



BOARD OF COUNTY COMMISSIONERS

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TO: Board of County Commissioners
Bentley Henderson
Jeff Huntley
FROM: Millicent Marter
RE: Work Session Meeting of October 19, 2021
DATE: Tuesday, October 19, 2021

Attendees:

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

Staff: Jeff Huntley, County Attorney; Bentley Henderson, Assistant County Manager; Marty Ferris, Finance Director; Jason Dietz, Housing Director; Jim Curnutte, Planning Director; Brian Duffany, Town of Frisco; Dan Resmer, Town of Frisco; Brandon Howes, Housing; Peter Haynes, Undersheriff; Brian Bovaird, Director of Emergency Management; April Paige, Executive Administrative Manager; and Millicent Marter, Administrative Assistant.

Guests (in person or via Zoom): Andy Aerenson, Dan Osborn, Kate Berg, Diane McBride, Eva Henson, Peyton Rogers, Tony O'Rourke, Andrew Held, Andrew Pappas, Sidney Wiswell, Phil Lindeman, Bryan Webinger, Jenna deJong, and others who did not sign in.

I. Discussion of Proposed 2022 Budget

Marty Ferris gave an update on the following topics including but not limited to:

Scott opened the floor for any comment re the budget. No one offered anything so the board moved to continue on to Lake Hill's agenda items.

II. Lake Hill Impact Analysis

Jason Dietz, Jim Curnutte, Bentley Henderson, Brian Duffany, and Brandon Howes gave an update on the following topics including but not limited:

Purpose of an Impact Study

- Site is currently zoned Natural Resources-2 (NR-2) and will have to be rezoned prior to development
- Impact study shall analyze the cumulative and proportional demand for services and facilities that would result from the development project and estimate any initial and ongoing cost of providing the services and facilities
 - Commissioner Pogue asked the staff why we needed to do this Impact Study to which staff replied that firstly it's because it is a code requirement and our responsibility to study this because the Lake Hill project is the first one the County is doing of this size

- Study shall take into account existing infrastructure and how such may provide services and facilities for the proposed major development project
- Study shall estimate the proportional cost of such facilities and services that are the responsibility of the applicant to provide that are proportional to and designed to offset the impacts of the zoning amendment

Major Development Requirements

- Section 3504.02 of Summit County's Land Use and Development Code requires developers of Major Development Projects to provide for:
 - Improvements to roads and other transportation facilities
 - Additional fire, police and emergency medical services and facilities
 - Water and wastewater treatment capacity needed by the development project
 - Other infrastructure and maintenance such that, in light of the anticipated demand upon such infrastructure and maintenance generated by the development, it will not overload existing services and facilities in the county; and
 - The cost of extending or providing services is proportionally addressed by the developer, including ongoing costs (i.e., operating, maintenance, etc.)
- Impact Study Requirements
 - Required Elements of an Impact Study
 - Emergency Communications
 - Emergency Services
 - Fire Protection
 - Police Protection
 - Roads
 - Transportation and Transit
 - Water and Wastewater Treatment Service
 - Other Infrastructure (Bike/Pedestrian Facilities)
 - Schools and Child Care
 - Affordable Housing
 - Fiscal Impact Analysis
 - Proposed Schedule
- Lake Hill Master Plan
 - Master Planning Work 2016-2017
 - Master Plan Identified 436 units possible (300 multi-family, 86 townhomes, & 51 single family homes)
 - Master Plan includes a Community center, Open Space, a Dog Park and Trails on the site to help it become a complete neighborhood
 - Project was identified as a combination ownership/rental project
 - The Lake Hill Impact Study used the Lake Hill Master Plan for much of its analysis of what the Lake Hill development impacts will be off-site
 - Impact Study Findings – Staff noted that they are also including these finding during Peak times in our community when the population is higher due to tourism, ski/summer season rather than when it's just locals who live here year round
 - Emergency Communications

- Lake Hill is estimated to increase calls to the Emergency Communication Center by 0.59%, which are considered negligible impacts
- No additional communications equipment is needed to service this negligible increase in calls
- Emergency Services
 - Lake Hill is estimated to cause an increase in the number of calls to Emergency Service providers between 0.59% and 1.14%
 - Due to the negligible impacts, no additional emergency equipment and services are needed to service the increase in calls
 - Due to its central location in the County, emergency service providers have no concerns about maintaining existing response times
- Fire Protection
 - Lake Hill is estimated to cause an increase in calls to fire protection providers by 1.14%
 - Due to the negligible impacts, no additional firefighting equipment and facilities are needed to service this increase in calls
 - Due to its central location in the County, Summit Fire & EMS had no concerns about maintaining existing response times
- Police Protection
 - Lake Hill is estimated to cause an increase in calls to the Summit County Sheriff and Frisco Police Department by 0.59%
 - Due to the negligible impacts, no additional equipment and facilities are needed to service this increase in calls
 - Due to its central location in the County, the Summit County Sheriff and Frisco Police Department had no concerns about maintaining existing response times
- Roads
 - Lake Hill is projected to generate 2,462 average weekday daily trips (166 trips per hour morning peak & 207 trips per hour in the afternoon peak at buildout)
 - The projected trips will have little impact on traffic operations at the evaluated study intersections
 - The existing roadway network & study intersections can serve the estimated site generated traffic
 - The Traffic Impact Study recommends monitoring the intersection of Dillon Dam Road and North Ten Mile Drive to determine the need to signalize. If a signal is needed, it is estimated to cost between \$300k-\$500k – staff noted that the recommended monitoring what CDOT would want to do after looking at traffic impact. They also noted that traffic shouldn't be impacted too much since Lake Hill would be for workforce population that mostly already live here as opposed to new tourists.
- Transportation & Transit
 - The Lake Hill Master Plan recommended adding a new Transit route on the Dillon Dam Road that services Lake Hill and two new transit stops adjacent to the Lake Hill Development

- Two new transit stops are estimated to cost approximately \$75,000 each, for a total of \$150,000
- Annual operating and capital costs for the new route are estimated to range from \$200,000 to \$250,000 per year
- Water Service & Wastewater Service
 - Staff noted that they looked at many water and sanitation services but came to the conclusion that the Town of Frisco would be the most cost effective water service provider (Water Service)
 - No additional water treatment capacity is needed to accommodate the project. However, pipe, well, and storage tank infrastructure are likely needed (Water Service)
 - Improvements are estimated to cost \$4.6 million. Tap fees are not included in these cost estimates (Water Service)
 - Maintenance Costs would be built into the standard rate charges from the Town (Water Service)
 - Frisco Sanitation District would be the most cost effective sewer service provider (Wastewater Service)
 - FSD estimates additional treatment capacity is needed in addition to flow equalization, pump station and pipe infrastructure (Wastewater Service)
 - Improvements are estimated to cost \$13.7 million assuming FSD requires us to pay the full \$8 million upfront for a plant expansion (Wastewater Service) – Commissioners felt uncomfortable with having to pay the full 8 million upfront and requested for further procedural and legal explanation on why Town of Frisco wouldn't share a larger financial burden
 - Maintenance Costs would be built into the standard rate charges from the Frisco Sanitation District (Wastewater Service)
- Other Infrastructure
 - Other Infrastructure identified by the Impact study includes the expansion of Bike & Pedestrian facilities
 - Any other offsite infrastructure would be a direct project cost
 - Extending the Recreation path to Summit Boulevard was identified by the Master Plan
 - ½ Mile Extension is estimated to cost approximately \$750,000
 - Maintenance of the Rec Path would be performed by Summit County Open Space & Trails
- Schools and Child Care
 - Estimated that the development will generate approximately 75 school age children and 33 preschool age children at full buildout – staff noted that it was difficult to get this data and develop a ratio and also noted that they might be overestimating the numbers
 - Analysis found no additional school or child care facilities directly needed because of the development. Children could be accommodated at existing schools

- While there are child care challenges in the County an estimated 33 preschool children would not generate enough demand to warrant an entire new child care facility. However, the Master Plan also provides for the location of a childcare facility if is needed
- Much of the daycare needs for Lake Hill could be accommodated by in-home childcare that would be allowed within Lake Hill
- Total Offsite Infrastructure Costs
 - Staff noted that Water and Sewer (and possible additional costs with the water/sewer department) is the largest aspect of the total cost
- Fiscal Impact Analysis
 - Fiscal Impact Analysis assumed 100% of the residents are “Net New” to Summit County; Analysis also provided scenarios where only 50-75% are Net New
 - Net Fiscal Impact to County General Fund is -\$17,766 per year or -\$41 per housing unit
 - Town of Frisco General Fund Impacts-Estimated to have a net positive impact of over \$100,000 per year assuming 100% Net New population. Lake Hill residents are expected to do most of their shopping in Frisco
 - Library Fund-Receives Small Property Tax Increase of \$6,200 annually
 - Road & Bridge Fund-Receives Small Property Tax Increase of \$6,600 annually
- Proposed Schedule
 - Staff presented an estimated schedule where building and occupancy could begin from 4 – 5 years. Commissioners noted that the number of units appears to be smaller than anticipated and requested to condense the timeline if possible. Staff noted that they are currently waiting on a Sewer provider so that, once we acquire one, building could accelerate. Demand and interest from developers could also accelerate the timeline.
- Staff requests feedback on:
 - Any revisions to the Study? – Commissioners repeated their concern about the proposed calendar and Summit County’s financial responsibility
- Next Steps:
 - Review & Acceptance of the Study-Planning Commission and BOCC shall review and accept the study as part of the zoning amendment process for a Major Development Project. The study should be accepted prior to taking final action on a zoning amendment application
 - Staff proposes to have this official Review & Acceptance at the Official Rezoning Work Sessions that they expect to take place early Spring 2022

III. Lake Hill Owner Rezoning Discussion

Kate Berg and Jim Curnutte gave an update on the following topics including but not limited:

- Meeting Purpose & Goals
- Project History & Background Info
 - Lake Hill Admin Site Affordable Housing Act
 - July 2013 – Introduced into U.S. House of Reps by Jared Polis

- July 2014 – Signed into law by Barack Obama
 - Acquired property from the U.S. Forest Service in February 2016 for the purpose of providing affordable housing for the County’s local workforce
 - 44.81 acres, \$1.75 million
 - \$60,000 Colorado Dept. of Local Affairs Energy and Mineral Impact Assistance Program grant awarded in 2016 for master planning
- Proposed PUD Rezoning Process & Community Engagement
 - Overview of Lake Hill Master Plan (from 2016-2017)
 - Task 1: Project Initiation, Inventory, Analysis & Programming
 - Task 2: Conceptual Master Plan
 - Task 3: Final Master Plan
 - Task 4: Entitlement Process
 - Future Steps
 - Master Planning Project Outline
 - Advisory Committee – key stakeholder group to provide input to the design team
 - Community Open Houses & Events – minimum of one community outreach event per task
 - Focus Groups – one time meetings to gather info on a particular topic or user group
 - Individual Meetings – discussions with adjacent property owners, utility and service providers
 - Design Charrette – full day working design session with key stakeholder invitations, solicit input to help shape conceptual site design ideas
 - Staff noted that they are hoping (regarding a Draft Project Timeline) to submit their application by early November, a meeting with Frisco Town Council by Early November, a Community Open House(s) for early December, a Ten Mile Planning Commission Work Session for January or February, and then a BOCC Work Session by February at the latest.
 - Review completed site studies:
 - Topography
 - Soil Conditions
 - Wetlands
 - Wildlife
 - Existing Utilities
 - Future Utilities
 - Site visit
 - Existing Drainage Features
 - Solar Access
 - Views
 - Vehicular Access
 - Adjacent Properties
 - Existing Features (e.g. vegetation)
 - Community Input Themes
 - Sustainability

- Community Facilities
 - Safety
 - Housing & Neighborhood
 - Affordability
- Vision and Guiding Principles
 - Housing: Lake Hill will be a workforce housing neighborhood for residents who live and work in our community
 - Mix of Housing Styles with Rental and Ownership Opportunities
 - Housing Choices Affordable to a Variety of Income Levels
 - Mobility within Neighborhood
 - Neighborhood: Lake Hill will be a model community and set the bar for a well-planned, well-designed, high quality workforce housing neighborhood where people want to live
 - Maximize Housing Units while providing sense of place and neighborhood livability
 - Open space network with access to recreation and trails
 - Well connected to surrounding community with transit access and network of biking and walking trails
 - Sustainable design principals and encourage renewable energy
 - Design for accessibility and adaptability
 - Design to fit with the Frisco aesthetic
 - Implementation: Lake Hill Master Plan will be developed with deliberate consideration of financial viability and the fiscal requirements for implementation
 - Executable Phasing, Financing, and Implementation Plan
 - Each Phase to provide its own operational needs (such as snow storage and parking)
- Draft PUD Zoning Document Outline
 - Regulations – Staff noted that they will be reviewing different types of Zoning Regulations in and around Summit County/Colorado
 - Land Use
 - Density
 - Housing Types
 - Development Standards for
 - Building Height
 - Setbacks
 - Parking
 - Roads
 - Open Space
 - Guiding Principles:
 - Provide a level of predictability for the community and development partners
 - Maintain flexibility for the future development of the site
 - Key Deliverables:

- Final Neighborhood Concept
 - Design Review Guide
 - Conceptual Parks, Open Space and Trails Plan (transit connections)
 - Conceptual Civil Engineering Plans (grading, drainage, utilities)
 - Recommended Phasing and Implementation Strategies
 - Cost Estimates
 - Summary of Housing Programs and Financing Options
- Lake Hill Neighborhood Master Plan Contents
 - Vision & Guiding Principles
 - Land Use & Program
 - Plan Elements - Commissioners cautioned staff to keep affordability in mind when costs for Parking & HOA expenses
 - Vehicular Transportation
 - Open Space & Greenbelt
 - Community Facilities
 - Parking – Staff noted that they’re working to provide ample parking for residents in a variety of forms including on-street, off-street, and covered parking. They’re also working to try and provide 2 parking spaces per unit if possible. Commissioners expressed concern on possible density issues.
 - Trails, Transit & Multi-Modal Access
 - Health in the Built Environment
- Public Engagement – Staff noted that they’re placing a lot of importance on engaging and informing the community about these plans as much as possible
 - Press Releases,
 - Print Advertisements
 - Web Materials, Email Newsletter(s), Social Media/ Blog Post and/or flyers
 - Engage Community Stakeholders – Local Employers & Workforce
 - Community Open Houses (2) – 1 daytime and 1 evening to reach different audiences
- Key Goals
 - Inform community about the project
 - Explain the County rezoning work session process
 - Overview Draft PUD submittal
 - Highlight opportunities to provide input to Ten Mile Planning Commission and BOCC during County review process
- Question & Answers & Discussion
 - Commissioners noted that there are several HOA’s surrounding the area and requested that staff reach out to them as future stakeholders for the project. They also noted to keep up to date on this community’s new sustainability codes. It was also requested that the County continues to collaborate with the Town of Frisco as much as possible.
 - Commissioners asked staff what are some of biggest challenges they’re predicting so far? Staff noted that balance will be difficult so that we can provide predictability to the

community and possible developers while also maintaining enough flexibility that'll be necessary with planning something this large.

IV. Managers' & Commissioners' Issues

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

Nicole Valentine

- She and Adam Kisiel are at the emergency public engagement conference today and tomorrow but Scott Vargo passed along a message from her – planning on sending out more social media posts and flyers re Short Term Rental applications. We've received a number of people in the community emailing about interest in the program. Regarding duplicate entries, they identified one person who had filled it out 14 times but will continue to monitor this issue. Commissioner Pogue will be handling the FB Live this week, she asked if they'll be circulating some talking points to her. Nicole confirmed that she's working to get that to Commissioner Pogue.

Bentley Henderson

- Katherine King will be the new Open Space and Trails Director (just accepted the job). Revised Transit operation schedule will be announced next week and is already planning on community's reaction to less frequency – Commissioner Lawrence proposed that we need to reach out to the community as much as possible to get the word out.
- Initiated outreach re shooting range advisory committee – hoping to get an introductory meeting set up sometime early next week to set up expectation on moving or closing down the range. Also hoping to distinguish a difference on giving access to locals versus tourists who want to use the range while they're visiting.
- Early or Late Spring – Highway Access 9/Control Plan hoping to be completed. Next steps includes execution of MOU and agreements with local governments that they're hoping to get in front of commissioners for execution ASAP. Commissioners are hoping to give 15-20 minutes for upcoming Work Session meeting on discussing.

Tamara Pogue

- Incentive Plan – biggest concern is wondering how people are going to learn about this. Also who owns this program? Quality control and maybe confusing for folks who think the County owns this program. Jason Dietz wants the program to be a partnership with Town of Breckenridge and marketing as a lease to locals. The Planning Department should receive all public questions but will still likely get fielded to Mr. Dietz and the planning department. How are people going to learn about upcoming Property Manager Town Halls? Reaching out to all Property Managers and hoping to place these in future Press Releases. Mr. Vargo also noted that he wants staff to put this on the Housing Page with Summit County Government's webpage.
- Winter Green – Constituents are unhappy about increase of rent, parking fees, and unwillingness of this HOA to meet with other HOA's to help mitigate this. Mr. Vargo noted that parking fee issues affected the minority of the community but will reach out to Kimball about this and road issues. Commissioners requested if staff can get a report from them about rent and density increase. Staff noted that parking is also an issue all over Summit County.

- Update on Transportation Commission – Mr. Henderson confirmed that staff could get this scheduled for their December meeting and could be done remotely.

Elisabeth Lawrence

- Survey closed for STRs? Staff confirmed yes
- Back-up of STR permits – how many permits are in the queue? Staff confirmed it's a lot and Mr. Henderson confirmed there are 901 application in planning review (741 are conversions or renewals, 12 applicants pending payments) – Approximately 120-200 new applicants and permits were submitted in the open house window/moratorium.
- Flu Shot Clinic – Happy and surprised with number of interested folks and wanted to give Public Health thanks on providing that service

V. Joint BOH/BOCC Work Session

Amy Wineland gave an update on the following topics including but not limited:

COVID-19 Response

- Cases are on an increased trend but haven't reached the high numbers that were reported in January
- Entire State is getting high incidence rate
- Pediatric Case Rates are also rising (but under adult case rates)
- State positivity rate is above 5
- Hospitalizations are continuing to increase (haven't been this high since last December) – 79% of cases are unvaccinated and 954 of cases are adult (13 are youths)
- Regional Emergency Medical Bed Availability is thankfully still good within the mountain community
- Larimer County Public Health Order Requiring Masks in Public Indoor Spaces & explaining reasoning behind it
- Colorado has entered the top 3rd of nationwide 7-Day Incidence per 100,000 – Commissioners wanted to know if variables include that we're a colder state and/or that we test more frequently than other states
- Estimated Vaccine Effectiveness – Staff wanted to note that they never promoted the vaccine as having a 100% success rate but we continue to see that having the vaccine decreases chance of hospitalization and death and requested that more people get vaccinated in preparation for the holiday season.
- 83.4% fully vaccinated in our community
- 6.5% positivity in 7-Day Average – a lot of these outbreaks are happening in schools and childcare locations
- Local Testing and Statistics
 - Centura Health offers rapid testing for their patients
 - Working on bringing testing in preparation for upcoming ski season
 - School testing – planning on happening early November
- Vaccine Updates
 - Boosters – FDA approved (J&J & Moderna). Also thinking of the possibility of mixing of vaccine brands.

- Availability – referred locals to the Summit County Government website on upcoming dates/times/locations for vaccinations & boosters. Also hoping to get as many options for clinics available on getting kids vaccinated ASAP.
- CTT Trends
 - Cases so far in October (1st to the 18th): 189 (under 18 made up 26.5% of this number)
 - Critical that parents/staff/families encourage you to get tested and stay home if you feel sick – Staff also noted that kids are still going to school if they feel sick because it's not COVID and encouraged that if you're sick with any illness then you should stay home.
 - Continued issue with patients not able to access Mako results through the portal for varying reasons
 - Commissioners noted that there's a lot of confusion re Boosters and who qualifies to get one
 - First group that was approved are highly immune compromised and older than 65 years old. Also for folks whose jobs put them at a higher risk (restaurant, health care workers, public transportation, childcare, etc., etc.) or live in a high rate community.
 - Commissioners also noted that the State's website are announcing different guidelines than Summit County's and this is likely leading to a lot of confusion within the community.
- Commissioners noted that they will work to keep encouraging locals to get vaccinated
- Adam Kisiel noted that all vaccinated clinics and information has been updated through the end of the November in the Immunization page on Summit County Government's webpage

VI. Emergency Operations Plan Board Roles/Responsibilities

Sheriff Jaime FitzSimons, Undersheriff Peter Haynes, Sarah Vaine, and Brian Bovaird gave an update on the following topics including but not limited:

Sarah Vaine gave a brief intro of the item including the EMPG grant.

Brian Bovaird shared a digital presentation including but not limited to:

- National Incident Management System (NIMS)
 - Concept & background
 - Components
 - Adoption
 - ICS training (incident command system)
- Incident response
 - ICS principles
 - When does Emergency Management get involved?
- Incident facilities
- Emergency Management
- Emergency Operations Center
- Role of the BOCC
 - Pre-disaster
 - Response

Mr. Bovaird explained the Joint Information Center (JIC) including organizations & purpose.

Scott Vargo and Keely Ambrose requested an Executive Session to discuss 402 (4) (b) on Confidential Legal Procedural Issues.

A motion was made by Commissioner Pogue and seconded by Commissioner Blanchard to go into Executive Session to discuss legal procedural issues. The BOCC voted 3 to 0 to go into Executive Session per CRS 24-6-402 (4) (a)(b)(e). The motion was approved.

Staff will return to the Work Session on Tuesday, October 26, 2021. Commissioners thanked the team for their work.

Meeting Adjourned.

Respectfully submitted:

Approved by:


Millicent Marter, Deputy Clerk




Elisabeth Lawrence, Chair