

SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS
Tuesday, February 14, 2017, 1:30 p.m.
SUMMARY MINUTES

I. CALL TO ORDER

The Meeting of the Board of County Commissioners on Tuesday, February 14, 2017 was called to order by Chair, Karn Stiegelmeier, 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:

Karn Stiegelmeier, Chair
Thomas C. Davidson, Commissioner
Dan Gibbs, Commissioner

Staff Present were as follows: Scott Vargo, County Manager; Jeff Huntley, County Attorney; Keely Ambrose, Assistant County Attorney; Sarah Vaine, Assistant County Manager; Thad Noll, Assistant County Manager; Jim Curnutte, Community Development Director; Nicole Bleriot, Housing Director; Don Reimer, Planning Director; Lindsay Hirsh, Planner; Dan Osborn, Planner; Eva Henson, Administrative Manager; Sarah Vigil, Administrative Assistant and Suzanne Pugsley, Deputy Clerk.

Additional Attendees: Kara Bowyer, Mike Goar, Elena Scott, Kimball Crangle, Bryan Webinger, V. Ruth Brocko, Megan Testin, Kevin Hopkins, Mark C. Sabatini, Jean DeCesaris, Todd Harris, Kevin Burns, Gretchen Davis, Ken Riley, Bill & Marianna Goslau, Chris Colman, Lindsay Newman, and Steve West.

III. APPROVAL OF AGENDA

The Agenda was approved, as presented.

IV. CITIZEN COMMENT

V. CONSENT AGENDA

- A. Warrant List of 1-16-2017 to 1-31-2017 (Finance). Approved as presented by the Finance Department; and**
- B. Approval of Minutes from the 1-24-2017 Regular Meeting. Approved as presented; and**
- C. Liquor License Renewal for Cures n' Curiosities Inc. dba ROCKIN' R RANCH; Liquor Store; Donald H. McCoy; located at 91 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**
- D.** Liquor License Renewal for Wilderdest Liquors LLC dba WILDERNEST LIQUORS; Liquor Store; Jake Fiala; Located at 11 Fawn Court Silverthorne, 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 designate the Reiling Dredge Structure and Site as a Structure and Site of Historical Significance (Open Space & Trails). **Approved Resolution 2017-08; and**
 - F.** Seeding of the Joint Upper Blue TDR Bank with 5.21 units of density from 104.33 acres of property owned jointly by Summit County and the Town of Breckenridge; the property is known as the Laurium Claims: Laurium MS# 2673, West Laurium MS# 2674, Walker MS# 4247, Dexter MS# 5395, Alice E MS# 12362, Laurium No 2 MS 12362, Laurium No 3 MS# 12362, Illinois MS# 13636, Excelsior MS# 2045; Sections 3, 4 and 9, Township 7 South, Range 77 West of the 6th P.M.; split-zoned Backcountry and Agricultural. (PLN17-002/Summit County & Town of Breckenridge) Upper Blue Basin (Planning). **Approved as presented; and**
 - G.** Issuance of a TDR Certificate for 1.57 development rights from the Joint Upper Blue TDR Bank for a 1,569-square-foot addition to the Beaver Run Condominiums, Building 2 (within the Town of Breckenridge). (PLN17-003/Todd Harris, Beaver Run HOA) Upper Blue Basin (Planning). **Approved Resolution 2017-09; and**
 - H.** A Resolution approving appointments to the Rural Resort Workforce Development Board (Managers). **Approved Resolution 2017-10; and**

MOTION: A motion was made by Commissioner Davidson and seconded by Commissioner Gibbs to approved the Consent Agenda, items A-H, including Resolution 2017-08, Approval of a Resolution to designate the Reiling Dredge Structure and Site as a Structure and Site of Historical Significance (Open Space & Trails); Resolution 2017-09, Issuance of a TDR Certificate for 1.57 development rights from the Joint Upper Blue TDR Bank for a 1,569-square-foot addition to the Beaver Run Condominiums, Building 2 (within the Town of Breckenridge) (PLN17-003/Todd Harris, Beaver Run HOA) Upper Blue Basin (Planning); and Resolution 2017-10, A Resolution approving appointments to the Rural Resort Workforce Development Board (Managers).

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VI. NEW BUSINESS

VII. PUBLIC HEARING

- A.** A Minor PUD amendment to extend the timing of the required 3 year update of the Employee Housing Generation Rates contained in Section 6 of the Keystone PUD from February 11, 2017 to August 31, 2017 and to give the Planning Director the authority to allow an additional 6 month administrative extension if an application for a Major PUD Amendment is submitted and deemed complete by August 31, 2017 (PLN16-135/Kara Bowyer-Vail Summit Resorts) Snake River Basin (Planning).

Lindsay Hirsh gave a detailed background and reviewed the 7 criteria as listed in the staff report.

Staff recommended approval of the proposed Resolution including the 7 findings.

Commissioner Stiegelmeier requested information on enforcement of deadlines.

Mr. Hirsh gave clarification on consequences and enforcement of deadlines as stated in the PUD.

Kara Bowyer, applicant from Vail Summit Resorts, spoke in approval and gave a detailed timeline of the annual report.

Commissioner Stiegelmeier opened the hearing with no public comment.

The Commissioners further discussed and requested copies of the annual reports from the previous ten years. The Commissioners noted that they would like to have more time to review the issue and asked staff for certain past reports.

MOTION: A motion was made by Commissioner Davidson and seconded by Commissioner Gibbs to continue to the Regular Meeting on March 14, 2017, Public Hearing A, a Minor PUD amendment to extend the timing of the required 3 year update of the Employee Housing Generation Rates contained in Section 6 of the Keystone PUD from February 11, 2017 to August 31, 2017 and to give the Planning Director the authority to allow an additional 6 month administrative extension if an application for a Major PUD Amendment is submitted and deemed complete by August 31, 2017 (PLN16-135/Kara Bowyer-Vail Summit Resorts) Snake River Basin (Planning).

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

B. The Wintergreen Major PUD amendment request is to consolidate parcels A, B, and C into a single parcel for the purpose of (1) reallocating existing density within the Wintergreen neighborhood boundary to allow for more appropriate development on the site, and (2) redefine who is eligible to live in the neighborhood by expanding from Keystone Resort PUD-only employees to allowing residents who work in Summit County (PLN16-131/Gorman & Company) Snake River Basin (Planning).

Dan Osborne gave a detailed background and presented an in-depth digital presentation regarding the proposed amendment to the subject PUD.

Staff recommended approval of the proposed Resolution for a major amendment to the Keystone PUD for the Wintergreen Neighborhood.

Kimball Crangle and Elena Scott, applicants from Gorman & Company, also gave a digital presentation and provided detailed information regarding the design of the development.

The Commissioners requested clarification regarding traffic, the conceptual plan, Annual Median Income (AMI), density, tax credits, proposed childcare centers, long term operations and maintenance, safety and compliance and discussed these topics in detail with staff and the applicant.

Commissioner Stiegelmeier opened the hearing for public comment.

Ken Riley, Bill Goslau, Jean DeCesaris, Gretchen Davis, and Ruth Brocko, residents of Keystone, expressed concerns regarding pedestrian safety, traffic, trespassing, rental rates and maintenance.

Mike Goar, COO Keystone Resort, spoke in approval and discussed the need for affordable housing in Keystone.

The Commissioners discussed the application and noted that they would like to have more time to review the extensive materials given the timing of the staff report.

MOTION: A motion was made by Commissioner Gibbs and seconded by Commissioner Davidson to continue to the Regular Meeting on March 14, 2017, Public Hearing B, the Wintergreen Major PUD amendment request is to consolidate parcels A, B, and C into a single parcel for the purpose of (1) reallocating existing density within the Wintergreen neighborhood boundary to allow for more appropriate development on the site, and (2) redefine who is eligible to live in the neighborhood by expanding from Keystone Resort PUD-only employees to allowing residents who work in Summit County (PLN16-131/Gorman & Company) Snake River Basin (Planning).

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VIII. ADJOURNMENT

The meeting was adjourned at 4:40 p.m.

Respectfully submitted,



Approved by:



Suzanne Pugsley, Deputy Clerk

Karn Stiegelmeier, Chair

NOTE: These minutes are a summary of the proceedings and motions of the February 14, 2017 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.