



BOARD OF COUNTY COMMISSIONERS

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Breckenridge, CO 80424

TO: Board of County Commissioners
Scott Vargo
Jeff Huntley
FROM: Sara R. Lopez
RE: Work Session Meeting of June 1, 2021
DATE: Tuesday, June 1, 2021

Attendees:

Elected Officials: Joshua Blanchard, Elisabeth Lawrence (via Zoom) and Tamara Pogue (via Zoom) – Commissioners

Staff in attendance in person or via Zoom: Scott Vargo, County Manager; Jeff Huntley, County Attorney; Sarah Vaine, Assistant County Manager; Bentley Henderson, Assistant County Manager; Marty Ferris, Finance Director; Nicole Valentine, Communications Director; Brandon Howes, Housing Planner II; Brian Lorch, Open Space & Trails Director; Jason Dietz, Housing Director; Jim Curnutte, Community Development Director; Jordan Meads, Resource Specialist; April Paige, Executive Administrative Manager; David Reynolds, Assistant Finance Director, Lorie Williams, Community & Senior Center Manager; Robert Jacobs, Road & Bridge Director and Sara R Lopez, Administrative Assistant.

Guests (via Zoom): Bill Hyde, Don Parsons, Heather TerHark, Elena Scott, Erin Direk, Jack Owczarczak, Jane Jones, Jason Kempter, Jen Litowkin, Jenna deJong, Judy Conway, Karen Little, Kathy Kopp, Kay Adamson, Leah Baxter, Margaret Schweri, Mary Kenyon, Mary Jane Wurster, Sandra Grogan, Sheri Steeves, Scott Reid, Steve Piper, Suzanne Greene and others who did not sign in.

I. Consideration of Revised Dillon Recreation Area Regulations - Open Space & Trails

Brian Lorch gave an update on several topics including but not limited to:

Amended Version of the 2002 Regulations

These amendments are intended to clarify the definitions for special events and uses, swimming, and vessels. The changes also reflect a need to designate legal camping and parking areas around the reservoir. Additionally, due to the emergence of new types of battery powered vessels, personal water craft, and transportation devices, the regulations have also been amended to prohibit certain types of battery powered vessels, limit speeds/types of specialty prop craft, and align the allowed types of electric powered transportation devices with that of local jurisdictions. Finally, an increase in fines for offenses is also proposed.

The amendments were drafted with input from DRReC board members, the Summit County Sheriff's Department Ranger Patrol, and the Summit County Attorney's Office. The Towns of Dillon and Frisco, as well as the Denver Water Board have all expressed their support for these amendments through the attached Letters of Support. Below is a list of the proposed changes:

THE AMENDMENTS

Commercial - uses or events for profit to benefit a company, organization or corporation.

Special Event - means an event that includes but is not limited to one or more of the following: races, recreational or casual events, social events & instructional activities and series events.

Special Use means a use of the DRRA for an extended duration of time that includes but is not limited to one or more of the following activities: commercial tours, outfitters and guides, and commercial photography and filming.

- Water Contact Activities
- SEC 1.30 Fires and fireworks
- SEC 1.40 Motorized Vehicles, Electric Powered Devices, and Snowmobiles
- SEC 1.50 Parking
- SEC 1.60 Firearms – A and B have been switched in order in the amendment
- SEC 1.80 Camping
- SEC. 3.10 Water Contact Activities
- SEC. 3.40 Prohibited Water Craft
- SEC. 4.10 Special Event Permits
- Penalties

REQUESTED ACTIONS

Staff requests that the BOCC review, comment on, and schedule a first reading for the resolution to adopt the proposed changes. Commissioners agreed to move forward with the changes. The first reading of the Ordinance will be on the New Business Agenda for the Regular Meeting on July 13, 2021.

II. Managers' & Commissioners' Issues

Senior Management and Commissioners discussed several topics including but not limited to:

Bentley Henderson gave an update on the following:

- Letter from Copper Mountain regarding relocation of a ski lift. Staff has reviewed it and will send them a reminder of county regulations.
- A meeting was held with the Piney Acres residents regarding the trail that is supposed to go through there. County staff will continue to work and engage local residents on the next steps.

Sarah Vaine followed up on the lack of cell service on Quandary Peak discussed last week. The solution will not be easy as several fixes have been considered, including placing a *Cell Tower on Wheels* but it is too big to place in the parking lot and it would affect the already limited parking in the area.

Nicole Valentine discussed the following:

- The Summit Daily News will interview Commissioner Blanchard regarding Summit County being named one of the Healthiest Communities in Colorado.

Commissioner Pogue and staff discussed the housing issues and the need to determine Short Term Rentals (STR) incentives for homeowners. They are looking at other states/towns to find out what

has worked for them. The next step is looking at recommendations, estimated cost and next steps. Additionally, working with partners in towns. The goal is to have a plan in place within 30 days.

Commissioners also reviewed schedules and upcoming calendar events.

III. Discussion of Swan River Restoration/ Phase 2 Implementation - Open Space & Trails

Brian Lorch, Jordan Meads and Troy Thompson gave an update on several topics including but not limited to:

BACKGROUND

Planning efforts for restoring historically dredge-mined sections of the Swan River began in 2005 with the joint acquisition of the B&B mines property by Summit County and the Town of Breckenridge. Since that time, the Open Space and Trails Department has successfully planned and implemented several stages of restoration along this heavily disturbed and mine-scarred landscape. In 2007, upland restoration was completed on the remains of a gravel mining operation just west of the confluence of the Swan River and Muggin's Gulch.

The group gave an update on Completed and Current Projects as well as 2021 Plans and Goals. Commissioners thanked the group for the updates.

IV. Senior Housing/ Staying in Summit (Housing; SIS)

Jason Dietz, Brandon Howes and Andy Stearls gave an update on several topics including but not limited to:

Staying in Summit is a not-for-profit entity established in 2018 with the mission to assure availability and access to housing and care communities as well as the services that allow seniors as well as adults with disabilities to stay in Summit County. The closest senior living facility to Summit County is in Eagle County and there are no senior housing developments in Summit, Park, and Clear Creek counties.

Summit County's projected population growth of 75 years and over age cohort will grow by 45%, or 700 people in the next ten years. The Baby Boomer population bulge will be age 65 and over by 2030 and within two decades, older people will outnumber children for the first time in U.S. history. Baby Boomers fueled the housing demand and growth over the prior two decades and now they will need housing in our community to successfully age-in-place over the coming two decades.

Highland Group, Inc. completed a demand study for independent and assisted living units in Summit County in 2020. The quantitative study assumed delivery in 2022 and 2025 and care needs for affordable or income restricted as well as market-rate apartments on all levels of a continuum care from independent living to memory care and assisted living. There is a need for 47 market-rate and 12 income restricted, assisted living plus an additional 35-50 units of independent living for income qualified residents (30% thru 80% of AMI). A community of affordable and senior housing can be supported right now for as many as 73 continuum of care units and 50 income restricted apartments. Staying in Summit recommends an action plan that starts with land master planning on the south parcel and Hillside Parcel, total of 19 acres, in the County Commons. Combining these parcels for a

master land plan allows for the best access infrastructure and enables phased development of low density housing in a sustainable long term plan. This acreage allows for preservation of the existing recreational corridor and buffer for the residential neighborhood.

Once the land is selected by the County, the next step is to choose the developer to specifically engage the engineering, architectural plan, and feasibility of proceeding with new development. SIS is recommending two developers: Vivage/Wellage and Cassia/Augustana as financially and operationally qualified to guaranty completion and success of this housing development. Both developers have an extensive history of delivering high quality developments, and they have demonstrated their ability to invest equity and partner with investors as well as to bring third party financing to this project.

Summit County is well positioned to maximize value with a public private partnership. The overwhelming need for affordable housing from workforce to senior care is an acute problem that can best be resolved by partnering with private developers bringing an expanded opportunity for long term investment. The time is now for this highly attractive opportunity.

Commissioners asked questions and provided feedback. They noted the difficulty of setting aside a land parcel for Senior Living when lack of workforce housing is a huge problem in the county. They also wondered if having a facility like that would attract wealthier individuals from the Front Range to the county.

Commissioners reconvened after lunch into an Extended Afternoon Work Session at 1:00 p.m.

V. USFS Dillon Compound Conceptual Plan Discussion (Housing, Community Development)

Jason Dietz, Elena Scott, Jim Curnutte and Elena Scott with the US Forest Services (USFS) gave an update on several topics including but not limited to:

Summit County and the Town of Dillon ("TOD") have been working collaboratively for almost two years with the local Forest Service staff on a potential partnership and land leasing opportunity at the United States Forest Services ("USFS") Dillon Administrative Compound to build workforce housing.

At a joint BOCC/TOD work session on February 18, 2020, JR Engineering presented their preliminary traffic study findings and three (3) options to improve the intersection. Two of these options included making improvements to the existing signalized intersection and one was for the multilane roundabout. Because the identified improvements to the existing signalized intersection do not provide an acceptable level of service once the new CR 51 Housing project is built, the BOCC and the TOD Council requested to move forward with the multilane round about option at the intersection.

The group gave an update on the Preliminary Development Tasks Completed and the results of the Phase I and Phase II Environmental Site Analyses and the fact that no additional cleanup appears to be needed.

VI. USFS Dillon Compound Conceptual Plan Discussion (Housing, Community Development)

Jason Dietz, Brandon Howes and Jim Curnutte gave an update on several topics including but not limited to:

BACKGROUND

- County and Dillon have been working almost 2 years on the project after the 2018 Farm Bill allowed for enhanced leasing of USFS Admin sites.
- USFS finalized Guidance Manual 2750 in October 2020 that specified that USFS will offer a right of first refusal for a County/Town to lease an Admin site.
- If County/Town do not notify USFS they intend to submit an application to lease the land within 90 days, USFS will submit a public notice allowing any other interested part to submit an application.
- County/Town expect to receive offer of first right of refusal to lease the Admin site in the late summer/early fall at the earliest.

Mr. Dietz gave a recap of previous discussions held during BOCC Work Sessions and gave an overview of the 1st Amendment to the MOU.

Summit County and the Town of Dillon need to amend the original MOU to complete predevelopment tasks for the USFS site. The MOU Amendment proposes an addition of \$275,000 that would be split between the County and Town and a 1 year extension.

- Predevelopment Tasks remaining from the original MOU
- Relocating the Existing Maintenance Facility/Boneyard Location
- Prepare a joint proposal to USFS defining the terms of an enhanced lease proposal and in-kind consideration
- Put out a RFP for a Developer of the Property

Commissioner Pogue expressed concern with the roundabout in Dillon Valley East and the lack of analysis. Jason Dietz explained that the project does not move forward without the approval of CDOT, they have to provide a permit to move forward as this road is theirs.

REQUESTED BOCC FEEDBACK

- Land Planning Concepts presented to date
- Comfort with roundabout at intersection of Hwy 6, Evergreen Rd., and CR 51
- RFP for Developer of the Site (FYI) no need for approval, only feedback request. Josh Blanchard said this is not at the top of his list. Commissioner Pogue – Focus on lower AMI, vs. Density & Extra Amenities.
- MOU Amendment and addition of \$275,000

Commissioners agreed to move forward with the following:

- Roundabout analysis
- MOU Amendment
- Land Planning Concepts with the Town of Dillon and the density issue. First, the county will indicate to towns that SCG wants the highest density, although this is limited by available parking.

Jason mentioned that the project, especially with higher density, it is necessary to add a Summit Stage stop and they need at least two years to get that set up, as they need to change the route for Dillon Valley East. The School District will also need to be included as school bus routes may need to be added.

VII. Real Estate Negotiations and the legal advice related thereto (Attorney) (Executive Session Recommended).

Tamara Pogue and Jeff Huntley requested an Executive Session to discuss Real Estate Negotiations and the legal advice pertaining thereto.

A motion was made by Commissioner Lawrence and seconded by Commissioner Pogue to go into Executive Session to discuss Real Estate Negotiations and the legal advice related thereto. The BOCC voted 3 to 0 to go into Executive Session per CRS 24-6-402 (4) (a)(b)(e). The motion was approved.

Meeting Adjourned.

Respectfully submitted:

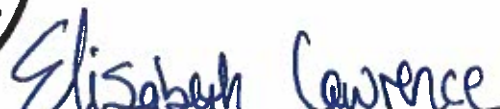


Sara R Lopez, Deputy Clerk



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Approved by:



Elisabeth Lawrence, Chair