



BOARD OF COUNTY COMMISSIONERS

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Breckenridge, CO 80424

TO: Board of County Commissioners
Scott Vargo
Jeff Huntley
FROM: Lori Dwyer & Sara R. Lopez
RE: Work Session Meeting of August 31, 2021
DATE: Tuesday, August 31, 2021

Attendees:

Elected Officials: Elisabeth Lawrence, Tamara Pogue and Josh Blanchard – Commissioners

Staff (in person or via Zoom): Scott Vargo, County Manager; Jeff Huntley, County Attorney; Bentley Henderson, Assistant County Manager; Sarah Vaine, Assistant County Manager; Marty Ferris, Finance Director; Nicole Valentine, Communications Director; David Reynolds, Finance Assistant Director; Adam Kisiel, Public Affairs Coordinator; Amy Wineland, Public Health Director; April Paige, Executive Administrative Manager and Lori Dwyer, Administrative Assistant.

Guests (in person or via Zoom): Roy Crawford, Kate Hudnut, Jenna deJong, Consuelo Redhorse, Molly Speer, Amy Noraka, Gloria Quintero, Samantha Nuechterlein, Mary Kay Dore, Chris Alleman, Kara Drake, Johanna Kugler, Katie Knoll, Lisa Webster, Andrea Ridder, and others that did not sign in.

I. Joint Meeting with SSD Board & New Superintendent

Amy Wineland gave an update on the ongoing collaboration with Public Health, including but not limited to support of masks in school, case updates, testing updates, extension of Local Public Health Order, vaccination rates within the student body, vaccine boosters, and planning for vaccine availability for children in the 5-11 year-old age group. Rapid serial testing was discussed at length, including program sign up and availability.

Roy Crawford gave an update on Summit School District (SSD) transportation and driver shortages. He noted that they have been working with the County, towns, and private transportation vendors to come up with solutions. A school endorsement is required with a CDL license in order to drive buses, and there is a disincentive to re-test for that endorsement for existing licensees, as they would lose their existing license if they fail the test for the school endorsement. Kara Drake noted that there are always more bus riders from the middle and high school. Commissioners and the SSD discussed how specific demographics may be impacted by the driver shortage.

The SSD shared their Strategic Plan including but not limited to:

- Strategic Plan Process
- Focus areas
- Graduate profile

Ms. Drake and Mr. Crawford gave an overview of current housing needs including but not limited to

collecting data, experience with the housing lottery for Blue 52, teachers trying to enter the purchasing market, and the need for a survey around housing. Commissioner Pogue noted that the County has a plan with short-term, middle-term and long-term housing solutions.

Commissioner Blanchard and Sarah Vaine gave an update regarding afterschool programming. Ms. Vaine noted that there is an upcoming survey to better understand the needs of both providers and households.

II. Weekly Fire Restrictions Update

Scott Vargo gave an update for Sheriff FitzSimons and noted there are no changes to fire restrictions.

III. Managers' & Commissioners' Issues

Senior Management and Commissioners discussed several topics including but not limited to:

Mr. Vargo gave an update to the Lake Hill housing project, and noted that he is optimistic that things are moving forward, with a formal memo as the next step.

Marty Ferris noted that Breckenridge Film will take over operation of the former Speakeasy, with a soft opening event, and the film festival starting on September 16th.

Nicole Valentine noted that we are monitoring air quality and will send out updates if the numbers go over 100. She gave an update on software training and rollout for CivilSpace.

Bentley Henderson noted that the Senate Bill 260 update will occur next week, and asked whether the Board had anything specific that they wanted the discussion to focus on. He gave an update on Highway 6 and noted that CDOT is adding Razor Drive to the list of locations being evaluated for roundabouts and have information related to funding for the project.

April Paige verified with the Board that they wanted to cancel the Work Session on Election Day, November 2nd.

Commissioner Pogue gave an update on a recent CDOT meeting.

Commissioner Blanchard noted that at CAST and the Colorado Water Congress, the Buffalo Mountain fire mitigation plan was highlighted a positive example.

Commissioner Lawrence gave an update on Summit Stage routes. She also gave an update on a recent site visit with a housing builder in Buena Vista.

Commissioners also reviewed schedules and upcoming calendar events.

I. Housing Code Amendments

Jessica Potter, Jordan Meads, and Jason Dietz gave an overview of the following:

Affordable Workforce Housing

Purpose

To encourage the development of workforce housing with responsiveness to current climate, needs of locals and developers

- With STRs, cost of construction, etc., it is a good time to fine tune our affordable housing codes to better meet current needs and desires
- Fine-tuning, not a major overhaul

Maximum Rental Rate for Workforce Housing (WH)

- Current Standards
 - Maximum 60% AMI for Rentals
- Issues
 - Extremely difficult to develop outside of the LIHTC, no rental units at 60% AMI have been developed outside of LIHTC.
- Proposal
 - Move this up to 100% AMI
- Discussion
 - Commissioner Blanchard asked if we should expect the need to get it even higher as the market continues to rise/evolve? 100% on for-sale side is largely standard and has been shown to allow developers to meet this goal while making profits
 - There is a strong need for low AMI development, but it is difficult to make that financially viable for private developers; to get low AMI would be more viable via subsidies to meet those goals.
 - Commissioners agreed to this change, but Commissioner Pogue noted that in her opinion, 120% Maximum is more realistic. Mr. Dietz agreed that changing it to 120% would encourage the private market to invest in WH.
 - The team will look into what this options looks like when compared to surrounding towns, and how it would affect rental rates in the county.

Ownership Purchase Price Flexibility

- Current Standards
 - Ownership units are at 100% AMI, but allow flexibility to exceed 100% if furthering a Master Plan goal and specifically for projects in excess of 15 units.
- Issues
 - Dillon Valley Vistas is an example, they put in a lot of sustainability upgrades but still had to stick to 100% AMI because there were less than 15 units (average of 100% AMI)
 - Private developer likely would not be able to put in solar panels and stay at 100% AMI
- Proposal
 - Flexibility for other County goals, reduce below 15 units. The county has many small parcels so opportunities are often for developments with less than 15 units.
 - Consideration of a max AMI ceiling or calculation to ensure that the increase in AMI is proportional.
- Discussion
 - Commissioners agreed to move forward but Commissioner Pogue asked for goals to be define to ensure they meet objectives and people know what to expect. She also

noted that equity is an important goal for the Board, and to look to the state for guidance. Ms. Potter noted that there could be additions to the code that would allow for increased equity.

Unit Size and Amenities

- Current Standards
 - Overview of the Minimum Floor Area Requirements for Affordable Workforce Housing Units.
- Issues
 - Difficult to build to current standards
- Proposal
 - Allow for a 20% reduction of the Minimum Floor Area Requirements if they provided significant storage or garages; shared amenities such as workspaces, etc. These changes would not apply to Tiny Houses nor proposed Accessory Dwelling Units (ADUs).
- Discussion
 - The team discussed options and Commissioners suggested moving forward with the change to the reduction, and also decreasing the minimum requirements for studios and 1 bedrooms by 20%, as long as they have adequate storage (e.g. 400 sq. feet studio, would be reduced to 320 sq. feet with 20% reduction, and put 1-bedroom at 625 sq. feet so that a 20% reduction would be to 500 sq. feet)
 - Keep 20% reduction allowance across the board, but reduce the actual minimum for studio/1-bedrooms
 - Can also add allowances for efficient designs that maximize space

Shared-Amenity Housing

- Current Standards
 - No standards in Code, no baseline for decisions/directions for interested developers.
- Issues
 - Adopt initial standards
 - Examples: 150 sq. ft. / person, 4 people max. bathroom
 - Contemplate costs, examples: 75% cost of a studio \$400 double, \$475 single.
- Proposal
 - Create minimum standards to have a baseline for discussion.
- Discussion
 - Support adopting initial standards of some kind, research will need to be done to determine the best standards
 - Commissioners agreed to move forward with standards but asked to make sure they will not discourage developers. They also asked if these type of properties would require property management and the answer was yes. These would be rental units. The group also discussed adding an AMI requirement.

Tiny Houses

- Current Standards - None

- Small stick-build house can currently be built provided it is connected to water/sewer and meets codes. This does not work for many tiny homes.
- Three types of Tiny Houses “Homes”
 - TH-1: IRC App. Q, stick built, max 400 sq.ft., meet all code standards with flexibility for ceiling height, ladders to access lofts. Full review by SCB
 - TH-2: Factory built, reviewed by state; placed on foundation, site construction reviewed by SCB; allowed in residential zone districts.
 - TH-3: On chassis/wheels, regulated as an RV by HUD, only allowed in PUD or MHP zoning district, not regulated by SCB
- Issues
 - No standards in Code, no baseline for discussions.
- Proposal
 - Adopt initial standards
 - Examples: Maximum density of tiny houses per acre, reducing the amount of parking required to 1 space per tiny house, minimum spacing between tiny houses and/or clustering. Unit size classification on the SCHA’s AMI chart and requiring tiny houses to have individual utility taps.
- Discussion
 - Commissioners asked if there have been inquiries regarding tiny homes from interested parties. There has been interest. The houses would require an inspection by the county in order to make sure they meet standards.
 - The group also discussed zoning for tiny homes. What is appropriate density for tiny homes, what is required parking, clustering, minimum spacing, etc.?
 - How much is an appropriate density for tiny homes in any given zoning district?
 - Commissioners asked for additional information on the TH-3 option to find out if they even work at this high altitude and weather and bring the information back to commissioners. Keely Ambrose suggested saving the standard Code for option 3 until after the Coding Audit takes place.
 - Commissioners agreed to move forward with the first two options.

Commissioners and staff will continue this conversation at the September 7, 2021 Work Session.

II. Real Property Issues and the legal advice related thereto (Attorney) (Executive Session Recommended).

Jeff Huntley and Scott Vargo requested an Executive Session to discuss Real Property Issues and the legal advice related thereto.

A motion was made by Commissioner Pogue and seconded by Commissioner Blanchard to go into Executive Session to discuss Real Property Issues and the legal advice related thereto. The BOCC voted 3 to 0 to go into Executive Session per CRS 24-6-402 (4) (a)(b). The motion was approved.

Meeting Adjourned.

Respectfully submitted:

Sara R Lopez, Deputy Clerk



Respectfully submitted:

Lor Dwyer, Deputy Clerk

[SEAL]

Approved by:

Elisabeth Lawrence, Chair