



TOWN OF
BRECKENRIDGE

Town Council Work Session
Tuesday, May 23, 2023, 3:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE IS HOLDING HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Login information is available in the calendar section of our website: www.townofbreckenridge.com. If you will need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

I. FIRC UPDATE (3:00-3:30pm)

FIRC Request

II. PLANNING COMMISSION DECISIONS (3:30-3:35pm)

Planning Commission Decisions

III. LEGISLATIVE REVIEW (3:35-4:00pm)

Father Dyer Food Pantry Trailer Development Agreement (Second Reading)

Water Line Easement Dedication (Second Reading)

Concealed Carry and Open Carry in Town Buildings (First Readings)

2023 National Electric Code Adoption (First Reading)

End of the Public Health Emergency (Resolution)

IV. MANAGERS REPORT (4:00-4:30pm)

Public Projects Update

Mobility Update

Sustainability Update

Housing and Childcare Update

Committee Reports

Financials

Town Attorney Update

HR Staffing and Analytics Update

V. PLANNING MATTERS (4:30-5:30pm)

Update on County-wide wildfire mitigation efforts

Stillson (Stables Village) Subdivision Town Project Hearing

Sol Center Subdivision Town Project Hearing

Update:

We’ve come a long way since the Sol Center concept was conceived in late 2019, and the Town’s initial commitment of land was essentially the first “ground-breaking” moment, allowing our shared vision to start to take shape. From those first early days, this building has been designed to meet municipal standards, incorporate longevity, allow for easy maintenance, and incorporate our commitment towards sustainability.

Need:

Build a centrally located, welcoming space housing two essential nonprofits to meet the growing and changing needs of Summit County’s most vulnerable residents and workforce.

Successes:

In the year since we launched the Capital Campaign, we have raised \$3,373,992 through donations and pledges from over 100 unique community partners, individual donors, grants, foundations, and municipalities. Additional in-kind support for this effort currently totals over \$3.8 million. FIRC has been hard at work over the past year, working with local municipalities to secure the sale of their assets. Those assets along with additional contributions by FIRC are expected to total \$3.4 million. Currently, there is over \$1.3 million in grant requests out in support of this effort. This funding has been secured all while we face record-breaking needs within our community – especially regarding mental health, housing, and food insecurity.



Challenges:

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Recession, supply chain issues, and lack of specialized contractors within Summit County has impacted the budget and increased the amount from \$11,873,935 to \$13,383,173. Ensuring the land we build upon is stable, investing in high-efficiency systems, and adding an additional 3000 square feet combined with the need for a steel structure has contributed to the increased cost. These upgrades have also lengthened the life and functionality of the building. This building will serve FIRC's and Building Hope's needs for many years, the building will then revert to town ownership. Our desire is to be good stewards in the interim.

Funding Request:

FIRC and Building Hope are incredibly grateful for the Town's generous in-kind contribution and are seeking additional financial support of \$700,000 to help close the funding gap. We recognize that this is a significant ask and hope to utilize the funding to leverage additional contributions within the community and beyond. This request would lower our remaining need for financial support from 2.5 million to 1.8, closing the gap, and allowing staff to refocus on programming. We recognize the magnitude of this request and the Town's generosity and vision from the inception of this effort.

The following is a breakdown of the request:

Compact Grouting - \$350,000

The Sol Center's most optimal location, out of the nearly 5-acre campus, was situated on top of the site's pond. This has resulted in engineers recommending and implementing the method of compaction grouting to solve the ground's instability challenges.

Shared Electrical Transformer - \$150,000

The campus is dedicated to an electric-only design. Given that commitment, future buildings are likely to be constructed, a plan has been implemented to include a suitably sized transformer for multiple buildings.

Sustainability - \$100,000

A maximum solar program is being designed for the roof of the Sol Center as well as best practices for energy efficiency for all mechanical and lighting systems, which will far exceed the Town's required standards.

Steel Structure – \$100,000

Due to the inflated cost of steel and lack of local options for subcontractors, the cost has exceeded the original budget.

Agency Updates:

As Summit County's primary human services and mental health non-profit organizations, an estimated 1 in 3 residents access our programming to meet their basic needs and connect to social supports. Additionally, both agencies are still seeing a significant increase in demand –

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especially for FIRC's basic needs support around housing and food. Although the number of clients is the same or less in some cases, clients are accessing multiple programs in order to meet their basic needs. Overall, the needs in our community are getting more dire. 8% of clients reported not having adequate housing (living in a hotel, car, tent or an overcrowded living situation) last year and this year, it has increased to 27% of clients, helping paint a grim picture. As we focus on the capital project, we are also invested in creating quality programming that helps the workforce, engages community members, and furthers our community-wide commitment of making Summit County the best place to live.

- FIRC and Building Hope are working collaboratively with the mental health community to identify new resources, providers, and programming in the mental health continuum and how our programs could increase their impact and efficiency.
- Due to our housing crisis, FIRC has developed a new program to engage community members in the Emergency Housing Assistance Program's stability and criteria for distributing the limited funding.
- FIRC will refocus internally on wrap-around supports for the workforce through 6–12-month housing scholarships to make more sustainable positive change for enrolled clients. This will include case management, goal setting and resource acquisition. This current mud season is trending towards record-breaking numbers of residents and workforce seeking FIRC programming. From January 2023 through April, over 5000 individuals have already access FIRC services.

Thank you for all you do for the residents of our community. We could not operate without you.

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Memo

To: Breckenridge Town Council Members
From: Mark Truckey, Director of Community Development
Date: May 17, 2023
Subject: Planning Commission Decisions of the May 16, 2023 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, May 16, 2023:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS:

1. Sol Center Subdivision, 24 Rapid Drive, PL-2023-0120

A proposal to replat Tract D-3, replat of Tracts A-1, C-1 and Lot 1, the McCain Subdivision, creating a 0.815 acre lot for the Sol Center Development and a 3.774 acre remnant parcel. *Approval recommended.*

2. Stillson (Stables Village) Subdivision, 710 Wellington Rd., PL-2023-0135

A proposal to re-subdivide Stillson Patch Placer to accommodate the development of the recently approved Stables Village Workforce Housing Project on an 8.4 acre site. *Approval recommended.*

OTHER: None.



Sol Center
Subdivision, 24
Rapid Drive



114 S. Main St.
Redevelopment,
114 S. Main Street

Stillson (Stables Village)
Subdivision, 710
Wellington Rd.



NOT TO SCALE

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 pm by Co-Chair Leas.

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter - remote	Susan Propper
Ethan Guerra	Steve Gerard	Elaine Gort	

APPROVAL OF MINUTES

With no changes, the May 2, 2023 Planning Commission Minutes were approved.

Mr. Leas: The solar thermal systems I spoke for probably about eight minutes and the minutes reflected it in three sentences. Ethan added things that I believe were of importance and he got very little too.

Mr. Truckey: I've mentioned this before, but we do not provide verbatim minutes. We provide a synopsis of the minutes.

The minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the May 16, 2023 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No public comment.

DISCLOSURE: Mr. Guerra disclosed that the architectural firm on the project, Allen-Guerra Architecture, is owned by his ex-wife and business partner, Suzanne Allen-Sabo. However, he does not hold any financial interest in this project. The Commission agreed there was no conflict of interest and Mr. Guerra was present for the discussion.

PRELIMINARY HEARINGS:

1. 114 S. Main Street Redevelopment (SVC), 114 S. Main Street, PL-2023-0077

Ms. Crump presented a proposal to construct a new two-story building of 5,640 sq. ft., containing commercial retail and restaurant uses. The following specific questions were asked of the Commission:

1. Would the Commission consider waiving points for the proposed height of the front parapet (once the rear elevator extension/ stair tower is removed), considering the parapet proposal meets the recommended height of the Historic Design Standards, is similar to the heights of adjacent buildings, but does not meet the recommended height of the Development Code?
2. Does the Commission support Staff's assessment that the project complies with Design Standard 228, concerning the steel cornice, bracketry, and architectural accents?
3. Is the Commission supportive of the preliminary point analysis?
4. Does the Commission have any additional comments on the proposed project design?

Commissioner Questions / Comments:

Ms. Propper: I am looking at design standard 226 which says, buildings in this area should use muted colors, and design standard 227 which directs that color schemes are coordinated with existing buildings on the block. I am looking at the vertical elements and white going across, for existing buildings there was nothing that extended to the second floor. Nothing that had such a stark distinction of the background colors of the building and the white elements. In my mind, they are out of character with commercial buildings on the block. If they have vertical elements, they are more blended and muted on the block. This

is prominent and sets the building apart from the adjacent buildings. (Ms. Crump: You're being specific to the vertical features?) Yes, I would not have a problem if they were painted darker color; I don't think they are consistent with policies 227 and 226. (Mr. Kulick: I think it would be best to ask staff how the design complies or does not comply with the standards of the historic district. I think one of the issues is, they are trying to make a rendering of the building. There are ample examples of white accent colors used in the historic district.) I take your point. I did look at the existing building, it does have white trim. My concern was the contrast between the vertical elements as opposed to the buildings adjacent. It did not describe a muted or existing scheme with the existing buildings in the area.

Ms. Gort: My question has to do with the windows on the first level, and section 4.3 of the handbook and Policy 225: maintain the present balance of building materials in the area. How do you equate that to match the historic standard? (Ms. Crump: The amount of glazing is a bit more than the typical historic building. It does feel consistent with the pedestrian moving through the historic district space. As far as meeting 225, I believe the material matches the standards, 4" clad wood siding, and brick. If you are concerned about the amount of glazing that could be a comment.) I think that it should be clad in wood and align more with the picture in the handbook.

Mr. Guerra: Pertaining to the stair/elevator tower. The Georgian Square Building across the street has a prominent stair tower. (Ms. Crump: That building does not follow the design handbook, it was constructed before the design standards were implemented and is non-conforming.)

Mr. Frechter: For the required housing, the applicant is getting credit for the existing housing and use. The previous tenant, RMU, did not receive the credit on the lot to the north. (Ms. Crump: I do not believe that is the case.) (Mr. Kulick: They would not be able to transfer the credit from one site to another. Like PIFs and other fees, employee mitigation stays with the lot.)

Mr. Gerard: I am just thinking of the use of the building and the existing use of the RMU building next door. I don't think it is in our ball-park, but is there anything that would limit these two building would be used together? Could they do that? (Ms. Crump: The applicant is the owner of the existing building, this is completely separate from the proposal next door. An internal connection would not be prohibited by current Code standards. A rooftop connection, may not pass building code.)(Mr. Truckey: We should note that, when the applicant originally applied the building was more centered on the lot, but we asked them to move it so there was an opening on one side only.)

Mr. Leas: There is one owner in this building, and a different owner, RMU, who owns the building to the north, is that correct? (Mr. Kulick: Yes. My understanding is in the lease of the existing building. They have purchased the building to the north with the intention of moving over to that building.)

Mr. Gerard: Do we know the status of RMU completing the roof top area? (Mr. Kulick: They are planning to get a CO this summer. In terms of the progress, I do not know if it will be early, mid, or late summer.) They were able to meet the engineering standards? (Mr. Kulick: Yes, they have been working with the building department.)

Mr. Leas: There are going to be two roof top decks? (Mr. Kulick: In the summer of 2021, the PC approved the rooftop deck on the building just to the north. The construction of that deck is underway and slated to be completed this summer. The project presented tonight would be a new in-fill building with a new roof-top deck, it just happens to be next door to the previously approved project.) And there's no communication between the two unless someone jumps over the parapet? (Ms. Crump: Correct, there's a significant distance between the two and the decks are partially sunken.)

Mr. Truckey: For the record, the historic issue. The existing building was built in 1940 which is within our period of significance. The building itself has had many additions and

- reconfigurations. Further, it is non-contributing to the district. As Sarah's report indicates, this Commission and Staff came to the same conclusion in 2016.
- Mr. Giller: There is a lot of steel up high, wasn't the steel painted instead of oil pan or unfinished. (Ms. Crump: I believe the example at 112 Lincoln was black painted steel.) I thought that you say there is a steel bracket on the second story windows, but on the rendering it appears surrounded in cedar with bolts. (Ms. Crump: That might be the case, but I'll have the applicant clarify.) There is a 4x4 elevator for Code and occupancy. Are we allowing the rooftop in a brand new building that's not accessible? (Ms. Crump: I believe it would need to have some lift that meets ADA.) The elevator would be required to be slightly larger to meet ADA. (Mr. Truckey: If the same offerings would be made on two different floors, there could be an exception. There may be some occupancy limits. But there may be some wiggle room in the Code for ADA access when similar offerings exist on other floors.) We should be sure we understand that.
- Mr. Kulick: We do not require building code compliance at planning review. However, it could be problematic to have approval without the ability to pass Codes. They have done preliminary outreach with the building department.
- Mr. Giller: Do we know what the mullions are? (Ms. Crump: I think they're aluminum, but I'll let the applicant clarify.)

Suzanne Allen-Sabo, Owner and Principal Architect, Allen-Guerra Architecture:

So, regarding the elevator size, these drawings are schematic. Good catch, our stairs are currently wrapped around the elevator tower so we will want to adjust for 5' on one side. To Susan's comment, the lot width is different than the typical, this is wider. If you look straight on, you can see the historical rhythm, we were trying to break it down into pieces that related to the verticality of the historic district, especially in the 100 S Block. Maybe we need to eliminate one or more. Regarding the glazing, look at the building to north and south of the building. There are steps that go into the building. Perhaps Main Street was more sloped at one point. The glazing does not align perfectly at the base. We were trying to align the upper glazing with the building to the south. But also had have the building's foundation come to the street. If we measure the kick-plates, we are very close. The steps make the impact of the glazing appear to be more.

First, I would like to address the cornice and detailing, bracketry/architecture. I think this differentiates the building from the historic one while staying within the guidelines. Some others in this area are the Blue Fish sushi restaurant. Also, the Goat 117 S Main has a lot of steel detailing. We have worked with staff to reduce the amount of steel detailing.

Building Height policy is 30 feet high, we are at 27 feet. We had the parapet aligned with the buildings to the north and south. Personally, I think it should be higher. I believe that it should align. The alley view, from the top of the asphalt.

We used Google Earth at about human height and you cannot even see the elevator tower that is located 60 feet back. If you are looking at the building. If you are on Eric's deck, yes you would see the building. At pedestrian level it's not visible.

This is a picture of page 8 in the Handbook of Design Standards. You are seeing how buildings should step down to the alley. Alley that is nine (9) feet above main street. Our lowest level is not seen. The situation is quite different from what is stated in the design guidelines. We added a shed roof off one of the porches in the rear, from the stair tower. Our two-story building is perceived as much smaller from the alley because the grade is coming up. Our team believes standard #229 should not be applied to this project. One potential is to put a shed roof on the tower, that would raise one side and lower the other.

Stuart Ratzan, Property Owner, 114 S Main Street:

I am not the only owner of the RMU building, and I am also not the owner of RMU. We are three couples from Miami. My family has visited Breckenridge for 25 years, I think we love Breckenridge for the same reasons that all of you do. The other couples do too, they have been coming here for 17 years. Our

relationship with RMU has been seven years, it is a great relationship. I have no intention of creating a doorway to their building. These are legal and liability issues that I can speak to. As it relates to our intentions and what we are trying to accomplish here; the RMU building was a dump. Our intention is that it has been a great privilege in Breckenridge, but we also look at the responsibility to the Town. RMU made this a staple in Breckenridge and it is a vibrant and exciting place. That is the same thing that we are hoping to bring to this building. The newness, something exciting, that looks like a fun place to be. Our goal was to have a roof-top area, to have leisure activity in Breck on our rooftop. It is going to be amazing views of the ski slopes and will be incredibly special. But to access it from the outdoors is not going to happen. When the deck entrance is inside, you would likely go up there.

Commissioner Questions / Comments:

- Mr. Giller: I would like to further discuss the front glazing. Suzanne you did a great job pointing out what's happening at street level, and there are no steps. The delta has been taken up with glazing. It appears to be a thin mullion. Is there a way to adjust to conform with the design and adjacent historic buildings? (Ms. Sabo: Yes, I think so.) I don't want a step. If a plinth were added, the mullions need to be a little beefier. These would be tweaks that collectively improve your elevation. (Ms. Sabo: I agree with you.)
- Mr. Propper: I have one question about the parking spots in the rear. They are double spots, front to back, so I am curious if that parking is going to work. If people that do not know each other park there, how is that going to operate. (Ms. Crump: They are presumably employee spots, and the code allows for tandem parking. Guest parking would not be offered here.)
- Mr. Gerard: How much have you dug into the building to the south and the existing structure's historic fabric. What will you find getting it out? (Ms. Sabo: It seems that most of the historic fabric is already gone.) Do you think that the stone wall goes the length of the building to the south? (Mr. Ratzan: The back bar of RMU is the stone wall. The inside is the outside. Inside RMU, behind the bar, there is a stone wall, that is the wall.)
- Mr. Gerard: The gap between the buildings, people are going to walk through there to the back. Would a metal fence be allowed? (Mr. Kulick: In one other building, there was a gap from the rear. The owner had issues with people coming into the rear. We allowed a gate to block that off. I think that there could be a design solution to close this out.)
- Ms. Puester: Skinny Winter across the street has had a lot of problems going on in that gap. This should be addressed during the design.
- Mr. Gerard: I don't think it should become a place for people to walk through. I think as you tear into the building, if you can keep or repurpose any historic fabric if you find it. Is this going to be a single tenant? (Mr. Ratzan: RMU has expressed interest in taking the whole building as a tenant.)
- Ms. Sabo: We are not designing the floor plans for them at this point.
- Mr. Gerard: Did you give any thought to simplifying the windows on the second floor? (Ms. Sabo: No, but we can look at that. The scale to the left is not historic, the building to the south is more to the historic standard. Longer and more narrow second level windows.)

The hearing was opened for public comment. There were no comments and the public comment period was closed.

- Ms. Gort: If you waive points, would you remove the EV chargers? (Ms. Sabo: We will keep them.)
- Mr. Leas: With regards to the points on height; 30 feet is allowed, 27 is proposed, Suzanne would prefer that the front align with the neighboring buildings. What would that mean?
- Ms. Crump: That would be 29' which would result in approximately negative four (-4) points without waiver.

- Ms. Propper: If it were raised higher, would that not remove the visibility of the elevator tower? (Ms. Crump: That's a separate distinct question.)
- Mr. Kulick: If you are directly in front of the building the tower likely would not be visible. In the alley, it is not a roof form that would be found within the district.
- Ms. Gort: Is it off the table to have the elevator so people can get up there? (Mr. Kulick: Based on precedent they would need to design that to meet ADA. To say that Design Standards 211 and 212 are met with the design would go contrary to the precedent of the RMU application.)
- Mr. Leas: That stair element was in the front or the back? (Mr. Kulick: I believe that it was in the rear.)
- Mr. Guerra: The stair tower is essential to the design for the roof deck. I do understand that you won't be able to see the tower at the pedestrian level along Main Street. I understand that Georgian Square was built prior to 1992 but is very prominent on the other side of the street. It does not meet the priority policy. (Ms. Crump: Priority policies are absolute policies that must be met.)
- Mr. Giller: I look at the non-conforming structure across the street as something that we should not consider.
- Ms. Gort: Is the elevator tower blocking anyone's view on the rear?

Ms. Crump reviewed all questions for the Commission to give feedback:

Question 1: In favor of waving -2 points for 27 feet front cornice height?

- Ms. Propper: I am okay with waiving the points up to 27 feet.
- Mr. Giller: I am not okay with waiving it. We have a limitation for a purpose.
- Mr. Gerard: I am not okay with waiving. The most restrictive would be the legal standard. Waiving would set bad precedent for other projects.
- Mr. Guerra: I am in support of waiving the two points.
- Ms. Gort: I ditto what Ethan said.
- Mr. Frechter: I do not support waiving the points. We are trying to get a consistent roof line. I do not think it is an issue if the rooflines do not match up.
- Mr. Leas: I find myself torn between waiving the points and the issue of the precedence here. I think that this would be a better-looking building if it were higher, but I am sensitive to the precedent that we are setting for other buildings on Main Street. I am not in support of it.
- Mr. Gerard: The project does not fail with the changes of these points. We would then have to do it for all projects after this.

Question 2: Does the commission support our assessment under 228 concerning the steel cornice?

- Mr. Propper: I am okay with the steel cornice and the bracketry. I have concerns about their vertical accents. Yes, to the steel but issues with the wood vertical accents.
- Mr. Giller: The steel is a bit heavy. You have put a lot of black heavy steel up high. I would encourage you to lighten that up. Especially with an off-white color. I do not mind the steel detail in general.
- Mr. Gerard: It is heavy and excessive. It could be simplified. I do not dispute the analysis of the Planning Department; I think it is more a preference with lightening the project.
- Mr. Guerra: I am going to echo Mike and Steve. I like the accents, but I agree that it can be lightened.
- Ms. Gort: I agree with Susan. I think the windows should be wooden. The kickplate, the metal is heavy, but is cool.
- Mr. Frechter: I think it complies, the rendering is showing more contrast than we would see.
- Mr. Leas: I do concur with the Staff's opinion on the steel.

Question 3: Is the commission supportive of the preliminary point analysis that staff proposed?

Ms. Propper: I agree with that analysis.

Mr. Giller: I would add the previously noted, the parapet is heavy in material. I could not find that in the point analysis. (Ms. Crump: That would be a design standard.) I would agree with your point analysis.

Mr. Gerard: Does it include two points for height? (Ms. Crump: yes) I agree.

Mr. Guerra: I was in support of waiving the two points. I support the two fewer points in the point analysis.

Mr. Gort: I am the same as Ethan.

Mr. Frechter: I agree with the analysis. I don't know if it is in our purview to waive an absolute policy so I support the analysis. I would not be comfortable waiving the points for this analysis.

Mr. Leas: I do support the analysis.

Final Comments:

Ms. Propper: No additional comments.

Mr. Giller: Previously noted, glazing should be reduced on first floor.

Mr. Gerard: Despite us being critical of things. This is a very nice project and you've worked really hard to get here. I continue to be frustrated with the rooftop bar after the first RMU project, but that is the way that it goes. I think the elevator is a difficult issue. If you really want rooftop bars, you have got to get people up there. I'm disappointed the Council did not address rooftop bars in general in the downtown district and RMU went through. I think that you will come back with some changes we will be really happy with. (Mr. Kulick: The elevator needs to be redesigned.)

Mr. Leas: To clarify, the elevator needs to be redesigned for ADA compliance. The negative two points is okay. (Mr. Kulick: The current roof-form does not comply with 211 and 212, the absolute policy.)

Mr. Guerra: I like the building. I would like the elevator to work for you guys but it's subject to policy.

Ms. Gort: No further comments.

Mr. Frechter: I shared my comments about the elevator, I concur with Ethan and Steven.

Mr. Leas: I think this is an exciting building. I like the contemporary elements that reflect the historical nature of the district. I hope you can resolve the elevator.

Mr. Truckey: Are we comfortable with the applicant coming back for final? All nod in agreement.

TOWN PROJECTS:

1. Sol Center Subdivision (CK), 24 Rapid Drive, PL-2023-0120

Mr. Kulick presented a proposal to replat Tract D-3, a replat of Tracts A-1, C-1 and Lot 1, the McCain Subdivision, creating 0.815 acre lot for the Sol Center Development and a 3.774 acre remnant parcel.

DISCLOSURE: Susan Propper disclosed she is on the board of directors for FIRC. She has no financial interest but does have relationship with FIRC. There were no concerns with the Commission and Ms. Propper stayed for the discussion.

Commissioner Questions / Comments:

Mr. Gerard: We worked with this issue of meandering subdivision lines in the North Gondola Lot. Is there something that we would want to articulate in the findings to describe why this is a meandering lot line. (Mr. Kulick: I noted in the staff report that this complies due to its consistency with the approved site specific plan and Master Plan. We can add a finding relating to that. You can see where this weird jog follows the center line for access. The intent was for the Town to develop this in the front, where there are better soils and not

on top of fill. The town is able to retain the rear portion and the FIRC can build where they need. Would you be okay with specific language being added to the Findings prior to approval from Town Council?) Yes.

Mr. Guerra: No questions.
Ms. Gort: No questions.
Mr. Frechter: No questions.
Mr. Leas: No questions.

No public comments.

Ms. Propper: No additional comments
Mr. Giller: I support it.
Mr. Gerard: I am support.
Mr. Gort: I support the plan.
Mr. Frechter: I support the plan.
Mr. Leas: I support the plan.

Mr. Gerard made a motion to recommend approval of the Sol Center Subdivision with an additional finding noting the deviation from straight subdivision lines Town Council is allowed by the recently amended subdivision standards, seconded by Mr. Giller. The motion passed 7 to 0.

DISCLOSURE: Mr. Guerra disclosed that the architectural firm on the project, Allen-Guerra Architecture, is owned by his ex-wife and business partner, Suzanne Allen-Sabo and he does hold a financial interest in the Stables Village development. Mr. Guerra recused himself for discussion of this application.

DISCLOSURE: Mr. Leas' daughter is the Town's Housing Project Manager for this project. Mr. Leas recused himself for discussion of this application. Mr. Giller serves as acting chair for the hearing.

2. Stillson (Stables Village) Subdivision (SVC), 710 Wellington Rd., PL-2023-0135

Ms. Crump presented a proposal to re-subdivide Stillson Patch Placer to accommodate the development of the recently approved Stables Village Workforce Housing Project on an 8.4 acre site.

Commissioner Questions / Comments:

Ms. Gort: No questions.
Mr. Gerard: Are you okay with adding a finding similar to the previous hearing? (Ms. Crump: Yes, we will work together to draft similar language for an added Finding.)
Ms. Propper: No questions.
Mr. Giller: No questions.

No public comments.

Ms. Gort: No additional comments.
Mr. Gerard: No additional comments.
Ms. Propper: No additional comments.
Mr. Frechter: No additional comment.
Mr. Giller: No additional comment.

Mr. Gerard made a motion to recommend approval of the Stillson (Stables Village) Subdivision to Town Council with an additional finding noting the deviation from straight subdivision lines Town Council is

allowed by the recently amended subdivision standards, seconded by Ms. Propper. The motion passed 5 to 0.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 7:47 pm.

Allen Frechter, Chair



Memo

To: Town Council
From: Mark Truckey, Community Development Director
Date: 5/17/2023, for the meeting of May 23, 2023
Subject: Father Dyer Food Pantry Trailer Development Agreement First Reading

Attached is the Draft Ordinance and Development Agreement for Second Reading for the Father Dyer Food Pantry Trailer, which will allow Father Dyer church to utilize a storage trailer in their parking lot to provide food pantry services while the church building undergoes an addition. There are no changes from First Reading.

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE TOWN AND FATHER DYER UNITED METHODIST CHURCH.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. Findings. The Town Council of the Town of Breckenridge finds and determines as follows:

A. Owner owns the following described real property in the Town of Breckenridge, Summit County, Colorado:

Lots 1, Block 1, Weisshorn Subdivision No. 1, also known as 310 Wellington Road, Breckenridge, Colorado 80424 ("Property").

B. Section 9-9-5 of the Breckenridge Town Code states the Town Council has the authority to enter into a Development Agreement. Further, there is no process in the Town's Development Code for approval of a transfer of density to the Historic District. Per Section 9-1-17-12: A of the Breckenridge Town Code, a transfer of density from one lot or parcel within the Town to another lot or parcel within the Town may be approved by the Town Council only in connection with the approval of a Development Agreement and, therefore, a Development Agreement provides a means for such an approval and transfer.

C. As the commitment encouraged to be made in connection with an application for a development agreement in accordance with Section 9-9-4 of the Breckenridge Town Code, Owner

D. The Town has received a completed application and all required submittals for a Development Agreement, had a preliminary discussion of the application and the term of this proposed Development Agreement, determined that it should commence proceedings for the approval of this Development Agreement.

Section 2. Approval of Development Agreement. The Development Agreement between the Town and Father Dyer United Methodist Church, a Colorado nonprofit corporation is attached to this Ordinance as **Exhibit 1**.

1 **Section 3. Notice of Approval.** The Development Agreement shall contain a notice in
2 the form provided in Section 9-9-13 of the Breckenridge Town Code. In addition, a notice in
3 compliance with the requirements of Section 9-9-13 of the Breckenridge Town Code shall be
4 published by the Town Clerk one time in a newspaper of general circulation in the Town within
5 fourteen days after the adoption of this ordinance. Such notice shall satisfy the requirement of
6 Section 24-68-103, C.R.S.

7
8 **Section 4. Police Power Finding.** The Town Council finds, determines, and declares
9 that this ordinance is necessary and proper to provide for the safety, preserve the health,
10 promote the prosperity, and improve the order, comfort, and convenience of the Town of
11 Breckenridge and the inhabitants thereof.

12
13 **Section 5. Authority.** The Town Council finds, determines, and declares that it has the
14 power to adopt this ordinance pursuant to the authority granted to home rule municipalities by
15 Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town
16 Charter.

17
18 **Section 6. Effective Date.** This ordinance shall be published and become effective as
19 provided by Section 5.9 of the Breckenridge Town Charter.

20
21 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
22 PUBLISHED IN FULL this 9th day of May 2023. A Public Hearing shall be held at the regular
23 meeting of the Town Council of the Town of Breckenridge, Colorado on the 15th day of May,
24 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

1

2 :

TOWN OF BRECKENRIDGE

3

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5

6 _____/s/_____ /s/_____

7 Helen Cospolich, CMC, Town Clerk

Eric S. Mamula, Mayor

8

9

10 APPROVED IN FORM

11

12 _____/s/_____

13 Town Attorney

APPROVAL OF THIS DEVELOPMENT AGREEMENT CONSTITUTES A VESTED PROPERTY
RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, COLORADO REVISED STATUTES, AS
AMENDED

DEVELOPMENT AGREEMENT

This Development Agreement (“**Agreement**”) is made as of the effective date of this Agreement (“**Effective Date**”) between the TOWN OF BRECKENRIDGE, a Colorado municipal corporation (the “**Town**”) and FATHER DYER UNITED METHODIST CHURCH, a Colorado nonprofit corporation (the “**Church**”). The Town and the Church are sometimes collectively referred to in this Agreement as the “**Parties**,” and individually by name or as a “**Party**.”

Recitals

A. The Church owns the following described real property in the Town of Breckenridge, Summit County, Colorado:

Lots 1, Block 1, Weisshorn Subdivision No. 1, also known as 310 Wellington Road, Breckenridge, Colorado 80424 (“**Property**”).

B. The Church will be constructing an addition of approximately 2,497 square feet to the non-historic portion of the existing building on the Property, as approved by the Town in Development Permit PL-2021-0373.

C. The Church operates a Food Pantry in the building. The building will be under construction and therefore unavailable for Food Pantry operations until a Certificate of Occupancy for the project is issued by the Town.

D. The Church proposes to operate the Food Pantry from a storage trailer to be located on site in their parking lot while the building is under construction. The operation of the Food Pantry Trailer is referred to in this Agreement as the “**Project**”.

E. A development agreement is necessary in order to authorize the Food Pantry Trailer.

F. Pursuant to Chapter 9 of Title 9 of the Breckenridge Town Code the Town Council has the authority to enter into a development agreement.

G. The Town Council has determined that the commitments, described more fully below, proposed by the Church in connection with this Agreement are adequate. The Church intends to operate a Food Pantry out of a mobile trailer to be located on the church parking lot. At such time that a Certificate of Occupancy is issued for Development Permit PL-2021-0373, the Church will remove the Food Pantry Trailer and resume Food Pantry services inside the Church building.

H. The Town Council has received a completed application and all required submittals for a development agreement; had a preliminary discussion of such application and submittals; determined that it should commence proceedings for the approval of this Agreement; and, in accordance with the procedures set forth in Section 9-9-10(C) of the Breckenridge Town Code, approves the Agreement by ordinance.

Agreement

Subject to the provisions of this Agreement, the Town’s Department of Community Development is hereby authorized to review and approve the Church’s Development Permit Application for the Project (“**Development Permit Application**”), subject to compliance with all other applicable development policies of the Town.

1. So long as the Development Permit Application is not materially amended prior to the Community Development Department’s final decision, the following provisions of the Town’s land use regulations shall not be applied to the Development Permit Application:

Development Code¹

- A. 09-1-19-5R POLICY 5 (RELATIVE) ARCHITECTURAL COMPATIBILITY
 - B. 9-1-19-36A POLICY 36 (ABSOLUTE) TEMPORARY STRUCTURES
2. The Church intends to operate the Food Pantry Trailer. At such time that a Certificate of Occupancy is issued for the Development Permit, the Church will remove the Food Pantry Trailer and resume Food Pantry services inside the Church building. The Food Pantry Trailer may be removed at an earlier date if the Church has secured another facility to host their Food Pantry services. If another facility is used, the trailer will be removed from the Church property.
 3. If noise from refrigeration or mechanical systems associated with the Food Pantry Trailer exceed the levels permissible under Title 5, Chapter 8 of the Breckenridge Town Code, then the Church will take steps to relocate the trailer, provide additional noise attenuation, or other actions to the satisfaction of the Town. Failure to address potential noise issues to the Town’s satisfaction will be considered a breach of this Agreement.
 4. The term of this Agreement shall commence on the Effective Date and shall end, subject to earlier termination in the event of a breach of this Agreement, two years and six months from the Effective Date.
 5. Except as provided in Section 24-68-105, C.R.S. and except as specifically provided for herein, the execution of this Agreement shall not preclude the current or future Development Permit Application of municipal, state, or federal ordinances, laws, rules, or regulations to the Property (collectively, “**laws**”), including, but not limited to, building, fire, plumbing, engineering, electrical, and mechanical codes, and the Town’s Development Code, Subdivision Standards, and other land use laws, as the same may be in effect or amended from time to time throughout the term of this Agreement. Except to the extent the Town otherwise specifically agrees, any development of the Property shall be done in compliance with the then-current laws of the Town.
 6. Nothing in this Agreement shall preclude or otherwise limit the lawful authority of the Town to adopt or amend any Town law, including, but not limited to the Town’s: (i) Development Code, (ii) Comprehensive Plan, (iii) Land Use Guidelines, and (iv) Subdivision Standards.
 7. This Agreement shall run with the title to the Property and be binding upon the Church and its successors and assigns.
 8. Prior to any action against The Town for breach of this Agreement, the Church shall give the

¹ Chapter 1 Title 9 of the Breckenridge Town Code

Town a sixty (60) day written notice of any claim of a breach or default by the Town, and the Town shall have the opportunity to cure such alleged default within such time period.

9. The Town shall not be responsible for, and the Church shall have any remedy against the Town, if the Project is prevented or delayed for reasons beyond the control of the Town.
10. Actual development of the real property which is the subject of the development agreement shall require the issuance of such other and further permits and approval by the town as may be required from time to time by applicable town ordinances.
11. No official or employee of the Town shall be personally responsible for any actual or alleged breach of this Agreement by the Town.
12. The Church agrees to indemnify and hold the Town, its officers, employees, insurers, and self-insurance pool, harmless from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the negligence or intentional act or omission of the Church; any subcontractor of the Church, or any officer, employee, representative, or agent of the Church or of any subcontractor of the Church, or which arise out of any worker's compensation claim of any employee of the Church, or of any employee of any subcontractor of the Church; except to the extent such liability, claim or demand arises through the negligence or intentional act or omission of the Town, its officers, employees, or agents. The Church agrees to investigate, handle, respond to, and provide defense for and defend against, any such liability, claims, or demands at the sole expense of the Church. The Church also agrees to bear all other costs and expenses related thereto, including court costs and attorney's fees.
13. If any provision of this Agreement shall be invalid, illegal, or unenforceable, it shall not affect or impair the validity, legality or enforceability of the remaining provisions of the Agreement.
14. In connection with the application for a development permit to develop real property that is the subject of a development agreement the application shall not receive an award of positive points under the Development Code for any commitment offered to the town by the applicant pursuant to section 9-9-4, or any other obligation or requirement of the applicant under the development agreement.
15. This Agreement constitutes a vested property right pursuant to Article 68 of Title 24, Colorado Revised Statutes, as amended.
16. No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed to constitute a continuing waiver, unless expressly provided for by a written amendment to this Agreement signed by the Parties; nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type.
17. This Agreement shall be recorded in the office of the Clerk and Recorder of Summit County, Colorado.
18. Nothing contained in this Agreement shall constitute a waiver of the Town's sovereign immunity

Rick G. Holman, Town Manager

ATTEST:

Helen Cospolich, CMC, Town Clerk

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing was acknowledged before me this _____ day of _____, 2023 by Rick G. Holman, as the Town Manager, and Helen Cospolich, CMC, as the Town Clerk, of the Town of Breckenridge, a Colorado municipal corporation.

Witness my hand and official seal.

My commission expires: _____

Notary Public

FATHER DYER UNITED METHODIST
CHURCH, a Colorado nonprofit corporation

By:

Name:

Title:

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing was acknowledged before me this _____ day of _____,
2023, by _____, as _____ of
Father Dyer United Methodist Church, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: _____

Notary Public



Memo

To: Breckenridge Town Council
Cc: Rick Holman, Shannon Haynes
From: James Phelps – Public Works Director
Date: 5/18/2023
Subject: A Bill for Ordinance (Second Reading) Town of Breckenridge Grant of Easement – Utility

There have been no changes to the attached ordinance from the First Reading.

The Town of Breckenridge Home Rule Charter Section 15.3 requires the Town Council to approve all grants of easements (encumbrances) by ordinance for Town owned property.

Public Works received a request last year for connection to the town water utility. The owners of the property have experienced well water quality issues that impact drinking water, home water fixtures and the sewer lift station. The owners of the property would like to install new water and sewer service lines and connect to water and sewer main lines located in the Lincoln Park development.

The connection of utilities would need to cross Town owned property, thereby needing a grant of easement from the Town. The utility connections would also cross under Xcel power lines, and they have received permission from Xcel Energy.

The expansion of the Town's water system has allowed for inclusion of customers outside of our historical service area. The Lincoln Park development has utility main lines close enough to the home to make the connection to both water and sewer.

Staff supports the grant of easement on Town property for the utility connections. Upper Blue Sanitation District has also reviewed and supports connection to the sewer line.

Staff will be present for any questions of the Town Council.

COUNCIL BILL NO. ____

Series 2023

AN ORDINANCE AUTHORIZING THE GRANTING OF UTILITY EASEMENT TO CERTAIN HIGH POINT PROPERTY OWNERS AND UTILITY PROVIDERS.

WHEREAS, the Town believes it is necessary to grant certain easements over, across, and through certain real property owned by the Town; and

WHEREAS, the Town Council of the Town of Breckenridge has determined that it should grant the requested easements; and

WHEREAS, section 15.3 of the Breckenridge Town Charter requires that granting of an easement be authorized by ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. This grant of easement shall establish a non-exclusive general utility easement for Harlan Kirwan, Town of Breckenridge, Upper Blue Sanitation District, Xcel Energy, Lumen, and Xfinity. The Town Manager is hereby delegated the authority to grant access to the easement to other High Point property owners and/or other utility providers as deemed necessary from time to time.

Section 2. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this ____ day of _____, 2023. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of _____, 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By: _____
Eric S. Mamula, Mayor

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ATTEST:

Helen Cospolich, CMC,
Town Clerk

GRANT OF EASEMENT
(UTILITY EASEMENT)

This GRANT OF EASEMENT (“**Grant**”) is made and entered into, by and between the TOWN OF BRECKENRIDGE, a Colorado municipal corporation, (“**Grantor**”) whose address is P. O. Box 168, Breckenridge, CO 80424 and HARLAN KIRWAN, whose address is 0531 High Point Drive (“**Grantee**”).

WITNESSETH THAT:

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has bargained, conveyed, delivered, transferred, and sold, and by these presents does bargain, convey, deliver, transfer, and sell to Grantee, its successors and assigns, a perpetual, non-exclusive easement for the location, operation, and maintenance of Grantee’s waterline and sanitary sewer utilities and appurtenances, over, under, upon, across, in, and through the following real property located in Town of Breckenridge, Summit County, Colorado (the “**Easement Area**”):

See the attached **Exhibit “A”** (consisting of two (2) pages)

together with the full right and authority to Grantee, its successors, licensees, lessees, contractors, and assigns, and its and their agents and employees, to enter the Easement Area at all times to survey, construct, repair, remove, replace, reconstruct, control, inspect, improve, enlarge, and maintain the Grantee’s waterline utilities and sanitary sewer utilities and other fixtures, devices and appurtenances used or useful in connection therewith.

After any work is conducted by Grantee within the Easement Area pursuant to this Grant, Grantee, at its sole cost, shall take the following actions with respect to the Grantor’s property of which the Easement Area is a part: (i) clean up the surface of the property; (ii) remove any construction debris; and (iii) restore the surface of the property to substantially the same condition as existed prior to such work being performed.

Grantee’s installation of its utilities and facilities in the Easement Area shall be done in conformance with the approved plans, the Town of Breckenridge Water Construction Standards, and Upper Blue Sanitation District Standards. Grantor shall have no obligations in the installation or maintenance of Grantee’s utilities.

This grant of easement shall establish a non-exclusive general utility easement for Grantee, Town of Breckenridge, Upper Blue Sanitation District, Xcel Energy, Lumen, Xfinity. The Manager is hereby delegated the authority to grant access to the easement to other High Point property owners and/or other utility providers as identified in **Exhibit B** and updated from time to time. Agencies listed above may install utilities in the easement area, provided that the utilities do not interfere with Grantee’s facilities.

Grantor shall have the right to use and occupy the Easement Area for any purpose not inconsistent with Grantee’s full and complete enjoyment of the rights hereby granted. However,

UTILITY EASEMENT

no building, structure, sign or well shall be erected, placed or permitted to remain on, under, over or within the Easement Area, nor shall objects be erected, placed or permitted to remain on, under or over the Easement Area that will or may be an interference with the Grantee's utility facilities with the Easement Area or an interference with the exercise of any of the rights herein granted. The Easement Area shall not be paved or hard-surfaced.

Grantee shall exercise the rights herein granted to it with due care. Any liability for personal injury or property damage to Grantor, Grantor's employees, agents, and invitees, or any third person, as a result of, arising out of, or related to the use or occupancy of the Easement Area by Grantee pursuant to this Grant shall be borne by Grantee to the extent provided by applicable law.

The individuals executing this Grant on behalf of each of the parties represent that they each have all requisite powers and authority to cause the party for whom they have signed to enter into this Grant, and to bind such party to fully perform its obligations as set forth in this Grant.

Exhibit "A" which is attached hereto are incorporated herein by reference.

Executed at Breckenridge, Colorado the date first written above.

GRANTOR:

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By: _____
Rick G. Holman, Town Manager

ATTEST:

Helen Cospolich, CMC,
Town Clerk

GRANTEE:

HARLAN KIRWAN

By: _____
Harlan Kirwan, Owner of 531 High Point Drive

ATTEST:

UTILITY EASEMENT

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Rick G. Holman, Town Manager, and Helen Cospolich, CMC, Town Clerk, of the Town of Breckenridge, a Colorado municipal corporation.

WITNESS my hand and official seal.

My commission expires: _____.

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Harlan Kirwan.

WITNESS my hand and official seal.

My commission expires: _____.

Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Rick G. Holman, Town Manager, and Helen Cospolich, CMC, Town Clerk, of the Town of Breckenridge, a Colorado municipal corporation.

WITNESS my hand and official seal.

My commission expires: _____.

Notary Public

UTILITY EASEMENT

**A LEGAL DESCRIPTION EXHIBIT MAP FOR
A 25' UTILITY EASEMENT**

**A PORTION OF THE STILLSON PATCH PLACER, M.S. 1466
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO**

ALLEY 4A
ACCESS EASEMENT
REC. NO. 1109526

LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD FIL. 2
TRACT LP-5
PUBLIC OPEN SPACE



SCALE: 1"=50'

50' PRIVATE ACCESS EASEMENT
SERVING LOTS 10 AND 11, BLOCK 4, ALPINE BRECKENRIDGE, FIL. 2
TO AND FROM WELLINGTON ROAD
TO BE DEFINED IF PROPERTY IS DEVELOPED
REC. NO. 715514 & 715515

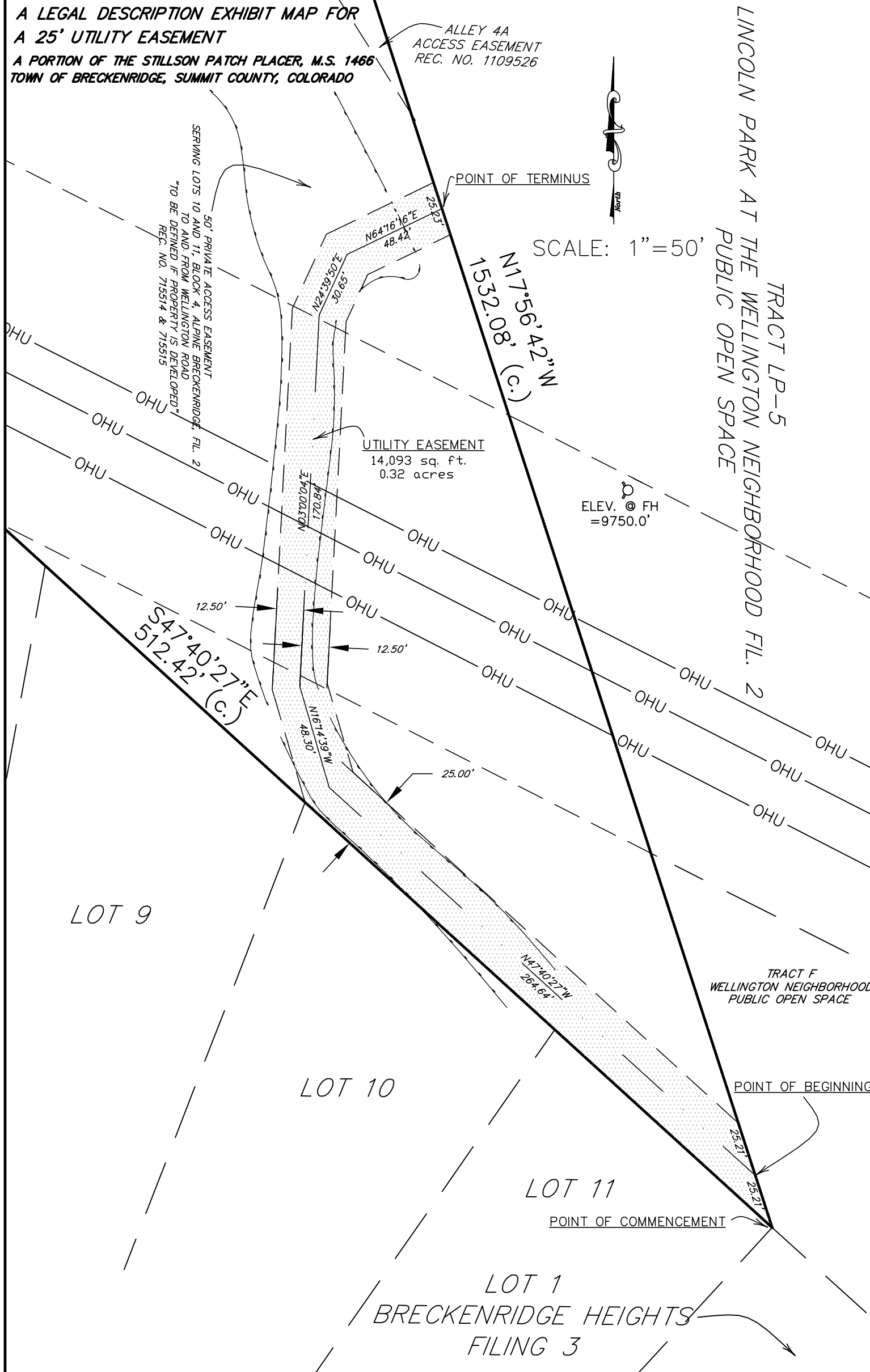
POINT OF TERMINUS

UTILITY EASEMENT
14,093 sq. ft.
0.32 acres

ELEV. @ FH
=9750.0'

S47°40'27"E
512.42' (C.)

N117°56'42"W
1532.08' (C.)



LOT 9

LOT 10

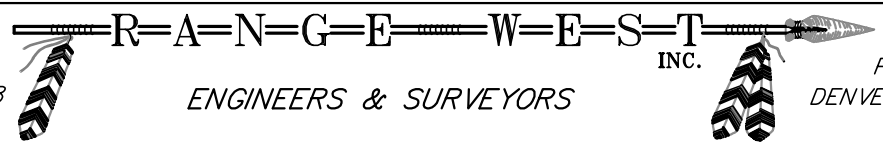
LOT 11

LOT 1
BRECKENRIDGE HEIGHTS
FILING 3

TRACT F
WELLINGTON NEIGHBORHOOD
PUBLIC OPEN SPACE

POINT OF BEGINNING

POINT OF COMMENCEMENT



P.O. BOX 589
SILVERTHORNE, CO 80498

ENGINEERS & SURVEYORS

PHONE 970-468-6281
DENVER DIRECT 303-623-0426

LEGAL DESCRIPTION
A 25' UTILITY EASEMENT
STILLSON PATCH PLACER, M.S. 1466

A TRACT OF LAND BEING A PORTION OF A PORTION OF THE STILLSON PATCH PLACER, M.S. 1466, ACCORDING TO THE DEED AT RECEPTION NO. 534869 RECORDED 03/06/1997 IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 11, BRECKENRIDGE HEIGHTS FILING NO. 3, ACCORDING TO THE PLAT RECORDED 07/09/1964 AT RECEPTION NO. 99357; THENCE N17°56'42"W ALONG THE EAST PROPERTY LINE OF SAID PORTION OF THE STILLSON PATCH PLACER A DISTANCE OF 25.21 FEET TO THE POINT OF BEGINNING; THENCE 12.50' FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE FOR 5 COURSES:

- 1) N47°40'27"W A DISTANCE OF 264.64 FEET;
- 2) N16°14'39"W A DISTANCE OF 48.30 FEET;
- 3) N03°00'04"E A DISTANCE OF 170.84 FEET;
- 4) N24°39'50"E A DISTANCE OF 30.65 FEET;
- 5) N64°16'16"E A DISTANCE OF 48.42 FEET TO THE POINT OF TERMINUS, CONTAINING 14,093 SQUARE FEET OR 0.32 ACRE MORE OR LESS.

Robert R. Johns
ROBERT R. JOHNS
COLORADO PLS NO. 26292



March 28, 2023

PROJECT NO. 22658-411
PREPARED FOR: HARLAN KIRWAN

6709/23/152

PO box 589
Silverthorne, CO 80498



(970) 468-6281
www.rangewestinc.com



Memo

To: Breckenridge Town Council Members
From: Kirsten Crawford, Town Attorney
Date: 5/17/2023
Subject: Bill Prohibiting Firearms In Public Buildings

Summary

Staff seeks Council's approval on first reading of bills to amend the open carrying of firearm restrictions and add a prohibition for carrying of concealed firearms in certain Town buildings and areas.

Existing code and Discussion About Amendments:

In the current municipal code, the Town has enumerated a list of public buildings and places where the open carrying of firearms is prohibited. At a work session discussion with Town Council on April 11, 2023, staff was directed to prepare ordinances prohibiting the carrying of concealed firearms in enumerated Town buildings. In reviewing the list of buildings and spaces where the open carry prohibition currently applies, staff determined that section of the code also should be amended to remove the Blue River Plaza, the Riverwalk, and the Town of Breckenridge arts district. These spaces will be difficult to attach clear signage and, thus, may put law abiding individuals in the unintended position of doing something illegal.

Legal analysis:

In 2003, state law in SB 03-25 declared the entire field of the regulation of firearms to be a matter of statewide concern, and specifically prohibited certain forms of local regulation. At the time, the legislature deemed the widespread inconsistency in local laws was contributing to subjecting persons to civil and criminal penalties in some jurisdictions in Colorado for conduct wholly lawful in other jurisdictions in Colorado. Despite the state's belief for many years that it was best to tackle firearms regulations at the state level, last year the state legislature passed SB21-256, repealing preemption language. The new law grants authority to local government to enact an ordinance regulating firearms so long as it is as strict or stricter [see SB 21-256 amending CRS § 29-11.7-103(1)], with some exceptions.

Other Jurisdictions:

Post the 2021 adoption of these state laws, a few municipalities within Boulder County adopted broad ordinances covering a number of topics pertaining to use and possession and regulating the sale and transfer of firearms. All of those ordinances were met with immediate lawsuits filed by the Rocky Mountain Gun Owners Association. However, there are a number of jurisdictions who have adopted regulations in public buildings and parks that have not faced similar challenges. While stakeholder engagement can mitigate controversy when introducing new policies, the precedent here is to challenge in a court of law. The federal court entered declaratory judgment orders and the most recent development is that the court is trying to consolidate the cases.

Implementation:

Staff will need to post signage on the enumerated buildings and areas where the new prohibition will apply. We will want to educate both staff and the public as to the new rules.

Fiscal Impact:

There will be a nominal fiscal impact to the proposed new regulation. There will be the cost of signage but unlikely any cost increase for enforcement.

COUNCIL BILL NO. ____

Series 2023

A BILL FOR AN ORDINANCE AMENDING THE GENERAL OFFENSES TO PROHIBIT CARRYING CONCEALED FIREARMS IN TOWN BUILDINGS.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. That a new section 6-3E-12 be added to chapter 3, article E, of the code to read as follows:

6-3E-12: CONCEALED CARRYING OF FIREARMS PROHIBITED:

A. Where signs are posted as required by subsection B of this section, it shall be unlawful for any person to carry a concealed firearm, whether or not with a permit issued pursuant to part 2 of article 12 of title 18, Colorado Revised Statutes, in the following municipal buildings:

Breckenridge Recreation Center, located at 0880 Airport Road.

Breckenridge Tennis Center, located at 0886 Airport Road.

Breckenridge Town Hall, located at 150 Ski Hill Road.

Riverwalk Center, located at 150 West Adams Avenue.

Stephen C. West Ice Arena, located at 0189 Boreas Pass Road.

Town of Breckenridge Golf Club/Gold Run Nordic Center, located at 0200 Clubhouse Drive.

Town of Breckenridge Intermodal Center, located at 150 Watson Avenue.

Town of Breckenridge Public Works Facility, located at 1095 Airport Road.

Town of Breckenridge Theater Facility, located at 121 South Ridge Street.

Town of Breckenridge Old Masonic Hall, located at 136 South Main Street.

Town of Breckenridge Open Space and Trails building, located at 1760 Airport Road, Unit A.

Carter Park Pavilion, located at 500 South High Street

1 Edwin Carter Museum, located at 111 North Ridge Street.

2 Alice Milne Museum, located at 102 North Harris Street.

3 Town of Breckenridge Arts District Buildings (list):

4 Ceramic Studio, located at 125 South Ridge Street.

5 Fuqua Livery Stable, located at 110 East Washington Avenue.

6 Hot Shop, located at 123 South Ridge Street.

7 Quandary Antiques Cabin, located at 133 South Ridge Street.

8 Randall Barn, located at 114 East Washington Avenue.

9 Robert Whyte House, located at 127 South Ridge Street.

10 B. The town shall post signs at the public entrances to each building or specific area described
11 in subsection A of this section informing persons that the concealed carrying of firearms is
12 prohibited in the building or specific area.

13 C. The provisions of this section shall not apply to the carrying of a firearm by a peace officer
14 while in the lawful performance of their duties.

15 D. It shall not be a defense to a charge of violating this section that the firearm was unloaded or
16 inoperable when carried.

17 E. It shall not be a defense to a charge of violating this section that the person possessed a
18 permit to carry a concealed weapon issued pursuant to part 2 of article 12 of title 18, Colorado
19 Revised Statutes.

20 **Section 2.** Except as specifically amended hereby, the Breckenridge Town Code, and
21 the various secondary codes adopted by reference therein, shall continue in full force and effect.

22 **Section 3.** The Town Council hereby finds, determines and declares that this ordinance
23 is necessary and proper to provide for the safety, preserve the health, promote the prosperity,
24 and improve the order, comfort and convenience of the Town of Breckenridge and the
25 inhabitants thereof.

26 **Section 4.** This ordinance shall be published and become effective as provided by
27 Section 5.9 of the Breckenridge Town Charter.

28

1 INTRODUCTION, READ ON FIRST READING, APPROVED AND ORDERED
2 PUBLISHED IN FULL this ____ day of _____, 2023. A Public Hearing shall be held at the
3 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
4 _____, 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
5 Town.

6
7 TOWN OF BRECKENRIDGE, a Colorado
8 municipal corporation
9

10
11
12 By: _____
13 Eric S. Mamula, Mayor
14

15 ATTEST:

16
17
18
19 _____
20 Helen Cospolich, CMC,
21 Town Clerk
22

4
5 **A BILL FOR AN ORDINANCE UPDATING THE TOWN BUILDINGS AND**
6 **AREAS WHERE OPEN CARRYING OF FIREARMS IS PROHIBITED.**
7

8 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
9 BRECKENRIDGE, COLORADO:

10
11 **Section 1.** That subsection A 1. of section 6-3E-11 be repealed and replaced with
12 the following updated list of Town buildings and Areas where the open carrying of firearms is
13 prohibited:

14 1. Buildings:

15 Breckenridge Recreation Center, located at 0880 Airport Road.

16 Breckenridge Tennis Center, located at 0886 Airport Road.

17 Breckenridge Town Hall, located at 150 Ski Hill Road.

18 Riverwalk Center, located at 150 West Adams Avenue.

19 Stephen C. West Ice Arena, located at 0189 Boreas Pass Road.

20 Town of Breckenridge Golf Club/Gold Run Nordic Center, located at 0200 Clubhouse Drive.

21 Town of Breckenridge Intermodal Center, located at 150 Watson Avenue.

22 Town of Breckenridge Public Works Facility, located at 1095 Airport Road.

23 Town of Breckenridge Theater Facility, located at 121 South Ridge Street.

24 Town of Breckenridge Old Masonic Hall, located at 136 South Main Street.

25 Carter Park Pavilion, located at 500 South High Street.

26 Town of Breckenridge Arts District Buildings:

27 Ceramic Studio, located at 125 South Ridge Street.

28 Fuqua Livery Stable, located at 110 East Washington Avenue.

29 Hot Shop, located at 123 South Ridge Street.

30 Quandary Antiques Cabin, located at 133 South Ridge Street.

1 Randall Barn, located at 114 East Washington Avenue.

2 Robert Whyte House, located at 127 South Ridge Street.

3 **Section 2.** That subsection A 2. of section 6-3E-11 be amended to delete the
4 language stricken and add the language underlined to read as follows:

5 2. Areas:

6 All town owned recreational trails.

7 ~~Blue River Plaza.~~

8 Carter Park.

9 Cucumber Creek open space area.

10 Kingdom Park.

11 ~~The Riverwalk (between Ski Hill Road and South Park Avenue).~~

12 ~~Town of Breckenridge arts district.~~

13 **Section 3.** The Town Council hereby finds, determines and declares that this ordinance
14 is necessary and proper to provide for the safety, preserve the health, promote the prosperity,
15 and improve the order, comfort and convenience of the Town of Breckenridge and the
16 inhabitants thereof.

17 **Section 4.** This ordinance shall be published and become effective as provided by
18 Section 5.9 of the Breckenridge Town Charter.

19

20 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
21 PUBLISHED IN FULL this ____ day of _____, 2023. A Public Hearing shall be held at the
22 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ___ day of
23 _____, 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
24 Town.

25

26 TOWN OF BRECKENRIDGE, a Colorado
27 municipal corporation

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By: _____
Eric S. Mamula, Mayor

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ATTEST:

Helen Cospolich, CMC,
Town Clerk



Memo

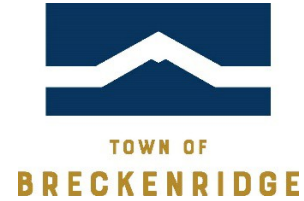
To: Town Council
From: Rick Fout, Chief Building Official
Billy Blevins, Building Inspector II
Date: 5/16/2023 for the Council Meeting on 5/23/2023
Subject: 1st Reading: Adoption of the National Electrical Code

The Town is currently using the 2020 National Electrical Code (NEC) which the Town Council adopted on July 27, 2021. The NEC is updated and re-published every three years. The State of Colorado adopted the newest NEC, the 2023 version on March 29, 2023. The State has an effective date for this new 2023 NEC code cycle of August 1, 2023. Staff recommends our effective date be as close to that as possible and has locked in a schedule of First and Second Readings that achieves this. The neighboring Summit County and Frisco building departments are also adopting the 2023 National Electrical Code, making it effective on or around August 1, 2023, as well. By adopting the 2023 NEC in unison, contractors will have consistent regulations between jurisdictions. This is a required adoption. An email informing contractors of these hearings has been sent out. We do not perceive any significant cost increases to contractors and homeowners associated with this adoption. Additionally the 2023 NEC and a book outlining all the changes to the 2023 NEC is available at the Building Departments front counter plus online at nfpa.org.

A summary of the most important changes to the 2023 NEC:

- It will adapt dwelling load calculations to include Electric Vehicle Service Equipment (EVSE).
- All receptacle outlets in kitchens will require ground-fault protection regardless of their location.
- It will no longer require receptacle outlets on islands or peninsulas in kitchens or other areas that they appear.
- The servicing and maintenance of equipment must be performed by a qualified person.

Staff will be available to answer any questions at the meeting. The second reading is scheduled for June 13, 2023.



Memo

To: Town Council
From: Kirsten J. Crawford, Town Attorney
RE: Rick Holman and Shannon Haynes, Town Managers
Date: May 15, 2023
Subject: Resolution declaring COVID Emergency passed

Staff recommends that the Town Council adopt by resolution a declaration from the Mayor that the COVID-19 emergency has passed. This is in line with the state and federal government determination, along with the Summit County Department of Health. On May 11, 2023, the Department of Health and Human Services (HHS) announced that the Federal COVID-19 Public Health Emergency (PHE) Declaration under Section 319 of the Public Health Service (PHS) Act expired. The Colorado Department of Public Health Orders are no longer in effect and the emergency declaration issued by Governor Jared Polis expired on May 5, 2023. Additionally, all public health orders issued by the Summit County Public Health Department pertaining to the emergency are no longer in effect or otherwise have been rescinded.

The Town passed a number of ordinances and orders during the emergency all of which were set to automatically expire at the time the Mayor of the Town of Breckenridge determines that the emergency has passed.

While the Mayor has the ability to declare the emergency over by declaring the same, the staff believes it is best to adopt a resolution for historical purposes.

1 RESOLUTION NO. ____

2
3 Series 2023

4
5 **RESOLUTION OF THE MAYOR DECLARING THAT THE COVID-19**
6 **EMERGENCY HAS PASSED AND IN CONNECTION THEREWITH ALL PRIOR**
7 **ACTIONS OR ORDERS ADOPTED BY TOWN COUNCIL AND/OR THE TOWN**
8 **MANAGER ARE EXPIRED OR OTHERWISE RESCINDED.**

9
10 WHEREAS, on March 12, 2020, by the adoption of Ordinance No. 9, Series 2020, the
11 Town Council of the Town of Breckenridge declared a public health emergency within the Town
12 of Breckenridge related to the coronavirus (COVID-19);

13 WHEREAS, Ordinance No. 9, Series 2020, empowered the Town Manager to suspend
14 or modify the provisions of any ordinance if strict compliance with such ordinance would in any
15 way prevent, hinder or delay necessary action in coping with the COVID-19 public health
16 emergency;

17 WHEREAS, the Town Council further adopted Ordinances No. 14, Series 2020 and
18 revised version No. 25 of Series 2020 pertaining to face coverings;

19 WHEREAS, the pursuant to the authority of Ordinance No. 9, 2020, the Town Manager
20 adopted Orders No. 1 through No. 15 adopted in 2020 through 2021;

21 WHEREAS, all ordinances and orders issued during the COVID-19 emergency were
22 adopted with an automatic repealer at the time when the Mayor of the Town of Breckenridge
23 determined that the emergency had passed;

24 WHEREAS, on May 11, 2023, the Department of Health and Human Services (HHS)
25 announced that the Federal COVID-19 Public Health Emergency (PHE) Declaration under
26 Section 319 of the Public Health Service (PHS) Act expired;

27 WHEREAS, after the expiration of the federal public health emergency on May 11, 2023,
28 the Colorado Department of Public Health Orders are no longer in effect and the emergency
29 declaration issued by Governor Jared Polis expired on May 5, 2023;

30 WHEREAS, all public health orders issued by the Summit County Public Health
31 Department pertaining to the pandemic are no longer in effect or otherwise have been
32 rescinded.

33 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
34 BRECKENRIDGE, COLORADO:

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Memo

To: Breckenridge Town Council Members
From: Town Staff
Date: 5/17/2023
Subject: Public Projects Update



Goose Pasture Dam Rehabilitation

Season 3 work continues on schedule at the dam with earthwork and walls on the west side of the dam, low-level outlet works rehabilitation, electrical work for the new control house, and final grading.

This project began in 2021 and will be constructed over three seasons with completion in November 2023. There is no recreational access to the Tarn during the construction. Public outreach for the project is ongoing through the project website: <https://www.townofbreckenridgegptd.com>.



Asphalt Overlay and Concrete Replacement

Asphalt and concrete replacement continues throughout Town. Concrete replacement has been completed on Lincoln Avenue and is now occurring on Four O'clock Road. Concrete replacement will continue on Four O'clock Road through the week of May 22nd and then move to North Main Street, Ski Hill Road, and various other locations. No detours or closures are expected for any of the concrete replacement work.

Asphalt work has been completed on Upper Four O'clock Road, Lincoln Ave (Ridge Street to Main Street), and the North Main Street/French Street intersection. North Main Street (north of French Street to the North Main/Park roundabout) will be reopened to traffic by May 24th. Temporary lane striping on the repaved roads will be installed until the permanent striping is completed in June. Four O'clock Road will be repaved the week of May 22nd; no detours are required but traffic delays are expected during the paving operations. Tiger Road will be paved in June and Ski Hill Road will be paved in late summer after fiber installation is completed.

Updated information on traffic impacts can be found at www.BreckRoads.com.

The asphalt overlay project includes replacement, patching, and overlay at the following locations:

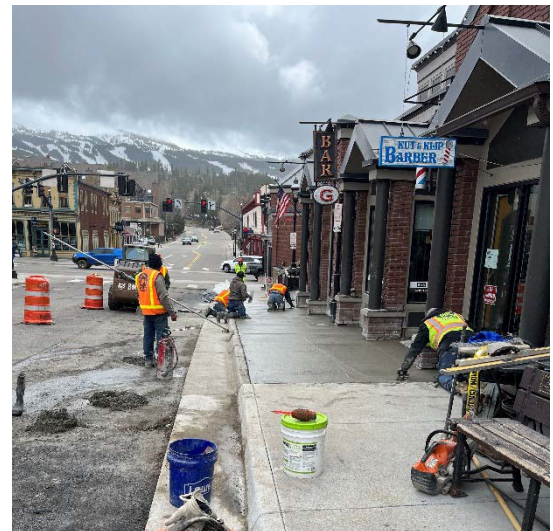
- N. Main Street (French Street to City Market Roundabout)
- Lincoln Ave (Main Street to High Street) -COMPLETED
- Four O'clock Road (Park Ave to End of Road) -COMPLETED
- Tiger Road (Clubhouse Drive to Gold Run Road)
- Ski Hill Road (Pedestrian Bridge to Boulder Circle)

The concrete replacement project will replace damaged concrete curb, valley pan, driveways, and sidewalk at the following locations:

- Main Street
- Ski Hill Road
- Lincoln Ave
- Four O'clock Road
- La Cima Mall frontage
- Post Office frontage
- Town Hall
- E. Adams

Budget:

Project Funding	
2023 Capital Fund (Overlay & Concrete)	\$3,800,000
2021/2022 Remaining Balance	\$ 170,647
French Street Intersection Improvements	\$ 100,000
TOTAL:	\$4,070,647



In the left photo above, asphalt is being repaved at the French Street intersection where a storm inlet and pipe were installed to improve drainage. In the right photo above, concrete sidewalk was replaced on Lincoln Ave.

Blue River Rebuild Project & Coyne Valley Road

The Blue River rebuild project reconstructed the failed river segment along the McCain parcel in conjunction with replacement of the undersized culverts that pass the river under Coyne Valley Road. The remaining work on the project for 2023 includes installation of the planting materials along the river and Open Space parcel beginning in August and completion of the updated floodplain mapping. The contractor returned to the site this week to complete final items including sign installation, final grading, cleanup, and revegetation. Revegetation work is scheduled to be completed by the end of May and striping is scheduled for early June.

Budget:

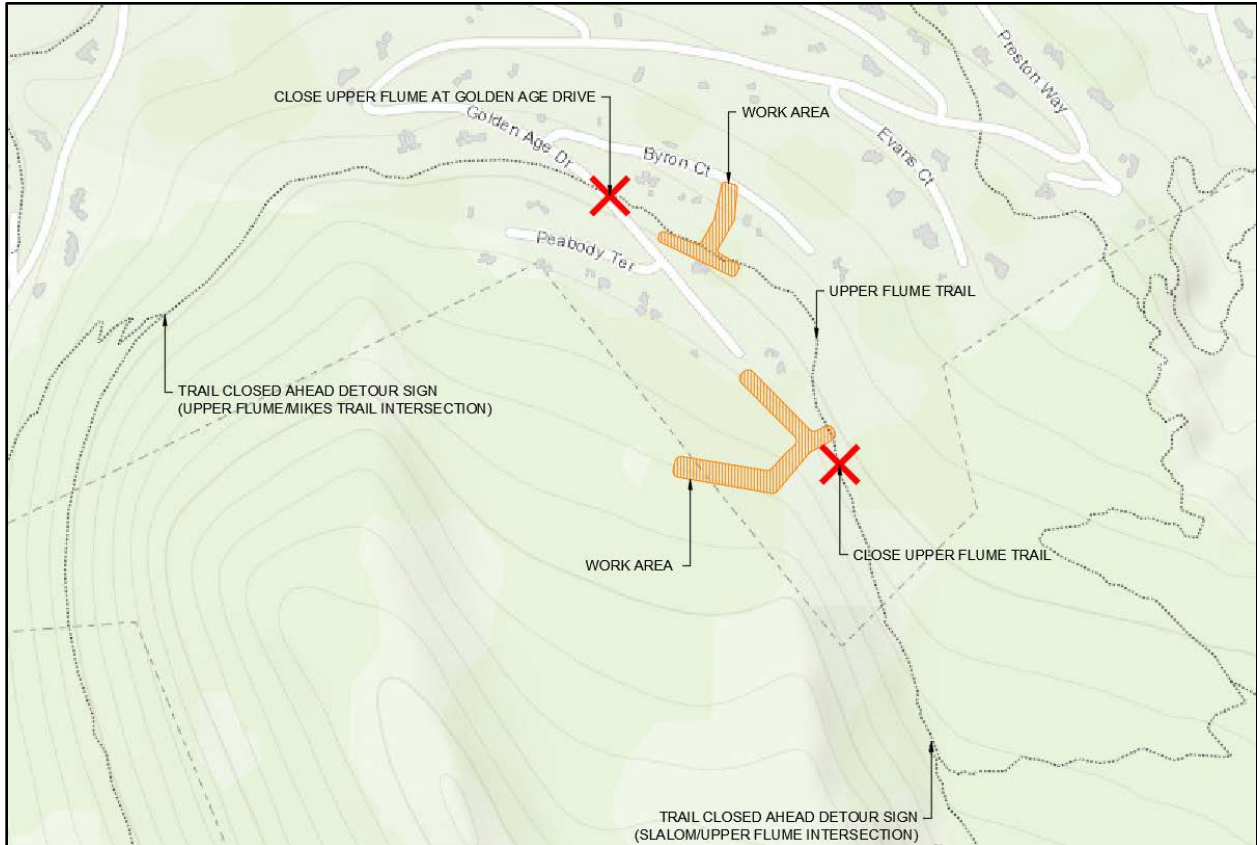
Project Funding	
2022 Capital Fund -Culverts	\$3,500,000
2022 Capital Fund - River	\$4,500,000
2022 Supplemental Appropriation	\$1,858,500
2023 Open Space Fund	\$ 100,000
TOTAL:	\$9,958,500

Upper Flume Drainage Repair

The project has been awarded to the low bidder, Naranjo Civil Construction. Construction is scheduled to begin in mid-June (weather and runoff dependent) and be completed in August. Roads will not be closed for the construction, but the Upper Flume trail is tentatively planned to be closed for one week of the project in order to accommodate grading/excavation of the flume and installation of a culvert across the trail. The closure will not impact any planned trail races that utilize the Upper Flume trail. Staff can provide more exact closure dates once they are determined with the contractor. The drawing below shows the proposed closure and detour signs for trail users. Staff is available to discuss alternatives if Council desires to further limit closures/interruptions to the trail.

Budget:

Project Funding	
2023 CIP	\$350,000
TOTAL	\$350,000



The drawing above shows a proposed closure of the Upper Flume Trail for approximately one week of the project.

Sidewalk Master Plan: Broken Lance Sidewalk

Construction is scheduled to begin May 30th and be completed by July 2023. The roadway will remain open during construction, but short delays should be expected while work is occurring. Additionally, the Eagle Ridge Bus Stop on the Gray Line will need to be temporarily relocated slightly south of the current stop during construction.

Budget:

Project Funding	
2022 CIP	\$250,000
2023 CIP	\$30,000
2023 CIP Supp. Appropriation	\$213,000
TOTAL	\$493,000



Memo

To: Breckenridge Town Council Members
 From: Mobility Staff
 Date: 5/17/2023 (For May 23—TC Work Session)
 Subject: **Mobility Update**

Parking

Local's Appreciation Month May 1-31 – Free Parking in all Town owned lots

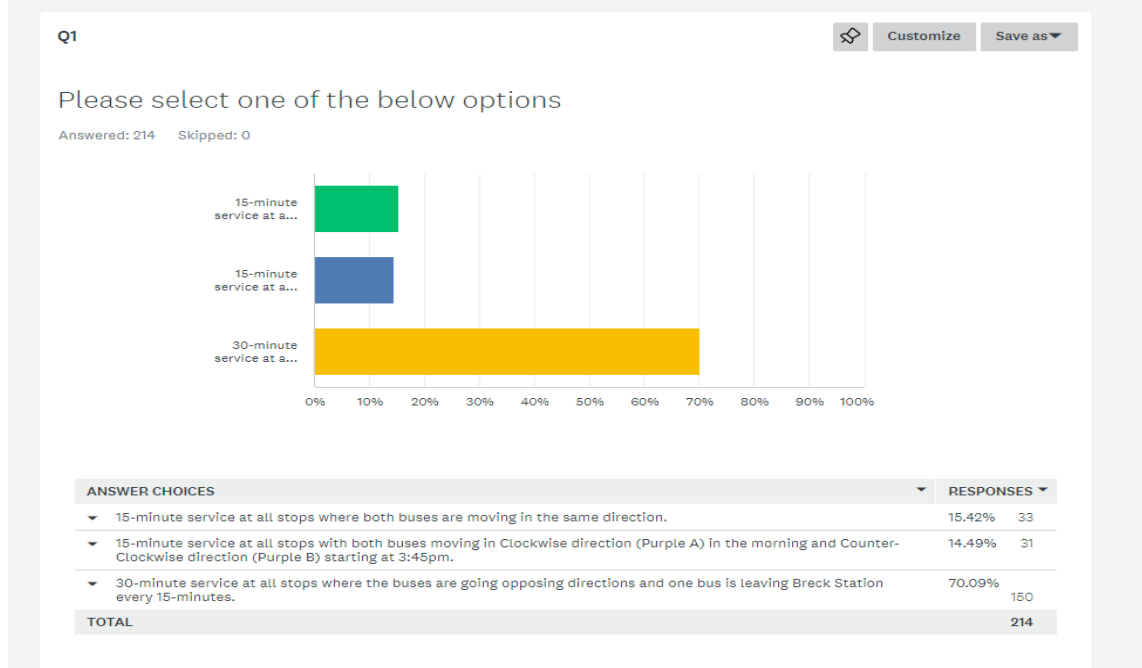
Summer Parking Plan in South Gondola Lot

- June 1st – June 29th
 - Pay Parking 10am – 3pm for \$0.50/hour, every hour (\$2.50 maximum for all day parking)
- June 30th – September 10th
 - Pay Parking 10am – 3pm
 - \$1.00 for 2 hours; \$0.50/hour for hours one and two
 - **\$10 flat rate for all day.** Park once, stay and play all day
 - Free after 3pm

Transit

Summer Service will begin May 26th. The Purple Route survey has ended. We received 214 responses, with 70% requesting service in each direction, every 30 minutes. Here is a summary of the survey results:

Page 1



This is our finalized route offering for this summer:

Routes	Summer 2023 Schedule	Frequency
Gray AM	6:15AM - 7:15PM	20 Minutes
Gray PM	7:15PM - 11:15PM	30 Minutes
Gold	6:15AM - 11:15PM	30 Minutes
Purple A	6:15AM - 11:15PM	30 Minutes
Purple B	6:30AM - 11:30PM	30 Minutes
Green	6:15AM - 11:15PM	30 Minutes
Trolley	11:00AM - 8:00PM	30 Minutes

Ridership in April saw **52,579 UPT's** (Unlinked Passenger Trips), a 16% decrease from last year. When looking at this number, it is important to note that last year had the Brown/Yellow route in place of the Gray route for half the month. With the Brown/Yellow route (6 buses on 15 minute headways) in operation last year, we saw **5.9 PPH** (Passengers per Hour) on the Free Ride as a whole. This year, with the “lean and mean” Gray route (3 buses on 20 minute headways) in service, our Free Ride system moved **25.1 PPH**. For reference, below is the FTA’s 2021 National Average of PPH:

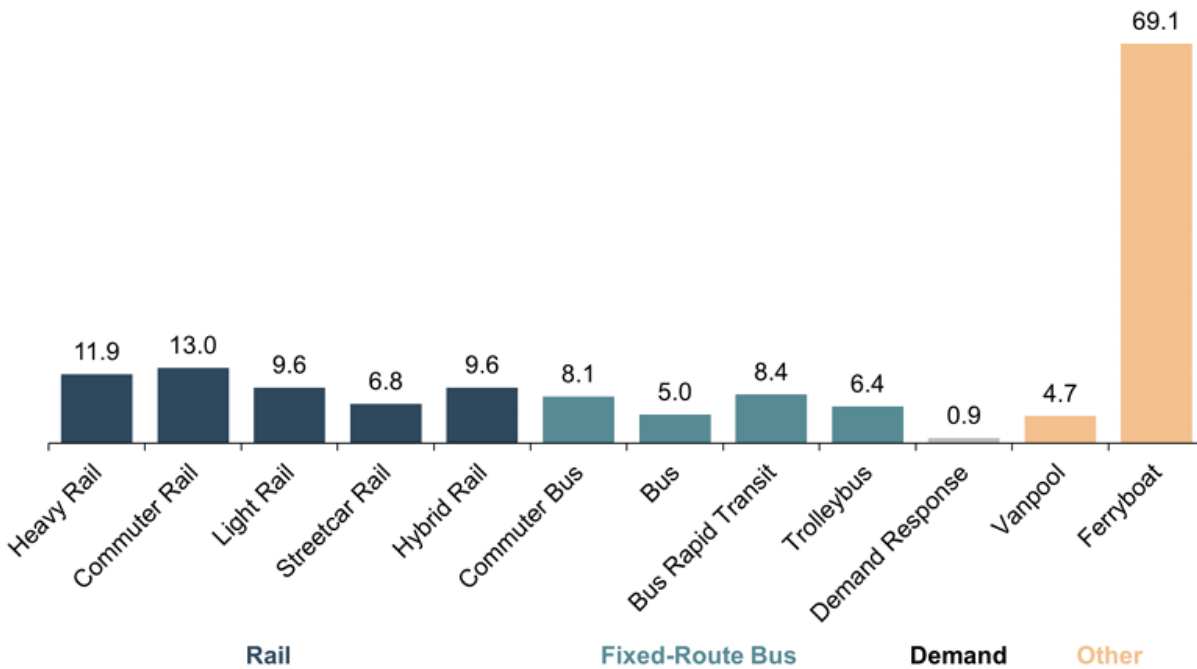


Exhibit 36. 2021 Passengers per Hour

Traffic Counts

Traffic counts at Hwy 9/Tiger Rd set a new record high for the month of April. EJ tunnel traffic counts also increased, with the third highest count for the month of April. Traffic on the south side of town was also higher compared to last year.

CDOT Eisenhower Tunnel, Average Daily Total Traffic Counts (EB & WB)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	37290	39671	38648	31414								
2022	35851	38394	38795	30636	29665	37365	41946	39936	39582	32790	30145	34528
2021	34470	35126	37618	31250	31204	39513	41774	35557	38799	32166	31015	34600
2020	37669	35303	23910	11390	21442	33539	40756	34938	36790	33901	26787	32224
2019	38244	36034	38436	31567	30318	37402	44100	41526	38335	33214	29141	34553
2018	36771	36596	38333	29045	29940	38818	43998	40649	38010	29761	30153	36008
2017	33269	36718	39162	31483	N/A	40217	44022	39719	35614	30216	29087	32690

CDOT Hwy 9 & Tiger Rd, Average Daily Total Traffic Counts (NB & SB)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	25561	26129	25423	20266								
2022	25343	26314	25528	19385	17755	22419	25576	25157	23340	20126	19542	23392
2021	23613	23681	24455	19981	18729	23885	26569	24052	22303	19357	19779	23740
2020	26091	24334	16206	8459	12873	20096	25398	24184	23870	21272	18851	22557
2019	26864	25558	25043	19475	17420	19707	22715	25287	23769	18932	19522	23106
2018	24454	23112	23746	17638	16681	21491	25586	23805	21848	17993	19613	24572
2017	22314	22238	22640	16863	15739	20133	23872	22365	20694	17736	17914	22213

Hwy 9/River Park Drive CDOT Average Daily Total Traffic Counts (NB & SB)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	9677	9770	9490	6945								
2022	<i>Not Available</i>			6692	6947	9358	11132	10272	9763	7034	7525	9217



Memo

To: Town Council
From: Sustainability Division
Date: 5/23/23
Subject: Sustainability Update

PAYT/URO – Staff presented at the May 11 pay as you throw/universal recycling virtual forum with colleagues from HC3 and Town of Frisco. About 40 attendees joined the call which was also recorded. Staff is working on outreach to HOA/PMCs in advance of the annual meeting and budget process which typically takes place over the summer. This will be the first major universal recycling (commercial) outreach to the public. As a reminder, the universal recycling hardship grant application for commercial accounts is open and available at www.sustainablebreck.com/zerowaste with \$60,000 available in 2023.

Plastic Pollution – Staff has updated the FAQ pages for businesses looking to comply with the plastic pollution ordinance based on Council’s input from the May 9 meeting. We are also working with the BTO on outreach channels and developing a guest/consumer facing message as well. Staff will have a brief update on the rCup pilot from Town Clean Up Day that took place May 20.

Summit Climate Action Collaborative – The Collaborative had its first meeting of 2023 on May 17 to review the 2020 greenhouse gas inventory and regional progress made on achieving greenhouse gas reductions. Council member Carol Saade was also in attendance. The group reviewed sector-level policy and programmatic accomplishments and discussed gaps toward achieving GHG reductions. The 2020 inventory shows a 4% reduction in GHGs county-wide, but it was done during the height of the COVID-19 pandemic which resulted in some presumed anomalies. The 2023 inventory will be more consistent with “business as usual” and will reflect growth since 2020. The Collaborative has committed to updating the GHG inventory every three years. It will be completed in 2024 for the energy year 2023. Other discussion included incentivizing beneficial electrification, discouraging natural gas use, and potential future funding mechanisms.

Material Management – The shared commercial enclosures and Town facility enclosures have received their spring power wash and cleaning the week of May 15. Staff has seen a decrease in illegal dumping occurrences during this time of year. Education and outreach continue with businesses as needed. Staff is continuing to work on direct outreach to users who have not paid their material management fee (MMF). This will continue until all users have either paid their MMF or opted out of the program. Staff is working to reach 100 percent compliance by the end of May.

MMF Compliance Rates

- 207 invoices sent out
- 148 paid (72%) = \$87,289.42 in actual revenue
- 14 opted out = (\$5,313.28) in lost revenue
- 45 outstanding invoices = \$25,427.78 in expected revenue

Breck E-Ride – Breck E-Ride launched Saturday, May 20 at Town Clean Up Day. Drop Mobility has brought in Chelsea Stauffer, their Colorado Operations Manager, to be the manager the Breck E-Ride program this summer. Chelsea is relocating to Breckenridge from Detroit where she previously served as Operations Manager for the MoGo bikeshare system that has over 75 stations and 650 bikes in its network. Both the app and website (<http://breckeride.com>) are active

and staff anticipates there will be some news coverage from Summit Daily News and Krystal 93 News of the program's launch.

EV CarShare – Staff continues preparations for the two new [Colorado CarShare](#) electric vehicles that will be hosted in the South Gondola Parking Garage. We are tentatively planning to launch the program on Bike-to-work Day (Wednesday June 28th) as part of an “Alternative Transportation Showcase” table at the aid station. Town staff will provide information on the Breck E-Ride, car share, and local bus system. Car share programs increase mobility by providing access to vehicles for those who might not own an automobile, and it can motivate households to forgo car ownership or reduce the number of cars per household. The service allows someone to reserve a vehicle in advance, for as little as one hour or up to a few days at a time. Operating under a round-trip model, the vehicle must be returned to the same location as it was picked up from. Rates are set by Colorado CarShare and are listed below.

Rate Plans		
PEACE OF MIND	FREE WHEELIN'	SIMPLY HOURLY
PER HOUR	PER HOUR	PER HOUR
\$7.95/hr*	\$5.50/hr*	\$7.95/hr*
<i>\$69 Hourly Max. per day*</i>	<i>\$59 Hourly Max. per day*</i>	<i>\$69 Hourly Max. per day*</i>
+ PER MILE	+ PER MILE	+ PER MILE
\$0.48/mile	\$0.43/mile	50 miles/day included
<i>\$0.35/mile after 50 miles</i>	<i>\$0.30/mile after 50 miles</i>	<i>\$0.30/mile after 50 miles</i>
+ MEMBERSHIP	+ MEMBERSHIP	+ MEMBERSHIP
FREE	\$12/month	\$12/month



TOWN OF
BRECKENRIDGE

Breckenridge Social Equity Advisory Commission

May 15, 2023, 7:30am

*Striving for racial and social equity for all by removing barriers and
facilitating opportunities to thrive*

I. Required Meeting Items

Call to Order, Roll Call

*Present: June Walters, Laurie Morocco, Jason Smith, Jordan Burns, Carol Saade,
Silvia Vicuna, Joyce De La Torre*

Absent: Tahja Grier

Discussion/Approval of Agenda

No changes

Discussion/Approval of the Minutes

Motion to Approve: June Walters, Jason Smith seconded the motion

II. Public Comment (Non-Agenda Items)

Doug Bair, Unsheltered in Summit

Contact information: 970-485-4579 (text) – unshelteredsummit@gmail.com

- Unsheltered in Summit is a group that focuses on providing unsheltered individuals a safe place to sleep at night. For the past two-and-a-half years, the group has coordinated the Summit Safe Parking Program where it has secured the parking lot at The Church at Agape Outpost and other locations (8 spots in Frisco, 8 spots at the Frisco library, 10 spots at the justice center in Breckenridge) that changes seasonally so that those sleeping in their vehicles have a permitted place to stay.*
- Those wishing to secure a spot must go through an interview process and they must be working for a Summit County-based business. If approved, they pay \$45 per month to park their vehicles in the lot, which also has portable toilets* (depending on the lot) and bear-proof trash receptacles provided by Unsheltered in Summit. Each permitted car places a placard on their windshield that shows they are allowed to be there, and they are allowed to stay from 6 p.m. to 8 a.m.*
- The challenge is finding lots that will allow vehicles to remain until 10am, allowing late night shift workers the opportunity to rest without needing to move. Additional barriers for the “working homeless” are public opinion- many residents are less bothered by individuals living in an outfitted van versus individuals who are forced to sleep in their cars for lack of stable and affordable housing. Both access this program. Snow removal in the winter, and additional parking concerns from businesses and their shoppers.*
- This past winter, 33 people utilized the program and many others slept in their vehicles outside of the program.*

III. Guest Speaker

Ravi Jaishankar, Building Hope

- *Building Hope’s mission is to create a more coordinated, effective, and responsive mental health system that promotes emotional health, reduces stigma, and improves access to care and support for everyone in Summit County.*
- *Building Hope provides a scholarship program for community members living and/or working in Summit County, who are unable to pay for therapy. Individuals, families, or couples can receive short-term funding to access therapy through an easy-to-use system.*
- *Obtaining a scholarship for clients is a simple process. Building Hope works with the client to determine if they have a way to pay for therapy such as insurance, Medicaid, EAP. If barriers to accessing care remain, a scholarship is issued.*
 - *Since 2017, 2000 scholarships have been provided for 12 free therapy sessions per individual. Currently, Building Hope supports 400 therapy sessions a month.*
 - *Building Hope provides grants for mental health providers (\$2,000 a year for training) and offers up to \$10,000 for students studying to become therapists.*
- *Building Hope is currently expanding telehealth for bilingual services.*
 - *They offer a special incentive for therapists that are bilingual for Hispanic clients or a certified to counsel LGBTQIA+ clients.*
- ***Building Hope’s Quarterly Provider Mixer, join Building Hope to connect with local mental health providers, and enjoy free dinner and two free drinks! June 14 2023, from 6 -8:30 PM at Outer Range Brewery***
- *Ravi Jaishankar asked to the Commission, “what is the commission’s interest in mental health?”*
 - *Jason Smith stated that our goal as a commission is to ensure that people have equal opportunities and access.*
 - *Ravi Jaishankar asked the commission to consider advocating for an increase in access to mental health services for people on Medicaid*.*

** “Medicaid is the single largest payer for mental health services in the United States. Medicaid now covers (with limitations) this and a myriad of other substance use, mental health, and behavioral health services, and many essential mental health services and safety net programs rely on Medicaid for most or all their funding. Community mental health programs are an essential public resource and a safety net for vulnerable people. Public mental health programs also increase access to therapy, as many private practice providers don’t accept Medicaid.”*

IV. Agenda Items

- *Commissioner Vacancy Update*
 - *We have 5 applications for the vacancy. Application period ends on May 19th. A meeting with the sub-committee (June Walters, Tahja Grier, Laurie Moroco, Silvia Vicuna) will be scheduled for the following week to review the applicants.*
- *Pride Update*
 - *Pride is now under a month away. We have a volunteer sign up in need of being filled for set-up and breakdown for Saturday’s gathering. We also need someone who can run the bike decorating station.*

- *Rundown of the event:*
 - *Friday* kicks off with the DEI workshop at 4:00pm at Town Hall. We will share a parking code for free parking for any attendants. The sign up for the workshop is up on the website, we have tickets for 80, 103 seats total-allowing walk-ins)
 - Then 6:00pm-7:30ish is a talk-show style Drag Queen fireside chat at RMU (max occupancy 75). The Drag Queens will be doing an interview with Mitch from the Bunkhouse to speak on the importance of the bunkhouse in the gay right movement in CO. Then Kim Kuzma (who will be the singer at the Pride event on Saturday) will be speaking on how her career has been supported and owed to queer support. Lastly, Dean Nelson will be speaking on trans athletes and Olympic participation.
 - *Saturday*, Andri Frye will be kicking off the day with free yoga at the river walk center. Mats will be provided if needed.
 - The community gathering kicks off with the high school students hosting an advocacy hour- speaking on their experience, coming out, allyship to others in the school and inviting others to share their experiences. Then at 1, the mayor will read our pride proclamation* before music and entertainment.

**Dean suggested we write a proclamation for Pride. Mack will draft this and submit it to the Town Council for their next meeting on the 23rd.*

 - The pride ride will close out our celebrations with one lap led by PD to ensure safety for all participants.

V. Equity Blueprint

a. Subcommittee Updates

i. Celebrating Diversity

- *Met Friday, May 12, 2023, update from Jordan Burns and June Walters*
- *Suggestion to review goal language; reads like a mission statement.*

ii. Community Influence & Education

- *Met Friday, May 12, 2023, update from Laurie Moroco, Silvia Vicuna, and Jason Smith*

iii. Community Outreach & Engagement

- *Met Friday, May 12, 2023, update form Jordan Burns and June Walters*

iv. Civic Engagement

- *Met Friday, May 12, 2023, update from Laurie Moroco and Jason Smith*

v. Immigration and Advocacy

- *No update, next meeting scheduled for May 26, 2023, at 9 AM*

b. Commission General Comments

- i.** *The Equity Blueprint's goals were sent out as a single page so the Commissioners can read each goal and provide comments and/ or edits by Monday, May 22, 2023. Once edits are received the document will be revised and sent back out to the commission by Wednesday, May 24th. Commissioners can then provide any final edits.*
- ii.** *Mack will send a Doodle Poll to each sub-committee in order to set up standing monthly meetings.*

VI. Upcoming Council Items

VII. Adjournment

Motion to adjourn, Jason Smith, seconded by June Walters

Notes:

Upcoming Agenda Topics

Attendance requirements for BSEAC, June 19, 2023

Discussion with TOB HR Director regarding job opportunity outreach





TOWN OF
BRECKENRIDGE

April 30, 2023

Department of Finance



Executive Summary

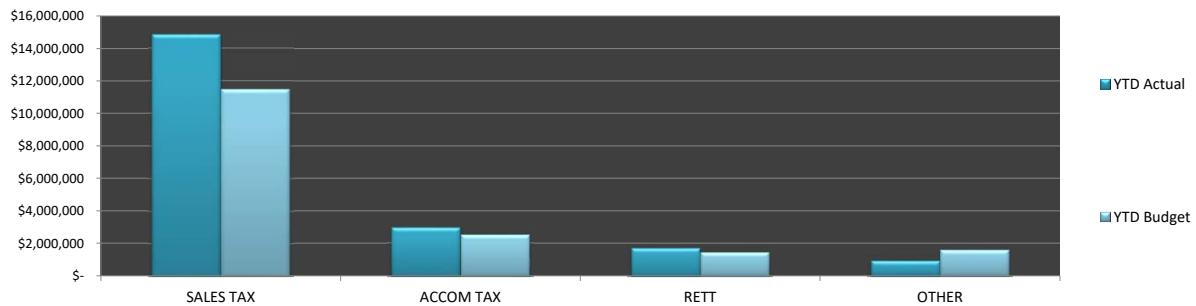
April 30, 2023

This report covers the 4 months of 2023. April is largely reflective of March tax collections.

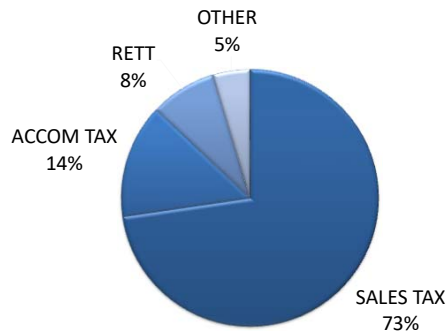
Overall, we are approximately \$3.3M over 2023 budgeted revenues in the Excise fund. Sales tax is currently \$3.3M over YTD budget, and \$1.2M ahead of prior year. Accommodations tax is \$.4M over budget, and \$.1M behind from last year. Real Estate Transfer Tax is \$.2M above budget, and \$.3M behind prior year.

See the Tax Basics section of these financial reports for more detail on the sales, accommodations, and real estate transfer taxes.

Excise YTD Actual vs. Budget - by Source



YTD Actual Revenues - Excise



	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	\$ 14,821,044	\$ 11,466,214	129%	\$ 32,551,152	\$ 13,571,704	\$ 34,470,250
ACCOMMODATIONS TAX	2,920,676	2,502,046	117%	5,476,500	3,027,845	6,224,551
REAL ESTATE TRANSFER	1,699,815	1,457,172	117%	5,405,283	2,021,097	6,872,481
OTHER*	948,875	1,598,622	59%	4,966,055	448,106	1,024,037
TOTAL	\$ 20,390,409	\$ 17,024,054	120%	\$ 48,398,990	\$ 19,068,753	\$ 48,591,318

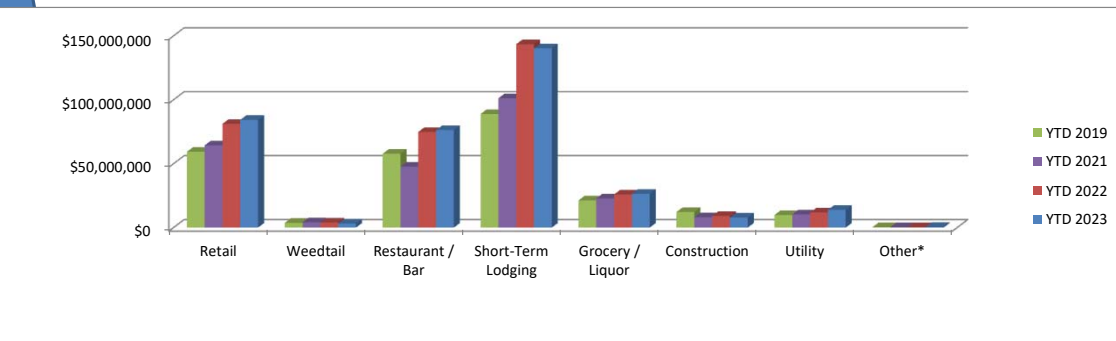
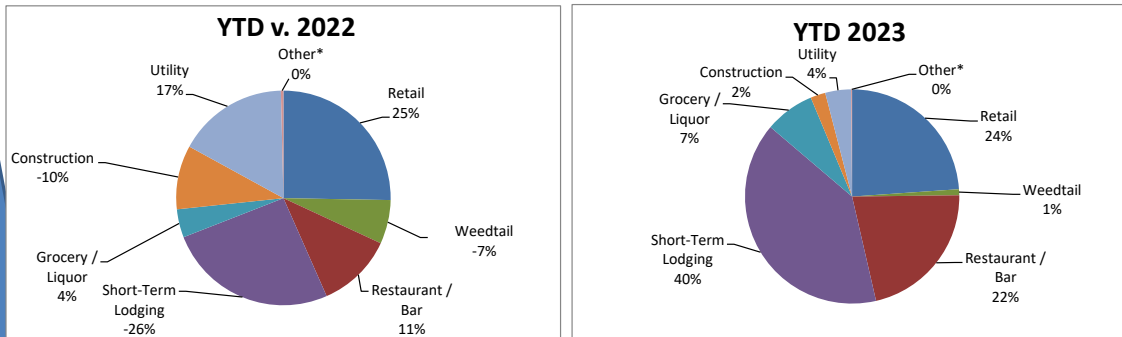
* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics: March 2023

Net Taxable Sales by Industry-YTD

Description	YTD 2019	YTD 2021	YTD 2022	2022		2022/2023		2023
				% of Total	YTD 2023	\$ Change	% Change	% of Total
Retail	\$59,285,160	\$64,351,384	\$81,159,901	23.14%	\$84,284,920	\$3,125,019	3.85%	23.90%
Weedtail	\$3,714,213	\$4,214,299	\$3,991,752	1.14%	\$3,178,289	(\$813,463)	-20.38%	0.90%
Restaurant / Bar	\$57,784,680	\$47,668,195	\$74,846,437	21.34%	\$76,266,094	\$1,419,657	1.90%	21.62%
Short-Term Lodging	\$88,885,658	\$101,193,054	\$143,437,982	40.90%	\$140,273,454	(\$3,164,528)	-2.21%	39.77%
Grocery / Liquor	\$21,270,302	\$22,861,302	\$25,943,430	7.40%	\$26,467,854	\$524,424	2.02%	7.50%
Construction	\$12,189,864	\$8,145,466	\$9,077,394	2.59%	\$7,887,618	(\$1,189,777)	-13.11%	2.24%
Utility	\$9,866,390	\$10,283,763	\$11,797,908	3.36%	\$13,855,800	\$2,057,892	17.44%	3.93%
Other*	\$321,952	\$304,290	\$418,736	0.12%	\$465,296	\$46,560	11.12%	0.13%
Total	\$253,318,220	\$259,021,753	\$350,673,541	100.00%	\$352,679,324	\$2,005,783	0.57%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



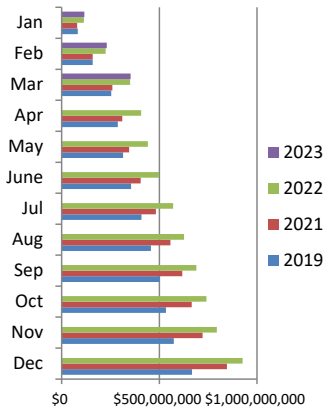
New Items of Note:

- March YTD net taxable sales are currently ahead of March YTD 2022 by .57%.
- For March YTD 2023, there were increases in Retail (3.85%), Restaurant/Bar (1.90 %) and Grocery/Liquor (2.02 %), Utilities (17.44 %) and a decrease in Weedtail (-20.38%) , Short-Term Lodging (-2.21%), Construction (-13.11%), compared to March YTD 2022.
- March YTD 2023 is ahead of March YTD 2019 by 39.22%.

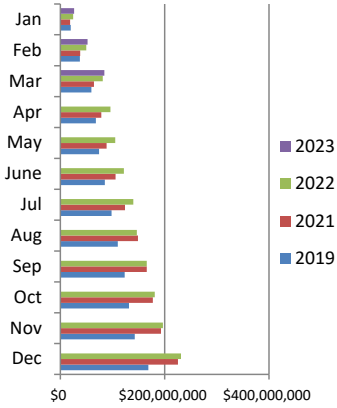
Historical Notes:

- Due to COVID-19, on March 16, 2020 Town-Wide business closures/operating limitations went into effect. On November 22, 2020 indoor dining closed due to Summit County entering level red on the State COVID 19 dial dashboard on November 20th. Restaurants started reopening for indoor dining on December 18, 2020 through the five star certification program.
- By executive order, Town bag fees were waived for large grocers during the COVID-19 pandemic March 27, 2020 - September 9, 2020, and again November 19, 2020 - April 28, 2021.
- Colorado COVID-19 Public Health emergency expired May 11, 2023.
- Short Term Lodging taxes are generally remitted based on reservation date.
- In 2014, a new category was added to the Sales by Sector pages for the Weedtail sector. The category encompasses all legal marijuana sales, regardless of medical or recreational designation.
- A section on Disposable Bag Fees was added in 2014.
- A section on Short Term Rentals was added in 2018.
- Taxes collected from the customer by the vendor are remitted to the Town on the 20th of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are included on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.
- "Other" sales relate to returns that have yet to be classified. Much of this category will be reclassified to other sectors as more information becomes available.

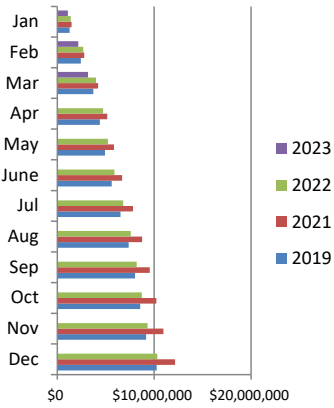
Net Taxable Sales by Sector-Town of Breckenridge Tax Base



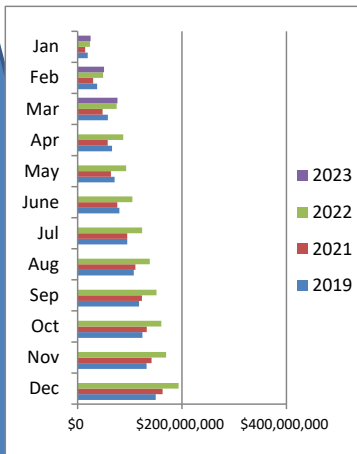
Total Net Taxable Sales						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$82,322,443	\$79,027,302	\$113,608,612	\$115,952,200	2.06%	40.85%
Feb	\$75,811,953	\$79,756,522	\$111,338,870	\$114,406,048	2.75%	50.91%
Mar	\$95,183,824	\$100,237,930	\$125,726,058	\$122,321,076	-2.71%	28.51%
Apr	\$33,989,000	\$51,000,983	\$56,511,686	\$0	n/a	n/a
May	\$26,568,743	\$35,688,712	\$34,483,587	\$0	n/a	n/a
June	\$41,037,437	\$58,731,249	\$56,173,931	\$0	n/a	n/a
July	\$53,771,241	\$77,769,054	\$72,885,515	\$0	n/a	n/a
Aug	\$48,091,755	\$74,668,803	\$55,892,470	\$0	n/a	n/a
Sep	\$44,889,082	\$60,889,227	\$62,980,166	\$0	n/a	n/a
Oct	\$32,300,192	\$48,311,322	\$51,431,804	\$0	n/a	n/a
Nov	\$39,932,842	\$55,302,573	\$53,833,544	\$0	n/a	n/a
Dec	\$93,947,588	\$124,945,772	\$131,383,834	\$0	n/a	n/a
Total	\$667,846,100	\$846,329,449	\$926,250,078	\$352,679,324	-61.92%	-47.19%



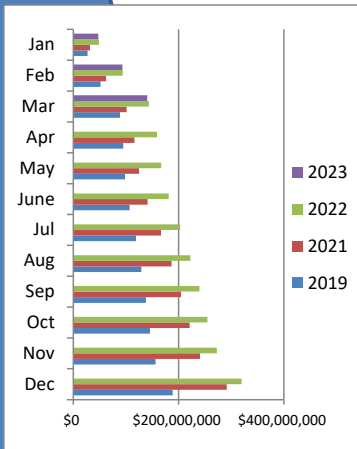
Retail						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$19,838,133	\$18,527,974	\$24,585,991	\$26,196,344	6.55%	32.05%
Feb	\$17,584,501	\$19,467,775	\$25,103,087	\$25,970,440	3.46%	47.69%
Mar	\$21,862,526	\$26,355,636	\$31,470,822	\$32,118,136	2.06%	46.91%
Apr	\$8,627,095	\$14,110,794	\$14,663,606	\$0	n/a	n/a
May	\$6,390,081	\$10,136,828	\$9,354,804	\$0	n/a	n/a
June	\$10,884,927	\$17,133,648	\$16,466,318	\$0	n/a	n/a
July	\$12,872,629	\$18,232,350	\$18,041,478	\$0	n/a	n/a
Aug	\$12,092,310	\$24,703,323	\$7,002,001	\$0	n/a	n/a
Sep	\$13,084,071	\$16,872,816	\$18,900,791	\$0	n/a	n/a
Oct	\$8,231,221	\$11,875,129	\$15,306,972	\$0	n/a	n/a
Nov	\$11,083,104	\$15,405,491	\$15,805,624	\$0	n/a	n/a
Dec	\$25,979,033	\$32,562,324	\$34,430,892	\$0	n/a	n/a
Total	\$168,529,631	\$225,384,088	\$231,132,386	\$84,284,920	-63.53%	-49.99%



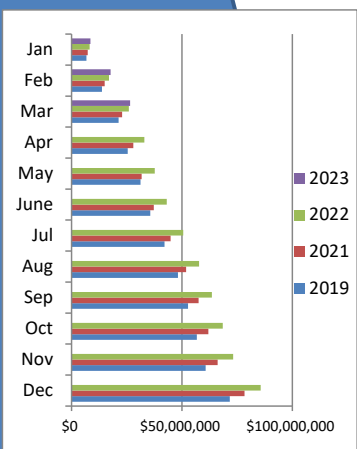
Weedtail						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$1,278,628	\$1,478,465	\$1,390,691	\$1,085,499	-21.95%	-15.10%
Feb	\$1,143,834	\$1,294,638	\$1,290,570	\$1,071,374	-16.98%	-6.33%
Mar	\$1,291,752	\$1,441,196	\$1,310,491	\$1,021,416	-22.06%	-20.93%
Apr	\$682,583	\$942,276	\$732,968	\$0	n/a	n/a
May	\$525,557	\$695,750	\$499,512	\$0	n/a	n/a
June	\$691,544	\$841,867	\$670,484	\$0	n/a	n/a
July	\$905,548	\$1,116,858	\$912,870	\$0	n/a	n/a
Aug	\$845,682	\$936,140	\$777,363	\$0	n/a	n/a
Sep	\$658,693	\$802,336	\$611,456	\$0	n/a	n/a
Oct	\$536,078	\$665,889	\$529,983	\$0	n/a	n/a
Nov	\$605,820	\$737,780	\$581,583	\$0	n/a	n/a
Dec	\$1,088,987	\$1,195,620	\$1,014,636	\$0	n/a	n/a
Total	\$10,254,704	\$12,148,814	\$10,322,606	\$3,178,289	-69.21%	-69.01%



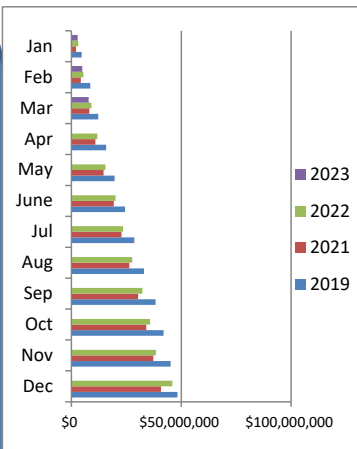
Restaurant / Bar						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$19,257,344	\$14,372,467	\$23,591,432	\$24,880,390	5.46%	29.20%
Feb	\$18,251,145	\$15,293,976	\$24,974,867	\$25,725,447	3.01%	40.95%
Mar	\$20,276,191	\$18,001,752	\$26,280,138	\$25,660,258	-2.36%	26.55%
Apr	\$8,183,550	\$10,082,518	\$12,415,528	\$0	n/a	n/a
May	\$4,752,756	\$6,065,196	\$5,669,343	\$0	n/a	n/a
Jun	\$9,334,516	\$12,074,689	\$11,796,384	\$0	n/a	n/a
Jul	\$14,827,380	\$19,085,898	\$18,692,700	\$0	n/a	n/a
Aug	\$12,693,004	\$15,737,756	\$14,956,807	\$0	n/a	n/a
Sep	\$10,012,989	\$12,545,273	\$12,668,238	\$0	n/a	n/a
Oct	\$6,463,032	\$9,054,163	\$9,309,000	\$0	n/a	n/a
Nov	\$8,198,131	\$9,429,392	\$9,028,337	\$0	n/a	n/a
Dec	\$17,310,078	\$20,911,542	\$24,068,523	\$0	n/a	n/a
Total	\$149,560,115	\$162,654,623	\$193,451,297	\$76,266,094	-60.58%	-49.01%



Short-Term Lodging						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$26,972,450	\$31,752,506	\$48,613,697	\$47,461,191	-2.37%	75.96%
Feb	\$24,828,849	\$30,607,518	\$45,169,344	\$45,714,936	1.21%	84.12%
Mar	\$37,084,360	\$38,833,031	\$49,654,941	\$47,097,327	-5.15%	27.00%
Apr	\$6,084,075	\$14,797,935	\$15,604,892	\$0	n/a	n/a
May	\$3,269,759	\$8,839,478	\$7,736,666	\$0	n/a	n/a
Jun	\$8,616,999	\$16,110,696	\$14,454,476	\$0	n/a	n/a
Jul	\$12,277,101	\$25,496,064	\$21,720,310	\$0	n/a	n/a
Aug	\$10,003,552	\$20,237,448	\$19,219,232	\$0	n/a	n/a
Sep	\$8,761,172	\$17,984,049	\$17,234,547	\$0	n/a	n/a
Oct	\$7,656,277	\$16,267,787	\$15,303,928	\$0	n/a	n/a
Nov	\$10,643,615	\$19,659,292	\$18,013,772	\$0	n/a	n/a
Dec	\$32,413,202	\$50,715,608	\$46,896,490	\$0	n/a	n/a
Total	\$188,611,410	\$291,301,413	\$319,622,294	\$140,273,454	-56.11%	-25.63%



Grocery / Liquor						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$6,728,312	\$7,287,839	\$8,170,578	\$8,501,373	4.05%	26.35%
Feb	\$6,986,584	\$7,698,418	\$8,753,193	\$9,134,456	4.36%	30.74%
Mar	\$7,555,406	\$7,875,044	\$9,019,659	\$8,832,025	-2.08%	16.90%
Apr	\$4,143,198	\$5,116,542	\$6,998,996	\$0	n/a	n/a
May	\$5,770,430	\$3,756,571	\$4,744,379	\$0	n/a	n/a
Jun	\$4,477,840	\$5,487,526	\$5,436,849	\$0	n/a	n/a
Jul	\$6,441,916	\$7,596,984	\$7,431,072	\$0	n/a	n/a
Aug	\$6,036,270	\$7,082,310	\$7,177,335	\$0	n/a	n/a
Sep	\$4,599,869	\$5,595,731	\$5,816,776	\$0	n/a	n/a
Oct	\$3,956,333	\$4,452,681	\$4,953,494	\$0	n/a	n/a
Nov	\$3,980,326	\$4,209,254	\$4,692,648	\$0	n/a	n/a
Dec	\$10,973,358	\$12,158,623	\$12,449,426	\$0	n/a	n/a
Total	\$71,649,842	\$78,317,524	\$85,644,404	\$26,467,854	-69.10%	-63.06%

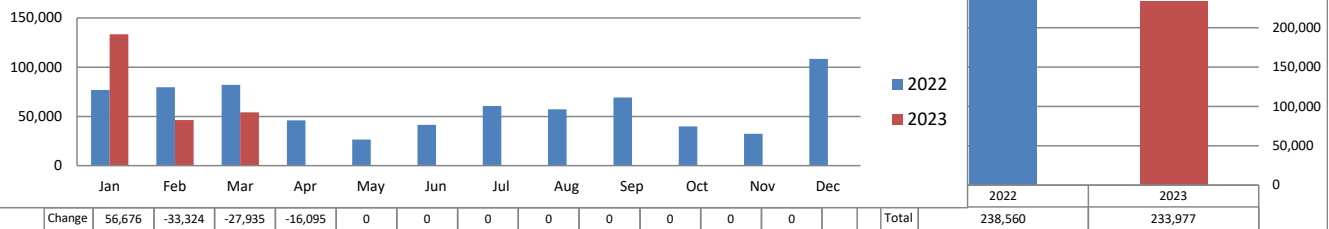


Construction						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$4,622,124	\$2,068,745	\$3,087,979	\$2,829,232	-8.38%	-38.79%
Feb	\$3,928,370	\$2,195,750	\$2,329,985	\$2,110,434	-9.42%	-46.28%
Mar	\$3,639,371	\$3,880,970	\$3,659,430	\$2,947,951	-19.44%	-19.00%
Apr	\$3,600,032	\$2,801,202	\$2,689,995	\$0	n/a	n/a
May	\$3,855,082	\$3,695,521	\$3,753,221	\$0	n/a	n/a
Jun	\$4,754,187	\$4,674,905	\$4,564,515	\$0	n/a	n/a
Jul	\$4,235,249	\$3,429,834	\$3,420,384	\$0	n/a	n/a
Aug	\$4,394,398	\$3,568,255	\$4,155,216	\$0	n/a	n/a
Sep	\$5,281,990	\$4,018,919	\$4,670,892	\$0	n/a	n/a
Oct	\$3,589,597	\$3,704,289	\$3,476,544	\$0	n/a	n/a
Nov	\$3,210,703	\$3,262,427	\$2,663,371	\$0	n/a	n/a
Dec	\$3,175,007	\$3,497,187	\$7,432,914	\$0	n/a	n/a
Total	\$48,286,109	\$40,798,005	\$45,904,448	\$7,887,618	-82.82%	-83.66%

Disposable Bag Fees

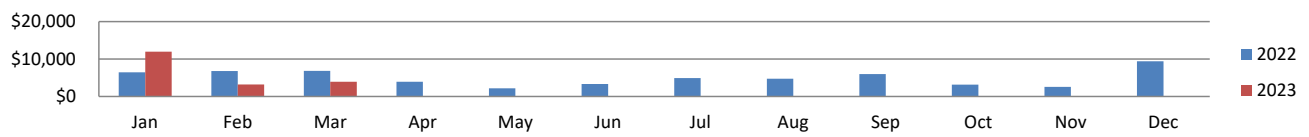
The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags, achieving a goal of the SustainableBreck Plan. As of May 4th 2023 the \$.10 fee has been changed to \$.25, this continues to apply to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage the use of reusable bags and discourage the use of disposable bags, thereby furthering the Town's sustainability efforts. Revenues from the fee are used to provide public information about the program and promote the use of reusable bags.

of Disposable Bags Reported by Month



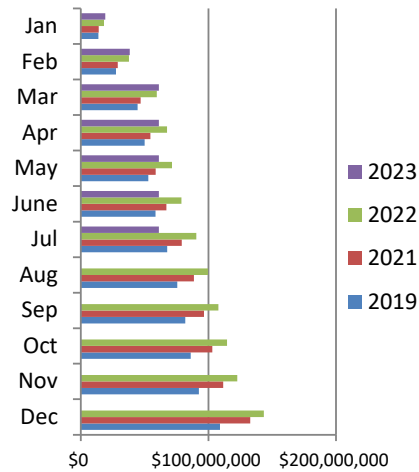
Bag Fees Remitted by Month

Net of Retained Percentage*

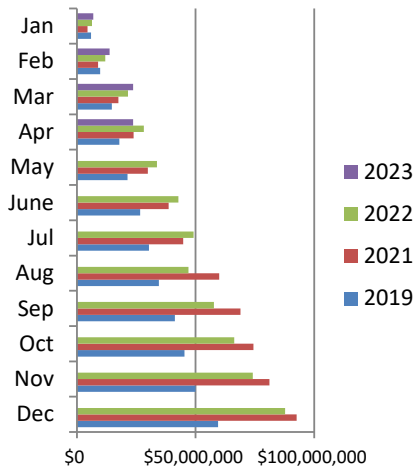


*As of May 4th 2023 a change has taken into effect and retailers are permitted to retain 40% of the fee (up to a maximum of \$100/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained percent may be used by the retail store to provide educational information to customers; provide required signage; train staff; alter infrastructure; fee administration; develop/display informational signage; encourage the use of reusable bags or promote recycling of disposable bags; and improve infrastructure to increase disposable bag

The Tax Basics: Retail Sales Sector Analysis

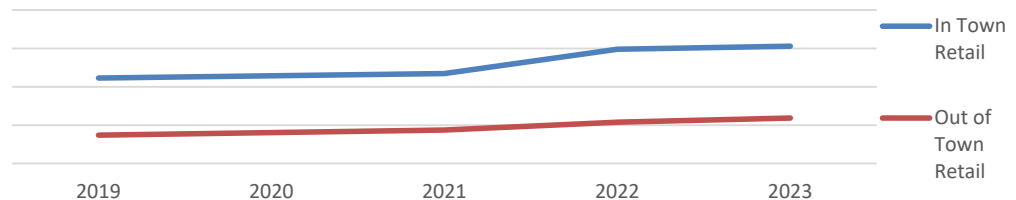


Retail: In-Town					
	2019	2021	2022	2023	% change from PY
Jan	\$13,874,223	\$14,077,047	\$18,209,812	\$19,265,372	5.80%
Feb	\$13,755,726	\$14,977,129	\$19,537,129	\$19,093,026	-2.27%
Mar	\$16,905,640	\$17,839,105	\$21,866,358	\$22,833,795	4.42%
Apr	\$5,471,956	\$7,661,522	\$8,025,948	\$0	n/a
May	\$2,941,690	\$4,165,067	\$3,833,477	\$0	n/a
Jun	\$5,600,801	\$8,329,620	\$7,426,984	\$0	n/a
Jul	\$9,136,287	\$12,135,190	\$11,602,928	\$0	n/a
Aug	\$7,911,724	\$9,492,636	\$9,143,986	\$0	n/a
Sep	\$6,331,984	\$7,930,968	\$8,204,403	\$0	n/a
Oct	\$4,203,590	\$6,429,451	\$6,770,974	\$0	n/a
Nov	\$6,421,375	\$8,605,141	\$7,974,863	\$0	n/a
Dec	\$16,458,003	\$21,118,675	\$20,821,976	\$0	n/a
Total	\$109,012,999	\$132,761,551	\$143,418,836	\$61,192,192	



Retail: Out-of-Town					
	2019	2021	2022	2023	% change from PY
Jan	\$5,961,698	\$4,450,628	\$6,376,180	\$6,931,318	8.71%
Feb	\$3,827,416	\$4,490,646	\$5,565,958	\$6,877,414	23.56%
Mar	\$4,955,527	\$8,514,726	\$9,602,808	\$9,867,235	2.75%
Apr	\$3,153,780	\$6,449,273	\$6,637,658	\$0	n/a
May	\$3,447,992	\$5,971,310	\$5,521,327	\$0	n/a
Jun	\$5,283,792	\$8,801,562	\$9,039,050	\$0	n/a
Jul	\$3,735,892	\$6,097,160	\$6,438,266	\$0	n/a
Aug	\$4,180,136	\$15,210,687	-\$2,141,985	\$0	n/a
Sep	\$6,751,858	\$8,930,140	\$10,696,388	\$0	n/a
Oct	\$4,027,208	\$5,445,678	\$8,535,998	\$0	n/a
Nov	\$4,661,322	\$6,800,350	\$7,830,761	\$0	n/a
Dec	\$9,520,622	\$11,441,750	\$13,608,916	\$0	n/a
Total	\$59,507,244	\$92,603,910	\$87,711,325	\$23,675,967	

February Trending Retail Sales



New Items of Note:

- Starting in March 2019, the Finance Department has split the Retail sector into two categories, In-Town Retail sales and Out-of-Town Retail sales. In-Town Retail sales comprise businesses that are in Town limits, the sector had an overall increase of 4.42% in March 2023 as compared to 2022. The Out-of-Town Retail Sales had an overall increase in sales of 2.75% for 2023 compared to 2022.

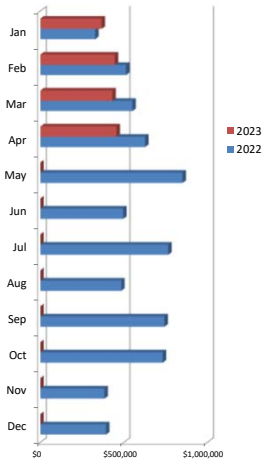
Real Estate Transfer Tax

New Items of Note:

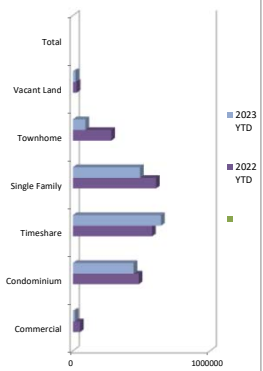
- Revenue April YTD is ahead of the budget by \$.2M and below the prior year by \$.3M.
- Timeshare sales account for the majority of the sales (37.82%), with Single Family sales in the second position of highest sales (28.78%) subject to the tax. Timeshare sales are higher YTD by 11.42% and Single Family sales are lower YTD by -19.25%. Condominium activity is representing 26.05% of the activity.
- April YTD 2023 churn was 41.3% below April YTD 2022.

Continuing Items of Note:

- 2023 Real Estate Transfer Tax budget is based upon a 5 year historical budget phasing.

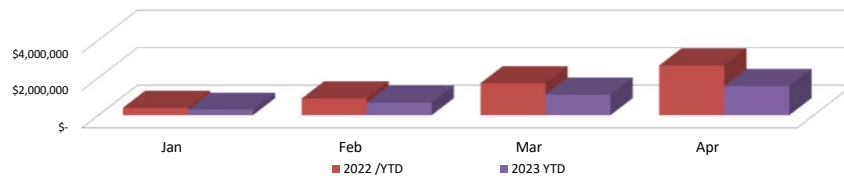


Total RETT								
	2019	2021	2022	2023	% change	2023 budget	+/- Budget	
Jan	\$536,802	\$394,201	\$328,719	\$366,761	11.57%	\$298,205	\$68,556	
Feb	\$441,411	\$493,987	\$512,843	\$445,546	-13.12%	\$342,714	\$102,832	
Mar	\$454,470	\$813,726	\$551,693	\$431,380	-21.81%	\$382,978	\$48,402	
Apr	\$674,070	\$946,247	\$627,842	\$456,127	-27.35%	\$433,275	\$22,852	
May	\$781,528	\$743,447	\$851,657	\$0	n/a	\$454,505	n/a	
Jun	\$480,111	\$1,052,494	\$495,925	\$0	n/a	\$386,322	n/a	
Jul	\$510,302	\$841,992	\$765,641	\$0	n/a	\$441,027	n/a	
Aug	\$784,245	\$1,024,008	\$484,573	\$0	n/a	\$558,753	n/a	
Sep	\$684,950	\$1,027,878	\$742,908	\$0	n/a	\$674,590	n/a	
Oct	\$561,093	\$2,446,257	\$732,723	\$0	n/a	\$748,951	n/a	
Nov	\$604,298	\$579,469	\$384,336	\$0	n/a	\$365,827	n/a	
Dec	\$653,338	\$674,950	\$393,620	\$0	n/a	\$318,136	n/a	
Total	\$7,166,618	\$11,038,657	\$6,872,481	\$1,699,815		\$5,405,283		



by Category						
Description	2022 YTD	2023 YTD	\$ change	% change	% of Total	
Commercial	\$ 51,370	\$ 14,580	\$ (36,790)	-71.62%	0.86%	
Condominium	\$ 479,183	\$ 442,852	\$ (36,331)	-7.58%	26.05%	
Timeshare	\$ 577,005	\$ 642,925	\$ 65,920	11.42%	37.82%	
Single Family	\$ 605,845	\$ 489,197	\$ (116,648)	-19.25%	28.78%	
Townhome	\$ 280,195	\$ 91,135	\$ (189,060)	-67.47%	5.36%	
Vacant Land	\$ 27,500	\$ 19,125	\$ (8,375)	-30.45%	1.13%	
Total	\$ 2,021,097	\$ 1,699,815	\$ (321,283)	-15.90%	100.00%	

YTD Churn Analysis

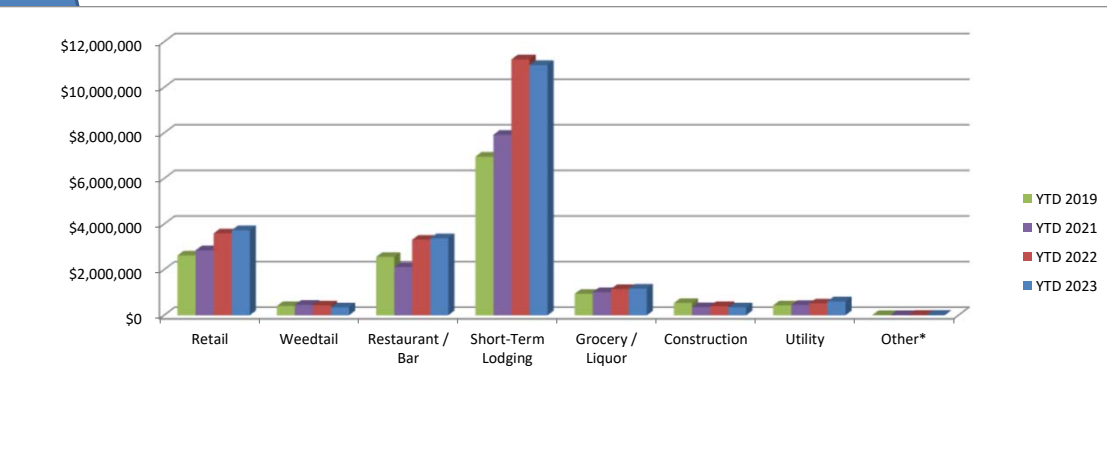
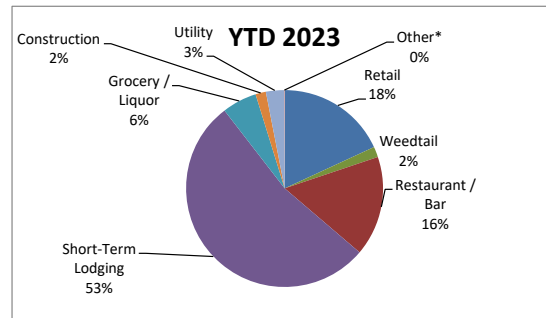
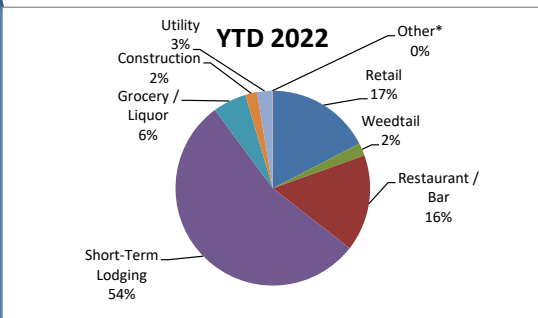


TAXES DUE - SALES, ACCOMMODATIONS, AND MARIJUANA TAXES

Tax Due by Industry-YTD

Description	YTD 2019	YTD 2021	YTD 2022	2022		2022/2023		2023
				% of Total	YTD 2023	\$ Change	% Change	
Retail	\$2,626,333	\$2,850,766	\$3,595,384	17.39%	\$3,733,822	\$138,438	3.85%	18.13%
Weedtail	\$405,964	\$460,623	\$436,298	2.11%	\$347,387	(\$88,911)	-20.38%	1.69%
Restaurant / Bar	\$2,559,861	\$2,111,701	\$3,315,697	16.04%	\$3,378,588	\$62,891	1.90%	16.40%
Short-Term Lodging	\$6,959,747	\$7,923,416	\$11,231,194	54.33%	\$10,983,411	(\$247,783)	-2.21%	53.32%
Grocery / Liquor	\$942,274	\$1,012,756	\$1,149,294	5.56%	\$1,172,526	\$23,232	2.02%	5.69%
Construction	\$540,011	\$360,844	\$402,129	1.95%	\$349,421	(\$52,707)	-13.11%	1.70%
Utility	\$437,081	\$455,571	\$522,647	2.53%	\$613,812	\$91,165	17.44%	2.98%
Other*	\$14,262	\$13,480	\$18,550	0.09%	\$20,613	\$2,063	11.12%	0.10%
Total	\$14,485,533	\$15,189,157	\$20,671,193	100.00%	\$20,599,580	(\$71,613)	-0.35%	100.00%

* Other includes activities in Automobiles and Undefined Sales.

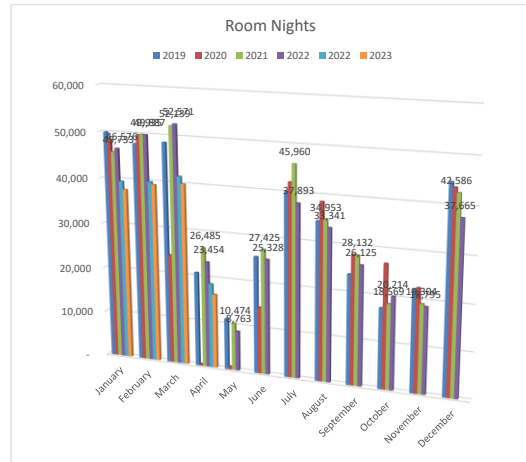


Items of Note:

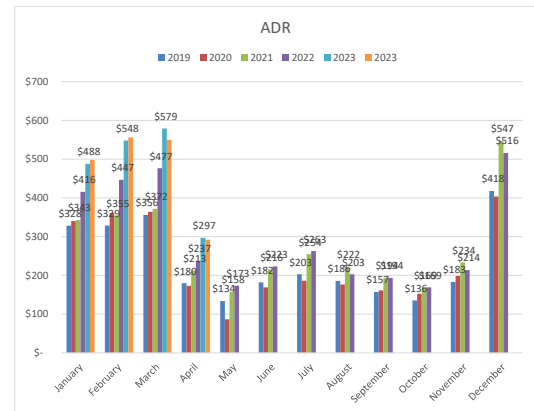
- The general sales tax rate includes the 2.5% Town sales tax + 1.93% County sales tax distributed to the Town.
- The Short -Term Lodging sector includes an additional 3.4% accommodation tax.
- Weedtail includes an additional 5% marijuana tax (recreational and medical). The 1.5% distribution from the State is also included in this category. While the State distribution is only due on recreational sales, the majority of weedtail sales are recreational and the distribution has been applied to the entire sector.
- Report assumptions include: applying tax specific to a sector to the entire sector, as well as assuming the same tax base across the State, County, and Town taxes due. As a result, the numbers indicated above are a rough picture of taxes due to the Town and not an exact representation. Additionally, the data is representative of taxes due to the Town and not necessarily taxes collected year to date.

Occupied Room

Nights	DMX	DMX	DMX	DMX	Key Data	Key Data
	2019	2020	2021	2022		
January	49,948	48,246	45,733	46,576	39,494	37,715
February	47,850	49,813	49,935	49,887	39,865	39,310
March	48,554	24,202	52,139	52,571	41,549	39,953
April	20,895	350	26,485	23,454	18,705	16,446
May	11,274	637	10,474	8,763		
June	25,696	14,696	27,425	25,328		
July	40,131	42,162	45,960	37,893		
August	34,515	38,623	34,953	33,341		
September	23,973	28,205	28,132	26,125		
October	17,516	26,959	18,569	20,214		
November	22,132	22,574	19,304	18,795		
December	44,693	43,650	42,586	37,665		
Total	387,177	340,117	401,695	380,612	139,613	133,424



ADR	DMX	DMX	DMX	DMX	Key Data	Key Data
	2019	2020	2021	2022		
January	\$ 328	\$ 340	\$ 343	\$ 416	\$ 488	\$ 498
February	\$ 329	\$ 361	\$ 355	\$ 447	\$ 548	\$ 556
March	\$ 356	\$ 364	\$ 372	\$ 477	\$ 579	\$ 550
April	\$ 180	\$ 173	\$ 213	\$ 237	\$ 297	\$ 292
May	\$ 134	\$ 87	\$ 158	\$ 173		
June	\$ 182	\$ 169	\$ 216	\$ 223		
July	\$ 203	\$ 186	\$ 254	\$ 263		
August	\$ 186	\$ 177	\$ 222	\$ 203		
September	\$ 157	\$ 161	\$ 194	\$ 194		
October	\$ 136	\$ 152	\$ 169	\$ 169		
November	\$ 183	\$ 199	\$ 234	\$ 214		
December	\$ 418	\$ 404	\$ 547	\$ 516		
Total	\$ 233	\$ 231	\$ 273	\$ 294	\$ 478	\$ 474

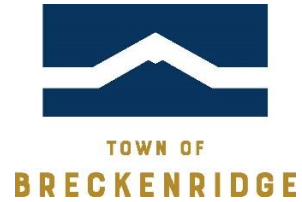


REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	BUDGET FY23	YTD			MONTH VARIANCE EXPLANATION
		ACTUAL FY23 YTD	BUDGET FY23 YTD	ACTUAL vs BUDGET FY23 YTD	
FUND BALANCE, JANUARY 1, 2023	\$ 253,807,962	\$ 253,807,962	\$ 253,807,962		
REVENUE SUMMARY					
GENERAL GOVERNMENT (GF)	\$ 24,002,731	\$ 8,468,078	\$ 7,983,912	\$ 484,166	INCREASED PROPERTY TAXES: \$500K (BUDGET PHASING)
FINANCE (GF)	\$ 33,000	\$ 15,289	\$ 11,000	\$ 4,289	
PUBLIC SAFETY (GF)	\$ 81,350	\$ 13,406	\$ 34,216	\$ (20,810)	
COMMUNITY DEVELOPMENT (GF)	\$ 1,104,053	\$ 261,138	\$ 266,124	\$ (4,986)	
PUBLIC WORKS (GF)	\$ 802,866	\$ 488,752	\$ 307,314	\$ 181,438	BEAR PROOF TRASH CANS GRANT: \$159K
RECREATION (GF)	\$ 3,755,984	\$ 2,063,799	\$ 1,399,724	\$ 664,075	INCREASED FEES: BUDGET PHASING
UTILITY FUND	\$ 15,724,895	\$ 1,636,675	\$ 2,793,992	\$ (1,157,317)	REVISED 2022 ACCRUAL; BUDGET PHASING
CAPITAL FUND	\$ 11,675,512	\$ 5,882,637	\$ 4,602,101	\$ 1,280,536	INVESTMENT ALLOCATION
MARKETING FUND	\$ 4,588,917	\$ 2,484,059	\$ 1,529,580	\$ 954,479	FAVORABLE ACCOMODATION TAX: BUDGET PHASING
GOLF COURSE FUND	\$ 3,875,671	\$ 163,717	\$ 10,498	\$ 153,219	INVESTMENT ALLOCATION: \$73K; GREEN FEES \$70K
EXCISE TAX FUND	\$ 48,398,990	\$ 20,390,409	\$ 17,025,554	\$ 3,364,855	FAVORABLE SALES TAX: BUDGET PHASING
HOUSING FUND	\$ 27,151,777	\$ 13,003,807	\$ 12,237,524	\$ 766,283	SCG HOUSING HELPS PAYMENT: \$552K (BUDGET PHASING)
OPEN SPACE ACQUISITION FUND	\$ 3,609,967	\$ 1,873,176	\$ 1,189,940	\$ 683,236	FAVORABLE SALES TAX: BUDGET PHASING
CONSERVATION TRUST FUND	\$ 55,000	\$ 20,811	\$ 13,750	\$ 7,061	
GARAGE SERVICES FUND	\$ 7,105,991	\$ 1,694,192	\$ 1,533,344	\$ 160,848	INVESTMENT ALLOCATION: \$95K; SALE OF ASSETS: \$62K
INFORMATION TECHNOLOGY FUND	\$ 1,661,777	\$ 564,691	\$ 553,904	\$ 10,787	
FACILITIES MAINTENANCE FUND	\$ 1,117,311	\$ 395,639	\$ 372,412	\$ 23,227	
SPECIAL PROJECTS FUND	\$ 4,741,263	\$ 1,586,216	\$ 1,580,356	\$ 5,860	
MARIJUANA FUND	\$ 650,000	\$ 264,568	\$ 242,077	\$ 22,491	
CEMETERY FUND	\$ 15,605	\$ 3,932	\$ 5,200	\$ (1,268)	
CHILD CARE FUND	\$ 2,034,000	\$ 723,889	\$ 677,976	\$ 45,913	
PARKING & TRANSPORTATION FUND	\$ 8,380,158	\$ 5,931,375	\$ 3,688,811	\$ 2,242,564	SOUTH GONDOLA LOT: \$1.5M; LIFT TICKET TAX: \$735K
HEALTH BENEFITS FUND	\$ 5,235,499	\$ 1,784,530	\$ 1,753,809	\$ 30,721	
SUSTAINABILITY FUND	\$ 2,927,921	\$ 1,078,445	\$ 945,381	\$ 133,064	MATERIALS MANAGEMENT ANNUAL FEE
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,720,004	\$ 7,160,435	\$ 366,392	\$ 6,794,043	ACCOUNTING CHANGE FOR 2023 ACCOMODATION REGULATORY FEE: FUTURE APPROPRIATION
TOTAL REVENUES	\$ 186,450,242	\$ 77,953,666	\$ 61,124,891	\$ 16,828,775	
EXPENDITURES BY CATEGORY					
PERSONNEL	\$ 34,804,395	\$ 9,889,321	\$ 11,607,291	\$ 1,717,970	
MATERIALS & SUPPLIES	\$ 3,649,489	\$ 1,004,432	\$ 1,082,349	\$ 77,917	
CHARGES FOR SERVICES	\$ 34,620,745	\$ 12,742,499	\$ 11,867,107	\$ (875,392)	
MINOR CAPITAL	\$ 54,459,821	\$ 11,718,799	\$ 14,024,763	\$ 2,305,964	
FIXED CHARGES	\$ 711,219	\$ 843,292	\$ 678,124	\$ (165,168)	
DEBT SERVICES	\$ 7,301,112	\$ 1,572,034	\$ 1,200,598	\$ (371,436)	
GRANTS/CONTINGENCIES	\$ 3,708,851	\$ 1,865,947	\$ 1,725,625	\$ (140,322)	
ALLOCATION	\$ 6,963,699	\$ 2,321,233	\$ 2,321,140	\$ (93)	
TRANSFERS	\$ 56,703,535	\$ 25,624,183	\$ 25,623,741	\$ (442)	
TOTAL EXPENDITURES BY CATEGORY	\$ 202,922,866	\$ 67,581,741	\$ 70,130,738	\$ 2,548,997	
EXPENDITURES BY PROGRAM					
GENERAL GOVERNMENT (GF)	\$ 5,801,979	\$ 1,849,865	\$ 1,769,130	\$ (80,735)	FIBER NETWORK EXPENSE: BUDGET PHASING
FINANCE (GF)	\$ 1,458,373	\$ 390,532	\$ 500,151	\$ 109,619	REDUCED COMPENSATION: \$66K (NEW HIRE/MERIT TIMING); OTHER EXPENSE BUDGET PHASING
PUBLIC SAFETY (GF)	\$ 4,890,492	\$ 1,382,463	\$ 1,764,084	\$ 381,621	REDUCED COMPENSATION: \$191K (3.5 UNDERSTAFF/MERIT TIMING); OTHER EXPENSE BUDGET PHASING
COMMUNITY DEVELOPMENT (GF)	\$ 2,272,231	\$ 694,901	\$ 829,160	\$ 134,259	REDUCED COMPENSATION: \$64K (1 UNDERSTAFF/MERIT TIMING); OTHER EXPENSE BUDGET PHASING
PUBLIC WORKS (GF)	\$ 10,709,357	\$ 3,115,212	\$ 3,794,602	\$ 679,390	REDUCED COMPENSATION: \$323K (4.5 UNDERSTAFF/MERIT TIMING); OTHER EXPENSE BUDGET PHASING
RECREATION (GF)	\$ 8,357,035	\$ 2,363,159	\$ 2,650,069	\$ 286,910	EXPENSE BUDGET PHASING
UTILITY FUND	\$ 11,357,465	\$ 2,364,199	\$ 1,572,037	\$ (792,162)	TARN DAM EXPENSE TIMING
CAPITAL FUND	\$ 26,320,495	\$ 1,680,735	\$ 6,697,440	\$ 5,016,705	PROJECTS BUDGET PHASING
MARKETING FUND	\$ 4,835,755	\$ 1,985,791	\$ 2,005,325	\$ 19,534	
GOLF COURSE FUND	\$ 3,533,097	\$ 717,804	\$ 776,666	\$ 58,862	
EXCISE TAX FUND	\$ 42,829,884	\$ 20,647,235	\$ 20,684,763	\$ 37,528	
HOUSING FUND	\$ 35,078,834	\$ 12,617,006	\$ 11,710,104	\$ (906,902)	BUDGET PHASING: NO CURRENT 2023 BUDGET RISK
OPEN SPACE ACQUISITION FUND	\$ 2,724,381	\$ 3,973,250	\$ 875,630	\$ (3,097,620)	DRY GULCH LAND ACQUISITION: FUTURE BUDGET APPROPRIATION
CONSERVATION TRUST FUND	\$ 55,000	\$ 18,333	\$ 18,332	\$ (1)	
GARAGE SERVICES FUND	\$ 4,375,972	\$ 1,447,856	\$ 1,480,503	\$ 32,647	
INFORMATION TECHNOLOGY FUND	\$ 1,535,003	\$ 386,454	\$ 518,499	\$ 132,045	COMPUTER SUPPORT BUDGET PHASING
FACILITIES MAINTENANCE FUND	\$ 821,976	\$ 50,326	\$ 276,524	\$ 226,198	
SPECIAL PROJECTS FUND	\$ 4,698,763	\$ 1,932,400	\$ 2,081,224	\$ 148,824	
MARIJUANA FUND	\$ 909,292	\$ 280,319	\$ 310,407	\$ 30,088	
CEMETERY FUND	\$ 18,586	\$ 79	\$ 6,254	\$ 6,175	
CHILD CARE FUND	\$ 1,904,644	\$ 402,466	\$ 691,109	\$ 288,643	TIMBERLINE EXPANSION: BUDGET PHASING
PARKING & TRANSPORTATION FUND	\$ 14,087,778	\$ 4,765,568	\$ 4,188,337	\$ (577,231)	PARKING GARAGE DEBT PAYMENT: BUDGET PHASING
HEALTH BENEFITS FUND	\$ 4,500,000	\$ 1,271,667	\$ 1,540,370	\$ 268,703	REDUCED UMR PAYMENTS: BUDGET PHASING
SUSTAINABILITY FUND	\$ 2,927,776	\$ 865,473	\$ 986,099	\$ 120,626	
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 6,918,698	\$ 2,378,648	\$ 2,403,919	\$ 25,271	
TOTAL EXPENDITURES BY PROGRAM	\$ 202,922,866	\$ 67,581,741	\$ 70,130,738	\$ 2,548,997	
PROJECTED FUND BALANCE DECEMBER 31, 2023	<u>237,335,338</u>	<u>264,179,887</u>	<u>244,802,115</u>		
RESTRICTIONS	\$ 161,367,486	\$ 161,367,486	\$ 161,367,486		
NET FUND BALANCE	\$ 75,967,852	\$ 102,812,401	\$ 83,434,629	\$ 19,377,772	
FYTR FTE	214.32	196.18	214.32	18.14	PARKING & TRANSPORTATION: 10; GENERAL FUND: 8

2023 BUDGET WALKTHROUGH
ALL FUNDS
REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	OCTOBER BUDGET RETREAT	BUDGET CHANGES	NOVEMBER BUDGET RESOLUTION	FEBRUARY BUDGET APPROPRIATION	REVISED 2023 BUDGET
FUND BALANCE, JANUARY 1, 2023	\$ 259,179,822	\$ (15,744,520)	\$ 243,435,302	\$ -	\$ 253,807,962
REVENUE BY FUND					
GENERAL FUND	\$ 29,779,984	\$ -	\$ 29,779,984	\$ -	\$ 29,779,984
UTILITY FUND	\$ 16,274,088	\$ -	\$ 16,274,088	\$ (549,193)	\$ 15,724,895
CAPITAL FUND	\$ 16,230,000	\$ -	\$ 16,230,000	\$ (4,554,488)	\$ 11,675,512
MARKETING FUND	\$ 4,588,917	\$ -	\$ 4,588,917	\$ -	\$ 4,588,917
GOLF COURSE FUND	\$ 3,875,671	\$ -	\$ 3,875,671	\$ -	\$ 3,875,671
EXCISE TAX FUND	\$ 45,383,990	\$ -	\$ 45,383,990	\$ 3,015,000	\$ 48,398,990
HOUSING FUND	\$ 16,764,273	\$ 8,362,188	\$ 25,126,461	\$ 2,025,316	\$ 27,151,777
OPEN SPACE ACQUISITION FUND	\$ 3,609,967	\$ -	\$ 3,609,967	\$ -	\$ 3,609,967
CONSERVATION TRUST FUND	\$ 55,000	\$ -	\$ 55,000	\$ -	\$ 55,000
GARAGE SERVICES FUND	\$ 7,105,991	\$ -	\$ 7,105,991	\$ -	\$ 7,105,991
INFORMATION TECHNOLOGY FUND	\$ 1,661,777	\$ (599)	\$ 1,661,178	\$ 599	\$ 1,661,777
FACILITIES MAINTENANCE FUND	\$ 939,058	\$ -	\$ 939,058	\$ 178,253	\$ 1,117,311
SPECIAL PROJECTS FUND	\$ 3,595,000	\$ -	\$ 3,595,000	\$ 1,146,263	\$ 4,741,263
MARIJUANA FUND	\$ 650,000	\$ -	\$ 650,000	\$ -	\$ 650,000
CEMETERY FUND	\$ 15,605	\$ -	\$ 15,605	\$ -	\$ 15,605
CHILD CARE FUND	\$ 1,974,000	\$ 60,000	\$ 2,034,000	\$ -	\$ 2,034,000
PARKING & TRANSPORTATION FUND	\$ 8,865,158	\$ -	\$ 8,865,158	\$ (485,000)	\$ 8,380,158
HEALTH BENEFITS FUND	\$ 5,279,675	\$ -	\$ 5,279,675	\$ (44,176)	\$ 5,235,499
SUSTAINABILITY FUND	\$ -	\$ -	\$ -	\$ 2,927,921	\$ 2,927,921
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,353,612	\$ -	\$ 7,353,612	\$ 366,392	\$ 7,720,004
TOTAL REVENUE BY PROGRAM	\$ 174,001,766	\$ 8,421,589	\$ 182,423,355	\$ 4,026,887	\$ 186,450,242
EXPENDITURES BY CATEGORY					
PERSONNEL	\$ 33,549,006	\$ -	\$ 33,549,006	\$ 1,255,389	\$ 34,804,395
MATERIALS & SUPPLIES	\$ 3,649,489	\$ -	\$ 3,649,489	\$ -	\$ 3,649,489
CHARGES FOR SERVICES	\$ 28,090,918	\$ 2,293,200	\$ 30,384,118	\$ 4,286,638	\$ 34,670,756
MINOR CAPITAL	\$ 63,737,927	\$ (12,524,781)	\$ 51,213,146	\$ 3,196,665	\$ 54,409,811
FIXED CHARGES	\$ 801,442	\$ -	\$ 801,442	\$ (90,223)	\$ 711,219
DEBT SERVICES	\$ 9,418,493	\$ 750	\$ 9,419,243	\$ (2,118,131)	\$ 7,301,112
GRANTS/CONTINGENCIES	\$ 3,504,189	\$ -	\$ 3,504,189	\$ 204,662	\$ 3,708,851
ALLOCATION	\$ 6,807,830	\$ -	\$ 6,807,830	\$ 155,869	\$ 6,963,699
TRANSFERS	\$ 48,191,951	\$ 8,362,188	\$ 56,554,139	\$ 149,396	\$ 56,703,535
TOTAL EXPENDITURES BY CATEGORY	\$ 197,751,245	\$ (1,868,643)	\$ 195,882,603	\$ 7,040,265	\$ 202,922,866
EXPENDITURES BY PROGRAM					
GENERAL FUND	\$ 32,501,216	\$ -	\$ 32,501,216	\$ 988,241	\$ 33,489,457
UTILITY FUND	\$ 13,203,020	\$ -	\$ 13,203,020	\$ (1,845,555)	\$ 11,357,465
CAPITAL FUND	\$ 20,771,483	\$ -	\$ 20,771,483	\$ 5,549,012	\$ 26,320,495
MARKETING FUND	\$ 4,835,755	\$ -	\$ 4,835,755	\$ -	\$ 4,835,755
GOLF COURSE FUND	\$ 3,268,503	\$ -	\$ 3,268,503	\$ 264,594	\$ 3,533,097
EXCISE TAX FUND	\$ 36,500,775	\$ 8,362,188	\$ 44,862,963	\$ (2,033,079)	\$ 42,829,884
HOUSING FUND	\$ 43,941,076	\$ (10,216,968)	\$ 33,724,108	\$ 1,354,726	\$ 35,078,834
OPEN SPACE ACQUISITION FUND	\$ 2,672,155	\$ -	\$ 2,672,155	\$ 52,226	\$ 2,724,381
CONSERVATION TRUST FUND	\$ 55,000	\$ -	\$ 55,000	\$ -	\$ 55,000
GARAGE SERVICES FUND	\$ 4,339,486	\$ -	\$ 4,339,486	\$ 36,486	\$ 4,375,972
INFORMATION TECHNOLOGY FUND	\$ 1,521,454	\$ -	\$ 1,521,454	\$ 13,549	\$ 1,535,003
FACILITIES MAINTENANCE FUND	\$ 818,164	\$ -	\$ 818,164	\$ 3,812	\$ 821,976
SPECIAL PROJECTS FUND	\$ 3,540,000	\$ 12,500	\$ 3,552,500	\$ 1,146,273	\$ 4,698,773
MARIJUANA FUND	\$ 908,311	\$ -	\$ 908,311	\$ 981	\$ 909,292
CEMETERY FUND	\$ 18,500	\$ -	\$ 18,500	\$ 86	\$ 18,586
CHILD CARE FUND	\$ 1,924,843	\$ (26,364)	\$ 1,898,479	\$ 6,165	\$ 1,904,644
PARKING & TRANSPORTATION FUND	\$ 15,077,892	\$ -	\$ 15,077,892	\$ (990,114)	\$ 14,087,778
HEALTH BENEFITS FUND	\$ 4,500,000	\$ -	\$ 4,500,000	\$ -	\$ 4,500,000
SUSTAINABILITY FUND	\$ -	\$ -	\$ -	\$ 2,927,776	\$ 2,927,776
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,353,612	\$ -	\$ 7,353,612	\$ (434,914)	\$ 6,918,698
TOTAL EXPENDITURES BY PROGRAM	\$ 197,751,245	\$ (1,868,644)	\$ 195,882,601	\$ 7,040,265	\$ 202,922,866
PROJECTED FUND BALANCE DECEMBER 31, 2023	\$ 235,430,343	\$ (5,454,288)	\$ 229,976,056	\$ (3,013,378)	\$ 237,335,338
RESTRICTIONS	\$ 162,534,319	\$ (7,867,270)	\$ 154,667,049	\$ 6,700,437	\$ 161,367,486
NET FUND BALANCE	\$ 72,896,024	\$ 2,412,982	\$ 75,309,007	\$ (9,713,815)	\$ 75,967,852
FTYR FTE	214.32	0	214.32	0	214.32



Memo

To: Breckenridge Town Council
From: Dana Laverdiere, Director Human Resources
Date: 5/18/2023
Subject: Town of Breckenridge Staffing Analytics

Introduction: One of Town Council’s goals is to attract and retain employees to serve the community and visitors. As a way to measure the Town of Breckenridge’s ability to attract and retain top talent, it is important to monitor and evaluate data. The below information is a Q1 overview of the Town’s Staffing and People Analytics. The data will measure recruitment efforts, and our ability to retain Full Time / Year-Round employees (FTYR).

Information:

Town of Breckenridge FTYR turnover in the first quarter of 2023 is 3.08%. Last year at this time the Town had 11 employees separate employment in Q1. This year there are 6 employees in the same time period.

2023 FTYR Separation Data									
Q1 2022		Q2 2022		Q3 2022		Q4 2022		Q1 2023	
Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary
10	1	13	1	7	0	5	1	6	0
6.3%		8%		3.9%		3.4%		3.08%	

Turnover by Department

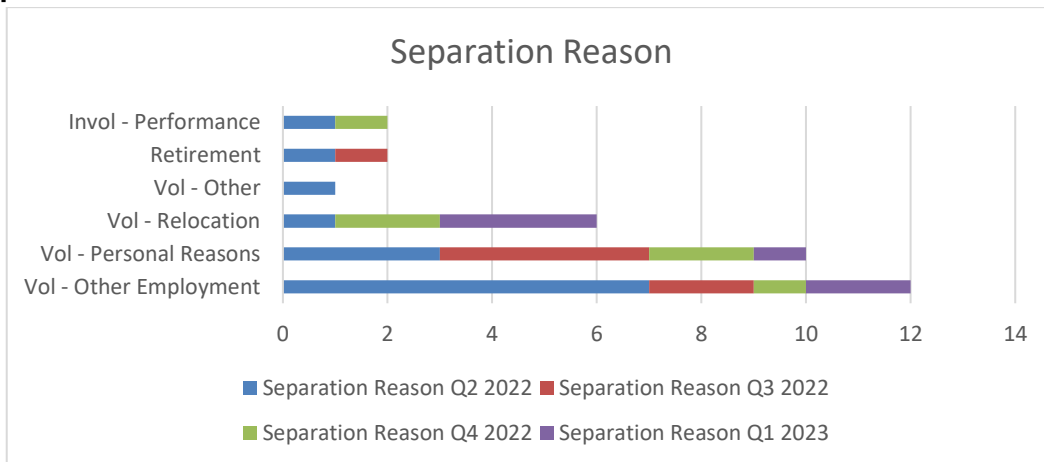
Separations by Department		
	Q1	
	Turnover	Turnover Rate
Public Works	3	3.4%
Police	1	4.1%
Recreation	1	2.6%
Comm Dev	1	5.9%
Municipal Services	0	0%
Finance	0	0%
Human Resources	0	0%

Total Historical Turnover



Total turnover is continuing to decline. Town of Breckenridge total turnover is trending at 17.44%. HR anticipates more turnover in Q2, as it marks the end of another winter season, and some employees will decide to relocate. Q2 2022 was the highest turnover quarter last year for this reason.

Separation Reasons



This graph looks at the separation reasons for Q2 2022 through Q1 2023. In Q1, three employees relocated, one left due to personal reasons, and two left for other employment.

Age of Employees Separating in Q1

Age of Employee Leaving in 2023	
20-29	1
30-39	0
40-49	1
50-59	3
60-69	1
70-79	0

Last year, our highest turnover was among those 30-39 years old. So far this year, three of the 6 employees are aged 50-59. As the year progresses and the sample size grows, this will likely change.

Application Volume

In 2022 the Town hired 12 new FTYR employees in the first quarter of the year, compared to 19 in 2023 during the same time period. Of the 19 new FTYR employees, 6 of them were promotions from PT/Seasonal positions to FTYR positions. There were 5 FTYR employees promoted to roles with more responsibility, and 2 rehires.

In Q1 the Town had a total of 495 applications for all positions, including full-time positions, part-time positions, and seasonal positions.

In transit, there were 104 applicants for the winter seasonal bus driver positions (16 hired), and 53 for the FTYR bus driver openings (14 hired since October 2022).

When applicants are referred to Public Works for review, they determine eligibility and fit for their positions. Public Works indicated, of the applicants 35% we contacted with no response back, 16% did not have relatable experience, 13% voluntarily dropped out for other employment, 10% were rejected. When transit was close to meeting their hiring goals, they were pursuing candidates with CDL's, 7% declined conditional offer, 7% did not find the housing suitable (such as no two bedroom options), 3% were not recommended after interview, 3% were previous employees not recommended to return, 3% duplicate applications, and 3% had poor references.

In February the summer seasonal bus driver positions were posted, and there have been 99 applicants since February (15 hired). Public Works is keeping similar stats on this pool of applicants.

There were 38 applicants for the winter seasonal heavy equipment operator positions (4 hired). Public Works indicated, of the applicants 40% had no relatable experience, 25% were contacted with no response back, 20% dropped out of recruitment (mostly for another position or a position closer to where they were located), 6% had poor references, 3% were duplicate applications, 3% failed the drug screen, and 3% failed the background check.

There were 13 applicants for the Full-time senior streets operator positions (3 hired since October). Public Works indicated that 33% not recommended to proceed after the phone screen or in-person interview, 22% voluntarily dropped out for other job opportunities, 11% had no relatable experience, 11% were duplicate applicants, 11% could not relocate to CO, and 11% did not meet qualifications for having a CDL.

In the Recreation Department, the recreation summer seasonal positions for youth programs and the golf course are being filled up quickly. There are several rehires and returning employees, which is a positive trend.

Vacancy

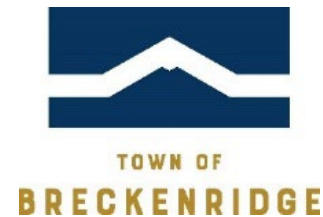
There were 15 full time vacancies in January to March 2023, equaling a 12.8% vacancy rate. This is holding steady from last quarter.

Summary

In summary, the Town stays focused on only hiring the best and most qualified candidates, and retaining current employees through competitive pay, competitive benefits, housing options, and leadership.

Staff will be available during the work session to answer any questions.

Memo



To: Town Council
From: Clif Cross, Planner I
Community Development Department
Date: May 17, 2023 (for meeting of May 23, 2023)
Subject: Update on County-wide wildfire mitigation efforts

Each year at the beginning of wildfire season, the Council is provided with an update regarding wildfire mitigation efforts within Summit County. At the Work Session, the US Forest Service Dillon Ranger District, Town of Breckenridge Police Department and the Red, White, and Blue Fire Protection District (RWB) will give brief presentations to the Council. Updates from these agencies are also included in your packet. Additional updates from Dan Schroder with the Summit County CSU Extension Office and Zara Hickman with the Town of Breckenridge Open Space Division are also provided below.

SUMMIT COUNTY

As forest health issues expand across the nation, appear on wildfire-focused newscasts, and annually occur on Summit County landscapes, the CSU Extension team strives to support locally-based county initiatives through public engagement and the promotion of its wildfire prevention and preparedness programs.

Education is the cornerstone of our natural resource outreach programs. The priority goals are to keep the topic on people’s minds and participate through fuel reduction action. Our evaluation loop is that we know our messages are heard and internalized when people act. Summit County Wildfire Council (SCWC) is the anchor in support of public outreach.

Through voter approved tax measures, the Hazardous Fuel Reduction Grants (HFR), the CWPP Implementation Grants (CWPP), the Strong Future Fund (SFF), and the award winning Chipping Program provide action oriented solutions to the wildfire issue. The working budget to support these activities is based on real estate valuation. Greater than \$1M is allocated to wildfire prevention projects annually. Staff work with the SCWC to review and propose projects for funding consideration to The Board.

Since 2006, 214 projects have been funded, many on a cost-share basis. The county Grant Programs have realized nearly \$8M in wildfire prevention work county-wide. Through leveraged funding sources, the County’s contribution is \$3.7M. The area treated through the Grant Programs is approximately 2,266 acres. The average cost of the Grant Programs is about \$3,500 per acre.

The SFF projects, in partnership with USFS, Denver Water-Forests to Faucets, Summit County OST, the SCWC participating organizations, have funded approximately 17 efforts. The result is forest management on approximately 388 acres.

1. Wildfire Council

The stakeholder partners of the Summit County Wildfire Council (SCWC) include representatives from the U.S. Forest Service, Colorado State Forest Service, local fire protection districts, towns, citizen river basin representatives, and Summit County Government. Meetings are held quarterly and are administered by Dan Schroder, CSU Extension Director. Commissioner Elisabeth Lawrence is chair of the SCWC. The Council works to mitigate wildfire risk in Summit County, through implementation of the Summit County Community Wildfire Protection Plan. SCWC also administers community wildfire grants that help residents and property owners reduce wildfire risk. Community outreach and education are key activities which have contributed to the continued success of the SCWC effort. The SCWC recognizes five specific programmatic target areas: defensible space, fuels reduction, reducing structural ignitability, preparedness and family planning for evacuation, and general forest health and continued vegetation maintenance.

The 2022 Summit County Wildfire Council Wrap Up presentation, prepared by Ashley Garrison, can be viewed here: <https://sway.office.com/Vl49WNGZ3f7T6qjS>

2. 2023 Chipping Program

The program began Monday, June 5th and will cover 16 separate service areas over the course of 8 weeks, ending Friday, July 28th. By providing the Chipping Program to two service areas every week, one in the north and one in the south, using two contractors, the entire county will receive Chipping Program services over the course of 8 weeks. Each neighborhood will have one opportunity to participate. The attached map shows when the program will provide wood removal in each area of Summit County.

Over the past nine years, the cumulative outcome of the Summit County Chipping Program reflects greater than 17,000 pickups occurred with an excess of 8,000 independent properties participating. Some properties participate multiple times. In Breckenridge, 2,246 pickups were tracked to date. Over time, the total volume of chipped woody material removed from Summit County parcels is about 47,000 cubic yards. Estimates say one cubic yard of woody material is equivalent to 600 pounds. This volume is equivalent in weight to 28.2M pounds of woody biomass removed from Summit County properties.

Participation tracking is a vital component to all programs as it provides quantifiable evidence of program utilization and its fuel reduction contribution. Equally important is the effort staff put toward a beneficial end use of the product. Our receiving sites have included Eagle Valley Clean Energy, Climax Mine, and SCRAP.

3. Wildfire Mitigation Efforts StoryMap

Effective stakeholder partnerships in Summit County is recognized across the west. Our [Wildfire Mitigation Efforts StoryMap](https://summitcountyco.maps.arcgis.com/apps/webappviewer/index.html?id=97fbe4b44e114375878a8f4663a34366) is located here: <https://summitcountyco.maps.arcgis.com/apps/webappviewer/index.html?id=97fbe4b44e114375878a8f4663a34366>

You can scroll the presentation in the window or “Click here” to view it in full in a new browser window.

TOWN OF BRECKENRIDGE OPEN SPACE

The Open Space Division has provided the attached memo regarding the Peabody Placer Hazardous Fuel Reduction, County-wide Burn Plan, and upcoming fuels reduction projects.

TOWN OF BRECKENRIDGE COMMUNITY DEVELOPMENT

The Community Development staff administered the Wildfire Mitigation efforts on 109 separate lots during 2022. This included three (3) HOA guided projects with private and public open space, two (2) Town projects on open space lands, and several private property owners.

TOWN OF BRECKENRIDGE POLICE DEPARTMENT

1. Evacuation Planning Update

The Summit County Office of Emergency Management is currently in the process of updating the county's Evacuation Annex to the Emergency Operations Plan. This included a workshop of stakeholders that was held on April 3. Changes and suggestions will be incorporated into a tabletop exercise scheduled for May 31. Following this exercise an after action report will be complete that will inform further modifications to the countywide plan. It is anticipated that the BOCC will adopt these changes when their scheduled re-adoption of the EOP occurs this summer. Once changes to the county plan are finalized, a revision will occur of the Town's evacuation plan as well to include lessons learned and to keep the documents in alignment. The countywide evacuation plan is the primary guiding document in the event of an evacuation as the likelihood of a 'TOB only' evacuation is so remote. However, because the county plan speaks primarily to supporting the municipalities during an evacuation, the TOB can receive some benefit from continuing to maintain a town specific plan even if it is complimentary to the SC document.

2. Hazard Mitigation Plan Update

The Summit County All Hazards Mitigation Plan is a separate planning document that contains steps to be taken towards mitigating various hazards. The TOB annex identifies 11 mitigation steps. These actions are listed below. The Mitigation Plan was last updated in 2020 and will be updated again in 2025.

1. Culvert inspections – Ongoing annually; applied for \$75K in federal grant funding
2. Installation of erosion traps – Ongoing as needs are identified
3. Promote Defensible Space and Removal of Beetle-infested trees – Ongoing with virtually all TOB locations complete
4. Educate public about winter preparedness kits – Complete but ongoing messaging will occur in fall
5. Update and enhance evacuation plan – Complete but due for another revision (will be complete later this year)
6. Inventory and map locations of hazardous materials – Ongoing by RWB

7. Locate portable wayfinding signage around the TOB during emergency events – ***Not complete ***
8. Install emergency generator power connections at pump stations - Complete
9. Wildfire prevention and watershed protection plan
10. Rehabilitation of Goose Pasture Tarn – Scheduled for completion in 2023
11. Coyne Valley culvert replacement – Complete

Towards #7 above, staff recommends the expenditure of \$203,678 to purchase ten (10) Solar Powered Trailer Mounted Variable Messaging Signs (VMS) as well as some fabricated signage to place at key locations in Town during a large-scale evacuation. The VMS can also be used for messaging during special events. These funds will also be used to purchase channeling cones to safely divide southbound highway 9 to allow contraflow traffic northbound in the inside lane should this be necessary.

Channeling Cones	<i>\$18,000</i>
VMW Trailers/Signs	<i>\$165,678</i>
Fabricated Signs	<i>\$20,000</i>
	<i>\$203,678</i>

US FOREST SERVICE

The US Forest Service (USFS) has provided the attached update regarding the Good Neighbor Agreement with the Colorado State Forest Service (CSFS), use of 1A funding, completed and upcoming projects, and project planning.

RED, WHITE, AND BLUE FIRE PROTECTION DISTRICT

The RWB Fire Protection District did not provide any graphics or new releases for the packet. Matt Benedict, Wildfire Division Captain, will be at the work session to discuss current objectives and challenges within the field, specifically insurance for property owners.

Planning staff will also be available at the Work Session to answer any questions.



FREE Summit County

CHIPPING PROGRAM

Protect Your Home From Wildfire

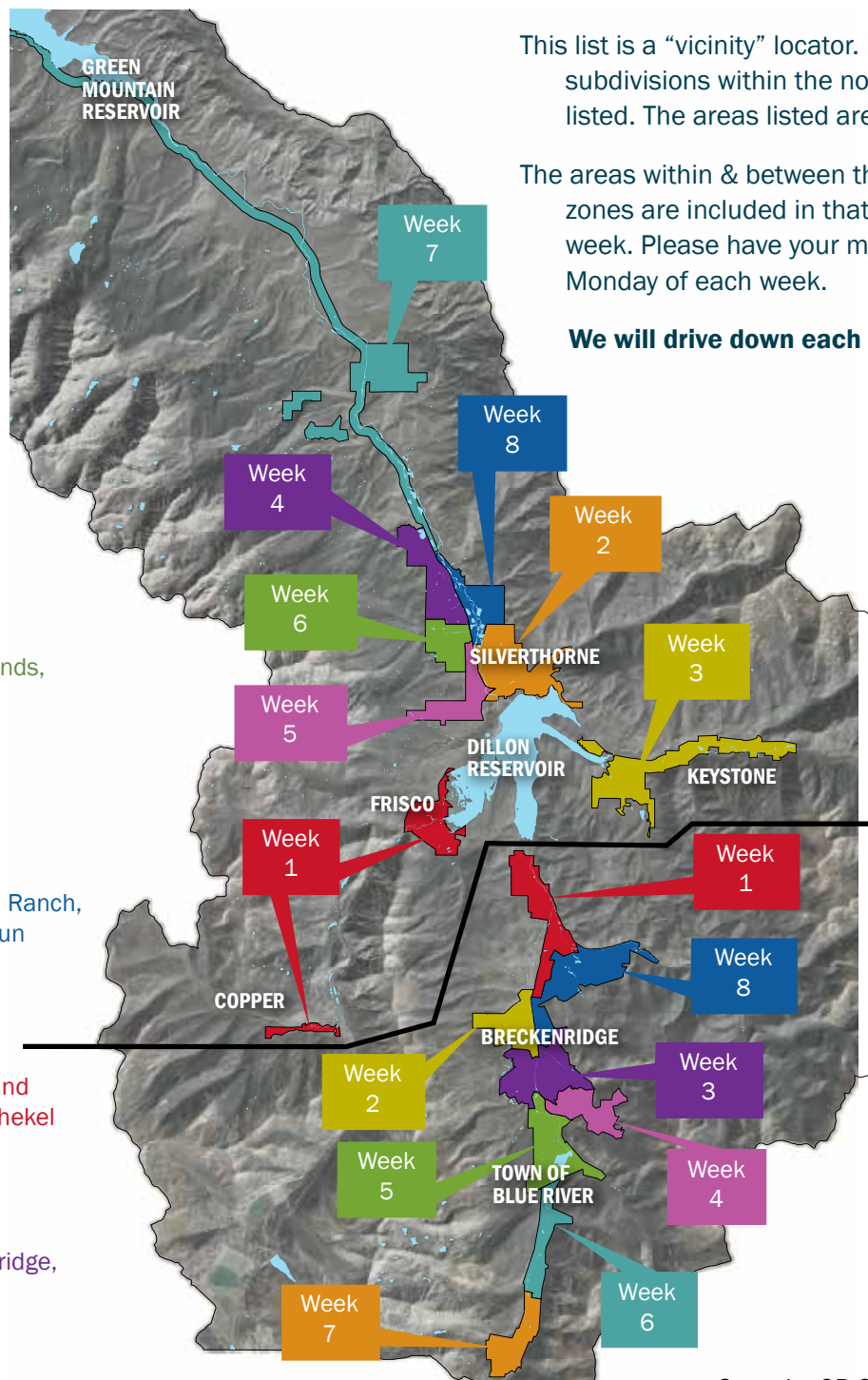
2023 CHIPPING PROGRAM DATES AND SERVICE AREA LOCATIONS

NORTH AND CENTRAL SUMMIT COUNTY

- Week 1** June 5-9
Frisco, Copper Mountain
- Week 2** June 12-16
Silverthorne (east of Hwy. 9), Ptarmigan, Dillon Valley, Town of Dillon, Corinthian Hill
- Week 3** June 19-23
Summerwood, Summit Cove, Keystone, Montezuma
- Week 4** June 26-30
Summit Sky Ranch, Eagles Nest, Three Peaks
- Week 5** July 3-7
Silverthorne (west of Hwy. 9), Mesa Cortina, Wildernest
- Week 6** July 10-14
Willowbrook, Willow Creek Highlands, Ruby Ranch
- Week 7** July 17-21
All properties north of Summit Sky Ranch
- Week 8** July 24-28
Sage Creek Canyon, South Forty, Hamilton Creek, Angler Mountain Ranch, Ponds at Blue River, Blue River Run

SOUTHERN SUMMIT COUNTY

- Week 1** June 5-9
Farmer's Korner, Gold Hill, Highland Meadows, Tenmile Vista, Silver Shekel
- Week 2** June 12-16
Airport Road, Peak 7
- Week 3** June 19-23
Peak 8, Peak 9, Town of Breckenridge, Western Sky Ranch, Moonstone
- Week 4** June 26-30
Boreas, Baldy
- Week 5** July 3-7
Warrior's Mark, Spruce Valley Road (The Crown), Spruce Valley Ranch
- Week 6** July 10-14
Town of Blue River vicinity
- Week 7** July 17-21
Tordal Estates to Quandary
- Week 8** July 24-28
Highlands, Summit Estates, Gilrose, Swan River Valley



This list is a "vicinity" locator. Not all subdivisions within the noted areas are listed. The areas listed are "bookends".

The areas within & between the named zones are included in that service area week. Please have your material out Monday of each week.

We will drive down each road once.

▲ NORTH & CENTRAL SUMMIT COUNTY
▼ SOUTHERN SUMMIT COUNTY

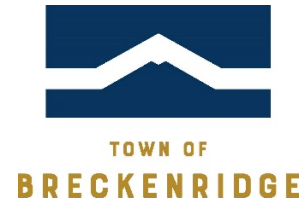
Scan the QR Code for complete program details.



Summit County is helping residents and property owners **create defensible space** by providing free chipping and disposal for conifer and aspen branches, logs and small trees. If you clear this material from around your home and stack it in a pile, we'll chip it and haul it away for **FREE**.

CHIPPING PROGRAM

Map and Schedule



Memo

To: Breckenridge Town Council Members
From: Zara Hickman, Open Space & Trails Coordinator
Date: 5/12/2023
Subject: Open Space Hazardous Fuels Reduction and Forest Health Overview

Peabody Placer Hazardous Fuels Reduction and Forest Health Project

The Town, Summit County Open Space, Colorado State Forest Service (CSFS), and the USFS White River National Forest Dillon Ranger District are collaborating on the Peabody Placer Hazardous Fuels and Forest Health fuels reduction project. The Peabody Placer project is located in the wildland-urban interface (WUI) of the Golden Horseshoe near the Highlands neighborhoods. Beginning as early as July 2023, Colorado Timber Resources (CTR) will remove timber from 86 acres of jointly-owned open space and National Forest land. The project prioritizes the removal of material for dimensional lumber where possible, but slash piles may be utilized where material cannot be removed easily.

Contractors may begin work on July 1, 2023, and have until October 31, 2023, to complete the project. During operations, trails within the project boundary may experience closures for up to five days but will reopen for weekend use. Additionally, trails will remain open for any events or races in the area with at least a thirty-day notice to CTR.

Summit County-wide Burn Plan

The Town is working in collaboration with Summit County Open Space, CSFS, Denver Fire Prevention and Control (DFPC), Red White & Blue Fire District, and Summit Fire Protection in writing a County-wide Burn Plan to streamline hazardous fuels pile burning operations. In part, this plan addresses piles on Town-owned piles on the back of Shock Hill and along Airport Road, which are scheduled for burning beginning November 2023 to March 2024.

Upcoming Fuels Reduction Planning

In collaboration with Summit County, CSFS, and the USFS, cross-boundary hazardous fuels reduction and forest health projects are in the initial planning phases at two jointly-owned open space properties: Galena Gulch off Tiger Road and the Royal Placer in the Town of Blue River. Planning is ongoing, and cutting operations are anticipated to begin in 2024 or 2025. For more information, please see the attached CSFS-provided maps.



OPEN SPACE & TRAILS DEPARTMENT

970.668.4060 ph | 970.668.4225 f
www.SummitCountyCO.gov

0037 Peak One Dr. | PO Box 5660
Frisco, CO 80443

03/10/2022

For Immediate Release: Peabody Placer Hazardous Fuels Reduction Press Release
From: Summit County Open Space and Trails, Breckenridge Open Space and Trails, Colorado State Forest Service, and the United States Forest Service

Peabody Placer Hazardous Fuels Reduction Slated for 2022-2023

Land managers from Summit County, the Town of Breckenridge, Colorado State Forest Service (CSFS), and the United States Forest Service (USFS) have partnered to continue Hazardous Fuels Reduction (HFR) work on the Wildland-Urban Interface in the Golden Horseshoe near Breckenridge. In 2022 and 2023, logging crews from Colorado Timber Resources (CTR) will be harvesting timber from 86 acres over and across three distinct units off Gold Run Gulch Road, on the Peabody Placer Open Space and nearby USFS lands. The CSFS is administering contracts for both the Open Space and the USFS portions of this cross-boundary fuels reduction effort.

“Cross-boundary projects allow us to target treatments more effectively in high priority areas. Forests, clean water, fires, and wildlife don’t observe property lines on the map. Collaborative partnerships allow us to reduce hazardous fuels in the same way,” said Ashley Garrison, administering forester from the CSFS. The current work will also complement past fuels reduction efforts completed by the Town and the USFS.

“Peabody Placer will increase connectivity between the 451-acre treatment in the Highlands neighborhood that was completed in 2016 and the 469-acre treatment in the Golden Horseshoe area that was completed last year, further reducing the risk of large wildfires threatening neighborhoods” said Dillon District Ranger Adam Bianchi. This project area was identified as a priority in the 2011 Breckenridge Forest Health and Fuels Environmental Assessment and the 2018 Summit County Community Wildfire Protection Plan.

A majority of the forest to be cut (83.4 acres) is standing dead and mature, diseased lodgepole pine that will be clear cut, leaving behind healthy regenerating trees. The remaining acreage (2.6 acres) is small “group selection” pockets in dense spruce-fir forest type, ranging from 0.2-1.1 acres in size. These pockets will create variability and edge cover in the forest structure, improving habitat for species like deer, lynx, and hare while also reducing fuel connectivity. Harvesting will be completed using heavy, mechanized forestry equipment and logging trucks may be encountered on Gold Run Gulch Road for the duration of the operations.

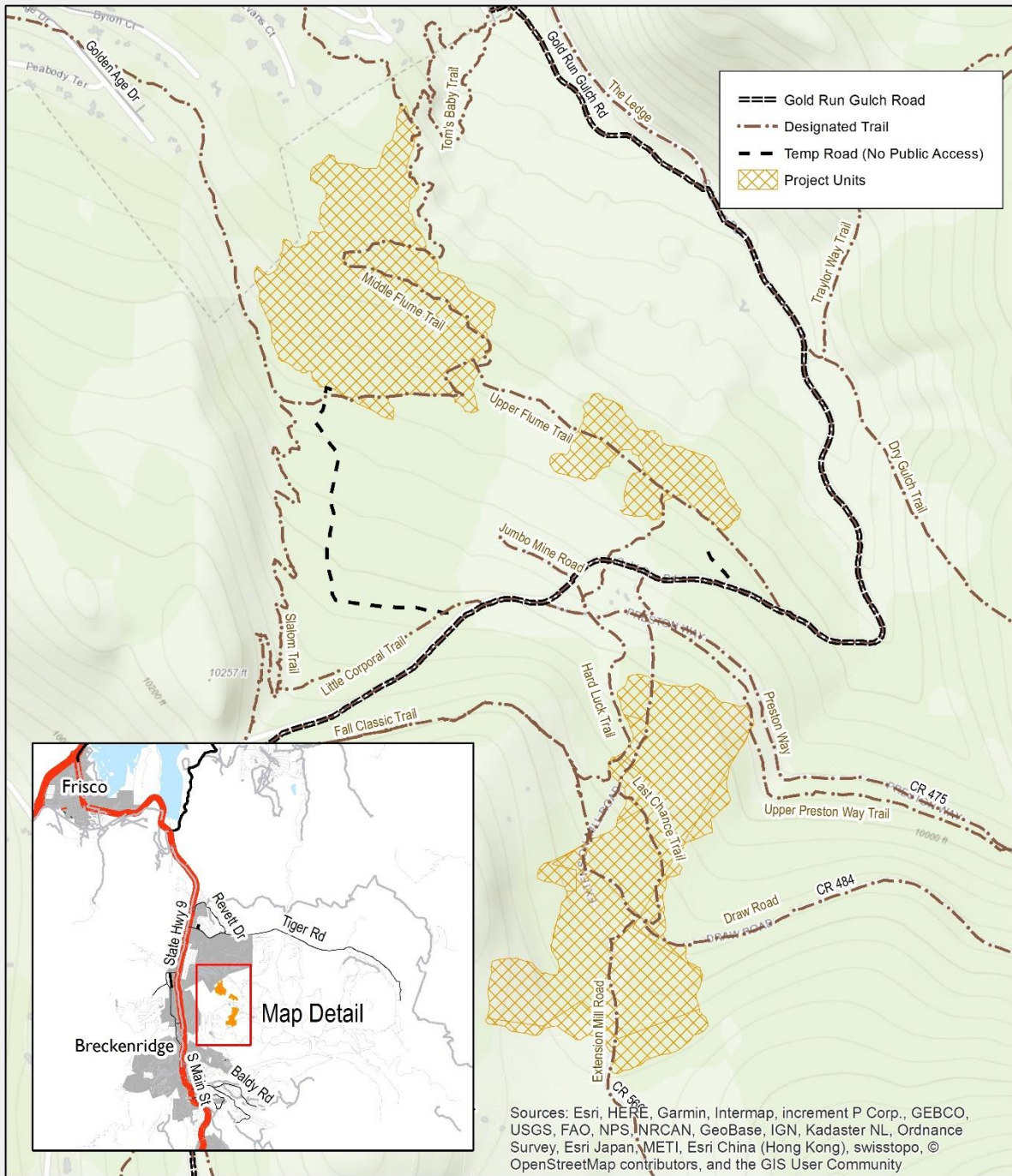
The material that is harvested from the project area will be cut into dimensional lumber at the CTR mill in Parshall, CO, just 60 miles north of the project site on Colorado Highway 9. “We are proud to be able to utilize the wood products from this cut and reduce the carbon footprint of this project,” said Jordan Mead, resource specialist with Summit County Open Space and Trails. “We strive to utilize the materials from these projects whenever possible and the benefits are two-fold. First, the carbon stored in the trees is put into long-term storage as building materials and, second, we support the local economy and jobs in the timber industry.” Ten to twenty large piles of non-merchantable material will be left at the log landing sites and burned in coming winters.

The project is scheduled to start in the summer of 2022, and may extend into 2023. Forestry operations are limited to Monday-Friday, and will begin after June 30th to minimize impacts to wildlife during spring calving season. Operations will conclude by October 31st, prior to the winter recreation season. Trails or trail sections may be periodically closed for up to five consecutive days to facilitate safe operations and minimize impacts to users. Alternate routes will be provided and marked when trails are closed. Closures will be in effect when

operations near the trails make conditions unsafe for recreation. When logging operations and recreational use can both be safely accommodated, trails will remain open.

This project is being funded by the Summit County Strong Futures fund with matching funds from the Denver Water Forests to Faucets grant program. For updates and additional information, please visit the [project webpage](#) on the Summit County Government website or contact Project Administrator Ashley Garrison, Ashley.garrison@colostate.edu.

Peabody Placer Hazardous Fuels Reduction

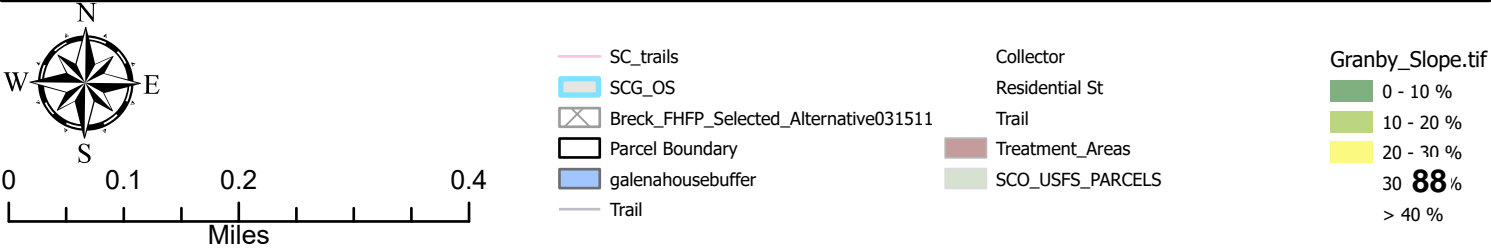
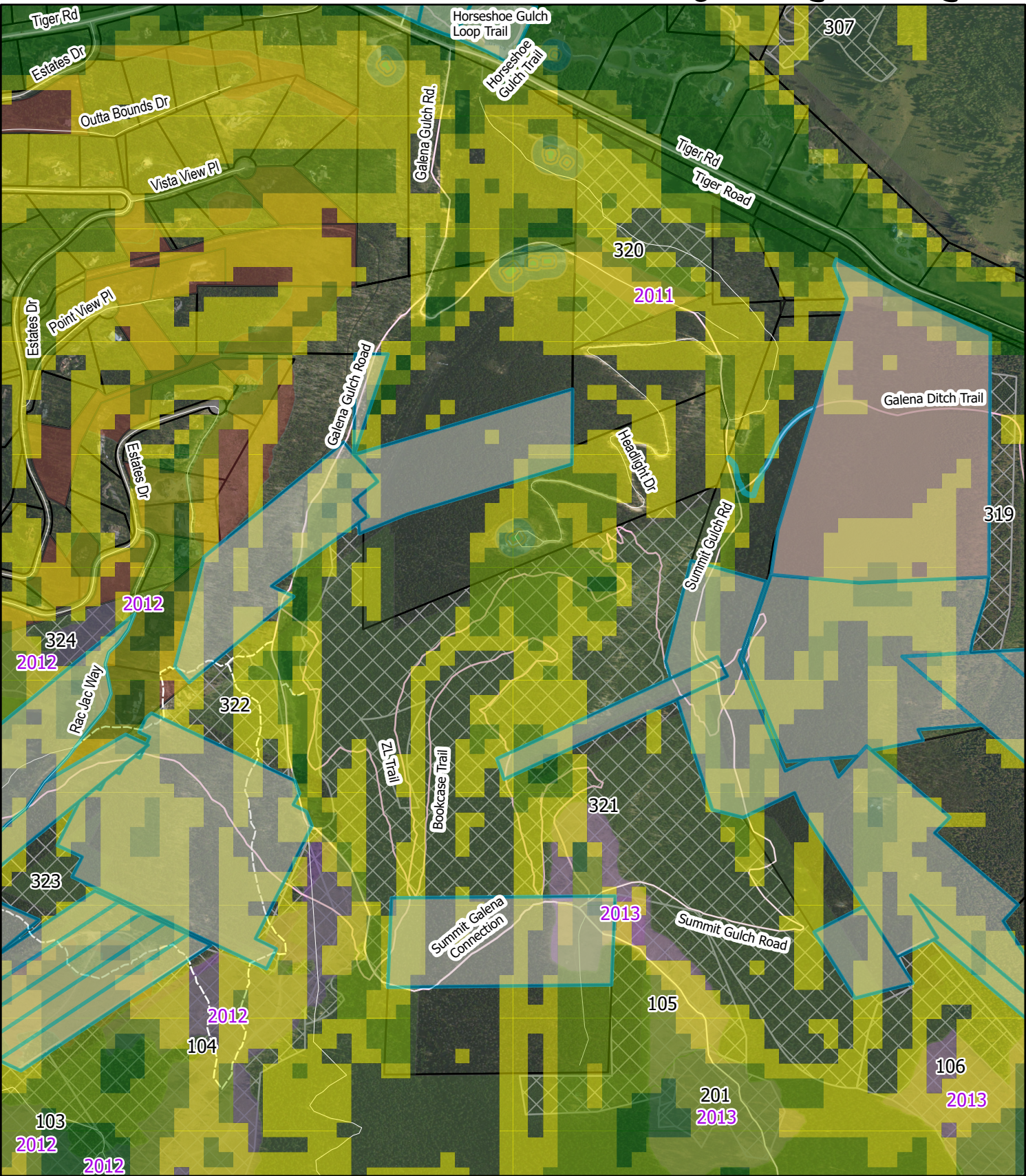


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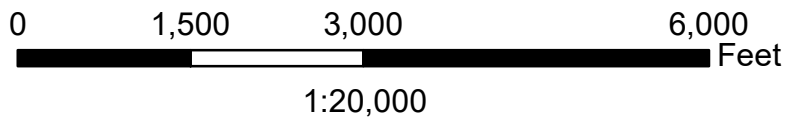
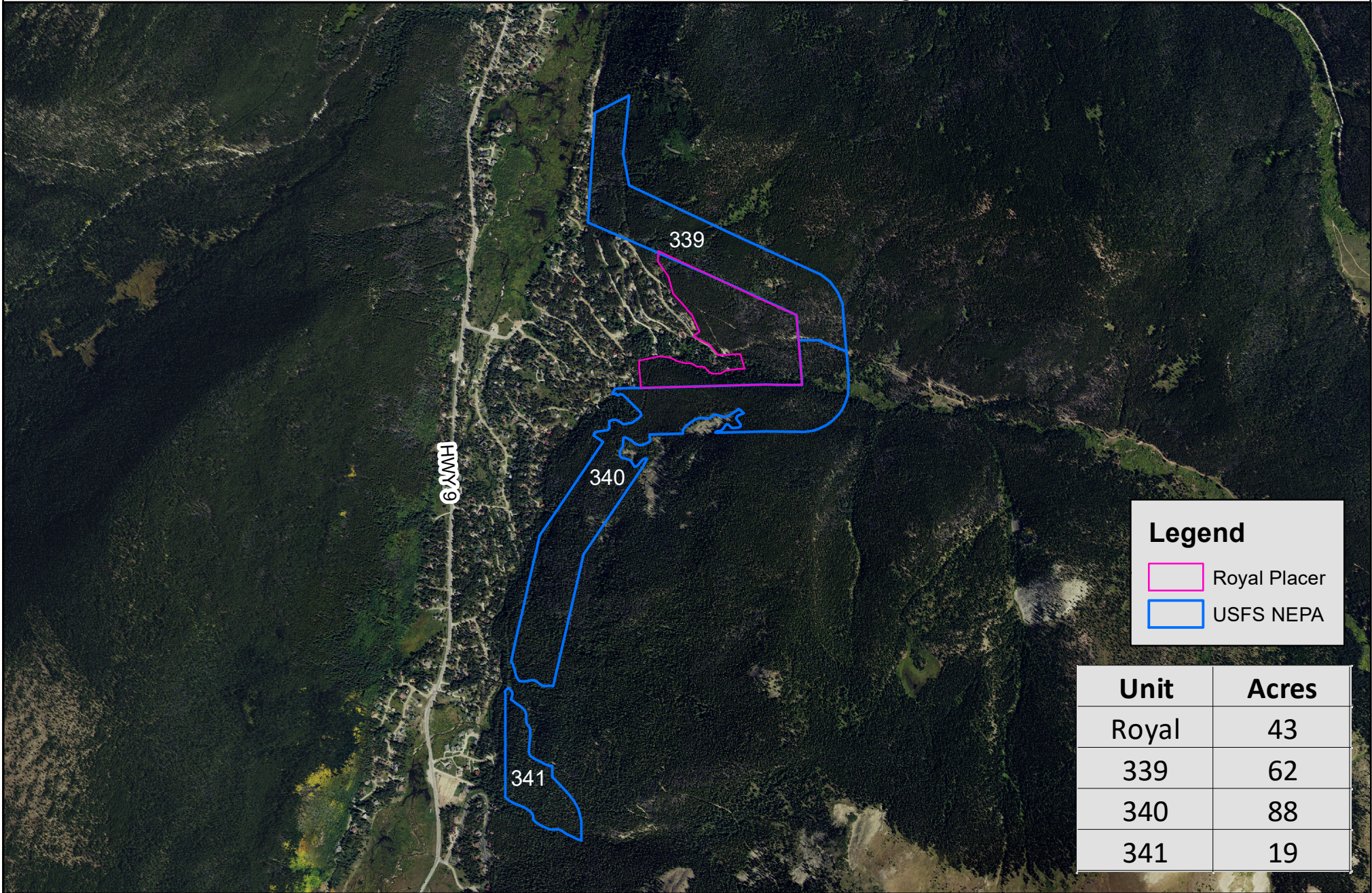




Galena Gulch Cross Boundary Slope Map



Blue River East GNA Project



Prepared By:
Colorado State Forest Service
Granby FO - Northwest Area
January 2023





Breckenridge Town Council Meeting
May 23, 2023
US Forest Service Briefing
Dillon Ranger District
Forest Health, Hazardous Fuels & Fire Prevention Projects

In 2022 the US Forest Service (USFS) continued its Good Neighbor Agreement (GNA) with the Colorado State Forest Service (CSFS) into a fourth year. The CSFS has the authority to implement cross-boundary forest health, restoration, and hazardous fuels projects on USFS Federal Lands, Summit County Open Space, Town of Breckenridge Open Space, and private lands.

The Fuels Planner and a six person Dispersed Recreation Crew made up the local USFS work force funded with Summit County 1A funding. We were unable to hire a Fuels Mitigation crew this year, but hired a Fuels crew from another forest to come and do project work for 14 days. The Fuels Planner acts as the USFS liaison with CSFS and other project partners to see that fuels projects are successfully planned and carried out. The Dispersed Recreation Crew patrols and manages dispersed camping and heavy use areas, with a focus on wildfire education and prevention. Additionally, district timber staff plan and implement timber contracts and reforestation plantings.

2022 Projects Completed

Peak7 Phase II (Unit 6, 9-11)	50.1 acres
White Cloud	122 acres
Ruby Ranch	28 acres
Blue River West	30 acres
Fuels Mitigation Crew projects	5 acres
Thinning of past clearcuts	455 acres
Indiana Creek	41.1 acres
Timber Stand Improvement	32 acres
Harrigan Creek	152 acres
Pile Burning	155 acres
Reforestation	131 acres
Total	1,201.2 acres

Treatment

Mechanized Removal
Mechanized Removal
Cut and Pile
Cut and Pile
Cut and pile in Willowbrook, Cleaned up blowdown in White Cloud
Frey Gulch, Heaton Bay, Ophir Mtn, Barton Gulch
Mechanized removal
Thinning in Miners Creek and Tenderfoot
Mechanized Removal
Miners Creek, Keystone Gulch, Wellington
Buffalo Fire, Peak 2 Fire, Ptarmigan Fire, Ophir

2023 Planned Projects

Pile Burning	200 acres
Blue River West (continuing)	82 acres
Indiana Creek (continuing)	126.9 acres
Peabody Placer	83.4 acres
Blue River East	170 acres
Straight Creek	30 acres
Total	692.3 acres

Treatment

Keystone Gulch, Peak 7
Cut and Pile
Mechanized removal
Mechanized removal (start June 2023), cross-boundary (USFS, TOB, SCOS)
Cut and Pile. Cross-boundary (USFS, SCOS)
Cut and Pile

2022 Dispersed Recreation Crew

Daily Operations:

- | | | | |
|-------------------------------|-------|-----------------------------|-----------|
| • Public Contacts Made | 1,562 | • Fire Rings dismantled | 219 |
| • Unattended campfires | 16 | • Trash Removed | 2,361 lbs |
| • Hazard Trees Removed | 266 | • Structures Removed | 16 |
| • Law Enforcement (Education) | 390 | • Law Enforcement (Warning) | 8 |
| • Law Enforcement (Citation) | 1 | | |

Designated Dispersed Campsites Established:

- | | |
|--------------------------|---------------------|
| • 23 on Boreas Pass Road | • 30 in Peru Creek |
| • 10 in McCullough Gulch | • 7 in Spruce Creek |
| • 4 in Crystal Creek | |

Future Project Planning

The Dillon Ranger District is undergoing the **Swan Mountain Project** Environmental Analysis. The objectives of this interdisciplinary project is hazardous fuels reduction on approximately 2400 acres, wildlife habitat enhancement, recreation trail improvements, and stream health improvements. The final Environmental Analysis and Draft Decision will be released summer 2024.

The **Shooting Range Prescribed Burn** Categorical Exclusion had an approved decision signed in January 2023. The project is to carry out a 44 acre prescribed burn uphill of the Summit County Public Shooting Range in order to prevent a wildfire caused by incendiary ammunition. Ground prep will happen this summer with a prescribed burn in spring 2024.

The Town of Frisco and the Dillon Ranger District are partnering on the **Frisco Backyard Project**. The TOF has hired a third party contractor to assist with the Environmental Analysis. This interdisciplinary project focuses on an approximately 1,700 acre fuel reduction and recreation trail improvements. The initial public scoping period just ended. A draft environmental analysis will be developed this summer with a release and public comment period expected in the fall.

PEAK 7 PHASE II



WHITE CLOUD



THINNING OF PAST CLEARCUTS



RUBY RANCH

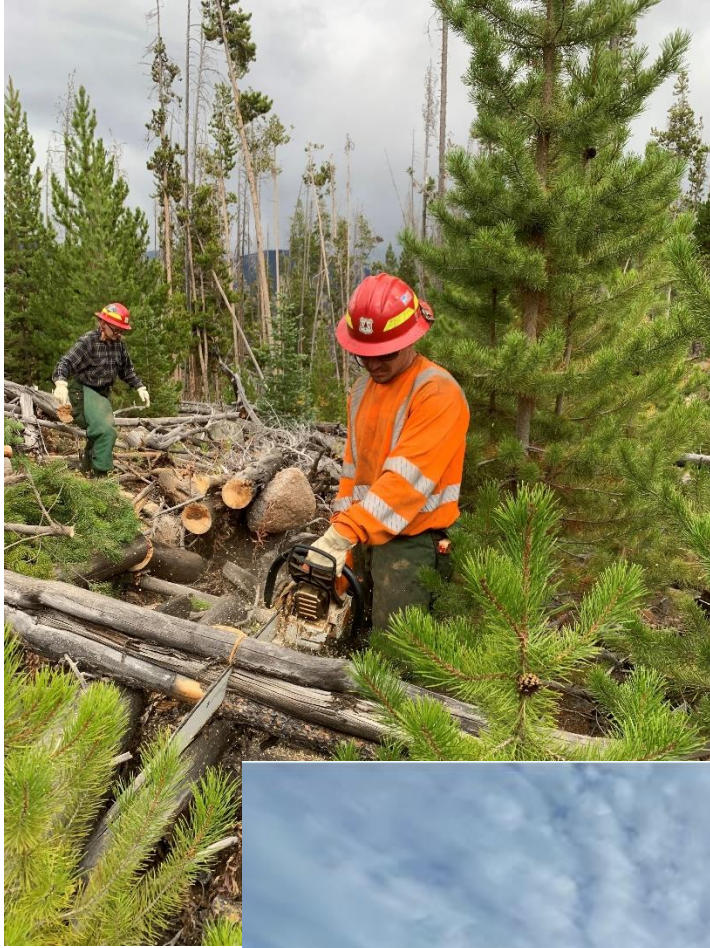
Before:



After:



FUELS MITIGATION CREW



DISPERSED RECREATION CREW

Before



After (780 lbs collected)



Designated dispersed camping sites installed at Peru Creek, Boreas Pass, Spruce Creek, Crystal Creek and McCullough Gulch



Memo

To: Breckenridge Town Council
From: Sarah Crump, Planner II
Date: May 17, 2023 (For May 23, 2023 Meeting)
Subject: Town Project: Stillson (Stables Village) Subdivision, Tracts A-H

The Stillson (Stables Village) Subdivision is being reviewed as a Town Project Hearing, as per town project requirements. All public noticing requirements designated by the Land Development Code have been fulfilled as required.

This is a proposal to subdivide Stillson Patch Placer to accommodate development of the recently approved Master Plan for Stables Village workforce housing on an 8.4 acre site (Tracts A-E) and to provide for the necessary public rights-of-way and easements for the subdivision. Tract F is to remain for governmental uses as described in the Master Plan; Tracts G and H are designated as Open Space.

Attached to this memo is a complete staff report, substantially the same as presented to the Planning Commission and attachments including the Subdivision Plat and the Commission's recommended Findings and Conditions (5-0 vote).

If the Council agrees with the Planning Commission's recommendation after the public hearing in the evening meeting, a motion for approval is provided below.

I make a motion to approve the Stillson Subdivision, creating Tracts A-H, Town Project Hearing PL-2023-0135, with the attached Findings and Conditions.

Staff will be available at the meeting to answer any questions.

Town Project Hearing Report

Subject: Stillson Tract (Stables Village) Subdivision
(Town Project Hearing – PL-2023-0135)

Project Manager: Sarah Crump, Planner II

Date: May 17, 2023 (for the May 23, 2023 meeting)

Applicants: Town of Breckenridge
Allen-Guerra Architecture – Suzanne Allen-Sabo

Owner: Town of Breckenridge

Proposal: A proposal to re-subdivide Stillson Patch Placer to accommodate the development of the recently approved Stables Village Workforce Housing Project on an 8.4-acre site.

Address: 710 Wellington Road

Legal Description: TR 6-77 Sec 31 Qtr 4 Mining Claim(s) cont 38.868 acres Stillson Patch Placer Myrtle Annie Lode MS #1466

Total Site Area: 38.87 acres

Land Use District: LUD 1: Low density residential and recreational; 1 unit per 10 acres. Meant to protect predominately steep slopes and environmentally sensitive areas. Serves as a scenic background and preserved area for mountain wetlands, development buffers, and recreational opportunities.

LUD 15: Governmental uses and affordable residential; not to exceed 1 unit per 20 acres. Area for service activities provided by public agencies.

LUD 46: A new LUD for PA-A was created and adopted by Town Council on February 28, 2023. This LUD allows for workforce housing, recreation, and open space. Single-family, duplex, and triplex residences designed to facilitate net zero energy goals are allowed at a density of 8 units per acre (UPA).

Site Conditions: The tract fronts Wellington Road to the north and Stables Drive passes through the eastern edge of the property. This property serves as the town limit to the south and is flanked by a residential unincorporated Summit County neighborhood to the south. The property was dredge-mined in the early 1900s and once contained tailing piles deposited by past dredge mining operations; however, much of the dredged rock piles have been removed leaving the north portion of the site mostly barren. The northern portion has much surface disturbance and limited tree cover. The southern portion of the tract is forested. The property slopes uphill from the northwest to the southeast. Two 150-foot electrical power line easements transect the property from northeast to southwest across the northern portion of the property and from east to west across the southern portion of the property.

Adjacent Uses:

North:	Wellington Road Right-of-Way, French Creek Drainage, and Vista Point residential subdivision
East:	Lincoln Park at Wellington residential subdivision
South:	Unincorporated Summit County, single family residential homes
West:	Xcel Energy utility electric power substation and Revetts Landing residential subdivision

Item History

This Town of Breckenridge owned property provides space for various government services and activities. It was annexed into the Town in 1997. Current uses include public works storage and equipment staging, snow storage, solar farming, recreation opportunities including a bike park and trails, and open space. The eastern portion of the property, along Stables Drive, has been used as the Breckenridge Stables since the mid-1990s but the stables have been recently relocated.

Recognizing the need for more for-sale workforce housing, the Town has hired a design team to master plan Stillson Patch Placer. This Town owned parcel has long been considered as a potential site for workforce housing. The site was split among several land use districts with each allowing varying degrees of residential density. A new land use district was created for the residential portion of the site to allow a maximum density of 8 UPA.

In fall 2022, several work sessions were conducted with the Town Council to perform a fit test which determined the location and approximate number of units that would be appropriate for a residential development at Stillson Patch Placer. On January 10, 2023, the Council approved Staff to hire a design team selected through an RFP process to move ahead with Master Planning the area for residential development. The Town Council approved the Stillson Master Plan, to include the Stables Village Development, at a Town Project Hearing on April 11, 2023. To begin construction of Stables Village it is necessary to subdivide the portions of Stillson Patch Placer which will be transferred to the Developer, Suzanne Allen-Sabo, for development.

Staff Comments

This subdivision divides Stillson Patch Placer into eight tracts, A-H. Tracts A-E will be for the development of the Stables Village workforce housing project and these tracts are likely to be further subdivided into individual unit lots in the future when implementation of the master plan is realized. The subdivision also provides for public right-of-way, pedestrian, utility, drainage, snow storage, and access easements as noted in the Master Plan.

9-2-1-15: WAIVER OF REQUIREMENTS:

Notwithstanding any provisions contained herein to the contrary, the director or planning commission may waive any of the procedural or substantive requirements of this chapter if such requirement creates an undue hardship on a particular application or is irrelevant to the scope or location of the subdivision proposal in question and the director or commission incorporates such a finding into the final decision or permit. (Ord. 23, Series 1992)

Since this is a residential subdivision, staff finds that the following item is irrelevant to the scope of the proposal:
 9-2-4-12: Non residential subdivisions.

9-2-4-1: General Requirements: The approved Master Plan shows workforce housing parcels located in the area of Tracts A-E shown on the plat. At this time these are being retained as large parcels during the initial stages of development and will be subdivided in the future when site specific unit lots are created. The Town will transfer ownership of these tracts to the developer in stages as development proceeds. No additional development plans exist for the remaining proposed Tracts F-H. Tract F will continue to be used for municipal government purposes; Tract G and H are labeled as open space. The proposal complies with the layout and requirements of the Master Plan.

9-2-4-2: Design Compatible With Natural Features: The proposed subdivision is not in conflict with the existing or proposed topography. The shape of Tracts A-E and the proposed right-of-way are consistent with the existing benched slope topography. Tracts A-E are significantly devoid of vegetation. Significant landscaping will be installed on Tracts A-E as part of the recently approved Stables Village Master Plan.

9-2-4-3: Drainage, Storm Sewers And Flood Prevention: Drainage for the Stables Village subdivision will be provided for during development. A future trail and drainage easement will be added along the western borders of Tracts A and E for the proposed bioswale, drainage pond, and recreation trail. These items will be site located during development and an easement added during a future subdivision. Drainage for Stables Village will be contained within Tracts A-E. Staff and the Commission have no concerns about drainage or flood prevention.

9-2-4-4: Utilities: Existing electric utility easements are honored on this replat in Tracts F and G. New utility, snow storage, and access easements ranging from 5'-10' are provided for along the proposed right-of-way easement on Tracts A-E. An infrastructure permit for compliant utility installation on Tracts A-E will be granted by the Town's Public Works Department. Staff and the Commission have no concerns.

9-2-4-5: Lot Dimensions, Improvements And Configuration: The curvilinear Tracts A-E follow the existing topography and benched slope of the existing site from north to south. This is consistent with the recent amendment of this Code Section 9-2-4-5 which states, "*Lots shall take the form of plain geometric shapes except where conditions existing on the site, such as wetlands, steep hillsides, or other environmentally sensitive areas warrant the use of non-linear lot shapes, when an open space parcel is created, or the proposed subdivision is generally consistent with a vested master plan that displays proposed lot lines.*" The proposal matches what is shown on the approved Master Plan and meets all the requirements of this section. Future subdivisions will establish lots of individual units in accordance with the Master Plan. Any additional easements needed will be added to future subdivisions of the individual unit lots. Staff and the Commission have no concerns about the Tract dimensions and configuration.

9-2-4-6: Blocks: The subdivision is designed to be in compliance with the Master Plan, as the property develops in the future. Access, circulation, control, and safety of street traffic on Tracts A-E will be required as portions of the property develop in the future. These will be additionally addressed in the site-specific Development Permits for Stables Village.

9-2-4-7: Pedestrian And Bicycle Circulation Systems: Pedestrian and bicycle circulation has been enhanced as part of this subdivision with a proposed recreation path connection of Wellington Road and the public bike park to be located on the eastern portion of Tracts A-E and connected to the existing access easements on Tract F. This easement is of a varying width from north to south because it follows the existing bike path and is drawn 1ft to the west of the existing bike path. The remaining width of the bike and ped path will be incorporated into the Stables Drive right-of-way.

9-2-4-8: Street Lighting: Street lights shall be installed and shall meet the requirements of the Town's Engineering regulations. The purchase and installation of streetlights will be part of the Town's development contract with the Developer. Staff and the Commission have no concerns.

9-2-4-9: Traffic Control Devices: Similarly, street signage shall be installed and shall meet the requirements of the Town's Engineering regulations. The purchase and installation of signage will be part of the Town's development contract with the Developer. Staff and the Commission have no concerns.

9-2-4-10: Subdivision and Street Names: The proposed names, "Stables Village," "Stallion Loop," and "Bridle Alley" have been confirmed by the Town's GIS specialist not to too closely approximate nor duplicate any existing street and subdivision names within the Town or upper Blue Valley as required.

9-2-4-11: Existing And Proposed Streets: A new interior public right-of-way is proposed that transects Tracts A-E and is designed as a loop road. This right-of-way makes a connection through the housing development and meets the existing Stables Drive access on both ends. The Stables Drive access easement will be upgraded to meet construction and ROW standards required by the Town. An access easement for a private alley bisects Tract C and will connect Stables Drive and the loop road. Stables Drive and the loop road easements will be dedicated as public Rights-of-Way. Staff and the Commission have no concerns.

9-2-4-13: Dedication Of Park Lands, Open Space And Recreational Sites Or The Payment Of Fees In Lieu Thereof: Tract G, 0.56 acres, and Tract H, 0.11 acres, or 10.6 percent of the site area for Stables Village will be platted as Open Space meeting the criteria of a minimum of 10 percent. As development plans move forward on Tracts A-E, the proposed tracts will be further subdivided, and site and lot specific open space requirements will be met. Staff and the Commission have no concerns regarding open space.

Planning Commission Recommendation

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). Staff and the Planning Commission find this proposal is in general compliance with the Town's Subdivision Standards.

The Planning Commission recommends approval with a vote of 5-0 of the Stillson subdivision, a Replat of Stillson Patch Placer, creating Tracts A-H, located at 710 Wellington Road, with the added Finding that the proposed subdivision meets the standards of the recently amended Subdivision Standard 9-2-4-5: Lot Dimensions, Improvements And Configuration regarding non-linear lot lines because the proposed subdivision is in compliance with an approved Master Plan.

TOWN OF BRECKENRIDGE

Stillson Tract (Stables Village) Subdivision
TR 6-77 Sec 31 Qtr 4 Mining Claim(s) cont 38.868 acres
Stillson Patch Placer Myrtle Annie Lode MS #1466
710 Wellington Road
PL-2023-0135

FINDINGS

1. This project is “Town Project” as defined in Section 9-14-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on May 16, 2023, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4B of the Breckenridge Town Code. In addition to posting on the Town’s website, notice of the planning commission’s public hearing on a proposed town project shall be given in the same manner as is required for a final hearing on a Class A development permit application pursuant to chapter 1 of this title. Failure of a person to receive the notice described in this section shall not impair the validity of the planning commission’s public hearing on a proposed town project, or the planning commission’s recommendation to the town council with respect to such proposed town project. Because the process of reviewing and approving a town project is discretionary and administrative, and not quasi-judicial, any member of the town council may properly attend the planning commission’s public hearing(s) and deliberations with respect to a proposed town project. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on May 23, 2023. This Town Project was listed on the Town Council’s agenda for the May 23, 2023 agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to the Town Project in the same manner a recommendation is prepared for a final hearing on a Class A Subdivision application under the Town’s Subdivision Code (Chapter 2 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.

7. Per Town Code Section 9-14-2 *Town Council Authority Over Town Projects*, the Town Council has the authority, in its sole discretion, has the sole and final authority to determine all aspects of the town project, including but not limited to, its location and design. Chapters 1, 3 and 12 of this title and the town of Breckenridge land use guidelines do not apply to town projects, but town projects shall be processed instead in accordance with the provisions of this chapter.

8. This subdivision is in compliance with section 9-2-4-5 of the Town Subdivision Code's requirements due to its consistency with the approved Stillson Master Plan. This approval shall not constitute precedent for other proposed subdivisions which do not have previous site plan approval with depicted lot lines.

9-2-1-15: WAIVER OF REQUIREMENTS:

Notwithstanding any provisions contained herein to the contrary, the director or planning commission may waive any of the procedural or substantive requirements of this chapter if such requirement creates an undue hardship on a particular application or is irrelevant to the scope or location of the subdivision proposal in question and the director or commission incorporates such a finding into the final decision or permit. (Ord. 23, Series 1992)

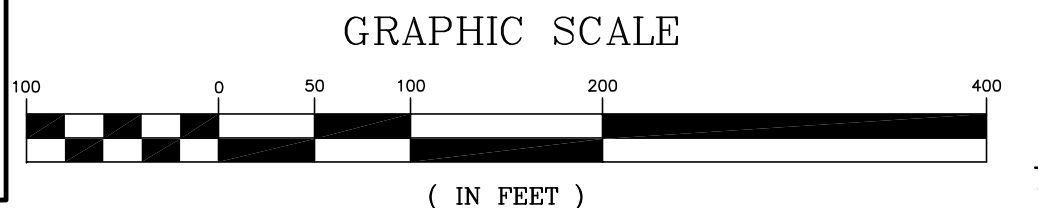
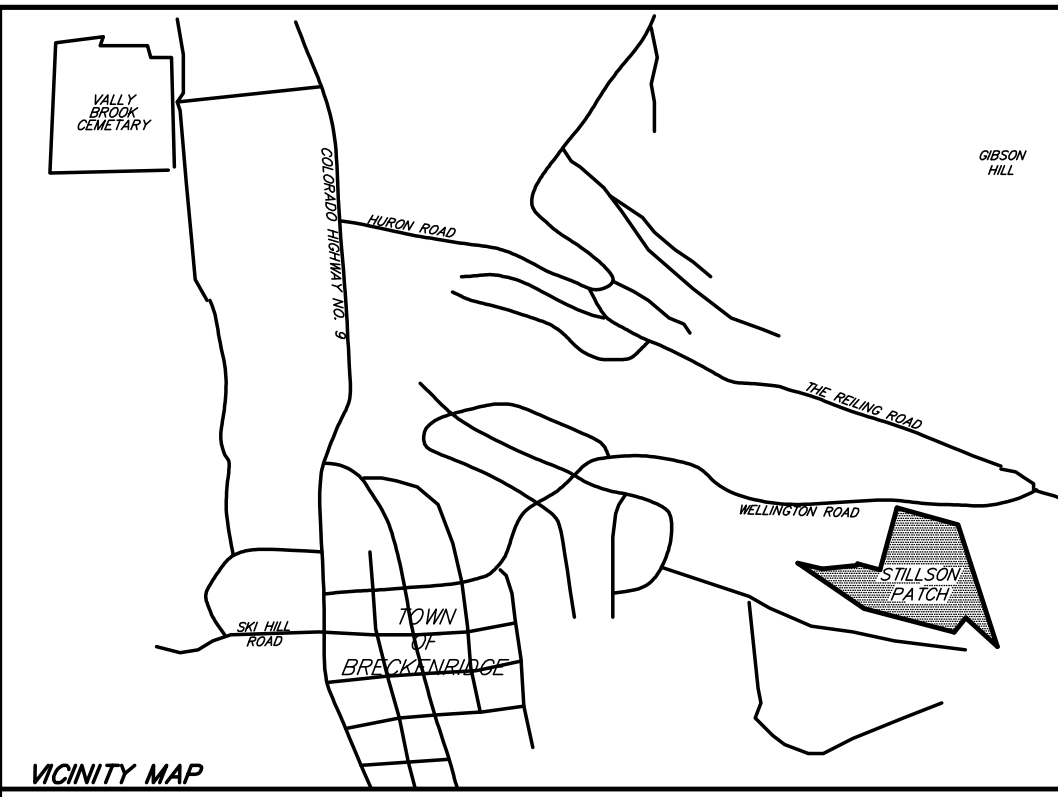
Since this is a residential subdivision, staff finds that the following item is irrelevant to the scope of the proposal: 9-2-4-12: Non residential subdivisions.

Prior to Recordation of the Final Plat

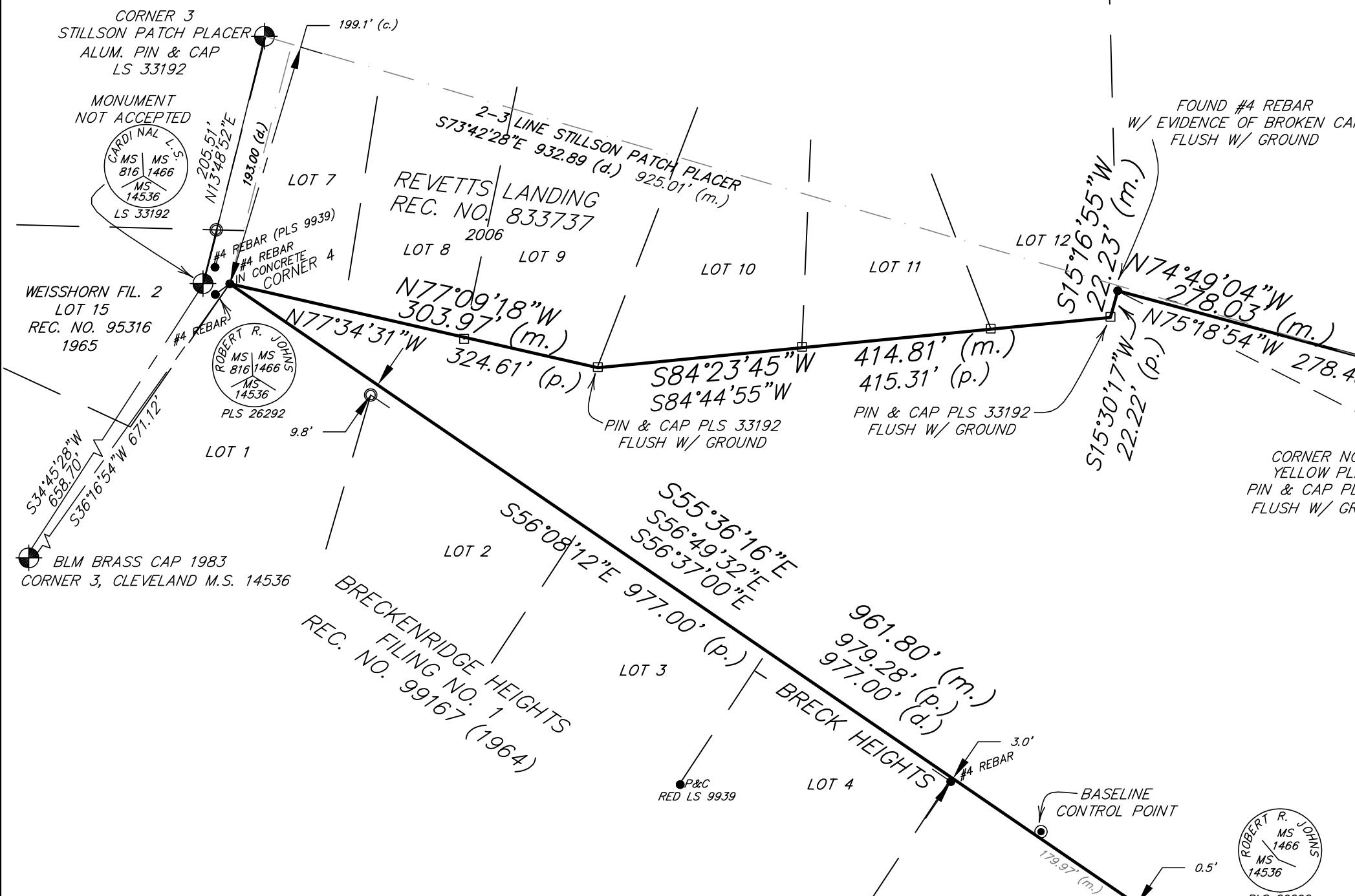
9. Engineering shall provide final review and approval of easements, utilities, and line weights/formatting.

STABLES VILLAGE SUBDIVISION

A RESUBDIVISION PLAT OF A PORTION OF THE STILLSON PATCH PLACER, M.S. 1466
AND A PORTION OF MYRTLE ANNIE LODE M.S. 1466
ACCORDING TO THE DEED RECORDED AT REC. NO. 534869
SECTIONS 31 & 32, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO
SHEET 1 OF 2



- LEGEND**
- ◆ FOUND REBAR & ALUMINUM CAP (SEE DESCRIPTIONS)
 - ☆ FOUND REBAR & RED PLASTIC CAP (PLS 37719/WENTZ)
 - FOUND REBAR & PURPLE PLASTIC CAP (PLS 38266/PARENT)
 - FOUND REBAR & YELLOW PLASTIC CAP (PLS 33192/GERDEL)
 - FOUND PIN & CAP PLS 23901 (BASELINE)
 - ◆ FOUND REBAR
 - ◆ FOUND REBAR & ALUMINUM CAP (PLS 26292/JOHNS)
 - (d.) DEEDED COURSE
 - (p.) PLATTED COURSE
 - (m.) MEASURED COURSE
 - (r.) RECORD COURSE

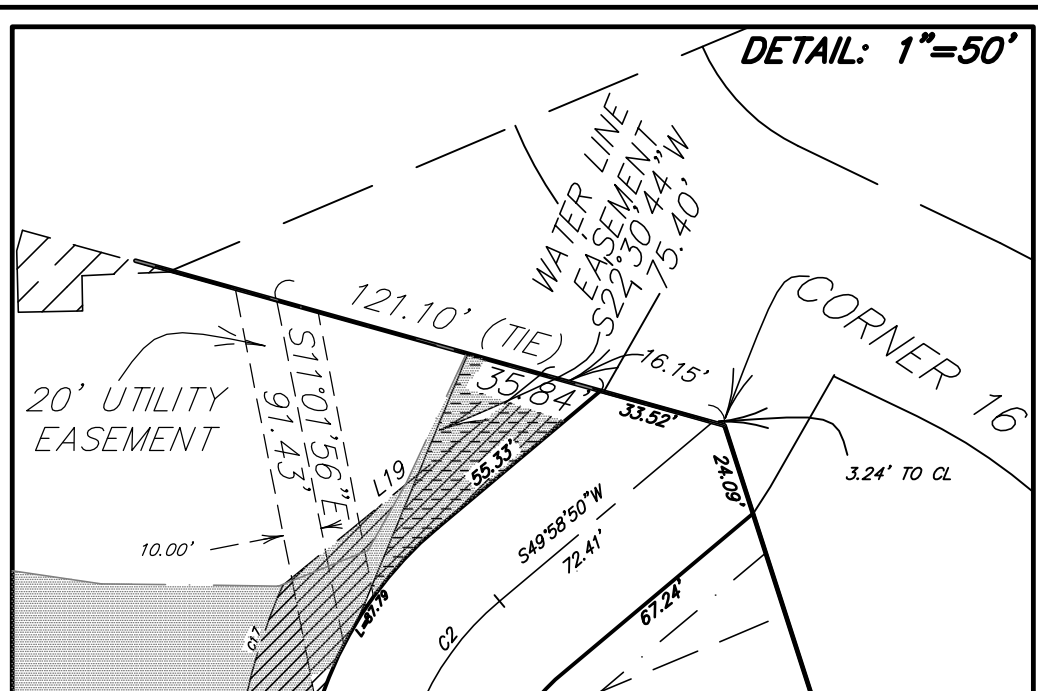
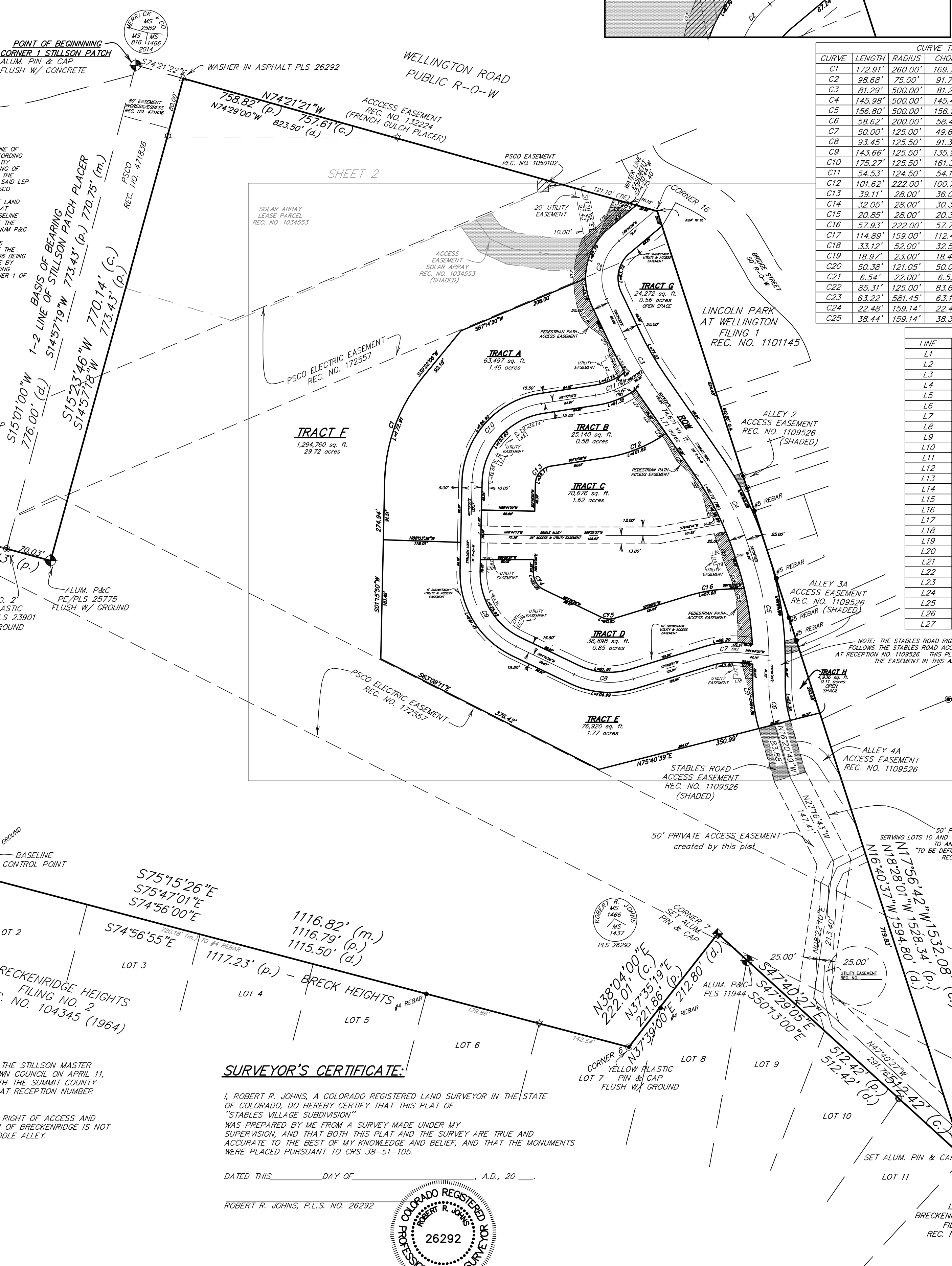


LEGAL DESCRIPTION - DEED AT REC. NO. 512362 DATED 04/02/1996 (ORIGINAL)
A PARCEL OF LAND COMPRISING A PORTION OF THE STILLSON PATCH PLACER AND MYRTLE ANNIE LODE, U.S.M.S. 1466, MINERAL DISTRICT NO. 3, LOCATED WITHIN SECTIONS 31 AND 32, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M., COUNTY OF SUMMIT, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT CORNER NO. 1 OF SAID MINERAL SURVEY FROM WHENCE U.S.M.S. STATION 23 BEARS NORTH 73 DEGREES 28 MINUTES 35 SECONDS WEST A DISTANCE OF 5170 FEET; SAID CORNER NO. 1 IS ALSO CORNER NO. 1 OF BLUE RIVER PLACER, U.S.M.S. 816; THENCE SOUTH 15 DEGREES 01 MINUTES WEST, A DISTANCE OF 787 FEET TO CORNER NO. 3; THENCE SOUTH 14 DEGREES 29 MINUTES WEST, A DISTANCE OF 193 FEET TO CORNER NO. 4; THENCE SOUTH 56 DEGREES 37 MINUTES EAST, A DISTANCE OF 977 FEET TO CORNER NO. 5; THENCE SOUTH 74 DEGREES 56 MINUTES EAST, A DISTANCE OF 1115.5 FEET TO CORNER NO. 6; THENCE NORTH 37 DEGREES 39 MINUTES EAST, A DISTANCE OF 212.8 FEET TO CORNER NO. 7; THENCE SOUTH 50 DEGREES 13 MINUTES EAST ALONG THE LINE FROM CORNER NO. 7 TO CORNER NO. 8, A DISTANCE OF 512.42 FEET; THENCE NORTH 16 DEGREES 40 MINUTES 37 SECONDS WEST, A DISTANCE OF 1594.80 FEET TO CORNER NO. 16; THENCE TO CORNER NO. 1, THE POINT OF BEGINNING, EXCEPT THAT PORTION AS DESCRIBED IN INSTRUMENT RECORDED JULY 14, 1994 UNDER REC. NO. 471836, COUNTY OF SUMMIT, STATE OF COLORADO.

LEGAL DESCRIPTION - PER LAND SURVEY PLAT RECORDED AT LSP #176, SUMMIT COUNTY CLERK AND RECORDER AND DEED AT REC. NO. 534869 TO TOWN OF BRECKENRIDGE.
A TRACT OF LAND BEING PORTIONS OF THE STILLSON PATCH PLACER AND THE MYRTLE ANNIE LODE, U.S.M.S. 1466, MINERAL DISTRICT NO. 3, LOCATED WITHIN SECTIONS 31 AND 32, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M. PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, PREVIOUSLY RECORDED UNDER RECEPTION NO. 512362 IN THE OFFICE OF THE CLERK AND RECORDER FOR SUMMIT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT NOTE:
BEGINNING AT A POINT ON THE 1-16 LINE OF SAID STILLSON PATCH PLACER, ALSO BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER FOR SUMMIT COUNTY UNDER RECEPTION NO. 471836, THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT AS RECORDED UNDER RECEPTION NO. 471836, THE FOLLOWING COURSES:
1) SOUTH 14 DEGREES 57 MINUTES 19 SECONDS WEST A DISTANCE OF 773.43 FEET;
2) NORTH 74 DEGREES 18 MINUTES 53 SECONDS WEST, A DISTANCE OF 70.00 FEET TO CORNER NO. 2 OF SAID STILLSON PATCH PLACER, ALSO BEING CORNER NO. 2 OF THE BLUE RIVER PLACER, U.S.M.S. 816;
THENCE, CONTINUING NORTH 74 DEGREES 18 MINUTES 53 SECONDS WEST, A DISTANCE OF 923.38 FEET TO CORNER NO. 3 OF SAID STILLSON PATCH PLACER, ALSO BEING CORNER NO. 11 OF SAID BLUE RIVER PLACER, THENCE SOUTH 13 DEGREES 42 MINUTES 16 SECONDS WEST, A DISTANCE OF 205.46 FEET TO CORNER NO. 4 OF SAID STILLSON PATCH PLACER, ALSO BEING CORNER NO. 10 OF SAID BLUE RIVER PLACER, THENCE SOUTH 56 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 979.28 FEET TO CORNER NO. 5 OF SAID STILLSON PATCH PLACER, ALSO BEING CORNER NO. 3 OF THE ADA PLACER, U.S.M.S. 1437; THENCE SOUTH 75 DEGREES 47 MINUTES 01 SECONDS EAST, A DISTANCE OF 1116.79 FEET TO CORNER NO. 6 OF SAID STILLSON PATCH PLACER, ALSO BEING CORNER NO. 4 OF SAID ADA PLACER, THENCE SOUTH 48 DEGREES 10 MINUTES 55 SECONDS EAST, A DISTANCE OF 512.42 FEET TO A POINT ON THE 7-8 LINE OF SAID STILLSON PATCH PLACER, ALSO BEING A POINT ON THE 5-6 LINE OF SAID ADA PLACER, THENCE 18 DEGREES 28 MINUTES 01 SECONDS WEST, A DISTANCE 1528.34 FEET TO CORNER NO. 16 OF SAID STILLSON PATCH PLACER, ALSO BEING CORNER NO. 2 OF THE FRENCH GULCH PLACER, U.S.M.S. 2589; THENCE, ALONG THE 16-1 LINE OF SAID STILLSON PATCH PLACER, NORTH 74 DEGREES 21 MINUTES 21 SECONDS WEST A DISTANCE OF 758.82 FEET TO THE POINT OF BEGINNING, TOGETHER WITH EASEMENT AND ACCESS AS SET FORTH IN INSTRUMENT RECORDED MARCH 6, 1923, UNDER RECEPTION NO. 13224 OF THE RECORDS OF THE CLERK AND RECORDER SUMMIT COUNTY COLORADO.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	172.91'	260.00'	169.74'	S20°18'58"W	38°06'16"
C2	88.68'	125.00'	91.72'	S12°17'14"W	25°23'13"
C3	81.29'	500.00'	81.29'	S30°33'51"E	91°56'56"
C4	145.98'	500.00'	145.42'	S26°21'30"E	16°43'43"
C5	156.80'	500.00'	156.15'	S09°00'37"E	17°58'03"
C6	58.62'	200.00'	58.41'	S08°25'22"E	16°47'35"
C7	50.00'	125.00'	49.67'	S94°28'24"W	22°55'06"
C8	93.45'	125.50'	91.30'	N85°39'18"W	42°39'43"
C9	143.66'	125.50'	135.95'	N31°31'48"W	65°35'17"
C10	178.27'	125.50'	161.32'	N41°16'26"E	80°01'12"
C11	54.53'	124.50'	54.10'	N68°44'10"E	25°05'44"
C12	101.62'	222.00'	100.73'	N68°10'15"E	26°13'35"
C13	39.11'	28.00'	36.00'	S41°16'26"W	80°01'12"
C14	32.05'	28.00'	30.33'	N31°31'48"W	65°35'17"
C15	20.85'	28.00'	20.37'	N85°39'18"W	42°39'43"
C16	67.93'	222.00'	57.72'	S80°28'21"W	145°7'04"
C17	114.89'	125.00'	112.41'	S59°28'51"W	41°24'03"
C18	33.12'	52.00'	32.57'	S35°58'06"E	36°29'51"
C19	18.97'	23.00'	18.44'	S30°35'07"E	47°15'50"
C20	50.38'	121.05'	50.02'	S18°52'36"E	23°50'49"
C21	6.54'	22.00'	6.52'	S41°22'12"E	17°02'36"
C22	65.31'	125.00'	63.67'	S30°20'20"E	39°16'22"
C23	63.22'	581.45'	63.19'	S80°17'26"E	61°14'48"
C24	22.48'	159.14'	22.47'	S19°35'30"E	8°05'41"
C25	38.44'	159.14'	38.35'	S08°32'27"E	13°50'26"

LINE TABLE

LINE	BEARING	LENGTH
L1	N62°17'42"E	25.00'
L2	N27°42'18"W	26.38'
L3	N33°42'31"W	15.00'
L4	N68°17'29"E	15.00'
L5	N33°42'31"W	15.00'
L6	N65°44'04"W	15.00'
L7	N24°15'56"E	15.00'
L8	N65°44'04"W	15.00'
L9	N00°00'33"W	10.00'
L10	N89°59'27"E	10.00'
L11	S34°58'56"W	15.00'
L12	S50°02'28"E	15.00'
L13	S34°58'56"W	15.00'
L14	N72°00'22"E	35.00'
L15	S17°59'38"E	15.00'
L16	N72°00'22"E	35.00'
L17	S00°01'35"E	20.00'
L18	N89°58'25"E	30.00'
L19	S50°41'46"W	86.90'
L20	S54°13'01"E	20.10'
L21	S33°26'53"E	38.07'
L22	S39°54'22"E	24.50'
L23	S34°49'24"E	29.13'
L24	S29°00'03"E	32.91'
L25	S13°23'18"E	12.43'
L26	S01°10'06"E	48.73'
L27	S14°38'27"E	104.24'

OWNER'S CERTIFICATE:
KNOWN ALL MEN BY THESE PRESENTS:
THAT THE TOWN OF BRECKENRIDGE, BEING THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:
A PORTION OF THE STILLSON PATCH PLACER ACCORDING TO THE DEED RECORDED AT REC. NO. 534869 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO
HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "STABLES VILLAGE SUBDIVISION", AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON, (AND/OR OTHER PURPOSES), BRIDLE ALLEY, A 25' UTILITY AND ACCESS EASEMENT IS A PRIVATE ROAD SUBJECT TO THE TOWN'S RIGHT TO USE IT FOR UTILITIES AND ACCESS.
IN WITNESS WHEREOF, THE TOWN OF BRECKENRIDGE HAS CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____, 20__.

ACKNOWLEDGEMENT:
STATE OF COLORADO)
COUNTY OF SUMMIT) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20__ BY _____ AS _____ FOR THE TOWN OF BRECKENRIDGE.
MY COMMISSION EXPIRES: _____
ROTARY PUBLIC _____

TOWN OF BRECKENRIDGE CERTIFICATE:
THIS PLAT IS APPROVED THIS ____ DAY OF _____, 20__
TOWN OF BRECKENRIDGE
BY: _____
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
NOTICE:
PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY THE TOWN.
UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND ARE LEGALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION.
[NOTE: THE TOWN CERTIFICATE ON ANY SUBDIVISION PLAT MAY BE EXECUTED BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT, OR ANY ASSISTANT DIRECTOR.]

CERTIFICATE OF TAXES PAID:
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL TAXES DUE AND PAYABLE AS OF _____, 20__ UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.
DATED THIS ____ DAY OF _____, 20__.
SUMMIT COUNTY TREASURER OR DESIGNEE _____

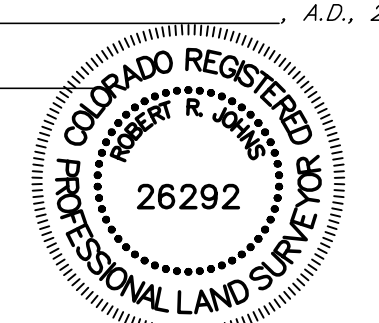
TOWN CLERK'S CERTIFICATE:
STATE OF COLORADO)
COUNTY OF SUMMIT) SS
TOWN OF BRECKENRIDGE)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK, ____ M., THIS ____ DAY OF _____, 20__ AND IS DULY RECORDED.
TOWN CLERK _____

TITLE COMPANY'S CERTIFICATE:
____ DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE OWNER NAMED ABOVE FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT AS FOLLOWS:
DATED THIS ____ DAY OF _____, 20__.
BY: _____

CLERK AND RECORDER'S CERTIFICATE:
STATE OF COLORADO)
COUNTY OF SUMMIT) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK, ____ M., THIS ____ DAY OF _____, 20__ AND FILED UNDER RECEPTION NUMBER ____.
SUMMIT COUNTY CLERK AND RECORDER _____

Drawn JJK Dwg 22543PLT Project 22543
Checked RRJ Date 05/10/23 Sheet 1 of 2
RANGE WEST
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

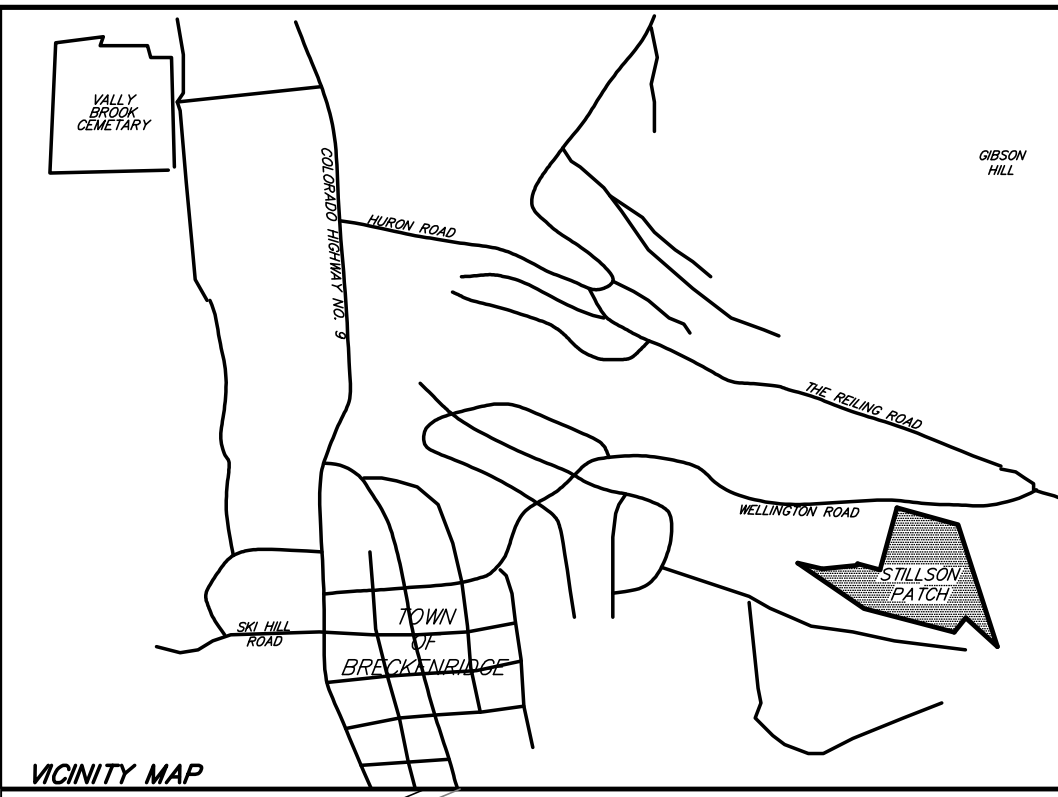
SURVEYOR'S CERTIFICATE:
I, ROBERT R. JOHNS, A COLORADO REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "STABLES VILLAGE SUBDIVISION" WAS PREPARED BY ME FROM A SURVEY MADE UNDER MY SUPERVISION, AND THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO CRS 38-51-105.
DATED THIS ____ DAY OF _____, A.D., 20__
ROBERT R. JOHNS, P.L.S. NO. 26292



STABLES VILLAGE SUBDIVISION

A RESUBDIVISION PLAT OF A PORTION OF THE STILLSON PATCH PLACER, M.S. 1466 AND A PORTION OF MYRTLE ANNIE LODE M.S. 1466 ACCORDING TO THE DEED RECORDED AT REC. NO. 534869 SECTIONS 31 & 32, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M. TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

SHEET 2 OF 2



VICINITY MAP

ACCESS EASEMENT SOLAR ARRAY REC. NO. 1034553 (SHADED)

LINCOLN PARK AT WELLINGTON FILING 1 REC. NO. 1101145

ALLEY 2 ACCESS EASEMENT REC. NO. 1109526 (SHADED)

ALLEY 3A ACCESS EASEMENT REC. NO. 1109526 (SHADED)

NOTE: THE STABLES ROAD RIGHT-OF-WAY FOLLOWS THE STABLES ROAD ACCESS EASEMENT AT RECEPTION NO. 1109526. THIS PLAT WILL EXTINGUISH THE EASEMENT IN THIS AREA.

TRACT F 1,294,760 sq. ft. 29.72 acres

TRACT A 63,497 sq. ft. 1.46 acres

TRACT B 25,140 sq. ft. 0.58 acres

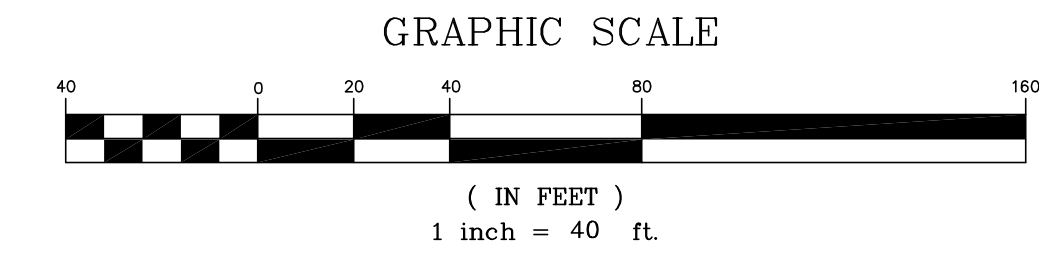
TRACT C 70,676 sq. ft. 1.62 acres

TRACT D 36,898 sq. ft. 0.85 acres

TRACT E 76,920 sq. ft. 1.77 acres

TRACT G 24,272 sq. ft. 0.56 acres OPEN SPACE

TRACT H 4,936 sq. ft. 0.11 acres OPEN SPACE



LEGEND

- FOUND REBAR & ALUMINUM CAP (SEE DESCRIPTIONS)
- FOUND REBAR & RED PLASTIC CAP (PLS 37719/WENTZ)
- FOUND REBAR & PURPLE PLASTIC CAP (PLS 38266/PARENT)
- FOUND REBAR & YELLOW PLASTIC CAP (PLS 33192/GERDEL)
- FOUND PIN & CAP PLS 23901 (BASELINE)
- FOUND REBAR
- FOUND REBAR & ALUMINUM CAP (PLS 26292/JOHNS)
- SET REBAR & YELLOW PLASTIC CAP (PLS 26292/JOHNS)

LINE	BEARING	LENGTH
L1	N62°17'42"E	25.00'
L2	N27°42'18"W	26.38'
L3	N33°42'31"W	15.00'
L4	N56°17'29"E	15.00'
L5	N33°42'31"W	15.00'
L6	N65°44'04"W	15.00'
L7	N24°15'36"E	15.00'
L8	N65°44'04"W	15.00'
L9	N00°00'33"W	10.00'
L10	N89°59'27"E	10.00'
L11	S34°58'56"W	15.00'
L12	S55°02'28"E	15.00'
L13	S34°58'56"W	15.00'
L14	N72°00'22"E	35.00'
L15	S17°59'38"E	15.00'
L16	N72°00'22"E	35.00'
L17	S00°01'35"E	20.00'
L18	N89°58'25"E	30.00'
L19	S50°41'46"W	86.90'
L20	S54°13'01"E	20.10'
L21	S33°28'33"E	38.07'
L22	S39°54'22"E	24.50'
L23	S34°49'24"E	29.13'
L24	S28°00'03"E	32.91'
L25	S12°31'15"E	12.43'
L26	S01°31'08"E	48.73'
L27	S14°38'27"E	104.24'

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	172.91'	260.00'	169.74'	S20°18'58"W	38°06'16"
C2	98.68'	75.00'	91.72'	S12°17'14"W	75°31'33"
C3	81.29'	500.00'	81.21'	S30°03'50"E	91°05'56"
C4	145.98'	500.00'	145.42'	S26°21'50"E	164°34'31"
C5	156.80'	500.00'	156.15'	S08°00'37"E	174°03'03"
C6	58.62'	200.00'	58.41'	S08°25'22"E	164°31'35"
C7	50.00'	125.00'	49.67'	S84°28'24"W	22°55'06"
C8	93.45'	125.50'	91.30'	N85°39'18"W	42°39'43"
C9	143.66'	125.50'	135.95'	N31°31'48"W	65°35'12"
C10	129.27'	125.50'	121.32'	N41°16'26"E	80°01'24"
C11	34.53'	124.50'	34.10'	N68°41'15"E	23°05'44"
C12	101.62'	222.00'	100.73'	N68°10'15"E	26°13'35"
C13	39.11'	28.00'	36.00'	S41°16'26"W	80°01'12"
C14	32.05'	28.00'	30.33'	N31°31'48"W	65°35'12"
C15	20.85'	28.00'	20.37'	N85°39'18"W	42°39'43"
C16	57.93'	222.00'	57.27'	S80°29'23"W	145°7'04"
C17	114.89'	159.00'	112.41'	S02°59'51"W	41°24'03"
C18	33.12'	52.00'	32.52'	S35°58'06"E	36°29'51"
C19	18.97'	23.00'	18.44'	S30°35'07"E	47°15'50"
C20	50.38'	121.05'	50.02'	S18°52'36"E	23°50'49"
C21	6.54'	22.00'	6.52'	S41°22'12"E	17°02'36"
C22	85.31'	125.00'	83.67'	S30°20'20"E	39°06'22"
C23	63.22'	581.45'	63.19'	S20°31'26"E	87°34'48"
C24	22.48'	159.14'	22.42'	S19°35'30"E	83°54'11"
C25	38.44'	159.14'	38.35'	S08°37'27"E	13°50'26"

Drawn JJK	Dwg 22543PLT	Project 22543
Checked RRJ	Date 05/10/2023	Sheet 2 of 2
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



Memo

To: Breckenridge Town Council Members
From: Chris Kulick, Planning Manager
Date: May 17, 2023 (for the May 23, 2023 meeting)
Subject: Town Project: Sol Center Subdivision

The Sol Center Subdivision is being reviewed as a Town Project Hearing, as per town project requirements. All public noticing requirements designated by the Land Development Code have been fulfilled as required.

This is a proposal to replat Tract D-3, replat of Tracts A-1, C-1 and Lot 1, the McCain Subdivision creating a 0.815 acre lot for the approved Sol Center Development and a 3.774 remnant parcel.

Attached to this memo is a complete staff report, substantially the same as presented to the Planning Commission and attachments including the Subdivision Plat, an overlay of the approved Development Permit site plan and proposed subdivision, the previously approved Sol Center site plan and the Commission's recommended Findings and Conditions with a 5-0 vote.

If the Council agrees with the Planning Commission's recommendation after the public hearing in the evening meeting, a motion for approval is provided below.

I make a motion to approve the Sol Center Subdivision, (Town Project Hearing – PI-2023-0120) with the attached Findings and Conditions.

Staff will be available at the meeting to answer any questions.

Town Council Staff Report

Subject:	Sol Center Subdivision (Town Project Hearing – PL-2023-0120)
Project Manager:	Chris Kulick, Planning Manager
Date:	May 17, 2023 (for the May 23, 2023 meeting)
Applicants:	Melanie Leas, Housing Project Manager
Owner:	Town of Breckenridge
Proposal:	A proposal to replat Tract D-3, replat of Tracts A-1, C-1 and Lot 1, the McCain Subdivision creating 0.815 acre lot for the Sol Center Development and a 3.774 remnant parcel.
Address:	24 Rapid Drive
Legal Description:	Tract D-3, replat of Tracts A-1, C-1 and Lot 1, the McCain Subdivision
Total Site Area:	199,909 sq. ft. (4.589 AC)
Land Use District:	43: Existing residential, and service commercial uses, recreational, open space, and governmental uses; subject to the McCain Master Plan Third Amendment, which designates the site for non-profit/institutional uses.
Site Conditions:	A significant portion of the property was dredge-mined in the early 1900's and has been impacted by historic mining activities. The eastern portion of the site previously had a man-made pond that did not have a surface connection to a tributary and was distinctly separated from any wetlands adjacent to a tributary. This pond was filled-in with non-structural material in 2021.
Adjacent Uses:	North: Alta Verde Workforce Housing (rentals units under construction) South: Town-owned solar garden East: Snowbridge Inc. (industrial) West: Alta Verde II housing site (future rental housing development)

Item History

The proposed subdivision is part of the larger McCain parcel that was acquired by the Town and annexed in 2003. Upon annexation, the McCain parcel was incorporated into Land Use District 43, which allowed for existing residential and service commercial, recreational, open space, governmental land uses, affordable housing, and mining.

In 2013, the McCain Master Plan was adopted by the Town Council through the Town Project process. The Plan provided general guidance regarding the types of uses that would be allowed within the 128 acre McCain site.

Subsequent to the adoption of the original Master Plan in 2013, several modifications to the Master Plan have occurred. The most recent modification in 2021 designated non-profit/institutional as the allowed use for the current Tract D-3 of the McCain Subdivision.

Also in January 2021, a proposal to fill the man-made pond and provide other drainage improvements to the northern portion of the McCain property was approved.

On July 12, 2022, the Town Council reviewed and approved the Sol Center project. The purpose of this subdivision is to create an 0.815 acre tract for the Sol Center development. For reference, an overlay of the approved Sol Center site plan and the proposed subdivision is included in the packet.

The Planning Commission reviewed this application as a Town Project Hearing May 16, 2023.

Staff Comments

This subdivision creates Lots 1 and 2, Sol Center Subdivision from the current Tract D-3. Lot 1 is created specifically for the Sol Center development and Lot 2 will likely be further subdivided in the future when additional non-profit/ institutional uses are developed.

9-2-1-15: WAIVER OF REQUIREMENTS:

Notwithstanding any provisions contained herein to the contrary, the director or planning commission may waive any of the procedural or substantive requirements of this chapter if such requirement creates an undue hardship on a particular application or is irrelevant to the scope or location of the subdivision proposal in question and the director or commission incorporates such a finding into the final decision or permit. (Ord. 23, Series 1992)

Since there is no construction associated with this subdivision, the Planning Commission found that the following items irrelevant to the scope of the proposal:

- **Utility Plan:** The only utilities anticipated to be installed within the subdivision are associated with the Alta Verde II Workforce Housing and the Sol Center project.
- **Street Lighting Plan:** No new streetlights are being installed as part of this subdivision, but rather under the individual developments.
- **Landscaping Plan:** The Subdivision Standards require applicants submit a landscaping plan showing that one tree be required for every fifteen (15) feet of roadway. No new roadways or construction are proposed as part of this application, as all landscaping is provided within the Alta Verde II and Sol Center Development Permits, featuring at least one tree for every fifteen (15) feet of roadway along McCain Drive, and internal roads (Paddle Rd, Drift Rd, and Rapid Dr.).

9-2-4-1: General Requirements: The approved Master Plan shows non-profit/institutional uses located in the area where the Lot 1 is shown on the plat. Since no plans exist for Lot 2, it is being kept as a large parcel and may be subdivided in the future when site specific uses are determined. The proposal complies with the layout and requirements of the Master Plan.

9-2-4-2: Design Compatible With Natural Features: The proposed subdivision is not in conflict with the existing or proposed topography. There currently are no trees on the site as it was previously mined and significant landscaping will be installed on the proposed Lots 1 and 2 as part of the approved Alta Verde II and Sol Center projects.

9-2-4-3: Drainage, Storm Sewers And Flood Prevention: Drainage for the Sol Center will be provided for during development. The project will share an offsite common storm water detention facility with the Alta Verde II work force housing project to the west. Town Engineering staff is working with the applicants to ensure the site drainage will function properly and that the design meets all applicable Town engineering standards and provisions of the Breckenridge Flood Damage Prevention Ordinance.

9-2-4-5: Lot Dimensions, Improvements And Configuration: The Planning Commission was supportive of the proposed lot shapes because they were the same as what was approved with the site-specific Town Project permit in July 2022. Per the revised Subdivision Code, use of non-linear lot shapes is allowed when the proposed subdivision is generally consistent with a vested plan that displays proposed lot lines. A copy of the approved site plan and overlay of the approved site plan and proposed subdivision is included in the packet. The Commission requested a special finding, listed below, be added to the Findings and Conditions related to the proposed irregular lot shapes. In addition to the criteria for lot shapes, the proposed subdivision meets all other requirements of this section. Any additional easements needed will be added to future subdivisions.

8. This subdivision is in compliance with section 9-2-4-5 of the Town Subdivision Code's requirement due to its consistency with the approved Town Project site plan and McCain Master Plan. This approval shall not constitute precedent for other proposed subdivisions which do not have previous site plan approval with depicted lot lines.

9-2-4-6: Blocks: The subdivision is designed to be in compliance with the Master Plan, as the property develops in the future. Access, circulation, control, and safety of street traffic will be required as portions of the property develop in the future. These are additionally addressed in the Development Permits for the Sol Center and Alta Verde II workforce housing project.

9-2-4-7: Pedestrian And Bicycle Circulation Systems: The site will be connected to the Blue River Rec Path via easements provided through the Alta Verde II development. New sidewalks along Paddle Rd, Drift Rd, Rapid Dr. and McCain Road that serve the proposed subdivision were also committed through the Alta Verde II project.

9-2-4-11: Existing And Proposed Streets: No new streets are proposed or required with this subdivision.

9-2-4-13: Dedication Of Park Lands, Open Space And Recreational Sites Or The Payment Of Fees In Lieu Thereof: Since open space funds contributed to approximately one-third (1/3) of the cost of purchasing the McCain property, which the land for this proposed subdivision is currently located in, one-third (1/3) of the McCain land area was required to remain as open space. The Master Plan shows 78.5 acres of open space, which includes the Blue River corridor. This exceeds the required 10% open space dedication under Section 9-2-4-13. Since open space land was provided during the original McCain subdivision no additional open space dedications are required as part of this re-subdivision.

Planning Commission Recommendation

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission was asked to identify any code issues or general

concerns with the proposed project. The Planning Commission reviewed this project at a Hearing on the May 16, 2023 meeting, and supported the project with the proposed Findings and Conditions attached.

This proposal is in general compliance with the Subdivision Standards. Staff and the Planning Commission recommend the Town Council approve the Sol Center Subdivision, located at 24 Rapid Drive, with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

Sol Center Subdivision
Tract D-3, replat of Tracts A-1, C-1
and Lot 1, the McCain Subdivision
24 Rapid Drive
PL-2023-0120

FINDINGS

1. This project is “Town Project” as defined in Section 9-14-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on May 16, 2023, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4B of the Breckenridge Town Code. In addition to posting on the Town’s website, notice of the planning commission’s public hearing on a proposed town project shall be given in the same manner as is required for a final hearing on a Class A development permit application pursuant to chapter 1 of this title. Failure of a person to receive the notice described in this section shall not impair the validity of the planning commission’s public hearing on a proposed town project, or the planning commission’s recommendation to the town council with respect to such proposed town project. Because the process of reviewing and approving a town project is discretionary and administrative, and not quasi-judicial, any member of the town council may properly attend the planning commission’s public hearing(s) and deliberations with respect to a proposed town project. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on May 23, 2023. This Town Project was listed on the Town Council’s agenda for the May 23, 2023 agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development and gave due consideration to the Town Project in the same manner a recommendation is prepared for a final hearing on a Class A Subdivision application under the Town’s Subdivision Code (Chapter 2 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.

7. Per Town Code Section 9-14-2 *Town Council Authority Over Town Projects*, the Town Council has the authority, in its sole discretion, has the sole and final authority to determine all aspects of the town project, including but not limited to, its location and design. Chapters 1, 3 and 12 of this title and the town of Breckenridge land use guidelines do not apply to town projects, but town projects shall be processed instead in accordance with the provisions of this chapter.

9-2-1-15: WAIVER OF REQUIREMENTS:

Notwithstanding any provisions contained herein to the contrary, the director or planning commission may waive any of the procedural or substantive requirements of this chapter if such requirement creates an undue hardship on a particular application or is irrelevant to the scope or location of the subdivision proposal in question and the director or commission incorporates such a finding into the final decision or permit. (Ord. 23, Series 1992)

Since there is no construction associated with this subdivision, staff finds that the following items irrelevant to the scope of the proposal:

- Utility Plan: The only utilities anticipated to be installed within the subdivision are associated with the Alta Verde II Workforce Housing and the Sol Center project.
- Street Lighting Plan: No new streetlights are being installed as part of this subdivision, but rather under the individual developments.
- Landscaping Plan: The Subdivision Standards require applicants to submit a landscaping plan showing that one tree be required for every fifteen (15) feet of roadway. No new roadways or construction are proposed as part of this application, as all landscaping is provided within the Alta Verde II and Sol Center Development Permits, featuring at least one tree for every fifteen (15) feet of roadway along McCain Drive, and internal roads (Paddle Rd, Drift Rd, and Rapid Dr.).

8. This subdivision is in compliance with section 9-2-4-5 of the Town Subdivision Code's requirement due to its consistency with the approved Town Project site plan and McCain Master Plan. This approval shall not constitute precedent for other proposed subdivisions which do not have previous site plan approval with depicted lot lines.

Prior to Recordation of the Final Plat

9. The Town's Engineering Division shall provide final review and approval of easements, utilities, and line weights/formatting.

SOL CENTER SUBDIVISION

A REPLAT OF TRACT D-3, REPLAT OF TRACTS A-1, C-1 AND LOT 1, THE MCCAIN SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:

TRACT D-3, REPLAT OF TRACTS A-1, C-1, AND LOT 1, THE MCCAIN SUBDIVISION RECORDED AT RECEPTION NUMBER 1288959 IN THE RECORDS OF THE SUMMIT COUNTY CLERK AND RECORDER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO, AND AS AMENDED BY THE AFFIDAVIT OF CORRECTION AT RECEPTION NO. 1294360.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF SOL CENTER SUBDIVISION, AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. (AND/OR OTHER PURPOSES)

IN WITNESS WHEREOF, _____ HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS DAY ____ OF ____, 20__.

TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION

BY: _____
ERIC S. MAMULA, MAYOR

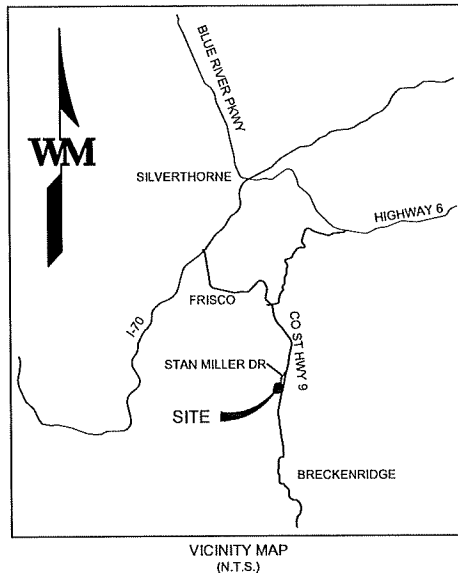
ATTEST:

HELEN COSPOLICH, CMC,
TOWN CLERK

STATE OF COLORADO)
) SS.
COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF ____, 20__, BY _____, AS _____, AND _____, AS OF _____, A COLORADO ____.
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____



VICINITY MAP (N.T.S.)

GENERAL NOTES:

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB, RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. MRG20210004.1, EFFECTIVE DATE DECEMBER 14, 2022 AT 5:00 P.M.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF TRACT C-2, REPLAT OF TRACTS A-1, C-1 AND LOT 1, THE MCCAIN SUBDIVISION, WITH AN ASSUMED BEARING OF SOUTH 31°54'49" WEST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO, AND IS MONUMENTED AS SHOWN HEREON.
4. THE PREPARATION OF THIS LAND SURVEY UTILIZED THE UNITED STATES SURVEY FOOT AS THE LINEAL DISTANCE UNIT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
5. BASED ON A REVIEW OF FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0817C0368F DATED NOVEMBER 16, 2018, THE SUBJECT PROPERTY FALLS WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN HEREON. ALL AREAS NOT SHOWN TO BE WITHIN THE SPECIAL FLOOD HAZARD AREAS ARE CLASSIFIED AS (ZONE X) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PLAT NOTES

1. THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ("TOWN"), HEREBY RESERVES, GRANTS, AND CONVEYS TO THE OWNERS OF ALL PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, ACROSS, AND THROUGH THOSE PORTIONS OF LOT 1 DESIGNATED ON THIS PLAT AS AN EASEMENT CONTAINING THE WORD "UTILITY" IN ITS DESCRIPTIVE NAME ("EASEMENT AREA"). THE EASEMENT AREA MAY BE USED BY SUCH PUBLIC UTILITY PROVIDER TO SURVEY, CONSTRUCT, REPAIR, REMOVE, REPLACE, RECONSTRUCT, CONTROL, INSPECT, IMPROVE, ENLARGE, AND MAINTAIN THE PUBLIC UTILITY PROVIDER'S UNDERGROUND TRANSMISSION LINES AND FACILITIES, AND OTHER FIXTURES, DEVICES AND APPURTENANCES USED OR USEFUL IN CONNECTION THEREWITH.

CERTIFICATE OF TAXES PAID:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL TAXES DUE AND PAYABLE AS OF _____, 20__ UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 20__ A.D.

SUMMIT COUNTY TREASURER OR DESIGNEE

TOWN OF BRECKENRIDGE CERTIFICATE:

THIS PLAT IS APPROVED THIS DAY OF _____, 20__.

TOWN OF BRECKENRIDGE

BY: _____
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTICE:

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY THE TOWN.

UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION.

TOWN CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, ____ M., ON _____, 20__, AND IS DULY RECORDED.

HELEN COSPOLICH
TOWN CLERK

SURVEYOR'S CERTIFICATE:

I, JUSTIN C. SCHEITLER, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF SOL CENTER SUBDIVISION WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO SECTION 38-51-105, C.R.S.

DATED THIS DAY OF APRIL 14, 20 23.

JUSTIN C. SCHEITLER, P.L.S. NO. 38430
FOR & ON BEHALF OF WARE MALCOMB,
900 S. BROADWAY SUITE 320,
DENVER, COLORADO 80209

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS.
COUNTY OF SUMMIT)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O' CLOCK __ M., THIS DAY OF _____, 20__, AND IS FILED UNDER RECEPTION NO. _____.

SUMMIT COUNTY CLERK AND RECORDER

TITLE COMPANY CERTIFICATE:

_____ DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON, AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT, AND TITLE TO ALL SUCH LANDS IS IN THE OWNER NAMED ABOVE FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS DAY OF _____, 20__.

AGENT _____

900 south broadway st.
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

JOB NO. DCS21-4049
DATE: 11/30/2022
SCALE: NA
Sheet 1 of 2

NO.	DATE	REMARKS
4	04/14/2023	TOWN COMMENTS
3	03/06/2023	TOWN COMMENTS
2	02/23/2023	TOWN COMMENTS
1	01/26/2023	TOWN COMMENTS

DRAWN BY: AJ PAVPM: JCS

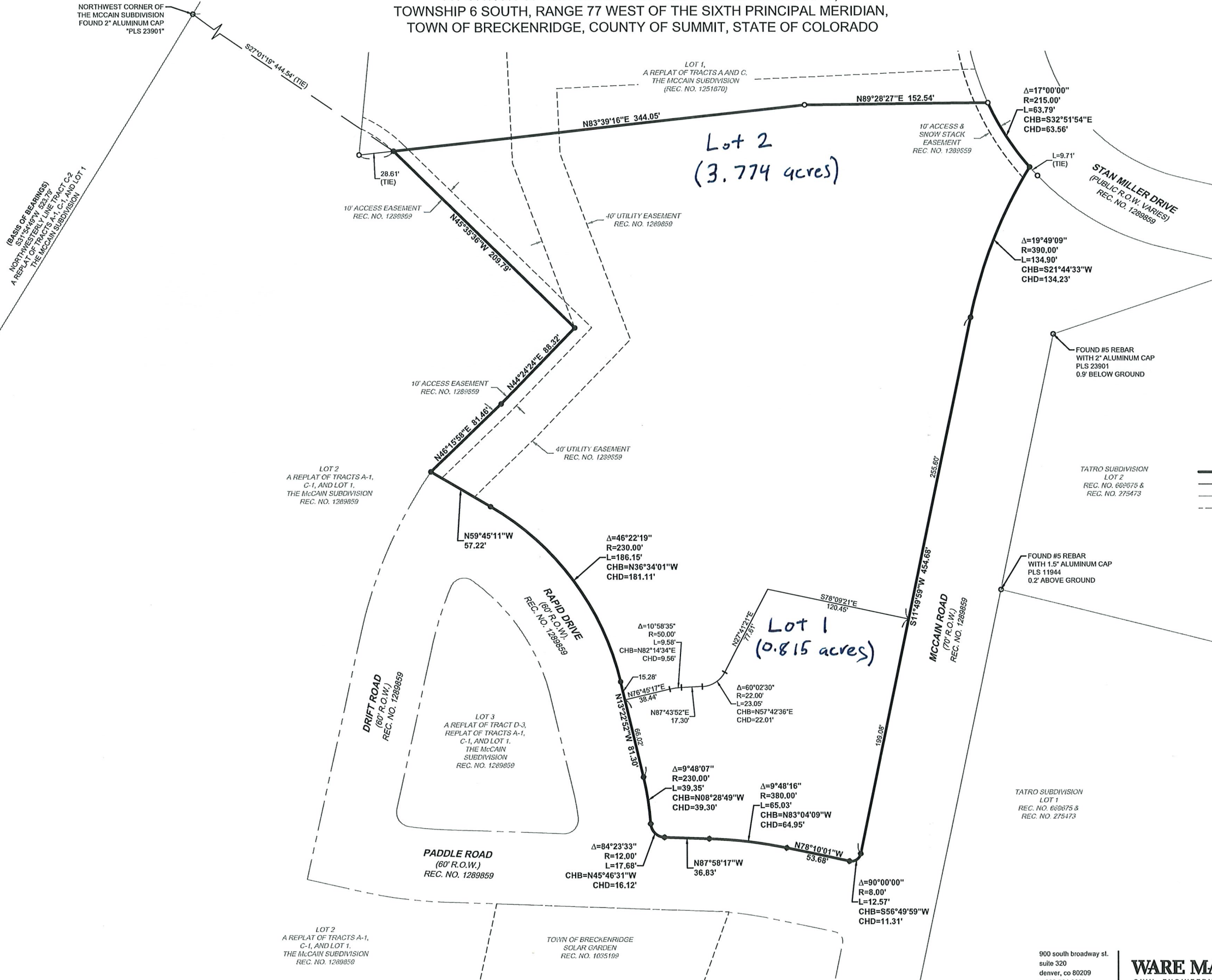
SOL CENTER SUBDIVISION

A REPLAT OF TRACT D-3, REPLAT OF TRACTS A-1, C-1 AND LOT 1, THE MCCAIN SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

Lot 2
(3.774 acres)

Lot 1
(0.815 acres)



LEGEND

- FOUND #5 REBAR WITH 1.25" GREEN PLASTIC CAP PLS 38430 FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
- ▲ SET NAIL AND 0.75" BRASS DISC MARKED "PLS 38430"

WM

SCALE: 1" = 40'
ORIGINAL GRAPHIC SCALE

JOB NO.	DCS21-4049
DATE:	11/30/2022
SCALE:	1" = 40'
Sheet	2 of 2

NO.	DATE	REMARKS
4	04/14/2023	TOWN COMMENTS
3	03/06/2023	TOWN COMMENTS
2	02/23/2023	TOWN COMMENTS
1	01/28/2023	TOWN COMMENTS

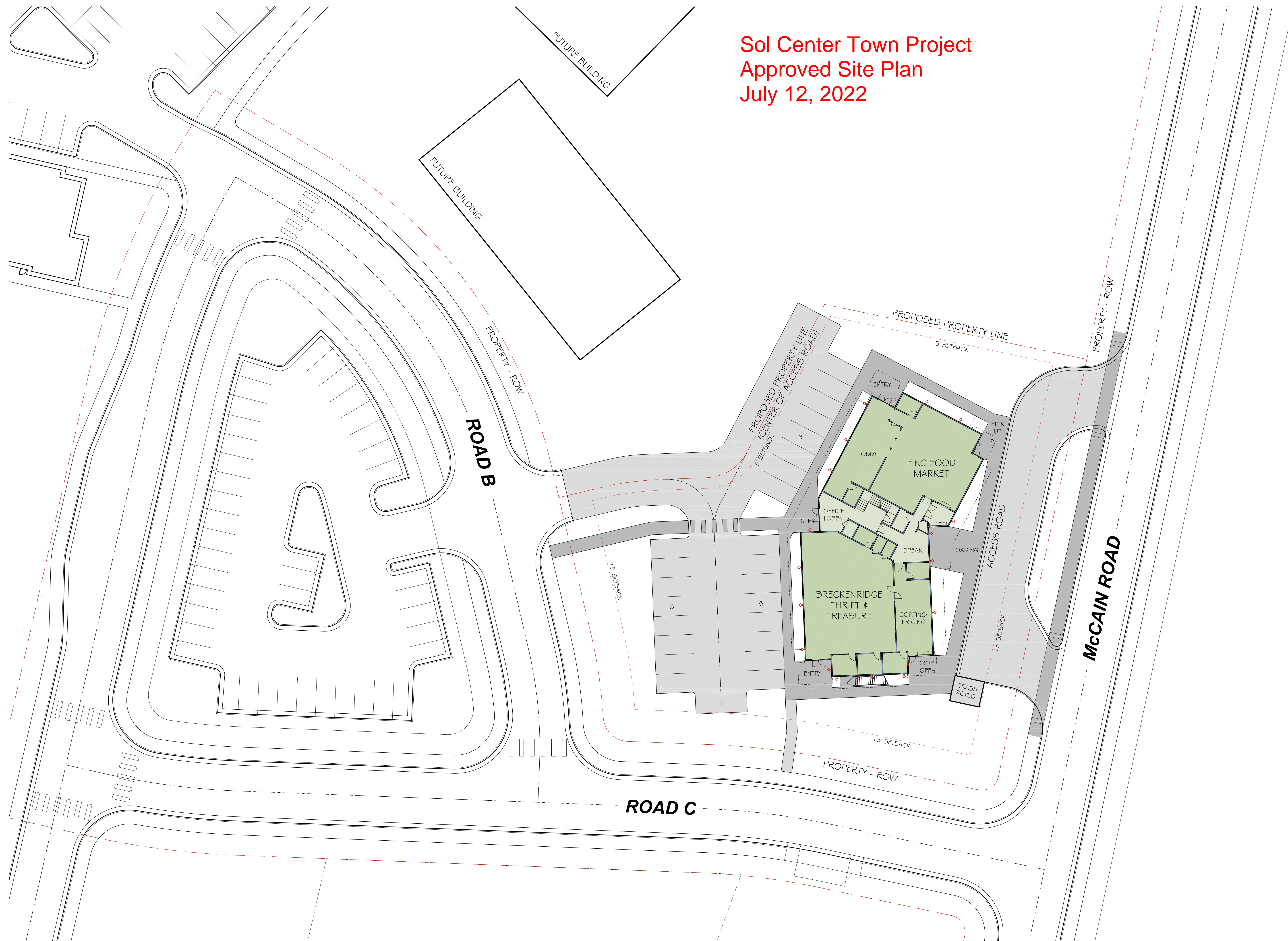
900 south broadway st.
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

DRAWN BY: AJ PA/PM: JCS

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Sol Center Town Project
 Approved Site Plan
 July 12, 2022



SOL CENTER AT ALTA VERDE
 MCCAIN CAMPUS - BUILDING #1
 TOWN OF BRECKENRIDGE, COLORADO
 TITLE SITE PLAN

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ISSUE:	DATE:
PRELIM	16 SEP 2021
DESIGN	16 NOV 2021
UPDATE	8 FEB 2022
PLANNING	12 APR 2022
UPDATE	1 JUN 2022

PROJECT #: 2077

1 SITE PLAN
 A1.1
 SCALE: 1" = 20'-0"

TRUE NORTH PLAN NORTH

0 20 40

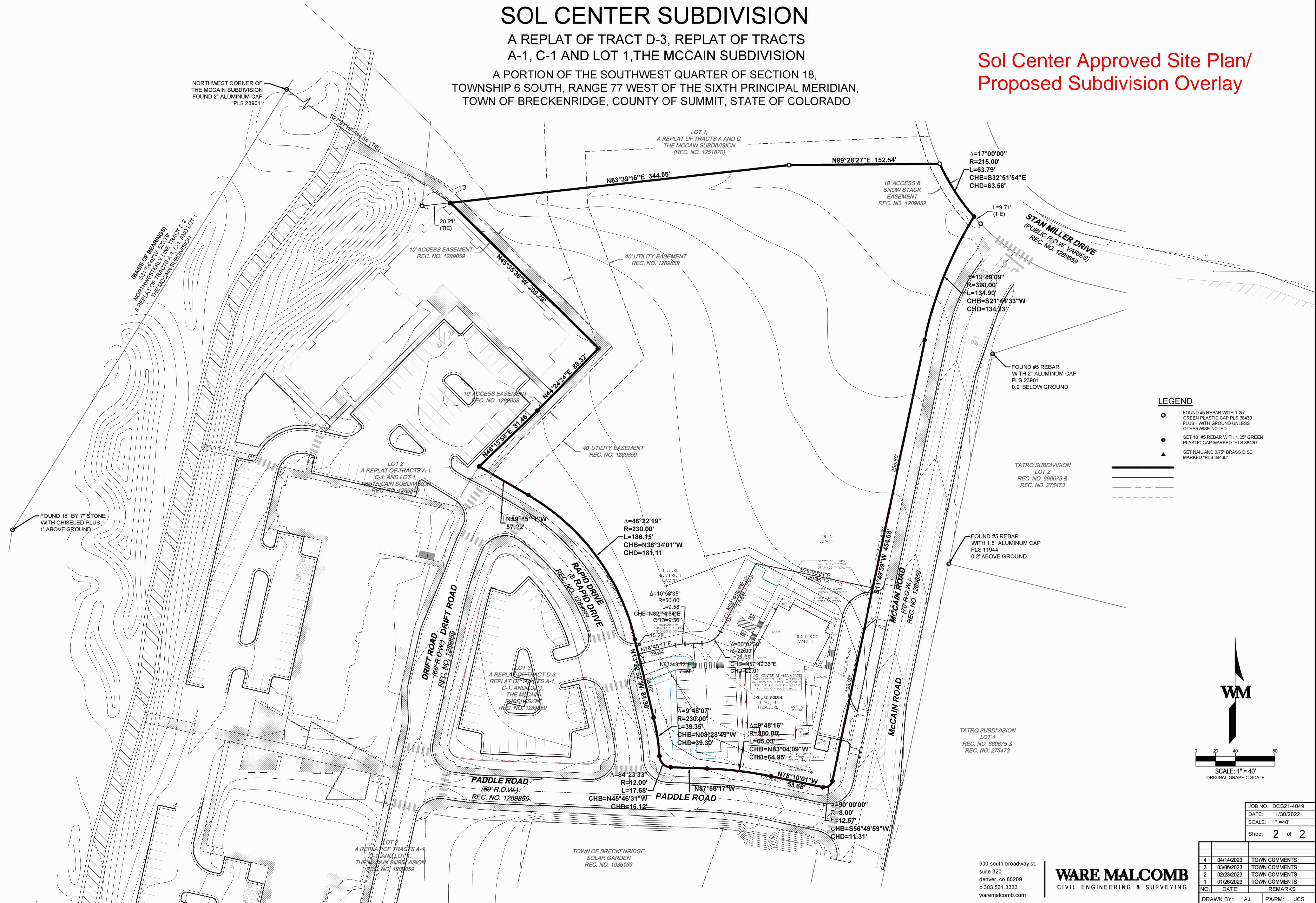
A.I.I

SOL CENTER SUBDIVISION

A REPLAT OF TRACT D-3, REPLAT OF TRACTS
A-1, C-1 AND LOT 1, THE MCCAIN SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

Sol Center Approved Site Plan/
Proposed Subdivision Overlay



LEGEND

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- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
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NO.	DATE	REMARKS
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WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

DRAWN BY: AJ PA/PM: JCS

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