

SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS

Tuesday, March 14, 2017, 1:30 p.m.

SUMMARY MINUTES

I. CALL TO ORDER

The Meeting of the Board of County Commissioners on Tuesday, March 14, 2017 was called to order by Chair, Karn Stiegelmeier, at 1:35 pm. 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; Julie Sutor, Public Affairs Coordinator; Jim Curnutte, Community Development Director; Nicole Bleriot, Housing Director; Don Reimer, Planning Director; Lindsay Hirsh, Planner; Dan Osborn, Planner; Sid Rivers, Planner; Eva Henson, Administrative Manager, and Sarah Vigil, Deputy Clerk.

Additional Attendees: Kimball Crangle, Elena Scott, Mike Goar, Kara Bowyer, Gary Miller, Jeff Herynk, Matthew Andring, Jason Brewer, Mark Mathews, Julie DeCecco, Hayley Armbruster, Kristin K. Williams, Gaby Keown, Gretchen Davis, Paula Paul, Ken Riley, Jeremy Greene, Ruth Brocko, Bill Goslau, Lindsay Newman, Jack Wolf, Steve West, Mike Magliocchetti, John Uban, Mark Sabatini, Tom Breslin, Jean DeCesaris, Kevin Hopkins, Tracy Bartels, Terry Craig, Ryan Henderson, Kathy Watson, and Kevin Fixler.

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 25, 2017 as Earth Hour.

MOTION: A motion was made by Commissioner Stiegelmeier and seconded by Commissioner Gibbs to approve Resolution 2017-12, proclaiming the Period from 8:30 p.m. to 9:30 p.m. on Saturday, March 25, 2017 as Earth Hour.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VI. CONSENT AGENDA

- A. Warrant List of 2-16-2017 to 2-28-2017 (Finance). Approved as presented by the Finance Department; and**
- B. Approval of Minutes from the 2-28-2017 Regular Meeting. Approved as presented; and**
- C. Liquor License Renewal for The Goat Inc. dba THE GOAT; Tavern License; Scott Jackson; Located at 22954 U.S. Highway 6, 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. Approval of Intergovernmental Agreement for Retail Sales Tax Location Code Error Reimbursement (Finance). Approved as presented; and**

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

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VII. NEW BUSINESS

VIII. PUBLIC HEARING

- A. A request for a Major Amendment to the Keystone PUD to consolidate Wintergreen Neighborhood 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). Continued from the February 14, 2017 BOCC Regular Meeting**

Dan Osborne gave a detailed review of the staff report regarding the proposed amendment to the subject PUD.

Staff recommended continuing the public hearing to a date certain when additional information requested by the Commissioners has been received and properly analyzed.

Mike Goar, COO of Keystone Resort, spoke in approval and noted the unique opportunity for partnership between the land owner and developer to create affordable housing for all of Summit County.

Kimball Crangle and Elena Scott, applicants from Gorman & Company, gave a digital presentation including the plans and designs for the development. They focused on child care, affordability, the priority leasing process, conceptual site plans, and pedestrian connectivity.

The Commissioners stated concerns that the application did not address the issues, such as complete traffic analysis and specific bus routes, in sufficient detail.

Jeff Huntley affirmed the PUD Modification Criteria notes that for approval the applicant must provide final evidence.

Commissioner Stiegelmeier opened the hearing for public comment.

Jeremy Greene, Kathy Watson, Jason Brewer, Tracy Bartels, Matthew Andring, Jack Wolf, Mark Sabatini, employees and residents of the Keystone area spoke in favor and emphasized the great need for workforce housing in the Snake River Basin.

Paula Paul, Jean DeCesaris, John Uban, Ken Riley, Bill Goslau, Gretchen Davis, Ruth Brocko, Gary Miller, and Terry Craig, residents of the Keystone area, confirmed the need for housing in the area, while also noting their concerns regarding traffic flow, pedestrian access, the priority leasing process, parking, and amenities.

The Commissioners discussed the application and affirmed the necessity for workforce housing. They also enumerated their remaining apprehensions surrounding the project including affordability, the priority leasing process, density, child care, site plans, parking, floor plans, bus service, traffic access, and pedestrian safety.

The Commissioners requested the applicant provide further information in regards to their areas of concern.

MOTION: A motion was made by Commissioner Gibbs and seconded by Commissioner Davidson to continue to the Regular Meeting on March 28, 2017, Public Hearing A, a request for a Major Amendment to the Keystone PUD to consolidate Wintergreen Neighborhood 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

A brief recess was taken at 4:28 pm.

The meeting resumed at 4:33 pm.

- B. A request for a Minor Amendment to the Keystone PUD 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). **Continued from the February 14, 2017 BOCC Regular Meeting**

Lindsay Hirsh gave a brief summary of the staff report including analysis of employment and employment housing trends over the past ten years.

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

Commissioner Davidson requested specific information in regards to generation rates of employee classifications, hotel and condominium lodge employees, as well as the vision for the forthcoming Major PUD amendment.

Kara Bowyer, applicant from Vail Summit Resorts, spoke in approval and gave a detailed response to the issues raised by Commissioner Davidson.

Commissioners Davidson and Stiegelmeier expressed concern in regards to the decline in generation rates and emphasized the importance of the reports in terms of obligations to housing.

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

MOTION: A motion was made by Commissioner Davidson and seconded by Commissioner Gibbs to approve Resolution 2017-13, a request for a Minor Amendment to the Keystone PUD 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

- C. A request for a Major Amendment to the Keystone PUD to add 66 employee units as a permitted use on Wintergreen, Parcel D; Tract A, Wintergreen Sub, F#2, 11.5 acres, zoned Keystone PUD (PLN16-136/Summit Homes Construction LLC) Snake River Basin (Planning).

Sid Rivers gave a brief review of the staff report accompanied by a digital presentation.

Staff recommended the hearing item be remanded to the next Snake River Planning Commission meeting on March 16, 2017 and continued to the March 28, 2017 BOCC Regular Meeting.

Commissioner Stiegelmeier requested clarification regarding the number of units proposed.

Keely Ambrose explained that while the Planning Commission discussion pertained to 52 units, the proposal was noticed originally for 66 units, and 66 units is what is currently being requested.

Tim Crane, applicant from Summit Homes Construction LLC, indicated he had no comments.

Commissioner Stiegelmeier opened the hearing for public comment.

Ruth Brocko spoke in support of the proposed project.

MOTION: A motion was made by Commissioner Gibbs and seconded by Commissioner Davidson to remand the density issue and discussion to the Planning Commission on March 16, 2017 for further comment and to continue this hearing to the BOCC Regular Meeting on March 28, 2017, Public Hearing C, a request for a Major Amendment to the Keystone PUD to add 66 employee units as a permitted use on Wintergreen, Parcel D; Tract A, Wintergreen Sub, F#2, 11.5 acres, zoned Keystone PUD (PLN16-136/Summit Homes Construction LLC) Snake River Basin (Planning).

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

IX. ADJOURNMENT

The meeting was adjourned at 5:02 P.M.

Respectfully submitted,

Approved by:



Sarah Vigil, Deputy Clerk

Karn Stiegelmeier, Chair

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