



Keystone Town Council Minutes

A Regular Town Council Meeting of the Keystone Town Council was held on October 22, 2024, at 7:00 p.m., at 1628 Sts John Road, Keystone, CO, 80435. Full and timely notice of the meeting had been posted, and a quorum of the body was present.

I. CALL TO ORDER, ROLL CALL

Mayor Riley called the meeting to order at 7:00 p.m. The roll was called, and it was found there were present and participating at that time the following members: Councilmember Gretchen Davis, Councilmember Jonathan Hagenow, Councilmember Carol Kerr, Councilmember Dan Sullivan, Councilmember Valerie Thisted, and Mayor Ken Riley. Councilmember Aaron Parmet arrived at 7:05 p.m.

II. APPROVAL OF AGENDA

Mayor Riley presented the agenda.

Councilmember Hagenow moved to approve the agenda as presented. Councilmember Davis seconded.

By hand vote, the motion passed unanimously, and the agenda was approved as presented.

III. PROCLAMATION

A. Proclamation Recognizing Wine in the Pines

Town Manager John Crone presented the proclamation to the council.

Councilmember Kerr moved to pass an amended version of the Proclamation correcting the dates to read “October 25 and 26” and amending the title of the event to read “Wine in the Pines Fundraising Event”. Councilmember Parmet seconded.

By hand vote, the motion passed unanimously, and the proclamation was approved as amended.

IV. COMMUNICATIONS TO COUNCIL

A. Public Comment

Mayor Riley opened the floor for public comment.

The following members of the public spoke: Julie Olsen from Loveland Pass Village provided comments on decorum of Town Council Meetings and development in the Town of Keystone. Julie Sabor from Loveland Pass Village provided feedback about the experience of providing feedback to Town Council via webforms. Mitch Malakar from Loveland Pass Village provided feedback on the public comment process during public meetings. Christy Camp from Ski Tip expressed a continued desire for the Town to focus on sustainability as it charts its path.

Seeing no further members of the public wishing to speak, Mayor Riley closed the public comment period.

V. CONSENT AGENDA

A. FIRST READING OF ORDINANCES

1. Ordinance 2024-13, An Ordinance of Town Council of the Town of Keystone, Colorado, Designating the Site Selection of Arterial Highways, Interchanges, and Collector Highways, the Site Selection and Construction of Major New Domestic Water and Sewage Treatment Systems and Major Extension of Existing Domestic Water and Sewage Treatment Systems and the Site Selection and Construction of Major Facilities of a Public Utility as Matters of State Interest and Enacting the

Town of Keystone Areas and Activities of State Interest Governing the Designation, Permitting, Regulation, and Administration of Matters of State Interest, and Providing Penalties and Violations Thereof.

B. Resolutions

1. Resolution 2024-62, A Resolution of Town Council of the Town of Keystone, Colorado, Approving an Intergovernmental agreement Regarding Liquor Code Regulation and Enforcement at Rive Course Grill.

2. Resolution 2024-63, A Resolution of Town Council of the Town of Keystone, Colorado, Approving an Intergovernmental Agreement Regarding Liquor Code Regulation and Enforcement at Mountain House Lodge.

C. Meeting Minutes

1. October 8, 2024- Meeting Minutes

D. Excused Absences

1. Gretchen Davis – November 26, 2024 – Remote Attendance

E. Other

1. Accounts Payable List

Mayor Riley presented the consent agenda.

Councilmember Sullivan moved to approve the consent agenda as presented.

Councilmember Hagenow seconded.

By hand vote, the motion passed unanimously, and the consent agenda was approved as presented.

VI. NEW BUSINESS

A. Consideration of Ordinances (Secord Reading / Public Hearing)

B. Resolutions

1. Resolution 2024-60, A Resolution of Town Council of the Town of Keystone, Colorado, Approving an Intergovernmental Agreement for Summit County Childcare Tuition Assistance

Town Manager John Crone presented Resolution 2024-60, Approving an Intergovernmental Agreement for Summit County Childcare Tuition Assistance.

Councilmember Sullivan moved to approve Resolution 2024-60. Councilmember Kerr seconded.

By hand vote, the motion passed unanimously, and Resolution 2024-60 was approved.

2. Resolution 2024-67, A Resolution of Town Council of the Town of Keystone, Colorado, Instructing Staff to Complete the Proposition 123 Commitment

Town Manager John Crone presented Resolution 2024-67, Instructing Staff to Complete the Proposition 123 Commitment.

Councilmember Hagenow moved to approve Resolution 2024-67. Councilmember Sullivan seconded.

By hand vote, the motion passed unanimously, and Resolution 2024-67 was approved.

3. Resolution 2024-68, A Resolution of Town Council of the Town of Keystone, Colorado, Approving Amended Town Council Bylaws.

Councilmember Hagenow moved to continue Resolution 2024-68, Approving Amended

Town Council Bylaws, to the meeting on November 12, 2024. Councilmember Kerr seconded.

By hand vote, the motion passed unanimously, and discussion of Resolution 2024-68 was continued to the meeting on November 12, 2024.

C. Land Use Matter

1. TOK24-011: Class 4 Appeal of the Community Development Director's approval of a Class 2 Review for a Conditional Use Permit (CUP) for a Short-Term Rental (STR) located at 31 River Overlook Court

Mayor Riley opened the appeal hearing for the review for a Conditional Use Permit for a Short-Term Rental located at 31 River Overlook Court.

Community Development Director Lindsay Hirsh provided a report of the staff findings based upon review of the application for Conditional Use Permit for a Short-Term Rental located at 31 River Overlook Ct. He provided the criteria for review that was considered in review of this application.

Following the staff presentation, Thomas Barry, the applicant, provided testimony related to the application and how it met the criteria for consideration.

Following testimony from the applicant, Mayor Riley opened the floor for public comment on the application.

The following members of the public spoke: Tammy Ramsay spoke in support of the application. Zach Lemaster spoke in support of the application. Steve Martin spoke in opposition of the application. Peter Madland spoke in favor of approving a CUP for a shorter period of time.

Councilmember Sullivan moved to approve Resolution 2024-69, Approving a Conditional Use Permit (CUP) for a Short-Term Rental (STR) located at 31 River Overlook Court. Councilmember Kerr Seconded.

Councilmember Parmet moved to amend the Resolution, to approve the CUP for a duration of two years instead of five. Councilmember Thisted seconded.

By hand vote, the result was:

Ayes: Councilmember Davis, Councilmember Parmet, Councilmember Thisted (3)

Nays: Councilmember Hagenow, Councilmember Kerr, Councilmember Sullivan, Mayor Riley (4)

Abstain: (0)

Absent: (0)

The motion failed, and the discussion returned to the original Resolution.

Mayor Riley called the question on Resolution 2024-69, as presented in the agenda packet.

By hand vote, the result was:

Ayes: Councilmember Hagenow, Councilmember Kerr, Councilmember Parmet, Councilmember Sullivan, Mayor Riley (5)

Nays: Councilmember Davis, Councilmember Thisted (2)

Absent: (0)

The motion passed, and Resolution 2024-69 was approved as presented.

D. Other

1. Public Hearing: Fiscal Year 2025 Budget Presentation Information

Mayor Riley moved to extend the meeting to discuss this item. Councilmember Hagenow seconded.

By hand vote, the result was:

Ayes: Councilmember Davis, Councilmember Hagenow, Councilmember Kerr, Councilmember Parmet, Councilmember Sullivan, Mayor Riley (6)

Nays: Councilmember Thisted (1)

Absent: (0)

Town Manager John Crone introduced the Fiscal Year 2025 Budget.

Mayor Riley opened the floor for public comment.

Seeing no public comments, Mayor Riley closed the floor for public comment.

VII. PLANNING MATTERS.

Community Development Director Lindsay Hirsh indicated that the Planning Commission selected SE Group as the consultant for the Master Plan. Town Council asked that SE Group provide a presentation before the contract is signed.

Construction is progressing with the Brightwood Development Project. Town Staff was instructed to provide a press release related to the sidewalk included in the most recently submitted designs for the Brightwood Development Project.

VIII. REPORT OF TOWN MANAGER AND STAFF

Town Manager John Crone provided an update on the upcoming HOA meetings to be attended by Town Councilmembers and himself. He reported that the East Keystone Bridge is being repaired.

He plans to meet with Summit County to prioritize projects for the Colorado Department of Transportation. The outlined priorities for the Town are addressing problematic intersections, creating multi-modal pathways and walkways along U.S. Highway 6, and planning for potential parking issues on U.S. Highway 6.

IX. REPORT OF MAYOR AND COUNCIL

Council Member Parmet reported on excavation occurring by Lower Tenderfoot, The Sanctuary, Enclave and Loveland Pass Village. They are decommissioning an old unused trail - 9149 and creating a new one. The trail is being directed by the gate of Fry Gulch.

Councilmember Parmet emphasized that this trail will be non-motorized. Town Manager John Crone will talk with the Ranger District and Forest Service to receive additional notifications about upcoming projects.

Councilmember Davis and Councilmember Kerr attended a recent Colorado Municipal League (CML) Policy Committee meeting. This committee takes input from all the municipalities on suggested policies for the CML Board to consider in its legislative priorities.

X. OTHER MATTERS

XI. SCHEDULED MEETING

With consensus from the Council, Mayor Riley directed staff to draft a Resolution cancelling the December 24, 2024, Town Council meeting pending timely consideration of the FY 2025 Budget.

XII. EXECUTIVE SESSION

XIII. ADJOURNMENT

Seeing no further business to conduct, Mayor Riley adjourned the meeting at 9:45 p.m.

Signed and submitted by Town Clerk, Madeleine Sielu: _____

Madeleine Sielu