



BRECKENRIDGE TOWN COUNCIL WORK SESSION
Tuesday, April 26, 2011; 3:00 p.m.
Town Hall Auditorium

ESTIMATED TIMES: *The times indicated are intended only as a guide. They are at the discretion of the Mayor, depending on the length of the discussion, and are subject to change.*

3:00 – 3:15 p.m.	I	<u>PLANNING COMMISSION DECISIONS</u>	2
3:15 – 3:30 p.m.	II	<u>LEGISLATIVE REVIEW*</u>	
		Commercial Basement Density	89
		Development Reclassification	92
		Optional Premises Ordinance	96
		Fence Policy	99
3:30 – 4:00 p.m.	III	<u>MANAGERS REPORT</u>	
		Public Projects Update & On-Street Bike Parking	20
		Housing/Childcare Update	Verbal
		Committee Reports	26
		Financials	27
4:00– 4:15 p.m.	IV	<u>OTHER</u>	
		Town Council Committee Assignments	
		AEG Concert Update	Verbal
4:15 – 5:00 p.m.	V	<u>PLANNING MATTERS</u>	
		Open Space Budget Amendment/Cucumber Monitoring & Swan Mtn. Rec Path	50
		Joint Upper Blue Master Plan Employee Housing Density	Verbal
		Upper Blue Nordic Management Plan	55
5:00 – 5:45 p.m.	VI	<u>BOSAC INTERVIEWS (5)</u>	73
6:00 – 6:30 p.m.	VII	<u>EXECUTIVE SESSION</u>	
		Acquisition, Negotiations	

***ACTION ITEMS THAT APPEAR ON THE EVENING AGENDA** **84**

NOTE: Public hearings are not held during Town Council Work Sessions. The public is invited to attend the Work Session and listen to the Council's discussion. However, the Council is not required to take public comments during Work Sessions. At the discretion of the Council, public comment may be allowed if time permits and, if allowed, public comment may be limited. The Town Council may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item. The public will be excluded from any portion of the Work Session during which an Executive Session is held.

Report of Town Manager; Report of Mayor and Council members; Scheduled Meetings and Other Matters are topics listed on the 7:30 pm Town Council Agenda. If time permits at the afternoon work session, the Mayor and Council may discuss these items.

MEMORANDUM

To: Town Council

From: Peter Grosshuesch

Date: April 6, 2011

Re: Town Council Consent Calendar from the Planning Commission Decisions of the April 5, 2011, Meeting.

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF April 5, 2011:

CLASS C APPLICATIONS:

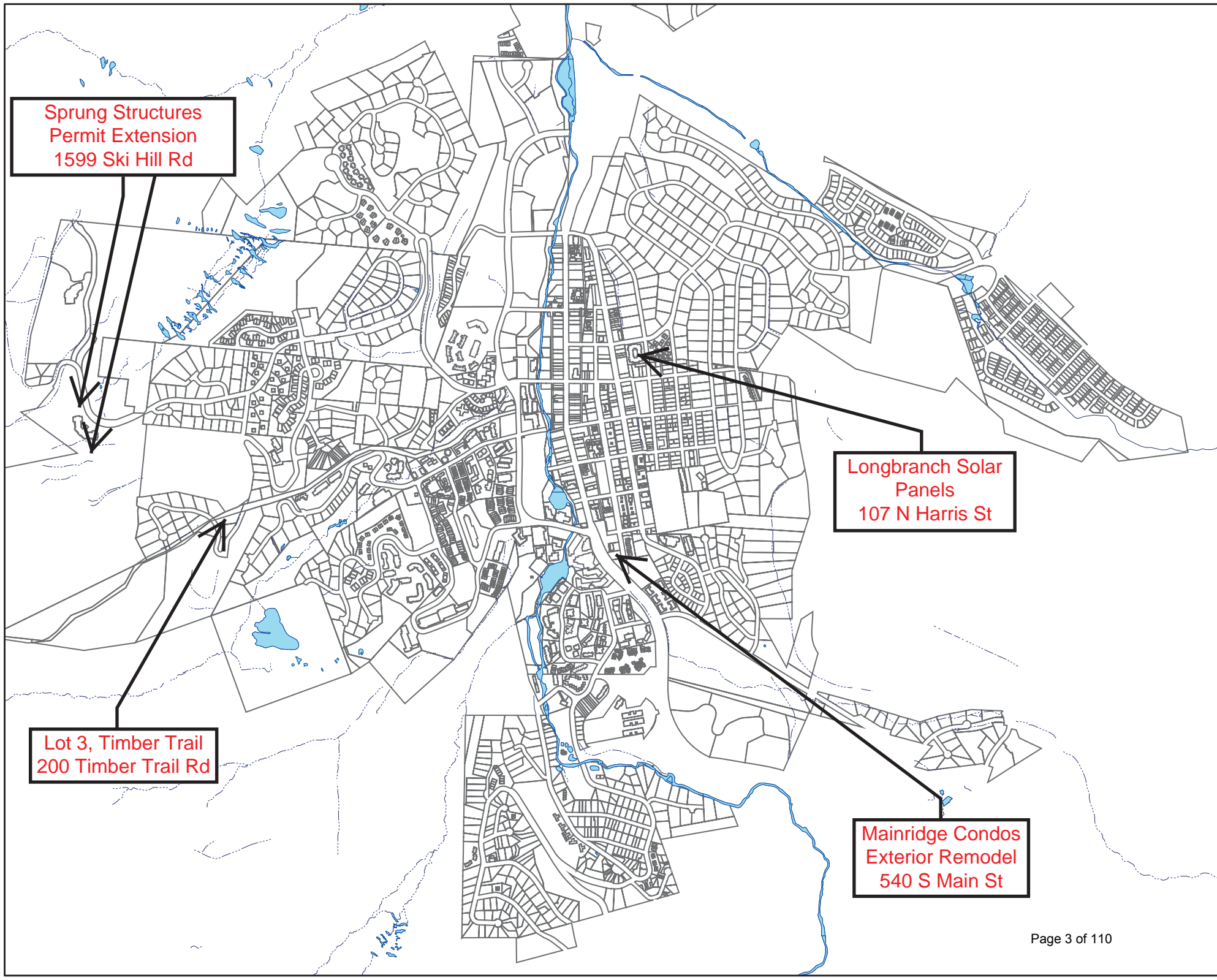
1. Longbranch Solar Thermal Panels (MGT) PC#2011009; 107 North Harris Street
Installation of 28 panel solar thermal (hot water) system on the south facing roof of the building. Approved.
2. Lot 3, Timber Trail (MGT) PC#2011010; 220 Timber Trail Road
Construction of a new single family residence with 4 bedrooms, 4.5 bathrooms, 4,834 sq. ft. of density and 5,446 sq. ft. of mass for an F.A.R. of 1:8.51. Approved.
3. Mainridge Condos Exterior Remodel (MGT) PC#2011011; 540 South Main Street
Exterior remodel of condominium complex to consist of: all new siding, new windows, new decks at both the Main Street side and the Ridge Street side, new guardrails, new posts and the addition of timber accents. Approved.
4. Sprung Structures Permit Extension (MGT) PC#2011012; 1599 Ski Hill Road
Extend the length of the Ski School and Ski Rental Temporary Sprung Buildings (both of which are located at Peak 8 at the Breckenridge Ski Resort) Development Permit and Variance for an additional 3 years (to August 15, 2014). Approved.



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Breckenridge South

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PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 p.m.

ROLL CALL

Trip Butler Kate Christopher Gretchen Dudney
Rodney Allen Dan Schroder Jack Wolfe
Dave Pringle arrived at 7:03 pm
Mark Burke (Town Council)

APPROVAL OF MINUTES

Mr. Burke: On page 3 of the packet, please change “Clerk and Recorder” to “Court Reporter”.
Ms. Christopher: On page 11 of the packet, I need to clarify, please change the panels I mentioned to freestanding panels instead of roof panels.
With two changes, the March 15, 2011, Planning Commission meeting minutes were approved unanimously (7-0).

APPROVAL OF AGENDA

With no changes, the April 5, 2011 Planning Commission meeting agenda was approved unanimously (7-0).

CONSENT CALENDAR:

1. Longbranch Solar Thermal Panels (MGT) PC#2011009; 107 North Harris Street
Mr. Pringle: Do we need to call up Longbranch to explain to Commissioners? (Mr. Thompson: The original permit is expired, and these panels are a little different than the original permit. Pretty straight forward, code suggests trying to put on an outbuilding, but the only outbuilding is on north side of the building. There is also not room on the ground on this property, so the south facing roofs are the only place they can do solar. The panels will not be very visible. You can see them from some locations south of the building. This project is inside the historic district, so it is a Class C. Outside would have been Class D.) Thanks, you just gave the presentation I needed.
2. Lot 3, Timber Trail (MGT) PC#2011010; 220 Timber Trail Road
Mr. Wolfe: Was it subjective to come up with positive four points (+4) on landscaping? (Mr. Thompson: No, not subjective due to the new landscape ordinance. The plan calls for 11 total spruce trees, 9 of which are over 10’ in height and 24 aspen trees, with 12 of the 24 exceeding 2.5 caliper inches. The Applicant could get 0, 2, 4, or 6 positive points. If there were no trees less than 2.5 caliper and no trees less than 10’ in height, then we would have suggested positive six (+6) points. There are some trees less than 2.5 caliper and some less than 10’, so that is why they got positive four (+4).)
3. Mainridge Condos Exterior Remodel (MGT) PC#2011011; 540 South Main Street
4. Sprung Structures Permit Extension (MGT) PC#2011012; 1599 Ski Hill Road
Mr. Pringle: This is an extension of permit with the variance included, correct? (Mr. Thompson: Yes, we included the variance from the first approval. This application is for another three year extension. The structures will go away when the Applicant builds Building 804 at base of Peak 8 or the new Skier Services building at the gondola base.)

With no requests for call up, the Consent Calendar was approved as presented.

WORKSESSIONS:

1. Joint Upper Blue Master Plan (JUBMP) Update (MT, JP)
Mr. Truckey presented. The Joint Upper Blue Master Plan (JUBMP) Update Committee has now met six times and has reached consensus on the key JUBMP issues. A first draft of the Plan Update has been prepared. A copy of the Plan draft was presented to the Commission. Each jurisdiction (Town of Breckenridge, Town of Blue River, Summit County) was updated on the overall Plan in early March. A public open house is scheduled for Thursday evening, April 21, at the Summit County Courthouse. (Note the date change from April 28.)

Key Goals/Policies of JUBMP Update: Summary of the principle goals and policy direction contained in the Plan:

- Maintain a cap on overall density in the Upper Blue Basin (i.e. no upzonings in the Basin without utilizing Transferable Development Rights/TDRs).

- Recognize a new realistic build-out, which is higher than the one contained in the 1997 edition of the Plan, and incorporate the envisioned demand for affordable workforce housing.
- Target a recognized realistic build-out of 14,200 residential units in consideration of pursuing realistic density reduction strategies.
- The targeted build-out in the Basin is based on maintaining community character, not necessarily infrastructure capacity.
- Continue to preserve the undeveloped character of the Upper Blue Basin's backcountry areas and limit development in the backcountry to the maximum extent possible. Continue to promote the TDR program as a means of protecting backcountry areas.
- Work to increase the supply of affordable housing units in the basin.
- The Town of Breckenridge and Summit County should attempt to reduce density that they hold when building new affordable workforce housing units to offset impacts of the housing.
- Increase capacities and efficiencies in the basin's transportation and transit systems, including an emphasis on "complete streets" and providing for the full range of alternative transportation modes (e.g., biking, walking).
- Promotion of "sustainable" development and support for the Town and County sustainability planning efforts.
- Support for forest management projects that improve forest health and for long-term planning efforts to avoid impacts of wildfire and protect our watershed.
- Commitment of the County and Town to continue to jointly acquire open space and improve the basin's trail network.
- Continue to develop active recreational and park spaces.
- Policies that support provision of adequate infrastructure while recognizing that growth should be driven by character issues as opposed to ability to service areas.
- Policies suggesting that the County adopt development standards similar to the Town's in an area of mutual interest.
- Policies suggesting amending the current intergovernmental agreement on TDRs and in re-evaluating the methodology used to determine the price of TDRs.
- Support for retaining lands that are zoned for commercial service/light industrial uses.
- Policies addressing redevelopment.
- Policies in the draft Plan would preclude the Town of Breckenridge or the County from allowing deed restricted units in the Town of Blue River to meet Breckenridge or County housing requirements/obligations. The Town of Blue River is also exempt from the overall Plan recommendations to reduce density.

The previous TC agreed to not allow new affordable housing carte blanche as free density as there are impacts associated with adding affordable housing. The previous Council agreed to extinguish 1 unit for every 2 units created. That was the policy the Council agreed to at that time. It was a compromise between those such as Mr. Mamula and Mr. Bergeron, being our two reps on the JUBMP Advisory Committee, wanting a 1:1 ratio and other Council members wanting less of a ratio as density may be needed for some other use in the future. The BOCC agreed to go along with the 1:2 ratio. Since then, we had a change of guard with the Town Council. The current Council questioned whether we really wanted to extinguish that density. They saw it as eliminating a valuable taxpayer asset whereas others saw it as additional density which would impact the community character. Conclusion at the February Council meeting was the majority of Town Council members voting to not maintain that 1:2 ratio policy. The new proposal was not to extinguish the density, but to put the density into a lockbox. The affordable housing density we need (potentially up to 389 SFEs off of property we own based on the 1:2 ratio and current housing needs assessment) would be put into that lockbox, and that density could not be used unless Council goes through public process, full disclosure, to release it. Might need super majority vote of the Council as well. Right now, we can do anything we want with the density the Town owns. This process has not been ironed out yet. (Mr. Pringle: How much density does the Town have?) Town owns a little under 600 SFEs currently. (Mr. Pringle: In my simple mind, if we are retiring the density, it is going away. That is not the case?) Based on direction at the last Council meeting, we are not going to do any extinguishment up front, but put it into the lockbox for future use. (Mr. Wolfe: What is the logic to making it harder to retrieve that density for other than affordable housing?) We are trying to show some commitment to the overall concept of the JUBMP as far as extinguishing density for affordable housing. (Mr. Grosshuesch: This is a compromise for the new Council.) (Mr. Pringle: Maybe we should not be pulling this density out of thin air, there needs to be a formula.) There will probably be more permutations on this in the future; the Council will discuss more details on the 26th. We did not have a lot of discussion on affordable housing in the original version of the JUBMP other than it would be allowed as free density. By giving free density, we got an increase in affordable housing, more than we expected, so we needed to

adjust. I went to the County Commissioners at one of their recent work sessions and explained the lockbox concept to them. Their thought was they don't love the lock box idea and suggested having language more general in the plan. Leave the details up to the individual jurisdictions to determine the final way to implement density for affordable housing. So we have a diversity of philosophies between County and Town. BOCC said let's keep it more general. (Mr. Allen: Would that go into the Development Code?) It would probably be a Resolution by the Council. (Mr. Wolfe: How is this any different than what is there now?) There would have to be another deliberate step with the Council to decide if we make density available in other ways. (Mr. Pringle: This gets a future council to agree to a new process.) (Mr. Grosshuesch: It probably comes down to which pool of density is used last. Density in lockbox is untouched until other pool of 260 some units gets drawn down to 0.) (Mr. Wolfe: It seems logical to offer positive points in our development code to get property owners to reduce density.) (Mr. Grosshuesch: A lot of these policies will be converted into Ordinances and Resolutions.) (Mr. Burke: Were we going to agree to extinguish some density? What have they been told?) The lock box scenario. Mr. Mamula is trying to get some portion of density extinguished. It is a moving target, but wanted to update you on where it is at. On the opposite side, the Upper Blue Planning Commission would like to see a 1:1 ratio. (Mr. Burke: The concern is the lost revenue for the Town. Not just density you are extinguishing, also construction jobs, there was uneasiness that we were extinguishing that plus subsidizing affordable housing, potentially to the tune of a \$50 million reduction overall. That is why council was uneasy.) (Mr. Wolfe: I would go further, if you built a hotel with the density, include lodging tax, sales tax, from use of that density, then the value is probably in excess of \$50 million; is there a concern we are putting handcuffs on future Town Council?) (Mr. Burke: Yes, I think that was a way to find the middle of the road for the people who did not want to extinguish anything. We felt we were giving a lot a way to Blue River for example.) At the JUBMP, it might be helpful to ask "do you think it is appropriate to extinguish density as affordable housing is built?" (Mr. Pringle: One example of implementing this is we take density from property in town, parking lot for example, and transfer to Block 11 where there is no density. I don't understand how we can tie future Council members' hands to use the density in the lock box.) This doesn't bind their hands; they would just have to go through a public process to do that. (Mr. Burke: Current Council we can create density if we want to and can also ignore the JUBMP.) (Mr. Pringle: Yes but that is not the spirit of the IGA.) (Mr. Wolfe: Why not have points in the development code for density reductions?) (Mr. Grosshuesch: It has never been a priority (on the Top 5 list) and would not be in that kind of detail in this plan. Policies will be updated as necessary after the plan is approved.)

Ms. Puester discussed the housing numbers in more detail. We took the 2007 housing needs assessment and we have about 914 units left to be built. That counted 2007 projects that were approved on the books but not built yet. The 389 number you see in the plan represents the amount of density identified in the needs assessment minus existing zoning that is on some of those potential housing parcels, at a 1:2 ratio. (Mr. Wolfe: What does 914 get us?) It represents essentially what is projected as the need for workforce housing, workers that do not have housing that would like to live in the area.

Mr. Truckey continued the presentation. The number includes getting the deficit of the people who would like to live here that can't right now. In addition to that, for any new jobs that are created until buildout ten years or so, the 914 units includes those numbers as well.) (Mr. Wolfe: I get that, what does 900 units garner us? What is the overarching goal?) (Mr. Grosshuesch: 47%. 47% of Breckenridge workers live here. Goal is to keep that going forward. Healthy goal. Problem with 914 number is that is same as what we are going to lose from move out-sellout so 914 is conservative. That is, free market housing currently occupied by employees, won't be in the future. We will lose that number, so we won't gain any ground at all, but that is how aggressive the Council wanted to be. With economy, Valley Brook will take 3-4 years total to buildout. By the time we see several more projects built, building them one at a time, we will go through several more economic cycles. We are still not overshooting this number.) 914 is associated with buildout, but does that happen in 6 years or 20? (Mr. Pringle: What about taking the 389 and applying to Block 11 now, take land we already own, then we have bricks and mortar document saying courthouse lot has no density, it is all out on Block 11.) (Mr. Burke: 389 is what original document would extinguish at 1:2. This Council says we are not comfortable extinguishing it.) (Mr. Grosshuesch: When we talk about it being in a pool, it is on those parking lots, it will stay there until we do something with it. It is not in a density bank like we do with the backcountry TDR's. It is associated with one parcel or another; it will stay there until we use it.) (Mr. Burke: Are we willing to give up the density from F lot?) (Mr. Grosshuesch: It has to be associated with some space. We have not worked out the exact logistics.) (Mr. Pringle: Clean record we can follow as to what is going on. 389 in lockbox will take some calculation to figure out where it is, how much we have. Let's make it clean and just move it, done, so we don't have to calculate-a transfer. Agreeing to JUBMP

would honor the idea that we can't create density out of thin air.) (Mr. Burke: Times change, Councils change. Ten years from now Council could create density out of thin air.) (Mr. Grosshuesch: I think it would be difficult for the Town Council to create density out of thin air in the future.) (Mr. Pringle: Town should use good faith intention of how much density the Town has. Keeping the density is a smart business thing, the other side of that is the aesthetic thing.) (Mr. Wolfe: The day we started counting 1:2, we were more worried about building housing than about traffic and impacts.) (Mr. Grosshuesch: There is a lot of the opposite going on, Mr. Bergeron and Mr. Mamula do not want to disregard the impacts.) They wanted 1:1. Differing views. That is why we are discussing this. This is going to be an ongoing process for resolution. We need to keep it more generalized in order to get all the entities on board. (Ms. Dudney: I am pretty confused. In the past, the goal was to create affordable housing with free density with not as much emphasis on traffic and impacts. The, Town affected policy to take 1 SFE of Town density to allow 2 SFEs of affordable housing to be built. JUBMP is concerned with the impact of affordable housing. As for the Council, some want affordable housing but not at 1:2 but put it in a lock box and some would rather do 1:1 ratio. Still want housing built but not as much. Another Council may not want to use that density for something else or sell it.) (Mr. Grosshuesch: You are on track with your summary.) (Mr. Wolfe: 1997 JUBMP had it right. Was based on community character, Can always buy more capacity. Disturbing thing is there was a 2,000 unit bust. 7,500 unit built, 10,800 built, infrastructure busts at 10,000. I would hate to lose sight of that.) A lot of text from the old plan stayed. Besides these little complicated issues we run into, the plan itself has been largely successful and has created great policy. We don't want to just see density sprout out of thin air and onto hillsides around town. (Mr. Burke: Mr. Joyce and I just want to discuss it more. Not just approve at 1:2, discuss it. Mr. Dudick is absolutely against extinguishing any for future development. Need to understand what are we accepting and what are we giving up.) Mr. Dudick gets it, he understands the impacts created by new affordable housing, his point was is that 389 really the tipping point for the community? Could be for Mr. Mamula and Mr. Bergeron. Mr. Dudick might be more comfortable. (Mr. Pringle: I agree with Mr. Dudick, we are making a judgement about density on this property is already established, why would we want to give it up?) (Ms. Dudney: They were wrong, it hasn't been devastating to have 10,800 units, do you challenge your assumptions when the last one was so wrong?) That analysis also kept the road at two lanes, certainly four laning helped. (Mr. Allen: Most of units created as affordable housing (700 some), have they all been created with free density?) (Mr. Grosshuesch: Yes.)

Blue River did not like option to allow someone to deed restrict a unit in Blue River to meet their housing requirement elsewhere. Concern of Blue River as to reduction in property tax. Council and BOCC have agreed to keep Blue River as a partner in the plan. Right now, they'll go along with no deed restricted units in Blue River. (Mr. Wolfe: It is a non binding agreement?) Yes, they do want to become part of the plan and the IGA on TDRs. Would have to go against the IGA if they don't honor it. We exempted them from density reduction strategies. They mostly have single family lots out there, non issue for us. (Ms. Puester: Council also considered that with Blue River having deed restriction exemption to buy down units, they did not have too much heartburn because we want employee housing by employment centers as well as accessible to bus routes, etc. to decrease impacts on infrastructure.)

Please note the open house date is incorrect, it will be April 21st at the Recreation Center Multi Purpose Room at 6:30. We encourage you to be there. In addition, there will be a Sustainable Breck open house on May 11 for the final Action Plan. That will also be at the Recreation Center Multi Purpose Room at 6:30pm.

Commissioner Questions / Comments:

Mr. Allen: Talking about the 1:2 ratio, I did not see much in the plan for when private development wants to come in and develop affordable housing. (Mr. Truckey: We are going to be the ones to pony up for those SFE's.) Why not just require a 1:4 from a private developer? He has ten units, 6 market, 4 affordable housing. I am suggesting maybe Council doesn't pony up. (Mr. Grosshuesch: Project wouldn't get built then or Town subsidies would be more elsewhere.) (Mr. Wolfe: Council wants to partner with private parties to get affordable housing built.) (Mr. Grosshuesch: JUBMP is not where our housing policy exists, it is more general. This plan is not going to address that level of detail.) There should be something in here that private sector could be developing affordable housing. On the buy down, Blue River didn't want it; one unit does not have any effect. 90% does. Can there be strategy of only a certain percentage of any building can be bought down instead? (Mr. Truckey: We initially thought Blue River's issue was that affordable housing somehow degrades character and property values, but really it is there is a

difference between deed restricted and market rate for tax purposes. They live off of property tax. Also, no deed restricted units in Blue River at this time.) (Mr. Grosshuesch: No one on Council is happy with Blue River's approach, but up to now, they are still willing to compromise.)

Mr. Wolfe: The Town of Frisco put into effect the cabin zoning ordinance. Some day Blue River may want to do that. It is upzoning. Put 8 units there, sized to meet price point that would meet affordable housing. It is Frisco's way of creating affordable housing from the private sector. (Mr. Truckey: It depends on how we calculate it for density. You are allowed to build ADUs now without additional SFEs in most cases.)

Mr. Allen: Sustainability is broad, why was economic sustainability not part of this plan? (Mr. Truckey: We used template of old plan. Added community sustainability, can add economic sustainability.) Want people to have a job. Last one, we have never looked at JUBMP in any of our development permits. Should we do that? (Mr. Grosshuesch: The nature of our master plans is different, master plans drive ordinances in the future and the Development Code contains the policies that we review development against, not the Town Master Plan documents.)

Mr. Pringle: JUBMP has guided all our other plans. (Mr. Grosshuesch: JUBMP has been remarkably successful.) (Mr. Truckey: We changed our codes after JUBMP.) (Mr. Grosshuesch: We originally wanted to review density number issues and lawsuit against county and not a whole lot more.)

Ms. Dudley: Community character was talked about, but not infrastructure capacity. Is there a tipping point as far as schools etc.? (Mr. Truckey: We did a capacity analysis 2 years ago looking at everything in relation to Town and basin, roads sewer etc.) Is it the County that takes on schools, the landfill? (Mr. Grosshuesch: The County did the 2030 analysis to look at those topics.) How did we do on the issues? How about schools? (Mr. Burke: In 2007 they were full, now they are not, which is odd.) (Mr. Truckey: Still capacity at the High School, Breckenridge still has capacity left.) (Mr. Grosshuesch: They have bigger fish to fry than capacity right now.) (Mr. Allen: Capacity analysis showed at total buildout that the Town had enough water but just enough.) (Mr. Truckey: We have more water rights but right now not the ability to hold it. If we do the pump back and another reservoir, then water capacity increases.) (Mr. Grosshuesch: This plan avoids basing the buildout number on infrastructure capacity. It's based on community character values. You can buy your way out of infrastructure issues.)

Mr. Truckey: Come to open house! Come to both open houses, those comments will be related to the Committee and the Council.

Mr. Allen: Question on Page 25 of the report regarding density. (Mr. Truckey: Acquired density and put into TDR bank. Mining claims sitting out there, stand alone development right. When we take that density and put it into the bank, 20 acres becomes 1 unit. Stays that way under the new Plan, which predicts there will be more of that happening. Not a change.) If I have a 5 acres claim that I sell, there is just 1 unit out of that, 1/4 TDR? (Mr. Truckey: Correct.)

OTHER MATTERS (Not an agenda item):

Ms. Dudley: I got a note about an open house on Peak 6. What is that about? (Mr. Allen: The Forest Service is putting that on.) (Mr. Grosshuesch: Someone on staff may go.)

Mr. Pringle: Regarding Peak 6, if you have a large employer that generates a large amount of employees, can we incorporate an employee parking requirement into an agreement on that? (Mr. Grosshuesch: When we discussed the Peak 6 expansion plan, those types of social issues were brought up. That process gets a commitment out of the Ski Area on those issues.) Why does the Ski Area give free employee parking away? (Mr. Grosshuesch: We have a parking agreement with the Ski Area, they have to provide 3,200 spaces, which includes for employees. Ski Area would gladly be relieved of their parking agreement.) (Mr. Burke: Why does parking garage have to be right here, downtown? Maybe it belongs on Airport Road.) Why are we satisfying their employee parking lot on town lots? Do we want them parking their employees all day long?

TOWN COUNCIL REPORT:

Mr. Burke: Presentation on coyotes. No worse than it has ever been. Fiber-cement siding passed on second reading. I was not at first hearing on wood grain, but I did raise the issue about wood grain. Mr. Joyce shared his experience as a builder; some of the non-wood grain samples actually look

better than the wood grain ones. The second reading for density exemption for basements was continued because of comments from the audience. For example at the Gold Pan, to raise that basement, he would have to pay water and parking fees as a restaurant. A few of those issues were raised. Mr. Berry felt we should continue it. If Mr. Gray uses it for storage, it relieves some of his space in the restaurant. There is value there. (Mr. Wolfe: The goal is to get the building restored.) Exactly. There were a few on the Council that raised that issue. (Mr. Grosshuesch: It is going to come back as a separate issue to address the PIFs and parking. Staff does not support the request to change the building elevation provision. Variance is available in a hardship situation.) (Mr. Mosher: We have used this in several situations where there was water damage or other major problems. We have precedent.) Read a Council Bill to issue optional premise liquor license for events on the Riverwalk lawn. Council made a motion to cancel our April 12 Council meeting. I just want to remind you that you can do that if needed.

OTHER MATTERS:

1. Riverwalk Center and Golf Course Point Analysis Update (PG)

Mr. Grosshuesch presented. The nature of the question raised was, how can staff be so different from Planning Commission on the points? Basically, we had approved the policy on solar panels a couple of years ago. In that policy, it identifies solar panels on poles as second priority. There are other policies, but that one is probably the most important. We had the week before been directed by the Town Council to pursue the project. What staff heard at Sustainable Task Force, reduce energy consumption and reduce carbon footprint. Accomplishing a lot for Town and facilities. Pretty good reasons for testing public acceptance of the project. One of the applications came in at 0 and one at a couple of positive points, both of which are as close as you can get to not passing. Planning Commission showed that you understand the code, that you can bring in additional policies and emphasize them more than others for a different point conclusion. Throw all that into the mix and where you got to.

Commissioner Questions / Comments:

Mr. Burke: Curious, as a new council member, members of the community felt like there was undue pressure on the planning staff that because it was a Town project that your analysis would have been different if it was a private builder project for example. (Mr. Grosshuesch: I don't know that that is true, the policy is new and we don't have precedent to go on with this policy in this case.) If it had been anybody other than the Town, the analysis would have been different. What should I look at moving forward?

Mr. Allen: As hard as it was, the process was fantastic. Council went through it, Planning Commission applied the code. It was a fantastic process.

Mr. Pringle: When we developed that policy, I don't know that we had solar arrays in mind. (Mr. Grosshuesch: When we sent that through initially, I was thinking 3 4 5 panels on the roof, but when you get covering 100% of actual buildings, you are looking at a lot more. You have to have a lot more panels to make a big difference for a larger building like the RWC. If you are talking about an 8,000 square foot house in the Highlands, you are going to need a lot of panels to get to 100% offset.)

Mr. Burke: For this PPA, the standard was much more than the policy addressed.

Mr. Pringle: We are going to have to take this into consideration in the future on the policy.

Mr. Wolfe: I agree the project worked, but I don't think staff considered all the policies. Was this laid out by finance people and engineers, or by solar people? I think the golf course could have been done differently. (Mr. Grosshuesch: They maxed out the sites.) Do we need to go back and reconsider the policy? (Mr. Grosshuesch: Possibly. When we said pole mounted are second, how do you hide those? It is difficult to do.)

Mr. Pringle: We were thinking of one small one behind a house. Not so many of them overwhelming the site. (Mr. Grosshuesch: One small one behind a house still can be seen by the neighbors, they would still be affected. There would be incompatibilities with pole mounted arrays. So my back yard, I have a pole mounted array sitting back there. It might be offensive to some people, but it would not be my whole back yard filled with these. The ordinance does not address that.

Ms. Dudney: Is there any way to get Xcel to be proactive to work on this concept, can we put political pressure to get them to do more? (Mr. Grosshuesch: They (Xcel) are going to roll out the solar garden concept.) Then we need to get them to get going on that. (Mr. Grosshuesch: Solar gardens will

- work well for the private sector, but not so good financially speaking, for the public sector.)
- Mr. Allen: We need to get ahead of this so that when a developer comes and says I am going to put a solar array out on French Gulch Road, we don't look like a deer in the headlights.
- Ms. Dudley: If they can reduce the panels by half, it still is not financially viable. That is another thing to explore. Rather than making a 16 x 16 panel work, let's find something that works. (Mr. Grosshuesch: The efficiencies aren't there. Solar people are convinced they are near the end of the efficiency spectrum. If you wait, how long do you wait? When do you pull the trigger?)
- Mr. Burke: We pulled the trigger on 9 of 11 sites. The two we turned down were clearly not right to me from the beginning. It was a big billboard. To me it was not what we are about. It is in the eye of the beholder, but I think we know. Council is looking at how to make that work at the Riverwalk Center. 9 of 11 is a great accomplishment for this Town. We need to focus on positive.
- Mr. Pringle: You showed us the other 9; I thought we were going to see the others again. I thought they were coming back. Now I am assuming everything has been approved. What is approved and what is not approved? I like the idea of seeing the point analysis on the Riverwalk and the Golf Course. (Mr. Grosshuesch: There are some changes. They are going to be higher on the buildings so snow has a place to shed. The pump house got dropped. Right now it is off the table.) All of the ones at police, golf, etc. are not flush mounted anymore? (Mr. Grosshuesch: They came through as administrative reviews. We elevated them to a courtesy review so you could see them.) Some of those are issues we discussed. It was no problem when we saw them the first time. Now if they are going to be sitting up like picnic tables, you start bringing in issues again.
- Mr. Wolfe: I agree, there are some visual impacts. But as Mr. Grosshuesch explained, these did not have to come to Planning initially.
- Mr. Burke: I don't remember the 3 foot change being raised in front of Council. Did the modifications go to the Town Council? (Mr. Grosshuesch: I thought they had, but I am not sure what Mr. Waldes presented to Town Council. I wasn't there for all his presentations.)
- Mr. Pringle: I am perplexed that this change was not brought to our attention, but we do not get to make that decision.
- Mr. Wolfe: We see a lot of PV being installed flush, is that not appropriate anymore? (Mr. Grosshuesch: If it can't fall off the edge of the roof, you would have to clean off the panels, it made fiscal sense to raise them up to get the shedding to happen. Where they were visible before they are going to be more visible. Not at the Ice Arena, the golf course, or the Public Works Maintenance building, they are not very visible. Most visible at the Rec Center. Always highly visible at the Police Department. There will be an array across street from the Police Department on a berm facing the tennis courts. I think it fits with the staff review policies.)
- Mr. Pringle: We never are worried about slowing down the private process. (Mr. Grosshuesch: This is time sensitive.)
- Mr. Burke: Information might be good if there is a change, simple memo to let PC know of a simple change. Let's focus on the 9 and I have been telling people flush mounted. Just information would be good. This is a hot button topic, so information helps.
- Mr. Allen: Good suggestion. Administration needs to communicate on hot topics.
- Mr. Burke: What about on condo complex, Longbranch? What percentage of electricity? (Mr. Mosher: It is hot water, which is more efficient than the electric. The stats should be in the staff report.)
- Mr. Pringle: Can I get a list of what solar project will be on which building? (Mr. Grosshuesch: Sure.)

ADJOURNMENT:

The meeting was adjourned at 9:23 pm.

Rodney Allen, Chair

MEMORANDUM

To: Town Council

From: Peter Grosshuesch

Date: April 20, 2011

Re: Town Council Consent Calendar from the Planning Commission Decisions of the April 19, 2011, Meeting.

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF April 19, 2011:

CLASS C APPLICATIONS:

1. Tyra Summit Townhomes Exterior Remodel Units 900-908 (JP) PC#2011014, 900-908 Four O'clock Road

Exterior remodel of townhome complex to consist of: replacing exterior material with horizontal cedar siding and new cultured stone veneer wainscot and accents, new cedar decking, new gable features over windows and doors, new wood garage doors, new doors and windows, and replacing roof material with burgundy standing seam metal roof. Approved.

2. Middlebrook Residence Addition (JP) PC#2011018, 44 Rounds Road

Addition to an existing single family residence to create a total of 3 bedrooms, 3 bathrooms, 4,586 sq. ft. of density and 7,027 sq. ft. of mass for an F.A.R. of 1:12.62. Approved.

3. Boyer Residence Addition (JP) PC#2011017, 97 Evans Court

Addition to an existing single family residence to create a total of 4 bedrooms, 4.5 bathrooms, 3,955 sq. ft. of density and 4,846 sq. ft. of mass for an F.A.R. of 1:10.43. Approved.

4. Lynch Residence (MGT) PC#2011020, 45 Rounds Road

Construct a new, single family residence with 4 bedrooms, 4.5 bathrooms, 4,302 sq. ft. of density and 4,999 sq. ft. of mass for an F.A.R. of 1:9.20. Approved.

5. Wellington Neighborhood Lot 4, Block 9 SFR (MM) PC#2011015, 8 Walker Green

Construct a new, single family residence with 3 bedrooms, 3 bathrooms, 1,670 sq. ft. of density and 1,670 sq. ft. of mass for an F.A.R. of 1:3.09. Approved.

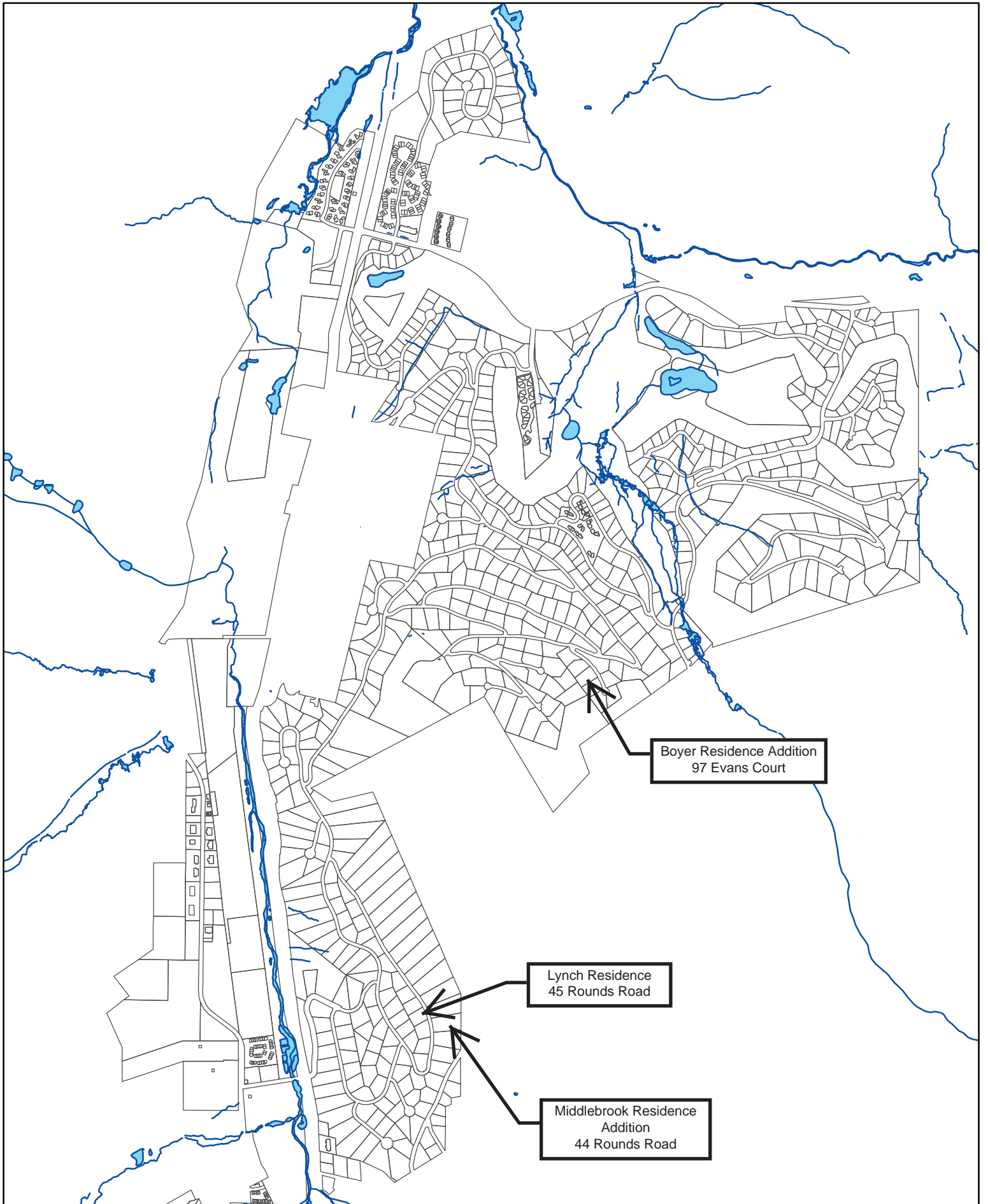
6. Wellington Neighborhood Lot 5, Block 9 SFR (MM) PC#2011016, 16 Walker Green

Construct a new, single family residence with 3 bedrooms, 2 bathrooms, 1,665 sq. ft. of density and 1,665 sq. ft. of mass for an F.A.R. of 1:3.72. Approved.

CLASS B APPLICATIONS:

1. Gold Pan Saloon Restoration (MGT) PC#2011013, 103 North Main Street

Construct a foundation underneath the historic saloon; stabilize the existing structure by shoring and cribbing as necessary, excavate the south half of the building to provide crawl space and install concrete foundation and subfloor; excavate the north half of the building and install a foundation; level and plumb the existing structure as much as possible with a new subfloor and main support beams. No exterior changes. Approved.



Boyer Residence Addition
97 Evans Court

Lynch Residence
45 Rounds Road

Middlebrook Residence
Addition
44 Rounds Road



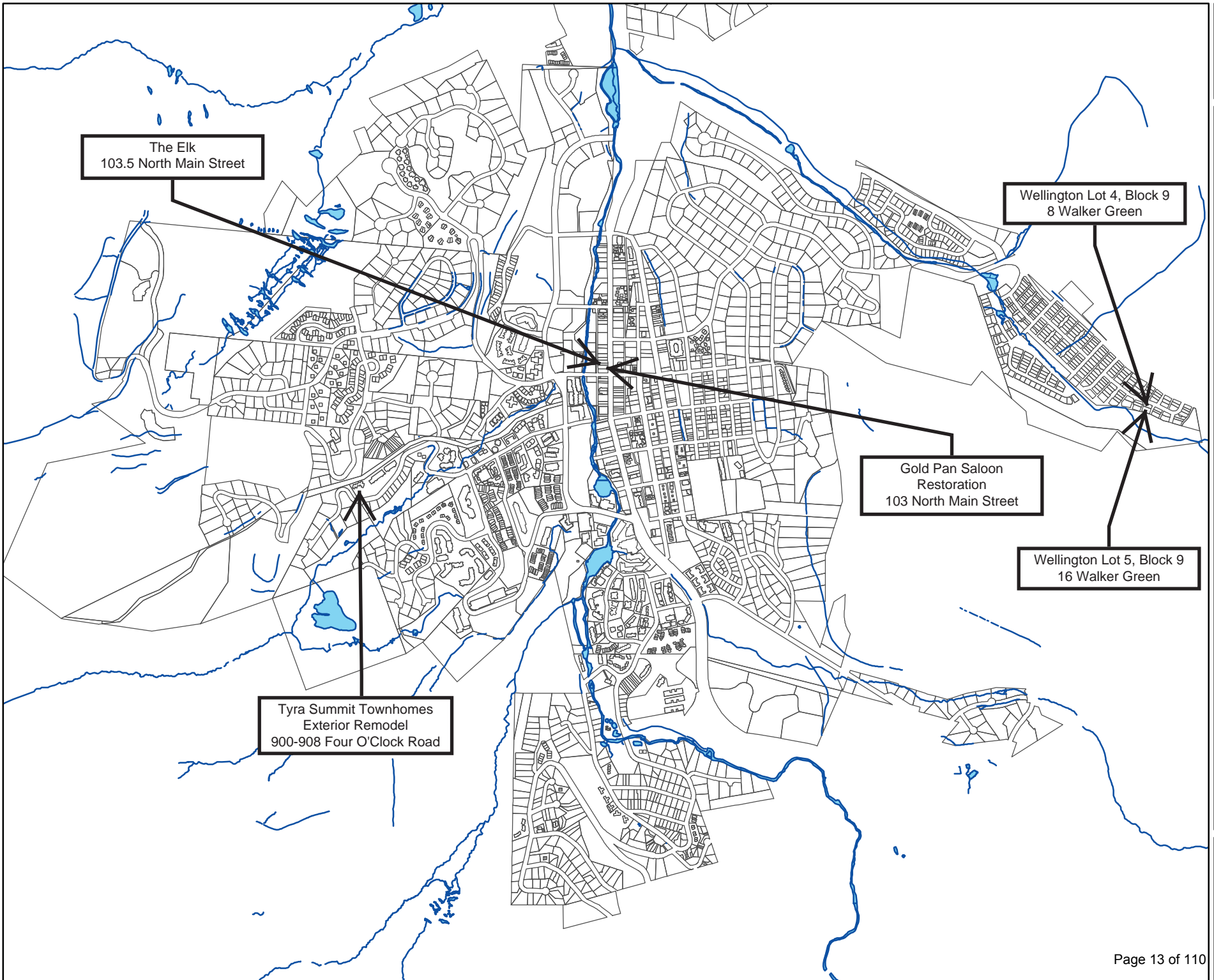
Breckenridge North

Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.

printed 4/12/2011
Page 12 of 110



NOT TO SCALE



The Elk
103.5 North Main Street

Wellington Lot 4, Block 9
8 Walker Green

Gold Pan Saloon
Restoration
103 North Main Street

Wellington Lot 5, Block 9
16 Walker Green

Tyra Summit Townhomes
Exterior Remodel
900-908 Four O'Clock Road



NOT TO SCALE

printed 4/12/2011

Breckenridge South

Town of Breckenridge and Summit County governments
assume no responsibility for the accuracy of the data, and
use of the product for any purpose is at user's sole risk.



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 p.m.

ROLL CALL

Trip Butler Kate Christopher Gretchen Dudney
Rodney Allen Dan Schroder Jack Wolfe
Dave Pringle arrived at 7:03 pm
Mark Burke (Town Council) - absent

APPROVAL OF MINUTES

With no changes, the April 5, 2011, Planning Commission meeting minutes were approved unanimously (7-0).

APPROVAL OF AGENDA

Mr. Mosher announced that the Applicant on The Elk, PC#2011001, 103.5 North Main Street, requested to change the hearing to a Preliminary Hearing for this meeting. The Final Hearing will be scheduled at a future meeting. With one change, the April 19, 2011 Planning Commission meeting agenda was approved unanimously (7-0). Staff noted that prior to the meeting there was a request from the agent of the Gold Pan Saloon (PC#2011013) to have the Gold Pan hearing prior to the Elk Building hearing. Since the applicant was not present, the Commission decided to leave the agenda as presented.

CONSENT CALENDAR:

1. Tyra Summit Townhomes Exterior Remodel Units 900-908 (JP) PC#2011014; 900-908 Four O'clock Road
2. Middlebrook Residence Addition (JP) PC#2011018; 44 Rounds Road
3. Boyer Residence Addition (JP) PC#2011017; 97 Evans Court
4. Lynch Residence (MGT) PC#2011020; 45 Rounds Road
5. Wellington Neighborhood Lot 4, Block 9 SFR (MM) PC#2011015; 8 Walker Green
6. Wellington Neighborhood Lot 5, Block 9 SFR (MM) PC#2011016; 16 Walker Green

Mr. Wolfe asked why there was a Condition of Approval requiring all new landscaping to be more than 15-feet from the house. (Ms. Puester: There were trees on the landscaping plan showing trees closer than 15-feet, but the new landscaping policy requires trees to be 15 feet away). Why were there no similar Conditions of Approval on other homes tonight? (Mr. Neubecker: No others plans had trees proposed closer than 15-feet).

Mr. Pringle: Does The Highlands allow garage doors to face the street? (Matt Stais: Garage is existing; garage doors not visible from the street on this home.)

With no requests for call up, the Consent Calendar was approved as presented.

TOWN COUNCIL REPORT:

None

PRELIMINARY HEARINGS:

1. The Elk (MM) PC#2011001, 103.5 North Main Street

Mr. Mosher presented. At the request of the Applicant, the application was presented as a second preliminary hearing, rather than final. The application is to construct a 2,980 square foot mixed use building with commercial/retail and workforce housing uses. A 392 square foot garage is located at the rear of the lot. The commercial/retail use occurs on the front portion of the site on three levels (one below grade). The residential, workforce housing is below grade, beneath the garage, at the back portion of the site.

This proposal was last reviewed on February 15, 2011. At that meeting, Staff heard the following issues from the Commission:

1. There was general support for the connector link meeting the intent of Priority Policy 80A.
2. There was also general support for the flat roof design as the link element.
3. Concerns were expressed about the quantity of stone on the commercial elevations.

4. The discussion of the point assignment of the open space resulted in most Commissioners supporting the assignment of negative three (-3) points, instead of negative six (-6) points.

The Commission felt that the application should not be addressing any potential Riverwalk improvements until the property is directly subject to these conditions in the future.

The cross-property parking agreement is in place, and allows full build out of the site without additional parking, thus staff did not review parking in the report. Bay windows have been removed from the plans. A window well has been added on the south side. Architecture was simplified on the out-building. Stone wainscoting was reduced. Applicant proposes to earn points under the energy policy.

Connector link is proposed with step-back on the north side, but not on the south. Mr. Mosher read from Policy 80A on the required dimensions of connector links.

Ms. Dudney: Please explain the measurements again, as required by 80A? Mr. Wolfe: Is that two variances or one? (Mr. Mosher: Just one.)

We have had two other projects receive a variance for a connector link. Hardship includes drainage in this area and possible damage to the neighboring historic structure. Providing a link on the south elevation would allow more area for snow in the shade of the neighboring building, in an open area that no one would see.

The proposed stone is similar to that on the Struve Building (122 S. Main Street) or like on the Summit Foundation Building on Lincoln Avenue next to the parking structure. Staff suggests reducing height of the stone. We don't have historic examples of stone being placed this high on a building.

Staff also has concerns about the railing designs on the upper deck. It appears very contemporary in design and has not been seen on historic buildings in Town. Staff would rather see a more historic design in wood or iron.

At this time we are seeing negative three (-3) points for one side yard setback on the garage. The applicant has an agreement with the Gold Pan to share the dumpster (no points awarded). We last heard positive three (+3) points for internal circulation for the construction of the pedestrian path between Lots 79 and 80. There is no open space by definition. The existing parking area and the building design have restricted the open space. There are plans for the proposed landscaping that we will present at the next hearing. The agent has met with an Arborist, Rick Herwehe, to review quality and health of the existing spruce tree and aspens. The plan is to move the existing trees onsite and plant any additional needed. In addition a comprehensive xeriscaping plan will also be presented. Jennifer Cram will review with staff to see if positive points are warranted. Any new plantings would be large and good quality.

Applicant is first to apply for and use the new energy policy. The details are still being worked out with the applicant, agent, Community Development Staff, and the project engineer. We will have more detail at the next hearing.

Changes since the February 15, 2011 Preliminary Hearing

1. The garage has been shifted slightly to the north. This adds additional offset for the connector link and additional planting space at the southwest corner.
2. The proposed paved area of the existing parking lot easement has been removed from Lot 81 (Gold Pan Property).
3. Both of the bay windows on the commercial portion of the building have been removed.
4. The dumpster on Lot 81 will be shared with the uses in this proposal.
5. The overall building square footage has been reduced slightly.
6. A small window with a window-well has been added to the basement of the commercial portion near the southeast corner.
7. The architecture on the garage 'outbuilding' is simplified with simpler fascia, rustic finishes and porch posts.
8. The proposed stone on the retail building is reduced.
9. There is some additional landscaping proposed.

The applicant and agent have made efforts to address the concerns of both the Commission and Community Development; however, there are still a few items Staff wanted to discuss. Staff had the following questions for the Commission:

1. Did the Commission believe the stone wainscot shown on the east and north elevations of the commercial building should be reduced from 24-inches to 6-inches?
2. Staff suggested a wooden or wrought iron railing similar to the fence on grade be used for the upper deck railing. Did the Commission concur?
3. Would the Commission support processing a variance at the next hearing to allow the connector link (Policy 80A) to be constructed as shown?

Staff welcomed any additional comments.

Ms. Sutterley, Architect/Agent: The connector link design has not changed from the last hearing, but we are seeking a variance for the final review. During the first meeting, there were safety concerns raised regarding a classic connector link. Most buildings have a straight, short alley next to building. We don't want to have a little private hidden pocket for people to gather behind the Gold Pan. The north elevation connector link meets the intent of the rules. For most other projects, it makes sense to include the link, such as the approved McAdoo restaurant project, since it was visible from both sides. At the last meeting, it was decided to show either residential or commercial design, but not both. We ended up going back to a full commercial look, and removed the bay windows. On the stone, I think we are confusing masonry with stone accents. We are proposing cut stone in the window well. The stone that I am showing is similar the Struve Building, or building next to Briar Rose. It's used as a wainscot below the windows. It should wrap around the corner, not end at outside corner. There will be a lot of snow shedding, and we don't want snow next to the wood siding. Also, we want full-height stone at the connector facade, since owners did not want corrugated metal as siding as last proposed. I think it makes connector more apparent and strengthens the separation. On the railings, I guess I need to show less detail, and then just put it on the building like some others do. The railing is concealed from most views. (Ms. Sutterley showed photos of other railings in town.) We don't always know what makes a building look so good, but it is the detailing.

Public Comment:

Lee Edwards: Please show the front elevation. Is the entry recessed like other buildings? (Ms Sutterley: Yes).

Commissioner Questions / Comments:

Mr. Wolfe: (To Ms. Sutterley:) Would you do a stone sill at the windows like at Summit Foundation? (Ms. Sutterley: Yes). Would stone slope with the site, or increase from 6 inches? (Mr. Mosher: The stone would be parallel to the building and slope with the sidewalk.) Does new project on North Main Street, maybe 209 N. Main Street, have a similar railing? (Ms. Sutterley: No, although the railing design was shown to the Commission, it was changed to save costs.)

Final Comments: Thanks for your efforts. One of the issues you are struggling with is the designs associated with the transition from commercial to residential character areas. Support stone as shown and as modified from the last meeting. I believe it does not erode historic character from Main Street. Support the railing design and also believe it does not erode the character from Main Street. I support a variance for connector link 80A, due to potential crime and site drainage concerns. On sidewalk heating...the code is working against common sense. It's unfortunate to be penalized on energy points for heating the sidewalk for the public. OK with the -3 points for open space. Agree with Mr. Butler on possibly extending fence from Gold Pan, with the neighbor's approval. Propose staff look into changing policy 80A due to too many variance requests.

Mr. Schroder: How tall is each stone? (Ms. Sutterley: About 6-8 inches tall. They may be 8"x16" or 12"x20".) Are the stones shown on the drawings about 6" tall? (Ms Sutterley: Yes, but we may go to an 8 inch stone.)

Final Comments: I am trying to decide what is an "accent" for the use of stone. 24 inches of stone seems right to me. The proposed stone on the connector instead of corrugated metal seems to work for me and it accentuates the link. The railing design upstairs appears too "busy". Consistent fencing/ railings is needed throughout the project. Support -3 points for open space. I also support a variance for Policy 80A; this policy does not cleanly apply to this property, due to

safety, ice, and protection neighboring historic building.

Mr. Pringle: Does “should” mean there is some flexibility on Policy 80A? We have been very particular on use of “should” and “shall”. Common sense would say that the design as shown makes more sense, and helps to protect the Gold Pan. Is this something we can have a “finding” rather than a variance? (Mr. Mosher: Staff would rather use a variance as the code suggests. A variance has more detail and defines this as something that we don’t want to perpetuate.) After 3 or 4 variances, maybe we should change the policy. Can stone be darker hue, to de-emphasize visually? (Ms. Sutterley: Yes, we can look at other colors).

Final Comments: Contemporary buildings in historic district should have some distinction, so I support the stone wainscot as proposed. I would also support stone in place of corrugated metal siding on the connecting link. I appreciate reduction of stone already made from the last hearing. But I believe you should do something different for the railing; it’s too much of a design departure. Perhaps consider a fence connecting to the Gold Pan to prevent people getting between the two buildings. Support connector link as drawn. I don’t believe that the hyphen (connector) design is absolute. Support processing a variance. Caution about being ambivalent to bringing public into site without safe heated sidewalk. (Ms. Puester: With the current energy code change, we removed negative points for sidewalk from energy policy, for public safety.)

Ms. Dudney: Support assigning no negative points for the heated sidewalk. What are the most points for energy policy? (Ms. Puester: +9 points, but this is for a net-zero building). Please explain what is under the flat roof portion of the building. What is height of stone wainscot? (Ms. Sutterley: Two- feet).

Final Comments: Support variance for Policy 80A connector link design. Project achieves goal of the link at north side. It complies. However, the south side is against a historic building. Safety is another reason; also due to maintenance, and due to snow fall and drainage. I support the stone as presented, two-feet is an accent. I support difference of materials on the connector. On heated sidewalk, I would support more points under the circulation policy due to the added safety. I would support the railing as proposed. Agree that -3 points should be incurred for open space.

Mr. Butler: Final Comments: Support link design and a variance. Support 24-inch stone, including full height stone in link. Support railing design as drawn. Agree -3 points for open space. Heated sidewalk should not be a deal breaker.

Ms. Christopher: To Ms Dudney: Is it the stone in the window well at the garage you are asking about? (Ms. Dudney: No, the window well in front near Main Street).

Final Comments: Support the 24 inches of stone, and wrapping it at the corner. Corrugated metal or stone at connector link is good to distinguish the two buildings. Support the railing design as presented. Have safety issues with heated sidewalk. Support -3 points (not -6) for open space. I would ultimately prefer to see a traditional link, that follows Policy 80A, but public safety and protection of the historic building next door is paramount.

Mr. Allen: Is +3 points the most that can be awarded for circulation? (Mr. Neubecker: No, +6 points are possible). Please elaborate on the mesh proposed on the railing. (Ms. Sutterley: Its not chicken wire, it is heavier and nicer.)

Final Comments: I would support a variance for connector link, for reasons stated by Ms. Dudney. Also, support awarding no negative points for heated walkway. On the stone wainscot, I support as proposed. Support -3 points for the open space. I support the detail and iron on railing. However, I would like to see photos or more detail on the wire mesh design. Great project, I think you are ready for final.

COMBINED HEARINGS:

1. Gold Pan Saloon Restoration (MGT) PC#2011013, 103 North Main Street

Mr. Thompson presented an application to construct a foundation underneath the historic saloon on Lot 81-82, Bartlett & Shock. Summit Construction Specialties Inc. (Randy Kilgore; General Contractor) intends to stabilize the existing structure by shoring and cribbing as necessary. Then excavate (starting in the existing 292 sq. ft. basement) the south half of the building to provide crawl space (2 – 3’ in height) and install concrete foundation and subfloor. The Applicant will then excavate the north half of the building and install a foundation. Finally, they will level and plumb (make vertical) the existing structure as much as possible with a new subfloor and main support beams. If and when the vacant

lot to the north is developed, the Applicant will add a foundation wall to match the depth of the dig at the proposed Elk Building to the north. No other improvements are proposed at this time. No changes to the exterior. General public should not notice any change on the outside. We will need the agreement between neighbors in place before building permit.

Based on past precedent for on-site historic preservation efforts, Staff recommends that six positive points (+6) be awarded to the project under Policy 24/R Historic Preservation.

Staff Recommendation

The Planning Department has advertised this project as a Combined Preliminary and Final Hearing as Staff believes all relevant issues have been resolved. Staff suggested that the Planning Commission approve the Gold Pan Bar and Restaurant Foundation request (PC#2011013) with the attached Point Analysis and Findings and Conditions. If the Commission does not agree with our analysis, Staff asked the Planning Commission to modify the Point Analysis and Conditions of Approval as they saw fit, or to provide feedback to the Applicant and Staff.

Public Comment:

Lee Edwards: It will be a fun one to watch.

Commissioner Questions / Comments:

- Ms. Dudney: When Elk Building goes in their foundation will be 12 feet deep. Why not go 12 feet also? (Mr. Kilgore: We would consider extending foundation when Elk building is built). (Mr. Shell Hodgson, Engineer: There would be some cost savings to wait until Elk is started.) Is there a slope cut to install the 8 foot foundation? (Mr. Hodgson: Yes, we would ramp under building)
- Ms Christopher: It's a 3 year permit. Would all business operations inside the Gold Pan cease during construction? (Mr. Kilgore: No, business operation will remain as usual during construction).
- Mr. Allen: Why not use the free basement density? (Mr. Kilgore: Reggie Gray (owner) did not want the extra expense at this time. We plan to make the existing basement 8 feet tall.)

Mr. Pringle made a motion to approve the point analysis for the Gold Pan Saloon Restoration, PC#2011013, 103 North Main Street, showing a score of +6. Ms. Dudney seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve the Gold Pan Saloon Restoration, PC#2011013, 103 North Main Street, including the proposed findings and conditions, plus adding a requirement to condition 17 requiring revegetation of Lot 80 and 81 and 82. Ms. Dudney seconded, and the motion was approved unanimously (7-0).

OTHER MATTERS:

1. PC Field Trip (CN)

Mr. Neubecker presented a memo detailing ideas for the Planning Commission field trip tentatively scheduled for some time in the fall.

Commissioner Questions / Comments:

- Mr. Schroder: Obsolete Mountain Village at Telluride would be good to investigate. We could also take a hiatus and do a whole day retreat here in Breckenridge.
- Mr. Allen: I agree, Mountain Village. It's more like the Lodge and Spa or Shock Hill, where market forces won't let them get built anymore. That type of project is no longer in demand. Durango has been a boom town the past few years. It could be worth exploring.
- Mr. Pringle: I don't see any point of going to Telluride to see an obsolete project in the off season. Is Lodge and Spa obsolete, or just an old project? Park City, Utah is a wonderful place. We have so many parallels to Park City.
- Ms. Christopher: There are enough new people on this Commission; we have not yet pow-wowed about a common vision.
- Mr. Wolfe: "Obsolete" makes it sound like bigger projects will never come back. Financing right now does not help, but it is temporary obsolete. Vail Resorts' timeline and horizon is 20 years. Shock Hill is different, on a different timeline. I don't know enough about the historic districts. Our defining

element is our historic district. We need to all be on the same page with our historic district. Maybe we do something internally, along with another historic town like Aspen. Salida has largest historic districts.

Mr. Grosshuesch: APA Conference this year is in Santa Fe. They do a “Four Corners” Conference every 10 years.

2. Mr. Allen announced that he will resign from the Planning Commission. Next meeting (May 3, 2011) will be my last.
3. Mr. Allen: Should we consider a future discussion of giving positive points for major remodels of multi-family projects? (Mr. Grosshuesch: One of the things we are working on is a project that needs to add mass and/or density for a mechanical room for new solar heating. But project is currently over mass and density. We are trying to find ways to allow and encourage these solar projects.)

ADJOURNMENT:

The meeting was adjourned at 9:20 pm.

Rodney Allen, Chair

Memorandum

TO: Town Council
FROM: Tom Daugherty, Town Engineer
DATE: April 20, 2011
RE: Public Projects Update

Main Street

The Engineering Division Staff has made the decision to postpone the improvements to Main Street previously scheduled for the Spring of 2011. The project was advertised and bid in March of 2011. From the interest shown by Contractors, we had expected to receive multiple bids. However, the project was not awarded due to receiving only one bid response. This single bid was approximately 15% or \$60,000 higher than what Staff estimated. With only the one bid it was not possible to justify the higher price.

Because of the limited construction season on Main Street, there may not be an opportunity to re-bid the project for the 2011 Fall season. If rebidding does not look feasible, staff anticipates bidding the project again next year for construction in the Spring of 2012 with the hope of better pricing and more bidders. Notice of the delay in construction has been given to the affected property and business owners in the project area.

Asphalt Overlay

This year's overlay work includes Ski Hill Road from Park Avenue to Grandview, and the Rec Path from Watson to Kingdom Park. Work will begin in mid-May weather permitting. The contract was awarded to New West Paving.

Airport Road Sidewalk

Staff continues to refine the design for a sidewalk and drainage improvements along the east side of Airport Road. We are working to coordinate relocation of utility lines in the project area, making the construction schedule a bit uncertain. We expect construction to begin later this summer.

Blue River Landscaping

This project entails planting trees in the Blue River Corridor between Upper Blue Elementary and CMC, with design closely following the approved Master Plan. Contracts for this project are under final negotiation. We anticipate that work will begin mid-summer.

Bike Lane Restriping

The bike lane striping on Main Street will be refreshed during our annual street striping in mid-June. Sharrows will also be refreshed and relocated toward the edge of the pavement where needed. We are currently working to get approval from CDOT to add

bike lane symbols to the striped shoulder on Park Avenue from S. Main Street to Airport Road.

Bike Parking on Main Street

See attached memo and exhibits.

MEMORANDUM

TO: Town Council

FROM: Chris Kulick, Planner II
James Phelps, Assistant Director of Public Works

DATE: March 30, 2011

SUBJECT: On-Street Bike Parking

In the November 9, 2010 Council packet, staff presented an update on efforts the Town has undertaken to improve its Bicycle Friendly Community status. In that presentation, staff outlined nine items that were desired to be accomplished in 2011 as part of our effort to improve upon our Silver-level Bicycle Friendly Community rating. Included on that list of items was a suggestion to “increase the amount and distribution of bicycle parking throughout Town, including designating two existing vehicular parking spots as summer seasonal bike parking”. During that work session, Council directed staff to pursue increasing our bicycle parking inventory, including implementing two on-street locations, for the 2011 summer season. Based on this direction, staff has been working to achieve these desired improvements. Included in your packet is a map detailing the proposed bike parking locations, as well as a site plan and rendering of the proposed on-street bike parking facilities.

On Street Bike Parking

In designing the two proposed on-street bike parking facilities, staff sought to incentivize cycling by provide ample bicycle parking near our most popular downtown destination, Blue River Plaza. In addition to the close proximity to Blue River Plaza, the two proposed locations will work well because they will occupy spaces utilized for winter bus service and will not displace any existing parking or shuttle stop locations. These locations will provide cyclists convenient access to visitor information, restrooms and water at the Welcome Center. In selecting these two locations staff from Streets, Public Works, Engineering, Community Development and the Police Department were consulted.

Another important criterion staff focused on was ensuring the parking facilities will be aesthetically pleasing and will complement our existing Main Street street-scaping improvements. To ensure continuity with our street-scaping improvements, staff has designed the infrastructure to match the aesthetics of our downtown benches, trash receptacles and planters. To delineate the on-street spaces, planter boxes will be used to secure the edges and seasonally enhance the aesthetic appearance of Main Street.

Project Budget

At the November 9, 2010 Council meeting, staff was directed to pursue developing two

on-street parking locations but no budget was established for their implementation. Staff estimates the total cost for the design and materials of these proposed facilities to be \$6,000. From this initial investment, the Town will be able to seasonally implement these facilities for years to come with minimal labor costs.

Staff will be happy to answer any further questions regarding the proposed on-street parking improvements at your request.





MEMO

TO: Mayor & Town Council
FROM: Tim Gagen, Town Manager
DATE: April 20, 2011
SUBJECT: Committee Reports for 4.26.2011 Council Packet

The following committee reports were submitted by Town Employees and/or the Town Manager:

Summit Stage Advisory Board	James Phelps	March 30, 2011
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- John Jones reported under the Director’s Report that the February ridership was down from the previous year. He also indicated that in speaking with other Transit operators in the Mtn. Region all are reporting similar numbers and trends. The year 2009 was the all-time high in ridership for many transit agencies, including the Breckenridge Free Ride. The percentage decrease of ridership over the past several years is generally understood as a reduction in workforce. Kent Willis introduced under new business a Summit Stage Survey draft document. The ensuing discussion resulted in consensus decision that the survey, at this time was not necessary. This decision was in part based on the recent survey conducted by Summit County which in contained at least one question that result in an “above satisfaction” with the current Summit Stage Service. Additionally, several members of the board underscored that a transit survey will need input, review and support of the Mayors, Managers, and BOCC prior to release.
- Total Ridership for February: decrease of 6.89% under 2010. Para transit Ridership for February: an increase of 0.19% over 2010. Late night Ridership for February: increase of 4.23% over 2010. Lake County (Contracted Route) Ridership – 741 riders, an increase of 374.24% over 2010. Tax Collections for Jan. 2010 to date was up 2.3% over 2010.

Liquor Licensing Authority	MJ Loufek	April 19, 2011
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- All consent calendar items were approved.
- Public hearings were held on the following three new license applications:
 1. Mauka, Inc. d/b/a **Twist**; 200 S. Ridge St.; Hotel & Restaurant Liquor License
 2. Colorado Mountain Junior College District d/b/a **Colorado Mountain College**; 107 Denison Placer Rd.; Hotel & Restaurant Liquor License
 3. Windriver Investments LLC d/b/a **Speakeasy Movie Theatre**; 103 S. Harris St.; Beer & Wine License
 All three applications were approved.
- The Liquor Licensing Authority adopted a resolution setting a show cause hearing for the Copper Top Bar at Beaver Run. The resolution finds probable cause to believe that the licensee violated Liquor Regulation 47-900(A) “Conduct of Establishment.” The hearing is scheduled to take place on May 17, 2011 at 9 a.m.

Committees	Representative	Report Status
CAST	Mayor Warner	Verbal Report
CDOT	Tim Gagen	Verbal
CML	Tim Gagen	No Meeting/Report
I-70 Coalition	Tim Gagen	No Meeting/Report
Mayors, Managers & Commissions Meeting	Mayor Warner	Verbal Report
Summit Leadership Forum	Tim Gagen	No Meeting/Report
Liquor Licensing Authority*	MJ Loufek	Included
Wildfire Council	Matt Thompson	No Meeting/Report
Public Art Commission*	Jenn Cram	No Meeting/Report
Summit Stage Advisory Board*	James Phelps	Included
Police Advisory Committee	Rick Holman	No Meeting/Report
Housing/Childcare Committee	Laurie Best	Verbal Report

Note: Reports by provided by the Mayor and Council Members are listed in the council agenda.
 * Minutes to some meetings are provided in the Manager’s Newsletter.

INTEROFFICE MEMORANDUM

TO: TIM GAGEN, TOWN MANAGER
FROM: CLERK AND FINANCE DIVISION
SUBJECT: MARCH 2011 FINANCIAL VARIANCE HIGHLIGHTS MEMO
DATE: 4/20/2011

This report highlights variations between the 2011 budget and actual figures for the Town of Breckenridge for the period ending March 31, 2011.

Variances explained in prior months that continue to appear in this month's report are explained on page 2 of this memo.

Fund Updates:

General Fund

Revenue ahead of budget by \$288k (105% of YTD budget).

- Municipal Court is over budget in the Penal Fine account by 74% (12k) for revenue due to an increase in ski pass violations. Traffic Fine revenue is under budget by 15% (\$23k budgeted, \$19k actually received).
- Special Events revenue is under budget due to a difference in timing of the sales of BMF/NRO tickets. They are going on sale later in 2011 than they did in 2010.
- Public Safety Community Service is over budget by \$103k due to Pay Parking revenue (\$58k) and Parking Tickets (\$37k).
- Building Services is over budget by \$190k due to Building Permits (\$111k) and Plan Check Fees/Building (\$73k) for Grand Lodge phases-4 & 5.
- Nordic Center Operations Revenue is ahead of budget by 16% (\$14k).

Expenses are right in line with YTD budget at 98%.

- Law and Policy Making are under budget due to membership fees paid in late 2010 vs. 2011.
- Special Events expenses are under budget due to a difference in timing of the sales of BMF/NRO tickets.
- Public Safety Patrol Svcs and Community Services are under budget due to staffing levels.

Excise Fund:

- Sales tax revenue is at 107% of budget (\$150k ahead of budget)
- Accommodations taxes are at 81% of budget (\$112k less than budget)
- Public Service Franchise Fees were received at the beginning of April rather than the end of April (timing).
- RETT collections through March 31, 2011 exceeded budget by 172% or \$657k
- Excise Fund transfers were made according to the 2011 budget, except for the transfer to the Marketing Fund, which is based on actual Accommodation Taxes collected.

All Funds

Utility Fund: Revenue is ahead of budget by \$157k due to Plant Investment Fees collected for Grand Lodge phases 4 & 5.

Golf: Revenue over budget and expenditures under budget due to timing.

Garage Fund: Expenditures are under budget due to budgeted Capital Acquisitions (timing).

Information Technology Fund: over budget due timing of purchases of minor equipment and computer support/maintenance.

Variances Explained in Prior Months:

General Fund:

- The “Grants to Other Agencies” line is at 99% of the annual budget due to timing. We funded 2011 grants in January but the budget is spread out over 12 months.
- Facilities Admin expenditures are over budget due to Liability Insurance being paid in full in January rather than payments being spread out over the year.

Utility Fund: the expense variance is due to Major System Improvement budgeted expenses of \$2 million for the pump back project for which no expenditures have been made.

Capital Fund: the budget for both revenues and expenditures in the Capital Fund is reflected at 100% as the expenditures in the Capital Fund do not follow a particular trend.

Housing Fund: the revenue variance is due to the timing of the sale of assets (Valley Brook units). Similarly, the expenditure variance is due to Valley Brook.

Open Space: YTD expenditures exceed budget due to the timing of the acquisition of 2856 Ski Hill Road.

**TOWN OF BRECKENRIDGE
GENERAL FUND
CURRENT YEAR TO PRIOR YEAR COMPARISON
FOR THE 3 MONTHS ENDING MARCH 31, 2011**

25 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR				CURRENT YEAR						
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT	2010 ACTUAL/ 2011 ACTUAL % CHANGE	YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL/BUDGET % VARIANCE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT	
REVENUE											
MUNICIPAL COURT PROGRAM	49,521	231,448	21%	83%	59,979	51,312	8,667	117%	204,668	29%	
ADVICE & LITIGATION PROGRAM	-	1,046,746	0%	0%	-	-	-	N/A	-	N/A	
ADMINISTRATIVE MGT PROGRAM	944	1,580	60%	200%	471	19	452	2479%	302	156%	
SPECIAL EVENTS/COMM PROGRAM	65,431	552,703	12%	239%	27,384	85,743	(58,359)	32%	417,406	7%	
TOWN CLERK ADMIN PROGRAM	10,782	26,588	41%	81%	13,327	3,029	10,298	440%	21,001	63%	
FINANCE ADMINISTRATION PROGRAM	1,079	1,332	81%	1285%	84	51	33	165%	204	41%	
TRANSIT ADMIN PROGRAM	-	100,000	0%	0%	-	-	-	N/A	32,000	0%	
TRANSIT SERVICES PROGRAM	118,125	642,861	18%	149%	79,175	110,748	(31,573)	71%	484,067	16%	
PUBLIC SAFETY ADMIN/RECORDS	5,012	83,092	6%	37%	13,609	31,217	(17,608)	44%	46,001	30%	
PUBLIC SAFETY PATROL SVCS PROG	-	-	0%	0%	-	11,000	(11,000)	0%	11,000	0%	
PUBLIC SAFETY COMMNTY SVC PROG	222,493	517,400	43%	68%	328,556	224,843	103,713	146%	510,600	64%	
PLANNING SERVICES ADMIN PROGRAM	111,399	204,413	54%	527%	21,122	19,526	1,596	108%	87,567	24%	
ARTS DISTRICT	2,267	27,329	8%	20%	11,605	12,033	(428)	96%	31,545	37%	
BUILDING SERVICES ADMIN PROGRAM	152,717	521,286	29%	62%	248,253	57,756	190,497	430%	525,362	47%	
PUBLIC WORKS ADMIN PROGRAM	77,242	575,770	13%	94%	81,978	70,062	11,916	117%	582,689	14%	
STREETS PROGRAM	13,987	41,785	33%	179%	7,826	18,249	(10,423)	43%	33,196	24%	
PARKS PROGRAM	12,808	31,043	41%	164%	7,832	-	7,832	N/A	-	N/A	
FACILITIES ADMIN PROGRAM	8,279	69,661	12%	19%	43,741	-	43,741	N/A	46,800	93%	
ENGINEERING ADMIN PROGRAM	681	1,717	40%	28%	2,390	261	2,129	916%	2,200	109%	
RECREATION PROGRAM	67,224	331,139	20%	83%	81,459	85,608	(4,149)	95%	347,031	23%	
RECREATION OPERATIONS PROGRAM	394,084	1,415,219	28%	95%	414,913	437,056	(22,143)	95%	1,473,275	28%	
NORDIC CENTER OPERATIONS	126,317	212,438	59%	128%	98,527	84,874	13,653	116%	159,210	62%	
ICE RINK OPERATIONS PROGRAM	221,820	608,782	36%	97%	227,742	235,761	(8,019)	97%	674,990	34%	
PROPERTY TAX/EXCISE TRANSFER	4,192,934	16,878,314	25%	106%	3,951,277	3,894,473	56,804	101%	15,167,584	26%	
TOTAL REVENUE	5,855,146	24,124,646	24%	102%	5,721,250	5,433,096	288,154	105%	20,856,598	27%	

**TOWN OF BRECKENRIDGE
GENERAL FUND
CURRENT YEAR TO PRIOR YEAR COMPARISON
FOR THE 3 MONTHS ENDING MARCH 31, 2011**

25 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR				CURRENT YEAR						
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT	2010 ACTUAL/ 2011 ACTUAL % CHANGE	YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL/BUDGET % VARIANCE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT	
EXPENDITURES											
LAW & POLICY MAKING PROGRAM	31,452	138,984	23%	114%	27,555	57,290	29,735	48%	146,253	19%	
MUNICIPAL COURT PROGRAM	38,026	181,395	21%	80%	47,704	57,093	9,389	84%	218,010	22%	
ADVICE & LITIGATION PROGRAM	50,413	203,897	25%	128%	39,522	12,921	(26,601)	306%	228,584	17%	
ADMINISTRATIVE MGT PROGRAM	171,442	540,719	32%	109%	157,476	168,432	10,956	93%	608,521	26%	
HUMAN RESOURCES ADMIN PROGRAM	81,492	386,734	21%	100%	81,511	99,177	17,666	82%	424,000	19%	
SPECIAL EVENTS/COMM PROGRAM	172,244	1,030,754	17%	141%	122,218	208,738	86,520	59%	905,028	14%	
TOWN CLERK ADMIN PROGRAM	58,812	254,831	23%	90%	65,625	58,132	(7,493)	113%	288,586	23%	
FINANCE ADMINISTRATION PROGRAM	69,181	289,442	24%	106%	65,288	78,055	12,767	84%	328,172	20%	
ACCOUNTING PROGRAM	71,960	328,599	22%	88%	81,441	88,899	7,458	92%	377,757	22%	
TRANSIT ADMIN PROGRAM	26,599	120,798	22%	46%	57,981	35,661	(22,320)	163%	190,556	30%	
TRANSIT SERVICES PROGRAM	584,280	2,248,462	26%	114%	510,320	507,266	(3,054)	101%	1,887,814	27%	
PUBLIC SAFETY ADMIN/RECORDS	193,065	889,781	22%	81%	239,191	212,739	(26,452)	112%	883,295	27%	
PUBLIC SAFETY COMMUNICATN PROG	156,691	326,791	48%	223%	70,414	79,849	9,435	88%	305,139	23%	
PUBLIC SAFETY PATROL SVCS PROG	376,360	1,494,644	25%	97%	387,933	427,675	39,742	91%	1,736,121	22%	
PUBLIC SAFETY COMMNTY SVC PROG	100,383	424,372	24%	96%	104,550	133,721	29,171	78%	494,378	21%	
PLANNING SERVICES ADMIN PROGRAM	256,876	1,131,669	23%	100%	255,788	261,667	5,879	98%	1,104,145	23%	
ARTS DISTRICT	4,870	30,487	16%	81%	6,006	4,371	(1,635)	137%	25,984	23%	
BUILDING SERVICES ADMIN PROGRAM	91,711	399,576	23%	102%	90,291	92,553	2,262	98%	404,624	22%	
PUBLIC WORKS ADMIN PROGRAM	108,143	474,871	23%	95%	114,291	98,634	(15,657)	116%	534,348	21%	
STREETS PROGRAM	446,826	1,789,985	25%	105%	425,237	451,818	26,581	94%	1,717,186	25%	
PARKS PROGRAM	218,156	1,045,861	21%	98%	221,644	234,594	12,950	94%	1,159,109	19%	
FACILITIES ADMIN PROGRAM	254,899	1,223,353	21%	74%	346,072	279,010	(67,062)	124%	1,344,429	26%	
ENGINEERING ADMIN PROGRAM	68,142	308,588	22%	88%	77,370	86,924	9,554	89%	317,405	24%	
GRANTS TO OTHER AGENCIES	102,911	132,620	78%	85%	120,850	30,624	(90,226)	395%	122,496	99%	
RECREATION ADMIN PROGRAM	150,386	607,928	25%	98%	153,504	138,311	(15,193)	111%	642,277	24%	
RECREATION PROGRAM	93,363	539,280	17%	79%	118,780	120,948	2,168	98%	629,021	19%	
RECREATION OPERATIONS PROGRAM	342,905	1,641,210	21%	86%	399,822	460,116	60,294	87%	1,888,001	21%	
NORDIC CENTER OPERATIONS	79,205	263,367	30%	105%	75,168	49,224	(25,944)	153%	241,566	31%	
ICE RINK OPERATIONS PROGRAM	228,426	954,625	24%	96%	238,550	262,364	23,814	91%	1,125,615	21%	
LONG TERM DEBT	-	416,966	0%	0%	75	-	(75)	0%	419,851	0%	
SHORT TERM DEBT	-	128,441	0%	0%	-	-	-	0%	-	N/A	
GENERAL EXPENDITURES	-	47,143	0%	0%	2,867	-	(2,867)	0%	-	N/A	
COMMITTEES	559	13,657	4%	75%	749	12,498	11,749	6%	49,992	1%	
TOTAL EXPENDITURES	4,630,924	20,013,846	23%	98%	4,705,793	4,809,304	103,511	98%	20,748,263	23%	
REVENUE LESS EXPENDITURES	1,224,222	4,110,800			1,015,457	623,792	391,665		108,335		

**TOWN OF BRECKENRIDGE
EXCISE TAX FUND
CURRENT YEAR TO PRIOR YEAR COMPARISON
FOR THE 3 MONTHS ENDING MARCH 31, 2011**

25 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR			2010 vs. 2011 ACTUAL % VARIANCE	CURRENT YEAR					
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT		YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE	ACTUAL/BUDGET % VARIANCE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT
TAX REVENUE										
SALES TAX	2,352,802	13,431,647	18%	99%	2,319,294	2,168,875	150,419	107%	12,381,645	19%
ACCOMMODATIONS TAX	536,646	1,607,129	33%	91%	488,395	600,620	(112,225)	81%	1,478,709	33%
CIGARETTE TAX	12,859	51,070	25%	98%	12,661	12,754	(93)	99%	48,001	26%
TELEPHONE FRANCHISE TAX	6,798	27,154	25%	93%	6,322	7,125	(803)	89%	28,500	22%
PUBLIC SERVICE FRANCHISE	87,648	621,971	14%	81%	71,408	173,087	(101,679)	41%	600,003	12%
CABLEVISION FRANCHISE TAX	-	153,277	0%	N/A	0	-	-	N/A	140,000	0%
REAL ESTATE TRANSFER TAX	913,339	3,662,755	25%	114%	1,038,457	381,562	656,895	272%	2,700,002	38%
INVESTMENT INCOME	7,078	55,208	13%	36%	2,559	12,855	(10,296)	20%	51,420	5%
TOTAL FUND REVENUE	3,917,170	19,610,211	20%	101%	3,939,096	3,356,878	582,218	117%	17,428,280	23%
EXCISE TAX DEBT SERVICE										
COP FEES	0	650	0%	0%	650	0	(650)	N/A	-	N/A
2005 COP'S PRINCIPAL	0	155,000	0%	N/A	0	-	-	N/A	165,000	0%
2005 COP'S INTEREST	0	142,825	0%	N/A	0	0	-	N/A	137,014	0%
2007 COP'S PRINCIPAL	0	130,000	0%	N/A	0	0	-	N/A	135,000	0%
2007 COP'S INTEREST	0	138,065	0%	N/A	0	0	-	N/A	132,864	0%
TOTAL EXCISE TAX DEBT SERVICE	0	566,540	0%	N/A	650	0	(650)	N/A	569,878	0%
TRANSFERS										
TRANSFER TO GENERAL FUND	2,846,919	11,387,676	25%	91%	2,590,524	2,590,524	-	100%	10,362,096	25%
TRANSFER TO GOLF FUND	32,499	129,996	0%	N/A	62,499	62,499	-	100%	249,996	25%
TRANSFERS TO CAPITAL FUND	239,001	1,074,504	22%	148%	352,749	352,749	-	100%	1,410,996	25%
TRANSFER TO MARKETING	183,324	733,296	25%	66%	121,184	150,155	28,971	81%	369,679	33%
TRFS TO EMPLOYEE HSG FUND	583,230	2,332,920	25%	111%	645,267	645,267	-	100%	2,581,068	25%
TRFS TO SPECIAL PROJECTS FUND	91,251	365,004	25%	108%	98,751	98,751	-	100%	395,004	25%
TOTAL TRANSFERS	3,976,224	16,023,396	25%	97%	3,870,974	3,899,945	28,971	99%	15,368,839	25%
TOTAL FUND EXPENDITURES	3,976,224	16,589,936	24%	97%	3,871,624	3,899,945	28,321	99%	15,938,717	24%
NET REVENUE OVER EXPENDITURES	(59,054)	3,020,275			67,472	(543,067)	581,568		1,489,563	

**TOWN OF BRECKENRIDGE
ALL FUNDS
CURRENT YEAR TO PRIOR YEAR COMPARISON
FOR THE 3 MONTHS ENDING MARCH 31, 2011**

25 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR			2010 ACTUAL/ 2011 ACTUAL % CHANGE	CURRENT YEAR					
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT		YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL AS A % OF BUDGET	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT
REVENUE										
1 GENERAL FUND	5,855,145	24,124,647	24%	98%	5,721,252	5,433,096	288,156	105%	20,856,598	27%
2 UTILITY FUND	386,353	2,893,139	13%	181%	700,074	543,031	157,043	129%	2,944,244	24%
3 CAPITAL FUND	265,671	1,438,792	18%	148%	392,600	2,380,447	(1,987,847)	16%	2,380,447	16%
4 MARKETING FUND	483,084	1,916,992	25%	139%	672,271	697,614	(25,343)	96%	2,122,457	32%
5 GOLF COURSE FUND	46,836	2,860,237	2%	153%	71,593	6,385	65,208	1121%	2,269,730	3%
6 EXCISE TAX FUND	3,917,171	19,639,290	20%	101%	3,939,095	3,356,878	582,217	117%	17,428,279	23%
7 HOUSING FUND	707,401	4,149,023	17%	105%	743,841	1,371,687	(627,846)	54%	5,618,810	13%
8 OPEN SPACE ACQUISITION FUND	463,645	1,847,526	25%	96%	445,360	491,195	(45,835)	91%	1,745,020	26%
9 CONSERVATION TRUST FUND	7464	32,550	23%	134%	9,999	7,918	2,081	126%	32,083	31%
10 GARAGE SERVICES FUND	648,573	3,039,176	21%	82%	534,456	515,742	18,714	104%	2,144,466	25%
11 INFORMATION TECHNOLOGY FUND	260,994	1,043,978	25%	85%	221,616	221,616	-	100%	886,464	25%
12 FACILITIES MAINTENANCE FUND	57,609	230,436	25%	115%	66,273	66,264	9	100%	265,056	25%
13 SPECIAL PROJECTS FUND	110,251	434,004	25%	90%	98,751	98,751	-	100%	395,004	25%
TOTAL REVENUE	13,210,197	63,649,790	21%	103%	13,617,181	15,190,624	(1,573,443)	90%	59,088,658	23%
EXPENDITURES										
1 GENERAL FUND	4,630,924	20,773,307	22%	102%	4,705,794	4,809,304	103,510	98%	20,748,263	23%
2 UTILITY FUND	501,794	2,351,370	21%	97%	485,613	1,051,612	565,999	46%	5,293,563	9%
3 CAPITAL FUND	34,988	1,269,129	3%	59%	20,731	2,396,928	2,376,197	1%	2,396,928	1%
4 MARKETING FUND	833,745	1,788,213	47%	83%	689,129	765,274	76,145	90%	2,122,452	32%
5 GOLF COURSE FUND	258,626	2,826,844	9%	65%	168,966	236,688	67,722	71%	2,268,821	7%
6 EXCISE TAX FUND	3,976,224	16,589,936	24%	97%	3,871,624	3,899,945	28,321	99%	15,938,717	24%
7 HOUSING FUND	291,194	4,119,633	7%	270%	785,387	215,223	(570,164)	365%	6,350,971	12%
8 OPEN SPACE ACQUISITION FUND	265,905	1,751,692	15%	658%	1,748,777	951,599	(797,178)	184%	3,094,093	57%
9 CONSERVATION TRUST FUND	7,749	30,996	25%	142%	11,001	11,001	-	100%	43,998	25%
10 GARAGE SERVICES FUND	596,648	1,711,675	35%	75%	447,125	780,598	333,473	57%	1,982,668	23%
11 INFORMATION TECHNOLOGY FUND	191,180	619,326	31%	131%	250,066	154,378	(95,688)	162%	769,777	32%
12 FACILITIES MAINTENANCE FUND	-	85,963	0%	N/A	0	9,858	9,858	0%	76,078	0%
13 SPECIAL PROJECTS FUND	62,624	388,903	16%	N/A	67,500	116,875	49,375	58%	395,001	17%
TOTAL EXPENDITURES	11,651,601	54,306,987	21%	114%	13,251,713	15,399,283	2,147,570	86%	61,481,330	22%
	1,558,596	9,342,803			365,468	(208,659)	574,127		(2,392,672)	

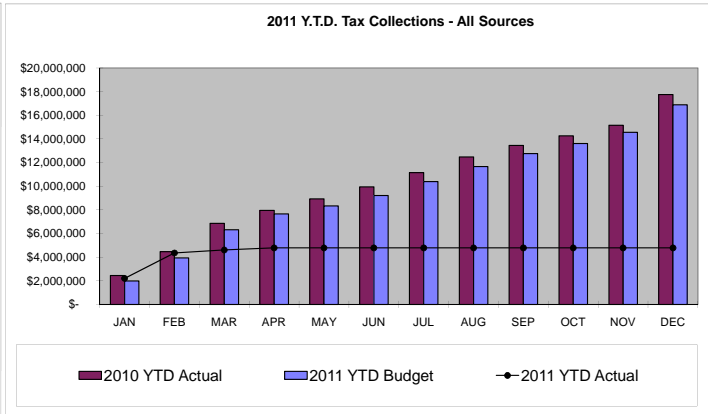
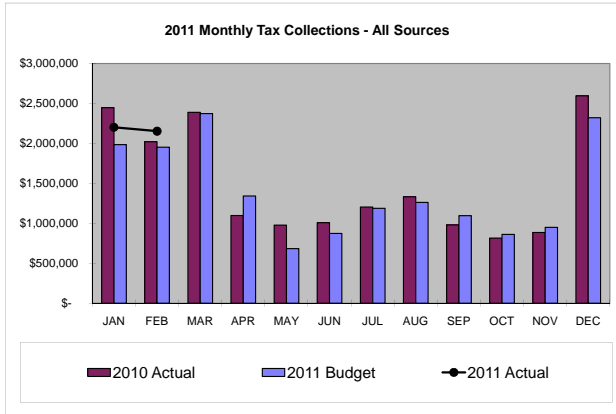
**TOWN OF BRECKENRIDGE
ALL FUNDS, NET OF TRANSFERS
CURRENT YEAR TO PRIOR YEAR COMPARISON
FOR THE 3 MONTHS ENDING MARCH 31, 2011**

25 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR			2010 ACTUAL/ 2011 ACTUAL % CHANGE	CURRENT YEAR					
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT		YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL/BUDGET % CHANGE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT
REVENUE										
1 GENERAL FUND	2,907,690	12,334,827	24%	104%	3,027,177	2,739,021	288,156	111%	10,080,298	30%
2 UTILITY FUND	386,353	2,893,139	13%	181%	700,074	543,031	157,043	129%	2,944,244	24%
3 CAPITAL FUND	26,670	364,288	7%	149%	39,851	969,447	(929,596)	4%	969,447	4%
4 MARKETING FUND	299,760	1,183,696	25%	184%	551,086	547,459	3,627	101%	1,752,778	31%
5 GOLF COURSE FUND	14,337	2,731,911	1%	63%	9,094	6,385	2,709	142%	2,019,730	0%
6 EXCISE TAX FUND	3,917,171	19,639,290	20%	101%	3,939,095	3,356,878	582,217	117%	17,428,279	23%
7 HOUSING FUND	124,171	1,816,103	7%	79%	98,574	726,420	(627,846)	14%	3,037,742	3%
8 OPEN SPACE ACQUISITION FUND	463,645	1,847,526	25%	96%	445,360	491,195	(45,835)	91%	1,745,020	26%
9 CONSERVATION TRUST FUND	7464	32,550	23%	134%	9,999	7,918	2,081	126%	32,083	31%
10 GARAGE SERVICES FUND	31,278	569,995	5%	60%	18,714	-	18,714	0%	81,498	23%
11 INFORMATION TECHNOLOGY FUND	0	2	0%	N/A	0	-	-	0%	-	0%
12 FACILITIES MAINTENANCE FUND	0	0	N/A	N/A	0	-	-	N/A	-	N/A
13 SPECIAL PROJECTS FUND	19,000	69,000	28%	0%	0	-	-	N/A	-	N/A
TOTAL REVENUE	8,197,539	43,482,327	19%	108%	8,839,024	9,387,754	(548,730)	94%	40,091,119	22%
EXPENDITURES										
1 GENERAL FUND	4,030,184	17,611,050	23%	105%	4,214,178	4,317,673	103,495	98%	18,781,775	22%
2 UTILITY FUND	390,635	1,906,734	20%	94%	367,959	933,958	565,999	39%	4,822,947	8%
3 CAPITAL FUND	34,988	1,269,129	3%	59%	20,731	2,396,928	2,376,197	1%	2,396,928	1%
4 MARKETING FUND	833,745	1,788,213	47%	83%	689,129	765,274	76,145	90%	2,122,452	32%
5 GOLF COURSE FUND	258,626	2,167,384	12%	65%	168,966	236,688	67,722	71%	2,268,821	7%
6 EXCISE TAX FUND	-	566,540	0%	N/A	650	66,966	66,316	N/A	569,878	0%
7 HOUSING FUND	291,194	4,119,633	7%	270%	785,387	215,223	(570,164)	365%	6,350,971	12%
8 OPEN SPACE ACQUISITION FUND	264,402	1,745,680	15%	661%	1,746,485	949,307	(797,178)	184%	3,084,925	57%
9 CONSERVATION TRUST FUND	0	0	N/A	N/A	0	0	-	N/A	0	N/A
10 GARAGE SERVICES FUND	592,865	1,696,543	35%	74%	440,279	773,752	333,473	57%	1,955,284	23%
11 INFORMATION TECHNOLOGY FUND	190,493	616,578	31%	131%	249,181	153,493	(95,688)	162%	766,237	33%
12 FACILITIES MAINTENANCE FUND	0	85,963	0%	N/A	0	9,858	9,858	N/A	76,078	N/A
13 SPECIAL PROJECTS FUND	62,624	388,903	16%	108%	67,500	116,875	49,375	58%	395,001	17%
TOTAL EXPENDITURES	6,949,756	33,962,350	20%	126%	8,750,445	10,935,995	2,185,550	80%	43,591,297	20%
Revenue Less Expenditures	1,247,783	9,519,977			88,579	(1,548,241)	1,636,820		(3,500,178)	

TOWN OF BRECKENRIDGE
CASH TAX COLLECTIONS - ALL SOURCES - SALES, LODGING, RETT, ACCOMMODATIONS
REPORTED IN THE PERIOD EARNED

Sales Period	2010 Collections			2011 Budget			2011 Monthly			2011 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2010	% of Budget	Actual	% Change from 2010	% of Budget
JAN	\$ 2,446,840	\$ 2,446,840	13.8%	\$ 1,984,911	\$ 1,984,911	11.8%	\$ 2,201,314	-10.0%	110.9%	\$ 2,201,314	-10.0%	110.9%
FEB	\$ 2,019,951	\$ 4,466,791	25.2%	\$ 1,951,696	\$ 3,936,607	23.3%	\$ 2,152,490	6.6%	110.3%	\$ 4,353,805	-2.5%	110.6%
MAR	\$ 2,387,949	\$ 6,854,740	38.6%	\$ 2,373,496	\$ 6,310,104	37.4%	\$ 251,137	-89.5%	10.6%	\$ 4,604,942	-32.8%	73.0%
APR	\$ 1,097,078	\$ 7,951,818	44.8%	\$ 1,341,437	\$ 7,651,541	45.3%	\$ 174,479	-84.1%	13.0%	\$ 4,779,421	-39.9%	62.5%
MAY	\$ 976,999	\$ 8,928,817	50.3%	\$ 681,560	\$ 8,333,101	49.4%	\$ -	n/a	0.0%	\$ 4,779,421	-46.5%	57.4%
JUN	\$ 1,006,981	\$ 9,935,798	56.0%	\$ 871,759	\$ 9,204,860	54.5%	\$ -	n/a	0.0%	\$ 4,779,421	-51.9%	51.9%
JUL	\$ 1,202,708	\$ 11,138,506	62.8%	\$ 1,188,112	\$ 10,392,972	61.6%	\$ -	n/a	0.0%	\$ 4,779,421	-57.1%	46.0%
AUG	\$ 1,331,994	\$ 12,470,500	70.3%	\$ 1,261,679	\$ 11,654,652	69.1%	\$ -	n/a	0.0%	\$ 4,779,421	-61.7%	41.0%
SEP	\$ 978,488	\$ 13,448,988	75.8%	\$ 1,094,547	\$ 12,749,198	75.5%	\$ -	n/a	0.0%	\$ 4,779,421	-64.5%	37.5%
OCT	\$ 813,640	\$ 14,262,627	80.4%	\$ 859,985	\$ 13,609,183	80.6%	\$ -	n/a	0.0%	\$ 4,779,421	-66.5%	35.1%
NOV	\$ 884,439	\$ 15,147,066	85.4%	\$ 949,013	\$ 14,558,196	86.3%	\$ -	n/a	0.0%	\$ 4,779,421	-68.4%	32.8%
DEC	\$ 2,594,906	\$ 17,741,972	100.0%	\$ 2,319,674	\$ 16,877,870	100.0%	\$ -	n/a	0.0%	\$ 4,779,421	-73.1%	28.3%

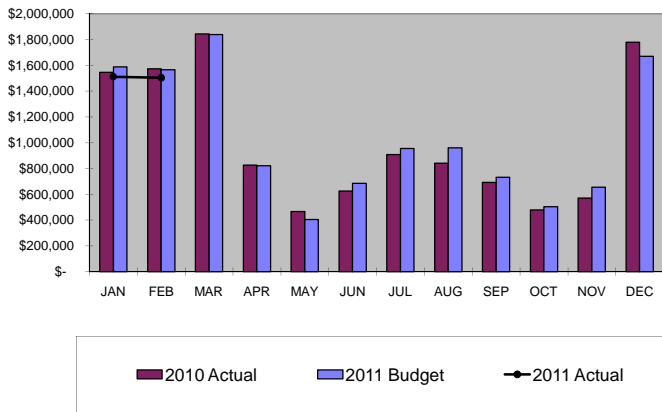


Prior Year Actual and Current Year Budget Variances					
	TOTAL	Sales	Accommodations	RETT	Housing
vs.Feb 10 Actual	132,540	(68,406)	7,808	204,963	(11,825)
vs.Feb11 Budget	200,794	(61,124)	1,263	263,314	(2,659)
vs. YTD 10 Actual	(112,986)	(101,205)	2,494	21,664	(35,940)
vs. YTD 11 Budget	417,197	(138,406)	6,301	553,536	(4,234)

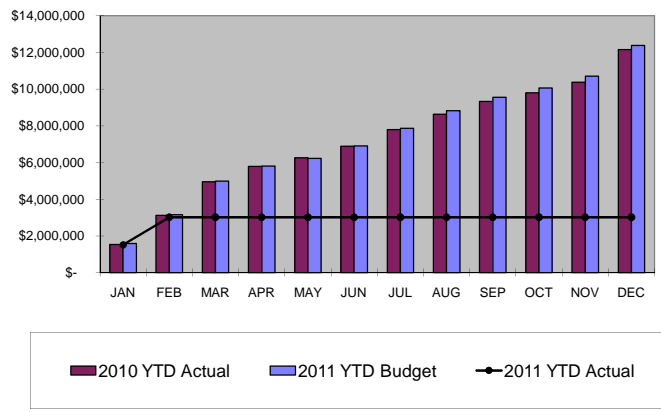
**TOWN OF BRECKENRIDGE
SALES TAX COLLECTIONS
REPORTED IN THE PERIOD EARNED**

Sales Period	2010 Collections			2011 Budget			2011 Monthly			2011 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2010	% of Budget	Actual	% Change from 2010	% of Budget
JAN	\$ 1,544,725	\$ 1,544,725	12.7%	\$ 1,589,208	\$ 1,589,208	12.8%	\$ 1,511,926	-2.1%	95.1%	\$ 1,511,926	-2.1%	95.1%
FEB	1,572,567	3,117,292	25.7%	1,565,285	3,154,493	25.5%	\$ 1,504,161	-4.3%	96.1%	3,016,086	-3.2%	95.6%
MAR	1,844,677	4,961,969	40.8%	1,839,058	4,993,551	40.3%	n/a	0.0%		3,016,086	-39.2%	60.4%
APR	826,063	5,788,032	47.6%	820,716	5,814,267	47.0%	n/a	0.0%		3,016,086	-47.9%	51.9%
MAY	466,655	6,254,686	51.5%	404,562	6,218,829	50.2%	n/a	0.0%		3,016,086	-51.8%	48.5%
JUN	625,370	6,880,056	56.6%	685,463	6,904,291	55.8%	n/a	0.0%		3,016,086	-56.2%	43.7%
JUL	909,629	7,789,685	64.1%	954,293	7,858,584	63.5%	n/a	0.0%		3,016,086	-61.3%	38.4%
AUG	840,855	8,630,540	71.0%	961,257	8,819,841	71.2%	n/a	0.0%		3,016,086	-65.1%	34.2%
SEP	693,592	9,324,132	76.7%	733,049	9,552,891	77.2%	n/a	0.0%		3,016,086	-67.7%	31.6%
OCT	478,831	9,802,962	80.7%	504,021	10,056,911	81.2%	n/a	0.0%		3,016,086	-69.2%	30.0%
NOV	571,080	10,374,042	85.4%	655,468	10,712,380	86.5%	n/a	0.0%		3,016,086	-70.9%	28.2%
DEC	\$ 1,778,688	\$ 12,152,730	100.0%	\$ 1,669,265	12,381,645	100.0%	n/a	0.0%		\$ 3,016,086	-75.2%	24.4%

2011 Monthly Sales Tax Collections



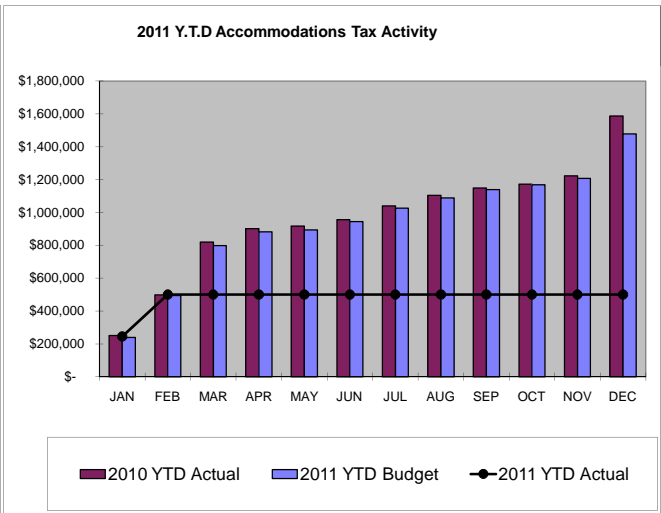
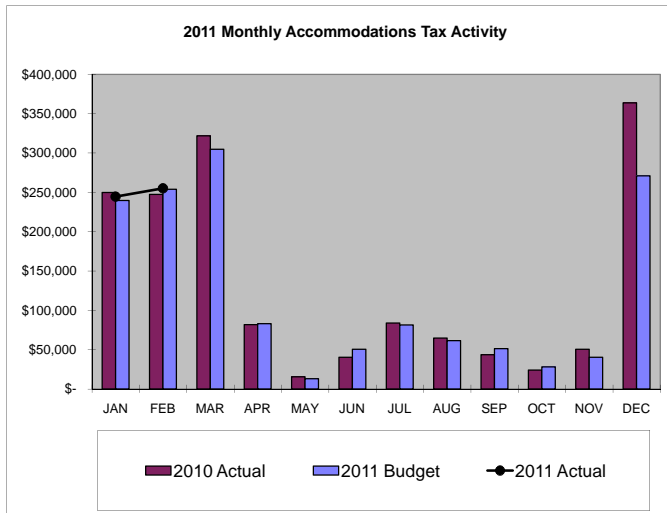
2011 Y.T.D. Sales Tax Collections



**TOWN OF BRECKENRIDGE
ACCOMMODATION TAX COLLECTIONS
REPORTED IN THE PERIOD EARNED**

Sales Period	2010 Collections			2011 Budget			2011 Monthly			2011 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2010	% of Budget	Actual	% Change from 2010	% of Budget
JAN	\$ 249,870	\$ 249,870	15.7%	\$ 239,518	\$ 239,518	16.2%	\$ 244,556	-2.1%	102.1%	\$ 244,556	-2.1%	102.1%
FEB	247,373	497,243	31.3%	253,918	493,436	33.4%	\$ 255,181	3.2%	100.5%	499,737	0.5%	101.3%
MAR	321,989	819,232	51.6%	304,840	798,276	54.0%	n/a	0.0%		499,737	-39.0%	62.6%
APR	81,598	900,830	56.8%	82,971	881,247	59.6%	n/a	0.0%		499,737	-44.5%	56.7%
MAY	15,464	916,294	57.7%	13,167	894,414	60.5%	n/a	0.0%		499,737	-45.5%	55.9%
JUN	40,202	956,496	60.3%	50,494	944,908	63.9%	n/a	0.0%		499,737	-47.8%	52.9%
JUL	83,775	1,040,271	65.6%	81,549	1,026,457	69.4%	n/a	0.0%		499,737	-52.0%	48.7%
AUG	64,597	1,104,867	69.6%	61,362	1,087,819	73.6%	n/a	0.0%		499,737	-54.8%	45.9%
SEP	43,509	1,148,376	72.4%	51,368	1,139,187	77.0%	n/a	0.0%		499,737	-56.5%	43.9%
OCT	23,958	1,172,334	73.9%	28,101	1,167,288	78.9%	n/a	0.0%		499,737	-57.4%	42.8%
NOV	50,468	1,222,802	77.1%	40,346	1,207,634	81.7%	n/a	0.0%		499,737	-59.1%	41.4%
DEC	\$ 363,906	\$ 1,586,708	100.0%	\$ 271,074	1,478,708	100.0%	n/a	0.0%		\$ 499,737	-68.5%	33.8%

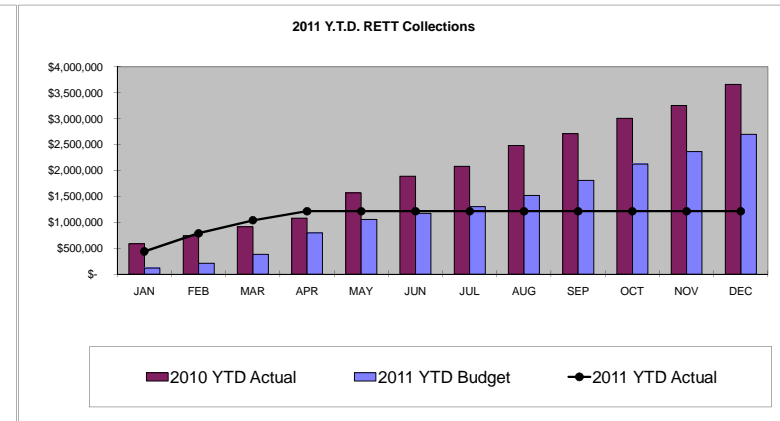
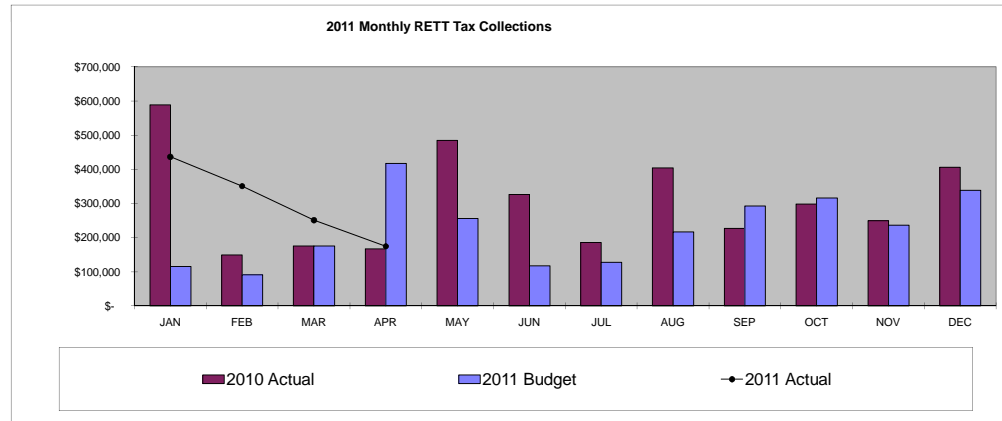
Accommodation tax amounts reflect collections at the 2% rate.



**TOWN OF BRECKENRIDGE
REAL ESTATE TRANSFER TAX COLLECTIONS
REPORTED IN THE PERIOD EARNED**

Sales Period	2007 Collections			2010 Collections			2011 Budget			2011 Monthly				2011 Year to Date			
	Tax Collected	Year To Date	Percent of Total	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% of Budget	% Change from 2007	% Change from 2010	Actual	% of Budget	% Change from 2007	% Change from 2010
JAN	\$ 352,958	\$ 352,958	6.2%	\$ 588,874	\$ 588,874	16.1%	\$ 115,354	\$ 115,354	4.3%	\$ 436,605	378.5%	23.7%	-25.9%	\$ 436,605	378.5%	23.7%	-25.9%
FEB	342,995	695,953	12.3%	149,303	738,178	20.2%	90,951	206,306	7.6%	350,866	385.8%	2.3%	135.0%	787,471	381.7%	13.2%	6.7%
MAR	271,817	967,770	17.1%	175,161	913,339	24.9%	175,256	381,562	14.1%	250,986	143.2%	-7.7%	43.3%	1,038,457	272.2%	7.3%	13.7%
APR	564,624	1,532,394	27.0%	167,038	1,080,377	29.5%	417,147	798,708	29.6%	174,479	41.8%	-69.1%	4.5%	1,212,936	151.9%	-20.8%	12.3%
MAY	533,680	2,066,074	36.4%	484,618	1,564,995	42.7%	256,110	1,054,819	39.1%	0.0%	n/a	n/a		1,212,936	115.0%	-41.3%	-22.5%
JUN	522,999	2,589,073	45.6%	326,779	1,891,775	51.6%	117,793	1,172,611	43.4%	0.0%	n/a	n/a		1,212,936	103.4%	-53.2%	-35.9%
JUL	343,610	2,932,683	51.7%	186,067	2,077,841	56.7%	127,768	1,300,380	48.2%	0.0%	n/a	n/a		1,212,936	93.3%	-58.6%	-41.6%
AUG	594,349	3,527,032	62.1%	404,004	2,481,846	67.8%	217,061	1,517,440	56.2%	0.0%	n/a	n/a		1,212,936	79.9%	-65.6%	-51.1%
SEP	711,996	4,239,028	74.7%	227,440	2,709,285	74.0%	292,261	1,809,701	67.0%	0.0%	n/a	n/a		1,212,936	67.0%	-71.4%	-55.2%
OCT	392,752	4,631,779	81.6%	297,809	3,007,094	82.1%	316,040	2,125,742	78.7%	0.0%	n/a	n/a		1,212,936	57.1%	-73.8%	-59.7%
NOV	459,147	5,090,926	89.7%	249,583	3,256,677	88.9%	236,022	2,361,764	87.5%	0.0%	n/a	n/a		1,212,936	51.4%	-76.2%	-62.8%
DEC	\$ 584,308	\$ 5,675,235	100.0%	\$ 406,078	\$ 3,662,755	100.0%	\$ 338,238	\$ 2,700,002	100.0%	0.0%	n/a	n/a		\$ 1,212,936	44.9%	-78.6%	-66.9%

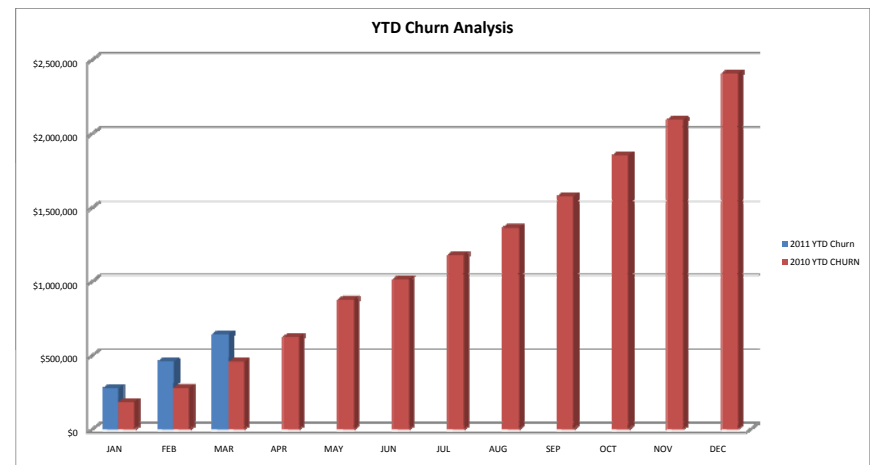
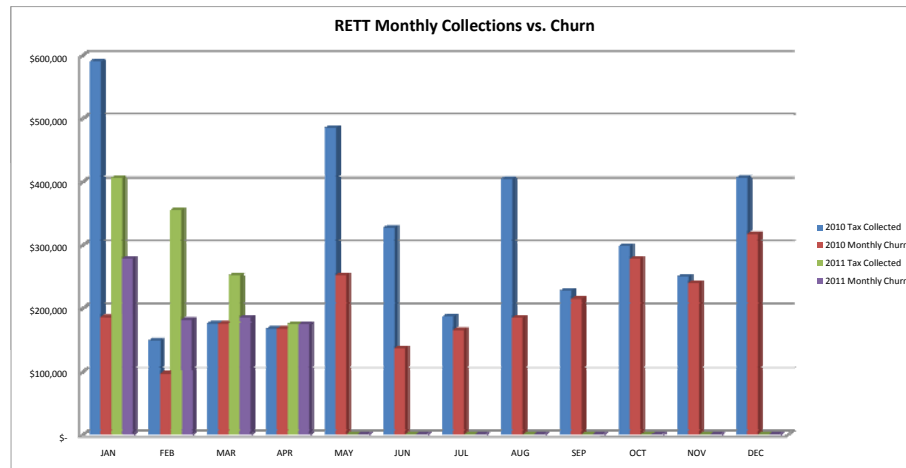
*April #s as of 4/19/11



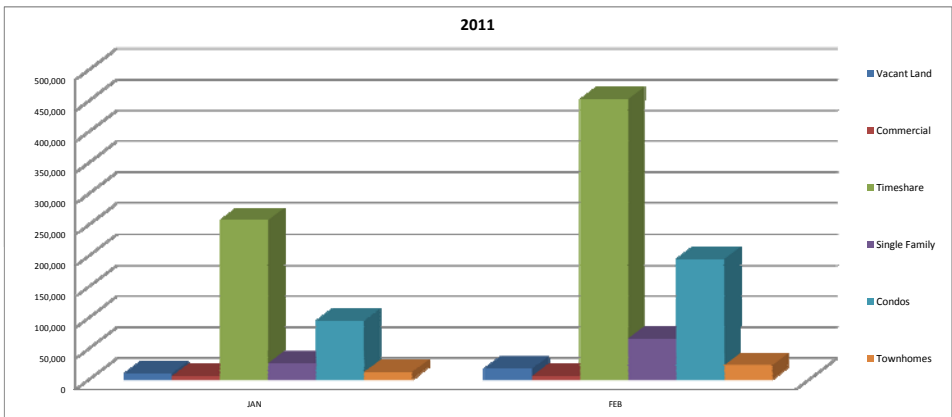
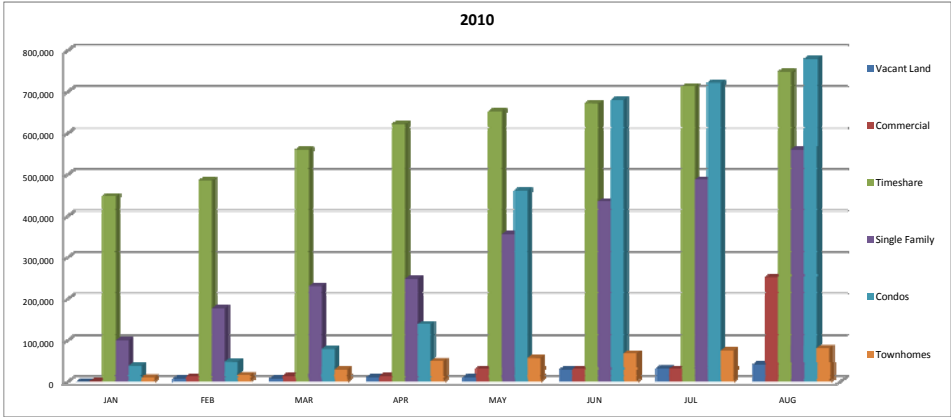
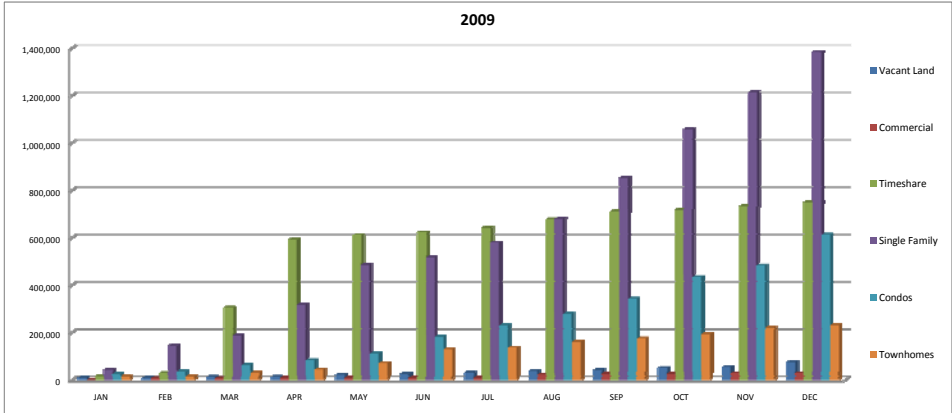
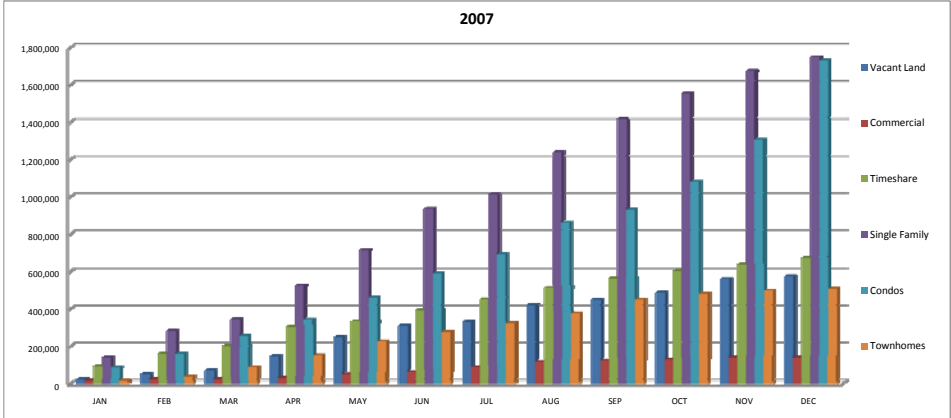
**TOWN OF BRECKENRIDGE
REAL ESTATE TRANSFER TAX CHURN
REPORTED IN THE PERIOD EARNED**

Sales Period	Tax Collected	Year To Date	2010 Collections					Monthly Churn	YTD Churn	YTD % of Total	Tax Collected	Year To Date	2011 Collections				Monthly Churn	YTD Budget	YTD Churn	YTD % of Total	% Change In Churn from Prior Year
			Beaver Run	Grand Lodge	1 Ski Hill	Water House	Other						Grand Lodge	1 Ski Hill	Water House	Other					
JAN	\$ 588,874	\$ 588,874	0	403,514	0	0	0	\$ 185,361	\$185,361	31.5%	\$ 405,576	\$ 405,576	74,378	0	53,370	0	\$ 277,828	\$ 115,354	\$277,828	68.5%	49.9%
FEB	\$ 149,303	\$ 738,178	0	52,748	0	0	0	\$ 96,555	\$281,915	38.2%	\$ 354,266	\$ 759,842	135,046	26,482	11,550	0	\$ 181,187	\$ 206,306	\$459,015	60.4%	62.8%
MAR	\$ 175,161	\$ 913,339	0	0	0	0	0	\$ 175,161	\$457,077	50.0%	\$ 251,137	\$ 1,010,979	56,805	0	9,300	0	\$ 185,032	\$ 381,562	\$644,047	63.7%	40.9%
APR	\$ 167,038	\$ 1,080,377	0	0	0	0	0	\$ 167,038	\$624,115	57.8%	\$ 174,479	\$ 1,185,458					\$ 174,479	\$ 798,708	\$818,526	69.0%	31.1%
MAY	\$ 484,618	\$ 1,564,995	0	0	232,663	0	0	\$ 251,955	\$876,070	56.0%	\$ -	\$ 1,185,458					\$ -	\$ 1,054,819	\$818,526	n/a	n/a
JUN	\$ 326,779	\$ 1,891,775	0	0	189,994	0	0	\$ 136,786	\$1,012,856	53.5%	\$ -	\$ 1,185,458					\$ -	\$ 1,172,611	\$818,526	n/a	n/a
JUL	\$ 186,067	\$ 2,077,841	0	0	20,767	0	0	\$ 165,300	\$1,178,157	56.7%	\$ -	\$ 1,185,458					\$ -	\$ 1,300,380	\$818,526	n/a	n/a
AUG	\$ 404,004	\$ 2,481,846	220,000	0	0	0	0	\$ 184,004	\$1,362,161	54.9%	\$ -	\$ 1,185,458					\$ -	\$ 1,517,440	\$818,526	n/a	n/a
SEP	\$ 227,440	\$ 2,709,285	0	13,758	0	0	0	\$ 213,682	\$1,575,843	58.2%	\$ -	\$ 1,185,458					\$ -	\$ 1,809,701	\$818,526	n/a	n/a
OCT	\$ 297,809	\$ 3,007,094	0	20,555	0	0	0	\$ 277,254	\$1,853,097	61.6%	\$ -	\$ 1,185,458					\$ -	\$ 2,125,742	\$818,526	n/a	n/a
NOV	\$ 249,583	\$ 3,256,677	0	10,065	0	0	0	\$ 239,517	\$2,092,614	64.3%	\$ -	\$ 1,185,458					\$ -	\$ 2,361,764	\$818,526	n/a	n/a
DEC	\$ 406,078	\$ 3,662,755	0	43,263	10,292	35,908	0	\$ 316,615	\$2,409,229	65.8%	\$ -	\$ 1,185,458					\$ -	\$ 2,700,002	\$818,526	n/a	n/a

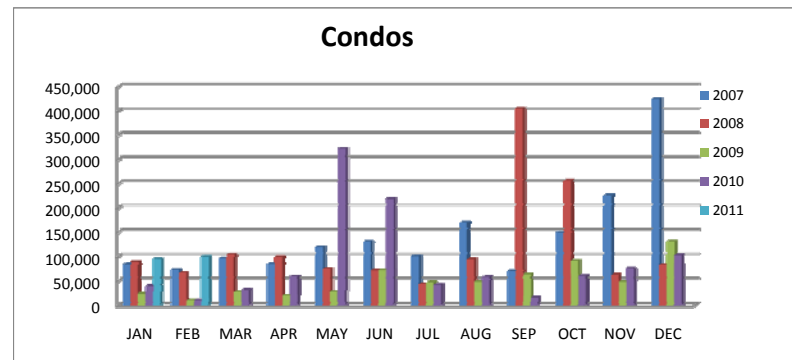
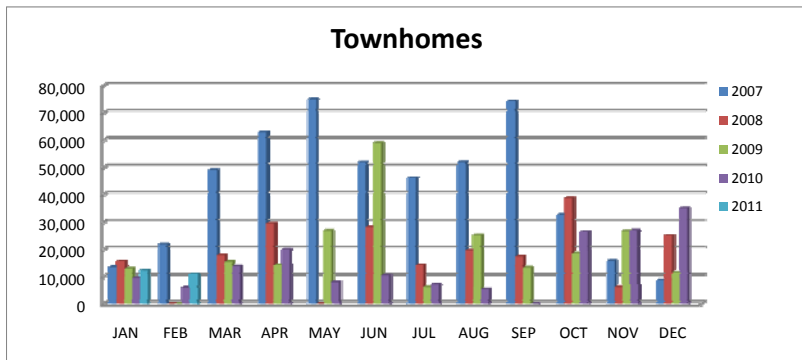
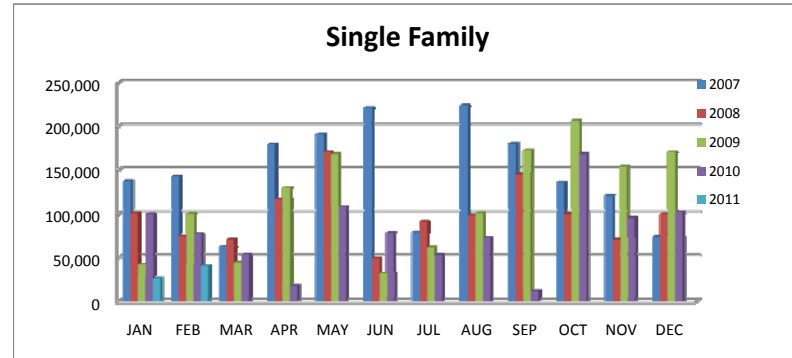
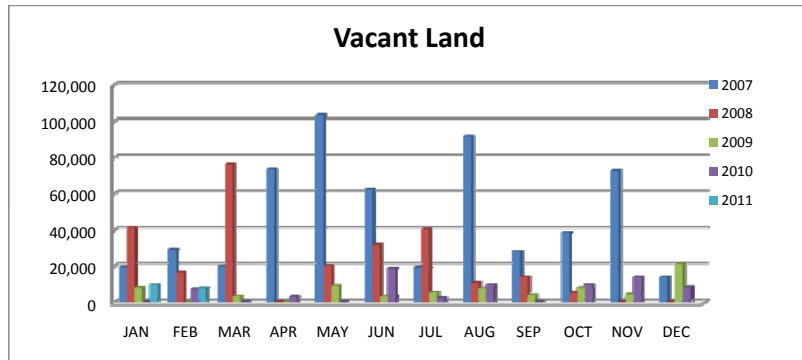
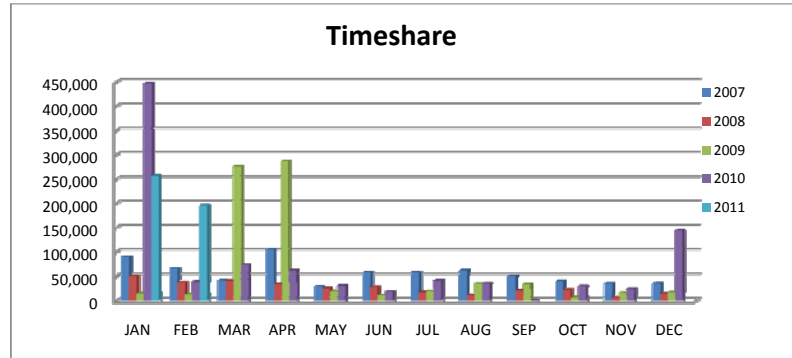
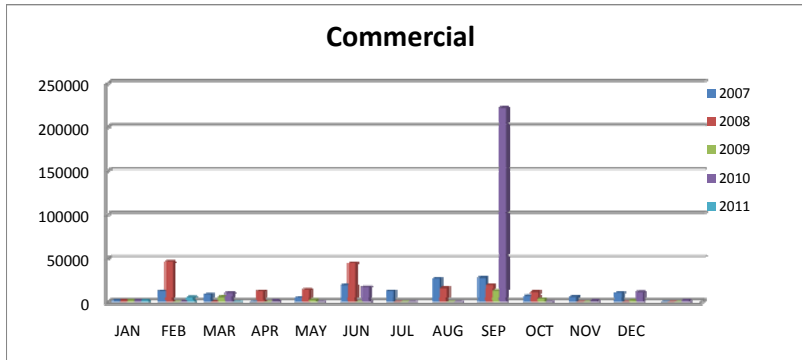
*April ts as of 4/19/11



**TOWN OF BRECKENRIDGE
REAL ESTATE TRANSFER TAX COLLECTIONS
YTD CATEGORIES BY MONTH**



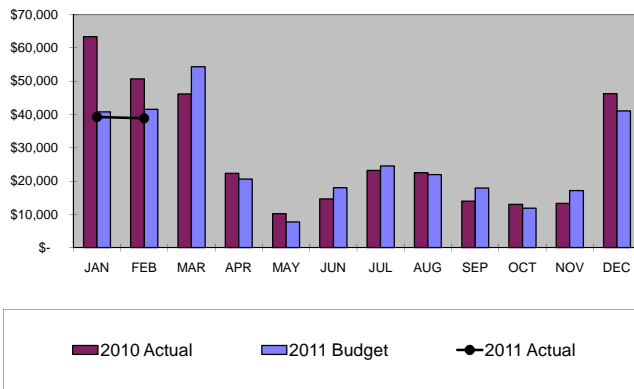
TOWN OF BRECKENRIDGE REAL ESTATE TRANSFER TAX COLLECTIONS MONTHLY BY CATEGORY



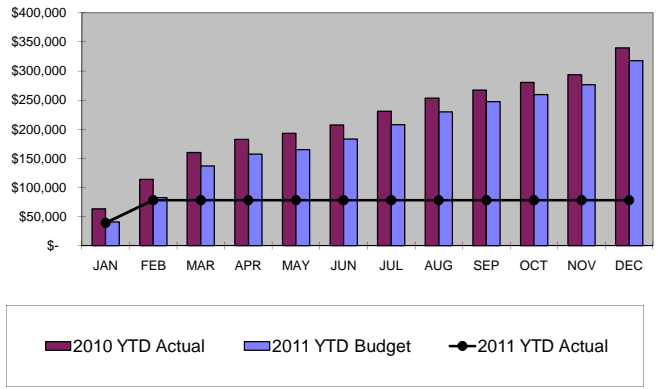
TOWN OF BRECKENRIDGE
AFFORDABLE HOUSING SALES TAX COLLECTIONS
REPORTED IN THE PERIOD EARNED

Sales Period	2010 Collections			2011 Budget			2011 Monthly			2011 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2010	% of Budget	Actual	% Change from 2010	% of Budget
JAN	\$ 63,372	\$ 63,372	18.7%	\$ 40,831	\$ 40,831	12.9%	\$ 39,257	-38.1%	96.1%	\$ 39,257	-38.1%	96.1%
FEB	50,707	114,079	33.6%	41,542	82,373	25.9%	\$ 38,882	-23.3%	93.6%	78,139	-31.5%	94.9%
MAR	46,121	160,200	47.1%	54,342	136,715	43.1%		n/a	0.0%	78,139	-51.2%	57.2%
APR	22,379	182,579	53.7%	20,604	157,319	49.5%		n/a	0.0%	78,139	-57.2%	49.7%
MAY	10,262	192,841	56.8%	7,721	165,040	52.0%		n/a	0.0%	78,139	-59.5%	47.3%
JUN	14,630	207,471	61.1%	18,010	183,050	57.7%		n/a	0.0%	78,139	-62.3%	42.7%
JUL	23,238	230,709	67.9%	24,502	207,552	65.4%		n/a	0.0%	78,139	-66.1%	37.6%
AUG	22,538	253,247	74.5%	21,999	229,551	72.3%		n/a	0.0%	78,139	-69.1%	34.0%
SEP	13,947	267,194	78.6%	17,868	247,420	77.9%		n/a	0.0%	78,139	-70.8%	31.6%
OCT	13,042	280,237	82.5%	11,823	259,242	81.6%		n/a	0.0%	78,139	-72.1%	30.1%
NOV	13,308	293,545	86.4%	17,177	276,419	87.1%		n/a	0.0%	78,139	-73.4%	28.3%
DEC	\$ 46,234	\$ 339,779	100.0%	\$ 41,096	317,515	100.0%		n/a	0.0%	\$ 78,139	-77.0%	24.6%

2011 Monthly Aff. Housing Sales Tax Collections



2011 Y.T.D. Aff. Housing Sales Tax Collections



**TOWN OF BRECKENRIDGE
TAXABLE SALES ANALYSIS BY BUSINESS SECTOR**

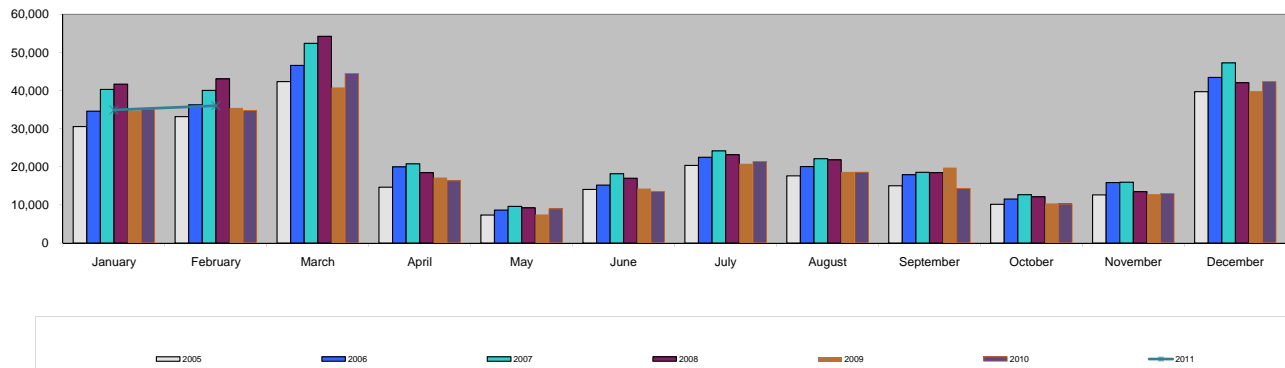
(in Thousands of Dollars)

Total - All Categories*

* excluding Undefined and Utilities categories

	Actual 2005	YTD 2005	Actual 2006	YTD 2006	Actual 2007	YTD 2007	Actual 2008	YTD 2008	Actual 2009	YTD 2009	Actual 2010	YTD 2010	Actual 2011	YTD 2011	Monthly 10-11	YTD % Change 10-11
January	30,549	30,549	34,589	34,589	40,283	40,283	41,665	41,665	34,783	34,783	35,105	35,105	34,903	34,903	-0.6%	-0.6%
February	33,171	63,720	36,236	70,825	40,034	80,317	43,052	84,717	35,453	70,236	34,791	69,896	36,012	70,915	3.5%	1.5%
March	42,370	106,090	46,603	117,428	52,390	132,707	54,237	138,954	40,810	111,046	44,485	114,381	0	70,915	n/a	n/a
April	14,635	120,725	19,963	137,391	20,758	153,465	18,483	157,437	17,171	128,217	16,346	130,727	0	70,915	n/a	n/a
May	7,355	128,080	8,661	146,052	9,629	163,094	9,251	166,688	7,475	135,692	8,999	139,726	0	70,915	n/a	n/a
June	14,043	142,123	15,209	161,261	18,166	181,260	16,988	183,676	14,286	149,978	13,557	153,283	0	70,915	n/a	n/a
July	20,366	162,489	22,498	183,759	24,168	205,428	23,160	206,836	20,788	170,766	21,346	174,629	0	70,915	n/a	n/a
August	17,625	180,114	20,071	203,830	22,125	227,553	21,845	228,681	18,656	189,422	18,603	193,232	0	70,915	n/a	n/a
September	15,020	195,134	17,912	221,742	18,560	246,113	18,481	247,162	19,806	209,228	14,320	207,552	0	70,915	n/a	n/a
October	10,170	205,304	11,544	233,286	12,687	258,800	12,120	259,282	10,410	219,638	10,226	217,778	0	70,915	n/a	n/a
November	12,647	217,951	15,877	249,163	15,943	274,743	13,483	272,765	12,809	232,447	12,985	230,763	0	70,915	n/a	n/a
December	39,687	257,638	43,431	292,594	47,258	322,001	42,076	314,841	39,859	272,306	42,343	273,106	0	70,915	n/a	n/a
Totals	257,638		292,594		322,001		314,841		272,306		273,106		70,915			

2011 Monthly Sales Tax Activity (in thousands of dollars)



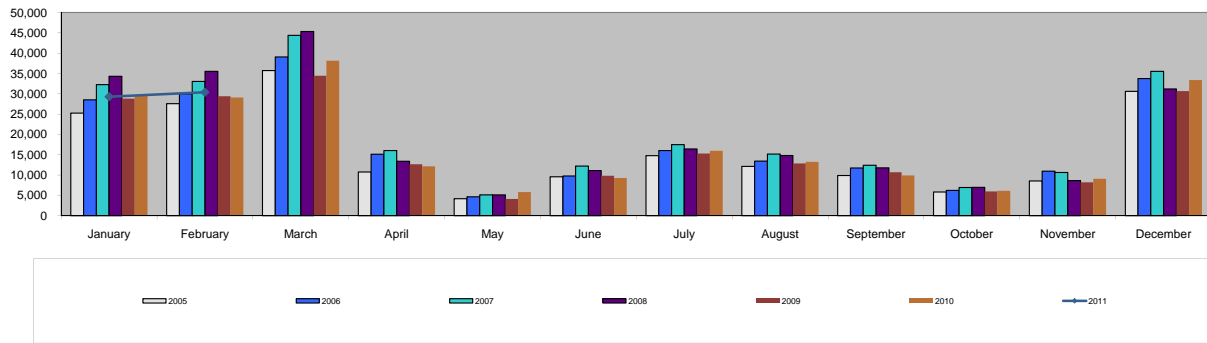
**TOWN OF BRECKENRIDGE
TAXABLE SALES ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Retail-Restaurant-Lodging Summary

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD % Change 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	25,240	25,240	28,528	28,528	32,258	32,258	34,290	34,290	28,802	28,802	29,538	29,538	29,272	29,272	-0.9%	-0.9%
February	27,553	52,793	29,972	58,500	33,039	65,297	35,511	69,801	29,401	58,203	29,090	58,628	30,388	59,660	4.5%	1.8%
March	35,705	88,498	39,051	97,551	44,390	109,687	45,338	115,139	34,428	92,631	38,136	96,764	0	59,660	n/a	n/a
April	10,773	99,271	15,134	112,685	16,025	125,712	13,410	128,549	12,653	105,284	12,154	108,918	0	59,660	n/a	n/a
May	4,179	103,450	4,647	117,332	5,146	130,858	5,111	133,660	4,125	109,409	5,836	114,754	0	59,660	n/a	n/a
June	9,568	113,018	9,789	127,121	12,225	143,083	11,112	144,772	9,829	119,238	9,302	124,056	0	59,660	n/a	n/a
July	14,766	127,784	16,038	143,159	17,499	160,582	16,446	161,218	15,305	134,543	15,993	140,049	0	59,660	n/a	n/a
August	12,122	139,906	13,446	156,605	15,167	175,749	14,815	176,033	12,859	147,402	13,261	153,310	0	59,660	n/a	n/a
September	9,897	149,803	11,761	168,366	12,418	188,167	11,794	187,827	10,705	158,107	9,894	163,204	0	59,660	n/a	n/a
October	5,824	155,627	6,248	174,614	6,934	195,101	6,977	194,804	5,986	164,093	6,143	169,347	0	59,660	n/a	n/a
November	8,557	164,184	10,963	185,577	10,650	205,751	8,637	203,441	8,234	172,327	9,068	178,415	0	59,660	n/a	n/a
December	30,619	194,803	33,736	219,313	35,517	241,268	31,211	234,652	30,667	202,994	33,363	211,778	0	59,660	n/a	n/a
Totals	194,803		219,313		241,268		234,652		202,994		211,778		59,660			

2011 Monthly Sales Tax Activity (in thousands of dollars)



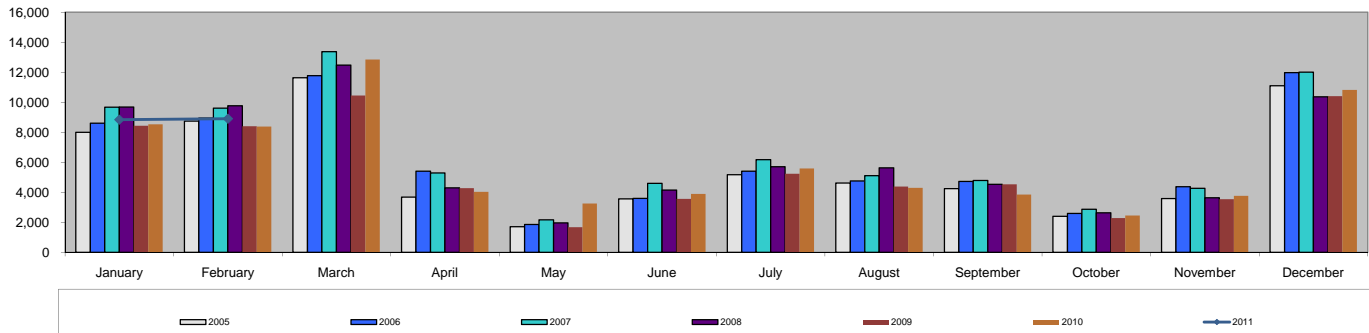
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Retail Sales

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	8,001	8,001	8,607	8,607	9,665	9,665	9,684	9,684	8,430	8,430	8,530	8,530	8,839	8,839	3.6%	3.6%
February	8,744	16,745	8,942	17,549	9,607	19,272	9,763	19,447	8,401	16,831	8,378	16,908	8,906	17,745	6.3%	5.0%
March	11,632	28,377	11,774	29,323	13,373	32,645	12,479	31,926	10,449	27,280	12,851	29,759	0	17,745	n/a	n/a
April	3,678	32,055	5,406	34,729	5,287	37,932	4,301	36,227	4,274	31,554	4,032	33,791	0	17,745	n/a	n/a
May	1,708	33,763	1,858	36,587	2,165	40,097	1,965	38,192	1,675	33,229	3,251	37,042	0	17,745	n/a	n/a
June	3,565	37,328	3,589	40,176	4,597	44,694	4,153	42,345	3,558	36,787	3,895	40,937	0	17,745	n/a	n/a
July	5,174	42,502	5,403	45,579	6,176	50,870	5,700	48,045	5,240	42,027	5,582	46,519	0	17,745	n/a	n/a
August	4,620	47,122	4,757	50,336	5,110	55,980	5,631	53,676	4,384	46,411	4,302	50,821	0	17,745	n/a	n/a
September	4,249	51,371	4,726	55,062	4,783	60,763	4,527	58,203	4,536	50,947	3,848	54,669	0	17,745	n/a	n/a
October	2,404	53,775	2,591	57,653	2,866	63,629	2,635	60,838	2,277	53,224	2,453	57,122	0	17,745	n/a	n/a
November	3,586	57,361	4,376	62,029	4,267	67,896	3,641	64,479	3,540	56,764	3,764	60,886	0	17,745	n/a	n/a
December	11,099	68,460	11,971	74,000	12,000	79,896	10,358	74,837	10,403	67,167	10,824	71,710	0	17,745	n/a	n/a
Totals	68,460		74,000		79,896		74,837		67,167		71,710		17,745			

2011 Monthly Sales Tax Activity (in thousands of dollars)

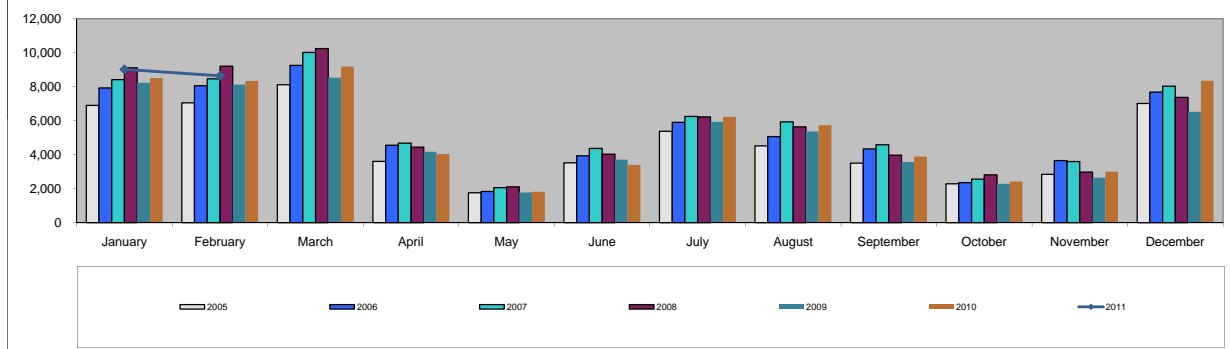


TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR
(in Thousands of Dollars)

Restaurants/Bars

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	6,897	6,897	7,924	7,924	8,414	8,414	9,117	9,117	8,231	8,231	8,515	8,515	9,023	9,023	6.0%	6.0%
February	7,047	13,944	8,058	15,982	8,467	16,881	9,208	18,325	8,129	16,360	8,343	16,858	8,642	17,665	3.6%	4.8%
March	8,117	22,061	9,256	25,238	10,015	26,896	10,240	28,565	8,527	24,887	9,186	26,044	0	17,665	n/a	n/a
April	3,609	25,670	4,552	29,790	4,678	31,574	4,440	33,005	4,173	29,060	4,042	30,086	0	17,665	n/a	n/a
May	1,760	27,430	1,832	31,622	2,058	33,632	2,107	35,112	1,783	30,843	1,812	31,898	0	17,665	n/a	n/a
June	3,525	30,955	3,938	35,560	4,370	38,002	4,030	39,142	3,712	34,555	3,397	35,295	0	17,665	n/a	n/a
July	5,375	36,330	5,905	41,465	6,249	44,251	6,218	45,360	5,931	40,486	6,222	41,517	0	17,665	n/a	n/a
August	4,521	40,851	5,067	46,532	5,933	50,184	5,639	50,999	5,365	45,851	5,729	47,246	0	17,665	n/a	n/a
September	3,498	44,349	4,340	50,872	4,585	54,769	3,971	54,970	3,565	49,416	3,883	51,129	0	17,665	n/a	n/a
October	2,290	46,639	2,352	53,224	2,564	57,333	2,818	57,788	2,285	51,701	2,420	53,549	0	17,665	n/a	n/a
November	2,841	49,480	3,651	56,875	3,593	60,926	2,972	60,760	2,649	54,350	3,006	56,555	0	17,665	n/a	n/a
December	7,017	56,497	7,681	64,556	8,028	68,954	7,371	68,131	6,524	60,874	8,351	64,906	0	17,665	n/a	n/a
Totals	56,497		64,556		68,954		68,131		60,874		64,906		17,665			

2011 Monthly Sales Tax Activity (in thousands of dollars)



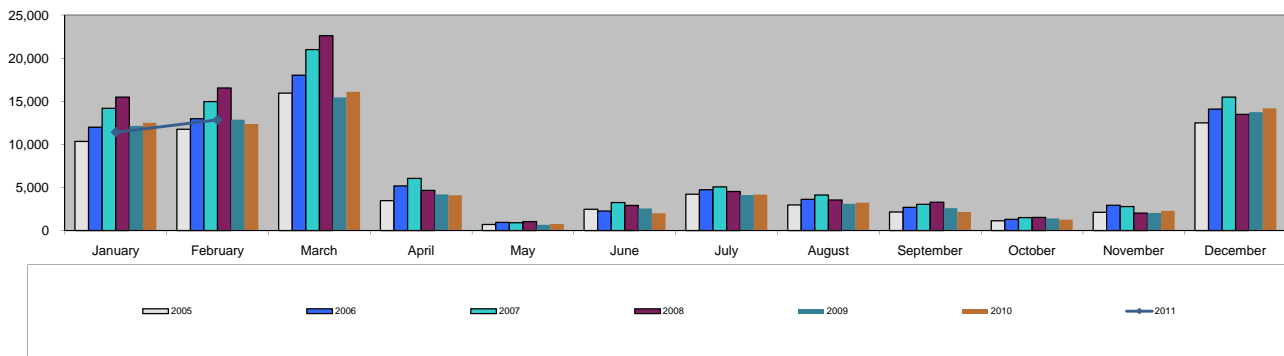
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Short-Term Lodging

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	10,342	10,342	11,997	11,997	14,179	14,179	15,489	15,489	12,141	12,141	12,493	12,493	11,410	11,410	-8.7%	-8.7%
February	11,762	22,104	12,972	24,969	14,965	29,144	16,540	32,029	12,871	25,012	12,369	24,862	12,840	24,250	3.8%	-2.5%
March	15,956	38,060	18,021	42,990	21,002	50,146	22,619	54,648	15,452	40,464	16,099	40,961	0	24,250	n/a	n/a
April	3,486	41,546	5,176	48,166	6,060	56,206	4,669	59,317	4,206	44,670	4,080	45,041	0	24,250	n/a	n/a
May	711	42,257	957	49,123	923	57,129	1,039	60,356	667	45,337	773	45,814	0	24,250	n/a	n/a
June	2,478	44,735	2,262	51,385	3,258	60,387	2,929	63,285	2,559	47,896	2,010	47,824	0	24,250	n/a	n/a
July	4,217	48,952	4,730	56,115	5,074	65,461	4,528	67,813	4,134	52,030	4,189	52,013	0	24,250	n/a	n/a
August	2,981	51,933	3,622	59,737	4,124	69,585	3,545	71,358	3,110	55,140	3,230	55,243	0	24,250	n/a	n/a
September	2,150	54,083	2,695	62,432	3,050	72,635	3,296	74,654	2,604	57,744	2,163	57,406	0	24,250	n/a	n/a
October	1,130	55,213	1,305	63,737	1,504	74,139	1,524	76,178	1,424	59,168	1,270	58,676	0	24,250	n/a	n/a
November	2,130	57,343	2,936	66,673	2,790	76,929	2,024	78,202	2,045	61,213	2,298	60,974	0	24,250	n/a	n/a
December	12,503	69,846	14,084	80,757	15,489	92,418	13,482	91,684	13,740	74,953	14,188	75,162	0	24,250	n/a	n/a
Totals	69,846		80,757		92,418		91,684		74,953		75,162		24,250			

2011 Monthly Sales Tax Activity (in thousands of dollars)



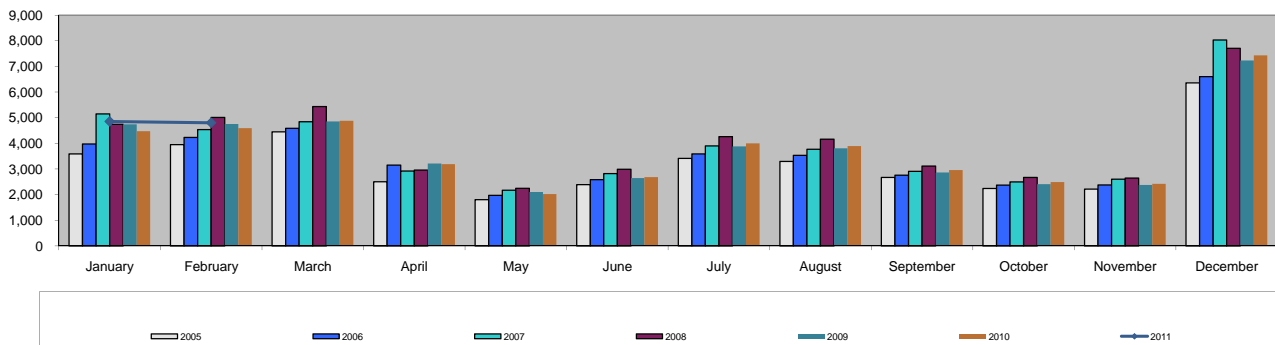
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Grocery/Liquor Stores

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	3,589	3,589	3,977	3,977	5,149	5,149	4,744	4,744	4,741	4,741	4,472	4,472	4,854	4,854	8.5%	8.5%
February	3,949	7,538	4,233	8,210	4,536	9,685	5,009	9,753	4,755	9,496	4,590	9,062	4,803	9,657	4.6%	6.6%
March	4,449	11,987	4,585	12,795	4,844	14,529	5,436	15,189	4,852	14,348	4,877	13,939	0	9,657	n/a	n/a
April	2,503	14,490	3,149	15,944	2,920	17,449	2,959	18,148	3,213	17,561	3,186	17,125	0	9,657	n/a	n/a
May	1,806	16,296	1,969	17,913	2,169	19,618	2,246	20,394	2,100	19,661	2,024	19,149	0	9,657	n/a	n/a
June	2,392	18,688	2,584	20,497	2,822	22,440	2,990	23,384	2,643	22,304	2,682	21,831	0	9,657	n/a	n/a
July	3,414	22,102	3,588	24,085	3,899	26,339	4,264	27,648	3,881	26,185	3,999	25,830	0	9,657	n/a	n/a
August	3,292	25,394	3,529	27,614	3,771	30,110	4,161	31,809	3,807	29,992	3,896	29,726	0	9,657	n/a	n/a
September	2,671	28,065	2,757	30,371	2,908	33,018	3,113	34,922	2,864	32,856	2,955	32,681	0	9,657	n/a	n/a
October	2,239	30,304	2,372	32,743	2,494	35,512	2,673	37,595	2,408	35,264	2,488	35,169	0	9,657	n/a	n/a
November	2,214	32,518	2,377	35,120	2,600	38,112	2,647	40,242	2,379	37,643	2,422	37,591	0	9,657	n/a	n/a
December	6,356	38,874	6,604	41,724	8,028	46,140	7,705	47,947	7,234	44,877	7,432	45,023	0	9,657	n/a	n/a
Totals	38,874		41,724		46,140		47,947		44,877		45,023		9,657			

2011 Monthly Sales Tax Activity (in thousands of dollars)



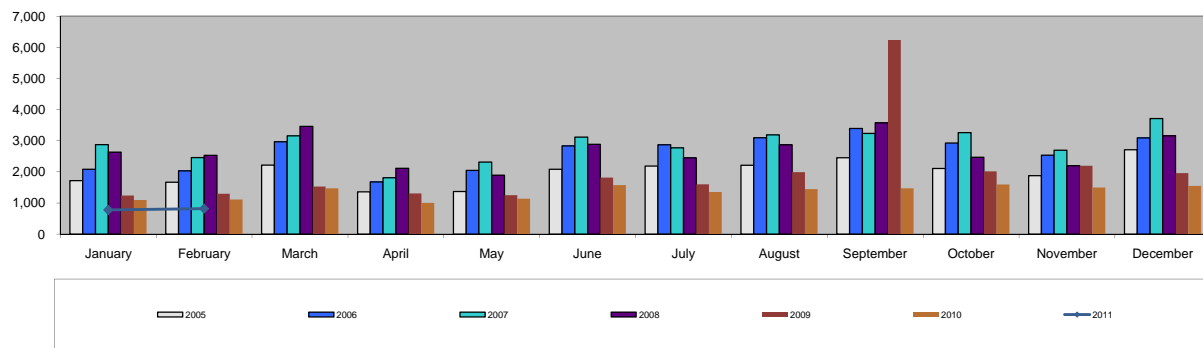
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Supplies

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	1,720	1,720	2,084	2,084	2,876	2,876	2,631	2,631	1,240	1,240	1,095	1,095	777	777	-29.0%	-29.0%
February	1,669	3,389	2,031	4,115	2,459	5,335	2,532	5,163	1,297	2,537	1,111	2,206	821	1,598	-26.1%	-27.6%
March	2,216	5,605	2,967	7,082	3,156	8,491	3,463	8,626	1,530	4,067	1,472	3,678	0	1,598	n/a	n/a
April	1,359	6,964	1,680	8,762	1,813	10,304	2,114	10,740	1,305	5,372	1,006	4,684	0	1,598	n/a	n/a
May	1,370	8,334	2,045	10,807	2,314	12,618	1,894	12,634	1,250	6,622	1,139	5,823	0	1,598	n/a	n/a
June	2,083	10,417	2,836	13,643	3,119	15,737	2,886	15,520	1,814	8,436	1,573	7,396	0	1,598	n/a	n/a
July	2,186	12,603	2,872	16,515	2,770	18,507	2,450	17,970	1,602	10,038	1,354	8,750	0	1,598	n/a	n/a
August	2,211	14,814	3,096	19,611	3,187	21,694	2,869	20,839	1,990	12,028	1,446	10,196	0	1,598	n/a	n/a
September	2,452	17,266	3,394	23,005	3,234	24,928	3,574	24,413	6,237	18,265	1,471	11,667	0	1,598	n/a	n/a
October	2,107	19,373	2,924	25,929	3,259	28,187	2,470	26,883	2,016	20,281	1,595	13,262	0	1,598	n/a	n/a
November	1,876	21,249	2,537	28,466	2,693	30,880	2,199	29,082	2,196	22,477	1,495	14,757	0	1,598	n/a	n/a
December	2,712	23,961	3,091	31,557	3,713	34,593	3,160	32,242	1,958	24,435	1,548	16,305	0	1,598	n/a	n/a
Totals	23,961		31,557		34,593		32,242		24,435		16,305		1,598			

2011 Monthly Sales Tax Activity (in thousands of dollars)



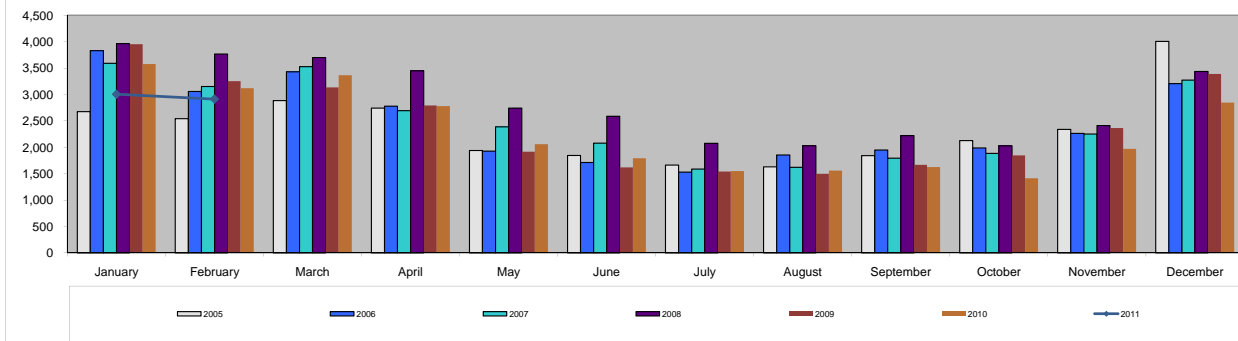
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Utilities

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	2,675	2,675	3,829	3,829	3,591	3,591	3,961	3,961	3,950	3,950	3,577	3,577	3,004	3,004	-16.0%	-16.0%
February	2,540	5,215	3,056	6,885	3,149	6,740	3,765	7,726	3,253	7,203	3,118	6,695	2,912	5,916	-6.6%	-11.6%
March	2,883	8,098	3,428	10,313	3,525	10,265	3,699	11,425	3,134	10,337	3,365	10,060	0	5,916	n/a	n/a
April	2,741	10,839	2,778	13,091	2,694	12,959	3,448	14,873	2,792	13,129	2,779	12,839	0	5,916	n/a	n/a
May	1,939	12,778	1,926	15,017	2,386	15,345	2,742	17,615	1,917	15,046	2,057	14,896	0	5,916	n/a	n/a
June	1,846	14,624	1,713	16,730	2,078	17,423	2,588	20,203	1,620	16,666	1,793	16,689	0	5,916	n/a	n/a
July	1,663	16,287	1,529	18,259	1,588	19,011	2,075	22,278	1,539	18,205	1,548	18,237	0	5,916	n/a	n/a
August	1,629	17,916	1,854	20,113	1,621	20,632	2,031	24,309	1,497	19,702	1,558	19,795	0	5,916	n/a	n/a
September	1,843	19,759	1,949	22,062	1,792	22,424	2,219	26,528	1,667	21,369	1,625	21,420	0	5,916	n/a	n/a
October	2,127	21,886	1,987	24,049	1,883	24,307	2,026	28,554	1,845	23,214	1,412	22,832	0	5,916	n/a	n/a
November	2,340	24,226	2,264	26,313	2,251	26,558	2,411	30,965	2,364	25,578	1,972	24,804	0	5,916	n/a	n/a
December	4,005	28,231	3,206	29,519	3,271	29,829	3,435	34,400	3,389	28,967	2,845	27,649	0	5,916	n/a	n/a
Totals	28,231		29,519		29,829		34,400		28,967		27,649		5,916			

2011 Monthly Sales Tax Activity (in thousands of dollars)





MEMORANDUM

TO: Town Council
FROM: Open Space Staff
DATE: April 26, 2011
SUBJECT: Open Space Budget Amendments: Swan Mountain Recpath contribution and 2011 Cucumber Gulch Monitoring program

This memo outlines two proposed open space budget amendments for 2011: 1) A contribution to Summit County Government's Swan Mountain Recpath construction project, and 2) the 2011 Cucumber Gulch Preserve monitoring program.

Swan Mountain Recpath Contribution

In 2004, Summit County Open Space staff presented the concept of the Swan Mountain Recpath to BOSAC, and requested Town financial support for the project. At the time, BOSAC recommended a \$100,000 total donation to the project. \$10,000 was contributed as seed money for the first phase (Lowry) and the remaining \$90,000 was earmarked in the Open Space pro forma for the Blue River phase (between Sapphire Point and Farmer's Korner) to be completed in the future.

Since that time, Summit County Government has made significant progress on the ambitious recpath construction project. The first three phases of the recpath are complete and the Town has fulfilled its \$10,000 commitment for the Lowry phase. A separate pathway now connects Summit Cove to Sapphire Point, and all that remains to "Circle the Summit" is construction of the Blue River section. In 2011, Summit County Government is planning to widen Swan Mountain Road to accommodate uphill recpath traffic in the northeast-bound lane. This action would be in lieu of a grade-separated pathway and would address winter safety issues on the road as well. The 2004 cost estimate for the Blue River grade-separated pathway was \$7 million; the 2011 road widening project is estimated to cost \$1.3 million. The Town of Frisco has contributed \$40,000 to the Swan Mountain Recpath project and the Town of Silverthorne has donated in-kind pavilion use for fundraising events.

At BOSAC's March meeting, Summit County staff requested the Town fulfill its \$100,000 commitment and contribute the remaining \$90,000 to the 2011 construction effort. BOSAC reviewed the request and recommended amending its current pro forma to move the \$90,000 contribution up from 2013 to 2011. Staff requests Town Council discuss this topic and consider amending the open space budget to include the Swan Mountain recpath contribution in 2011.

2011 Cucumber Gulch Preserve Monitoring

At its March meeting, BOSAC discussed potential changes to the 2011 Cucumber Gulch Preserve monitoring program. Staff seeks Council's feedback regarding BOSAC's direction, including the budgetary approval to proceed with any of the proposed changes.

The monitoring program in Cucumber Gulch Preserve is intended to track changes in water quality and quantity, wildlife habitat, and recreational values in the Town's most biodiverse open space. Based on direction from both Council and BOSAC, staff has recently evaluated the intent and efficacy of the 10-year old Cucumber Gulch monitoring program. Staff presented the findings to BOSAC and they recommended the following changes to the monitoring program:

1. Amend Dr. Christy Carello's scope of work to remove some previously monitored elements and add the human trail use/wildlife impact study requested by Council.
2. Hire EcoMetrics and Johnson Environmental Consulting to assume the annual water quality monitoring program and perform an overall FACwet survey of the wetlands. Consider a full wetland delineation as proposed by EcoMetrics, but consider this expenditure less of a priority if costs prohibit.
3. Hire ERO Resources to assist with the transition of the water quality monitoring program, and then release them as a consultant for this program.

Staff seeks Council's direction regarding BOSAC's recommendations.

Background

Monitoring priorities recommended by both BOSAC and Town Council during previous discussions (12/20/10 and 1/11/11, respectively) include:

- Continued monitoring of water quality, avian population, amphibian, and vegetation elements (including weed and willow surveys) with no significant changes.
- Expanded use of motion detection cameras to evaluate the impacts of trail use on ungulates and other large mammals. (Trailside cameras will also provide general recreational use information to work in consort with trail counter data collection.)

To accomplish the 2011 monitoring goals, staff solicited three proposals for conducting different Cucumber monitoring components. Full copies of these proposals are available for your review via staff or the March BOSAC packet.

Dr. Christy Carello, PhD

As in past years, Dr. Christy Carello submitted a proposal to conduct much of the wildlife and vegetative monitoring in Cucumber Gulch. Staff supports the majority of Dr. Carello's proposal, which is based on previous BOSAC and Council input.

Dr. Carello also included a "baseline avian monitoring in the gondola corridor" proposal to repeat the gondola corridor study from 2010. This research would allow for a true treatment and control evaluation of avian presence when the gondola is running (2010) and not running (2011). In 2010, Dr. Carello's research into the impacts of gondola operation on avian species was somewhat compromised when, during the 'control' period, the gondola was operated for maintenance purposes. Performing the same avian survey in 2011 when the gondola is not in operation would provide a better control comparison for hypothesis testing. Unlike 2010, Breckenridge Ski Resort would not help pay for the proposed research costs in 2011.

EcoMetrics, LLC and Johnson Environmental Consulting, LLC

EcoMetrics, an environmental consulting firm based in Fairplay, CO, submitted a proposal to oversee the water quality element of the 2011 Cucumber Gulch monitoring program. Staff solicited a proposal from EcoMetrics to replace ERO Resources' role for two primary reasons:

1. EcoMetrics' expertise is a wetland evaluation process known as FACwet. (<http://rydberg.biology.colostate.edu/FACWet/>) that provides an overall bill of health, and then prioritizes specific wetland threats and potential responses.
2. EcoMetrics is locally-based and can respond onsite quickly when Cucumber-related issues arise, including significant weather occurrences and maximum water flows.

EcoMetrics' proposal is divided into three tasks:

Task 1: FACwet Assessment and Plan Development

Task 1 is the holistic 'patient assessment' that will provide an overall bill of health, help refine and streamline the monitoring program, and identify specific wetland threats to be addressed. It involves assembling and reviewing all relevant past data and studies, reviewing existing wetlands delineation and fen mapping, geographically dividing the Gulch into separate wetland assessment areas, and using past data and on-site observations to document specific stressors acting on each assessment area.

Task 2: Implementation and initiation of monitoring in 2011

Task 2 is essentially continuing the water quality monitoring role ERO has played since 2007. For this task, EcoMetrics would conduct and analyze the water quality and quantity research in coordination with Dr. Carello's wildlife and vegetation monitoring.

Task 3: Wetland Delineation

Task 3 was unanticipated but could provide valuable benchmarking information to measure the long term growth or contraction of the Cucumber Gulch wetland complex. EcoMetrics staff proposed this task because it would show changes in wetland size and distribution over time. They point out the wetland delineation can be conducted simultaneously to Tasks 1 and 2, yielding some cost savings. The delineation is considered a one-time cost because once the wetland boundary is established, it can be monitored periodically without a complete re-delineation process.

ERO Resources Corporation

ERO has overseen the Town's water quality testing in Cucumber Gulch since 2007. This year, ERO scaled down its proposal because Barbara Galloway agreed with staff that 2011 is a good opportunity to enlist a local, holistic and solution-oriented consultant to manage the water quality monitoring program. ERO's 2011 proposal was similar to EcoMetrics' Task 2 proposal, but did not include the data collection, digging of datalogging wells, or "on-call" elements. In 2009 and 2010, annual consulting costs for ERO's water quality monitoring averaged \$23,000.

BOSAC recommended limiting ERO's consulting role to transitional duties, including providing all pertinent data to EcoMetrics and transferring the database within a reasonable timeframe so that the data is housed with the Town and EcoMetrics.

2011 Monitoring Budget

Please see the attached spreadsheet outlining the proposed costs for the 2011 Cucumber Gulch Preserve monitoring program. Town Council earmarked a budget of \$80,000 for 2011 efforts (\$70,000, same as the 2010 budget, plus an additional \$10,000 specifically focused on human/wildlife trail impacts). The total costs outlined in the attached spreadsheet equal \$111,236. It is important to note, however, that \$52,364 of the costs outlined on the spreadsheet are onetime or periodic costs.

Those onetime costs include:

- \$4,520 (plus \$1,000 in supplies) for the final willow exclosure study by Dr. Carello
- \$8,664 for five new wildlife cameras to conduct the human/wildlife impacts study
- \$16,720 for the one-time FACwet assessment by EcoMetrics
- \$3,200 for one-time cost of digging new water datalogging wells
- \$18,260 for the proposed wetland delineation

At its March meeting, BOSAC discussed the monitoring program and costs of the proposed research and agreed that all proposed monitoring elements had value, but that some costs may be prohibitive. Specifically, BOSAC recommended approval of all of the monitoring elements, but if portions had to be cut for budgetary reasons, the avian-gondola study (\$3,500) and wetland delineation (\$18,260) elements should be the first to be removed. BOSAC members also requested that staff work with Dr. Carello to improve the usability of the reports and to strive to reduce the costs of the report generation.

Staff requests that Council review the attached information and provide direction regarding the scope and cost of the 2011 Cucumber Gulch Preserve monitoring program.

Dr. Carello															
	Avian	Amphibia	Beaver Lodge	Vegetation	Weeds	Willow Exlosure	Photo	Existing Photo	Outreach	H2O Quality Transition	Trail/Wildlife	Avian- Gondola	Report	Admin	TOTAL
	\$ 8,980	\$ 660	\$ 720	\$ 3,960	\$ 1,240	\$ 4,520	\$ 630	\$ 4,600	\$ 1,260	\$ 560	\$ 5,620	\$ 3,500	\$ 8,625	\$ 4,487	\$ 49,362
						\$ 1,000	\$ 500				\$ 8,664				\$ 10,164
															\$ 59,526
EcoMetrics, Inc.															
	Task 1- FacWet	Task 2- annual	Task 3- delin												
	\$ 16,720	\$ 7,530	\$ 18,260												
		\$ 3,200													
		\$ 4,000													
	\$ 16,720	\$ 14,730	\$ 18,260		TOTAL	\$ 49,710									\$ 49,710
ERO, Inc.															
	Labor	Lab Analysis	Datalogging wells	Database	Data Transfer										
	\$ 2,000		hourly	\$125/hr	\$125/hr										\$ 2,000
															\$ 111,236

Onetime/ periodic costs \$ 52,364



MEMORANDUM

TO: Town Council
FROM: Scott Reid, Open Space and Trails Planner
Mark Truckey, Assistant Director of Community Development
DATE: April 26, 2011
SUBJECT: Draft Upper Blue Nordic Master Plan

Staff is updating Town Council on the progress of the Upper Blue Nordic Master Plan (UBNMP) revision process and will have presented similar information to the Summit Board of County Commissioners at their April 26th work session.

Initially approved by the Breckenridge Town Council in 2001, the UBNMP summarized nordic skiing opportunities in the Upper Blue basin and offered a vision for preserving and improving local nordic access. The plan was initiated solely under direction of the Breckenridge Town Council, and was developed by the Town of Breckenridge staff with broad input from local nordic stakeholders. Summit County staff was apprised of the 2001 process and document, but no formal County approval was sought.

Since 2001, many of the recommendations from the UBNMP were fulfilled and other factors affecting nordic skiing have changed, including:

- The Golden Horseshoe management planning process took place, in part addressing groomed and undeveloped nordic skiing in the Golden Horseshoe area.
- The golf course-based Gold Run Nordic Center was established in 2003 and has been operated by the Town of Breckenridge ever since.
- Successful joint Town and County open space acquisitions, including the B&B mines properties, secured additional groomed nordic skiing terrain. Additional grooming has occurred on the Preston Loop in the Golden Horseshoe since 2007.
- Many of the nordic ski trails in the Shock Hill area have been secured as public trail easements. Construction of the BreckConnect gondola in 2007 diversified access portals to the Breckenridge Nordic Center. Planning for the relocation of the Breckenridge Nordic Center building is currently underway.
- Backcountry, snowshoe and ski touring accesses have changed in the Upper Blue basin via developmental pressures, open space acquisitions, and new trail and trailhead construction.

Based on Council and BOSAC direction, staff has organized a UBNMP review committee to include representatives from Summit County Government, the U.S. Forest Service, BOSAC, Backcountry Snowsports Alliance, nordic ski concessionaires, Summit Huts, the local ski racing community, and Town of Breckenridge Planning and Recreation Department staffs. The group reviewed, discussed, and revised the nordic document.

The attached draft has been reviewed by BOSAC and recommended for approval by Town Council. The plan now addresses the groomed nordic skiing vision for both Breckenridge and Gold Run Nordic Centers, and includes more backcountry skiing and ski touring recommendations in unincorporated Summit County lands. Since many of the recommendations in the plan are in unincorporated Summit County, Town staff has approached Summit County Government and requested they consider jointly adopting the revised UBNMP as an open space management plan. Staff hopes to have BOCC direction in time for the Council discussion.

The UBNMP is a non-binding document. The plan is intended to provide a vision for the desired future nordic improvements in the basin. Any actual improvements will be funding decisions authorized by town Council, the BOCC etc. The document's value is in outlining broad recommendations for preserving or improving nordic skiing opportunities in the Upper Blue basin. It can be used in planning development review, for outlining management goals of the two nordic centers, in seeking ways to improve backcountry ski access, and for formulating comments for travel management planning (e.g. USFS planning process).

Staff requests Council provide any initial feedback regarding the UBNMP planning process or content. Following direction from both Council and the BOCC, staff will proceed with the adoption process for the document.

1.0 Background

1.1 History

The sport of nordic skiing has a special heritage in Summit County, the Town of Breckenridge, and the Upper Blue River Basin. The founders of the local ski community were themselves largely responsible for introducing nordic skiing from Norway to the area. Since that time, the sport has evolved to become a popular activity for those seeking an introduction to the backcountry as well as those training to compete on an international level in racing. Nordic opportunities have existed in the Upper Blue Basin for many years, and long standing public and private efforts have been made to protect the access and available terrain from being transformed to other uses.

The Town of Breckenridge Open Space and Trails program also owes its inception to the sport of nordic skiing. The potential for loss of nordic (and summer) trails through the Shock Hill and Cucumber Creek Estates development review processes partially prompted the nordic community to organize themselves and bring an open space ballot initiative to vote by the general public in 1996. The initiative passed, giving the Breckenridge community a .5% sales tax dedicated to open space acquisition and management.

The Town of Breckenridge (Town) first became directly engaged in the support of nordic skiing when the Town accepted nordic trail easements in the Shock Hill development. Since that time, the Town has continued to receive dedications of other sections of the nordic trail system around the Breckenridge Nordic Center. In the winter of 2001, the Town acquired the Preservation Parcel of the Cucumber Creek Estates development. This \$4.75 million purchase was the largest expense at that time that the Town had invested in open space and trails. The purchase of this property also meant that the Breckenridge Nordic Center would need to be eventually moved from its present site to one that was designated specifically as a nordic skiing facility on an adjacent lot. Once the Breckenridge Town Council discussed the Town's investment in the relocation and potential reconstruction of the Breckenridge Nordic Center, they realized that there may be other nordic facility opportunities worthy of the Town's investment. As a result, the Breckenridge Town Council sought to thoroughly investigate all potential locations for nordic facilities and trails and determine the best array of sites and allocation of resources.

The Breckenridge Town Council called for the creation of the Upper Blue Nordic Master Plan Committee to accomplish this task. The committee was established with representatives from the Breckenridge Open Space Advisory Commission (BOSAC), nordic ski concessionaires, media, local racing community, local nordic advocacy organizations, and Town Planning

Department and Recreation staff. The committee met on a monthly basis beginning in the winter of 2001 to develop the Master Plan.

The following were the goals outlined by the Upper Blue Nordic Master Plan Committee in 2001 and approved by both the Breckenridge Open Space Advisory Commission and the Breckenridge Town Council:

- 1) Expand the Breckenridge Municipal Golf Course trails network to approximately twenty kilometers and utilize the clubhouse as a nordic center building.
- 2) Reconstruct and expand the Breckenridge Nordic Center, and an associated nature center, with future expansion of both uses incorporated into one building.
- 3) Consider a satellite facility with the potential for future expansion at the Shock Hill Nordic Site. This would include lighted trails, incorporating low-level directional lights.
- 4) Find and secure an alternative alignment of the Breckenridge to Frisco groomed ski trail (which was the Rec Path at the time).
- 5) Seek a commitment by Vail Resorts to contribute to proposed nordic facilities, trails, and/or grooming.

In the nine years since the original 2001 UBNMP was approved, the following progress has occurred:

- The Gold Run Nordic Center was created, utilizing the Breckenridge Municipal Golf Course Clubhouse as the main facility. Approximately 20 kilometers are groomed on the golf course. The facility is owned and managed by the Town of Breckenridge.
- The Golden Horseshoe management planning process occurred during 2006 and 2007, part of which addressed groomed and undeveloped nordic trails in the Golden Horseshoe area.
- Nordic Group International was hired by the Town of Breckenridge to write a feasibility study addressing the expansion of the Gold Run Nordic Center into the Golden Horseshoe (Appendix A).
- The results of the nordic-related Golden Horseshoe management planning process included: a bubble was drawn around the area adjacent to the Gold Run Nordic Center (GRNC) where up to 30 kilometers of future nordic trails could be improved and constructed to bring the total kilometers of groomed nordic trails to 50 kilometers (Map 1); the decision was made to manage Sallie Barber road as non-motorized during the

winter months; and a number of designated non-motorized ski routes in the Golden Horseshoe area were identified.

- Morton Trails, Inc. was hired by the Town of Breckenridge to phase and design the 30 kilometer expansion area in the Golden Horseshoe adjacent to the GRNC (Appendix B).
- Morton Trails recommended three phases of expansion. The first phase was a five kilometer loop in the Peabody Placer, designed for intermediate and advanced skiers, and suitable for a race venue. (Map 2)
- The Hoodoo Voodoo Trail was constructed in 2009 and represents the first phase of the expansion.
- The Breckenridge Open Space Advisory Commission held a retreat in February 2009 and discussed the question of whether the goal still existed to make Breckenridge a “regionally significant nordic destination.” BOSAC was in consensus that this goal had been reached, but that improvements should continue to be pursued.
- At the February 2009 retreat, BOSAC recommended that staff initiate a revision of the Upper Blue Nordic Master Plan that was approved in 2001 that would include both the developed nordic centers and the undeveloped cross country and backcountry ski areas.
- In 2010 and early 2011, staff held meetings to address the UBNMP revision. These meetings were attended by representatives from the Breckenridge Open Space Advisory Commission, Town Planning and Recreation departments, U.S. Forest Service, Summit County Open Space and Trails department, Breckenridge Nordic Center, Summit Huts Association, Summit Nordic Council, and interested users.
- Town of Breckenridge staff took the recommendations from the Upper Blue Nordic Master Plan Committee to draft the 2011 UBNMP revision.

1.2 Role of Nordic skiing in the community

Nordic skiing plays an important role for the local community. As an alternative activity for alpine ski resort visitors, it is also popular with local residents for several reasons. Some citizens are competitive nordic skiers that utilize the groomed trails for training and racing. Others nordic ski as a way to explore the backcountry, get exercise on their nearby trails, or cross train for other sports. During the 2009/2010 season, the skier numbers at nordic centers in Summit County were 40,000 and they are estimated to be 45,000 for the 2010/2011 season.

1.3 Entities involved

The process of revising of the UBNMP has involved the Breckenridge Town Council, Breckenridge Open Space Advisory Commission, Town of Breckenridge staff (from Community Development Department, Open Space and Trails Division, Recreation Department, and Gold

Run Nordic Center), Summit County Government, U.S. Forest Service, Summit Huts, Summit Nordic Ski Club, and interested users.

1.4 User groups

The following user groups are defined and are being addressed as a part of this UBNMP:

- Skate skiers: these skiers utilize trails that are groomed specifically for skate skiing.
- Classic skiers: these skiers utilize trails that are groomed specifically for classic skiing.
- Cross country skiers: these skiers utilize ungroomed backcountry routes that are often also existing summertime roads or trails. These skiers park at trailheads throughout the Upper Blue Basin. The trails utilized by these skiers are occasionally marked by blue diamonds on trees.
- Backcountry skiers: these skiers are utilizing trailheads and ungroomed trails to access backcountry terrain for making alpine or telemark turns. They do not necessary remain on established routes for their entire experience, but often will start on marked and ungroomed trails to access their desired terrain.

2.0 Vision

The vision that was established as a part of the original 2001 Upper Blue Nordic Master Plan was as follows:

“The vision of the Breckenridge Town Council is to provide an exceptional and well-rounded nordic skiing experience. There will be opportunities for the whole spectrum of nordic skiers, including those who have never attempted the sport and need basic instruction and beginner trails, those looking for a respite from an alpine ski vacation, those needing a backcountry excursion, and competitors requiring long distance training and racing opportunities with an array of terrain features.”

This vision continues to be valid and has been retained for the purposes of this revised nordic plan.

3.0 Nordic trails guidelines

Because the vision for nordic skiing in the Upper Blue River Basin includes the need for trails that are managed for racing and training, groomed recreational skiing (skating and classic), and backcountry touring, the terrain and maintenance of these trails should be appropriate for the user group addressed.

Guidelines for the design and construction of nordic ski trails are discussed more in-depth in the Golden Horseshoe Nordic Assessment (Nordic Group International, 2006) (Appendix A) and the Golden Horseshoe Nordic Trails Plan: Nordic Expansion Area (Morton Trails, 2008) (Appendix B).

3.1 Design Considerations

Racing/training: Generally the terrain for this use should be more challenging, with more hills and elevation grade changes.

Recreational groomed skiing: The terrain for this use should be flatter with less abrupt elevation changes and turns.

Cross Country skiing: The terrain for this use should be undulating yet moderate with long sweeping alignments as opposed to sharp corners or curves.

Backcountry skiing: The terrain for this use can be varied, but should provide a rustic experience that is easily accessible yet also integrates more rural and remote experiences. These users can tolerate and often prefer steeper approaches and descents that expedite their travel to alpine terrain.

3.2 Grooming

The following chart displays typical grooming dimensions for the different types of nordic skiing. The format of the chart was adapted from the Pitkin County Nordic Trails Plan (2008).

Categories	Full Width	Medium Width	Narrow Width	Ungroomed
Width	Up to 24 feet	14-16 feet	5-8 feet	N/A
Track Type	Dual or single classic and 12-foot skate lane	Single classic and 8-foot or wider skate lane	Skate lane with or without classic track, or a classic only track	Tracked by skiers themselves
Examples	Buffalo Flats	Hoodoo Voodoo	Preston Loop	Peaks Trail
User Groups	Skiers/Snowshoers possibly on the side	Skiers/Snowshoers possibly on the side	Generally classic skiers	Cross Country skiers, Backcountry

Categories	Full Width	Medium Width	Narrow Width	Ungroomed
				skiers, snowshoers and snow walkers
Grooming Equipment	Snowcat	Snowcat	Snowmobile	N/A

4.0 Infrastructure

Structures associated with nordic skiing pursuits, such as warming huts, trailheads and informational kiosks, should generally reflect the nordic community goals of being energy efficient and unobtrusive, and should not alter the backcountry character of the open space program. The existing clubhouse at Gold Run should be utilized due to its exceptional space, parking and accessibility. The proposed Breckenridge Nordic Center building should be designed and built in a way that meets the needs of the nordic concessionaire and the Town while also minimizing impacts to the Cucumber Gulch Preserve open space.

5.0 Guiding principles for trail improvements and expansion

Trail improvements for nordic skiing should be well planned to accommodate nordic skiing, summer uses and forest health access, where applicable. Improvements should be considered when there is the appropriate demand, political support, and available resources. Trails should increase connectivity with other existing nordic routes while maximizing the benefit to trail users and protecting open space values. The onetime impact of trail construction should be considered in light of the long term maintenance of those routes. The long term maintenance and grooming (where appropriate) should be given consideration over the short term construction impacts.

6.0 Winter trail system proposed improvements

Table A is a list of each of the focus areas that were discussed by the Upper Blue Nordic Master Plan Committee. Map 3 depicts the locations of these areas. The table lists each of the developed nordic areas, including their existing trail systems and proposed expansions, as well as the proposed expansion areas. For each area, the particular characteristics and values were identified, in addition to possible risks, needs or limitations that were noteworthy. The last category “Suggested Enhancements,” contains recommendations by members of the Committee on possible improvements for each of the focus areas. A summary of the primary characteristics and priority recommendations, as agreed upon for each focus area by the Committee, are provided below.

6.1 Developed systems

The Town of Breckenridge is directly involved in the management of the two developed nordic centers in the Upper Blue Basin. The Town manages all aspects of the Gold Run Nordic Center and would be responsible for any related improvements or enhancements. The Breckenridge Nordic Center is a public/private enterprise that is a joint effort between the Town and a concessionaire. Any efforts taken to address enhancements of the existing Breckenridge Nordic Center would be done collaboratively between the Town and the concessionaire. The Peak 6 and 7 expansion areas, however, lie outside of the Town limits and would be the responsibility of the concessionaire and the U.S. Forest Service.

6.1.1 Gold Run Nordic Center

6.1.1.1 Golf Course Terrain

The area of the Gold Run Nordic Center that exists on the Breckenridge Municipal Golf Course terrain is owned and operated by the Town of Breckenridge. It is centrally located and has its own on-site maintenance facility. GRNC is an excellent event venue and allows the public to utilize the clubhouse and parking amenities created for the summer golf operation. In combination with the Golden Horseshoe area, GRNC has a good variety of terrain for different ability levels.

Priority enhancements for the *Gold Run Nordic Center that exist on the golf course terrain*:

- Re-evaluate the existing trail alignments for a better user experience. Enhance the terrain that already exists, while creating more efficient loops for both grooming and events.
- Develop a common vision between the golf course and nordic operations. Encourage grooming that will enhance the nordic experience while preserving the golf course and its operations. Evaluate rubber tracks for the snow cat, which might reduce the impacts to the golf course.
- Develop a homologated loop¹ from the golf course terrain for the purpose of destination events, having a “destination trail,” etc. This loop would likely incorporate the Peabody terrain.

6.1.1.2 Peabody/Preston Area

¹ Although an international level event could not be held at the Upper Blue River Basin elevation, the other characteristics of a “homologated” trail could be achieved, such as climbs of varying lengths and grades, sections of undulating terrain, particular widths, staging area, etc.

The Peabody/Preston area is located to the east of the golf course terrain of the Gold Run Nordic Center. Although this area lies on jointly owned Town of Breckenridge and Summit County Government property, it is a part of the Gold Run Nordic Center. This area accommodates a variety of user groups and ability levels. With its northerly aspect, it holds snow well and does not have the greens-related grooming issues present on the golf course portion of the nordic center. There are several historical structures that can be seen from the trails network with excellent wildlife viewing and interpretive opportunities as well. This trail network is very popular with local nordic and cross country skiers, in part due to the dog-friendly trails.

Priority enhancements for the *Peabody/Preston areas of the Gold Run Nordic Center*:

- Create a homologated trail without two-way traffic.
- Construct the Above the Bench and Sluice trails. These proposed trails are a natural extension to the existing network and would increase the amount of moderate terrain close to existing trails.
- Redesign the Preston Loop for a better experience, with a focus on the widening of the trail prism and the rerouting of the Extension Mill Road.

6.1.1.3 Proposed Expansion Area

The area beyond the Peabody/Preston area that was included in the Town of Breckenridge Golden Horse Nordic Trails Plan is considered the proposed expansion area. Phase II of the expansion area is called the Upper Bench and includes the terrain upslope of the Peabody Placer and to the west of Gold Run Road. This terrain is very moderate, user friendly and proximal to the existing groomed nordic trails. Phase III of the plan lies between Dry Gulch and Discovery Hill and has more challenging terrain and exposure issues.

Priority enhancement for the *Golden Horseshoe Expansion Area* is:

- As mentioned above, the short-term focus is on the design and construction of the Above the Bench/Sluice trail (which would help with the race loop concept described above) and the Upper Bench Trail, as described in the Morton Trail plan in Appendix B.

6.1.2 Breckenridge Nordic Center

6.1.2.1 Peak 8 Base

The Breckenridge Nordic Center (BNC) is a well established facility over 30 years old that is located close to town and can be accessed by either public busses or the gondola. The BNC receives early season snow and contains good terrain for a variety of users. The trail system lies largely within the Cucumber Gulch Preserve and so integrates an environmental education component, particularly with the interpretive signage that already exists. The restored Josie's Cabin at the bottom of the wetlands complex provides a historical element as well. This nordic center is a good example of a public/private partnership between the concessionaire and the Town of Breckenridge.

Priority enhancements for the existing *Peak 8 base of the Breckenridge Nordic Center* are as follows:

- Create a year-round facility.
- Establish a stewardship/sentry/guardian presence for the Cucumber Gulch Preserve.
- Provide better management of Josie's Cabin.

6.1.2.2 Peaks 6 and 7

The concessionaire at the Breckenridge Nordic Center holds a special use permit on USFS lands in the area below Peaks 6 and 7. Currently there are approximately 12 kilometers of trails that exist on old alignments and road grades. The concessionaire has been working with the USFS on a long-term plan for the management of the area and an expanded trail network. Currently the trail system is an excellent amenity for locals, has great early and late season snow conditions, and has moderate terrain with expansive views once skiers can access the higher elevation trails.

Priority recommendations for the *proposed Peak 7 expansion area* are the following:

- Build a year-round facility.
- Construct additional 20 kilometers of nordic-specific, machine-built trails that are easily groomed, and more moderate and contoured for a better user experience.
- Reroute the Gluteous Maximus, Minumus, and Jeffrey's Biff trails.
- Maintain dog-friendly trails, but with more management and oversight.
- Maintain free public backcountry access through the groomed nordic system.
- Incorporate an environmental interpretive component.
- Coordinate plans and uses with the surrounding stakeholders.

6.2 Undeveloped systems

The undeveloped areas are largely ungroomed cross country and backcountry skiing trailheads and trails that are skied in by the users. They are often destinations for a combination of cross country skiers, backcountry skiers, snowshoers, and walkers. Although some of these areas lie on property that is owned and managed by Summit County and/or the Town of Breckenridge, many of these areas fall under the U.S. Forest Service jurisdiction and will be subject to the direction of the agency's approved White River National Forest Travel Management Plan. This plan provides recommendations from the Town of Breckenridge with respect to the management of some of these areas, but the approval and implementation of related actions will be subject to approval by the U.S. Forest Service and in some cases, Summit County Government. It should be noted that the U.S. Forest Service currently does not limit ungroomed skiing to designated routes. Skiing, snowshoeing and walking are allowed throughout the Forest.

6.2.1 General considerations

Some considerations for winter ski routes (primarily for cross country skiing) as both summer and winter trails in the Upper Blue River area are further developed and managed area as follows:

- Provide more education about winter trail etiquette (e.g. separation of uses within a corridor, picking up dog waste, etc.).
- Develop winter-specific trail standards for design and construction.
- Evaluate the snow compaction routes as designated by the USFS for accuracy and appropriateness and alter the system as necessary to reflect use patterns.

6.2.2 Swan River Drainage

Horseshoe Gulch (a.k.a. Tiger Dredge area) is a popular winter recreation destination for non-motorized users. There is a trailhead with good parking and a variety of moderate terrain with many loop opportunities. The area is good winter elk habitat, so there are plenty of opportunities for wildlife viewing, but also the possibility of skier-generated wildlife impacts.

Priority enhancements In the *Horseshoe Gulch* area:

- Establish a trail connection between Horseshoe Gulch and the Galena Ditch.
- Create a trail connection between the Tiger Townsite and Rock Island (accessing the Galena Ditch from the east).

Further east up the Swan River drainage, the terrain is steeper and there is a greater mixture of motorized and non-motorized use.

Priority enhancements for the *North Fork* area:

- Provide increased law enforcement related to unauthorized motorized use.
- Provide a winter gate and signage for Wise Mountain.

Priority enhancements for the *American Gulch* area:

- Install signage or barriers to help protect Monitor Gulch from encroaching motorized use

6.2.3 French Gulch

French Gulch is one of the most popular areas for ungroomed cross country skiing in the Upper Blue Basin. It is very close to the Town of Breckenridge and local neighborhoods, there is abundant easy and moderate terrain, the motorized and non-motorized uses are segregated, designated parking areas are plowed and maintained, and there are many dog-friendly trails. Most of the land in this area is in public ownership and public access is secure.

Priority enhancements for the *French Gulch* area:

- Create a complete east-west route that would connect the Wellington Neighborhood, the B&B trail, Sallie Barber, and Black Gulch. This would be contingent upon an evaluation of the wildlife impacts and permission to cross private properties.
- Expand the parking at the Lincoln Townsite to accommodate more users and snowmobile trailers effectively.
- Gain legal access to Australia Gulch and between the B&B trail and Barney Ford.
- Construct a sustainable reroute of the Weber Gulch Trail.

6.2.4 Baldy to Boreas Pass

This area is close to town and one of the most popular backcountry ski destinations. The variety of terrain, between the Boreas Pass Road and the slopes of Baldy Mountain, and the good snow conditions provide a variety of opportunities for users. Boreas Pass Road provides access to the Section House, a backcountry ski hut managed by Summit Huts Association.

Priority enhancements for the Baldy to Boreas Pass area:

- Enforce the non-motorized designation on Baldy Mountain.
- Pursue trailhead parking for Baldy Mountain area.

6.2.5 Indiana/Pennsylvania Gulches

This is also a very popular destination area for groomed nordic, cross country and backcountry skiing. The Spruce Valley Ranch homeowners' association grooms an out-and-back section of Indiana Gulch which is used by many skiers. This trail accesses additional moderate terrain that is very popular with cross country and backcountry users seeking a more remote experience.

Pennsylvania Gulch is popular primarily because of the steeper backcountry ski terrain. The trailhead is owned and managed jointly by the Town of Breckenridge and Summit County Government.

Priority enhancements for *Indiana/Pennsylvania Gulches*:

- Close the central Indiana Gulch and Dyersville roads to motorized use. These provide an excellent cross country ski loop with the main Indiana Gulch trail.
- Pursuant to the outcome of the USFS Travel Management Plan for the White River National Forest, install a gate at the Pennsylvania Gulch trailhead or pursue a non-motorized trail route that would separate users.
- Expand the parking area at the Pennsylvania Gulch trailhead where possible.

6.2.6 Fredonia Gulch

This area only receives light use. It is easily accessible from Highway 9 and provides a good neighborhood amenity. Some skiers use it as an out-and-back route and others utilize it as an access for more backcountry terrain. There is no legal parking and there are private property issues along the main route.

Priority enhancements for *Fredonia Gulch*:

- Secure legal parking for access to Fredonia Gulch.
- Create a connection between Fredonia Gulch, the Blue River Extension Trail, and Pennsylvania Gulch.

6.2.7 Red Mountain

This area only receives light use. It is easily accessible from Highway 9 and provides a good neighborhood amenity. Some skiers use it as an out-and-back route and others utilize it as an access for more backcountry terrain. There is no legal parking and there are private property issues along the main route.

Priority enhancements for *Fredonia Gulch*:

- Secure legal parking for access to Fredonia Gulch.
- Create a connection between Fredonia Gulch, the Blue River Extension Trail, and Pennsylvania Gulch.

6.2.8 Bemrose Ski Circus

This is a very popular area for many users. The parking at Hoosier Pass is convenient and adequate. The main trail is contouring and provides moderate terrain. This area has excellent early season snow conditions and provides easy access to the higher peaks and steeper terrain surrounding it.

Priority enhancements for the *Bemrose Ski Circus* area:

- Provide better motorized/non-motorized signage, strategic barriers and enforcement at both the north and south ends.
- Install pedestrian crossing signs at the top of Hoosier Pass.
- Develop a designated trail between the upper and lower sections.
- Reroute sections of the main trail to avoid wetland impacts.
- Provide legal parking at the lower Bemrose access point.

6.2.9 Hoosier Pass (West)

This area is very popular due to the ease of access. Most of the area is above treeline and therefore very scenic with easy access to high alpine terrain. Like the Bemrose area, this is a great place to ski during the early and late ski season. There are several loop options and Tractor Bowl is a destination area for backcountry skiers seeking steeper terrain.

Priority enhancements for the *Hoosier Pass (West)* area:

- Regulate the motorized and hybrid use, working jointly with the Pike San-Isabel and White River National Forests.
- Re-establish the Wheeler Trail from the summit with blue diamonds.

6.2.10 Quandary/McCullough Gulch

Like the other areas in the Hoosier Pass vicinity, the Quandary/McCullough Gulch area is popular because it has early and late season snow, it provides for a variety of users, and it offers access to higher alpine terrain. Quandary is one of the most popular peaks for backcountry skiers and snowshoers, given its easy access and moderate approach.

Priority enhancements for the *Quandary/McCullough Gulch* area:

- Improve and expand the trailhead parking on the Quandary side.
- Improve the system of contouring routes. One possibility would be marking the Wheeler Trail across the base of Quandary with blue diamonds while decommissioning other routes.

6.2.11 Spruce Creek

Spruce Creek offers a separated use opportunity, where non-motorized users can utilize the narrower trail and motorized users can use the road grade. There is a parking lot with adequate space for the large numbers of users that come to this area. The trail and road are used to access Francie's Hut, which is managed by the Summit Huts Association. This area is very popular with locals and visitors alike. It is used primarily by cross country skiers and snowshoers, although backcountry skiers will use the trail system to access the higher alpine terrain above the hut.

Priority enhancements for the *Spruce Creek* area:

- Monitor and manage unauthorized motorized use.
- Improve the signage leading to the parking area.
- Provide earlier season vehicular closures.

6.2.12 Burro Trail

The Burro Trail is close to Breckenridge, it is already well marked with blue diamonds, and has a wide corridor, making the route finding easy. The trail holds snow well and usually has good ski

conditions. It has very moderate terrain, making it a great trail for cross country skiing and snowshoeing. It provides good links to other trails on the adjacent USFS lands and is accessible from the base of Peak 9 of the Breckenridge Ski Resort.

Priority enhancements for the *Burro Trail* area:

- Improve the parking options. There should be dedicated public parking and better signage to access the northern end of the trail.
- Improve the trailhead. Besides expanded parking options, a kiosk at the beginning of the trail would improve wayfinding and streamline access.

6.2.13 Peaks Trail

The Peaks Trail is among the most popular winter nordic ski trails in the Upper Blue basin. From the trailhead on CR 3, skiers can find a groomed experience, a moderate cross country ski, or access to excellent backcountry terrain (such as Peaks 4,5, and 6). There are multiple trail connections and loop opportunities for a variety of users and the trails are all dog-friendly.

Priority enhancements for the *Peaks Trail*:

- Develop and install an information kiosk at the trailhead.
- Coordinate the access and continued use with the Breckenridge Nordic Center master development plan for Peak 7.
- Work with the County, Breckenridge Ski Resort, and the U.S. Forest Service to manage the trailhead for nordic, cross country, and backcountry skiers only.

6.2.14 Peak 7 Neighborhood (Green Gate, North Barton)

The skiing out of the Peak 7 neighborhood is a great amenity for locals. There are multiple trail connections and loop opportunities. Users can access the groomed skiing, the cross country skiing on the Peaks Trail or other trails, or access the higher alpine skiing on Peaks 4, 5, and 6 for backcountry skiing.

Priority enhancements for the *Peak 7 neighborhood* area:

- Address the parking issues. This could be done through a combination of monitoring and policing the existing parking areas (e.g. unauthorized alpine ski area use parking at the Peaks Trailhead, pushing cross country skiers to the Green Gate or Slalom Drive), and/or

developing a more official trailhead at the Green Gate with delineated parking, signage and a kiosk for the nordic, cross country and backcountry skiers.

- Provide designated backcountry trail access to Peaks 4, 5, and 6 through the groomed system with diamonds on trees or something similar.
- Investigate a new access to Peak 5 in the event that the Breckenridge Ski Resort Peak 6 expansion occurs.
- Monitor the tree clearing from the Breckenridge Fuels Project to continue to provide a buffer of trees to preserve and protect snow quality where possible.

6.2.15 Gold Hill (Colorado Trail trailhead and USFS road)

The Gold Hill area is very popular with easy access and moderate terrain for cross country skiers and snowshoers. There are good loop opportunities with the array of old logging roads and the Colorado Trail is well marked.

Priority enhancements for the *Gold Hill* area:

- Monitor the tree clearing from the Breckenridge Fuels Project to continue to provide a buffer of trees to preserve and protect snow quality where possible.



MEMORANDUM

TO: Town Council
FROM: Scott Reid, Open Space & Trails Planner III
DATE: April 20, 2011
SUBJECT: Open Space Advisory Commission Vacancies

Attached please find eight letters of application for BOSAC. There are three vacancies for terms from April of 2011 through March of 2013. The terms that are up are Jeff Cospolich, Erin Hunter and Monique Merrill. Jeff and Erin are reapplying, and we also have applications from Rick Hague, Eric Buck, Joanne Stolen, Jeff Carlson, Daniel Monaco and Sarah Slaton.

Suggested interview questions and a ballot have been included in hard copy form in your notebooks.

Jeff Cospolich
PO Box 6902
Breckenridge, CO 80424

April 8, 2011

RE: intention to re-apply for BOSAC seat

R E C E I V E D
APR 08 2011
TOWN OF BRECKENRIDGE
PLANNING DEPT

I am writing this letter to officially re-apply for a position on the Breckenridge Open Space Advisory Commission (BOSAC).

I have enjoyed living in Breckenridge now for 15 years, and my family and I feel very lucky to live in the Wellington Neighborhood in French Gulch. We enjoy the convenient proximity to town and of course to the incredible trail system. The quality of life in our town is incredible, and for many, a large part of that revolves around our Open Spaces. I am the Vice President & General Manager of Great Western Lodging in Breckenridge, and am very active on the BRC Board of Directors. I am on the Local Organizing Committee of the recently re-named USA Pro Cycling Challenge, coming to Breck on August 27th. I have also volunteered with the Breckenridge Outdoor Education Center, Maverick Sports Promotions and the Breckenridge Nordic Center in the past.

Having served on BOSAC now for 4 years, I fully understand the current Town Council's main priorities in regards to Open Space. I see the ironies and challenges associated with having our most precious open space parcel, Cucumber Gulch, virtually surrounded by existing and new property developments. Although the increased usage there is a very real issue, there is also an opportunity to raise awareness and stewardship of this town parcel with the visitors and new lodges in these areas. While I personally enjoy recreating in Cucumber Gulch, I also recognize that as part of BOSAC's mission statement, our top priority is not to ensure that the public has recreational opportunities there, but that we protect the natural resources there for future generations to enjoy. I am happy to see Council's increased financial commitment to a monitoring program to better understand the human impact on the wildlife there.

Additionally, I also think that the Town can do a lot to improve a trail user's experiences regarding protection of fragile trail surfaces early and late season. A self-rated "muddy meter" system (as seen below) could be a very cost-effective solution & continuing education system for the trail damage we see in our shoulder seasons. Jefferson and Boulder counties have proven that this system works very well, and requires little resources for staff as the updates are all user-generated.



My continued experience in serving in a board-member capacity for both BOSAC and the BRC has shown that I prioritize the "we" above the "I." I contribute to BOSAC a very pragmatic opinion that carefully considers the appeal & potential economic benefits of desirable open space, balanced carefully with our top Open Space priority of land preservation. I also recognize the importance of diversifying the primarily winter- and ski industry-driven economy of Breckenridge, while at the same time trying to protect the small-town feel that drives so many locals to enjoy Breckenridge.

Please consider my re-application for a position on the commission. I feel strongly that my professional and personal interests and experiences continue to qualify me to be an asset to BOSAC.

Sincerely,

Jeff Cospolich
jeff.cospolich@gmail.com
970.389.4232

Richard E. Hague

PO Box 8475, Breckenridge, Colorado 80424

April 9, 2011

RECEIVED
APR 11 2011

TOWN OF BRECKENRIDGE
PLANNING DEPT

Mr. Scott Reid
Town of Breckenridge
PO Box 168
Breckenridge, CO 80424

Dear Scott:

Please accept my application to join the Breckenridge Open Space Advisory Commission (BOSAC). I feel that my interest in and enjoyment of our beautiful outdoors, my background, my knowledge of the community, and record of community involvement make me a strong candidate for membership on this commission.

Perhaps I should first explain my perspective of and passion for our surrounding open spaces. It goes without saying that we live in a beautiful, precious environment of mountains, wildlife, and natural resources – resources that must be preserved and managed carefully for both our own enjoyment and for future generations, as their heritage. After all, our surroundings are one of the main reasons we all live here. However, these resources will not manage and preserve themselves. There certainly are conflicting opinions concerning their use, preservation, and management. That, of course, is why concerned citizens and BOSAC are absolutely necessary in today's world.

We all enjoy hiking, biking, and camping in our open spaces as well as viewing its wildlife and mountains. For me, it's about history and heritage as well. Our mountains host our history, tell the story of who we are and where we have come from. I am certainly into the natural beauty that surrounds us, but almost equally important is the history that is there as well. Let's face it - some people love to enjoy a field of wild flowers, and some people love to explore 150-year-old can dumps. I'm in both camps. I see BOSAC's mission – as well as my own as an individual – as protecting, preserving, and advocating on behalf of both our natural and historical resources. I feel that my history/heritage focus would provide an important perspective with which to support and reinforce the BOSAC mission.

To this end, I feel that my background and community involvement support this commitment. I am a founder, original board member, and three-year president of the Breckenridge Heritage Alliance (BHA), an organization dedicated to historical preservation and restoration of historic assets in the Breckenridge area, many of these assets in the open spaces surrounding the Town. As a member of the Golden Horseshoe task force about three years ago, I worked with the US Forest Service, Summit County, and the Town to develop a transportation management plan for the Golden Horseshoe area that would effectively manage and preserve both the natural and historical resources in this area. As part of both of these organizations, I have worked to develop the concept of a "back country" and "front country" to enable more remote areas to be preserved for hikers and campers, while enabling some areas near developed areas and roads to be more accessible to the public to experience historical sites and our heritage

My community involvement has also included service on the former Breckenridge Economic Development Advisory Commission (BEDAC). During the three-year life of BEDAC, I served as either Chair or Vice-Chair of the group that advised the Town Council on issues such as WIFI availability in the Town, building restrictions on Main Street, possible imposition of a tax on ski-area lift tickets, development of the gondola lots, and similar issues. Following the demise of BEDAC in favor of a more flexible advisory strategy, I served on a Council task force to develop home-size and building restriction recommendations to Council to facilitate traditional neighborhood preservation in Breckenridge.

I have also been very active in the Summit Historical Society, serving as its president for two years and developing a number of still-existing historical programs. Lastly, I have been a volunteer for about five years with the US Forest Service in Silverthorne where, for roughly four months each summer, I assist visitors with hiking, camping, and recreational questions in the District headquarters.

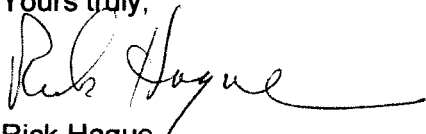
As a result of this community involvement, I have come to know and work with many persons on the Town Council, BOSAC, the Summit County staff, Vail Resorts, and the US Forest Service staff. In view of this contact, I have worked with, and am known by, many of the same individuals with whom BOSAC is involved on the Town, county, and regional level.

My wife, daughter, and I have lived full time in Breckenridge since 2003 and have owned our home here since 1998. I retired from PricewaterhouseCoopers LLC in 2000 where I served in the firm's management consulting practice as a senior project manager performing planning, financial analysis, process design and reengineering, and organizational analysis for Fortune 500 companies. Prior to that experience, I worked in the mining industry as a mining exploration geologist and mining engineer.

Unfortunately, as I explained in our recent conversation, I will not be in Breckenridge on April 26th for the Town Council interview process. Due to a longstanding prior commitment, I will be in flight toward Nepal, Bhutan, and Tibet and will not return to Breckenridge until June 6th. I certainly recognize that my absence complicates my candidacy for the BOSAC position. However, I would be happy to be available through April 24th to meet with you or others for an interview or make any other arrangements that would meet your needs in assessing my suitability for the Commission. Most of the Town Council members have known me for at least several years as well. I truly hope that my absence will not compromise my candidacy.

In summary, I hope that this letter effectively conveys my passion for the outdoors, for my belief in the need to manage and preserve our natural and historical resources, and my sincerity in wishing to join BOSAC to enable me to further contribute to our great community. Please feel free to contact me if you require any further information or have any questions.

Yours truly,

A handwritten signature in black ink that reads "Rick Hague". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Rick Hague
970-547-9262

April 11, 2011

Scott Reid
Town of Breckenridge
PO Box 168
Breckenridge, CO 80424

RECEIVED
APR 11 2011
TOWN OF BRECKENRIDGE
PLANNING DEPT

Scott,

I am writing to express my interest in volunteering to serve on the Breckenridge Open Space Advisory Commission (BOSAC). My desire to serve in this capacity stems from the belief that the open spaces of Breckenridge and Summit County are one of the prime assets that makes Breckenridge such a special place. As an avid outdoorsman and history buff, I am keenly interest in preserving the open spaces we have and adding new ones to ensure that Breckenridge maintains its unique mountain feel and continues to offer hiking, biking and other outdoor activities- and in some cases space for no activities - to Breckenridge residents and visitors for years to come.

As you are aware, I have actively participated as a volunteer in the past, rebuilding trails, planting trees, and soliciting grant funds to support such activities here in Breckenridge. In addition I believe I have a unique understanding of trails and open spaces groomed from my six month, 2186 mile hike of the Appalachian Trail, from Georgia to Maine, in 2002. That venture, along with an even greater accumulation of shorter hikes all over the US, have exposed me to a wide range of issues facing conservationist trying to balance the wilderness experience with property development.

As an additional qualification, I have a financial and real estate background that gives me an appreciation of the economic issues that affect open space acquisition and maintenance. For nearly 30 years I was an investment analyst on the East Coast. Over that same time frame I was actively involved as an investor in residential and commercial real estate – primarily in less developed areas including ski areas in the east and in Steamboat CO. More recently I have been an Associate Broker for Prudential Real Estate here in Breckenridge where I have lived full time the last 7 years.

I believe that these qualities – an appreciation of Breckenridge’s heritage and mission statement, experience in trail and open space issues, and the understanding of the economics make me an excellent candidate for this position. I appreciate the opportunity to interview with Town Council on April 26th.

Sincerely,



Eric C. Buck CFA GRI SFR
970 406-0868
ecbuck@OwnTheSummit.com



RECEIVED
APR 12 2011
TOWN OF BRECKENRIDGE
PLANNING DEPT

Dr. Joanne Stolen
PO Box 744
Breckenridge, CO 80424

joannestolen8@gmail.com, 970-453-0743, 970-485-3649 (cell)

April 10, 2011

Scott Reid
Town of Breckenridge
PO Box 168
Breckenridge, CO 80424

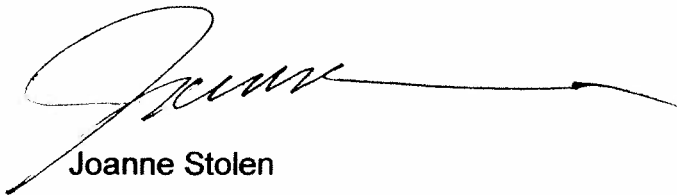
Dear Scott,

I would like to be a candidate to serve on the BOSAC advisory committee. I have attended a number of your meetings as an advisor for the Breckenridge Nordic Center.

I have been a part time resident of Breckenridge for almost 30 years and 4 years full time.

I write a weekly column for the Summit Daily News: The Summit Outside, which covers our natural environment including flora and fauna of Summit County.

I have a BS in Chemistry, a MS in biology, and a PhD in biochemistry. I have taught Environmental Microbiology as part of a curriculum for environmental scientists at Rutgers University. I have a keen interest in environmental issues.



Joanne Stolen

----- Original Message -----

Subject: BOSAC letter of interest
From: "Jeff Carlson" <jeff@forecastphotography.com>
Date: Tue, April 12, 2011 9:36 pm
To: scottr@townofbreckenridge.com

R E C E I V E D
APR 13 2011

TOWN OF BRECKENRIDGE
PLANNING DEPT

To whom it may concern,

I am writing this letter to express my interest in becoming a member of The Breckenridge Open Space Advisory Commission. I moved to Colorado in December of 2001, lived in Fairplay for the season and have been living in Breckenridge ever since. I have always known I would want to become more involved with my community, but have been waiting for a point in my life when I would have sufficient time to do so.

During my time here so far I have become familiar with our local trail system and open space as I am an avid mountain biker, back-country skier and fly-fisherman. I am also familiar with some of the issues that have been on the table in the past and present, such as the French Gulch Trail System, The Golden Horseshoe Area, Cucumber Gulch preservation/recreation issues and Hidden Gems, as well as the Upper Blue land acquisitions. I am currently employed year-around at Mountain Outfitters and have previously worked at A Racers Edge and Breck Velo. These jobs have enabled me to become familiar with our local community and make a lot of good friends within it; I believe this experience has given me a good idea of what our residents want out of their open space and the place we call home.

I am applying for this position because I am very passionate about the area we live in and want to continue to make it a better place for us and people down the road. I believe through making well thought out and logical decisions that this is possible. Thank you for your time and consideration,

Sincerely,

Jeff Carlson
970-406-0505
forecastphotography.com

Daniel Monaco
P.O. Box 7941
Breckenridge, CO 80424
April 13, 2011

R E C E I V E D
APR 13 2011
TOWN OF BRECKENRIDGE
PLANNING DEPT

RE: intention to apply for BOSAC seat

I am writing this letter to announce my intent to apply for a position on the Breckenridge Open Space Advisory Commission.

I have been happily living in Breckenridge for 11 years. I have worked as a bicycle technician for many years and am currently employed by Elevation Ski & Bike, on North Main Street. I have recently been nominated to a seat on the Board of Directors of the Summit Fat Tire Society.

I relocated to this community because I value the amenities that a small town offers. I have repeatedly enjoyed the many recreation opportunities that our community has to offer. As an avid mountain biker, I have tremendous appreciation for the access to our surrounding network of trails. I believe this accessibility is what sets Breckenridge apart from many other recreation destinations. From my doorstep, on Peak 8, I can easily find my way to numerous trails. This experience is not common, not even in Moab, where the trail network is infamous throughout the world.

The future of our trail network relies on proper management. Open space provides access for many users, and a well designed system greatly reduces user conflicts. However, I feel that the number of users will inevitably increase. As usage intensifies, there may be challenges to overcome. My hope is with stewardship and education, every visitor will become an advocate for conservation *with* recreation.

I feel strongly that I would be an asset to BOSAC because of my enthusiasm and appreciation for open spaces. Please consider my application for a seat on the commission.

Sincerely,
Daniel Monaco
danheckler@hotmail.com
970.333.9890

BOSAC Application

TO: Reid, Scott

CC: Joanie Brewster

Sent: Wed 04/13/2011, 1:44pm

R E C E I V E D
APR 13 2011

TOWN OF BRECKENRIDGE
PLANNING DEPT

Scott & Town Council,

I am writing to ask that I be considered for reappointment to the Breckenridge Open Space Advisory Commission. I am finishing my first term with BOSAC, and feel as if the past two years have given me the knowledge and experience to contribute even more fully to this organization. I truly would love the opportunity to do so. I believe that BOSAC fills an essential role in ensuring that our open space and trails are acquired and managed in such a way as to both maintain Breckenridge's character and enhance the way of life of its residents and visitors.

I have lived in the Wellington Neighborhood for the past 6 years and enjoy using the trails in and around Breckenridge and Summit County on a daily basis for hiking, touring, etc. I believe that I also may provide contributions and insight from different user groups and continue to help maintain a balance of representation of interested parties on the Commission as is essential to BOSAC's ability to serve the community.

I am also a local business owner and serve on the Board of the Land Trust of the Upper Arkansas.

Thank you very much for your consideration.

Erin Hunter

R E C E I V E D
APR 14 2011

TOWN OF BRECKENRIDGE
PLANNING DEPT

BOSAC Application

TO: Reid, Scott; Brewster, Joanie

Sent: Thur 04/14/2011, 5:17pm

Hello Breckenridge Town Council,

I hope this letter finds you all well. I have been hearing about this incredible opportunity to work with the Breckenridge Open Space Advisory Commission (BOSAC) and after doing a little research I am extremely intrigued.

I currently work as the Program Manager for the Friends of the Dillon Ranger District (FDRD) so every day I face the challenge of finding a balance between sorting through trail maintenance priorities, working with different recreational user groups, proper signage, mapping, trail preservation etc. I also serve as the liaison between FDRD, the Summit Fat Tire Society (SFTS), & the Bristlecone Foundation Legacy Forest Campaign so that organizations and individuals who truly care about the current and future state of our public lands can hopefully collaborate their efforts!

Outside of my profession I am an avid conservationist and public land recreationalist. I do enjoy downhill skiing, Nordic skiing, hiking, trail running, mountain biking etc. Through my recreational outlets I realize that I impact our public lands and I personally try my best to get involved in the efforts behind helping conserve those impacted areas.

From what I have learned about BOSAC I feel that this could just be one more example of how I could fulfill my personal ethic of minimizing my impact and giving back to my community as well as using whatever skills or knowledge I may have to continue this county wide collaboration of ideas, wisdom, and efforts. I hope that you all are willing to consider me as a potential candidate for a position on BOSAC. Thank you for your time and thank you all for what you are already accomplishing. I look forward to hearing from you all.

--

Sarah E. Slaton
Program Manager
Friends of the Dillon Ranger District
P.O. BOX 1648
Silverthorne, CO 80498
W: 970-262-3449
C: 214-907-5724
www.fdrd.org



BRECKENRIDGE TOWN COUNCIL REGULAR MEETING

Tuesday, April 26, 2011; 7:30 p.m.

Town Hall Auditorium

I	CALL TO ORDER and ROLL CALL	
II	APPROVAL OF MINUTES – March 22, 2011	85
III	APPROVAL OF AGENDA	
IV	COMMUNICATIONS TO COUNCIL	
	A. Citizen’s Comment - (Non-Agenda Items ONLY; 3 minute limit please)	
V	CONTINUED BUSINESS	
	A. SECOND READING OF COUNCIL BILLS, SERIES 2011 - PUBLIC HEARINGS	
	1. Council Bill No. 15, Series 2011 – An Ordinance Amending Policy 3 (Absolute) Of Section 9-1-19 The <u>Breckenridge Town Code</u> , Known As The “Breckenridge Development Code”, Concerning The Density Exemption For Basement Areas Of Town-Designated Landmark Commercial Structures	89
	2. Council Bill No. 16, Series 2011 – An Ordinance Making Miscellaneous Amendments To Chapter 1 Of Title 9 Of The <u>Breckenridge Town Code</u> , Known As The “Breckenridge Development Code”, Chapter 2 Of Title 9 Of The <u>Breckenridge Town Code</u> , Known As The “Breckenridge Subdivision Standards”, And Chapter 10 Of Title 9 Of The <u>Breckenridge Town Code</u> Concerning Development And Subdivision Application Fees	92
	3. Council Bill No. 17, Series 2011 – An Ordinance Amending Section 4-3-2 Of The <u>Breckenridge Town Code</u> To Authorize The Issuance Of An Optional Premises Liquor License For A Performing Arts Facility	96
VI	NEW BUSINESS	
	A. FIRST READING OF COUNCIL BILLS, SERIES 2011	
	1. Council Bill No. 18, Series 2011 – An Ordinance Amending Chapter 1 Of Title 9 Of The <u>Breckenridge Town Code</u> , Known As The “Breckenridge Development Code”, By Repealing And Readopting With Changes Policy 47 (Absolute) Concerning Fences, Gates And Gateway Entrance Monuments	99
	B. RESOLUTIONS, SERIES 2011	
	1. None	
	C. OTHER	
	1. BOSAC Appointments	73
VII	PLANNING MATTERS	
	A. Planning Commission Decisions of April 5 and April 19, 2011	2
	B. Town Council Representative Report (Mr. Burke)	
VIII	REPORT OF TOWN MANAGER AND STAFF*	
IX	REPORT OF MAYOR AND COUNCILMEMBERS*	
	A. CAST/MMC (Mayor Warner)	
	B. Breckenridge Open Space Advisory Commission (Ms. McAtamney)	
	C. BRC (Mr. Dudick)	
	D. Marketing Committee (Mr. Dudick)	
	E. Summit Combined Housing Authority (Mr. Joyce)	
	F. Breckenridge Heritage Alliance (Mr. Burke)	
	G. Sustainability Committee (Mr. Bergeron, Mr. Joyce, Mayor Warner)	
	H. Joint Upper Blue Master Plan Update Committee (Mr. Bergeron, Mr. Mamula)	
X	OTHER MATTERS	
XI	SCHEDULED MEETINGS	110
XII	ADJOURNMENT	

CALL TO ORDER and ROLL CALL

Mayor Warner called the March 22, 2011 Town Council Meeting to order at 7:30 p.m. The following members answered roll call: Ms. McAtamney, Mr. Bergeron, Mr. Mamula, Mr. Joyce, Mr. Burke, and Mr. Dudick and Mayor Warner.

APPROVAL OF MINUTES – March 8, 2011

Mayor Warner corrected a misspelling under page 73 paragraph C explain not loses, loses with one O. Mr. Dudick page 73, correction it is not his employees parking at the trail head. With no other changes to the minutes Mayor Warner declared the minutes were approved as corrected.

APPROVAL OF AGENDA

Tim Gagen added under Other Matters an Executive Session relating consultation with the Town Attorney. Mr. Gagen mentioned that the Council can move to the Planning Matters after Communications to Council. The Council agreed to move the discussion to immediately after Communications to Council.

COMMUNICATIONS TO COUNCIL

A. Citizen’s Comment - (Non-Agenda Items ONLY; 3 minute limit please)

Mayor Warner explained the process that would be followed on the Solar Panel hearing. He thanked everyone for their emails and communications.

Michael Niemkiewicz passed out a pamphlet on lethal control of urban coyotes to the Council. He appreciates the Council’s efforts on the public awareness campaign, but is concerned that coyotes are becoming increasingly aggressive and he fears for the safety of his family and tourists. He thanked Council for their time.

PLANNING MATTERS

A. Planning Commission Decisions of March 15, 2011

Mayor Warner described the four projects. He asked for a motion to call up any of the four decisions. No motions were made and Mayor Warner stated the consent calendar will stand as submitted. The Council discussed the placement of the roof mounts at other locations on Town buildings, leaving in nine out of eleven locations; discussed that although the Riverwalk and Golf Course Clubhouse are not part of the plan there will be Solar Panels at the Golf Maintenance building; and, free standing solar farms are not available under the Power Purchase Agreement (PPA).

B. Town Council Representative Report (Mr. Burke)-no report

CONTINUED BUSINESS

A. SECOND READING OF COUNCIL BILLS, SERIES 2011 - PUBLIC HEARINGS

1. Council Bill No. 13, Series 2011 - An Ordinance Amending Policy 5 (Relative)(Architectural Compatibility) Of Section 9-1-19 Of The Breckenridge Town Code, Known As The “Breckenridge Development Code”, Concerning The Allowed Use of Fiber-Cement Siding

Mr. Berry stated this ordinance if adopted would amend the development code for circumstances where Fiber-Cement siding is used without negative points. Mayor Warner opened the public hearing. There were no comments and the public hearing was closed.

Mr. Bergeron moved to approve Council Bill No. 13, Series 2011. Mr. Joyce seconded the motion. The motion passed 7-0.

2. Council Bill No. 14, Series 2011 – An Ordinance Amending Ordinance No. 9, Series, 2009, By Eliminating The Sunset Date For The “Town Of Breckenridge Open House Sign Ordinance”

Mr. Berry stated when the Council adopted this ordinance it contained a Sunset date, which would end it unless the Council approved the ordinance to extend it. If the Council does not take any action the ordinance will be repealed. If they vote to extend, the new Sunset date will be April 1, 2014.

Mayor Warner opened the public hearing. Daniel Johnson is a licensed real estate broker in Colorado. He thanked the Council for extending it for another 3 years and will continue to self-police, and if there are any concerns, please talk to him directly. Mayor Warner stated that he appreciated the self-policing. Mr. Johnson stated it is creating transfer tax. Sarah Thorsteinson from the Summit Association of Realtors thanked the Council for helping to get it started again. She stated the Summit Association of Realtors will reiterate the policy, as they do every year, and if they do see extra signs they will send out another mailing. She mentioned The National Association of Realtors, cited Breckenridge as one of the strange policies and this is a great example of how it works. She mentioned the realtors appreciate the color, that it doesn’t block up the town, and the sign policy works to sell houses. Mayor Warner closed the public hearing.

Mr. Mamula pointed out the title reads “eliminating,” not “extending.” Mr. Berry will make the change to the title.

Mr. Burke moved to approve Council Bill No. 14, Series 2011. Mr. Bergeron seconded the motion. The motion passed 7-0.

3. **Council Bill No. 15, Series 2011** – An Ordinance Amending Policy 3 (Absolute) Of Section 9-1-19 The Breckenridge Town Code, Known As The “Breckenridge Development Code”, Concerning The Density Exemption For Basement Areas Of Town-Designated Landmark Commercial Structures

Mr. Joyce abstained from the discussion.

Mr. Berry said this would modify the existing policy with the density allowance for underground structures in the historic district. He stated there are no changes to this ordinance from first reading.

Mayor Warner opened the public hearing. Janet Sutterly, JL Sutterly Architect stated her concerns with the ordinance; she cited the Gold Pan’s opportunity to stabilize the building; she stated the Gold Pan has been quoted the Plant Investment Fees (PIFs), and parking fees for restaurant density, when it should be charged fees for commercial storage. Ms. Sutterly stated her second example, the Blue Front Bakery in which the basement space was initially used as commercial space, and will now be used as a kitchen; and, stated in this case it makes sense to pay the PIFs and parking fees. The council discussed the implications of the amendment to the ordinance; discussed if the fee structure should be part of the plan before they approve it; and, considered the incentives for buildings to be stabilized. Lee Edwards, DRC Company, remarked the ordinance allows for using a new space for anything the occupant wants; stated the building code requires positive drainage; and recommended striking the line in the code regarding USGS, and adding the fees later. The Council discussed approving the ordinance without the fees, or waiting until the fees have been added to approve the ordinance; and the timeliness of approving the ordinance now when projects are waiting.

Mayor Warner closed the public hearing.

Mr. Dudick moved to continue Council Bill No. 15, Series 2011. Mr. Bergeron seconded the motion. The motion passed 6-0, with Mr. Joyce abstaining.

NEW BUSINESS

A. FIRST READING OF COUNCIL BILLS, SERIES 2011

1. **Council Bill No. 16, Series 2011** – An Ordinance Making Miscellaneous Amendments To Chapter 1 Of Title 9 Of The Breckenridge Town Code, Known As The “Breckenridge Development Code”, Chapter 2 Of Title 9 Of The Breckenridge Town Code, Known As The “Breckenridge Subdivision Standards”, And Chapter 10 Of Title 9 Of The Breckenridge Town Code Concerning Development And Subdivision Application Fees

Mr. Berry stated if adopted the ordinance would allow the Director of Community Development to lower the classification of a particular development permit. He mentioned the current code allows a change to a higher classification but not to a lower classification. He stated this amendment also changes administrative rules and regulations, and codifies how fees are handled if a development permit is reclassified.

Mr. Dudick moved to approve Council Bill No. 16, Series 2011. Mr. Mamula seconded the motion. The motion passed 7-0.

2. **Council Bill No. 17, Series 2011** – An Ordinance Amending Section 4-3-2 Of The Breckenridge Town Code To Authorize The Issuance Of An Optional Premises Liquor License For A Performing Arts Facility

Mr. Berry stated the Colorado Liquor Code allows for the issuing of an optional premise liquor license, which are currently authorized for the golf course, and the ski area. If adopted this ordinance would add performing arts centers to the list, including but not limited to the Riverwalk center lawn.

Mr. Bergeron moved to approve Council Bill No. 17, Series 2011. Mr. Mamula seconded the motion. The motion passed 7-0.

B. RESOLUTIONS, SERIES 2011

1. None

C. OTHER – Motion to cancel April 12 Town Council meeting

Mr. Dudick moved to cancel the April 12 Town Council Meeting. Ms. McAtamney seconded the motion. The motion passed 4-3, with Mr. Burke, Mr. Bergeron, and Mayor Warner voting against.

REPORT OF TOWN MANAGER AND STAFF*

Mr. Gagen reported Governor Hickenlooper is coming to Breckenridge on Wednesday, March 30, in the Town Council Chambers at 3:30 pm. The Governor will lead discussion on tourism and economic development.

Mr. Gagen mentioned the Council should contact Sherilyn Gourley if they are interested in tickets to the Summit Foundation Hockey Classic.

REPORT OF MAYOR AND COUNCILMEMBERS*

A. CAST/MMC (Mayor Warner)-No report.

B. Breckenridge Open Space Advisory Commission (Ms. McAtamney)-Ms. McAtamney reported on the March 21 meeting in which the commission discussed: the Cucumber Gulch Preserve Management Plan, which would

memorialize the decisions made regarding the Gulch, and set specific goals for the management of the area, including a mission statement; recommendations for monitoring the gulch, including a week where the Gondola is not running; and, the Wildlife and Vegetative Monitoring to be conducted by Dr. Christy Carello. BOSAC recommended cutting the water sampling since the original budget does not take into account water quality monitoring; ERO will no longer be the consultant; switching to EcoMetrics out of Fairplay which is more solution orientated; ERO is willing to assist with the transition while handing over the database. The EcoMetrics proposal is divided into 3 tasks: the Functional Assessment of Colorado Wetlands (FACwet), which reviews past data and studies; implementation and initiation of monitoring, which would be coordinated with Dr. Carello; wetland delineation which monitors and makes comparisons over time; and, BOSAC supports all of this and sees the need for assessment and regular monitoring. The ADA requires a document regarding trail use, including a comprehensive and thorough plan of the devices that may be used, and mentioned the information will be on the website. The commission discussed the Swan Mountain Recreation path; the money set aside for it; reported they are ready to complete the final portion by the Fourth of July; the trail is now simpler to increase road safety; \$4.5 million budget includes improving the road itself; the BOCC is supportive of this project; and that the commitment to fund this was made years ago to help the rest get funded. The Council discussed that these appropriations will be brought to Council, and some of these items may be cut.

C. BRC (Mr. Dudick)-No report

D. Marketing Committee (Mr. Dudick)-No report

E. Summit Combined Housing Authority (Mr. Joyce)-No report

F. Breckenridge Heritage Alliance (Mr. Burke)-Mr. Burke stated the alliance is continuing to work and progress on the projects mentioned last time, and asked Mr. Gagen to push the staff to acquire the tender. Mr. Gagen stated they are trying to see if the engine money is available.

G. Sustainability Committee (Mr. Bergeron, Mr. Joyce, Mayor Warner)-No report

H. Joint Upper Blue Master Plan Update Committee (Mr. Bergeron, Mr. Mamula)-No report

OTHER MATTERS

Mr. Burke asked the Council to regard the current parking situation, and requested Chief Holman bring the issue back to the Police Advisory to prevent drinking and driving, and to prevent parking tickets. He stated as a resort community, they should address this ongoing issue. Mr. Gagen stated that cars are only towed during a snow event. Mr. Dudick mentioned the available parking in the exchange lot. Mr. Burke stated the Summit Education Foundation is hosting an adult spelling bee as a fundraiser on April 30; there are teams of 3 people with an entry fee of \$300.00; the winners get iPads; and the foundation is giving away a Mini Cooper to the closest guess of the number of ping pong balls inside the car. He stated some teams are sponsored and asked if the Town of Breckenridge would be willing to sponsor a team, if staff members want to do it together. Mr. Dudick said he would sponsor a team for the town. Mayor Warner said he would think about a dental team. Mr. Burke asked Kim DiLallo if she would help put together a team of staff, and she agreed.

Mr. Mamula followed up on an email he sent to the rest of the Council regarding retiring 25 percent of the density into a lockbox, which includes putting some into affordable housing, and some to be used at a later date. The Council discussed the logistics and numbers regarding reducing the density; that it is not a requirement; and that the Town has the Highlands, The Ski Area, and Main Street station, as bigger players. The Council discussed the County's current position, and that 25 percent is a hall mark of JUBMP (Joint Upper Blue Master Plan); and that it has been traditionally used as a negotiating tool for density. Mr. Gagen stated he agreed with the philosophy of the strategies to reduce, and the Town will probably not have to use the lock box.

Mr. Bergeron asked the Council to consider a sustainability project which allows electric cars to plug in and recharge at the Riverwalk Center. He stated the program would not use much electricity; people can drive up from Denver for the day, plug into the Riverwalk and go to lunch; electric cars have about a 100 mile range, where they can get up to Breckenridge but do not have enough power to drive home; and, the outlets would have to be in town. The Council discussed the charging time, and that they may need to stay overnight for a full charge.

Mayor Warner introduced Mr. Joyce's designs for solar array displays at the Riverwalk Center. He passed around the mock up drawing which showed an arch over the Riverwalk Center holding ten solar panels. He remarked that the issue is not about using solar, but how it is presented to the public, and there may be creative opportunities we are missing, and the plan could be less expensive without the trenching, and I-beam stone columns. Mr. Burke asked if the mock up was comparable since the other solar arrays were bigger. Mayor Warner reiterated there are different ways to approach it, an industrial way, and a creative way that may be more palatable. Mr. Gagen stated they are not out of it until construction at the other locations end. Mr. Burke remarked that it would have to generate enough power, because without the free standing arrays they could not have the arrays on the roof. Mr. Mamula discussed the feasibility of the Town developing its own solar farm. Mr. Gagen stated it is the same issue as in the San Luis Valley where they have the issue of Xcel accepting the energy into their system, and that there may not be credits and rebates available. The Council discussed the April deadline for the

Power Purchase Agreement; array farms somewhere else in available open space or further away where land is cheaper; the arch design may not make the deadline; and the architecture firm is working pro bono to come up with aesthetically pleasing designs.

At 9:07 p.m. Mr. Burke moved that the Town Council go into Executive Session pursuant to Paragraph 4(e) of Section 24-6-402, C.R.S., relating to determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations; and instructing negotiators. Mr. Mamula seconded the motion.

The Mayor stated a motion has been made for the Town Council to go into an Executive Session pursuant to Paragraph (e) of Section 24-6-402, C.R.S., relating to determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations; and instructing negotiators. The subject matter involves negotiations concerning the Town's water rights.

A roll call was taken. All members of the Council were in favor of the motion.

At 9:20 p.m. Mr. Mamula moved to reconvene the regular meeting. Mr. Burke made the second. All members of the Council were in favor of the motion.

SCHEDULED MEETINGS

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 9:20 p.m.

Submitted by Cathy Boland, Municipal Court Clerk.

ATTEST:

Mary Jean Loufek, CMC, Town Clerk

John Warner, Mayor



MEMORANDUM

TO: Town Council

FROM: Michael Mosher and Chris Neubecker

DATE: April 18, 2011 for the April 26, 2011 Worksession

SUBJECT: Council Bill No. 15, Series 2011; Free Basement Density under Historic Commercial Buildings - Incentives

The second reading of Council Bill No. 15, Series 2011, regarding the uses associated with the free basement density under historic commercial buildings was continued from the March 22, 2010 Town Council meeting. At that meeting, the Council heard public comment regarding the financial impacts from Plant Investment Fees (PIFs) and parking fees within the parking Service Area. In addition, public comment was heard suggesting allowing the USGS floor elevation of locally landmarked buildings to be raised.

Staff has reviewed these concerns and suggests that the current Council Bill go forward unchanged for second reading. We believe the issues regarding the financial incentives and impact fees should be presented as a separate Council Bill since they affect different portions of the Town Code.

In addition, the current code allows raising the USGS floor elevation for locally landmarked buildings through the variance process. Ordinance 16, Series 2005 addresses maintaining the USGS elevation of the floor of historic buildings under Absolute Policy 3 of the Development Code.

Exception: Any portion of a basement area of a "Town-designated landmark" as defined in chapter 11 of this title, which is: a) located directly underneath the landmark building, and b) completely or partially buried below grade, shall not be counted toward allowed density for such building under this policy so long as the historic USGS floor elevation of the building is maintained. This exception shall not apply to any other provision of this code. (Highlight added.)

As with any absolute policy, variances are allowed if certain unique criteria are met. In the cases where the Town has approved a change in floor elevation for locally landmarked buildings, there have been site drainage conditions, not created by the applicant, that have threatened the preservation of the historic structure.

We suggest leaving the issue regarding the USGS elevations of landmarked buildings as it is currently written.

1 **FOR WORKSESSION/SECOND READING – APR. 26**

2
3 **NO CHANGE FROM FIRST READING**

4
5 Additions To The Current Breckenridge Town Code Are
6 Indicated By **Bold + Dbl Underline**; Deletions By Strikeout

7
8 COUNCIL BILL NO. 15

9
10 Series 2011

11
12 AN ORDINANCE AMENDING POLICY 3 (ABSOLUTE) OF SECTION 9-1-19 THE
13 BRECKENRIDGE TOWN CODE, KNOWN AS THE “BRECKENRIDGE DEVELOPMENT
14 CODE”, CONCERNING THE DENSITY EXEMPTION FOR BASEMENT AREAS OF
15 TOWN-DESIGNATED LANDMARK COMMERCIAL STRUCTURES

16
17 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
18 COLORADO:

19
20 Section 1. The unnumbered paragraph of Section (C)(2) of Policy 3 (Absolute)
21 (Density/Intensity) of Section 9-1-19 of the Breckenridge Town Code that is entitled
22 “Commercial” is amended so as to read in its entirety as follows:

23
24 Commercial: Density shall be calculated by adding the total square footage of
25 each floor of the building. Except as provided below, this shall include any
26 basement areas or storage areas, no matter what the proposed use shall be, and
27 shall be measured from the outside of the exterior walls. Exceptions: (a) any
28 portion of a basement area of a "Town designated landmark" as defined in chapter
29 11 of this title, which is: (1) located directly underneath the existing building, and
30 (2) completely or partially buried below grade, ~~and (3) properly restricted to use~~
31 ~~as storage for tenants or occupants of the building~~, shall not be counted toward
32 allowed density for such building so long as the historic USGS floor elevation of
33 the building is maintained; and (b) any underground portion of a building which is
34 used to provide required or approved parking for the project. These exceptions
35 shall not apply to any other provision of this code.

36
37 Section 2. Except as specifically amended hereby, the Breckenridge Town Code, and the
38 various secondary codes adopted by reference therein, shall continue in full force and effect.

39
40 Section 3. The Town Council hereby finds, determines and declares that this ordinance is
41 necessary and proper to provide for the safety, preserve the health, promote the prosperity, and
42 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants
43 thereof.
44

1 Section 4. The Town Council hereby finds, determines and declares that it has the power
2 to adopt this ordinance pursuant to: (i) the Local Government Land Use Control Enabling Act,
3 Article 20 of Title 29, C.R.S.; (ii) Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal
4 zoning powers); (iii) Section 31-15-103, C.R.S. (concerning municipal police powers); (iv)
5 Section 31-15-401, C.R.S.(concerning municipal police powers); (v) the authority granted to
6 home rule municipalities by Article XX of the Colorado Constitution; and (vi) the powers
7 contained in the Breckenridge Town Charter.
8

9 Section 5. This ordinance shall be published and become effective as provided by
10 Section 5.9 of the Breckenridge Town Charter.
11

12 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
13 PUBLISHED IN FULL this ____ day of _____, 2011. A Public Hearing shall be held at the
14 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
15 _____, 2011, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
16 Town.
17

18 TOWN OF BRECKENRIDGE, a Colorado
19 municipal corporation
20

21
22
23 By _____
24 John G. Warner, Mayor
25

26 ATTEST:
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31 _____
32 Mary Jean Loufek, CMC,
33 Town Clerk
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MEMO

TO: Town Council

FROM: Town Attorney

RE: Council Bill No. 16 (Miscellaneous Development Code Amendments Ordinance)

DATE: April 4, 2011 (for April 26th meeting)

The second reading of the ordinance making miscellaneous amendments to the Development Code and Subdivision Ordinance is scheduled for your meeting on April 26th. There are no changes proposed to the ordinance from first reading.

I will be happy to discuss this matter with you on Tuesday.

1 **FOR WORKSESSION/SECOND READING – APR. 26**

2
3 **NO CHANGE FROM FIRST READING**

4
5 Additions To The Current Breckenridge Town Code Are
6 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

7
8 COUNCIL BILL NO. 16

9
10 Series 2011

11
12 AN ORDINANCE MAKING MISCELLANEOUS AMENDMENTS TO CHAPTER 1 OF
13 TITLE 9 OF THE BRECKENRIDGE TOWN CODE, KNOWN AS THE “BRECKENRIDGE
14 DEVELOPMENT CODE”, CHAPTER 2 OF TITLE 9 OF THE BRECKENRIDGE TOWN
15 CODE, KNOWN AS THE “BRECKENRIDGE SUBDIVISION STANDARDS”, AND
16 CHAPTER 10 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE CONCERNING
17 DEVELOPMENT AND SUBDIVISION APPLICATION FEES

18
19 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
20 COLORADO:

21
22 Section 1. The definition of “Classification” set forth in Section 9-1-5 of the
23 Breckenridge Town Code is amended so as to read in its entirety as follows:

24
CLASSIFICATION:

A particular ~~class~~ classification that a development may be placed in for review under the provisions of this code. In those instances where a development does not fall under one of the four (4) classifications, the director shall place the project where he deems appropriate. The director shall also have the right to move a project to a higher or lower classification if he feels the purpose of this code would best be served by the reclassification. He must reclassify a project within five (5) days of receipt of an application.

25
26 Section 2. Section 9-1-28 of the Breckenridge Town Code is amended to read in its
27 entirety as follows:

28
29 9-1-28: RULES AND REGULATIONS:
30

1 The director shall have the authority from time to time to adopt, amend, alter and
2 repeal administrative rules and regulations ~~governing submittal deadlines and~~
3 ~~requirements~~ as may be necessary for the proper administration of this chapter.
4 Such regulations shall be adopted in accordance with the procedures established
5 by title 1, chapter 18 of this code.
6

7 Section 3. Section 9-2-2 of the Breckenridge Town Code is amended by the addition of
8 the following definition:
9

CLASSIFICATION:

A particular classification that a subdivision application may be placed in for review under the provisions of this chapter. In those instances where a subdivision application does not fall under one of the three (3) classifications, the director shall place the application where he deems appropriate. The director shall also have the right to move a project to a higher or lower classification if he feels the purpose of this chapter would best be served by the reclassification. He must reclassify an application within five (5) days of receipt of the application.

10
11 Section 4. Section 9-2-3-9 of the Breckenridge Town Code is amended to read in its
12 entirety as follows:
13

14 9-2-3-9: RULES AND REGULATIONS:
15

16 The director shall have the authority from time to time to adopt, amend, alter and
17 repeal administrative rules and regulations ~~governing submittal deadlines and~~
18 ~~requirements~~ as may be necessary for the proper administration of this chapter.
19 Such regulations shall be adopted in accordance with the procedures established
20 by title 1, chapter 18 of this code.
21

22 Section 5. Chapter 10 of Title 9 of the Breckenridge Town Code is amended by the
23 addition of a new Section 9-10-5-1, which shall read in its entirety as follows:
24

25 9-10-5-1: APPLICATION FEE FOR RECLASSIFIED DEVELOPMENT
26 PERMIT: If a development permit application is reclassified to a higher
27 classification, the applicant shall pay the full application fee for the class of
28 application to which the application was reclassified, less the amount of the
29 original application fee previously paid. If a development permit application
30 is reclassified to a lower classification, the applicant shall pay only the
31 application fee for the class of application to which the application was
32 reclassified, and shall receive a refund equal to the difference between the

1 amount of the original application fee previously paid (if any) and the fee for
2 the reclassified application.
3

4 Section 6. Except as specifically amended hereby, the Breckenridge Town Code, and the
5 various secondary codes adopted by reference therein, shall continue in full force and effect.
6

7 Section 7. The Town Council hereby finds, determines, and declares that it has the power
8 to adopt this ordinance pursuant to: (i) the Local Government Land Use Control Enabling Act,
9 Article 20 of Title 29, C.R.S.; (ii) Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal
10 zoning powers); (iii) Section 31-15-103, C.R.S. (concerning municipal police powers); (iv)
11 Section 31-15-401, C.R.S.(concerning municipal police powers); (v) the authority granted to
12 home rule municipalities by Article XX of the Colorado Constitution; and (vi) the powers
13 contained in the Breckenridge Town Charter.
14

15 Section 8. This ordinance shall be published and become effective as provided by
16 Section 5.9 of the Breckenridge Town Charter.
17

18 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
19 PUBLISHED IN FULL this ____ day of _____, 2011. A Public Hearing shall be held at the
20 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
21 _____, 2011, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
22 Town.
23

24 TOWN OF BRECKENRIDGE, a Colorado
25 municipal corporation
26
27

28
29 By _____
30 John G. Warner, Mayor
31

32 ATTEST:
33
34
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36 _____
37 Mary Jean Loufek, CMC,
38 Town Clerk
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MEMO

TO: Town Council

FROM: Town Attorney

RE: Council Bill No. 17 (Performing Arts Facility Optional Premises Liquor License Ordinance)

DATE: April 4, 2011 (for April 26th meeting)

The second reading of the ordinance authorizing the issuance of an optional premises liquor license for a performing arts facility (including, but not limited to, the Riverwalk) is scheduled for your meeting on April 26th. There are no changes proposed to ordinance from first reading.

I will be happy to discuss this matter with you on Tuesday.

1 **FOR WORKSESSION/SECOND READING – APR. 26**

2
3 **NO CHANGE FROM FIRST READING**

4
5 Additions To The Current Breckenridge Town Code Are
6 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

7
8 COUNCIL BILL NO. 17

9
10 Series 2011

11
12 AN ORDINANCE AMENDING SECTION 4-3-2 OF THE BRECKENRIDGE TOWN CODE
13 TO AUTHORIZE THE ISSUANCE OF AN OPTIONAL PREMISES LIQUOR LICENSE FOR
14 A PERFORMING ARTS FACILITY

15
16 WHEREAS, Section 12-47-310, C.R.S., authorizes a municipality to adopt an ordinance
17 setting specific standards for the issuance of an optional premises liquor license or an optional
18 premises license for a hotel and restaurant liquor license; and

19
20 WHEREAS, the Town Council has previously adopted Section 4-3-2 of the Breckenridge
21 Town Code specifying those types of outdoor sports and recreational facilities for which an
22 optional premises liquor license may be issued; and

23
24 WHEREAS, the Town Council finds, determines, and declares that an optional premises
25 liquor license should also be allowed to be issued for a performing arts facility, including, but not
26 limited to, the Riverwalk Center Lawn.

27
28 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
29 BRECKENRIDGE, COLORADO:

30
31 Section 1. Section 4-3-2 of the Breckenridge Town Code is amended so as to read in
32 its entirety as follows:

33 4-3-2: LIMITATION ON ISSUANCE: Issuance of an optional premises license
34 **or an optional premises license for a hotel and restaurant license** shall be
35 limited to the following outdoor sports and recreational facilities:

36
37 Country clubs.

38
39 Golf courses.

40
41 Ski areas.

42
43 Swimming pools.

1
2 Tennis courts.

3
4 **Performing arts facilities.**

5
6 **As used in this section, the term “performing arts facilities” includes, without**
7 **limitation, the Riverwalk Center Lawn as defined in Section 11-2-1 of this**
8 **code.**
9

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

12 Section 3. The Town Council hereby finds, determines and declares that it has the
13 power to adopt this ordinance pursuant to the provisions of Section 12-47-310, C.R.S., and the
14 powers possessed by home rule municipalities in Colorado.

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

17 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
18 PUBLISHED IN FULL this ____ day of _____, 2011. A Public Hearing shall be held at the
19 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
20 _____, 2011, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
21 Town.

22
23 TOWN OF BRECKENRIDGE, a Colorado
24 municipal corporation
25

26
27
28 By _____
29 John G. Warner, Mayor
30

31 ATTEST:
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36 _____
37 Mary Jean Loufek, CMC,
38 Town Clerk
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MEMORANDUM

TO: Town Council

FROM: Chris Neubecker

DATE: April 19, 2011

SUBJECT: Council Bill No. 18
(Policy 47 (Absolute) Fences, Privacy Gates and Gateway Entrance Monuments)

Attached for first reading is an ordinance to update Development Code Policy 47 (Absolute) Fences, Privacy Gates and Gateway Entrance Monuments. Staff last presented this topic to the Council on March 8th. At that time, the Council generally supported the proposed changes, but made a few suggestions on fences installed by utility companies, and the use of monuments at residences for posting street addresses. There was also some discussion about arches over driveways and private roads, but no consensus to make changes.

Following is a summary of the proposed changes to the fence policy for first reading:

- Fences around utilities has been changed to read “Fences installed by utility companies around utility equipment.”
- No changes are proposed to the address monuments or arches, since there was no consensus by the Council to change the current code.

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

1 **FOR WORKSESSION/FIRST READING – APR. 26**

2
3 Additions To The Current Breckenridge Town Code Are
4 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

5
6 COUNCIL BILL NO. 18

7
8 Series 2011

9
10 AN ORDINANCE AMENDING CHAPTER 1 OF TITLE 9 OF THE BRECKENRIDGE
11 TOWN CODE, KNOWN AS THE “BRECKENRIDGE DEVELOPMENT CODE”, BY
12 REPEALING AND READOPTING WITH CHANGES POLICY 47 (ABSOLUTE)
13 CONCERNING FENCES, GATES AND GATEWAY ENTRANCE MONUMENTS

14
15 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
16 COLORADO:

17
18 Section 1. Policy 47 (Absolute)(Fences, Gates and Gateway Entrance Monuments) of
19 Section 9-1-19 of the Breckenridge Town Code is repealed and readopted with changes so as to
20 read in its entirety as follows:

21
22 47: (ABSOLUTE) FENCES, GATES AND GATEWAY ENTRANCE MONUMENTS
23 (47/A):

24
25 A. General Statement: The welfare of the Town is based to a great extent on the character
26 of the community, which includes natural terrain, open spaces, wildlife corridors and
27 wooded hillsides. The installation of fences and privacy gates **in residential areas** can
28 erode this character by impeding views, hindering wildlife movement and creating the
29 image of a closed, unwelcoming community. It is the intent of the Town to prohibit
30 fences in most situations in areas outside of the Conservation District in order to:
31 maintain the open, natural and wooded alpine character of the community; ~~to~~ establish
32 mandatory requirements for the erection of allowed fences in other parts of the Town; ~~to~~
33 allow for fences on small lots in master planned communities; ~~to~~ regulate the design of
34 gateway entrance monuments; and ~~to~~ prohibit privacy gates anywhere within the Town.
35

36
37 B. Within the Conservation District: Fences within the Conservation District shall be
38 reviewed under the criteria of the “Handbook of Design Standards for the Historic and
39 Conservation District”. **Where fences are required by law and the proposed fence**
40 **design does not meet the Handbook of Design Standards, the Planning Commission**
41 **may approve an alternate design if all of the following required criteria are met: 1.)**
42 **the project as a whole is in substantial compliance with the Handbook of Design**
43 **Standards for the Historic and Conservation Districts; 2.) the alternate fence design**
44 **does not have a significant negative aesthetic impact on the development and it**
45 **complies as much as feasible with the Handbook of Design Standards; 3.) a fence**
46 **design that meets the Handbook of Design Standards for the Historic and**
Conservation Districts could not meet the design required by law.

1
2 C. Outside the Conservation District: Fences and landscape walls are prohibited outside
3 the Conservation District, except the following fences are permitted when constructed in
4 accordance with the design standards described in section D of this policy:
5

- 6 (1) pet fences;
- 7 (2) fences around children's play areas;
- 8 (3) fences around ball fields, tennis courts, swimming pools, ski lifts or other
9 outdoor recreation areas;
- 10 (4) construction fences;
- 11 (5) temporary fences used for crowd control or to limit access or egress to or from
12 a short-term special event;
- 13 (6) fencing required by law;
- 14 (7) privacy fencing to screen hot tubs;
- 15 (8) fencing around cemeteries;
- 16 (9) fences specifically authorized in a vested master plan containing specific
17 fence design standards;
- 18 (10) Town fences to delineate public trails or protect open space values;
- 19 (11) fencing at public improvement projects proposed by the town;
- 20 (12) private fences to delineate the boundary between private land and a public
21 trail or public open space, but only if authorized by a variance granted
22 pursuant to section K of this policy;
- 23 (13) fencing at parking lots to protect pedestrians and designate crosswalks;
- 24 (14) fencing at self-storage warehouses; and
- 25 (15) fences installed by utility companies around utility equipment

26
27 D. Design Standards for fences: All fencing outside the Conservation District shall
28 comply with the following design standards:
29

- 30 (1) Fences in residential areas shall be constructed of natural materials, and shall be
31 either a split rail, buck-and-rail, or log fence design because such designs have a
32 natural appearance, blend well into the natural terrain, and have an open
33 character. Fences of other materials or designs are prohibited. ~~(Exception:~~
34 ~~Where an applicant can demonstrate to the satisfaction of the Town that an~~
35 ~~alternative material would be indistinguishable from natural materials, the Town~~
36 ~~may authorize such materials.)~~ Fences in residential areas shall have a
37 maximum solid to void ratio of 1:3 (example: one inch of solid material for
38 every three inches of opening.) Solid privacy fences are prohibited, except for
39 short lengths of fencing used to screen hot tubs, if they comply with Section
40 D79 of this policy.
- 41 (2) ~~Smooth, cut timbers are prohibited.~~ PVC, vinyl and plastic fences are
42 prohibited. Rough sawn timbers or natural logs are allowed preferred.
- 43 (3) Pet fences shall be located in a rear or side yard or where the fence is not visible
44 from a public right-of-way. Pet fences shall be located to minimize their
45 visibility to the greatest extent possible, which in most instances will require the
46 fence to be located behind or to the side of a structure. Pet fences may

1 incorporate a wire mesh material to control pets. The wire mesh may be
2 installed vertically on the ~~vertical portions of the~~ fence, or may extend
3 horizontally over the top of the enclosed pet area, or both. The maximum area
4 of a fenced pet enclosure shall be 400 square feet. Pet fences are limited to fifty-
5 four (54) inches in height, and shall have a maximum solid to void ratio of 1:3.

6 (4) Fences around children’s play areas shall be located in a rear or side yard where
7 possible, or where the fence is not visible from a public right-of-way, which in
8 most instances will require the fence to be located behind or to the side of a
9 structure. The fence may incorporate a wire mesh material to enclose the yard.
10 The maximum area of a fenced children’s play area on private property shall be
11 400 square feet. Fences around children’s play areas are limited to fifty-four
12 (54) inches in height, and shall have a maximum solid to void ratio of 1:3.
13 **Fencing at state licensed child-care centers may exceed 400 square feet if**
14 **required by their state license.**

15 (5) Fences around ball fields, tennis courts, ~~swimming pools~~, or other outdoor
16 recreation areas shall may use black or dark green coated chain link fencing,
17 **steel or aluminum, or wood.** Uncoated or galvanized chain link fencing is
18 prohibited. This standard applies to fencing of both public and private recreation
19 areas. Wind privacy screens may be incorporated into the fence.

20 (6) **Fences at outdoor swimming pools shall be constructed of steel or**
21 **aluminum tubing or wood, and may include a tempered glass windscreen.**
22 **Chain link fencing is prohibited. The use of acrylic glass or Plexiglas is**
23 **prohibited, except at access control points in an amount sufficient to**
24 **prevent unauthorized users from reaching inward to unlock or open gates.**

25 (7) **Fencing at ski lifts and gondolas may be used to protect pedestrians and**
26 **skiers from overhead lifts and mechanical equipment, or to delineate**
27 **passenger loading zones. Such fencing may be constructed of natural**
28 **materials, such as split rail wood, or steel or aluminum. Chain link and**
29 **plastic or PVC fencing is prohibited. Safety fencing and netting on ski**
30 **runs is allowed and may be constructed of plastic, high density**
31 **polyethylene or similar materials.**

32 (8) Construction fencing may be constructed of plastic, chain link, wood or other
33 material, as approved by the Town. Wind and/or privacy screens may be
34 incorporated into the construction fence. Temporary construction fencing shall
35 be removed upon completion of the project or upon issuance of a Certificate
36 of Occupancy or Certificate of Compliance, where applicable.

37 (9) ~~Privacy fencing around hot tubs may only be used where the fence will not be~~
38 ~~nearer than fifty (50) feet from a public right of way.~~ Privacy fences around
39 hot tubs and spas shall not exceed six feet (6’) in height and shall not exceed
40 fifteen feet (15’) in total length. **Such fences shall be architecturally**
41 **compatible with the adjacent buildings. Where a fence around a hot tub**
42 **or spa is highly visible, landscaping may be required to soften the visual**
43 **impact of the fence.**

44 (10) Fencing around cemeteries is exempt from this ordinance. The design of
45 cemetery fencing is encouraged to emulate historic fencing from local
46 cemeteries and follow the fence policy in the “Handbook of Design Standards

1 for the Historic and Conservations Districts”. These **Historically** fences were
2 generally constructed of wrought iron, cast iron, or wood pickets, and were
3 generally about three feet (3’) tall.

4 ~~(9) Where fences are specifically authorized in a vested master plan containing~~
5 ~~specific fence design standards, the design standards of the master plan shall~~
6 ~~govern the fence design.~~

7 ~~(11)~~(11)Fences approved by the Town to delineate public trails or protect open
8 spaces shall be constructed of natural materials, and shall be either a split rail,
9 buck-and-rail, or log fence design because such designs have a natural
10 appearance, blend well into the natural terrain, and have an open character.
11 These fences should be designed to accommodate wildlife, and may be
12 substantially different from fences on residential or commercial properties,
13 due to the unique needs and goals of public trails and open spaces.

14 ~~(12)~~(12)Fences at public improvement projects proposed by the town are exempt
15 from these regulations. However, every attempt shall be made to incorporate
16 the criteria listed above, where practical. **Fences in parking lots may be**
17 **allowed when necessary to delineate pedestrian areas from parking and**
18 **circulation areas, and to designate drive aisles. The design of fences in**
19 **parking lots shall reflect the surrounding character of the neighborhood.**
20 **Within the Conservation District, fences shall reflect the character of**
21 **historic fences. Outside the Conservation District natural materials and**
22 **greater openings between rails shall be used to reflect the more open and**
23 **natural character of the neighborhood. In most cases, split rail fences will**
24 **be most appropriate.**

25 **(13)Fences at self-storage warehouses shall not exceed six (6) feet in height,**
26 **and shall be designed to allow visibility through the fence. Such fences**
27 **shall be designed with a maximum solid to void ratio of 1:3, shall be**
28 **constructed of steel, aluminum or wood, and may be painted. Chain link**
29 **fencing is prohibited. Self-storage warehouses may incorporate a gate to**
30 **control access to the site, notwithstanding Section H of this policy.**

31 **(14)Fencing around utility equipment shall not exceed six (6) feet tall. Such**
32 **fencing may be constructed of chain link, metal, or wood.**

33 **(15)Where natural materials are required by this policy, and where an**
34 **applicant can demonstrate to the satisfaction of the Town that an**
35 **alternative material would be indistinguishable from natural materials,**
36 **or where other materials or designs are required by law, the Town may**
37 **authorize such materials or designs.**

- 38
39 E. Site Plan; Survey: A site plan showing the location of existing structures, property
40 lines, and the location of the proposed fence may be required by the Director as part
41 of the submittal requirements for a fence. A survey from a Colorado licensed
42 surveyor may also be required by the Director to verify property lines **and**
43 **easements.**
44

- 1 F. Architectural Specifications: Architectural elevations showing the design, material,
2 color, and size of the proposed fence may be required by the Director as part of the
3 submittal requirements for a fence.
4
- 5 G. Fences on Easements: If a fence crosses an easement, the fence shall not interfere
6 with the use of the easement.
7
- 8 H. Privacy gates: Privacy gates are prohibited anywhere within the Town.
9
- 10 I. Vested Master Plan: This policy shall not apply to any fence to be constructed upon
11 land that is subject to a vested master plan containing specific fence design standards
12 and criteria. The construction of such fence shall be governed by the applicable
13 design standards and criteria contained in the master plan.
14
- 15 J. Gateway Entrance Monuments: Gateway entrance monuments within the
16 Conservation District are prohibited. Outside the Conservation District, gateway
17 entrance monuments may be allowed only when they meet the following criteria:
18
- 19 (1) Gateway entrance monuments shall be permitted only for residential
20 subdivisions of five (5) or more lots, and for hotels and condominiums located
21 outside of the Conservation District. Such gateway entrance monuments shall
22 not exceed eight feet (8') in height, and shall not exceed twenty feet (20') in
23 length. One (1) monument is allowed to ~~either~~ each side of the road or
24 driveway at the entrance to the subdivision, with up to two (2) monuments total
25 at each vehicular entrance to the subdivision. Entry monuments shall not be
26 constructed in the public right-of-way. Such entrance monuments shall be
27 constructed of natural materials, such as stone and/or wood, and may
28 incorporate the subdivision entrance sign, under a separate permit. ~~Gateway~~
29 ~~entrance monuments shall not incorporate an arch or other structure over the~~
30 ~~road.~~ Gateway entrance monuments at hotels, condo-hotels and commercial
31 properties may incorporate an arch feature over the private road or
32 driveway, but such arches are prohibited in other residential projects.
33 Gateway entrance arches shall be in scale with the development, as
34 determined by the Town. Privacy gates shall not be incorporated into the
35 gateway entrance monument.
36
- 37 (2) Gateway entrance monuments at private residences shall not exceed five feet
38 (5') in height, and shall not exceed a footprint of ten (10) square feet in ground
39 area. One (1) monument is allowed on ~~either~~ each side of the driveway at the
40 entrance to the property, with up to two (2) monuments total at the entrance.
41 Entry monuments shall not be constructed in the public right-of-way. Such
42 entrance monuments shall be constructed of natural materials, such as stone
43 and/or wood, and may incorporate the residence name or street address and
44 light fixtures. Gateway entrance monuments shall not incorporate an arch or
45 other structure over the road. Privacy gates shall not be incorporated into the
46 gateway entrance monument.

1
2 K. Variance: The planning commission or town council may authorize the erection
3 of a private fence to delineate the boundary between private land and a public trail
4 or public open space by granting a variance from the limitations of this policy. A
5 variance shall be granted under this subsection ~~F~~ only upon the written request of
6 the applicant, and a finding that the applicant has satisfactorily demonstrated that:
7 1) the fence is needed in order to reduce public confusion as to the location of the
8 boundary between the applicant's land and the public trail or public open space;
9 2) the applicant's inability to erect the fence would present a hardship; and 3) the
10 purposes of this policy will be adequately served by the granting of the variance.
11 No variance shall have the effect of nullifying the intent and purpose of this
12 policy. Section 9-1-11D of this chapter is not applicable to the granting of a
13 variance to erect a private fence to delineate the boundary between private land
14 and a public trail under this section.
15

16 Section 2. Except as specifically amended hereby, the Breckenridge Town Code, and the
17 various secondary codes adopted by reference therein, shall continue in full force and effect.
18

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

24 Section 4. The Town Council hereby finds, determines and declares that it has the power
25 to adopt this ordinance pursuant to: (i) the Local Government Land Use Control Enabling Act,
26 Article 20 of Title 29, C.R.S.; (ii) Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal
27 zoning powers); (iii) Section 31-15-103, C.R.S. (concerning municipal police powers); (iv)
28 Section 31-15-401, C.R.S.(concerning municipal police powers); (v) the authority granted to
29 home rule municipalities by Article XX of the Colorado Constitution; and (vi) the powers
30 contained in the Breckenridge Town Charter.
31

32 Section 5. The Town Council hereby finds, determines and declares that it has the power
33 to adopt this ordinance pursuant to the authority granted to home rule municipalities by Article
34 XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.
35

36 Section 6. This ordinance shall be published and become effective as provided by
37 Section 5.9 of the Breckenridge Town Charter.
38

39 INTRODUCED, READ ON FIRST READING, APPROVED AND
40 ORDERED PUBLISHED IN FULL this ____ day of _____, 2011. A Public Hearing shall be
41 held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
42 ____ day of _____, 2011, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building
43 of the Town.
44
45

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By _____
John G. Warner, Mayor

ATTEST:

Mary Jean Loufek, CMC,
Town Clerk

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Town of Breckenridge Executive Summary

Economic Indicators

(Published April 2011)

Indicator Monitoring System

Up and down arrow symbols are used to show whether the indicator appears to be getting better, appears stable, or is getting worse. We have also designated the color green, yellow or red to display if the indicator is currently good, fair or poor.



Unemployment: Local (February 2011)

Summit County's **February** unemployment rate decreased to 7% from January's 7.7% rate. February 2011 is also significantly higher than the February 2010 rate of 5.4%. Pitkin County (6.2%) saw the unemployment rate decline for the third month in a row and Eagle County's (8.8%) unemployment rate increased for the second month in a row.

(Note that the arrow follows the KEY for all of the indicators. In this case, the arrow pointing up meaning that the unemployment rate has dropped and is 'getting better'.) (Source: BLS)



Unemployment: State (March 2011)

The Colorado State unemployment rate dropped slightly in **March** over February registering at 9.2%, stemming from fewer jobs and more people re-entering the job market. This is third month in a row above 9%. (The highest unemployment rate the State has ever seen was 9.3% in February-rates tracked since 1976). *(Note that the arrow follows the KEY for all of the indicators. In this case, the arrow pointing down means that the unemployment rate has rose and is 'getting worse'.)* (Source: BLS)



Unemployment: National (March 2011)

National unemployment rate dropped slightly for the fourth month in a row in **March** 2011 to 8.8% from 8.9% the prior month of February. March 2011 is also down from last March's rate of 9.7%. Unemployment is at the lowest rate in 2 years (since March 2009).

(Note that the arrow follows the KEY for all of the indicators. In this case, the arrow pointing up meaning that the unemployment rate has dropped and is 'getting better'.) (Source: BLS)



Destination Lodging Reservations Activity (March 2011)

The Occupancy rate saw an increase of 4.1%, in addition to increases in ADR (3.9%) and RevPAR (8.2%) for the month of March over March 2010. (Source: MTRip)



6 Month Projected YTD Occupancy (March 2011)

Future bookings for the upcoming February-July 2011/2012 period shows a decline of 2.1% in projected occupancy rate over the corresponding period last year. This indicator will continue to be monitored closely however this may be reflective of a recent trend of visitors booking vacations closer to their date of departure than in previous years. (Source: MTrip)



Traffic Counts and Sales Trend (March 2011)

March traffic count in town on Highway 9 at Tiger Road was 19,970 total vehicles. At 20,000 vehicles, trends have shown that sales revenue is strong. Therefore, as the traffic count was near 20,000, we expect to see healthy sales tax revenue in March. (Source: CDOT and Town of Breckenridge Finance)



Traffic Count at Eisenhower Tunnel and Highway 9 (March 2011)

During the month of March, the traffic count at the Eisenhower tunnel (westbound) was down 4.7% over March 2010. This was the least number of vehicles through the tunnel in the month of March since 2006! Traffic coming into town on Highway 9 also fell March 2011 (19,970) over March 2010 (21,125) at 5%. Traffic flows indicates that the Town is maintaining its relative capture coming from the tunnel. (Source: CDOT)



Consumer Confidence Index-CCI (March 2011)

The Consumer Confidence Index, which saw the highest index in February in three years, fell in March. The Index for March stands at 63.4 (1985=100), down 8.6 points from February. As this is a lagging indicator, we expect the real estate transfer tax will continue to increase based off of a higher CCI in January and February however, we expect to see a slow down or lower prices for April and May. (Source: CCB)



Mountain Communities Sales Tax Comparisons –due to a software conversion, Breckenridge sales tax numbers are not available at this time.

Standard & Poor's 500 Index and Town Real Estate Transfer Tax (March 2011) As of March 2011, the S&P 500 is in an upward trend. The S&P 500 adjusted closing price has not been this high since March 2008. We are pleased that our RETT this month is also up from what the Town collected in March 2010 and 2009. We do believe that RETT will somewhat lag the S&P 500 recovery due to seasonality of real estate sales. But a prolonged positive change in RETT will likely require a sustained recovery in the S&P 500 index, with an increase in the wealth effect. (Source: S&P 500 and Town Finance)



Town of Breckenridge RETT Collection (March 2011)

March 2011 RETT collection (\$251,137) is up from March 2010 (\$175,161) and March 2009 (\$185,714). (Source: Town Finance)



Real Estate Sales (February 2011)

February's Summit county real estate sales were up in \$ volume by 6% and increased 35% in number of transactions in comparison to February 2010. Of that, Breckenridge took in 51% of the \$ volume and 31% of the transactions countywide for this month. We are optimistic to see a continued upward trend in both \$ volume and transactions and will



continue to monitor how the county and town perform during the next big real estate sales season in 2011 (typically May-November). (Source: Land Title)

Foreclosure Stressed Properties (February 2011)

Breckenridge properties (excluding timeshares) which have started the foreclosure process are at 12% (6 properties) of the total units within Summit County in February which is relatively consistent with past months. Due to the foreclosure process, these properties may sell at an accelerated rate and lower price per square foot in the short term. (Source: Land Title)



Sales and Accommodation Tax Trend (February 2011) –due to a software conversion, Breckenridge sales tax numbers are not available at this time.

Mountain Town Lodging Tax Comparisons (February 2011) –due to a software conversion, Breckenridge sales tax numbers are not available at this time.

If you have any questions or comments, please contact Julia Puester at (970) 453-3174 or juliap@townofbreckenridge.com.



Scheduled Meetings, Important Dates and Events

Shading indicates Council attendance – others are optional

The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them. All Council Meetings are held in the Council Chambers, 150 Ski Hill Road, Breckenridge, unless otherwise noted.

MAY 2011

- Friday, May 6; 8 a.m. Location TBD Coffee Talk
Tuesday, May 10; 3:00/7:30 p.m. First Meeting of the Month
Tuesday, May 24; Time & Location TBA Town Council Retreat
Tuesday, May 24; 7:30 p.m. Second Meeting of the Month

JUNE 2011

- Tuesday, June 14; 3:00/7:30 p.m. First Meeting of the Month
Tuesday, June 28; 3:00/7:30 p.m. Second Meeting of the Month

OTHER MEETINGS

- 1st & 3rd Tuesday of the Month; 7:00p.m. Planning Commission; Council Chambers
1st Wednesday of the Month; 4:00p.m. Public Art Commission; 3rd floor Conf Room
2nd & 4th Tuesday of the Month; 1:30p.m. Board of County Commissioners; County
2nd Thursday of every other month (Dec, Feb, Apr, June, Aug, Oct) 12:00 noon Breckenridge Heritage Alliance
2nd & 4th Tuesday of the month; 2:00 p.m. Housing/Childcare Committee
2nd Thursday of the Month; 5:30p.m. Sanitation District
3rd Monday of the Month; 5:30p.m. BOSAC; 3rd floor Conf Room
3rd Tuesday of the Month; 9:00 a.m. Liquor Licensing Authority; Council Chambers
3rd Thursday of the Month; 7:00p.m. Red White and Blue; Main Fire Station
4th Wednesday of the Month; 9a.m. Summit Combined Housing Authority
4th Wednesday of the Month; 8:30a.m. Breckenridge Resort Chamber; BRC Offices
TBD (on web site as meetings are scheduled) Breckenridge Marketing Advisory Committee; 3rd floor Conf Room
Other Meetings: CAST, CML, NWCCOG, RRR, QQ, I-70 Coalition