



BOARD OF COUNTY COMMISSIONERS

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SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS

Tuesday, January 22, 2019, 1:30 p.m.

SUMMARY MINUTES

I. CALL TO ORDER

The Meeting of the Board of County Commissioners on Tuesday, January 22, 2019 was called to order by Chair, Thomas C. Davidson, at 1:31 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

Staff Present were as follows: Scott Vargo, County Manager; Jeff Huntley, County Attorney; Keely Ambrose, Assistant County Attorney; Sarah Vaine, Assistant County Manager; Bentley Henderson, Assistant County Attorney; Julie Sutor, Director of Communications; Don Reimer, Planning Director; Jessica Potter, Planner II, and Sarah Wilkinson, Deputy Clerk.

Additional Attendees: Jim Ryan, Peter Siegel, Jim Reis, Elena Scott, and Graeme Bilenduke.

III. APPROVAL OF AGENDA

The agenda was approved, as presented.

IV. CITIZEN COMMENT

V. CONSENT AGENDA

- A. Approval of Minutes from the 1-8-19 Regular Meeting. **Approved as presented; and**
- B. Warrant List of 1-1-19 to 1-15-19 (Finance). **Approved as presented by the Finance Department; and**
- C. Liquor License Renewal for The Eagle BBQ dba THE EAGLE BBQ; Hotel & Restaurant; Darrell Walsh; located at 214 Ten Mile Circle, Copper Mountain, CO (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. Liquor License Renewal for Spoon Café LLC dba SPOON CAFÉ; Hotel & Restaurant; Jeremiah Diaz; located at 195 River Run Road, Keystone, CO (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**

- E. Approval of a Resolution to Approve of a Grant Agreement with Greater Outdoors Colorado (GOCO) for the Knorr Ranch Grant (Open Space & Trails). **Approved Resolution 2019-04; and**
- F. Approval of Revisions to Iron Springs Management Plan (Open Space & Trails). **Approved as presented; and**
- G. Approval of Appointments to Open Space Advisory Committee (Open Space & Trails). **Approved as presented; and**
- H. Approval of a Resolution to Approve Intergovernmental Agreement with Colorado Department of Transportation for Frisco Transfer Center (Public Works). **Approved Resolution 2019-05; and**
- I. Liquor License Modification for Keystone Food & Beverage Co. dba KEYSTONE RANCH; Manager Registration; Hotel & Restaurant; Steven Nguyen; located at 1239 Keystone Ranch Road, Keystone, CO (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**
- J. Liquor License Modification for Keystone Food & Beverage Co. dba VISTA HAUS; Manager Registration; Hotel & Restaurant with Optional Premises; Dan McKisson; located at 2510 Summit County Road 750, Breckenridge, CO (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**
- K. Liquor License Modification for Dundee Resort Development LLC dba ARAPAHOE BASIN SKI AREA; Addition of Optional Premise; Chris Rybak; located at 28194 U.S. Highway 6, Dillon, CO (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**

MOTION: A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Davidson to approve the Consent Agenda, items A-K, including Resolutions 2019-04 and 2019-05 as referenced above.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VI. NEW BUSINESS

VII. PUBLIC HEARING

- A. Proposed minor amendment to the Copper Mountain PUD to clarify the regulations pertaining to Integrated Housing Units and clarify provisions for determination of unit mix for Affordable Housing Units, and other amendments to accomplish the foregoing. (PLN18-067/Summit County and Copper Mountain Property Owners Lessees Association (POLA) Ten Mile Basin (Planning).

Jessica Potter gave a brief background of the housing requirements at Copper as outlined in the PUD, specifically in regards to Integrated Housing Units (IHUs). She explained that the Copper Mountain Property Owners Lessees Association (POLA) currently oversees and

administers its own Rules and Regulations regarding IHUs, and it was discovered that the POLA Rules and Regulations are inconsistent with the current PUD language. The aim of the proposed minor amendment to the PUD is to standardize the language in both documents. She reviewed the proposed changes and clarifications, including, but not limited to:

- Retirement
- Disability
- Emergency Workers
- Non-Peak Season Occupancy Definition
- Peak Season Definition
- Peak Season Occupancy Definition
- Primary Residence Requirement

Commissioner Davidson inquired if the same changes would be made to the POLA document as were being made to the PUD document. Ms. Potter affirmed that POLA was involved in discussing all the changes and would approve the same revisions in their document; she added that the POLA document is co-signed by the BOCC and would appear on a Consent Agenda for approval at a later date.

Jim Reis, President of the POLA Board, affirmed POLA's support of and intention to approve the proposed changes in their Rules and Regulations.

Staff recommended approval of the proposed resolution including the 7 findings and 1 condition as listed in the staff report.

Commissioner Davidson inquired regarding the leasing process for IHUs specifically in regards to a wait list or priority system. Staff responded that since all the IHUs are privately owned, there is no centralized wait list or leasing process; each owner handles leasing independently and since units are in high demand they are quickly claimed.

Commissioner Davidson opened the hearing for public comment.

Jim Ryan inquired regarding language in the proposed changes that stated an occupant "may be grandfathered as exempt in the sole discretion of POLA and/or the Copper Mountain Resort Association and the County," and suggested using the language "shall be grandfathered" to avoid any ambiguity.

Keely Ambrose discussed the proposed revision to the section on grandfathering, agreed that it could be changed, and stated the revised language would need to reference both the PUD and the POLA Rules and Regulations.

Commissioner Davidson suggested a recess for Staff and members of POLA to finalize the proposed language revision.

A brief recess was taken at 2:12 p.m.

The meeting resumed at 2:19 p.m.

Ms. Ambrose presented the proposed revision to Section 2.6.E.ii.f.i of the PUD as agreed upon by Staff and POLA members.

Commissioners thanked staff for their diligent work on the details of these regulations and stated their support for eliminating inconsistencies in the documents.

MOTION: A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Davidson to approve Resolution 2019-06, a minor amendment to the Copper Mountain PUD to clarify the regulations pertaining to Integrated Housing Units and clarify provisions for determination of unit mix for Affordable Housing Units, and other amendments to accomplish the foregoing. (PLN18-067/Summit County and Copper Mountain Property Owners Lessees Association (POLA) Ten Mile Basin (Planning) including the 7 findings and 1 condition as listed in the staff report and the additional modification as presented at the hearing.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VIII. ADJOURNMENT

The meeting was adjourned at 2:22 p.m.

Respectfully submitted,

Approved by:

Sarah Wilkinson



Thomas C. Davidson

Sarah Wilkinson, Deputy Clerk

Thomas C. Davidson, Chair

NOTE: These minutes are a summary of the proceedings and motions of the January 22, 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.