



**SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS**  
**Tuesday, March 31, 2020 at 1:30 p.m. Special Meeting**  
**SUMMARY MINUTES**

*For assistance or questions regarding special accommodations, accessibility,  
or available audio/visual equipment, please contact 970-453-3403 as soon as possible.*

**I. CALL TO ORDER**

The Meeting of the Board of County Commissioners on Tuesday, March 31, 2020 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 via conference phone

Thomas C. Davidson, Commissioner via conference phone

Elisabeth Lawrence, Commissioner

Staff Present were as follows: Jeff Huntley, County Attorney; Keely Ambrose, Assistant County Attorney; Bentley Henderson, Assistant County Manager; Marty Ferris, Finance Director and Lori Dwyer, Deputy Clerk.

Scott Vargo, County Manager; Jeff Flynn, Interim Chief Building Official; Lindsay Hirsh, Senior Planner; Paul Geiger, Engineer I; Jim Curnutte, Community Development Director; Robert Jacobs, Road and Bridge Director; Scott Hoffman, Chief Building Official; Michael Peterson, Chief Appraiser and Michael Wurzel, Sustainability Coordinator.

Additional attendees via conference phone: Sawyer D'Argonne, Maureen Dotweiler, Terry Barbu, Annemarie Damien, Don Reimer, Eli Johnston, Jess Hoover, Jen Schenk, Lee Jefferson, Chris Hawkins.

**III. APPROVAL OF AGENDA**

The agenda was approved, as presented.

**IV. CITIZEN COMMENT**

Annemarie Damien questioned where she could get additional information about which services have been deemed essential in the recent Public Health Order. Staff directed her to email [covidquestions@summitcountyco.gov](mailto:covidquestions@summitcountyco.gov).

**V. PROCLAMATIONS & ANNOUNCEMENTS**

- A. Resolution Proclaiming and Celebrating the Month of April 2020 as “The Month of the Young Child” (Youth and Family).

**MOTION: A motion was made by Commissioner Lawrence and seconded by Commissioner Davidson to approve Resolution 2020-19, Resolution Proclaiming and Celebrating the Month of April 2020 as “The Month of the Young Child” (Youth and Family).**

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

- B. Resolution Proclaiming the Month of April 2020 as “Child Abuse Prevention Month”.

**MOTION: A motion was made by Commissioner Davidson and seconded by Commissioner Lawrence to approve Resolution 2020-20, Proclaiming the Month of April 2020 as “Child Abuse Prevention Month”.**

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

- C. Resolution Proclaiming April 12-18, 2020 as “National Public Safety Telecommunicators Week” in Summit County, Colorado (Communications).

**MOTION: A motion was made by Commissioner Lawrence and seconded by Commissioner Davidson to approve Resolution 2020-21, Proclaiming April 12-18, 2020 as “National Public Safety Telecommunicators Week” in Summit County, Colorado.**

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

**VI. CONSENT AGENDA**

- A. Approval of 3.10.20 Regular Meeting Minutes. **Approved as presented; and**  
B. Approval of 3.17.20 Special Meeting Minutes. **Approved as presented; and**  
C. Warrant List of 3-1-20 to 3-15-20. **Approved as presented; and**  
D. Petition for Abatement or Refund of Taxes; Abatement No. 20AR-17; Schedule No. 6509025; Legal Property Description: Tract A, B Novak-Nelson Hotel; Owner: RCP Keystone Hotel LLC (Assessor). **Approved as presented; and**  
E. Approval of Reappointments for Various Planning Commissions (Planning). **Approved as presented; and**  
F. Approval of Certification of Indebtedness to the Snake River Sewer Fund (Snake River Wastewater Treatment Plant). **Approved as presented; and**  
G. Approval to exercise option agreement to acquire the Climax mining claim (Snake River). **Approved as presented; and**  
H. Clarification of Resolution 2020-01 to include Courthouse Front Door as allowed designated posting location (Attorney). **Approved Resolution 2020-01A; and**

**MOTION: A motion was made by Commissioner Lawrence and seconded by Commissioner Davidson to approve the Consent Agenda, items A-H, including Resolution 2020-01A as referenced above.**

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

**New Business A and Public Hearing A, B and C were opened together as they are related items.**

**VII. NEW BUSINESS**

- A. Final plat to subdivide a 2.23-acre lot zoned Single-family Residential (R-1) to accommodate two single-family lots; Lot 2, Blue Sky Estates; (PLN19-099). **Continued from the February 25, 2020 BOCC Regular Meeting.**

**VIII. PUBLIC HEARING**

- A. Preliminary rezoning of a 2.23-acre lot zoned Rural Estates (RE) to Single-family Residential (R-1) Lot 2, Blue Sky Estates; (PLN19-096). **Continued from the February 25, 2020 BOCC Regular Meeting.**
- B. Final rezoning of a 2.23-acre lot zoned Rural Estates (RE) to Single-family Residential (R-1) to accommodate two single-family lots; Lot 2, Blue Sky Estates; (PLN19-097). **Continued from the February 25, 2020 BOCC Regular Meeting.**
- C. Preliminary plat to subdivide a 2.23-acre lot zoned Single-family Residential (R-1) to accommodate two single-family lots; Lot 2, Blue Sky Estates; (PLN19-098). **Continued from the February 25, 2020 BOCC Regular Meeting.**

Lindsay Hirsh gave a background including but not limited to vicinity, history, zoning, master plan, TDRs, visual impacts, water, sewer and access.

Commissioner Stiegelmeier confirmed with Mr. Hirsh that there is a feasible way to access the property without impact to adjacent wetlands.

Commissioner Lawrence confirmed with Robert Jacobs that the proposed driveway grade is within acceptable standards and does not need a variance.

Terry Barbu, property owner, gave an overview of his personal history in Summit County, and noted that he plans to use the land to construct a personal residence for his family and his business partner, and stated that he does not plan to use it for a rental property.

Chris Hawkins noted that this meets the criteria for decision. He also gave a background including costs, TDRs and a geological survey.

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

Commissioner Davidson asked whether there is room for flexibility with TDR fees. Keely Ambrose noted that the TDR program is jointly administered with the Town of Breckenridge, and prices are automatically adjusted per a mutual agreement on an annual basis. Mr. Hirsh noted that Upper Blue is not the only TDR that the applicant may choose to purchase from. Commissioner Lawrence noted that the Town of Breckenridge and County do not base changes to the pricing upon upcoming projects.

**MOTION: A motion was made by Commissioner Davidson and seconded by Commissioner Lawrence to approve Resolution 2020-22, Preliminary rezoning of a 2.23-acre lot zoned Rural Estates (RE) to Single-family Residential (R-1) Lot 2, Blue Sky Estates; (PLN19-096) with 6 findings and 4 conditions.**

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

**MOTION:** A motion was made by Commissioner Davidson and seconded by Commissioner Lawrence to approve Resolution 2020-23, Final rezoning of a 2.23-acre lot zoned Rural Estates (RE) to Single-family Residential (R-1) to accommodate two single-family lots; Lot 2, Blue Sky Estates; (PLN19-097) with 4 findings and 4 conditions.

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

**MOTION:** A motion was made by Commissioner Davidson and seconded by Commissioner Lawrence to approve Resolution 2020-24, Preliminary plat to subdivide a 2.23-acre lot zoned Single-family Residential (R-1) to accommodate two single-family lots; Lot 2, Blue Sky Estates; (PLN19-098) with 7 findings and 5 conditions.

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

**MOTION:** A motion was made by Commissioner Davidson and seconded by Commissioner Lawrence to approve Resolution 2020-25, Final plat to subdivide a 2.23-acre lot zoned Single-family Residential (R-1) to accommodate two single-family lots; Lot 2, Blue Sky Estates; (PLN19-099) with 7 findings and 5 conditions.

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

- D. Building Code Adoption of the 2018 IECC Amendments and Summit County Sustainable Code (Building Inspections). Continued from the February 25, 2020 BOCC Regular Meeting.**

Jeff Flynn gave a background and thanked High Country Conservation Center, the local building community and other partners. He noted five elements to the Summit County Sustainable Code, including Zero Energy Ready Home National Program, EV charging infrastructure requirements, requiring all commercial development to be 10% less energy consuming than the 2018 IECC baseline code requirements, water reduction fixture and appliance requirements for commercial occupancies, and energy audit requirements.

The Commissioners thanked Mr. Flynn for his diligence and High Country Conservation Center and the local builders for working through this process.

Jess Hoover thanked the Commissioners for their support and Mr. Flynn for his partnership on this project.

Commissioner Stiegelmeier opened the public hearing.

Jen Schenk thanked stakeholders, Ms. Hoover, Mr. Flynn and the Commissioners. She noted that the goal is to be net zero by 2030 on new construction, and that this is a stepping stone to that goal.

Commissioner Stiegelmeier closed the public hearing.

**MOTION: A motion was made by Commissioner Davidson and seconded by Commissioner Lawrence to approve Resolution 2020-26, Building Code Adoption of the 2018 IECC Amendments and Summit County Sustainable Code (Building Inspections).**

**MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT**

**IX. ADJOURNMENT**

The meeting was adjourned at 2:27 p.m.

Respectfully submitted,

Approved by:

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Lori Dwyer, Deputy Clerk

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Karn Stiegelmeier, Chair

NOTE: These minutes are a summary of the proceedings and motions of the March 31, 2020 Board of County Commissioners' Special Meeting. The complete digital recording is available in the Office of the Clerk & Recorder, Summit County Courthouse, 2<sup>nd</sup> Floor, 208 Lincoln Avenue, Breckenridge, Colorado 80424.