



SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS

Tuesday, March 13, 2018, 1:30 p.m.

SUMMARY MINUTES

I. CALL TO ORDER

The Meeting of the Board of County Commissioners on Tuesday, March 13, 2018 was called to order by Chair, Dan Gibbs, 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:

Dan Gibbs, Chair

Thomas C. Davidson, Commissioner

Karn Stiegelmeier, Commissioner

Staff Present were as follows: Scott Vargo, County Manager; Jeff Huntley, County Attorney; Thad Noll, Assistant County Manager; Sarah Vaine, Assistant County Manager; Julie Sutor, Director of Communications; Jim Curnutte, Community Development Director; Don Reimer, Planning Director; Dan Osborn, Senior Planner; Tom Gosiorowski, Public Works Director; Paul Geiger, Engineering; Nicole Bleriot, Housing Director; Suzanne Pugsley, Administrative Assistant, and Sarah Vigil, Deputy Clerk.

Additional Attendees: W.T. Wright, Nate Stark, Kari McDowell Schroeder, Kevin Hopkins, Lindsay Newman, Elena Scott, Kimball Crangle, Geoff Buchheister, Kevin Burns, and Kara Bowyer.

III. APPROVAL OF AGENDA

The agenda was approved, as presented.

IV. CITIZEN COMMENT

Geoff Buchheister spoke regarding his first six months as General Manager for Keystone Resort. He reviewed the focus and goals for Keystone, including continuing the family-friendly emphasis of the resort, improving parking and transportation, and various mountain improvements.

V. PROCLAMATIONS & ANNOUNCEMENTS

- A. Resolution proclaiming the period from 8:30 p.m. to 9:30 p.m. on Saturday, March 24, 2018 as Earth Hour

MOTION: A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Davidson to approve Resolution 2018-12, proclaiming the Period from 8:30 p.m. to 9:30 p.m. on Saturday, March 24, 2018 as Earth Hour.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VI. CONSENT AGENDA

- A. Approval of Minutes from the 2-27-18 Regular Meeting. Approved as presented; and**
- B. Warrant Lists of 2-16-18 to 2-28-18 (Finance). Approved as presented by the Finance Department; and**
- C. Liquor License Renewal for S P S Liquors Inc. dba SUMMIT LIQUORS; Liquor Store; Chris Forbes; located at 21801 U.S. Highway 6, Keystone, CO 80435 (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. Approval of a Lot line Adjustment Plat; Lots 13, Block 1 & 66R, Block 3, Quandary Village Filing #2 (PLN17-136/Jarod Machinga) Upper Blue Basin (Planning). Approved Resolution 2018-13; and**
- E. Petition for Abatement or Refund of Taxes; Abatement No. 18AP-023; Schedule No. 986001; Legal Property Description: Business Equipment at: TR 7-79, Sec 23, Qrt 3, Acres 9303.110; Owner: Climax Molybdenum Company (Assessor). Approved as presented; and**
- F. Approval of 2018 Wildfire Annual Operating Plan (AOP) (Emergency Management). Approved as presented; and**
- G. Approval to accept donation of property – Valley of the Blue Lot 93 (Upper Blue) (Open Space and Trails). Approved as presented; and**

MOTION: A motion was made by Commissioner Davidson and seconded by Commissioner Stiegelmeier to approve the Consent Agenda, items A-G, including Resolution 2018-13 as referenced above.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VII. NEW BUSINESS

VIII. PUBLIC HEARING

- A. A General Subdivision Exemption for Village at Wintergreen, A Replat of Wintergreen and Tract B, Wintergreen Subdivision, Filing No. 2, to subdivide previously platted land into 5 development parcels to accommodate 1) a daycare site to be conveyed to Summit County; 2) a parcel for the development of a Low Income Housing Tax Credit (LIHTC) building; 3) two parcels for the construction of seasonal employee housing; 4) the remainder of the site for long-term workforce housing (5 total development parcels) (PLN17-153/Gorman and Company) Snake River Basin (Planning).**

Dan Osborn reviewed the staff report and gave a detailed digital presentation. He discussed the specifics of the relevant criteria for approval including, but not limited to: parking, the pedestrian path easement, childcare center owner/developer obligations, access, and employee housing, data collection and annual report.

Staff recommended approval of the General Subdivision Exemption with the 7 findings and the 1 condition.

Kimball Crangle, applicant from Gorman & Company, gave a comprehensive digital presentation that included an overview of unit mix, amenities, affordability, Low-Income Housing Tax Credit (LIHTC) unit mix, traffic study recommendations, community interaction, landscape, open space, childcare, transit, and pedestrian connectivity.

Commissioner Davidson inquired regarding the traffic study and expressed concern about the lack of acceleration lanes.

Kari McDowell Schroeder, traffic and transportation engineer from McDowell Engineering, spoke to review the traffic study in further detail. She explained how acceleration lanes are only used a portion of the time in the correct manner and that the development does not meet any of CDOT's requirements to trigger required acceleration lanes.

Ms. Crangle and Elena Scott finished the presentation by highlighting the changes made from the PUD Amendment in May 2017 including the removal of a western internal roadway, a modified entrance road from Highway 6, three slightly shifted buildings, and various added amenities.

Nate Stark, architect from Gorman & Company, presented the renderings for the LIHTC buildings, Year Round Workforce Housing, and Seasonal Housing.

Commissioner Davidson inquired regarding the breezeways in the Year Round Workforce Housing renderings, specifically would Gorman be able to create enclosed hallways.

Ms. Crangle responded that the open breezeways were due to budget constraints, but if budget allows, they would be enclosed. She then finished the presentation with a map showing the specific parcels being requested by the General Subdivision Exemption.

Commissioner Gibbs opened the hearing without public comment.

Mr. Osborn amended his previous recommendation and stated that considering the various issues raised by the Commissioners, he would recommend a continuance to the March 27, 2018 BOCC Regular Meeting in order for staff and applicant to address more thoroughly the concerns raised during the meeting.

The Commissioners requested further information regarding the highway improvements,

assistance with a childcare facility, overall compliance with PUD in respects to skier parking, and the issue of the generation rates report extension. They also requested side-by-side comparisons of landscaping changes and clarification of the Site Improvements Agreement.

MOTION: A motion was made by Commissioner Gibbs and seconded by Commissioner Davidson to continue to the BOCC Regular Meeting on March 27, 2018, Public Hearing A, a General Subdivision Exemption for Village at Wintergreen, A Replat of Wintergreen and Tract B, Wintergreen Subdivision, Filing No. 2, to subdivide previously platted land into 5 development parcels to accommodate 1) a daycare site to be conveyed to Summit County; 2) a parcel for the development of a Low Income Housing Tax Credit (LIHTC) building; 3) two parcels for the construction of seasonal employee housing; 4) the remainder of the site for long-term workforce housing (5 total development parcels) (PLN17-153/Gorman and Company) Snake River Basin (Planning).

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

IX. ADJOURNMENT

The meeting was adjourned at 3:33 p.m.

Respectfully submitted,

Approved by:



Sarah Vigil, Deputy Clerk





Dan Gibbs, Chair

NOTE: These minutes are a summary of the proceedings and motions of the March 13, 2018 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.