWEEN SAID SECTIONS 25 AND 30;
12 6.) N60°56'12"E ALONG SAID 2-3 LINE OF THE DORA L. LODGE A DISTANCE OF
13 362.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE FOR
14 AIRPORT ROAD;

15 THENCE S04°32'41"E ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 428.50
16 FEET; THENCE S79°10'09"W A DISTANCE OF 194.36 FEET TO THE POINT OF
17 BEGINNING, CONTAINING 391,119 SQUARE FEET OR 8.979 ACRES MORE OR
18 LESS.

19
20 PARCEL 2

21
22 A TRACT OF LAND LOCATED IN THE SW ¼ OF SECTION 30, TOWNSHIP 6 SOUTH,
23 RANGE 77 WEST, AND IN THE SOUTH ½ OF SECTION 25, TOWNSHIP 6 SOUTH,
24 RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT,
25 STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

26
27 BEGINNING AT CORNER NO. 6 OF THE MASONIC PLACER, M.S. 9616, A
28 STANDARD B.L.M. BRASS CAP, WHENCE THE SOUTHWEST CORNER OF SAID
29 SECTION 30 BEARS S10°49'38"W 1,066.72 FEET DISTANT; THENCE N89°34'21"E A
30 DISTANCE OF 58.31 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE FOR
31 AIRPORT ROAD; THENCE S04°32'41"E ALONG SAID RIGHT-OF-WAY LINE A
32 DISTANCE OF 559.94 FEET TO A POINT ON THE 1-2 LINE OF THE DORA L. LODGE,
33 M.S. 16068; THENCE N24°59'52"W A DISTANCE OF 140.00 FEET TO CORNER NO. 1
34 OF THE IRON MASK LODGE, M.S. 16068; THENCE N29°08'37"W A DISTANCE OF
35 150.16 FEET TO CORNER NO. 2 OF SAID IRON MASK LODGE; THENCE ALONG THE
36 NORTH LINE OF THE CLAIMJUMPER CONDOMINIUM, ACCORDING TO THE PLAT
37 RECORDED AT RECEPTION NUMBER 159519 IN THE COUNTY RECORDS FOR THE
38 FOLLOWING FIVE (5) COURSES:

- 39
40 1.) S61°01'57"W A DISTANCE OF 175.95 FEET;
41 2.) S19°07'01"E A DISTANCE OF 1.79 FEET;
42 3.) S72°35'13"W A DISTANCE OF 8.90 FEET;

- 1 4.) S60°55'29"W A DISTANCE OF 38.42 FEET;
2 5.) S60°39'11"W A DISTANCE OF 1,002.35 FEET;

3
4 THENCE S58°23'15"W ALONG THE 2-3 LINE OF SAID IRON MASK LODGE A
5 DISTANCE OF 270.16 FEET TO CORNER NO. 3, OF SAID IRON MASK LODGE;
6 THENCE S29°25'20"E ALONG THE 3-4 LINE OF SAID IRON MASK LODGE A
7 DISTANCE OF 107.97 FEET TO A POINT ON THE NORTH LINE OF SHOCK HILL
8 SUBDIVISION, FILING NO. 2; THENCE S68°03'02"W ALONG SAID LINE A
9 DISTANCE OF 13.94 FEET TO A POINT ON THE 5-6 LINE OF THE HAROLD
10 PLACER, M.S. 7924; THENCE ALONG THE BOUNDARY OF SAID HAROLD PLACER
11 FOR THE FOLLOWING THREE (3) COURSES:

- 12
13 1.) N25°43'45"W A DISTANCE OF 526.95 FEET TO CORNER NO. 6;
14 2.) N55°10'32"E A DISTANCE OF 837.87 FEET TO CORNER NO. 7;
15 3.) N71°19'18"E A DISTANCE OF 548.68 FEET TO CORNER NO. 8;

16
17 THENCE CONTINUING ALONG THE 7-8 LINE OF THE HAROLD PLACER
18 EXTENDED N71°19'18"E A DISTANCE OF 28.28 FEET TO A POINT ON THE 6-7 LINE
19 OF SAID MASONIC PLACER; THENCE N89°35'17"E ALONG SAID 6-7 LINE A
20 DISTANCE OF 70.43 FEET TO A POINT ON THE SECTION LINE BETWEEN SAID
21 SECTIONS 25 AND 30; THENCE N89°34'21"E CONTINUING ALONG SAID 6-7 LINE
22 A DISTANCE OF 212.66 FEET TO THE POINT OF BEGINNING; CONTAINING 725,437
23 SQUARE FEET OR 16.654 ACRES MORE OR LESS.

24
25 Section 4. Within thirty (30) days after the effective date of this ordinance, the Town
26 Clerk is hereby authorized and directed to:

- 27
28 A. File one copy of the annexation map with the original of the annexation
29 ordinance in the office of the Town Clerk of the Town of Breckenridge,
30 Colorado; and
31
32 B. File for recording three certified copies of the annexation ordinance and
33 map of the area annexed containing a legal description of such area with
34 the Summit County Clerk and Recorder.

35
36 Section 5. This ordinance shall be published and become effective as provided in Section
37 5.9 of the Breckenridge Town Charter.

38
39 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
40 PUBLISHED IN FULL this ____ day of _____, 2012. A Public Hearing shall be
41 held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
42 ____ day of _____, 2012, at 7:30 P.M., or as soon thereafter as possible in the
43 Municipal Building of the Town.
44

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By _____
John G. Warner, Mayor

ATTEST:

Town Clerk

MEMORANDUM

To: Town Council

From: Chris Neubecker, Current Planning Manager

Date: September 5, 2012

Re: Town Council Consent Calendar from the Planning Commission Decisions of the September 4, 2012, Meeting.

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF September 4, 2012:

CLASS C APPLICATIONS:

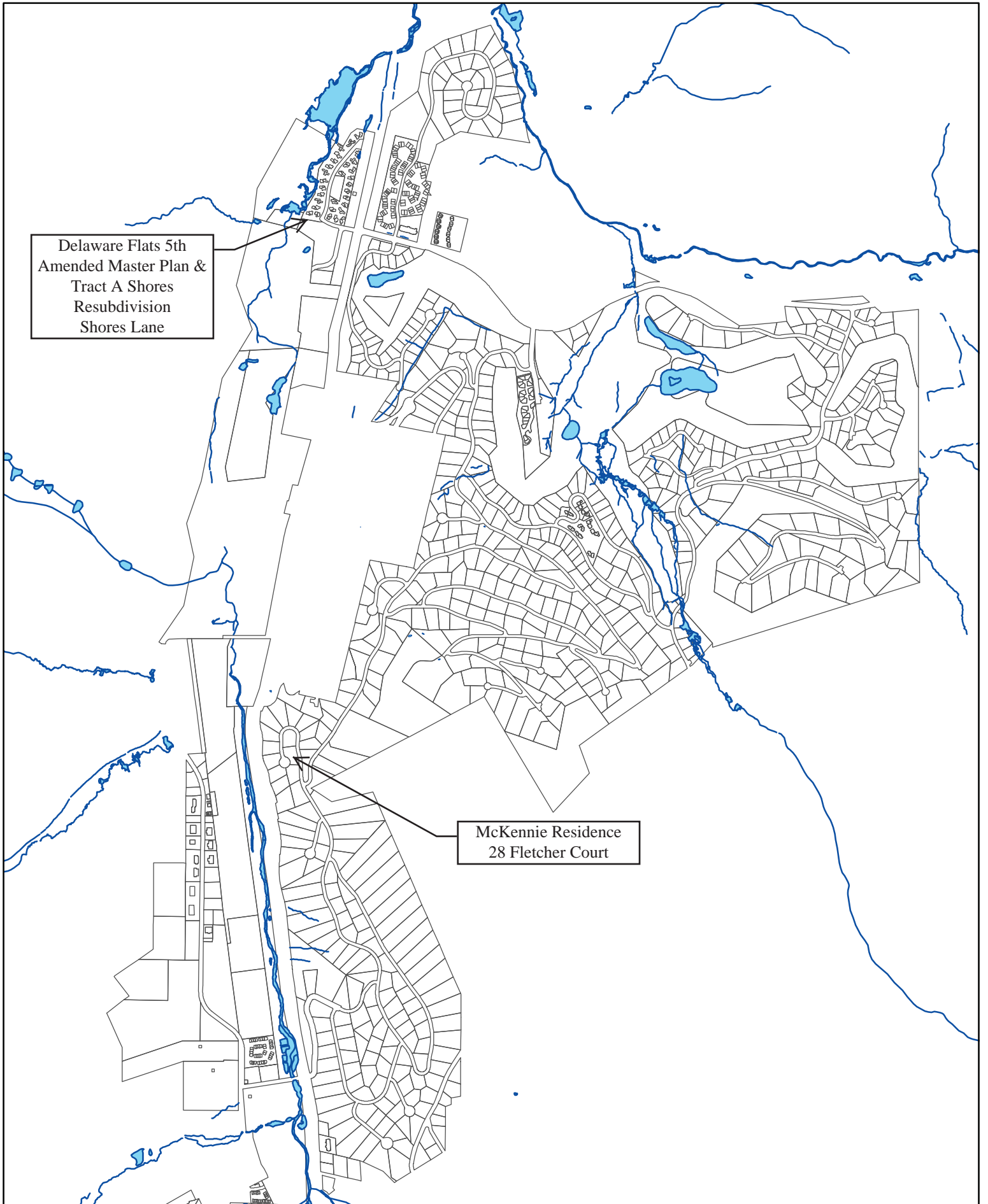
- 1) McKennie Residence (MGT) PC#2012068; 28 Fletcher Court
New single family residence with 5 bedrooms, 4 bathrooms, 3,885 sq. ft. of density and 4,558 sq. ft. of mass for a F.A.R. of 1:9.70. Approved.
- 2) Delaware Flats 5th Amended Master Plan (MM) PC#2012066; Shores Lane
Master plan to identify 4 duplex SFEs with Tract D-3 leaving 56 duplex SFEs on Tract A. This is being done in conjunction with the Tract D-3, resubdivision of Tract A, Shores at the Highlands, Class B Subdivision, PC#2012065, as part of settlement of District Court case No. 11CV533 to resolve the disputed ownership of 1.30 acres of Tract A, The Shores at the Highlands. Approved.

CLASS B APPLICATIONS:

- 1) Tract A Shores Resubdivision (MM) PC#2012065; Shores Lane
Resubdivision to create a new parcel to be known as Tract D-3 consisting of 0.98 acres as part of settlement of District Court case No. 11CV533 to resolve the disputed ownership of 1.30 acres of Tract A, The Shores at the Highlands. All public improvements associated with the subdivision have already have been installed and accepted. Approved.

CLASS A APPLICATIONS:

- 1) Shock Hill Tract C Master Plan (MGT) PC#2012050; 200 Shock Hill Drive
Master Plan for 15 units totaling 38,400 sq. ft. per the approved Shock Hill Master Plan. The proposal is for 15 market-rate units in duplex and single family form. Master Plan development standards in the form of Master Plan Notes are proposed for the entire development. Approved.



Delaware Flats 5th
Amended Master Plan &
Tract A Shores
Resubdivision
Shores Lane

McKennie Residence
28 Fletcher Court

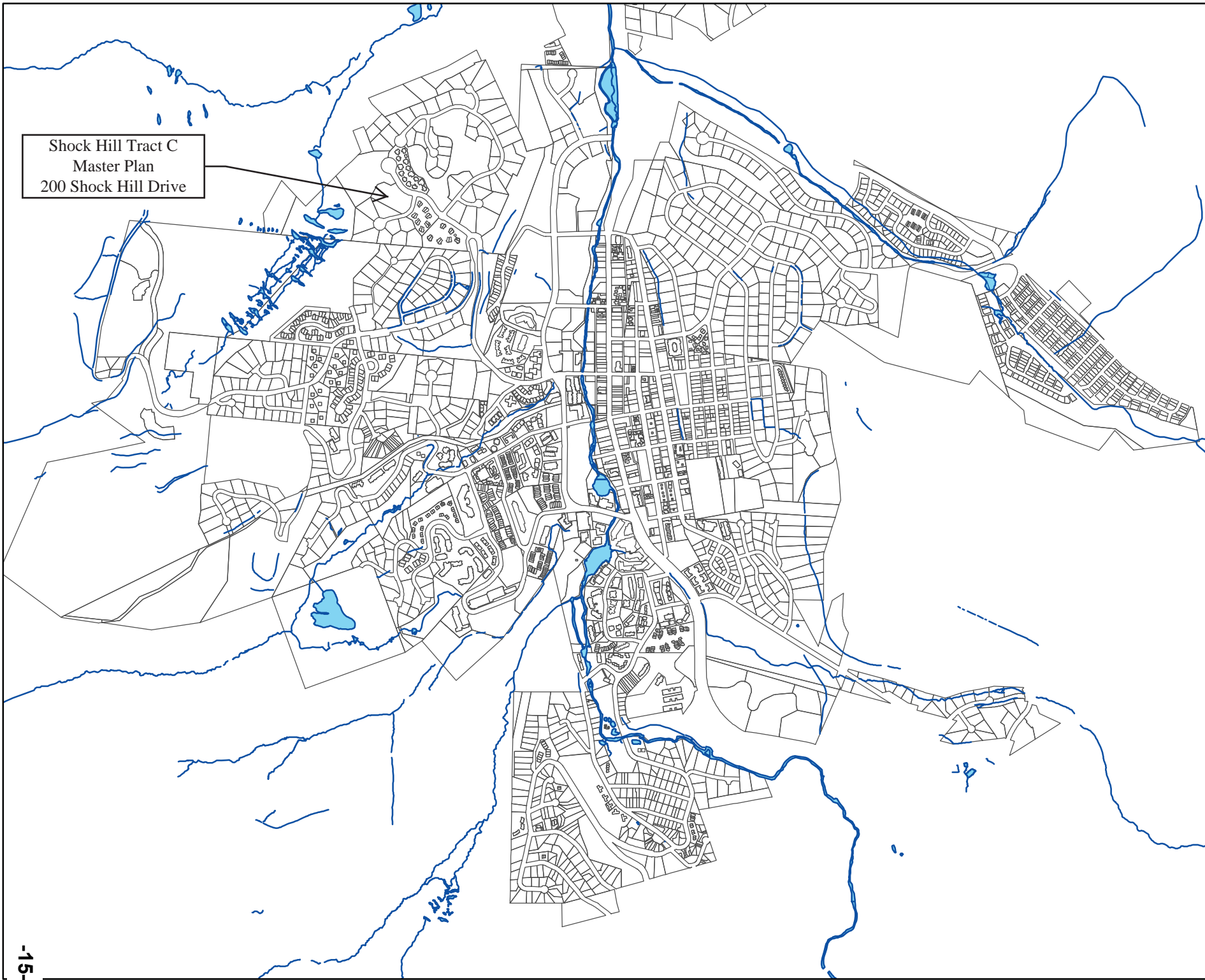


Breckenridge North

Town of Breckenridge and Summit County governments
assume no responsibility for the accuracy of the data, and
use of the product for any purpose is at user's sole risk.

printed 4/12/2011





Shock Hill Tract C
Master Plan
200 Shock Hill Drive



NOT TO SCALE

Breckenridge South

printed 4/12/2011

Town of Breckenridge and Summit County governments
assume no responsibility for the accuracy of the data, and
use of the product for any purpose is at user's sole risk.



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Kate Christopher	Gretchen Dudney	Jim Lamb
Dan Schroder	Trip Butler	David Pringle arrived at 7:07pm
Gary Gallagher, Town Council Liaison		

APPROVAL OF AGENDA

With no changes, the September 4, 2012 Planning Commission meeting agenda was approved unanimously (5-0).

APPROVAL OF MINUTES

With no changes, the August 21, 2012 Planning Commission meeting minutes were approved unanimously (5-0).

CONSENT CALENDAR:

1. McKennie Residence (MGT) PC#2012068; 28 Fletcher Court
 2. Delaware Flats 5th Amended Master Plan (MM) PC#2012066; Shores Lane
- With no requests for call up, the Consent Calendar was approved as presented.

WORKSESSIONS:

1. Moving Historic Structures

Mr. Neubecker presented. Preservation of community character was the most important value identified by citizens in the Breckenridge Vision Plan. Much of this historic character relates to our historic buildings and their historic settings. When this context is changed it can diminish the ability of people to understand the historic use and pattern of development. The purpose of this worksession is to discuss moving historic structures and the allocation of negative points for such moves.

Historic preservation is valued by the assignment of positive points for restoration and preservation projects. The current Development Code allows up to fifteen (+15) positive points (in increments of 3 points) for historic preservation. The code also allows for the assignment of negative points for elements of a project that are discouraged. Recent precedent on moving historic buildings to accommodate development is negative five (-5) points under Policy 5 (Relative) – Architectural Compatibility for relocating a building within the property, and negative ten (-10) points for moving a structure to another property.

In some rare case, when existing historic structures encroach over a property line (into a neighboring lot or into the public right-of-way) structures are allowed to be moved onto the property to bring the structure more into compliance with adopted codes, and without assigning negative points. Staff believes that moving historic structures should still be discouraged. We believe that on most sites, historic structures can be restored and preserved in the historic location without moving. However, many property owners choose to move structures out of convenience or to facilitate new development. In these cases, we find that negative points should be assigned. Frequently, applicants attempting to develop to their maximum density want to move buildings and encroach on recommended setbacks in order to make it easier to accommodate that amount of density. They incur negative points when this happens, but they still have to pass a point analysis. These policies are important ones for maintaining the character of the Historic District.

At this point, Staff would like the Commission to consider if changes to this policy are needed.

- Should moving primary structures receive more negative points than for secondary structures?

- Should changes to the orientation of a structure (e.g. rotating the structure 90 degrees to alter the roof alignment) affect the number of negative points?
- Does the Commission agree that points for moving a structure should be considered separately from points for renovating or preserving a structure?

Staff welcomed any additional comments that the Planning Commission may have.

Mr. Grosshuesch: Staff is coming from the perspective where moving sheds to a small degree probably improves the situation; at the same time we acknowledge that Federal and State historic preservation officials strongly discourage this; from time to time it makes sense. Our attempt is to find a middle ground.

Commissioner Questions / Comments:

- Ms. Dudney: In the past, there has been a double count. On June 19, we gave the applicant only +9 points for historic preservation because they didn't respect the historic nature of the site. They lost 5 points for moving and failed to get 12 points for renovation, for a total of +8 points. (Mr. Neubecker: The two issues should be separated. We can clarify that through this discussion to treat them separately.)
- Mr. Butler: I wasn't against single 'dinging'; but against the double 'dinging'. Your comments are 'dead on'; when moving structures is that important, the double ding doesn't seem right and it did happen a couple of months in a row.
- Mr. Pringle: If you're going to give someone 5 negative points for moving a shed a foot or two, why wouldn't they pick it up and move as far as they can? The penalty is the same. It would behoove us to do a little value discerning when we get into this. We could carve out secondary structures without any negative points being associated with them and only allow moving structures with a restoration project.
- Ms. Dudney: Mr. Neubecker's suggestion seemed to indicate the same; for example, negative 3 points for moving a few feet.
- Mr. Lamb: I think the 3 point increment is fair; negative 5 points is a bit harsh.
- Mr. Pringle: How about if they are just moving a little bit if they are restoring a structure? (Mr. Neubecker: You're getting away from separating "moving" and "restoring" it as two issues.) I don't think you should get any negative points if you're moving it a little; if it clearly changes the context of the site, then we can decide, but we should embrace these people who are putting a significant amount of effort to restore. (Mr. Neubecker: Maybe if you move it less than 2 feet or something, maybe. But you have to specify it. Two feet has a way of becoming 5 feet, then 10 feet.)
- Ms. Christopher: Even if they were to get a negative 3 points, we need to reward them with the positive points for restoration.
- Mr. Pringle: The restoration job should be what it is worth. Shouldn't incur the negative points. We should decide what "slightly" is.
- Mr. Butler: What if we put it all into the restoration/preservation policy? (Mr. Neubecker: It will be complicated if we put it in the same policy.) (Mr. Grosshuesch: We hear you about the double dinging. You shouldn't get dinged twice for the same movement of the shed. I think primary structures are always more important than secondary; secondary structures have always been gray area. Always been something out of proportion with that. Maybe we need a separate policy. I would still want to maintain not taking it lightly, the movement of secondary structures. The less you move it, the fewer negative points you obtain. I agree with what Mr. Neubecker is saying about being specific because it will creep on us.)
- Mr. Lamb: What would be a potential scenario for moving a shed or two; I think that the way this is proposed addresses that.
- Mr. Pringle: This was written to address the negative points acquired when they restored and put the

shed back down in a setback. (Mr. Neubecker: What Mr. Pringle is referring to was before we fixed this policy. We wanted to respect that context; wanted to fix encroachments.) Most of these secondary structures are smaller in size; if you move the structure no greater than the width/length of that building maybe that would be the formula. I would prefer to go to the people who are actually doing this. (Mr. Neubecker: It would give you more flexibility on a big structure, but not an outhouse.)

Ms. Dudney: Mr. Grosshuesch, are you suggesting that you would like to see the positive points changed for a primary structure, and fewer negative points for secondary structures? I agree with that. (Mr. Grosshuesch: That really places the emphasis where we want it.)

Mr. Pringle: The code as written is for primary structures, which is perfect; we just didn't figure out the secondary structures. (Mr. Neubecker: That's an easy fix; lesser weight can be given maybe than we have now. I agree. Primary structures define the character of the street.) Where you used this policy in the past, like the Silverthorne House, it changed the context; they should have received the negative points. The Theobalds moved the shed that is now cigar bar; they changed the context, and received negative points; but what was proposed for the Harris residence, same negative points for moving from here to there; still a secondary structure. (Mr. Neubecker: If they wanted to preserve the context of the site, they could decide to do that.) If you want to get maximum 15 points, it includes all of the structures, rebuild it the way that it was.

Ms. Dudney: I disagree with that; the 15 points should be based on the renovation, and you get negative points for moving. That's where you avoid the double ding. (Mr. Grosshuesch: We just need to discuss that; we just heard the majority of you saying we don't like the double dinging. We would have to write something in the policy, except for the movement of secondary properties, etc.)

Mr. Lamb: Has anyone ever received 15 points? (Mr. Grosshuesch: Not yet. With 15 you're tearing off everything that is non-historic, sheds, etc., that is noncompliant with history.)

Mr. Schroder opened the worksession to public comment.

Janet Sutterley, local architect involved in historic sheds: I think Mr. Grosshuesch has a good idea; I think Mr. Neubecker's idea is good; all are good starts. The never ending problem is that we do not know what the specific problems will be encountered with each project. I feel like that we want to encourage development, good development, in our historic district. Sometimes they want a basement underneath, and I have been feeling like it has been not so encouraged. Staff says "Well, you don't have to move the shed, you can just go to a one car garage." When someone buys a property, they are told what they can put on the lot; I feel like we have had some really severe penalties in terms of the points. We should be encouraging people to come in and fix up the historic district. If we can change the nature, by people doing these projects, we are getting more full time people in who want to fix up our historic district. We need to be a little more pro-development. I have really felt we are not really advocating for that. On the 15 point example, the only thing that comes to mind is the Barney Ford House; it's a great example. People are not going to buy these properties and just do these killer restoration jobs, not add on and leave them as museums. I think it's a good (high) bar, but I can't get to +12 points to save my life, because, structures have been moved on the lot. It happened on Strobel Residence and Harris Residence and on a number of them. We have to look at them separately. It was just not black and white. We are going to run into different situations on these projects. Buildings have moved all over the place, it's part of our history.

Mr. Gallagher: Have there been specific projects denied because of the burden of negative points?

Ms. Sutterley: No, none have been denied. We've turned to policy 33R (the Energy Policy) to help get projects approved. These sites are not going over density; negative points for setbacks. But it makes it tough

when you are only getting +9, then you're moving a shed and then... I think those are all great starts. It's hard to say what else. This is not a black and white thing; projects are going to come up and you guys have to adhere to the code.

Mr. Neubecker: The assignment of the points is always up to the Planning Commission; there is flexibility. The examples in the code are to estimate where this project falls.

Mr. Grosshuesch: Keep in mind that this isn't black and white; Ms. Sutterley is right. Secondly, 9 positive points under a single policy is a lot of positive points.

Mr. Gallagher: Are we contemplating 3 points for secondary structures?

Mr. Neubecker: Right now for negative points for everything is in increments of 5 points. I was recommending that we go to increments of 3 for moving structures, both for primary and secondary structures. If you're moving a primary structure maybe you start at -6; secondary at -3.

Mr. Gallagher: Policy 5, for relocating a building structure to another property, that is a negative 10; what you're proposing as points, moving a shed, the negative points would be assessed as a more harsh fashion. Are multiples of 2 for secondary structures better than 3?

Ms. Dudney: I suggest we give staff ideas to make secondary structures more lenient.

Mr. Neubecker: I want to avoid rewriting the positive points for structures.

Ms. Dudney: I'd suggest that is where you are going; a different section for secondary structure.

Mr. Neubecker: If you're going to take them apart, during a renovation of both, the policies have to work together to avoid double dinging. Orientation of the structure is important; we heard from the State. They are the one that run the CLG and historical preservation programs.

Mr. Schroder: How flexible can we be if there is an overriding body who dictates it?

Mr. Grosshuesch: It becomes a problem if a homeowner is trying to get tax credits; we want to stay in step with them. The State can withhold tax credits.

Mr. Gallagher: Are they focused equally on both primary and secondary structures?

Mr. Pringle: Has there been any history of the town withholding tax credits?

Mr. Grosshuesch: There was one; a house converted into a bed and breakfast.

Mr. Neubecker: A little more lucrative for tax credits on the commercial side/income producing properties.

Mr. Lamb: I got tax credits; the State was great to work with.

Ms. Dudney: Orientation of structures goes to political issue of whether the town wants to promote more development or historic preservation; clearly orientation is very important for historical preservation. That is a Town Council conversation. If they allow it to change, they are making a political choice. There has been a lot of development.

Mr. Lamb: I heard what Ms. Sutterley said; it's a balancing act. There are simply some things that won't be allowed.

Mr. Schroder: If a person wants to buy in historical district, the code is already in place. It's strict for a reason. To move or to alter a building, changes the context. If you moved there (into the historic district), maybe you should have known. I like the way the multiplier changes but we need to maintain that the historical district is our highest level of importance.

Mr. Pringle: We are trying to find ways to incentivize homeowners to preserve in the district. In this particular case, there seems to be a disproportion for moving shed vs. secondary properties. I think if we left everything as it is and carved out secondary structures without negative assessment, it solves a lot of the problem.

Ms. Dudney: It sounds like there is a small difference in how we all feel.

Mr. Pringle: I think that there is a big difference in a historic shed in the district, and the cigar bar (Theobald Building) entirely changed the context. That is not the same logic of just moving a shed.

Marc Hogan, local architect: My only comment is that it's great that you're looking at it; maintaining flexibility; there is always something that comes up that doesn't fit in the box.

There was no further comment and the work session was closed.

TOWN COUNCIL REPORT:

Gary Gallagher, Town Council Liaison:

1. Mr. Neubecker informed me that there have been 3 submissions for vacant Planning Commission seat; Town Council will make that decision next Tuesday.
2. Tim Gagen has been tasked in setting up a joint meeting between Town Council and Planning Commission on November 13.
3. Conversation about the secondary structures was right on point.

FINAL HEARINGS:

1. Shock Hill Tract C Master Plan (MGT) PC#2012050; 200 Shock Hill Drive

Mr. Thompson presented a proposal to Master Plan for 15 units totaling 38,400 sq. ft. per the approved Shock Hill Master Plan. The proposal is for 15 market-rate units in duplex and single family form. Master Plan development standards in the form of Master Plan Notes are proposed for the entire development. After Town Council approval of the Master Plan, each building will be submitted separately for review under individual Class C applications.

Staff conducted a point analysis and found no reason to warrant positive or negative points for this Master Plan proposal. Staff recommended the Planning Commission approve the Shock Hill Tract C Master Plan, PC#2012050, located at 200 Shock Hill Drive, Shock Hill Tract C, with the presented Findings and Conditions.

Also present were Marc Hogan, Architect, and Tim Casey, representing the owner. The architecture isn't part of the Master Plan.

Commissioner Questions / Comments:

Mr. Pringle: With respect to Master Plan Note D2; exterior wall materials may be made of natural stone. Are you suggesting that cement siding may be allowed or are you excluding that? If you are, it shows unnatural material shall not exceed 15% of total surface area? (Mr. Hogan: We did not anticipate using hardyboard. That would be referring to the metal siding.) (Mr.

Neubecker: My read of this says that you could use 15% or less of fiber cement siding.) You realize what they said was that you could put 15% on. We don't have a percent requirement in the Development Code; Shock Hill is stricter than the Town.)

Mr. Schroder opened the hearing to public comment.

John Quigley from Shock Hill Association: We would like to see a congruent plan between the ski area, Tract C and the Applicant in Tract E. Goal is to do what they said in July 17th meeting. Over the last week we've met with Breckenridge Ski Resort, Tim Casey, and the Nordic Ski Center. We support the proposed master plan for the following reasons:

1. Reduction in density: taking it down to original density takes the problem out.
2. Specimen trees: trying to save them (Tract H).
3. Like the concept of one way street; traffic calming and reduction in asphalt.
4. We have proposed to do additional landscaping between Gondola station and residential area.
5. A sidewalk. In a letter; agreeing to take out the rocks and installing a sidewalk adjacent to Shock Hill Drive.
6. Tie in between Tract C and E: addressing same questions from July 17 meeting.

We would like to recommend approval of this application.

There was no further public comment, and the hearing was closed.

Commissioner Questions / Comments:

Mr. Schroder: What amenities would the public who does not live in Shock Hill have access to? (Mr. Quigley: Per Gene Dayton, Breckenridge Nordic Center: New trails within Gondola or Nordic easements. Public access point north of Shock Hill road; now set that up as a public portal. Get on the lift, go to the Nordic center and use these trails. Lots of re-dos on trails (taking them off private property and putting them on easements). We have also installed a lot of social trails and tried to put them on the easement based trails.)

Ms. Christopher: Is this property going to be developed and sold, or phased? (Mr. Casey: It will be phased; infrastructure will go in and then see what market demand will be; thinking 5 to 6 units already.)

Mr. Lamb: It's great to see people working together.

Mr. Pringle: Were you going to change the Master Plan, or does that change the motion tonight? (Mr. Neubecker: It would be fine to do it now. Suggested new condition #10 to state "Applicant shall revise the Master Plan Notes to indicate that fiber cement siding or cementitious siding is prohibited as an exterior material.") Applicant can make the change and it is up to Staff approval.

Mr. Pringle made a motion to approve the point analysis for the Shock Hill Tract C Master Plan, PC#2012050, 200 Shock Hill Drive. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

Mr. Pringle made a motion to approve the Shock Hill Tract C Master Plan, PC#2012050, 200 Shock Hill Drive, with the addition of Condition #10 regarding Fiber Cement Siding as read into the record by Mr. Neubecker. Ms. Christopher seconded and the motion was carried unanimously (6-0).

COMBINED HEARINGS:

1) Tract A Shores Resubdivision (MM) PC#2012065; Shores Lane

Mr. Mosher presented a proposal to create a new parcel to be known as Tract D-3 consisting of 0.98 acres as part of settlement of District Court case No. 11CV533 to resolve the disputed ownership of 1.30 acres of

Tract A, The Shores at the Highlands. All public improvements associated with the subdivision have already been installed and accepted. The purpose of this subdivision is to correct the boundary of Tract A to reflect the ownership as established through a settlement agreement. This map will create Parcel D-3 and redefine the remaining boundaries of Tract A. The reassignment of the underlying density is being processed concurrently with a minor Master Plan modification. Staff noted that all of the required public dedications and requirements have either been fulfilled or are still in effect from the previous Master Plan and Subdivisions.

This resubdivision simply creates new parcel D-3 to allow the two owners who are parties to a dispute over the ownership to resolve the dispute. Staff recommended approval of the resubdivision of Tract A, Shores at the Highlands, PC#2012065, with the presented Findings and Conditions.

Commissioner Questions / Comments:

None.

Mr. Schroder opened the hearing to public comment. There was no public comment, and the hearing was closed.

Mr. Pringle made a motion to approve the Tract A Shores Resubdivision, PC#2012065, Shores Lane, with the presented findings and conditions. Ms. Christopher seconded and the motion was carried unanimously (6-0).

OTHER MATTERS:

Mr. Neubecker: We are looking into a field trip to either Aspen (historic preservation issues) or Steamboat Springs (ski area base development). This would be a day trip. We have a big ski area base development coming up here. What dates work best for the Commission?

Mr. Grosshuesch: Want to make a bid for Steamboat Springs, in light of new development proposed here. It would be timely. It always helps to go see what others have done. Always an eye opener. Steamboat has recently done several base buildings. They have also enhanced their pedestrian connections and amenity zones. This is a similar issue to what we are aiming for in the Arts District and Riverwalk Center. They used the same consultant that we will be using for the Riverwalk area. Aspen has several ski area bases that we could visit. They also have similar historic district issues. They are 10-15 years ahead of us. Things that happen in Aspen will eventually happen here.

Mr. Pringle: What happens in Aspen will happen here. They are the lead train on the tracks, and we will eventually see the same issues. How many issues have we avoided because we learned about them on a field trip?

Ms. Dudney: Out of town October 3 – 26.

Mr. Butler: Sundays, Mondays and Tuesday are best.

Mr. Schroder: Is Steamboat more of a destination than us? Is it similar to us? (Mr. Grosshuesch: Park City is probably more similar to us.)

Ms. Christopher: When was the last time we went to Park City? (2008)

ADJOURNMENT:

The meeting was adjourned at 8:43p.m.

Dan Schroder, Chair



MEMORANDUM

TO: Town Council
FROM: Chris Neubecker, Current Planning Manager
DATE: September 5, 2012
SUBJECT: Planning Commission Vacancy

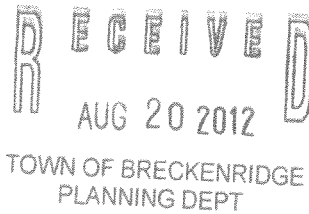
Attached please find three letters of interest for the Planning Commission. There is one vacancy on the Commission. This term will run until October 31, 2014. You will be interviewing three applicants.

Suggested interview questions and a ballot will be emailed under separate cover.

To: Breckenridge Town Council

Re: Planning Commission Opening

Cc: Community Development



8/17/12

I would appreciate your consideration for appointment to the Breckenridge Planning Commission.

As you know, I have recently vacated an eight year seat on the Town Council. Prior to my Council stint, I served on the Planning Commission for 7 years with 1 year as Council liaison. In my years with Planning, I concentrated on learning the Development Code, Land Use District Guidelines and the Town Master Plan and I attempted to utilize the Code for the benefit of both applicants and the community. I believe that I have made a positive contribution to the Town by emphasizing the need for compliance to the Code.

My time spent on Planning Commission and Town Council has been very valuable to me and I would greatly appreciate a reappointment to the Planning Commission. Thank you for your consideration.

Respectfully,

A large, stylized handwritten signature in black ink, appearing to read "Eric Mamula".

Eric Mamula

Tim George
190 B Wellington Rd.
Breckenridge CO 80424
970-485-5967
zlcinc@gmail.com

8/29/12

Breckenridge Planning Commission
Town of Breckenridge
150 Ski Hill Rd.
Breckenridge CO 80424

Director of Community Development,

Please accept my Letter of Interest for the open position with the Planning Commission within the Town of Breckenridge. The Town of Breckenridge is committed to maintaining and encouraging the protection of the historical character, natural environment, health and safety of this community. My skills will prove to be a valuable asset in achieving this goal. My participation in the residential and light commercial projects in Summit County are examples of my active participation in the development process here and dedication to our community.

My experience in construction is focused in Owner and Builder Representation through development and onsite management. As the onsite representative my relationship is with not only the clients, building department and other subcontractors, but also the residents or commercial tenants adjacent to the project. I have proven to be effective in completion on time and within budget while meeting the Owners Design Concept. While having the additional acceptance and approval from the surrounding residents and property owners has always been a valuable part of the process.

This is a great opportunity to be involved with the preservation and growth of our vibrant and eclectic community and it would be an honor to represent our citizens and serve the Town of Breckenridge. Please contact me if additional information is needed for your review.

Thank you for your time and consideration,

Tim George



RECEIVED
AUG 31 2012
TOWN OF BRECKENRIDGE
PLANNING DEPT

TO: Town of Breckenridge, Community Development
FROM: Ferol S. Menzel
RE: Planning Commission Vacancy
DATE: August 31, 2012

This e-mail and the attached vitae constitutes my application for the vacancy on the Planning Commission. I moved permanently to Breckenridge in June of 2011 after retiring from my position as Vice President for Academic Affairs at Wartburg College in Iowa. Aside from a personal interest in seeing Breckenridge continue to develop as a historic resort community, I have had some experience with college campus master planning and building. As the assistant to the president at Grand View College (now university), I was involved in campus planning for an urban campus. This planning included closing some city streets and rethinking pedestrian traffic patterns around a state highway. In addition, while in that position and the position of interim vice president for finance, I was in charge of completely renovating the historic building on our campus originally built in the late 1800's. While maintaining the historic exterior and some rooms that reflected the past of the building, we modernized the building to accommodate administrative offices.

In addition, I was involved in campus master planning at Wartburg College, a liberal arts college in Iowa. As a part of that planning process, I lead the faculty and the architectural team in developing a mission statement for an expanded and renovated science building and worked with the team of architects and contractors through the completion of that project. Five years after the renovation of the building faculty and student alike are pleased with the design of the space. With this new facility the college attracted more students to the sciences, recruited new faculty who wanted to work in the facility, and carried out an academic program consistent with the mission and intent of the building. This was probably one of the most gratifying projects in my career at Wartburg.

In addition, I participated in a campus master planning project at the college that encouraged us to take the mission of the college and think about how the student spaces fulfilled that mission and communicated to prospective students how the college uses physical spaces to carry out the educational vision of the institution.

I found all of these experiences with planning to be an interesting and dynamic process which has to take into consideration the mission and vision of the institution as well as the views of constituents including, in this case, faculty, alumni, donors, students, and administrators. I feel that I have successfully navigated the sometimes difficult terrain of planning and would like to contribute to the planning and development of Breckenridge.

--
Ferol Menzel
319-290-6829 (cell)
970-5472147 (home)
Ferol.Menzel@gmail.com
PO Box 9841
18 Buffalo Terrace
Breckenridge, Colorado 80424

R E C E I V E D
AUG 31 2012
TOWN OF BRECKENRIDGE
PLANNING DEPT

Ferol Schricker Menzel

Personal Information

Ferol Schricker Menzel
PO Box 9841
18 Buffalo Terrace
Breckenridge, Colorado 80424

E-Mail – ferol.menzel@gmail.com
Telephone - 319-290-6829 (cell)

Education

Post Graduate: Lutheran College and University Leadership Program, Thrivent Fellows, 2005-2006

Post Graduate: Snowmass Institute on Strategic Leadership for Private Colleges and Universities, July 1995

Post Graduate: Summer Institute for Women in Higher Education Administration, Bryn Mawr College and Higher Education Resource Services, Mid-America, July, 1985

Ph.D., Iowa State University, Ames, Iowa, 1979

M.S., Iowa State University, Ames, Iowa, 1975

B.S., Ohio State University, Columbus, Ohio, 1968

Academic Administration Experience

Vice President of Academic Affairs and Dean of the Faculty, Wartburg College, 1999 to 2011

Vice President for Student Life and Enrollment Management, Grand View College (now university), 1998

Interim Vice President of Finance, Grand View College October 1996 to 1997

Assistant to the President, Grand View College, 1994 to 1998

Director of Planning and Institutional Research, Grand View College, 1990 to 1998

Head of Social Sciences Division, Grand View College, 1984 to 1994

Director of Lifelong Education, Grand View College, 1989 to 1990

Associate Dean of Freshmen, Grand View College, 1986 to 1988

Chair, Department of Psychology, Grand View College, 1982 to 1983

Academic Teaching/Research

Professor of Psychology, Wartburg College, 1999 to present

Professor of Psychology, Grand View College, 1988 to 1999

Associate Professor of Psychology, Grand View College, 1984 to 1988

Assistant Professor of Psychology, Grand View College, 1980 to 1984

Instructor (part-time), American Occupational Therapy Association and the University of Iowa Department of Special Education, 1981

Lecturer (part-time), Department of Psychology and College of Education, Drake University, 1979

Instructor (part-time), Inservice Training for Teachers of the Severely and Profoundly Handicapped, Iowa State Department of Public Instruction and Drake University, June, 1979, May-June, 1978

Instructor (part-time), Inservice Training for Teachers of the Severely and Profoundly Handicapped, Georgia Mental Retardation Center, University of Georgia, Athens, Georgia, August, 1978

Research Assistant, Department of Child Development, Iowa State University, 1974-1975

Teaching Assistant, Department of Child Development, Iowa State University, 1973-1974

Professional Societies and Honors

Participant, American Council on Education - National Identification Project (Iowa), 1985, 1986, 1987

Phi Eta Sigma (Honorary Membership, Grand View College, 1983), Chapter Advisor, 1990 to 1993

Phi Kappa Phi (Iowa State University, 1979)

American Psychological Association

Special Professional Activities

Chair of the Advisory Committee, Iowa College Foundation, "Faculty Development and Technology Integration Program" 2001 to 2005.

Member, Board of Trustees, The Higher Learning Commission of the North Central Association of Colleges and Schools, 2001 to 2006. Executive Committee 2002-2003, Vice Chair 2003-2004, Chair 2004-2005.

Planning Committee for the New CAO Workshop, Council of Independent Colleges (CIC), 2003 to 2005, Chair 2005-2006.

1999 Institutional Action Council, The Higher Learning Commission of the North Central Association of Colleges and Schools

1996 AIR Forum Track Committee Member

Articulation Subcommittee of the Iowa Coordination Council for Post-High School Education 1991 to 1997, Chair 1993-1995

Assessment Review Panel, Higher Learning Commission of the North Central Association of Colleges and Schools, 1992 to 1994

Accreditation Review Committee, North Central Association of Colleges and Schools, 1990 to 1994

Consultant-Evaluator, North Central Association of Colleges and Schools, 1986 to present

Steering Committee for The Way-Up Conference, 1990-1992: A conference for women in higher education administration sponsored by the Iowa Coordinating Council for Post-High School Education. Co-Chair, Way-Up IX, November 1991

Professional Presentations

Menzel, R. S., Miles, V., & Harris, M. (2006) Third or Forth Year CAO Workshop, Council of Independent Collges.

Menzel, F.S., Howary, C., (2006) Council of Independent Colleges, Department Chair Workshop, St. Louis

Brooke, C. P., Davenport, R., McPherson, M., Menzel, F., Reed-Taylor, J. (2006) Leading organizational change to put learning at the center. Panel Discussion at Building a Learning-Centered Institution, Sponsored by the Collaboration for the Advancement of College Teaching and Learning.

Menzel, F.S., & Isselmann, M.C. (2004) Supporting Information Literacy through Institutional Policies and Procedures. Council of Independent Colleges, The Transformation of the College Library Workshop.

Panel presentation (2003) Creating the Liberally Educated Student: Imaginative Approaches to General Education. 89th Annual Meeting of the Association of American Colleges and Universities.

Menzel, F.S. (1997) Facilitator for Central Methodist College Faculty Workshop on the Assessment of Student Academic Achievement

Menzel, F.S. (1997) Facilitator for Team Chair Training, North Central Association of Colleges and Schools Annual Meeting. Panelist: A review of Assessment of Academic Achievement, Consultant-Evaluator Training, North Central Association of Colleges and Schools Annual Meeting

Menzel, F.S. (1997) Facilitator for Round Table Discussion, The Association of Institutional Research 37th Forum

Menzel, F.S. (1996) Essential Tools for the Self-Study: Goals, Organization, and Evaluation North Central Association of Colleges and Schools Annual Meeting

Menzel, F.S. (1996) Reinventing Planning: A Fifteen Year Study. The Association of Institutional Research 36th Annual Forum

Facilitator for Consultant-Evaluator Training, North Central Association of Colleges and Schools Annual Meeting, 1993, 1994, 1995

Facilitator for the Workshop on Assessment of Student Academic Achievement, North Central Association of Colleges and Schools, Kansas City, 1993

Menzel, F.S. (1992) Data to Information to Assessment: Building Your Case for Accreditation. North Central Association of Colleges and Schools Annual Meeting, 1992.

Menzel, F.S. (1991) Strengthening Institutional Achievements Through Planning, North Central Association Annual Meeting.

Langrock, K.F., Fischer, T.R., Rider T.J., & Menzel, F.S. (1986) Grand View College, Des Moines. In: Self-Study Institute: Focused Session of the Self-Study Process at 91st Annual Meeting, North Central Association of Colleges and Schools, Chicago.

Menzel, F.S. and Zemke, R., (1978). The Occupational Therapist and Infant Assessment: A Review. Annual Meeting of the American Occupational Therapy Association, San Diego, California.

Publications and Theses

Arthur, J. & Menzel, F.S., (1992) Theory and Practice: Classroom and Career Center Collaboration. Iowa Student Personnel Association Newsletter. 13 (3).

Arthur, J. & Menzel, F.S., (1990) Faculty and Career Center Collaboration. Journal of College Student Development. 1, (5).

Menzel, F.S., (1980) Motor Development and Programming. In: P. Wehman & P.J. McLaughlin (Eds.), Program Development in Special Education; Designing Individualized Education Programs. McGraw-Hill, New York.

Reichle, J., Menzel, F., Wehman, P., & Maurer, S., (1979). Curriculum. In: Preparation of Personnel to Serve the Severely and Profoundly Handicapped. State of Iowa Department of Public Instruction, Des Moines, Iowa.

Menzel, F.S., (1979) Form and Function as a Basis for Referential Development in Children. Unpublished doctoral dissertation, Iowa State University, Ames Iowa.

Menzel, F.S., (1975) The Effects of Dominance and Relevance on Visual Discrimination in Preschool Males. Unpublished master's thesis, Iowa State University, Ames Iowa.



Scheduled Meetings, Important Dates and Events

Shading indicates Council 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. All Council Meetings are held in the Council Chambers, 150 Ski Hill Road, Breckenridge, unless otherwise noted.

SEPTEMBER 2012

Thursday, September 6, 2012; 9:00am; Gaymon Cabin, Breckenridge	Breckenridge Heritage Alliance Mtg
Tuesday, September, 11; 3:00/7:30 p.m.	First Meeting of the Month
Friday, September 14; Euro Deli	Coffee Talk
September 14-16; Main Street Breckenridge	Oktoberfest
Tuesday, September 25; 3:00/7:30 p.m.	Second Meeting of the Month

OCTOBER 2012

Tuesday, October 9, 2012; 3:00/7:30 p.m.	First Meeting of the Month
Friday, October 12; TBD	Coffee Talk
Tuesday, October 23; 3:00/7:30 p.m.	Second Meeting of the Month

OTHER MEETINGS

1 st & 3 rd Tuesday of the Month; 7:00 p.m.	Planning Commission; Council Chambers
1 st Wednesday of the Month; 4:00 p.m.	Public Art Commission; 3 rd floor Conf Room
2 nd & 4 th Tuesday of the Month; 1:30 p.m.	Board of County Commissioners; County
2 nd Thursday of every other month (Dec, Feb, Apr, June, Aug, Oct) 12:00 noon	Breckenridge Heritage Alliance
2 nd & 4 th Tuesday of the month; 2:00 p.m.	Housing/Childcare Committee
2 nd Thursday of the Month; 5:30 p.m.	Sanitation District
3 rd Monday of the Month; 5:30 p.m.	BOSAC; 3 rd floor Conf Room
3 rd Tuesday of the Month; 9:00 a.m.	Liquor Licensing Authority; Council Chambers
4 th Wednesday of the Month; 9:00 a.m.	Summit Combined Housing Authority
4 th Wednesday of the Month; 8:30 a.m.	Breckenridge Resort Chamber; BRC Offices
4 th Thursday of the Month; 7:00 a.m.	Red White and Blue; Main Fire Station
3 rd Monday of the Month; 1:00 p.m.	Breckenridge Marketing Advisory Committee; Breck PD Training Room

Other Meetings: CAST, CML, NWCCOG, RRR, QQ, I-70 Coalition