



SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS
Tuesday, March 12, 2019 1:30 p.m.
SUMMARY MINUTES

I. CALL TO ORDER

The Meeting of the Board of County Commissioners on Tuesday, March 12, 2019 was called to order by Chair, Thomas C. Davidson, at 1:30 p.m. in the County Commissioners' Meeting Room, Summit County Courthouse, 208 Lincoln Avenue, Breckenridge, Colorado.

II. ROLL CALL

Board Members present and answered to the roll call were:

Thomas C. Davidson, Chair
Karn Stiegelmeier, Commissioner
Elisabeth Lawrence, Commissioner

Staff Present were as follows: Scott Vargo, County Manager; Jeff Huntley, County Attorney; Keely Ambrose, Assistant County Attorney; Bentley Henderson, Assistant County Manager; Sarah Vaine, Assistant County Manager; Julie Sutor, Director of Communications; Tom Gosiorowski, Public Works Director; Don Reimer, Planning Director; Lindsay Hirsh, Senior Planner; Sid Rivers, Planner II, and Sarah Wilkinson, Deputy Clerk.

Additional attendees present were as follows: Kara Bowyer, Chris Cares, and Megan Chapman.

III. APPROVAL OF AGENDA

The agenda was approved, as presented.

IV. CITIZEN COMMENT

V. PROCLAMATIONS & ANNOUNCEMENTS

- A. Resolution proclaiming the period from 8:30 p.m. to 9:30 p.m. on Saturday, March 30, 2019 as Earth Hour.

MOTION: A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Lawrence to approve Resolution 2019-12, proclaiming the Period from 8:30 p.m. to 9:30 p.m. on Saturday, March 30, 2019 as Earth Hour.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

- B. Resolution in honor and recognition of Dan Gibbs's service and contribution to Summit

County, Colorado.

MOTION: A motion was made by Commissioner Lawrence and seconded by Commissioner Stiegelmeier to approve Resolution 2019-13, a Resolution in honor and recognition of Dan Gibbs's service and contribution to Summit County, Colorado.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VI. CONSENT AGENDA

- A. Approval of Minutes from the 2-26-19 Meeting. **Approved as presented; and**
- B. Warrant Lists of 2-16-19 to 2-28-19 (Finance). **Approved as presented by the Finance Department; and**
- C. Liquor License Renewal for Powdr-Copper Mountain LLC dba COPPER MOUNTAIN RESORT; Resort Complex; Jay Edwards; located at 209 Ten Mile Circle, Copper Mountain, CO 80443 (Clerk). **The Sheriff's report indicated no record of negative information on the establishment and stated no reason to disapprove the issuance of the license at this time; and**
- D. Seeding of the Joint Upper Blue TDR Bank with 2.00 units of density from Open Space Tracts A, B, C, Golden Edge Subdivision and Jumbo Mill Site MS# 4252 located in T6-R77W-S20; a total of 40.134 acres zoned Backcountry (PLN19-011/Summit County) Upper Blue Basin (Planning). **Approved as presented; and**

MOTION: A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Lawrence to approve the Consent Agenda, items A-D.

VII. NEW BUSINESS

VIII. PUBLIC HEARING

- A. 2018 Budget Amendment (Finance).

Marty Ferris noted that the 2018 Budget Amendment had been reviewed in detail at the work session this morning. She recommended approval of the proposed resolution.

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

MOTION: A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Lawrence to approve Resolution 2019-14, 2018 Budget Amendment.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

- B. 2019 Budget Amendment (Finance).

Marty Ferris noted that the 2019 Budget Amendment included many rollover items from 2019, including donations, grants and project budgets, and the items had been reviewed in detail at the work session this morning. She recommended approval of the proposed resolution.

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

MOTION: A motion was made by Commissioner Lawrence and seconded by Commissioner Stiegelmeier to approve Resolution 2019-15, 2019 Budget Amendment.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

- C. A Proposed County Commons PUD Minor Modification to adjust parcel boundaries and update the PUD to align with existing and future development in the PUD; approx.130 acres, T5S, R78W, Sections 35/36, Government Lots 11, 13, 15, 18, 22, and 23. (PLN18-115/Summit County) Ten Mile Basin (Planning).

Sid Rivers gave a digital presentation about the planning case, including a brief history of the County Commons PUD and a discussion of the proposed changes, including, but not limited to:

- Realignment of Peak One Drive
- Adding permitted uses for parcels
- Adjusting building height limits
- Clarifying setback requirements
- Adding landscape language
- Site plan and renderings for salt & sand shed

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

Commissioner Davidson inquired in the change in building height might limit any other future projects within the County Commons PUD.

Scott Vargo responded that currently there are no plans for buildings taller than the height limit, and if there were in the future, it could be addressed at that point.

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

MOTION: A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Lawrence to approve Resolution 2019-16, A Proposed County Commons PUD Minor Modification to adjust parcel boundaries and update the PUD to align with existing and future development in the PUD; approx.130 acres, T5S, R78W, Sections 35/36, Government Lots 11, 13, 15, 18, 22, and 23. (PLN18-115/Summit County) Ten Mile Basin (Planning) including the 7 findings.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

- D. A Proposed Minor Modification to the Keystone PUD to update the Employee Generation Rates, as required by Section B.6.C.iii.c of the PUD, and other miscellaneous modifications to accomplish the foregoing. (PLN18-059/Kara Boyer) Snake River Basin (Planning).

Lindsay Hirsh gave a digital presentation about the planning case including a background of the Keystone Resort PUD and its many amendments. He discussed the following topics, including, but not limited to:

- Annual Employee Housing Report
- Employee Generation Report
- Definitions of Classifications I & II
- Generation Rate Categories

- Existing & Proposed Generation Rates
- Proposed Rates as Applies to 2017-2018 Employee Housing Report
- 3rd Party Review by EPS

Mr. Hirsh discussed the criteria for review, focusing on two specific criteria: the proposed PUD modification is consistent with the purpose and intent of the County's Zoning Regulations and Rezoning Policies, and the Proposed PUD Modification Amendment is not Substantial and Conforms to the Intent and Integrity of the Original PUD and the PUD Modification.

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

Kara Bowyer, applicant from Vail Summit Resorts, spoke to review the timeline of the proposal and discussed how the Employee Generation Report meets the requirements as laid out in the Keystone Resort PUD. She requested approval of the proposed minor modification.

Commissioner Stiegelmeier inquired regarding the sources of the data. Chris Care, consultant from RRC Associates, explained the systematic methodology used to gather the data for each study, including email surveys, paper surveys, phone calls, Vail Resorts employee records, and estimates based on RRC's database about employment resulting from single-family homes.

Commissioner Davidson inquired about the specific number of units for the various types of multi-family dwellings as included in the Housing Report. Commissioners, Ms. Bowyer, and Mr. Cares discussed in detail the number of employees generated by those various types of multi-family units, particularly in regards to those with no management contract, as no calculation was used to predict employees for those units.

Commissioner Stiegelmeier and Lawrence inquired if recent changes in the short term rental industry had been considered in regards to its effect on the employee rate. Mr. Cares stated that the most recent data included in the database had been updated two years ago. Don Reimer added that more data would be available in the next 6 – 12 months with the recently implemented Short Term Rental Program.

Commissioner Davidson inquired regarding the number of employees generated by a full service hotel in other mountain resort communities, as compared to Keystone. Mr. Cares responded that the numbers in Keystone are generally lower, which could be attributed to the quality of the lodging base, makeup of hotels, and other factors.

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

Commissioners requested more information on the following topics, including, but not limited to:

- A generation rate that could be used for those multi-family units with no management contract
- A future updated report using data gathered from short term rental program
- The status of credits associated with Hidden River

Additionally, Commissioner Davidson expressed great concern that the generation rates for full service hotels at Keystone are lower than the industry norm, and that parking and traffic in Keystone are a recurring issue.

Commissioners suggested a continuation for staff and applicant to present more information about the aforementioned topics. Staff and applicant agreed to a continuation.

MOTION: A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Lawrence to continue to the BOCC Regular Meeting on Tuesday, March 26, 2019 at 1:30 pm, Public Hearing D; A Proposed Minor Modification to the Keystone PUD to update the Employee Generation Rates, as required by Section B.6.C.iii.c of the PUD, and other miscellaneous modifications to accomplish the foregoing. (PLN18-059/Kara Bowyer) Snake River Basin (Planning).

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

IX. ADJOURNMENT

The meeting was adjourned at 2:45 p.m.

Respectfully submitted,

Approved by:

Sarah Wilkinson, Deputy Clerk

Thomas C. Davidson, Chair

NOTE: These minutes are a summary of the proceedings and motions of the March 12, 2019 Board of County Commissioners' Regular Meeting. The complete digital recording is available in the Office of the Clerk & Recorder, Summit County Courthouse, 2nd Floor, 208 Lincoln Avenue, Breckenridge, Colorado 80424.