



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 January 14, 2020
DATE: January 14, 2020

Attendees:

Elected Officials: Thomas C. Davidson, Karn Stiegelmeier and Elisabeth Lawrence – Commissioners

Staff: Scott Vargo, County Manager; Jeff Huntley, County Attorney; Bentley Henderson, Assistant County Manager; Sarah Vaine, Assistant County Manager; Marty Ferris, Finance Director; Keely Ambrose, Assistant County Attorney; Jason Dietz, Housing Department Director; Jim Curnutte, Community Development Director; Jeff Flynn, Building Inspection Interim Chief Building Official; Brandon Howes, Housing Department Planner II; Kate Berg, Planning Department Senior Planner; Lindsay Hirsh, Planning Department Senior Planner; Don Reimer, Planning Department Director; Brandi Timm, Planning Department Technician and STR; Joe Dicerbo, Finance Sr. Bookkeeper - STR & Sales Tax; Molly Boyd, Human Resources Director; Curtis Garner, Transit Department Director and Sara R Lopez, Administrative Assistant.

Guests: Blake Shutler, Kevin Berg, Greg Macik, Luis Vazquez and Brian Waldes.

I. Discussion of Property Acquisition, Negotiations for Real Property and the Legal Issues related thereto (*Executive Session Recommended*)

A motion was made by Commissioner Davidson and seconded by Commissioner Lawrence to go into Executive Session pertaining to Property Acquisition, Negotiations for Real Property and the Legal Issues 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.

Commissioners reconvened into Work Session at 9:15 a.m.

II. Dillon Valley Vistas Owner Meeting (Housing)

Jason Dietz and Kate Berg gave a digital presentation and brief overview including but not limited to:

The Dillon Valley Vistas project provides a potential opportunity for the County to help lead ongoing efforts to implement the Summit Community Climate Action Plan (CAP) through demonstration of advanced sustainable building practices. To reduce emissions from the Buildings sector, the overarching strategy outlined in the CAP is to transition to net zero energy

buildings, to achieve highly efficient buildings powered by renewable energy and move away from natural gas.

The project components include:

1. Infrastructure and Civil Work
2. Green Building, Sustainability and Net Zero
3. Site plan design and landscaping
4. Building design, specs and architecture
5. Infrastructure and civil work
6. Deed restriction components
7. HOA components

Commissioners discussed the items listed above in detail with staff and gave comments / feedback. Conversation will continue after today's regular BOCC meeting.

III. Short-Term Rental (STR) Project Update (Planning and Finance)

Don Reiner and Brandi Timm gave a digital presentation and brief overview including but not limited to:

Short-Term Rental Overview

- Permit Status
- Third Party Software and Hotline Vendor
- Complaint Hotline and Enforcement
- Properties without Permits
- Sales Tax and Personal Property Tax
- Zoning and Building Code Violations
- STR Areas in Summit County
- Potential Code Changes

The STR regulations were designed to address the following, among other items:

- Permitting and fees
- Verifying compliance with the applicable sales tax and personal property tax collection requirements
- Reducing neighborhood impacts (e.g., parking and trash)
- Regulation of life safety issues (e.g., smoke and carbon monoxide detectors)
- Ensuring appropriate use of deed-restricted housing
- An effective compliance monitoring and enforcement system.

Proposed Revisions to Regulations

- Remove bulk discounts
- Add property management change fee
- Building inspection conversion fee
- Apply STR to separate time share units
- Reduce studio occupancy
- All occupancy in approved sleeping rooms
- Minimum as well as maximum parking
- Winter vehicle traction & snow removal

The Planning department will present their revised resolutions at the February 11, 2020. BOCC Public Hearing to readopt resolution 2019-89, including the above recommended revisions.

Commissioners thanked the employees for their work, and wished Don well on his new position with the Town of Frisco.

IV. Summit Stage Collective Bargaining Agreement Negotiations and the Legal Issues related thereto (*Executive Session Recommended*) (Transit)

A motion was made by Commissioner Lawrence and seconded by Commissioner Stiegelmeier to go into Executive Session to review the Legal Issues Related to the Summit Stage Collective Bargaining Agreement Negotiations. BOCC voted 3 to 0 to go into Executive Session per CRS 24-6-402 (4) (a)(b)(e). The motion was approved.

Commissioners reconvened after the BOCC Regular Meeting into an extended afternoon Work Session at 2:00 p.m.

V. Dillon Valley Vistas Owner Meeting (Housing)

Jason Dietz and Jim Curnutte continued their digital and visual presentation and brief overview including but not limited to:

Commissioners and Staff discussed in detail the elements of the deed-restricted Dillon Valley Vistas Project, including property fencing, parking spaces, interior finishes and materials, upgrade options, Homeowner Association management, etc.

Commissioners thanked the team for their hard work and provided final feedback.

VI. Managers' and Commissioners' Issues

Senior Management and the Commissioners gave various updates on topics including but not limited to:

Commissioners and Staff provided updates on the Shoshone Hydro Plant's agreement with Denver Water; the Good Bridge Community's newly formed *Unsheltered in Summit* Work Group; the next steps in the hiring process for the Sustainability position, and the Public Facilities Security Assessment Request for Proposals (RFP) process, which has now closed with one vendor being selected to evaluate threat assessments to county buildings.

Commissioners also reviewed schedules and upcoming calendar events.

Respectfully submitted:



Sara Lopez, Deputy Clerk



Approved by:



Thomas C. Davidson, Chair