



Keystone Incorporation Election
March 28, 2023
Voter Guide

Voter Service Center-Keystone Center
1623 Sts John Road, Keystone

Request a replacement Ballot, Update voter Registration, Drop off a Ballot

Open beginning on March 9, 2023
Monday, Thursday, and Saturday and on March 28 (Election Day).
7am to 7pm

BALLOTS MUST BE RECEIVED BY 7PM ON March 28th TO BE COUNTED

Prepared by: Keystone Incorporation Committee

Table of Contents

Items on the Ballot

Question A- Shall the Town of Keystone be incorporated?.....	2
Question B- Shall a Home Rule Charter Commission be formed pursuant to Part 2, Article 2, Title 31, C.R.S. for the Town of Keystone?.....	4
Election of Home Rule Charter Commission Members	7

Facts About Incorporation

Topic #1 CONCERNS ABOUT TAXES	13
Topic #2 SHORT TERM RENTAL CONSIDERATIONS	14
Topic #3 CONCERNS ABOUT LAYERS OF GOVERNMENT	14
Topic #4 KEYSTONE VOTER DEMOGRAPHICS	15

BALLOT QUESTION A: KEYSTONE INCORPORATION

Shall the Town of Keystone be incorporated?

FOR INCORPORATION

AGAINST INCORPORATION

A vote “For Incorporation” means the voter favors the Keystone Community being incorporated in Colorado as the Town of Keystone.

A vote “Against Incorporation” means the voter does not favor the Keystone Community being incorporated in Colorado as the Town of Keystone

Position in Favor of Incorporation:

Provided by: Keystone Incorporation Committee

The Keystone Incorporation Initiative was born out of years of frustration over unmet needs, inequitable returns on our taxes, and indiscriminate, county-imposed policies that don’t benefit Keystone.

Currently Keystone is paying substantially more in taxes (\$9.5 million) than we are receiving in benefits (about \$85,000 plus law enforcement): taxation without representation

Nothing will change in Keystone unless we become a town. Keystone is represented by Summit County government, that has neither the time, nor the resources, to address the needs of the Keystone community

Many of the issues that have been brought up over the years are:

- Major safety issues on Highway 6: traffic, lack of sidewalks, pedestrians on road (2 deaths), speeding HazMat trucks
- Road plowing/maintenance responsibilities are inconsistent across Keystone
- No regular law enforcement presence: over 800 calls for service annually, often 30+ minutes response time
- New developments approved by the County, with no plans to handle growth and infrastructure
- Workforce housing is unaffordable for Keystone’s working families
- Land within Keystone is allocated for childcare center, but the County is focused on Silverthorne
- Trails and open space: no one is in charge, and there is no master plan
- Zoning is based on unincorporated Summit County’s wants, not Keystone’s needs
- No one is addressing existing issues, such as parking, traffic, and transportation

Immediate benefits of incorporation:

- A town has greater authority regarding Hwy 6 than a county: speed control, traffic, sidewalks, street lights, safe crosswalks, etc.
- A town has access to grant funding, and can use surplus revenue to address critical Hwy 6 safety issues
- The town would maintain/plow the roads and address maintenance inequities

- The town would have on-call, 24/7 law enforcement, 2 additional full-time officers, reducing response time
- The town would receive state funding for trails and open space, and would develop a master plan
- The town would net over \$900K in workforce housing funds annually from the County, solely dedicated to Keystone to address affordability, availability and childcare
- The town would control zoning, and the Keystone PUD, ensuring growth impacts are addressed, and that zoning is tailored to Keystone's needs
- A town can advocate for other unmet needs, such as postal delivery
- Decision-makers would be Keystone citizens focused on Keystone priorities, with no conflicts of interest with other areas of Summit County
- A town can regulate their own Short Term Rental Regulation policies specific to its own needs

Keystone Can Incorporate without Raising Taxes. If Keystone Incorporates **over \$5 million would go to the town instead of Summit County.** This allows Keystone to Incorporate, maintain services at current levels, and have an annual surplus of over \$ 1.6 million to address unmet Keystone needs, without raising taxes.

Becoming a town provides a path for Keystone's Future: A World-Class, Family Friendly Community!

Position Against Incorporation

Provided by Bruce Wolpe, Lakeside Village

I am opposed to the proposed incorporation - at this time.

I think the services provided by Summit County are very good. I have always found its officials responsive.

I think this proposal will establish another layer of government that will be costly to administer and make improvements more expensive. There will be candidates and elections and new bodies and committees to set up and administration to get underway. That will be successful - I fear more successful than the success of new programs and spending on what Keystone needs. So, a lot of admin spending to get what we want - and we may not get as much if all that effort was instead plowed into lobbying the County for our fair share.

All this effort to incorporate should - at least for now - be deployed to resolve what needs to be addressed with the County on a vigorous basis. If we have a list of things we agree needs to be done, why not take those to the County and seek getting that work done and paid for by the County?

If that effort fails, if the County is not moving on what we say we need, or if the work is not achieved to a degree we believe is necessary and done with good quality and in good time -- then incorporation makes more sense than it does at this moment.

I am a progressive liberal, but I think Summit County works for us and, in this case, less government is the better answer. It's how the West was won.

I believe this initiative at this time is inadvisable. But I believe in democracy and the voters will decide, and I fully respect their judgment and will wish the new Keystone officials all success.

BALLOT QUESTION B: KEYSTONE HOME RULE CHARTER COMMISSION

Shall a Home Rule Charter Commission be formed pursuant to Part 2, Article 2, Title 31, C.R.S. for the Town of Keystone?

YES

NO

The results of Ballot Question B are only considered if Ballot Question A passes.

A vote in favor of forming a Home Rule Charter Commission means that the voter favors Keystone incorporating as a “Home Rule Town” and that a Home Rule Charter Commission be formed to write the Town of Keystone’s Home Rule Charter for Voter approval in a follow-on election.

A vote against forming a Home Rule Charter Commission means that the voter does not favor incorporating Keystone as a Home Rule Town and, if voters approved incorporation of the Town of Keystone in Ballot Question A, it would become a statutory town.

Position in Favor of Forming a Home Rule Charter Commission.

Provided by: Keystone Incorporation Committee

Becoming a Home Rule Town (versus a State Statutory Town) would give Keystone’s Citizens control over the town government and the ability to shape solutions for local problems to fit Keystone’s needs.

- The **first step** in becoming a Home Rule town is to **elect a Charter Commission of 9 people** to work within state statutes, listen to the needs of the community to tailor a draft “constitution” or Charter for the town.
- Drafting of the Charter will be open for review and input by all members of the Keystone Community.
- The Charter would be **ultimately approved in an election by Keystone’s registered voters.**
- After Charter approval, a Town Council and mayor are elected to govern the town and approve town ordinances.

A Home Rule Town’s government is under control of local citizens rather than the State. The Town’s power and authority are derived from the Town’s Charter and Ordinances and generally are not limited by State Statute. Home Rule would allow the Town of Keystone flexibility to:

- Meet the unique needs of the community. As a resort community, a **“one size fits all” State approach to municipal government doesn’t address the unique needs of Keystone and would limit its future.** If no State statute exists regarding a unique problem or issue, the town’s hands would be tied and it could not resolve the issue or problem.
- Tailor land use, zoning, and planning powers to meet the needs of the community. **Keystone would have more authority to guide and control growth and zoning.**
- **A Town Council could refer a lift ticket tax and/or tailored lodging taxes to meet community needs to Keystone voters for approval.** Currently, Keystone’s total tax on lodging is 8.35%, which includes a 2% lodging tax which is sent directly to Summit County. Dillon’s total tax on lodging is 19.875%. **If Keystone incorporates, the County lodging tax**

would no longer apply to Keystone and Keystone's total tax on lodging would drop to 6.35%.

- Create its own form of government and powers of elected and appointed officials. **The Keystone community would determine the structure of government--not the State.**
- **Establish procedures** by which ordinances and resolutions may be adopted **to increase transparency and reduce costs.**
- **Decide when elections will occur and who can vote.**

The towns of Dillon, Silverthorne and Breckenridge are Home Rule Towns. Making Keystone a Home Rule Town would place it on equal footing with our Neighbors. **Keystone would have more authority to shape solutions to town problems than Summit County currently has under State Statute.**

Becoming a Home Rule Town would give Keystone's Citizens control over the town government and the ability to shape solutions for local problems to fit Keystone's needs.

Position Against Forming a Charter Commission

Provided by Gary Houghton, Snake River Village

The statutory town model is more appropriate for Keystone than home rule model: While the home rule model offers a municipality the flexibility to configure its services to a specific community, that flexibility comes at a cost both in dollars and effort. In her legal review performed for the Keystone Incorporation Committee, Jennifer Madsen states that "Costs for adopting a home rule charter can burden the municipality" compared to the statutory model. These costs can include attorney's or other consultant's fees, expenses incurred from publication requirements, election costs, etc. Additional effort will be required in the home rule case to compile and approve a charter for the town. For these reasons, smaller towns like Keystone generally opt for the statutory model rather than home rule. In fact, 88% of the 144 incorporated Colorado towns with populations less than 1,500 are statutory towns. With a population of 1,298, Keystone falls well within that group. The average population of home rule towns in Colorado is 7,300, over five times the population of Keystone. Keystone voters should learn from similar established municipalities in Colorado and opt for the statutory town model.

Data sources: 2020 US Census, Denver Post, www.summitcountyco.gov, dola.colorado.gov, incorporatekeystone.wildapricot.org

ELECTION OF HOME RULE CHARTER COMMISSION MEMBERS

Vote for not more than NINE (9) members of the Home Rule Charter Commission for the Town of Keystone.

- David Bacon
- Peter Reeburgh
- Gretchen G. Davis
- Andre O. Foy
- Dan Sullivan
- Julia M Metzger
- Ken Riley
- Sarah Keel
- Tim Huiting
- William Schorling
- Doyle Richmond
- Erich Swartz
- Valerie Thisted

Charter Commission Members are only elected if Ballot Measure B passes.

The following are the biographies of the Charter Commission Candidates:

David Bacon
Soda Spring 1
Keystone Realtor

My wife Lynda and I have been Keystone residents for about 6 years now. We specifically chose Keystone for its character and more relaxed family focus. Between us, we have lived in Breckenridge, Vail, Steamboat and Aspen. We feel Keystone is the perfect balance of everything we love about small town mountain living. We truly love the mountain life and everything it has to offer. I spent my early career in law enforcement, both local and federal. I moved from there to technology as a self-taught programmer and systems administrator in the mid 90's and rounded out that part of my career in the C-suite of several private and global companies (BEA, Exclusive Resorts, Revolution Places). I made the move to real estate in 2018 and immediately began to work on establishing us in Keystone. My wife and business partner received her license in 2022 and we are now working on building a local team.

As homeowners, residents and small business owners in Keystone, we feel it is vitally important to be an active part in helping to shape, improve and promote our community while preserving the low-key family orientation. Carefully drafting the charter for the formation of our new town is critically important for ensuring it becomes, and remains, everything we all love about Keystone. Being a business owner, I believe I (along with my wife) bring a valuable perspective on property values and trends balanced with a clear vision of what our family oriented small-town resort can be. This is an exciting time for Keystone and I hope you will support me in bringing this vision to reality for all of us.

Gretchen Davis

The Pines

The Pines/Retired secondary mathematics and physics teacher and certified Secondary Principal

Gretchen and her husband, Gene, have owned property in Keystone for over 40 years and lived full time in Keystone for the last ten. Community service is very important to Gretchen. She served on many nonprofit and school boards in St. Louis and at the regional and national levels. In 2005, she was selected as the outstanding volunteer for the state of Missouri. Upon moving to Keystone, Gretchen assisted with the fundraising for the Four Corners project at Highway 6 & West Keystone Road receiving the 1-Keystone Award for her work. She served on the KOA Board for seven years, three years as President, and on the Keystone Science School Board and Executive Committee for six years. She is the HOA President at The Pines and serves on the Keystone Citizens League Board and the Keystone Incorporation Committee. She co-chaired the successful Petition Drive for Keystone Incorporation.

During the 40+ years that I have owned and lived in Keystone I have watched the growth and changes in the community. I have been an advocate for Keystone, supporting Keystone community issues with the Board of County Commissioners for eight years. It disturbs me that there has been no planning around issues like traffic, pedestrian safety, and the trail system. I feel that Keystone citizens are best qualified to determine the needs of our town and to plan to solve the problems created by what has been unmanaged growth. I firmly believe that in order to thrive, grow and improve Keystone must be incorporated as a town. I hope to assist in setting the town on the right course by participating in the development of the Town Charter.

Andre Foy

The Gateway Mountain Lodge

Director of Inside Sales & Marketing- Zacks Investment Management

Andre Foy was raised in Parker, Colorado in the mid to late 1980's, where he saw significant growth throughout the years. As Andre traveled the nation in pursuant of his financial career in asset management, he was always drawn back to his home of Colorado where he moved back to permanently in 2020. His desire to get back to a small-town atmosphere brought him and his Fiancé to Keystone where they reside at the Gateway Mountain Lodge. Andre has been FINRA licensed in asset management for 20+ years. His current responsibilities include but not limited to the director of Inside Sales and Marketing divisions at his firm. In his tenure in finance, Andre has had a wide variety of knowledge in all segments of the financial markets. He spent many years reading income and balance statements for personal and commercial management. The main purpose of this was to help clients find ways to create revenue and minimize future expenses. He believes this is going to be an important step when looking at future revenue generated in Keystone.

He and his fiancé Bridgett have always served in their communities, by providing pick-up and delivery services for local food banks and volunteering their time at charitable events. Andre currently holds a position on the Gateway Mountain Lodge HOA. His current responsibilities include representation for all studio suite owners. As there are many voices to be heard in Keystone, Andre is running for Charter Commission to represent the workforce, and those who live full time in Keystone. As the

community grows, Andre believes that it is for those who provide these important services to Keystone residents and visitors, are the ones who need the most representation. Andre's strong desire to serve on the Charter Commission is for the preservation of the current Keystone community.

Tim Huiting

The Sanctuary

Retired

I have been a homeowner in Keystone since 2000. I currently am a full-time resident in The Sanctuary. I grew up in Wisconsin but lived in Cincinnati for 23 years, in the Philippines for 1 year, and in India for 8 years. I worked in University administration for 9 years at the University of Wisconsin and University of Cincinnati, and in multiple business roles in Convergys Corporation and Microsoft over a 28-year span. Roles ranged from software development, IT management, Head of Global Organization Development and Vice-President of HR for Europe, Asia and Africa. I retired in 2013 and moved to Keystone full-time in 2015. In Keystone, I was the President of the Montezuma Condominiums HOA for four years and am currently the President of The Sanctuary HOA, President of KOA, Board Member of KCL and Vice-President of the Keystone Incorporation Board.

KOA represents the interests of 63 HOA's and over 3000 homeowners, most of whom are second-home owners. As President of KOA, I would like to ensure that there is a mechanism put in place for second-home owners to have input into the decisions made by the Keystone Town Council. To have a vibrant community, it is essential that all members of the community have their voices heard, even if they are not able to vote. As a member of the Charter Commission, I would like to represent the interests of these nonvoting, second-home owners and look for ways we can ensure the Charter includes mechanisms for their input to be included in town decisions. I believe this is critical to the overall future success of a Keystone community.

Sarah Keel

Snowdance Condos

Owner, Keystoner Mountain Coffee & Bakery

Sarah Keel was born and raised in Connecticut. She holds a Bachelor's degree in Psychology with a concentration in Middle Eastern Studies from Marlboro College in Vermont. Sarah graduated with High Honors for her dissertation on child soldiers in Iran and Iraq. Sarah also holds an MBA from the Graziadio School of Business Management at Pepperdine University. This degree was obtained with a concentration in Executive Leadership. During her time in Colorado, she lived in Telluride and Vail before moving to Keystone. Sarah met her husband, Cyrus Keel, in Dillon and they welcomed a son, Cashius, in 2019. Sarah and Cyrus Keel are the owners of Keystoner Mountain Coffee and Gluten-Free Bakery in Keystone. They have chosen to raise their family in the Snowdance Community and are currently in the process of opening their newest business venture, The Sweet Retreat, a candy shop and mini arcade located in the Snowdance Plaza building. Sarah and Cyrus also have experience with short term rentals in this community. Sarah understands the needs of short term renters and our extended Keystone homeowner family.

Sarah wants to serve on the Charter Commission for a number of reasons. First and foremost, to ensure that the voters in Keystone are represented. Sarah is concerned that without the proper representation, many Keystone residents will be left out and their concerns will be neglected. Second, Sarah wants to ensure that the right issues are in focus. While there are many concerns being discussed in our community, Sarah wants to ensure that the focus remains on the voting population of Keystone and the true challenges that this population has. As a business owner, full time resident, wife and mother in Keystone, Sarah is committed to seeing the future of Keystone represented by its citizens.

Julia Metzger

Settlers Creek Estates

Julia and her husband Sam have owned property in Keystone for 16 years. They moved full time to Keystone in 2016. Julia is a retired lawyer (inactive-retired in both California and Ohio) after practicing for 32 years and then teaching law at Penn State for 6 years. Her specialty was finance and financial institutions. During her years of practice, she has represented numerous nonprofit organizations, including the Presbytery of the Pacific, assisted in forming several non-profit organizations, and served on the boards of directors for several nonprofits. She is currently Treasurer of the Summit County Historical Society

I am seeking election to the Charter Commission because I care that the process be orderly and fair and that it takes into consideration the different groups of stakeholders that will be affected by incorporation. As a resort community, there are full time residents, part time residents, non-resident property owners and business owners. All contribute to the finances and character of the community. There has been significant growth in the community, and I believe there needs to be more structured control of that growth to preserve the character of the community. As a retired lawyer I am willing to contribute my experience, expertise and drafting skills to this endeavor.

Peter Reeburgh

The Springs

I am the founder and owner of SummitCove Lodging in Keystone. I have been marketing and managing Short Term Rentals (STRs) only in Keystone for over 21 years. I have served on The Springs HOA board for 12 years, was part of the 4 corners committee, and was a founding member of the Summit Alliance of Vacation Rental Managers (SAVRM). SummitCove has been a good steward of the area and made a decision over 15 years ago to not manage STRs in neighborhood areas, such as Summit Cove. ("The Cove") Despite the name of our company, we only manage properties that guests will enjoy without interfering with resident neighbors. I am extremely familiar with STR regulations and think there is a correct way to regulate STRs and get it right the first time and generate revenue for the town and workforce housing at the same time.

I am interested in serving on the Charter Commission since this is a unique opportunity to be the model ski town in Colorado. I am interested in helping generate revenue so we can keep the money we generate locally and increase the safety of residents and guests alike such as a stop light at Razor Dr, street lighting along Hwy 6, and separate pathways for pedestrians. I care about workers and I think we can shape our town to be workforce friendly and affordable for the people that live in Keystone. I love Keystone with all my heart and will work with everyone to create a town charter that is logical, simple, and will serve the people for generations to come.

Ken Riley

Soda Spring I

Retired Air Force officer and aerospace industry executive

Ken and his wife Linda purchased a condo in Keystone in 1998. Ken became a resident and registered voter in 2021. In 2010, he joined the Keystone Owners Association Board. He has served on the Snake River Water District Board and led the community participation in the successful \$250,000 fundraising effort for the "4 Corners" project. He was the President of the KOA for three years becoming an advocate for Keystone Community needs with Vail Resorts, CDOT, and the County Commissioners. In 2015, he became a member of the Keystone Citizens League Board, becoming its President in 2019. He oversaw the restructuring of the KOA Board to represent all Keystone neighborhoods. He initiated the incorporation effort through his extensive research and preparation of the feasibility study which was the impetus for the effort. He heads the Keystone Incorporation Committee and is actively involved in every aspect of the incorporation effort.

I believe Keystone incorporation is a major step forward. It provides the community self-determination and the means to ensure Keystone becomes a world class town and family friendly community for all residents, the workforce, businesses, second homeowners, and guests. Becoming a home rule town allows us to structure the town government and operations to meet the needs of the community. The Charter will be the single most important document influencing the path the Town of Keystone takes in the future. Keystone is a unique resort community with neighborhoods and stakeholders with differing needs and concerns. I have worked with all the stakeholders and neighborhoods and can help structure the Town Charter to meet current needs, provide flexibility for the future, and protect the interests of all Keystone's citizens. It is important to me to be involved in this next important step in the incorporation of the Town of Keystone.

Doyle Richmond

Loveland Pass Village

Realtor/Broker – LIV Sotheby's International Realty

I am approaching 30 years as a Summit County resident. I grew up visiting ski resorts throughout North America and during my first to Summit County I was immediately drawn to the beauty of Summit County, the year-round activities, the people and the Colorado Mountain Lifestyle. Like many other long-time locals, I took on multiple jobs when I first arrived to pay the bills and live, including one in the restaurant service industry, another volunteering at Breckenridge Outdoor Education Center and a third in the local real estate industry. I lived in multiple locations before purchasing a small cabin in Loveland Pass Village (LPV) area of Keystone in 1997. Over the following 25 + years, I feel very fortunate to get married, raise a family and have a successful real estate career with our home in LPV being our focal point. As we grew and evolved as family, so did our LPV home and so did Keystone. I been able to experience and share with others all that makes Keystone so special. I was approached about 3 years ago to be board member of Keystone Citizens League (KCL) and subsequently elected to be part of Keystone Incorporation Committee (KIC) in an effort to be a voice of the people throughout Keystone.

Keystone is a wonderful community to live, work, recreate while enjoying all the activities, beauty, people and businesses that make Keystone a special community. As 25 plus year local in Keystone and watching Keystone grow and evolve, I believe as a Charter Commission member I can help preserve all that makes Keystone so welcoming, charming and a relaxed way of living, while at the same time helping to shape, direct and balance the inevitable growth of Keystone. Becoming a Home Rule Town is a balancing act and it is important to be able to hear, understand and represent the various people and businesses that make up Keystone, as we become a Town. As local residents and registered voters living in Keystone we have an opportunity to help control and shape the future of Keystone for future generations. Thank you for your consideration with this important and special opportunity.

William Schorling

Soda Ridge Road

My wife, Lynne, and I have owned property in Keystone for 20 years and lived full-time in Keystone for the last 5 years. I am currently, and have been for the past 37 years, a part-time ski instructor at Keystone. I practiced law for 42 years in a large firm primarily in Pennsylvania. My practice areas were finance and insolvency. I incorporated a condominium association as a borough (town), was the borough (town) lawyer for about 15 years and helped draft the home rule charter, ordinances and municipal services contracts. Like Keystone, the borough contracted for municipal services from neighboring municipalities. I was a member of the Committee of 70, the Philadelphia good government organization and served in a number of capacities including as chair. The Committee of 70 oversees elections and studies and makes recommendations concerning governmental services and functions for the City of Philadelphia. I am a member of the Keystone Election Commission.

I look forward to bringing my practical experience drafting a home rule charter and working with a municipality from its inception and over the years to the Charter Commission. As a 37 year Keystone employee, a 20 year homeowner and a 5 year permanent resident, I understand the needs of the

Keystone community and the benefits incorporation can bring to the community. While I believe that part-time residents should be consulted and listened to, I believe that eligible voters should be limited to those whose primary residence is in Keystone. The limitation of the right to vote to those whose primary residence is in Keystone is consistent with the Colorado Municipal Election Code and other Summit County municipalities.

Dan Sullivan
Alders Estates

Dan recently retired after 35 years in the Information Technology Industry at companies such as Accenture, IBM and Ernst & Young. Dan and his wife Carol moved to Keystone from Cedar Rapids Iowa in 2020. They have three grown children and two grandchildren, all of whom love to visit in both the winter and summer. He enjoys reading, golf and skiing. You may see him walking about the village with his white Samoyed dog, Luna.

My reasoning to become part of the Charter Commission is simply the betterment of our already great community. It's a community of full-time residents, part time owners/visitors and people who work in our area. I envision a Charter that can balance the needs of our entire community while providing a flexible platform that can accommodate a great future. My wife and I are proud to live here in Keystone and I have a personal obligation to do what I can to build on the success we have had and prepare a foundation for sensible and prudent growth. I believe my background in finance and organizational consulting will add value to our Commission. Thank you for your consideration.

Erich Swartz
West Hills

I moved to Summit County full time in the fall of 2002 and since then have been mostly employed in the Keystone area with various locally owned businesses such as Mountain View Sports and Hood Landscaping where I was the operations manager for many years. Both of these businesses are located in Mountain View Plaza. I have also been a ski patroller with Arapahoe Basin for the last 12 years. I purchased the townhouse I currently reside in back in 2018. I am a member of the Summit County Search and Rescue Group as well as a validated dog handler with the Colorado Rapid Avalanche Deployment program (CRAD). Also, I am a board member with the Keystone Citizens League (KCL) and on the Keystone Incorporation Committee (KIC).

I am running for a charter commission position because I feel that the full-time local working resident needs a voice in this process. Being a member of a workforce housing community, I hear first-hand from my neighbors the good and bad of our community from the people who experience it on a daily basis. I have also experienced and witnessed the changes that have affected Keystone over the last 20 years. I want to be a part of ensuring Keystone becomes a safer place for our visitors and locals alike.

Valerie Thisted
North Fork Estates

I am a Colorado native who grew up in a similar, nearby mountain community, so I've seen the impact of unchecked change and growth on the place I once loved and grew-up in. My husband and I have owned in Keystone for 15 years and lived here for five. Keystone is home, and we have three kids who attend elementary and high school in the Summit School District. My most recent professional background and master's degree is in social work, which is a service based and community focused profession. As a social worker, I have experience in schools, nonprofit, and hospital psychiatric care. While in nonprofit, I led the administration of national standards for Advocates for Children, which entailed assessing and implementing our agency's best practices, policies, and procedures. I also served on the *Colorado Alliance for Drug Endangered Children's Ongoing Services Subcommittee*, which was a multidisciplinary committee charged with developing best practices, protocols and policy recommendations. Locally, I have perspective as a second homeowner, short-term rental owner, and full time resident-owner. My investment in this community led me to serve on the board of the

Keystone Owners Association, and on the boards two different homeowners associations. Currently, I serve my neighborhood as the association president.

I am very passionate, bordering on desperate, about the need to become an official town. I have been supporting the effort and working behind the scenes in every way possible because I firmly believe that everything we know and love is on the line. I am not a public person by nature. I have zero special interests or agendas. I *am* weary of broken bureaucracies and over spending. My vision is to see our special community preserved and to be able to pass that legacy on to my kids. I am running for the Charter Commission because I see the need for local, well-intended, qualified people to step up *and* roll up their sleeves, so we aren't at the mercy of those who do have special interests or agendas. This is a once in a life time opportunity, and we need to get it right!

Topics of Interest about Incorporation

Topic #1 CONCERNS ABOUT TAXES

There is a *perception* that property taxes will either immediately or eventually increase once Keystone incorporates.

If we incorporate, **only a vote by registered voters in Keystone could raise taxes**. Currently, Keystone taxpayers are at the mercy of voters in ALL of Unincorporated Summit County, which imposes taxes on unincorporated areas of Summit County, including Keystone.

Keystone, as a resort community with a large sales tax base and thousands of rental units, is in a unique financial position in that Keystone has existing sources of revenue BEFORE it would ever look to implement a property tax.

Funding Town Operations:

- Keystone is a “Tax Exporter,” and currently sends Summit County over \$9.5 million in annual revenue.
- The town would receive over \$4.9 million annually in existing revenue that currently goes Summit County.
- It would cost under \$3.1 million annually to operate the town, leaving a healthy reserve.

Funding Future Financial Needs & Growth

Concerns have mentioned that once incorporated, there will be needs for additional revenue to fund projects the town wants to implement. The benefit of incorporation is that we will have a means to *finally* get some potential needs funded. Funding could come from a lodging tax and a lift ticket tax.

Lodging Tax:

- Before January 1, 2023 Keystone had NO local tax on lodging
 - As of January 1, 2023, *Unincorporated Summit County Voters* imposed a 2% lodging tax in all unincorporated areas, including Keystone. Incorporation would remove that tax in Keystone.
- Surrounding towns have a town lodging tax rate between 5.8-13.75%. **There is room for a lodging tax without impacting Keystone short term rental competitiveness.**
- Lodging taxes are paid by visitors in hotels and STRs (short term rentals), **Not residents and property owners.**
- If incorporated, a voter approved 2% lodging tax (like the county has implemented) could generate approximately *\$1.4 million in annual revenue for the town*, instead of for the county.

Lift Ticket Tax:

- A lift ticket tax could be voted on by Keystone residents to require the Resort to give a portion of lift ticket and pass sales to the Town of Keystone.
- The towns of Vail and Breckenridge receive millions of dollars from Vail Resorts to support the towns.
- Keystone does not have a lift ticket tax.
- Lift ticket taxes are only available to **Home Rule Towns**

Topic #2 SHORT TERM RENTAL CONSIDERATIONS

Keystone was founded as and remains primarily a Resort Community whose viability is built and dependent on short term rentals. Keystone has 40% of the short-term rentals in unincorporated Summit County with approximately 2,000 short term rental licenses. Revenue from the sales tax on short term rentals would be vital to the new town.

Regulating Short Term Rentals

In recent years, **the County and neighboring communities have consistently moved to restrict and regulate Short Term Rentals.**

- These policies have upset community members, property owners, and jeopardized property values and earning potential.
- These “blanket” policies are inconsistent with the revenue base in Keystone. Keystone is considered a “Resort Zone” and has one of the most unrestricted STR license types.
- Existing community organizations have consistently lobbied the County to help guide the imposed short term rental regulations and limit their impact on Keystone.
 - Specifically, they've successfully advocated to exclude all areas of Keystone from caps on short term rentals.
- **Currently, Keystone is at the mercy of County policy. The Keystone community would be better served by local control through the town council and HOA's.**

Workforce Housing

Increasing available, affordable Workforce Housing is cited as the reason other communities have sought to regulate Short Term Rentals.

- Most of Keystone is a planned development with dedicated land for workforce housing allocated, and a requirement that future development provide workforce housing as part of the approval process.
- Keystone is unique because it currently has over 300 condos/apartments of workforce housing with another 2100 beds of seasonal worker housing.
- No other town in Summit County has anywhere close to Keystone's volume of deed restricted workforce housing.
- The Keystone community generates over \$1 million per year from the county workforce housing sales tax. That money is largely directed by the County Commissioners to other areas in Summit County.

Incorporating would allow Keystone to keep an additional \$1 million per year to invest in lowering Keystone workforce housing costs and increasing the availability of workforce housing and childcare in the Keystone community.

Topic #3 CONCERNS ABOUT LAYERS OF GOVERNMENT

Will Incorporation create an unnecessary layer of government?

County government is not set up to respond to our needs. The Town of Keystone would replace the current layer of government **provided by Summit County.** Like the autonomy that exists in Breckenridge, Frisco, Silverthorne Dillon, and Blue River.

- Gain greater autonomy and local control through town government.
- Improve services, including, but not limited to road maintenance and police service/responsiveness.

- Obtain an official town voice in County, State and School District issues.

Keystone Control:

- **Keystone would gain the opportunity to elect its own, local representatives.**
 - A Keystone Town Council would replace the power and discretion of the existing 3 *County* Commissioners, who do not live in Keystone and are elected by voters in the entire county yet make vital decisions about Keystone’s needs and priority in the County.
 - The layer would be as thin as practical (7 functional experts focused solely on Keystone)
- **Keystone VOTERS would determine how its tax money is spent.**
 - Keystone can identify and prioritize needs in Keystone instead of continuing to contribute taxes to fund projects elsewhere in Summit County.
 - Keystone voters would get to determine their own tax sources.
 - Current County government doesn’t have the interest, time, or resources to address the needs in Keystone. They use Keystone tax dollars to solve county problems, not Keystone problems. Left to the County, most of Keystone’s needs would likely not be funded or addressed in our lifetimes.

- Because of State law, only a town has the power to address issues like the traffic and safety concerns including Highway 6 hazmat hazards and safer pedestrian walkways.
- The Town of Keystone would gain a “seat at the table” with the County, the State, CDOT, the Summit School District and Vail Resorts.
 - Keystone would be involved giving parents a voice in basic decisions like School bus stop placement.
 - Vail Resorts would work with the Town of Keystone on new developments, parking, workforce housing, and other issues impacting the community. Approval authority would rest with the Town, not the County.

Topic #4 KEYSTONE VOTER DEMOGRAPHICS

The Keystone population is evenly divided across the community. **No group or area in Keystone will have an outsized influence** on the town government and the town’s future.

There is a perception that one group of voters or an area in Keystone will have an outsized influence on the town government and the town’s future. **This is not true. No group or area in Keystone would have an outsized influence.**

Here are the facts: Based on the December 13, 2022, Summit County provided registered voter list:

- **Keystone had 961 Active Registered Voters**
- **Deed restricted and traditional Workforce Housing areas versus Non-Deed Restricted areas.**
 - Deed restricted and traditional Workforce Housing Areas: 45%
 - Non-Deed Restricted HOAs: 47%
 - Non-Deed Restricted private residences: 8%
- **Active Registered Voters by area**
 - River Run and East: 11%
 - From River Run to West Keystone Road: 22%
 - West of West Keystone Road: 16%

- Keystone Ranch: 8%
- North of US 6-Deed Restricted: 29%
- North of US 6-Non-Deed Restricted: 14%

Bottom Line: At present, **Decisions** are being made **FOR** Keystone, **not BY the People of Keystone**. Becoming a Town would give everyone in Keystone a voice in Keystone's future.