



BRECKENRIDGE TOWN COUNCIL WORK SESSION
Tuesday, July 12, 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.*

			Page
3:00 – 3:15 p.m.	I	<u>PLANNING COMMISSION DECISIONS</u>	2
3:15 – 3:30 p.m.	II	<u>LEGISLATIVE REVIEW*</u>	
		Gaymon Building Landmarking	37
		Electrical-Assisted Bicycles	41
		Medical Marijuana Tax Ballot Question	44
		Sustainable Breck Plan	54
3:30 – 4:15 p.m.	III	<u>MANAGERS REPORT</u>	
		Public Projects Update	Verbal
		Housing/Childcare Update	Verbal
		Committee Reports	9
		Financials	10
		July 4 th Fireworks	Verbal
4:15 – 5:00 p.m.	IV	<u>PLANNING MATTERS</u>	
		BHA Historic District Bookend Signs	19
		Highway 9 Roundabout Landscape Plan	21
5:00 – 6:00 p.m.	V	<u>OTHER</u>	
		Planning Commission Interviews (5)	22
6:15 – 7:15 p.m.	VI	<u>JOINT MEETING – PUBLIC ART COMMISSION</u>	30

***ACTION ITEMS THAT APPEAR ON THE EVENING AGENDA** **31**

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: July 6, 2011

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

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

CLASS C APPLICATIONS:

1. Derickson Residence (MGT) PC#2011040; 887 Gold Run Road
Construct a new, single family residence with 3 bedrooms, 3.5 bathrooms, 3,945 sq. ft. of density and 4,819 sq. ft. of mass for a F.A.R. of 1:22.0. Approved.
2. Prestesater Residence (MGT) PC#2011041; 1477 Highlands Drive
Construct a new, single family residence with 3 bedrooms, 4.5 bathrooms, 3,564 sq. ft. of density and 4,192 sq. ft. of mass for a F.A.R. of 1:17.0. Approved.

CLASS B APPLICATIONS:

1. Subdivision Amendment, Tract C, Shores at the Highlands (MM) PC#2011038; 87 Shores Lane
Re-plat the Tract C boundaries of the Shores of the Highlands. Approved.

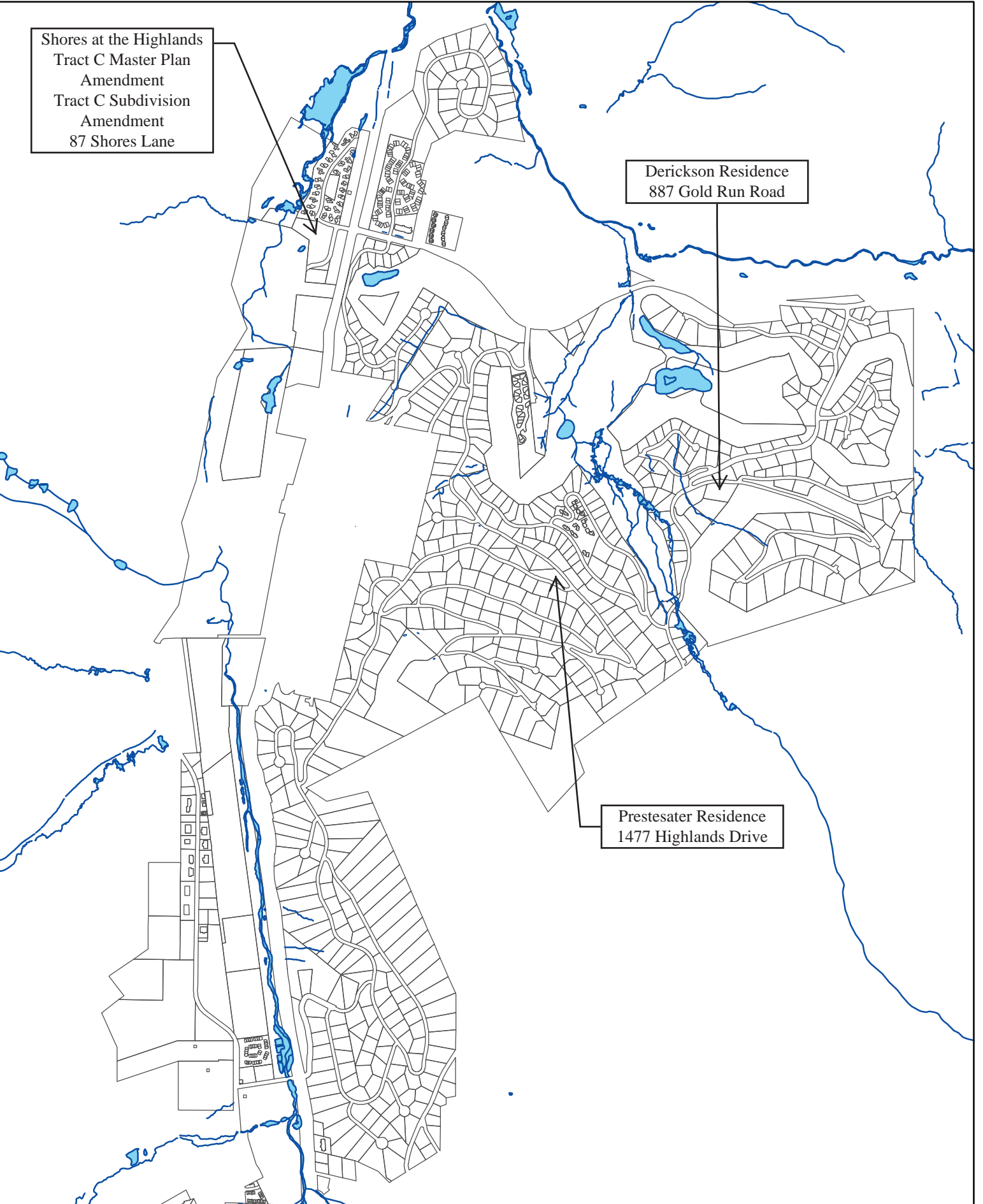
CLASS A APPLICATIONS:

1. The Elk Building and Variance Request (MM) PC#2011001, 103.5 North Main Street
Construction of a 2,902 square foot mixed use building with commercial/retail and workforce housing uses, a 495 square foot garage at the rear of the lot, and a variance under Policy (Absolute) Architectural Compatibility of the Development Code, for non-compliance with Priority Policy 80A of the "Handbook of Design Standards for the Historic and Conservation Districts" ("Use connectors to link smaller modules and for new additions to historic structures"). Approved.
2. Master Plan Amendment, Parcel C, Shores at the Highlands (MM) PC#2011039; 87 Shores Lane
Modify the Second Amended Master Plan of the Delaware Flats Planning Area 3A (West Braddock, Original PC#2007120) by re-assigning uses and density within Parcels C and D. Approved.

Shores at the Highlands
Tract C Master Plan
Amendment
Tract C Subdivision
Amendment
87 Shores Lane

Derickson Residence
887 Gold Run Road

Prestesater Residence
1477 Highlands Drive



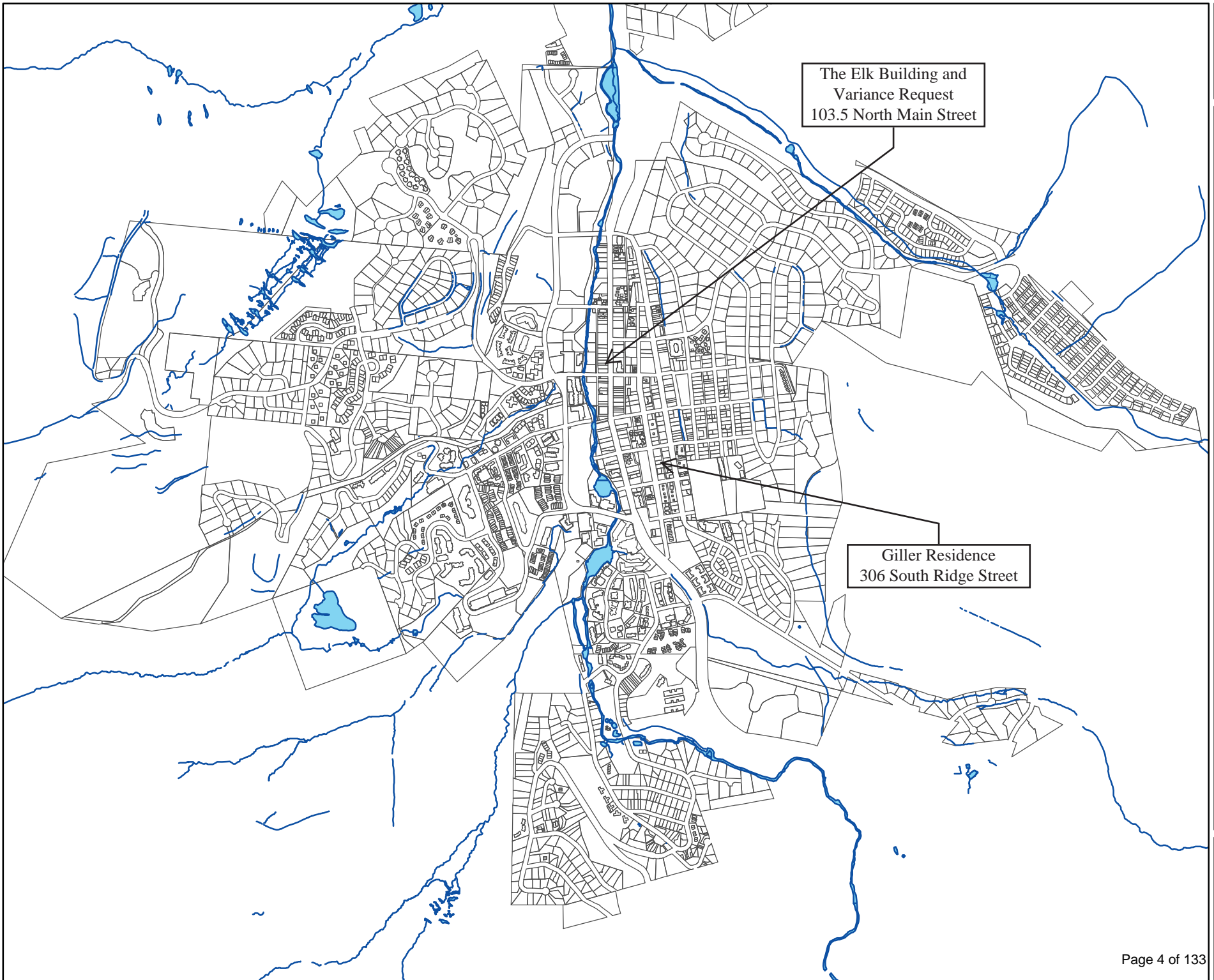
Breckenridge North

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 3 of 133



NOT TO SCALE



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 7:02 p.m.

ROLL CALL

Kate Christopher Gretchen Dudney Dan Schroder
Dave Pringle Trip Butler Michael Rath

There was no Town Council member present.

APPROVAL OF MINUTES

With no changes, the June 21, 2011 Planning Commission meeting minutes were approved unanimously (6-0).

APPROVAL OF AGENDA

Mr. Mosher announced that the Giller Residence worksession had been withdrawn at the request of the Applicant and would be presented at a future meeting.

With no other changes, the July 5, 2011 Planning Commission meeting agenda was approved unanimously (6-0).

CONSENT CALENDAR:

1. Derickson Residence (MGT) PC#2011040, 887 Gold Run Road
2. Prestesater Residence (MGT) PC#2011041, 1477 Highlands Drive

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

WORKSESSIONS:

1. Giller Residence SFR (MM) 306 South Ridge Street. *Withdrawn at the request of the Applicant; to be presented at a future meeting.*

TOWN COUNCIL REPORT:

Mr. Neubecker stated that staff is advertising for a new Planning Commissioner and the Town Council will go through the selection process next week. They are also processing annexations of Woods Manor and Allaire Timbers, plus CR 3 (Ski Hill Road). Also, staff will be working on how vendor carts will work in town and how the Town can tighten up the reins on the current regulations. The carts that have been approved are allowed to stay, but any additional ones must follow design standards yet to be developed.

Mr. Pringle: We need to have a thorough discussion about the carts that are in town.

Mr. Neubecker: One criteria to consider is if a vendor stands inside the cart, versus outside; the current system has extremely loose criteria.

Ms. Dudney: Are those design guidelines? Could you also consider who would be able to apply for a permit? Example: Individuals who already have a restaurant?

Mr. Neubecker: We could potentially open it to local businesses first, and we could look into having a limit on the number of vendors the town will allow. Other cities have ranked vendors on a point system, including quality of food, creativity of menu, etc; there are a variety of ways to write regulations.

Ms. Dudney: Does the Planning Commission have any role in an annexation like these? (Mr. Neubecker: Not usually with already developed land. There is also flexibility for the Town Council to set the annexation date after the close of the sale of Allaire Timbers, and forgo the tax revenue of the sale.)

Mr. Grosshuesch: Peak 6 expansion public comment deadline has been extended another 15 days (to August 9); Forest Service will be taking citizen comments about proposal and Council will write a letter back to Forest Service with comments. Ski area won't develop new commercial real estate at the base of Peak 6—at this point, look for an open house, will either be the 19th or the 26th — we are waiting for Scott Fitzwilliam from Forest Service to get back to us on the date.

Mr. Pringle: Did the Town Council recognize my issue with natural materials, Policy 5/R? (Mr. Neubecker: We assume they read the minutes, but they did not discuss it last week.)

FINAL HEARINGS:

1. The Elk Building and Variance Request (MM) PC#2011001, 103.5 North Main Street

Mr. Mosher presented a proposal to construct a 1,902 square foot mixed use building with commercial/retail and workforce housing uses. A 495 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. A variance is also sought under Policy 5, Absolute, Architectural Compatibility of the Development Code, for non-compliance with Priority Policy 80A of the Handbook of Design Standards for the Historic and Conservation Districts: "Use connectors to link smaller modules and for new additions to historic structures".

This proposal was last reviewed on April 19, 2011 as a second preliminary hearing. At that meeting, the Commission represented the following:

1. Full support for the 24-inch tall stone wainscot at the east elevation.
2. Full support for the variance request from Priority Policy 80A.
3. Majority support for the metal railing at the connector portion of the proposed building.

Changes since the April 19, 2011 Second Preliminary Hearing

1. The overall building density has been reduced by 79 square feet. As a result, the negative points for the above ground density overage has been reduced from negative twelve (-12) points to negative nine (-9) points.
2. Interior circulation has been modified slightly.
3. The landscaping plans and details are provided.

The applicant and agent have been working with staff and the Commission to create a building that should enhance the Historic District and provide a new structure that complements the historic character of Main Street. Staff had two questions for the Commission:

1. Did the Commission support the request for a variance from Priority Policy 80A, "Use connectors to link smaller modules and for new additions to historic structures"?
2. Did the Commission support the Condition of Approval that the applicant shall submit plans for a re-designed deck railing at the connector link, and obtain staff approval for the new design prior to issuance of a building permit?

Staff welcomed any additional Commission comment.

Staff recommended the Commission support The Elk Mixed Use Building and Variance Request, PC#2011001, by endorsing the Point Analysis which shows a passing score of zero points, along with the presented Findings and Conditions, which include the variance request.

Commissioner Questions to Staff and Agent:

Ms. Dudney: Since the variance has been discussed at previous meetings, have there been any comments from the Town Council on this topic? (Mr. Mosher: Town Council only comments on projects that are presented before them. In this case, we will not hear their comments until this item appears on their Consent Calendar. If approved tonight, this will be heard at their next meeting.)

Mr. Pringle: Also, the Staff/Commission field trip we mentioned earlier, we will be looking at connector links in the Historic District.

Ms. Sutterley: For the record, part of the situation with a standard connector link was the public safety concerns. I think it is something we have to look at in context with each project, public safety is as important as the historic feel. Also, clarification on the railing: it is just for the railing—it won't be contemporary looking; I don't want plain vanilla, but I want some detail.

Mr. Schroder opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Pringle: I'm impressed with the progress of this project. I think we have to look at the buildings that have been completed. I am in support of the variance not only for the reasons stated but also because strict interpretation of the policy won't work in this particular case and it will help address future similar

situations. Endorses point variance. Maybe in future applications we can find a different type or technique for the solid wainscoting at the primary facades.

- Ms. Dudney: In support of the variance. Has never had a problem with the railing and support the staff's point analysis and Findings and Conditions.
- Mr. Butler: In support of the variance and support the point analysis with the Findings and Conditions
- Ms. Christopher: Appreciates all the changes. Support the connector variance, points and Findings and Conditions.
- Mr. Rath: The variance seems like a common sense way to look at the project. Support all and agree with the other Commissioners.
- Mr. Schroder: Agrees to each of the things stated. Thanks for having the condition on the re-design of the railing and that you will be working on it with Staff. In support of the application as presented to the Commission tonight.

Mr. Pringle made a motion to approve the point analysis for the Elk Building and Variance Request, PC#2011001, 103.5 North Main Street. Ms. Dudney seconded, and the motion was carried unanimously (6-0).

Mr. Pringle made a motion to approve the Elk Building and Variance Request, PC#2011001, 103.5 North Main Street, with the presented Findings and Conditions. Ms. Dudney seconded, and the motion was carried unanimously (6-0).

COMBINED HEARINGS:

1. Master Plan Amendment, Tract C, Shores at the Highlands (MM) PC#2011039, 87 Shores Lane

Mr. Mosher presented a proposal to modify the Second Amended Master Plan of the Delaware Flats Planning Area 3A (West Braddock, PC#2007120) by re-assigning uses and density within Parcels C and D.

The purpose of this modification is to bring the Master Plan of the Delaware Flats Planning Area 3A back into compliance with the boundaries and densities that reflect the underlying ownerships of the parcels. This Master Plan Modification has not presented any concerns to Staff. There will be further detailed review of the development on this property with future applications for development. Staff welcomed any further comments from the Commission.

The Planning Department recommended approval of The Third Amended Master Plan of the Delaware Flats Planning Area 3A, (PC#2011039) by supporting the presented Point Analysis and the associated Findings and Conditions.

Mr. Schroder opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Questions / Comments:

- Mr. Pringle: Is the density for Parcel C the same? (Mr. Mosher: It remains unchanged.)
- Ms. Dudney: Brought up vesting of the projects. (Mr. Neubecker: Vesting protects the applicant from future Code changes.) So the three years is the vesting time for the applicant and they have to submit the master plan? The improvements won't necessarily all be made within the three years? (Mr. Mosher: No, however, the trees are part of the public improvement required with the subdivision application.) (Mr. Grosshuesch: The master plan is vested for three years. Discussed the importance of the subdivision plat; once they have it recorded they don't necessarily have to act on it right away, they can wait on it, and not build immediately.)
- Mr. Jack Wolfe: The three lenders are back and want the three original properties back. They ultimately want to sell it as multi-family land.

None of the Commission had concerns.

Mr. Pringle made a motion to approve the point analysis for the Master Plan Amendment, Tract C, Shores at the Highlands, PC#2011039, 87 Shores Lane. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

Mr. Pringle made a motion to approve the Master Plan Amendment, Tract C, Shores at the Highlands, PC#2011039, 87 Shores Lane, with the presented Findings and Conditions. Ms. Dudney seconded, and the motion was carried unanimously (6-0).

2. Subdivision Amendment, Tract C, Shores at the Highlands (MM) PC#2011038, 87 Shores Lane

Mr. Mosher presented a proposal to re-plat the current Tract C boundaries of the Shores of the Highlands (original PC# 2007131) to reflect the original boundaries established by the previously approved Amended West Braddock Subdivision (original PC# 2006077).

The purpose of this modification is to bring the subdivision boundaries back into compliance with the boundaries that reflect the underlying ownerships of the parcels. This subdivision modification has not presented any concerns to Staff. There will be further detailed review of any development on this property with future applications for development. Staff welcomed any further comments from the Commission.

The Planning Department recommended approval of the re-plat of Tract C, Shores of the Highlands, (PC#2011038) along with the presented Findings and Conditions.

Mr. Schroder opened the hearing to Public Comment. There was no Public Comment and the hearing was closed.

None of the Commission had concerns.

Mr. Pringle made a motion to approve the Subdivision Amendment, Tract C, Shores at the Highlands, PC#2011038, 87 Shores Lane, with the presented Findings and Conditions. Ms. Dudney seconded, and the motion was carried unanimously (6-0).

OTHER MATTERS:

Mr. Neubecker: The historic district walk-around date that works for most Commissioners is July 28. Exact time is to be determined. We are aiming for 10:00 am to 2:00 pm, including lunch.

Mr. Schroder also announced he will not be present during the next meeting, July 19.

ADJOURNMENT:

The meeting was adjourned at 8:05 p.m.

Dan Schroder, Chair

MEMO

TO: Mayor & Town Council
FROM: Tim Gagen, Town Manager
DATE: July 6, 2011
SUBJECT: Committee Reports for 7.12.2011 Council Packet

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

Police Advisory Committee	Chief Holman	July 6, 2011
----------------------------------	---------------------	---------------------

The Police Advisory Committee (PAC) held its bimonthly meeting on July 6, 2011. The Chief and PAC members discussed the following:

- **July 4th debrief:** Chief Holman and the group debriefed the operations for July 4th. Several members of the committee commented that it was a very successful weekend for the town.
- **USA Pro Cycling Challenge:** Commander Haynes briefed the committee on the race, the public safety component and what is being done to manage traffic, access points, and pedestrian traffic during the event.
- **Parking Management:** Staff presented the annual parking report to the committee. This is the same report previously presented to Council. Staff discussed highlights of the report including permits, pay parking, inventory and traffic flow and upcoming projects. Committee members strongly expressed a desire to hold individuals who abuse the parking system more accountable for their actions.
- **Variable Message Sign:** Chief Holman showed the committee a mock up of the future VMS sign.
- **Staffing Changes:** Chief Holman advised the group of upcoming staffing changes.

Committees	Representative	Report Status
CAST	Mayor Warner	Verbal Report
CDOT	Tim Gagen	No Meeting/Report
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	No Meeting/Report
Wildfire Council	Matt Thompson	No Meeting/Report
Public Art Commission*	Jenn Cram	No Meeting/Report
Summit Stage Advisory Board*	James Phelps	No Meeting/Report
Police Advisory Committee	Rick Holman	Report Included
Housing/Childcare Committee	Laurie Best	Verbal Report

Note: Reports provided by the Mayor and Council Members are listed in the council agenda.

* Minutes to some meetings are provided in the Manager's Newsletter.

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

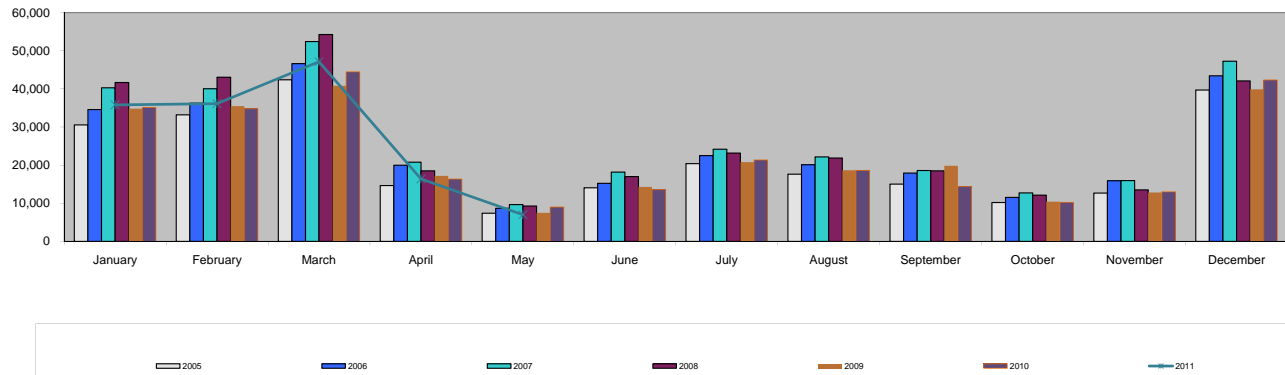
(in Thousands of Dollars)

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	35,805	35,805	2.0%	2.0%
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	36,128	71,933	3.8%	2.9%
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	47,100	119,033	5.9%	4.1%
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	16,370	135,403	0.1%	3.6%
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	6,969	142,372	-22.6%	1.9%
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	142,372	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	142,372	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	142,372	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	142,372	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	142,372	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	142,372	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	142,372	n/a	n/a
Totals	257,638		292,594		322,001		314,841		272,306		273,106		142,372			

2011 Monthly Sales Tax Activity (in thousands of dollars)



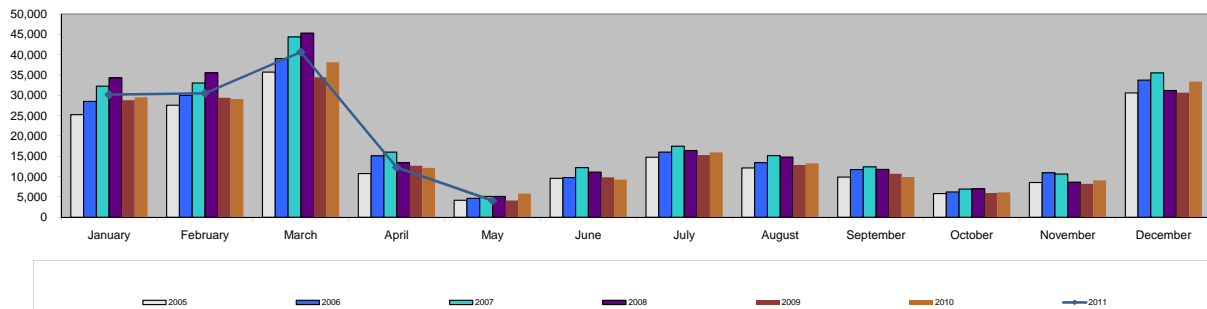
**TOWN OF BRECKENRIDGE
TAXABLE SALES ANALYSIS BY BUSINESS SECTOR**

(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				
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	30,174	30,174	2.2%	2.2%
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	30,504	60,678	4.9%	3.5%
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	40,676	101,354	6.7%	4.7%
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	12,281	113,635	1.0%	4.3%
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	4,077	117,712	-30.1%	2.6%
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	117,712	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	117,712	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	117,712	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	117,712	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	117,712	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	117,712	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	117,712	n/a	n/a
Totals	194,803		219,313		241,268		234,652		202,994		211,778		117,712			

2011 Monthly Sales Tax Activity (in thousands of dollars)



Tourism Ratio (Retail + Restaurant)/Lodging

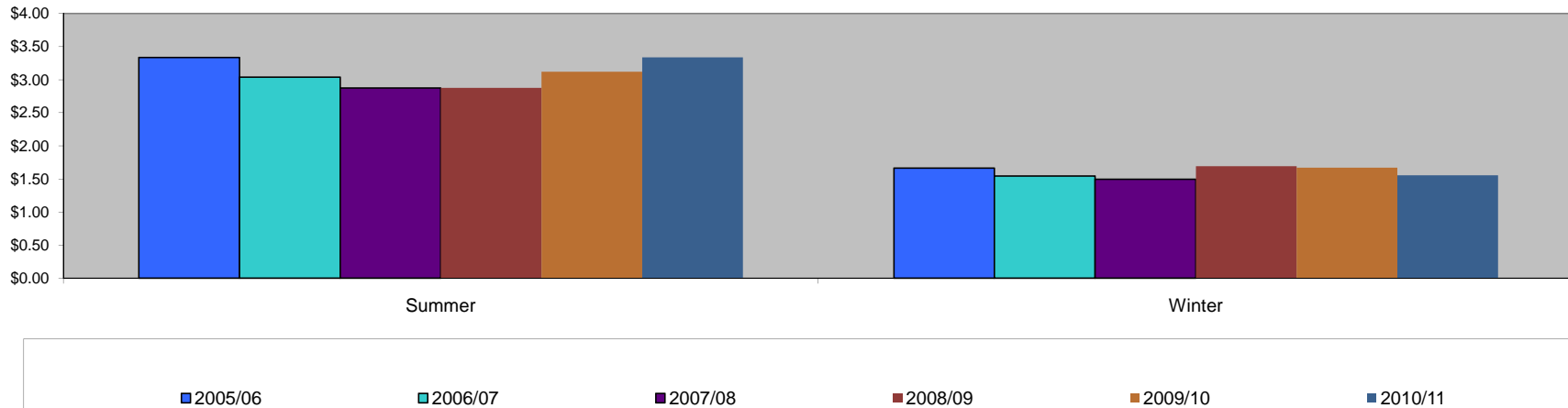
Tourism Ratio

(Retail + Restaurant) / Short Term Lodging

For every \$1 spent in Short-Term Lodging, how much is also spent in Restaurant + Retail

	2005		2006		2007		2008		2009		2010		Monthly 09-10	2011		Monthly 10-11	YTD % Change 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		Actual	YTD		
January	\$1.44	\$1.44	\$1.38	\$1.38	\$1.28	\$1.28	\$1.21	\$1.21	\$1.37	\$1.37	\$1.36	\$1.36	-0.6%	\$1.46	\$1.46	6.9%	6.9%
February	\$1.34	\$1.39	\$1.31	\$1.34	\$1.21	\$1.24	\$1.15	\$1.18	\$1.28	\$1.33	\$1.35	\$1.36	5.3%	\$1.37	\$1.41	1.5%	4.1%
March	\$1.24	\$1.33	\$1.17	\$1.27	\$1.11	\$1.19	\$1.00	\$1.11	\$1.23	\$1.29	\$1.37	\$1.36	11.5%	\$1.21	\$1.33	-11.6%	-2.5%
April	\$2.09	\$1.39	\$1.92	\$1.34	\$1.64	\$1.24	\$1.87	\$1.17	\$2.01	\$1.36	\$1.98	\$1.42	-1.5%	\$2.03	\$1.39	2.6%	-2.1%
May	\$4.88	\$1.45	\$3.86	\$1.39	\$4.58	\$1.29	\$3.92	\$1.21	\$5.18	\$1.41	\$6.55	\$1.50	26.3%	\$3.92	\$1.43	-40.1%	-4.9%
June	\$2.86	\$1.53	\$3.33	\$1.47	\$2.75	\$1.37	\$2.79	\$1.29	\$2.84	\$1.49	\$3.63	\$1.59	27.7%	\$0.00	\$1.43	n/a	n/a
July	\$2.50	\$1.61	\$2.39	\$1.55	\$2.45	\$1.45	\$2.63	\$1.38	\$2.70	\$1.59	\$2.82	\$1.69	4.3%	\$0.00	\$1.43	n/a	n/a
August	\$3.07	\$1.69	\$2.71	\$1.62	\$2.68	\$1.53	\$3.18	\$1.47	\$3.13	\$1.67	\$3.11	\$1.78	-0.9%	\$0.00	\$1.43	n/a	n/a
September	\$3.60	\$1.77	\$3.36	\$1.70	\$3.07	\$1.59	\$2.58	\$1.52	\$3.11	\$1.74	\$3.57	\$1.84	14.9%	\$0.00	\$1.43	n/a	n/a
October	\$4.15	\$1.82	\$3.79	\$1.74	\$3.61	\$1.63	\$3.58	\$1.56	\$3.20	\$1.77	\$3.84	\$1.89	19.8%	\$0.00	\$1.43	n/a	n/a
November	\$3.02	\$1.86	\$2.73	\$1.78	\$2.82	\$1.67	\$3.27	\$1.60	\$3.03	\$1.82	\$2.95	\$1.93	-2.7%	\$0.00	\$1.43	n/a	n/a
December	\$1.45	\$1.79	\$1.40	\$1.72	\$1.29	\$1.61	\$1.32	\$1.56	\$1.23	\$1.71	\$1.35	\$1.82	9.7%	\$0.00	\$1.43	n/a	n/a

2011 Monthly Tourism Ratio



Summer season includes 1st year in range

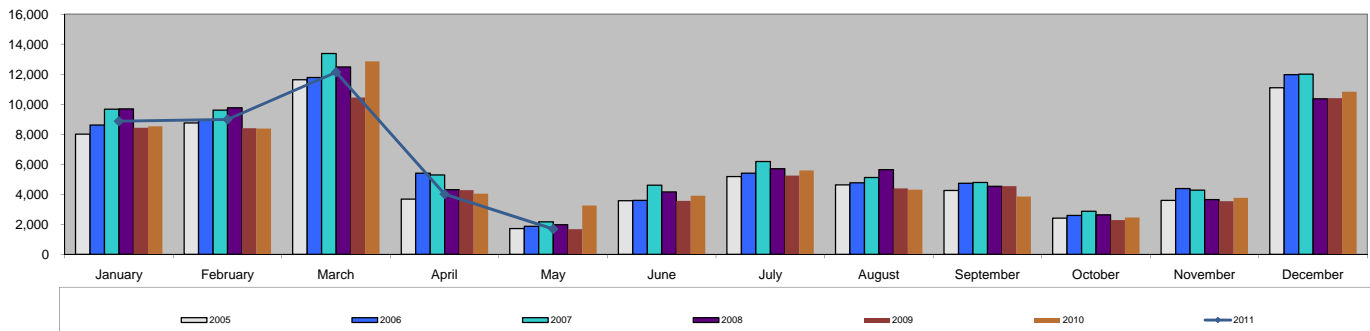
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(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	8,862	8,862	3.9%	3.9%
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	8,982	17,844	7.2%	5.5%
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	12,125	29,969	-5.6%	0.7%
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	4,006	33,975	-0.6%	0.5%
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	1,679	35,654	-48.4%	-3.7%
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	35,654	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	35,654	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	35,654	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	35,654	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	35,654	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	35,654	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	35,654	n/a	n/a
Totals	68,460		74,000		79,896		74,837		67,167		71,710		35,654			

2011 Monthly Sales Tax Activity (in thousands of dollars)



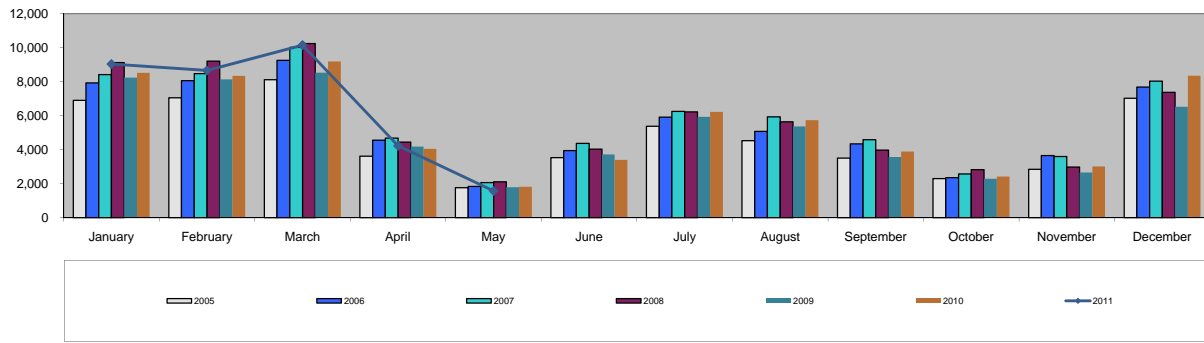
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(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	9,039	9,039	6.2%	6.2%
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	8,660	17,699	3.8%	5.0%
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	10,151	27,850	10.5%	6.9%
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	4,222	32,072	4.5%	6.6%
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	1,570	33,642	-13.4%	5.5%
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	33,642	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	33,642	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	33,642	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	33,642	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	33,642	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	33,642	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	33,642	n/a	n/a
Totals	56,497		64,556		68,954		68,131		60,874		64,906		33,642			

2011 Monthly Sales Tax Activity (in thousands of dollars)



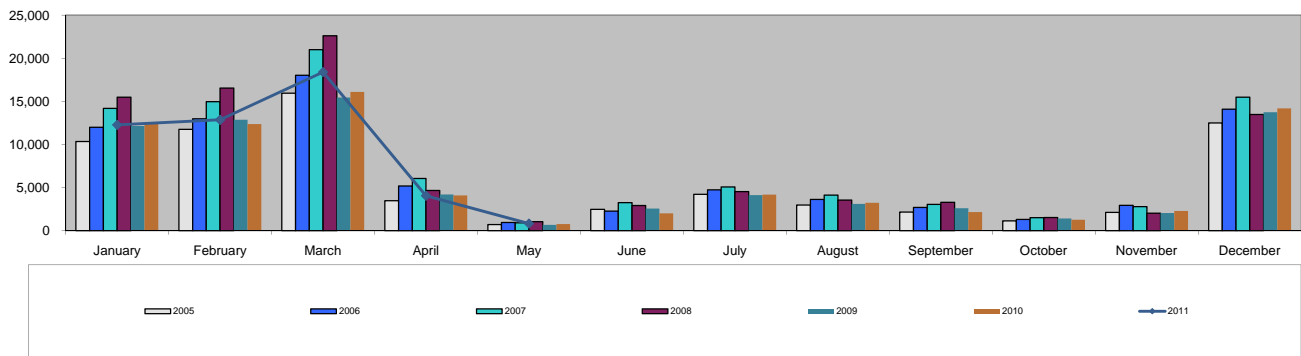
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(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	12,273	12,273	-1.8%	-1.8%
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	12,862	25,135	4.0%	1.1%
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	18,400	43,535	14.3%	6.3%
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	4,053	47,588	-0.7%	5.7%
May	711	42,257	957	49,123	923	57,129	1,039	60,356	667	45,337	773	45,814	828	48,416	7.1%	5.7%
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	48,416	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	48,416	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	48,416	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	48,416	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	48,416	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	48,416	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	48,416	n/a	n/a
Totals	69,846		80,757		92,418		91,684		74,953		75,162		48,416			

2011 Monthly Sales Tax Activity (in thousands of dollars)



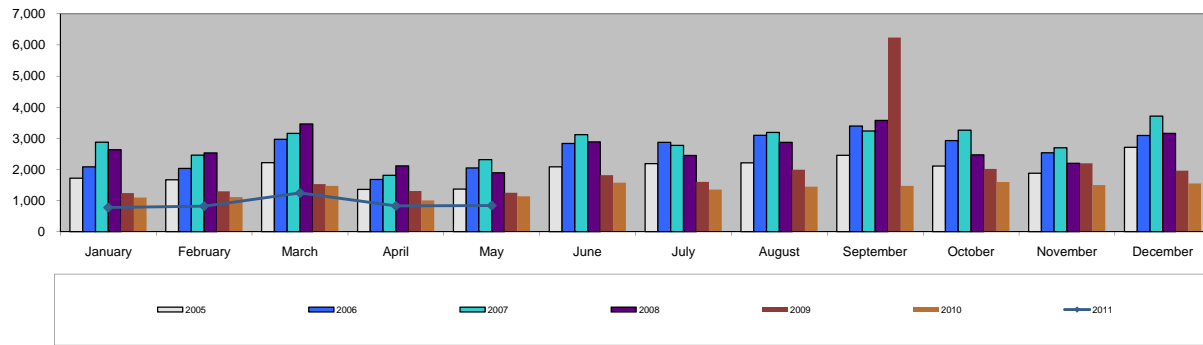
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(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	1,244	2,842	-15.5%	-22.7%
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	828	3,670	-17.7%	-21.6%
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	839	4,509	-26.3%	-22.6%
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	4,509	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	4,509	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	4,509	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	4,509	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	4,509	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	4,509	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	4,509	n/a	n/a
Totals	23,961		31,557		34,593		32,242		24,435		16,305		4,509			

2011 Monthly Sales Tax Activity (in thousands of dollars)



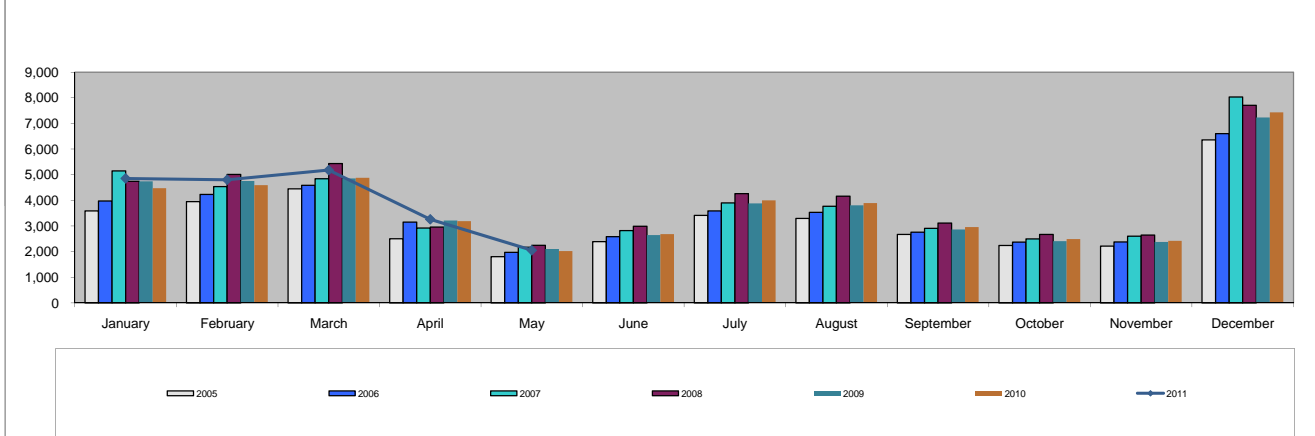
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(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	5,180	14,837	6.2%	6.4%
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	3,261	18,098	2.4%	5.7%
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	2,053	20,151	1.4%	5.2%
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	20,151	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	20,151	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	20,151	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	20,151	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	20,151	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	20,151	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	20,151	n/a	n/a
Totals	38,874		41,724		46,140		47,947		44,877		45,023		20,151			

2011 Monthly Sales Tax Activity (in thousands of dollars)



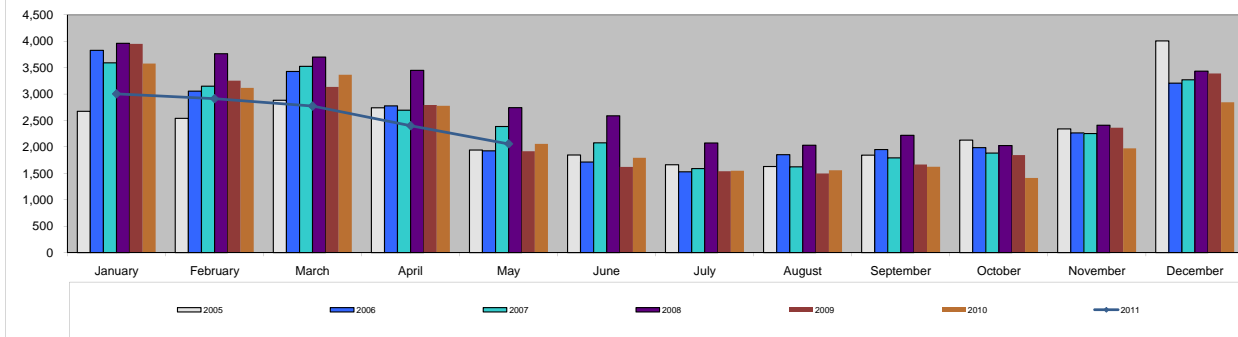
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(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	2,913	5,917	-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	2,772	8,689	-17.6%	-13.6%
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	2,400	11,089	-13.6%	-13.6%
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	2,057	13,146	0.0%	-11.7%
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	13,146	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	13,146	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	13,146	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	13,146	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	13,146	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	13,146	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	13,146	n/a	n/a
Totals	28,231		29,519		29,829		34,400		28,967		27,649		13,146			

2011 Monthly Sales Tax Activity (in thousands of dollars)



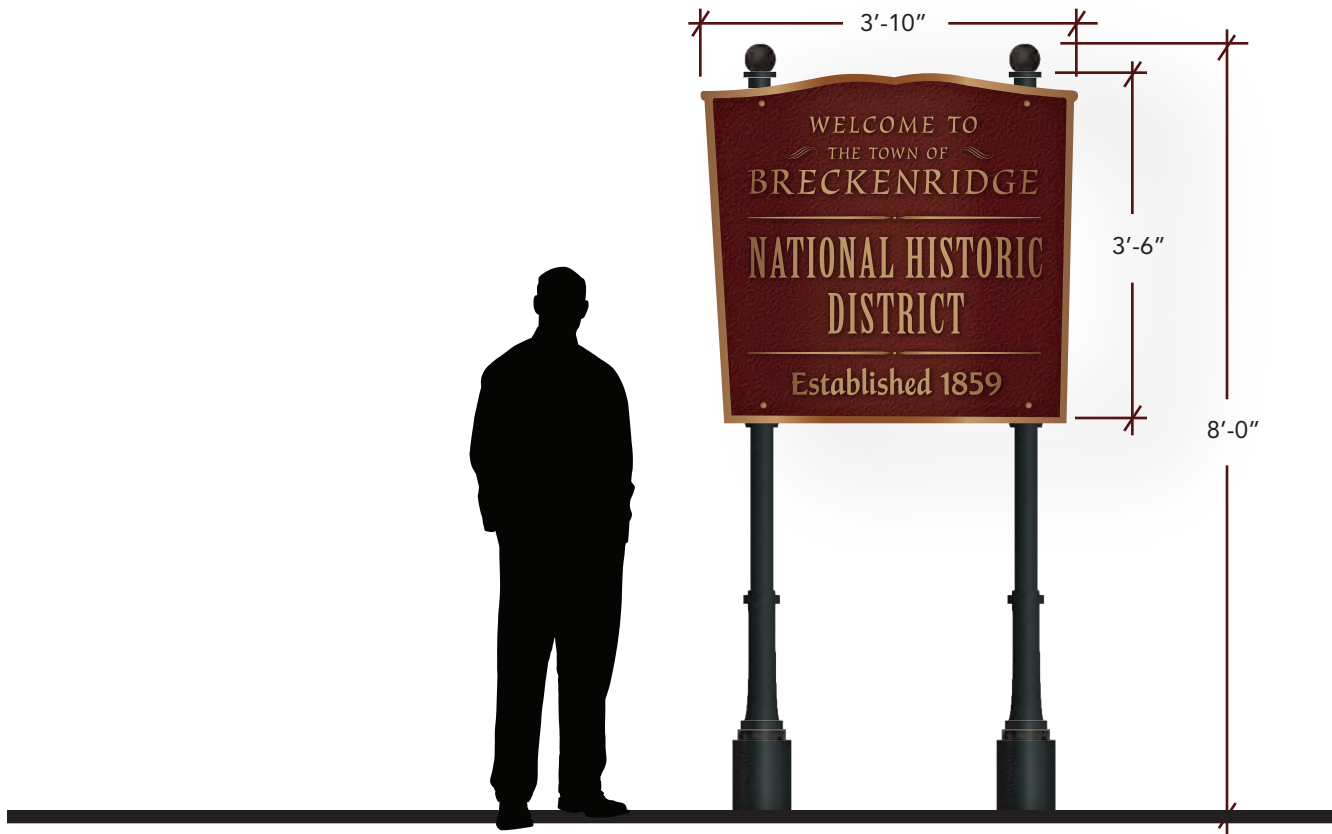
MEMO

TO: Town Council
FROM: Laurie Best-Community Development Department
DATE: July 5, 2011
RE: Breckenridge Heritage Alliance Bookend Signs

The Town Council agreed to provide \$5,000 to the Alliance for signs to be installed at the north and south end of Town along Main Street. The goal of the signs is to delineate the boundaries of the Historic District with signage that is consistent with the Town's Wayfinding Plan. The Alliance was asked to provide the Council with the actual sign details prior to the installation.

The specifications submitted by the Alliance are attached to this memo and the sign matches the Wayfinding Plan in appearance, shape, and size. The sign will be fabricated by a local vendor using iron and a powder coat finish. The Wayfinding Plan had suggested the sign be fabricated using poured bronze but that would add significantly to the cost (four to five times the cost) without any additional benefits. The iron is expected to last and to age similar to bronze. One sign will be installed within the landscaped area in front of La Cima (in Town right of way) and the other sign will be installed in the Town right of way south of the Main Street-French Street Intersection. Staff is working with the Alliance on the final color details but supports the Alliance's signs. Staff will be available during your worksession in the event the Council has any questions or would like to see the actual material samples.

Recommendation: Staff recommends the Alliance be authorized to proceed with the fabrication and installation of the signs subject to final color approval by staff.



SIGN TYPE A6
Historic District ID
Scale: 1/2" = 1'-0"

Memorandum

To: Town Council

From: Tom Daugherty, Town Engineer and Jennifer Cram, Planner III

Date: 7/06/2011

Re: Roundabout Landscape Plan

As part of the SH9 work, Town partnered with CDOT to add landscaping elements to the median and roundabout in place of concrete. The intent of the plan was to create a naturalized landscape using native and high alpine trees, shrubs and grasses defined in a border of decorative stone pavers. The landscaping project was completed in the Fall of 2008 and upon request, the contractor replaced trees during the 2-year warranty period. Staff is currently working to plant some additional perennials on the lower/west side of the roundabout for a splash of color as you come into town.

The roundabout itself was designed to incorporate public art in the future, but can stand alone without a public art piece as well. The Public Art Commission has noted a roundabout piece as one of their priorities when budget is restored.

As discussed during a previous public projects update, some of the Main Street budget will be utilized to complete the decorative stone work at the north end of the medians, replacing the rock chip areas with pavers

Staff will have a copy of the plan and be available during the work session to walk the Council through the plan and answer any questions.



MEMORANDUM

TO: Town Council
FROM: Chris Neubecker, Current Planning Manager
DATE: July 6, 2011
SUBJECT: Planning Commission Vacancy

Attached please find five letters of interest for the Planning Commission. There is one vacancy on the Commission. This term will run until October 31, 2012. You will be interviewing five applicants.


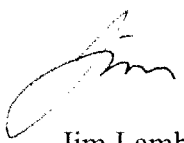
Suggested interview questions and a ballot have been included in hard copy form in your notebooks.

June 27, 2011

Jim Lamb
Box 3854
Breckenridge, CO
80424

Dear Mayor Warner and the Breckenridge Town Council,

I would like to apply for the opening at the Breckenridge Planning Commission. I feel that I bring a solid understanding of the code and policies involved in the planning process. I have been on both sides of the table in the planning process, having just completed a new house in the historic district. In addition, I have put a foundation under an 1881 house and completely restored it to its original condition. I feel would bring dedication and experience to the commission. Thank you for your consideration.



Jim Lamb

RECEIVED
JUN 27 2011
TOWN OF BRECKENRIDGE
PLANNING DEPT

June 28, 2011

Breckenridge Planning Director

150 Ski Hill Road

PO Box 168

Breckenridge, CO.

80424

RECEIVED
JUN 29 2011
TOWN OF BRECKENRIDGE
PLANNING DEPT

To Whom It May Concern,

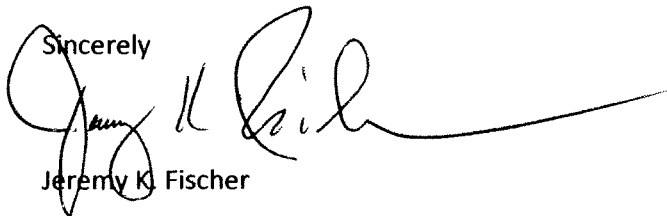
I have been resident and Town of Breckenridge property and home owner since 1995. I began my career as an employee of Ralston Resorts and only a few short years later took on my first general contracting project here in Breckenridge. I have enjoyed a successful career building a wide variety of projects through-out Summit County.

I graduated from the Savannah College of Art and Design in 1994 with a bachelor degree specializing in architecture and historic preservation. While in Savannah I worked with an award winning general contractor whose specialty was preservation construction. I have over twenty years experience in the construction and preservation industry. Besides completing numerous custom homes in and around Breckenridge I can also include two successful restoration development projects within the town's historic district.

Prior to the evolvement of the Summit Historical Society, I consulted with their director and served for many years as a volunteer. I donated my time and expertise to the stabilization of the Rice Barn in Summit Cove and preserved and stabilized all the out buildings at the Storm Mountain Ranch.

I have a good relationship with town and county building officials and clear understanding of the town's goals. I believe my experience, education, and reputation make me uniquely qualified to help the town continue to move in a positive direction. I have the time and energy to devote myself to this commitment and appreciate your consideration.

Sincerely



Jeremy K. Fischer

David Askeland
PO Box 9064
Breckenridge, CO 80424
(M) 970-389-5941
askelands@msn.com

Breckenridge Planning Director
Town Hall 150 Ski Hill Road
Breckenridge, CO 80424

Re: Planning Commission Vacancy

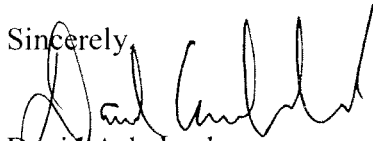
To Whom It May Concern:

I read with interest the position vacancy for the Town of Breckenridge Planning Commission recently posted in the Summit Daily.

I have years of experience working in commercial and residential construction both in and out of Summit County. In addition, I was the Country Director for World Hope International in Azerbaijan when over 25 schools were built for local governments. The opportunity to work with both the local and national governments to complete these schools as part of our community development work was a truly interesting and educational experience in how to work with people and organizations. I am currently working at Colorado Mountain College where strategic planning, organization and communication skills are vital and believe my commitment to and enthusiasm for working with a diverse community would be a bonus to the planning commission.

Having lived in Breckenridge since 2000, I am committed to assisting the town in achieving its short and long term vision and would welcome the opportunity to meet with you to explore how I may be of value to the Breckenridge community.

Sincerely,



David Askeland
Director of Campus Operations
Colorado Mountain College

RECEIVED
JUL 05 2011
TOWN OF BRECKENRIDGE
PLANNING DEPT

From: Lee Edwards [<mailto:dryrot@colorado.net>]
Sent: Tuesday, July 05, 2011 2:44 PM
To: Grosshuesch, Peter
Subject: Planning Commission Vacancy

RECEIVED
JUL 05 2011
TOWN OF BRECKENRIDGE
PLANNING DEPT

Peter

Read the Summit Daily ad for the Planning Commission vacancy this morning and especially picked up on the line referring to "experience with historic preservation, architecture or construction".

I would like to interview with the Town Council for the vacancy and look forward to hearing from you.

Speak with you soon

Lee

American Institute of Certified Planners
American Institute of Architects (Associate)
Class A General Contractor

drc company, inc

970.453.0641 o
970.453.5667 f
970.390.0641 c

po box 1063
breckenridge, colorado 80424

dryrot@colorado.net

the breckenridge design/build firm since 1982

REYNOLDS K. TACKABERRY

PO Box 6302
Breckenridge, CO 80424

Cell: (703) 901-8066
rtackaberry@gmail.com

2 July 2011

Chris Neubecker,

The purpose of this letter of interest is to inquire about a position with the Town of Breckenridge Planning Commission position. I have over fifteen years of distinguished performance in progressively more responsible construction and preconstruction management positions with James G. Davis Construction Corporation and TCD, Inc, starting as a day laborer and progressing to Project Superintendent.

The professional skills that I offer to your organization include the following:

- Seven years of in field construction in the areas of project estimating, quality assurance/quality control and turnover of construction and renovation programs (interior and exterior), to include Assistant Project Manager responsibilities for the last two years.
- First six with Davis Construction consisted of construction field and administration experience including laborer, carpentry assistant, interior field layout and office administrative assistant.
- Effective team leader, team builder and team member.
- An innovative, decisive and focused worker.

I am committed to getting a job done in a way which surpasses expectations and will ensure you of the same level of performance.

I am a graduate of George Mason University, Fairfax, Virginia, graduating with Academic Honors - Dean's List.

Thank you for your time and consideration.

Sincerely,

Reynolds K. Tackaberry

RECEIVED
JUL 05 2011
TOWN OF BRECKENRIDGE
PLANNING DEPT

REYNOLDS K. TACKABERRY

PO Box 6302
Breckenridge, CO 80424

Cell: (703) 901-8066
rtackaberry@gmail.com

CAREER PROFILE

Fifteen years of distinguished performance in progressively more responsible management positions with James G. Davis Construction Corporation (Maryland) & TCD, Inc (Colorado), starting as a day laborer to Project Superintendent. A proven performer and leader, who can define, plan and deliver solutions to a diverse range of construction challenges. Experienced in working with internal staff, outside suppliers and owners to develop plans, resolve issues, and meet organizational goals. Effective team leader, team builder and team member. Additional skills and notable achievements include:

- Customer Relationship Development
- Project Estimating
- Effective Communications
- Quality Assurance and Quality Control
- Training and Development
- Fostering a "can-do" attitude on the job

PROFESSIONAL EXPERIENCE

Independent Consultant – Construction Services

2008 - Present

Projects include minor design & estimating for small construction projects, interior renovation, finish carpentry and seasonal labor including tree and snow removal.

- Interior renovation including minor demolition, structural framing, waterproofing, interior finishes, minor HVAC, plumbing & electrical work. Projects include drywall repair & finishes, exhaust system upgrades, plumbing installation, installation & replacement of electrical fixtures, rewiring & installation of GFI outlets in kitchen, bathroom & laundry areas.
- Finished carpentry work has consisted of cabinetry & vanity installation including custom storage and shelving, in addition to residential trim including matching, staining, removal and installation.

Project Superintendent – TCD, Inc

2007 - 2008

Onsite representative responsible for overall construction project, jobsite safety, budget and construction schedule.

- Maintained daily communication with Project Owner, Inner-Office and Field Staff, Architectural and Engineering Team.
- Assisted in sales and marketing to prospective clients, including preconstruction services, design meetings, conceptual estimating and schedule/construction strategies.
- Responsible for the project bidding process, including scheduling, value engineering and final Construction Cost Estimates. Responsible for all trade scoping.

Assistant Project Manager / Assistant Superintendent – Davis Construction

2003 - 2007

Assisted the Program Manager with various project management tasks.

- Implemented and successfully managed the quality assurance, quality control and turnover of numerous construction and renovation programs for the division. The largest job was the construction of 192 residential units at Gallery Place in Washington D.C., a multi-million dollar program.
- Managed and directed preconstruction bidding, project start up, preparation of project logs and minutes, job site safety, overall project quality control, and project close-out procedures on numerous multi-million dollar programs, including Richmond City Hall, Richmond Coliseum in Richmond, Virginia.
- Instituted budget procedural changes that enabled the Program Manager to quickly update budget expenses ensuring that the project stayed on schedule and within budget.

Preconstruction Manager (Interior) – Davis Construction

2001 - 2003

Executed and managed the bidding process for numerous projects for the division.

- Implemented and coordinated the distribution of bid documents to the subcontractors, the evaluation of bid proposals, and the development of bid analysis sheets for the final proposal summary estimates for approval by the Division's Vice President and President.
- Managed the 180,000 square foot International Spy Museum building renovation project, consisting of exterior and interior renovation, a \$17.6M project.
- Negotiated subcontract bid proposals to include complete scope and best price for the District of Columbia Mayor's Office, a \$5.1M project.
- Built customer relationships resulting in the highest customer satisfaction rating in 2002.

Estimating Coordinator - Davis Construction

2000 - 2001

Directed, supervised and integrated activities in the Estimating Department.

- Developed and executed policies to effectively distribute Bid Documents, ensuring all subcontractors received complete and competitive price proposals, including the Department of Education in Washington, DC, (130,000 sq. ft. build-out - \$3.0M) and Digex (120, 000 sq. ft. tenant build-out - \$3.2M).
- Fostered excellent subcontractor relationships resulting in consistently enthusiastic bids from all contractors.
- Developed a system to constantly update subcontractor addresses and trades, to include union and non-union status.

Administrative Assistant/College Intern - Davis Construction

1997 - 2000

Worked as a college intern at Davis Construction for three summers and all major school holidays.

- Provided administrative support to the Vice President, Senior Project Managers, Project and Assistant Project Managers.
- Maintained PM/APM logs, project files, typed owner contracts, purchase orders and change proposals, and assembled proposal brochures and binders for new projects.
- Prepared and assembled O & M manuals, proposal brochures and binders for new projects.

Construction Laborer - Davis Construction

1994 - 1997

Responsible for working at various field construction sights in the area of building renovation.

- Learned the construction business from the laborer's perspective.
- Responsible for assisting the project foreman with tenant field layout and "chalking" of the buildings.

EDUCATION and ACHIEVEMENTS

2007: 40hr OSHA Certified

2006: US Army Corps of Engineers, Corps of Engineers Training Course

- Construction Quality Management for Contractors

2000: George Mason University, Fairfax, Virginia – Baccalaureate of Arts

- Graduated with Academic Honors - Deans List
- Area of study: Public Administration, with a minor in Art History

2000: Cambridge University, Cambridge, England

- Area of study: Art History

1998: Northern Virginia Community College, Annandale, Virginia – Associates Degree.

1992: Eagle Scout with Palms

ACTIVITIES

2004 - 2006: Assistant Scout Master for Boy Scout Troop 1582

2004 - 2006: Certified Sailing Instructor for Washington Sailing School

References upon request.

TOWN OF BRECKENRIDGE

JOINT MEETING with the PUBLIC ART COMMISSION and TOWN COUNCIL
AGENDA

Tuesday, July 12, 2011

Meeting Location: Town Council Chambers, Town Hall
150 Ski Hill Road.

6:00 pm start -

Program Updates

- Sculpture on the Blue
- Breckenridge Theatre Gallery
- Permanent Collection Maintenance Update

“Popsicle” dedication

- Thank you for completing purchase
- Back to school dedication event with Little Red Schoolhouse Wednesday, August 31, 2011, at 5:30 pm

Future Growth of Permanent Collection — based on budget reinstatement

- Roundabout N. entrance to Breckenridge
- Gondola base – donation/coop with Vail Resorts?
- Edwin Carter Museum Pocket Park
- Mosaic mural @ Timberline Learning Center/Carriage House
- Town Hall

Promoting Breckenridge as an Arts Destination through cooperation and integration with Summit County Arts Organizations

BPAC Membership – Recruit two new Commissioners?

Friends of the Arts District

- Events update
 - Holiday Arts Market
 - Tin Shop Gala
 - Arts District Celebration & Ceramic Sale
- Membership pledge drive
- Workshops/guest artist budget sustainability

For further information, please contact:
Jennifer Cram at 970-547-3116.



BRECKENRIDGE TOWN COUNCIL REGULAR MEETING
Tuesday, July 12, 2011; 7:30 p.m.
Town Hall Auditorium

I	CALL TO ORDER, ROLL CALL	Page
II	APPROVAL OF MINUTES – June 28, 2011; June 30, 2011 Special Meeting	32
III	APPROVAL OF AGENDA	
IV	COMMUNICATIONS TO COUNCIL	
	A. Citizen’s Comment - (Non-Agenda Items ONLY; 3-minute limit please)	
	B. BRC Director Report	
	C. USA PCC Update	
V	CONTINUED BUSINESS	
	A. SECOND READING OF COUNCIL BILLS, SERIES 2011 - PUBLIC HEARINGS	
	1. Council Bill No. 29 Series 2011 - An Ordinance Designating Certain Real Property As A Landmark Under Chapter 11 Of Title 9 Of The Breckenridge Town Code (Lot 69, Bartlett And Shock Addition)	37
	2. Council Bill No. 30, Series 2011 - An Ordinance Allowing The Use Of The Electrical Motor On An Electrical-Assisted Bicycle That Is Being Operated On The Bike Path Within The Town	41
	3. Council Bill No. 31, Series 2011 – An Ordinance Submitting To The Registered Electors Of The Town Of Breckenridge At A Special Town Election To Be Held On November 1, 2011 The Question Of Whether, Commencing January 1, 2012, The Town Of Breckenridge Should Impose An Excise Tax Of Five Percent (5%) On The Retail Sale Of Medical Marijuana By Authorized Medical Marijuana Retailers As A New Tax Pursuant To Article X, Section 20 Of The Colorado Constitution; Requiring Revenues Collected By The Town From The New Tax To Be Used Only For Designated Purposes; Setting Forth The Ballot Title; And Providing For The Conduct Of The Election	44
VI	NEW BUSINESS	
	A. FIRST READING OF COUNCIL BILLS, SERIES 2011 - None	
	B. RESOLUTIONS, SERIES 2011	
	1. A Resolution Adopting the “SustainableBreck Plan, July 2011” (PUBLIC HEARING)	54
	C. OTHER	
	1. Planning Commission Appointment	22
VII	PLANNING MATTERS	
	A. Planning Commission Decisions of July 5, 2011	2
VIII	REPORT OF TOWN MANAGER AND STAFF*	
IX	REPORT OF MAYOR AND COUNCILMEMBERS*	
	A. CAST/MMC (Mayor Warner)	
	B. Breckenridge Open Space Advisory Commission (Mr. Dudick)	
	C. BRC (Mr. Burke)	
	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)	
	I. Water Task Force (Mr. Mamula)	
X	OTHER MATTERS	132
XI	SCHEDULED MEETINGS	133
XII	ADJOURNMENT	

CALL TO ORDER, ROLL CALL

Mayor Warner called the June 28, 2011 Town Council Meeting to order at 7:30 p.m. The following members answered roll call: Ms. McAtamney, Mr. Bergeron, Mr. Mamula, Mr. Burke, Mr. Joyce and Mayor Warner. Mr. Dudick was absent.

APPROVAL OF MINUTES – June 14, 2011

The minutes were approved as presented.

APPROVAL OF AGENDA

Mr. Gagen requested addition of Ordinance #31 regarding a ballot question to impose an excise tax on medical marijuana under “New Business.” With that change, the agenda was approved.

COMMUNICATIONS TO COUNCIL

A. Citizen’s Comment - (Non-Agenda Items ONLY; 3-minute limit please) – None.

B. Ski Area Update – Pat Campbell, Breckenridge Ski Resort, reported on Q3 earnings and skier numbers: Breckenridge -1.631 million skiers; Vail with an all-time record of 1.746 million skiers; Keystone-7% improvement over last year. Vail’s Colorado Resorts were up 4% over last year, with the rest of the Colorado region up only 1%. Ms. Campbell reported that Season Pass sales are under way with a reorganization of some pass products. Breckenridge Summer Operations opened on June 17. Added amenities include the Coaster, pony rides for smaller children, jeep tours and a 2000-foot snow tubing hill. Hours of operation will be from 10 am – 6 pm. The Annual Mountain Cleanup is Thursday, June 30. Spring Fever results (replaced Spring Massive) showed success, and post season surveys will be shared soon with Breckenridge Resort Chamber (BRC) and Breckenridge Marketing Advisory Committee (BMAC). The Ski Area is working with the Dew Tour on a multi-year contract. The Council discussed the Peak 6 site visit. Mr. Gagen asked about the difference between the sales tax results and lodging. The Council and Ms. Campbell discussed the Peaks trail by the Alpine slide, and the different options and issues that have arisen. She recommended that Council talk to Scott Reid since he was at the site tour.

CONTINUED BUSINESS

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

- 1. **Council Bill No. 26, Series 2011** - An Ordinance Designating Certain Real Property As A Landmark Under Chapter 11 Of Title 9 Of The Breckenridge Town Code (Lot 79, Bartlett And Shock Addition)

Mr. Berry stated this ordinance if approved will designate the Palomo Building as a landmark under the Town’s Historic Preservation Ordinance. There are no changes from the first reading.

Mayor Warner opened the public hearing. There were no comments and the public hearing was closed.

Mr. Mamula moved to approve Council Bill No. 26, Series 2011. Mr. Burke seconded the motion. The motion passed 6-0.

- 2. **Council Bill No. 27, Series 2011** - An Ordinance Providing For The Vacation Of A Portion Of Grandview Drive

Mr. Neubecker stated as part of the plan for the new location of the Nordic Center facilities and overflow parking, a portion of the Grandview Drive right of way will be vacated to the adjacent land owners, which is the Town of Breckenridge. The parcel does not have any access issues or possibilities for additional subdivision, and will be public land. Mr. Neubecker said he received some phone calls, which were mainly for information regarding how the parking would work, and how the design would affect the residents and their right of way.

Mayor Warner opened the public hearing.

David Kincheloe, an adjacent homeowner to the Nordic Center stated his concerns regarding the vacation of the property to the Town and not to the adjacent Home Owner’s Association, as was told to him by Town staff nine years ago, and mentioned that while the Nordic Center has been preparing for their new building, blue tarps and logs from clearing trees have been dumped into the open space.

Janet Hoffman, Settlement homeowner on Lot 10, stated she agrees with Mr. Kincheloe, and mentioned bikers park in her driveway, access her hose, which is trespassing, and remarked there is no one to restrict the behavior for that activity. She mentioned her concern about traffic and parking in the area; how the Nordic Center would determine if the guests using the lot are using the Nordic Center or are parking there to go to the Breckenridge Ski Resort; and, her concern of where the plows will put the road snow, if there is another big snow year.

Mr. Gagen addressed the homeowners’ issues stating that the piece of land would remain a flat piece of ground; the portion of land is not going to the Homeowners’ Association because it is not the entire piece of land but just a smaller portion which is not adjacent. He invited the homeowners to view the current site plan proposed by the Nordic Center, and stated the vacated portion will become part of the Town Open Space with no special use, and will not be a road. Mr. Gagen outlined the approval process and cited ways that the homeowners could address their concerns during the public comment

portion of the planning approval process. The Council discussed the current plan which could make the vacated area a buffer, the parking lot plan, and how the operators of the Nordic Center would have a clear understanding of the best practices, including parking the maintenance vehicles inside the new building included in the site plan. The two homeowners cited parking violation issues at the end of that road. Mr. Gagen addressed the parking violations and thought the Police could help with those issues. Kim Dykstra-DiLallo said they could make the provisions for bike races at the Nordic Center part of the Special Event Permit process. Mr. Gagen asked Mr. Neubecker to update the citizens with the recently submitted site plan.

Mayor Warner closed the public hearing.

Ms. McAtamney moved to approve Council Bill No. 27, Series 2011. Mr. Bergeron seconded the motion. The motion passed 6-0.

3. **Council Bill No. 28, Series 2011** - An Ordinance Authorizing The Granting Of An Easement To Public Service Company Of Colorado (Coyne Valley Road)

Mr. Berry said the Public Service Company has asked the town to grant an easement which does require an ordinance. There are no changes to the first reading.

Mayor Warner opened the public hearing. There were no comments and the public hearing was closed.

Mr. Mamula moved to approve Council Bill No. 28, Series 2011. Mr. Bergeron seconded the motion. The motion passed 6-0.

NEW BUSINESS

A. FIRST READING OF COUNCIL BILLS, SERIES 2011

1. **Council Bill No. 29 Series 2011** - An Ordinance Designating Certain Real Property As A Landmark Under Chapter 11 Of Title 9 Of The Breckenridge Town Code (Lot 69, Bartlett And Shock Addition)

Mr. Joyce abstained from the discussion due to a conflict of interest.

Mr. Berry stated the Planning Commission approved the permit for this property and subsequently the permit was approved by the Council. He stated the property is a landmark structure, and this ordinance meets the required findings for designation.

The Council discussed the requirements for a landmark structure, including if the architect was prominent, and the architectural style and period of the building.

Mr. Bergeron moved to approve Council Bill No. 29, Series 2011. Ms. McAtamney seconded the motion. The motion passed 5-0, with Mr. Joyce abstaining.

2. **Council Bill No. 30, Series 2011** - An Ordinance Allowing The Use Of The Electrical Motor On An Electrical-Assisted Bicycle That Is Being Operated On The Bike Path Within The Town

Chief Holman stated this ordinance would add an amendment to the Town Code for the use of an Electric Motor on the bike path. He mentioned, currently under the Model Traffic Code, electric motors are not allowed, and this ordinance would authorize their use.

Mr. Bergeron moved to approve Council Bill No. 30, Series 2011. Mr. Burke seconded the motion. The motion passed 4-2, with Mayor Warner and Mr. Mamula voting "no."

3. **Council Bill No. 31, Series 2011** – An Ordinance Submitting To The Registered Electors Of The Town Of Breckenridge At A Special Town Election To Be Held on November 1, 2011 The Question Whether, Commencing January 1, 2012, The Town Of Breckenridge Should Impose An Excise Tax Of Five Percent (5%) On The Retail Sale Of Medical Marijuana By Authorized Medical Marijuana Retailers As A New Tax Pursuant To Article X, Section 20 Of The Colorado Constitution; Requiring Revenues Collected By The Town From The New Tax To Be Used Only For Designated Purposes; Setting Forth The Ballot Title; And Providing For The Conduct Of The Election.

Mr. Gagen stated this ordinance would place a question on the November election ballot to authorize an excise tax of five percent on Medical Marijuana, and outline how the use of money would be prioritized. He stated because of TABOR, the question must have voter approval.

Mr. Bergeron moved to approve Council Bill No. 30, Series 2011. Ms. McAtamney seconded the motion. The motion passed 6-0.

B. RESOLUTIONS, SERIES 2011

1. A Resolution Approving The Employment Of Rothergerber, Johnson & Lyons, LLP As Special Counsel; And Delegating Certain Powers To The Town Manager In Connection Therewith

Mr. Gagen said this Resolution would allow for contracting with the counselors to make sure the Town is collecting appropriate taxes. It does not cost anything unless they return lost revenue to the town.

Mr. Berry stated he worked with the counselors to fix the issues in the agreement and is happy with the agreement now.

Mr. Bergeron moved to approve A Resolution Approving The Employment of Rothergerber, Johnson & Lyons, LLP As Special Counsel; And Delegating Certain Powers To The Town Manager in Connection Therewith. Mr. Mamula seconded the motion. The motion passed 6-0.

C. OTHER

1. None

PLANNING MATTERS

- A. Planning Commission Decisions of June 21, 2011

With no request for call-up, the Mayor declared the Planning Commission Decisions would stand approved as submitted.

REPORT OF TOWN MANAGER AND STAFF*

Mr. Gagen mentioned Dennis Kuhn, Chairman of BOSAC, has not resided within the Town limits of Breckenridge since October 2010. Mr. Kuhn submitted a letter to Mayor Warner explaining that he hoped the Council would retain him, as he intends to move back into the jurisdiction soon and is currently seeking a residence. The Council discussed retention of Mr. Kuhn as Chairman, and a possible deadline for him to move back into the jurisdiction, as well as how to handle a similar situation if it arises in the future. The Council discussed a six-month deadline for Committee, Council or Board members that may temporarily move outside of the jurisdiction. Mayor Warner stated the Council would give Mr. Kuhn until October 1 and volunteered to speak to him directly

Mayor Warner stated Tim Gagen, Town Manager is up for his annual review. The Council discussed the review process, including that the Council reviews the Town Manager, and looks at comparables in similar communities for fair wages and compensation. The Council discussed whether or not the current review form must be followed, or may be used as a guideline. The Mayor stated Kim Dykstra-DiLallo and Sherilyn Gourley will help the Council with the logistics and paperwork of the review process.

Ms. Dykstra-DiLallo mentioned the Fourth of July fireworks will be set off from the top of the Welcome Center, and not in the Gondola parking lots as they have in the past. She stated the fireworks are similar to those set off in Downtown Denver, and the change has been made ahead of schedule, anticipating that the Gondola parking lots will not be available in the future.

REPORT OF MAYOR AND COUNCILMEMBERS*

- A. CAST/MMC (Mayor Warner)-Mayors and Managers meeting is next week.
- B. Breckenridge Open Space Advisory Commission (Mr. Dudick)-No report. The Council discussed the re-routing of the Peaks trail, and how the Town will share in the cost once the plan is decided.
- C. BRC (Mr. Burke)-Mr. Burke reported the feedback from the Lyle Lovett concert was very positive; bike week is next week; the Pro Challenge riders will not spend the night in Breckenridge, which could be a reduction of \$40,000 in overall revenue; Gondola cabins will now have access to town happenings via smart phone technology; the Annual Meeting is July 25 at Beaver Run, which includes an economy update by Al White; Central Reservations will come before the Council to discuss five or six options; the numbers for Central Reservations by his calculations are a \$16,000 loss, not \$150,000; they passed an increase in the marketing surcharge from 2% to 3.11%, which is equal to the lodging tax; and, the vendor agreement increases the commission rates from 17% to 20%, and changes the formula for membership fees. The Council discussed if two separate boards are still necessary, how they are different, and the history of the two boards.
- D. Marketing Committee (Mr. Dudick)-No report.
- E. Summit Combined Housing Authority (Mr. Joyce)-No report.
- F. Breckenridge Heritage Alliance (Mr. Burke)-Mr. Burke reported that he would get the numbers on what they have been making on the tours, and the Alliance is watching to see if the visitor numbers drop; they are working on the arrival of the locomotive tender, which could possibly happen right after July 4; and, there was good attendance for the Kingdom Days, with the biggest attendance being for the Outhouse races.
- 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. The Committee will meet at noon on Thursday, June 30. The Council discussed how they would address their "no" votes and the issues that were raised.
- I. Water Task Force (Mr. Mamula)-No report.

OTHER MATTERS

Mayor Warner stated the petition for term limits failed due a lack of signatures by the deadline.

SCHEDULED MEETINGS

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 9:13 p.m.

Submitted by Cathy Boland, Municipal Court Clerk.

ATTEST:

Mary Jean Loufek, CMC, Town Clerk

John Warner, Mayor

CALL TO ORDER and ROLL CALL

Introductions of the Upper Blue Planning Commission, Town of Blue River Trustees, Breckenridge Town Council and staff members were made.

Mayor Warner then called the June 30, 2011 Special Town Council Meeting to order at 12:06 p.m. The following members answered roll call: Ms. McAtamney, Mr. Burke, Mr. Mamula, Mr. Joyce, Mr. Bergeron and Mayor Warner .Mr. Dudick was absent.

APPROVAL OF AGENDA

There were no changes.

NEW BUSINESS

A. RESOLUTIONS, SERIES 2011

- 1. A RESOLUTION ADOPTING THE “JOINT UPPER BLUE MASTER PLAN, JUNE 30, 2011”

Mayor Warner thanked the staff for their work on the plan. He noted for the record that the Council was split on the density reduction issue, and Council member Mike Dudick chose not to support the plan in its entirety because of the density reduction issue.

Mr. Mamula moved to approve “A Resolution Adopting The Joint Upper Blue Master Plan, June 30, 2011.” Mr. Bergeron seconded the motion. The motion passed 6-0.

The resolution was then adopted by each of the other entities.

JUBMP committee members were recognized and thanked for their work on the plan.

OTHER MATTERS

None

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 12:16 p.m.

Submitted by Mary Jean Loufek, Town Clerk

ATTEST:

Mary Jean Loufek, CMC, Town Clerk

John Warner, Mayor

MEMO

TO: Town Council

FROM: Town Attorney

RE: Council Bill No. 29 (Gaymon Residence Landmarking Ordinance)

DATE: July 5, 2011 (for July 12th meeting)

The second reading of the ordinance designating the Gaymon Residence at 207 North Main Street as a landmark under the Town's Historic Preservation Ordinance is scheduled for your meeting on July 12th. 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/FIRST READING – JULY 12**

2
3 **NO CHANGE FROM FIRST READING**

4
5 COUNCIL BILL NO. 29

6
7 Series 2011

8
9 AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A LANDMARK
10 UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE
11 (Lot 69, Bartlett and Shock Addition)

12
13 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
14 COLORADO:

15
16 Section 1. Findings. The Town Council of the Town of Breckenridge hereby finds and
17 determines as follows:

18
19 A. REA207, LLC, a Colorado limited liability company owns the hereinafter
20 described real property. Such real property is located within the corporate limits of the
21 Town of Breckenridge, County of Summit and State of Colorado.

22
23 B. REA207, LLC, a Colorado limited liability company filed an application with
24 the Town pursuant to Chapter 11 of Title 9 of the Breckenridge Town Code seeking to
25 have the Town designate the hereinafter described real property as a landmark
26 (“Application”).

27
28 C. The Town followed all of procedural requirements of Chapter 11 of Title 9 of
29 the Breckenridge Town Code in connection with the processing of the Application.

30
31 D. The improvements located on hereinafter described real property are more
32 than fifty (50) years old.

33
34 E. The hereinafter described real property meets the “architectural” designation
35 criteria for a landmark as set forth in Section 9-11-4(A)(1)(a) of the Breckenridge Town
36 Code because:

- 37
38 (i) the property exemplifies specific elements of architectural style or period;
39 (ii) the property demonstrates superior craftsmanship or high artistic value;
40 (iii) is a significant historic remodel; and
41 (iv) the property represents a built environment of a group of people in an era
42 of history
43

1 F. The hereinafter described real property meets the “social” designation for a
2 landmark as set forth in Section 9-11-4(A)(1)(b) of the Breckenridge Town Code because
3 the property is associated with a notable person or the work of a notable person.
4

5 G. The hereinafter described real property meets the “geographic/environmental
6 designation for a landmark as set forth in Section 9-11-4(A)(1)(c) of the Breckenridge
7 Town Code because:
8

- 9 (i) the property enhances the sense of identity of the community; and
- 10 (ii) the property is an established and familiar natural setting or visual feature
11 of the community.
12

13 H. The hereinafter described real property meets the “physical integrity” criteria
14 for a landmark as set forth in Section 9-11-4(A)(3) of the Breckenridge Town Code
15 because:

- 16 (i) the property shows character, interest or value as part of the development,
17 heritage or cultural characteristics of the community, region, state or
18 nation;
- 19 (ii) the property retains original design features, materials or character;
- 20 (iii) the structure on the property is on its original location or is in the same
21 historic context after being moved; and
- 22 (iv) the structure has been accurately reconstructed or restored based on
23 documentation.
24

25 I. In accordance with the requirements of Section 9-11-3(B)(3) of the
26 Breckenridge Town Code, on June 21, 2011 the Application was reviewed by the
27 Breckenridge Planning Commission. On such date the Planning Commission
28 recommended to the Town Council that the Application be granted.
29

30 J. The Application meets the applicable requirements of Chapter 11 of Title 9 of
31 the Breckenridge Town Code, and should be granted without conditions.
32

33 K. Section 9-11-3(B)(4) of the Breckenridge Town Code requires that final
34 approval of an application for landmark designation under Chapter 11 of Title 9 of the
35 Breckenridge Town Code be made by ordinance duly adopted by the Town Council.
36

37 Section 2. Designation of Property as Landmark. The following described real
38 property:
39

40 Lot 69, Bartlett and Shock Addition to the Town of Breckenridge; commonly
41 known and described as 207 North Main Street, Breckenridge, Colorado 80424
42

43 is hereby designated as a landmark pursuant to Chapter 11 of Title 9 of the Breckenridge
44 Town Code.
45

MEMO

TO: Town Council

FROM: Town Attorney

RE: Council Bill No. 30 (Electrical Assisted Bicycles Ordinance)

DATE: July 5, 2011 (for July 12th meeting)

The second reading of the ordinance authorizing the use of the motor of an electrical assisted bicycle on the Bike Path is scheduled for your meeting on July 12th. 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 – JULY 12***

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. 30

9
10 Series 2011

11
12 AN ORDINANCE ALLOWING THE USE OF THE ELECTRICAL MOTOR ON AN
13 ELECTRICAL ASSISTED BICYCLE THAT IS BEING OPERATED ON THE BIKE PATH
14 WITHIN THE TOWN
15

16 WHEREAS, Section 42-4-111(1)(dd), C.R.S., provides that a local government may
17 authorize the use of the electrical motor on an electrical assisted bicycle that is being operated on
18 a bike or pedestrian path with the local government’s jurisdiction; and
19

20 WHEREAS, the Town Council finds and determines that it should authorize the use of
21 the electrical motor on an electrical assisted bicycle that is being operated on that portion of the
22 “Bike Path” that is located within the corporate boundaries of the Town.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
25 BRECKENRIDGE, COLORADO:
26

27 Section 1. Chapter 2 of Title 11 of the Breckenridge Town Code is amended by the
28 addition of a new Section 11-2-4-1, entitled “Use of Electrical Assisted Bicycle on Bike Path”,
29 which shall read in its entirety as follows:

30 **11-2-4-1: USE OF ELECTRICAL ASSISTED BICYCLE ON BIKE PATH:**
31 **Notwithstanding Section 11-2-4, it is lawful for a person to use the electrical**
32 **motor on an electrical assisted bicycle that is being operated on the**
33 **recreational pathway commonly known as the “bike path” within the**
34 **corporate limits of the Town. For the purposes of this section, an “electrical**
35 **assisted bicycle” has the meaning provided in the Town’s Traffic 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 Section 3. The Town Council hereby finds, determines, and declares that this ordinance
40 is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and
41 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants
42 thereof.

MEMO

TO: Town Council

FROM: Town Attorney

RE: Council Bill No. 31 (Medical Marijuana Tax Ordinance)

DATE: July 5, 2011 (for July 12th meeting)

The second reading of the ordinance submitting the proposed new Medical Marijuana Tax to the voters in November is scheduled for your meeting on July 12th.

The only proposed changes to ordinance are the insertion of language clarifying that the tax applies to the sale of medical marijuana in all of its forms, including “medical marijuana-infused products” (such as edibles, tinctures, etc.). The proposed changes to the ordinance are marked for your review.

You may have read in the newspaper last weekend that the United States Attorney General’s office has (finally) issued a new memo attempting to clarify the federal government’s position on the interplay between the federal law that makes possession and sale of marijuana a crime, and state and local medical marijuana laws. A copy of the recent federal memo is enclosed with this memo. As I read the memo, I’m not sure that there has been a significant change in the federal government’s position that large-scale trafficking in marijuana – even when done pursuant to a state or local medical marijuana law – is subject to federal prosecution.

The potentially problematic part of the memo is in the last paragraph, where the author suggests that “those who knowingly facilitate” businesses engaged in the cultivation, sale or distribution of medical marijuana may be subject to federal prosecution. Some may read that as threatening federal prosecution against local governments or employees engaged in licensing medical marijuana operations pursuant to a state medical marijuana program. I can see how the memo can be read that way, but at this time it seems unlikely to me that the federal government would choose to use its resources to take criminal action against a local government or local government employee who is merely dealing with a medical marijuana business pursuant to a state law.

I will be happy to discuss the new memo and the proposed ordinance with you on Tuesday.



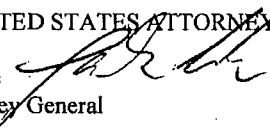
U.S. Department of Justice

Office of the Deputy Attorney General

Washington, D.C. 20530

June 29, 2011

MEMORANDUM FOR UNITED STATES ATTORNEYS

FROM: James M. Cole 
Deputy Attorney General

SUBJECT: Guidance Regarding the Ogden Memo in Jurisdictions
Seeking to Authorize Marijuana for Medical Use

Over the last several months some of you have requested the Department's assistance in responding to inquiries from State and local governments seeking guidance about the Department's position on enforcement of the Controlled Substances Act (CSA) in jurisdictions that have under consideration, or have implemented, legislation that would sanction and regulate the commercial cultivation and distribution of marijuana purportedly for medical use. Some of these jurisdictions have considered approving the cultivation of large quantities of marijuana, or broadening the regulation and taxation of the substance. You may have seen letters responding to these inquiries by several United States Attorneys. Those letters are entirely consistent with the October 2009 memorandum issued by Deputy Attorney General David Ogden to federal prosecutors in States that have enacted laws authorizing the medical use of marijuana (the "Ogden Memo").

The Department of Justice is committed to the enforcement of the Controlled Substances Act in all States. Congress has determined that marijuana is a dangerous drug and that the illegal distribution and sale of marijuana is a serious crime that provides a significant source of revenue to large scale criminal enterprises, gangs, and cartels. The Ogden Memorandum provides guidance to you in deploying your resources to enforce the CSA as part of the exercise of the broad discretion you are given to address federal criminal matters within your districts.

A number of states have enacted some form of legislation relating to the medical use of marijuana. Accordingly, the Ogden Memo reiterated to you that prosecution of significant traffickers of illegal drugs, including marijuana, remains a core priority, but advised that it is likely not an efficient use of federal resources to focus enforcement efforts on individuals with cancer or other serious illnesses who use marijuana as part of a recommended treatment regimen consistent with applicable state law, or their caregivers. The term "caregiver" as used in the memorandum meant just that: individuals providing care to individuals with cancer or other serious illnesses, not commercial operations cultivating, selling or distributing marijuana.

The Department's view of the efficient use of limited federal resources as articulated in the Ogden Memorandum has not changed. There has, however, been an increase in the scope of

commercial cultivation, sale, distribution and use of marijuana for purported medical purposes. For example, within the past 12 months, several jurisdictions have considered or enacted legislation to authorize multiple large-scale, privately-operated industrial marijuana cultivation centers. Some of these planned facilities have revenue projections of millions of dollars based on the planned cultivation of tens of thousands of cannabis plants.

The Ogden Memorandum was never intended to shield such activities from federal enforcement action and prosecution, even where those activities purport to comply with state law. Persons who are in the business of cultivating, selling or distributing marijuana, and those who knowingly facilitate such activities, are in violation of the Controlled Substances Act, regardless of state law. Consistent with resource constraints and the discretion you may exercise in your district, such persons are subject to federal enforcement action, including potential prosecution. State laws or local ordinances are not a defense to civil or criminal enforcement of federal law with respect to such conduct, including enforcement of the CSA. Those who engage in transactions involving the proceeds of such activity may also be in violation of federal money laundering statutes and other federal financial laws.

The Department of Justice is tasked with enforcing existing federal criminal laws in all states, and enforcement of the CSA has long been and remains a core priority.

cc: Lanny A. Breuer
Assistant Attorney General, Criminal Division

B. Todd Jones
United States Attorney
District of Minnesota
Chair, AGAC

Michele M. Leonhart
Administrator
Drug Enforcement Administration

H. Marshall Jarrett
Director
Executive Office for United States Attorneys

Kevin L. Perkins
Assistant Director
Criminal Investigative Division
Federal Bureau of Investigations

1 **FOR WORKSESSION/SECOND READING – JULY 12**

2
3 Additions To The Ordinance As Approved on First Reading Are
4 Indicated By **Bold + Dbl Underline**; Deletions By ~~Strikeout~~

5
6 COUNCIL BILL NO. 31

7
8 Series 2011

9
10 AN ORDINANCE SUBMITTING TO THE REGISTERED ELECTORS OF THE TOWN OF
11 BRECKENRIDGE AT A SPECIAL TOWN ELECTION TO BE HELD ON NOVEMBER 1,
12 2011 THE QUESTION OF WHETHER, COMMENCING JANUARY 1, 2012, THE TOWN OF
13 BRECKENRIDGE SHOULD IMPOSE AN EXCISE TAX OF FIVE PERCENT (5%) ON THE
14 RETAIL SALE OF MEDICAL MARIJUANA BY AUTHORIZED MEDICAL MARIJUANA
15 RETAILERS AS A NEW TAX PURSUANT TO ARTICLE X, SECTION 20 OF THE
16 COLORADO CONSTITUTION; REQUIRING REVENUES COLLECTED BY THE TOWN
17 FROM THE NEW TAX TO BE USED ONLY FOR DESIGNATED PURPOSES; SETTING
18 FORTH THE BALLOT TITLE; AND PROVIDING FOR THE CONDUCT OF THE
19 ELECTION
20

21 WHEREAS, the Town of Breckenridge (“*Town*”) is a home rule municipal corporation
22 organized and existing under Article XX of the Colorado Constitution; and
23

24 WHEREAS, the electors of the Town adopted the Breckenridge Town Charter on April
25 1, 1980; and
26

27 WHEREAS, Section 12.1 of the Breckenridge Town Charter provides that the Town
28 Council of the Town (“*Town Council*”) may, by ordinance, levy and collect excise taxes for
29 municipal purposes; and
30

31 WHEREAS, on November 7, 2000 the voters of the State of Colorado approved
32 Amendment 20 adding §14 of Article 18 to the Colorado Constitution, and creating a limited
33 exception from criminal liability under Colorado law (as opposed to federal law) for seriously ill
34 persons who are in need of marijuana for specified medical purposes, and who obtain and use
35 medical marijuana under the limited circumstances described in Amendment 20; and
36

37 WHEREAS, the Colorado legislature passed and the governor signed into law
38 HB10-1284, entitled “An Act Concerning the Regulation of Medical Marijuana, and Making an
39 Appropriation Therefor”; and
40

41 WHEREAS, HB10-1284 became effective July 1, 2010, and adopted the “Colorado
42 Medical Marijuana Code”; and
43

1 WHEREAS, the Colorado Medical Marijuana Code authorizes the issuance by the state
2 and local authorities of permits for the lawful sale at retail of medical marijuana by authorized
3 retailers; and
4

5 WHEREAS, the Town has adopted its own local regulations for the retail sale of medical
6 marijuana pursuant to its home rule authority and the Colorado Medical Marijuana Code, and
7 there are currently seven medical marijuana dispensaries operating within the corporate limits of
8 the Town; and
9

10 WHEREAS, Section 31-11-111(2), C.R.S., authorizes the Town Council to refer
11 questions to the vote of the registered electors of the Town; and
12

13 WHEREAS, Section 1-41-103, C.R.S., provides that a local government question under
14 Article X, Section 20 of the Colorado Constitution (known as the "TABOR Amendment"),
15 including, but not limited to, approval of a new tax, may be submitted to the voters of the
16 municipality at a local election to be held on the first Tuesday of November in each odd-
17 numbered year; and
18

19 WHEREAS, the Town Council finds and determines that there should be submitted to the
20 registered electors of the Town, at a special Town election to be held on November 1, 2011 in
21 conjunction with the coordinated election to be held on that date, as a referred measure, the
22 question of whether effective January 1, 2012 the Town should adopt a new five percent (5%)
23 excise tax on the retail sale of medical marijuana within the Town by authorized medical
24 marijuana retailers, with the revenues collected by the Town from such new tax to be used only
25 for those purposes designated in this ordinance; and
26

27 WHEREAS, Section 31-11-111(2), C.R.S., provides that the Town Council or its
28 designee shall fix a ballot title for the referred measure set forth in Section 2 of this ordinance;
29 and
30

31 WHEREAS, the Town Council has determined that it should fix the ballot title for the
32 referred measure set forth in Section 2 of this ordinance.
33

34 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
35 BRECKENRIDGE, COLORADO:
36

37 Section 1. The Breckenridge Town Code is amended by the addition of a new Chapter 9
38 of Title 3, entitled "Medical Marijuana Excise Tax", which shall read in its entirety as follows:

39 CHAPTER 9

40 MEDICAL MARIJUANA EXCISE TAX

41 SECTION:

42 3-9-1: Definitions

43 3-9-2: Tax Imposed
44
45
46

- 1 3-9-3: Collection and Enforcement Procedures
- 2 3-9-4: Use of Collected Tax Revenues
- 3 3-9-5: Rules and Regulations

4
5 3-9-1: DEFINITIONS: As used in this Chapter the following words shall have the
6 following meanings:
7

AUTHORIZED MEDICAL MARIJUANA RETAILER: A person holding a valid permit issued by the State of Colorado pursuant to the Colorado Medical Marijuana Code, and by the Town pursuant to Town ordinance and the Colorado Medical Marijuana Code, authorizing the permit holder to lawfully sell medical marijuana at retail.

DESIGNATED REVENUES: All of the revenues received by the Town from the collection of the Town’s Medical Marijuana Excise Tax approved by the electors of the Town on November 1, 2011 and imposed by Section 3-9-2.

MEDICAL MARIJUANA: Has the meaning provided in Section 12-43.3-104, C.R.S., which is part of the Colorado Medical Marijuana Code.

MEDICAL MARIJUANA - INFUSED PRODUCT: **Has the meaning provided in Section 12-43.3-104, C.R.S., which is part of the Colorado Medical Marijuana Code.**

8
9 3-9-2: TAX IMPOSED: A tax is imposed upon all retail sales of medical
10 marijuana made within the Town of Breckenridge by authorized medical
11 marijuana retailers at the rate of five percent (5.0%) of the price paid by the
12 purchaser of the medical marijuana, rounded off to the nearest penny. **The tax**
13 **imposed by this section applies to the retail sale of medical marijuana in any**
14 **form, including, but not limited to, a medical marijuana-infused product.**
15 The tax imposed by this section is in addition to, and not in lieu of, the sales tax
16 owed to the Town in connection with the sale of medical marijuana.
17

18 3-9-3: COLLECTION AND ENFORCEMENT PROCEDURES: Except for those
19 provisions that by their terms cannot apply, the procedures for the collection and
20 enforcement of the Town’s sales tax as provided in Title 3, Chapter 1 of this Code
21 shall apply to the collection and enforcement of the medical marijuana excise tax
22 imposed by this Chapter. The Financial Service Manager shall adopt administrative
23 rules and regulations specifying how the procedures for the collection and
24 enforcement of the Town’s sales tax as provided in Title 3, Chapter 1 of this Code

1 will apply to the collection and enforcement of the medical marijuana excise tax
2 imposed by this Chapter.
3

4 3-9-4: USE OF COLLECTED TAX REVENUES: The Designated Revenues shall
5 be used to pay or reimburse the Town for direct and indirect costs incurred for: (i)
6 adequate training, enforcement, and administration of the Town's medical marijuana
7 regulations not otherwise covered by the application and renewal fees for medical
8 marijuana permits issued by the Town under the Colorado Medical Marijuana Code
9 and the Town's ordinances, (ii) monies expended by the Town in connection with
10 drug or drug and alcohol prevention programs and facilities (including, but not
11 limited to, expenditures for the local detoxification center), and for (iii) other general
12 purposes of the Town.
13

14 3-9-5: RULES AND REGULATIONS: The Financial Services Manager shall
15 have the authority from time to time to adopt, amend, alter and repeal
16 administrative rules and regulations as may be necessary for the proper
17 administration of this Chapter. Such regulations shall be adopted in accordance
18 with the procedures established by Title 1, Chapter 18 of this Code.
19

20 Section 2. A special Town election shall be held on Tuesday, November 1, 2011 in
21 connection with the coordinated election that is to be held on that day. At such election there
22 shall be submitted to the vote of the registered electors of the Town, as a referred measure
23 under Article X, Section 20 of the Colorado Constitution and Section 31-11-111(2), C.R.S., the
24 ballot issue hereinafter set forth (the "**Ballot Issue**"). At the said election, the official ballot,
25 including early voters' ballots, shall state the substance of the Ballot Issue to be voted upon and,
26 as so stated, shall constitute the ballot title, designation, and submission clause. At such election
27 each registered elector voting at the election shall be given the opportunity to indicate his or her
28 choice on the Ballot Issue, which shall be in the following form:

29 SHALL TOWN OF BRECKENRIDGE TAXES BE INCREASED BY
30 SEVENTY FIVE THOUSAND DOLLARS (\$75,000) IN THE FISCAL YEAR
31 COMMENCING JANUARY 1, 2012 AND ENDING DECEMBER 31, 2012,
32 AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED
33 ANNUALLY THEREAFTER, BY IMPOSING A NEW EXCISE TAX,
34 EFFECTIVE JANUARY 1, 2012, ON THE LEGAL (UNDER STATE LAW)
35 RETAIL SALE WITHIN THE TOWN OF MEDICAL MARIJUANA WITHIN
36 THE TOWN IN ANY FORM, INCLUDING BUT NOT LIMITED TO, A
37 MEDICAL MARIJUANA-INFUSED PRODUCT AS DEFINED BY STATE
38 LAW, AT THE RATE OF FIVE PERCENT (5%) OF THE PRICE PAID BY
39 THE PURCHASER OF THE MEDICAL MARIJUANA, IN ACCORDANCE
40 WITH ORDINANCE NO. 30, SERIES 2011; AND SHALL THE REVENUE
41 RECEIVED BY THE TOWN FROM THE COLLECTION OF SUCH NEW
42 TAX BE USED TO PAY OR REIMBURSE THE TOWN FOR DIRECT AND
43 INDIRECT COSTS INCURRED OR EXPENDED BY THE TOWN FOR
44 ADEQUATE TRAINING, ENFORCEMENT, AND ADMINISTRATION OF
45 ALL APPLICABLE MEDICAL MARIJUANA LAWS AND REGULATIONS,
46 TO SUPPORT LOCAL DRUG AND ALCHOL PROGRAMS AND

1 FACILITIES, AND FOR OTHER GENERAL PURPOSES OF THE TOWN;
2 AND SHALL THE TOWN BE AUTHORIZED TO COLLECT AND SPEND
3 SUCH REVENUE AS A VOTER APPROVED REVENUE CHANGE UNDER
4 ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION ?
5
6

7 YES _____ NO _____
8

9 Section 3. In connection with the fixing of the ballot title for the Ballot Issue, the Town
10 Council of the Town of Breckenridge finds and determines as follows:

11 A. The Town Council has considered the public confusion that might be caused by
12 misleading ballot titles.
13

14 B. The general understanding of the effect of a “yes” or “no” vote on the Ballot Issue
15 will be clear to the electors.
16

17 C. The ballot title for the Ballot Issue will not conflict with those titles selected for any
18 other measure that will appear on the municipal ballot at the November 1, 2011 special Town
19 election; and
20

21 D. The ballot title for the Ballot Issue correctly and fairly expresses the true intent and
22 meaning of the measure.
23

24 Section 4. If a majority of all the votes cast at the election shall be for the ballot issue set
25 forth in Section 2 of this ordinance, the amendments to the Breckenridge Town Code set forth in
26 full in Section 1 of this ordinance shall be deemed to have been adopted and shall become
27 effective January 1, 2012, and on such date the Town of Breckenridge shall be authorized to
28 collect, retain, and expend the full amount of the tax revenues collected by the Town as a result
29 of the new medical marijuana excise tax approved by the Ballot Issue separate and apart from
30 any other expenditures of the Town which may be limited pursuant to Article X, Section 20 of
31 the Colorado Constitution, or any other state restriction on the Town’s fiscal year spending, and
32 the increased tax revenues authorized for collection, retention and expenditure by the passage of
33 the Ballot Issue shall not be counted in any such spending limitation. If a majority of all the votes
34 cast at the election shall be against the Ballot Issue the amendments to the Breckenridge Town
35 Code set forth in full in Section 1 of this ordinance shall be deemed to have been defeated, and
36 such amendments to the Breckenridge Town Code shall not become effective.

37 Section 5. The special Town election on November 1, 2011 to consider the Ballot Issue
38 shall be conducted as a coordinated election with Summit County. The Summit County Clerk
39 and Recorder shall conduct the special Town election on behalf of the Town. Pursuant to Section
40 1-12-6 of the Breckenridge Town Code, the election shall be conducted under the Uniform
41 Election Code of 1992. The cost of the election with respect to the Ballot Issue shall be paid
42 from the general fund of the Town.

43 Section 6. The officers of the Town are authorized and directed to take all action
44 necessary or appropriate to effectuate the provisions of this ordinance. All action previously

1 taken by the officers of the Town with respect to the Ballot Issue is ratified, confirmed, and
2 approved.

3 Section 7. The Town Clerk, or the coordinated election official if so provided by
4 intergovernmental agreement, shall give or cause to be given the notice of election required by
5 Section 1-5-205, C.R.S. Additionally, the Town Clerk shall cause the notice required by Section
6 20(3)(b) of Article X of the Colorado Constitution to be prepared and delivered in accordance
7 with the requirements of applicable law.

8 Section 8. The Town Clerk shall serve as the designated election official of the Town the
9 purposes of performing acts required or permitted by law in connection with the election on the
10 Ballot Issue, and shall take such action as may be required to comply with all applicable laws
11 pertaining to the conduct of the election.

12 Section 9. The Town Council finds, determines and declares that this ordinance is
13 necessary and proper to provide for the safety, preserve the health, promote the prosperity, and
14 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants
15 thereof.

16 Section 10. The Town Council hereby finds, determines and declares that it has the
17 power to adopt this ordinance pursuant to the authority granted to home rule municipalities by
18 Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town
19 Charter.

20 Section 11. Pursuant to Section 6.1(b) of the Breckenridge Town Charter, this ordinance
21 is not subject to the people's reserved power of referendum.

22 Section 12. This ordinance shall be published and become effective as provided by
23 Section 5.9 of the Breckenridge Town Charter.

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

29
30 TOWN OF BRECKENRIDGE, a Colorado
31 municipal corporation
32

33
34
35 By _____
36 John G. Warner, Mayor
37
38

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62

ATTEST:

Mary Jean Loufek, CMC,
Town Clerk

MEMORANDUM

TO: Town Council

FROM: Mark Truckey, Assistant Director of Community Development
Chris Kulick, Planner II

DATE: July 6, 2011 for July 12 Town Council Meeting

SUBJECT: SustainableBreck Plan Hearing and Community Carbon Footprint

SustainableBreck Plan Adoption

The last Council discussion on the SustainableBreck project was at the Council's March 22 meeting. Since then, a public open house was held on May 11 on the proposed actions and monitoring for SustainableBreck. The open house was well attended, with some 55 community participants. Staff has attached the summary results of the open house for your review. Although there were a few dissenting opinions, the vast majority of comments were in support of the direction the Town was heading with the SustainableBreck project, including the proposed actions and monitoring items.

Staff has prepared a final draft of the SustainableBreck Plan, which is attached for the Council's review. The "Actions" and "Monitoring" items that the Council reviewed in March have largely gone unchanged, with only minor adjustments to wording based on comments received from the Planning Commission. The Council will see is that the Plan is now a full document (instead of a table). A fair amount of text has been added describing sustainability, the process to develop the plan, and more detailed descriptions of the various sustainability actions.

The Planning Commission reviewed the draft Plan at its June 7 meeting and passed a resolution recommending that the Council adopt the SustainableBreck Plan. The Council is now being asked to take formal action to adopt the Sustainable Breck Plan. After holding a public hearing, the Council may take action to adopt the Plan by adopting the attached resolution.

Community Carbon Footprint

An agenda item for the Council's May retreat was related to Sustainable Breck and the Town's efforts to reduce its carbon footprint. Because of time constraints, the Council did not discuss the item at the retreat. Staff has attached a copy of the retreat memo for Council's information. The memo outlines action items in the SustainableBreck Plan and in the Town's Carbon Action Plan designed to reduce the Town's carbon footprint.

Council Action

Council is requested to:

1. Hold a public hearing on the SustainableBreck Plan
2. Provide input to staff on any changes that they desire to see in the Plan document
3. Take action on the attached resolution adopting the SustainableBreck Plan



Open House Questionnaire Results

After reading the information in the room, please provide your feedback on each of the topic areas below by checking the boxes that most reflect your viewpoint.

Topic	Is the Town on the Right Track?		Is the Town Taking the Appropriate Level of Effort?	
	Yes	No	Town is being proactive on this issue	Town needs to do more on this issue
Resource Conservation	26	2	19	2
Transportation	23	4	14	6
Water	25	1	18	0
Child Care	25	1	16	5
Wildlife Habitat	23	1	13	3
Local Economy	22	3	12	6
Land Use	25	2	18	0
Housing	24	3	17	3
Forest Health	28	11	17	3
Open Space/Recreation	22	3	15	2

MEMORANDUM

TO: Town Council

FROM: Mark Truckey, Assistant Director of Community Development

DATE: May 24, 2011 Retreat

SUBJECT: Sustainable Breck Plan and Community Carbon Footprint

Background

Staff has regularly updated the Council on the progress of the Sustainable Breck Plan. Most recently a public open house was held on May 11 to unveil the draft Plan. Although all the portions of the Sustainable Breck Plan are important, this memo focuses on the sections of the plan related to the Town's attempts to reduce its carbon footprint.

Sustainable Breck Plan

The Resource Conservation (formerly called "Energy") section of the Sustainable Breck plan outlines a series of actions that the Town intends to undertake in the next year and beyond. Many of these actions are targeted at reducing the Town's carbon footprint. These actions are listed below:

Actions Underway

- Continue to implement energy efficiency upgrades in Town facilities
- Continue Green Commutes program
- Actively support County waste reduction/diversion strategies such as pay as you throw, recycling centers and composting
- Amend the Town's Development Code to provide additional incentives for energy efficient development.
- Continue Town commitment to attaining equivalent of LEEDs/Green Globe certification when constructing new Town facilities.

Actions to be Undertaken within the next year

- Installation of solar panels on public buildings and properties (Power Purchase Agreement)
- Conduct energy audit on a multi-family residential complex as a pilot project and evaluate extending energy upgrade loan program to multi-family properties.
- Provide Community outreach on energy efficiency upgrades.
- Expand Green Commutes program to BRC/local businesses.
- Investigate options and adopt a nationally recognized commercial sustainability code.
- Renew Colorado Association of Ski Town's Reusable Bag Challenge.
- Consider disposable bag tax or outright ban on use.
- Work with BRC to create "Breck Green Business" certification for businesses that meet certain criteria for energy efficiency, recycling and composting, etc.
- Make energy audits available to businesses.
- Implement loan program for residential energy upgrades.

Long term actions

- Create community solar garden and explore other opportunities to develop large solar arrays outside of the downtown core.
- Improve efficiency of Town fleet vehicles

- Establish recycling and composting programs at all Town facilities.

In addition to the Resource Conservation actions, there are a number of actions under “Transportation” that are related to reducing carbon footprint (e.g., enhancing bike and pedestrian movement, increasing transit ridership).

Carbon Action Plan

The Council previously endorsed a “Carbon Action Plan” for the Town (the Plan is attached for your review). The Plan was generally based on the State of Colorado’s Carbon Action Plan model. It was endorsed by the Council with the thought that the Plan would be refined in the future, pending the results of the Sustainable Breck public process, etc.

Some of the actions identified in the Town’s Carbon Action Plan are similar to the actions identified in the Sustainable Breck Plan. However, the Carbon Action Plan also includes carbon reduction targets. Examples of these targets are listed below, with an additional “Progress to Date” column added.

Town Government		
Indicators	Targets	Progress to Date
Energy Use • Town facilities use	20% below 2007 levels by 2020 for Town facility use	<ul style="list-style-type: none"> • Installation of energy efficient upgrades to Town facilities were initiated in 2010 (primarily focused on lighting). Even before those upgrades (2007 – 2009) we had a 3% decrease in electricity use and a 18% reduction in natural gas consumption in Town facilities. Comparatively, from 2006 – 2009 community-wide electric consumption grew by 2.8% annually and natural gas consumption grew by 4.5% annually.
Renewable Energy Use • Percent of Town facilities energy use from renewable sources	By 2014 10% of all electricity use in Town facilities should come from renewable sources.	<ul style="list-style-type: none"> • Planned solar panel installations on Town facilities is expected to offset at least 10% of the Town’s overall electricity use.
Solid Waste Generation • Total Town facility generation (also report per capita and by department) • Town facility amount landfilled • Town facility amount diverted (recycled, composted, etc) from landfill	Generation: Do not exceed year 2007 levels by 2014 in all Town facilities (Possibly reduce by 20%). Diversion: Increase amount diverted to 40%- 75% of total by 2014 in all Town facilities.	<ul style="list-style-type: none"> • Long-term plans for creating composting bins and pickup at Town facilities may help achieve targets when implemented. A study of Town hall waste showed that almost 90 percent of the waste could be diverted through recycling and

<p>Transportation</p> <ul style="list-style-type: none"> • Average fuel efficiency of entire Town fleet and develop café standard. • Town staff vehicle miles traveled <ul style="list-style-type: none"> • Participation in Green Commutes program • Bike usage for Town business 	<p>Reduce fleet fuel consumption 20%-40% by 2020.</p> <p>Increase participation in green commutes program on a yearly basis.</p> <p>Increase Town related bike usage on a yearly basis</p>	<p>composting.</p> <ul style="list-style-type: none"> • Recent efforts to “green” the fleet with the use of more fuel-conserving vehicles and retirement of older gas guzzlers is expected to go a long ways towards achieving the target. Data is pending.
--	--	--

As can be seen from the above table, the Town anticipates making significant progress on the targets for Town facilities in the upcoming years. However, the Plan also includes “community-wide” targets. These will take even more effort and we need to rely on the active participation of community residents and businesses if we are to achieve the targets. The Town can best effect community involvement through education efforts and other incentive programs (e.g., Green business certification, assisting with energy audits and energy loans, etc.).

Monitoring of Progress

As part of Sustainable Breck, we will be undertaking regular monitoring of a number of measurements/indicators regarding the Town’s carbon footprint. The public will be able to access this data on the Town’s Sustainable Breck website. Proposed monitoring includes:

- Town-wide Energy Use
- Government Energy Use
- Percentage of Town Renewable Energy
- Percentage of Government Renewable Energy
- Waste Generation/Diversion
- Sustainability Awareness

Conclusions

We anticipate that our sustainability efforts for Town facilities will show significant progress in upcoming years in reducing the Town government’s overall carbon footprint, assuming we implement the recommended strategies in the Sustainable Breck Plan and the Carbon Action Plan. There are also a number of identified actions to decrease the community’s overall footprint, but that progress will rely on community involvement, with the Town’s role being providing education and incentives.

We welcome Council comments or suggestions on these or other strategies that will help us reduce our carbon footprint.

1 **FOR WORKSESSION/ADOPTION – JULY 12**

2
3 **A RESOLUTION**

4
5 **SERIES 2011**

6
7 **A RESOLUTION ADOPTING THE “SUSTAINABLEBRECK PLAN, JULY 2011”**

8
9 WHEREAS, a proposed “SustainableBreck Plan, July 2011” (“**SustainableBreck Plan**”)
10 has been prepared, a copy of which is marked **Exhibit “A”**, attached hereto and incorporated
11 herein by reference; and

12
13 WHEREAS, the Planning Commission has reviewed the proposed SustainableBreck
14 Plan, and recommended to the Town Council that the SustainableBreck Plan should be adopted;
15 and

16
17 WHEREAS, the Town Council has reviewed the SustainableBreck Plan and is familiar
18 with its contents; and

19
20 WHEREAS, the Town Council finds and determines that the SustainableBreck Plan
21 should be adopted.

22
23 **NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF**
24 **BRECKENRIDGE, COLORADO, as follows:**

25
26 Section 1. The “SustainableBreck Plan, July 2011” (**Exhibit “A”** hereto) is adopted, and
27 the Town’s staff is directed to take such action from time to time as may be necessary to fully
28 implement such plan.

29
30 Section 2. This resolution shall become effective upon its adoption.

31
32 **RESOLUTION APPROVED AND ADOPTED this ____ day of ____, 2011.**

33
34 **TOWN OF BRECKENRIDGE**

35
36
37 By _____
38 John G. Warner, Mayor

39
40 **ATTEST:**

41
42
43 _____
44 Mary Jean Loufek,
45 CMC, Town Clerk

1 APPROVED IN FORM

2

3

4

5

6 _____
Town Attorney Date

7

8

9

10

11

12

13

14

15

16

EXHIBIT "A"



Plan



Plan

Prepared by the Community Development Department

Peter Grosshuesch, Director

Mark Truckey, Assistant Director

Chris Kulick, Planner II

Julia Puester, Planner II

Town Council

John Warner, Mayor

Eric Mamula

Mike Dudick

Jeffrey Bergeron

Peter Joyce

Jennifer McAtamney

Mark Burke

Planning Commission

Jack Wolfe, Chair

Dave Pringle

Dan Schroder

Gretchen Dudney

Kate Christopher

Trip Butler



Plan

Table of Contents

I. Executive Summary	1
II. Introduction.....	3
1. On “Sustainability”	3
2. How the Plan Will be Used	3
3. Relationship to Other Plans and Documents	4
III. SustainableBreck Plan Creation Process	4
1. Establishing Baselines	5
2. Confirming Vision and Priorities	5
3. Plan Development and Adoption.....	6
IV. Community Input.....	6
V. Action Plan.....	10
1. Resource Conservation	12
2. Local Economy.....	16
3. Transportation	21
4. Water	26
5. Housing	28
6. Forest Health	32
7. Child Care.....	34
8. Land Use.....	36
9. Wildlife Habitat.....	39
10. Recreation and Open Space.....	41

I. Executive Summary

"We do not inherit the earth from our ancestors, we borrow it from our children."

~Native American Proverb



The Town of Breckenridge views sustainability as being “the ability of today’s community to use and enjoy our resources without compromising the ability of future generations to use them”. In order to work towards a sustainable future, in 2008 the Town of Breckenridge embarked on a series of studies, discussions, and public meetings to further identify and define what sustainability meant to the community. The SustainableBreck Plan is the culmination of these endeavors. The Plan is intended to provide a blueprint for how the Town can sustain itself in the year 2030 and beyond.

Ten different topic areas are addressed in the Plan:

- Resource Conservation
- Local Economy
- Transportation
- Water
- Housing
- Forest Health
- Child Care
- Land Use
- Wildlife Habitat
- Recreation and Open Space

Under each topic, “Actions” are listed which outline the Town’s plans in upcoming years to reach sustainability. Also under each topic, a “Monitoring” section identifies a list of measurements the Town will regular make to measure progress towards sustainability.

The actions identified in the Plan represent a significant resource investment by the Town of Breckenridge in its pursuit to sustain itself. However, Town government can only make so much progress towards sustainability on its own. In order for the community to really progress towards greater sustainability, it will take the collective efforts of all the residents and business owners. Thus, a number of the actions in the Plan are focused on providing incentives that encourage the private sector and community members to act more sustainably.

The Plan is intended to be a dynamic and living document. Progress on different topic areas will be measured at least on an annual basis. Where it is deemed that progress is insufficient, actions may be changed or new actions added to achieve the progress desired.

The Town, through its own sustainability actions, hopes to set an example for the community. However, it is also recognized that many community residents and business owners are already blazing the sustainability trail and have taken on many sustainability initiatives on their own. Many of these community members attended the series of SustainableBreck public meetings held in 2010 and 2011. This Plan is dedicated to these progressive-minded individuals in our community, along with all who desire to see Breckenridge “sustained” for us and future generations.



II. Introduction

"If we do not change our direction, we are likely to end up where we are headed."

—Chinese Proverb

On “Sustainability”

“Sustainability” is a word that is used frequently these days and the definition of “sustainability” is subject to much interpretation. The Town of Breckenridge prefers to look at “Sustainability” as being “the ability of today’s community to use and enjoy our resources without compromising the ability of future generations to use them”. It’s about being “green”, but it’s also about a lot more than that. The Town’s efforts are intended to achieve environmental, economic, and social sustainability. In Breckenridge “Sustainability” includes looking comprehensively at our environment and natural resource consumption, the way we use our land, our transportation systems, housing for our workforce, and many other important issues. All of these issues ultimately impact the health of our economy.

We enjoy a high quality of life and natural mountain environment in our Town. However, unless we take initiative, the community could become a place that is much less desirable to live in or visit. If affordable options for housing are not provided, escalating real estate prices may create a condition where workers cannot afford to live here and they will be forced live in other communities. Unless viable means of alternative transportation (e.g., transit, biking) are widely available and used more frequently, our road system will experience further congestion. If we do not address resource and energy conservation more aggressively, it will end up costing more of our money in the future and we will continue to be contributors to a wider regional and even global scale problem associated with the burning of fossil fuels.

The “SustainableBreck” Plan is the Town’s attempt to pro-actively address some of these critical issues that our community will face in upcoming years. The Plan sets forth a series of actions intended to further the community’s vision for the future, as originally articulated in the 2002 Town of Breckenridge Vision Plan.

The Plan addresses ten topic areas identified as being critical in achieving sustainability in our community. These topic categories are:

1. Resource Conservation
2. Local Economy
3. Transportation
4. Water
5. Housing
6. Forest Health
7. Child Care
8. Land Use
9. Wildlife Habitat
10. Recreation and Open Space

How the Plan Will be Used

The Plan is intended to provide advisory guidance and suggested prioritization of actions for the Town government to undertake to further its sustainability efforts. The Plan is not a binding document, but is intended to provide a clear intent and direction on the Town’s behalf to move towards sustainability. The Plan is also intended to establish baseline information that can be monitored over time to track progress on specific sustainability topics. The two key components of the Plan are the Actions and the Monitoring. Each of the ten topic categories contains a list of Actions and Monitoring.

Different staff within the Town of Breckenridge will be responsible for implementing the various actions recommended in the Plan. Some of the actions, particularly the “long-term” actions, may require significant monetary commitments and thus their implementation will be based on availability and allocation of resources. Despite these monetary commitments, the Actions within the Plan are generally intended to result in a net cost savings for the community over the long-term. For example, investments in renewable sources of energy should ultimately result in lower energy bills.

An integral part of the SustainableBreck Plan is the Monitoring System. A number of indicators/measurements have been identified for each major topic heading. Each monitoring indicator measures progress on a particular issue (e.g., Town energy consumption) and then uses colors and arrows to describe if conditions are improving or getting worse. These measurements will be regularly updated by Town staff. These indicators are all listed on the SustainableBreck.com website. Thus, the public will be able to track progress towards sustainability on any issue they are interested in by checking the website. Once a year, an annual report card will be presented identifying the progress that has occurred with each sustainability topic.

Sustainable Breck Goals		Sustainable Breck Indicators						
Click on an indicator for more information about what is being measured and how these indicators affect overall sustainability.								
Local Economy								
	Consumer Confidence Index	Mountain Community Sales Tax Comparison	S&P 500 Index	S&P 500 and Real Estate Transfer Tax	Highway Traffic Counts	Local Traffic and Sales Tax	Monthly Occupancy, ADR and RevPar (April)	Projected 6 Month Occupancy (April)
Local Economy								
	Real Estate Sales	Foreclosure Distressed Properties	Sales Tax and Accommodation Trend	Local Unemployment (March)	Colorado Unemployment (March)	National Unemployment (March)		
Resource Conservation								
	Town-Energy Use	Town Govt. Energy Consumption	% of Town Renewable Energy	% Gov't Renewable Energy	Waste Diversion/Generation	Sustainability Awareness	Green Businesses	
Transportation								
	Vehicle Miles Traveled	Traffic Counts	Transit Use	Parking	Peak Days	Alternative Transportation	Town Vehicle Fuel Consumption	
Recreation & Open Space								
	Trail Usage	Open Space Acreage	Park Space Acreage	Miles of Trails				
Water								
	Water Supply	Water Use	Peak Day Water Use	Water Quality				
Forest health								
	Defensible Space	Pine Beetle	Open Space Treatment	Forest Service Treatment				
Housing								
	# of Deed Restricted Housing Units	Affordability Gap						
Land Use								
	Town/Basin Buildout	Service Commercial Conversions	Backcountry Acres Protected/Acquired					
Child Care								
	Wait Lists	Child Care Affordability Gap	Child Care Center Occupancy					
Wildlife Habitat								
	Cucumber Gulch Health							

SustainableBreck Monitoring Indicators

Relationship to other Plans and Documents

This Plan is intended to work in conjunction with other Town planning documents. The Plan is consistent with and intended to further carry out the general guidance provided in the Town of Breckenridge Vision Plan and

the Town of Breckenridge Comprehensive Plan. Other Town documents and Plans provide more detailed supplementary information and policy to that found in this Plan. These documents include:

1. Town of Breckenridge Transportation Plan
2. Breckenridge Trails Plan
3. Town of Breckenridge Open Space Plan
4. Town of Breckenridge Carbon Action Plan
5. Town of Breckenridge Capacity Analysis
6. 2030 Report

The Capacity Analysis and 2030 Report were documents that were instrumental in the development of the SustainableBreck Plan. Copies of these documents are available at the Town of Breckenridge Community Development Department.

III. SustainableBreck Plan Creation Process

The SustainableBreck Plan is the culmination of work completed over several years. A series of projects were undertaken to develop the data and information contained in the Plan, and to lay the foundation for decisions on the actions that are identified in the Plan. The process to develop the Plan is outlined below.

1. Establishing Baselines

Capacity Analysis

The Capacity Analysis, prepared by Town staff in 2008, evaluated the Town’s physical ability to accommodate projected buildout. The Analysis examined infrastructure needs such as roads, sewer, and water, but also examined social/community needs such as housing, child care, and schools. The conclusions of the Capacity Analysis report were that full zoned buildout in the Town could generally be accommodated by the Town’s infrastructure, assuming resource allocations were continued (e.g., extension of water lines, expanded bus service, construction of additional affordable housing).

“2030” Report

The intent of the 2030 Report/project, completed in 2008, was to project what Summit County would look like in the year 2030, given that no major changes occurred to the way issues such as housing, the environment, etc. were being addressed by local government. This project was undertaken by Town planning staff in conjunction with planners from Summit County and other County municipalities. The results of the 2030



Report painted a somewhat bleak outlook for the County as a whole, at least in some topic areas. For example, the 2030 Report projects that there will be more traffic and congestion, increased demands on and scarcity of available developable land, a significant lack of affordable housing for the labor force, and potential changes to our local climate (e.g., shortening of ski season because of rising temperatures).

2. Confirming Vision & Priorities

Given the information from the Capacity Analysis on projected buildout and the rather bleak outlook of the 2030 Report, in 2009 the Town Council decided to embark on development of a Sustainability Plan. One of the expressed intents of the Sustainability Plan was to pro-actively address issues identified in the 2030 Report so that the projected and unwanted scenarios in the year 2030 and beyond were avoided.

Sustainability Task Force

The Sustainability Task Force, which is a subcommittee comprised of three Town Council members, met for approximately one year from spring 2009 through spring 2010. The Task Force's mission was to evaluate the projected 2030 report conditions against the Town's Vision Plan and to determine if there are corrective actions that can be taken to avoid an undesired 2030 forecast. The Task Force prepared its initial recommendations in March 2010 and presented them to Town Council, which endorsed the recommendations with some minor amendments.

SustainableBreck Public Process

From June through September of 2010 an extensive public involvement process was undertaken to solicit public input and interest in the SustainableBreck project. A kick-off meeting, attended by over 120 community residents, featured keynote speaker Auden Schendler (sustainability director for the Aspen Skiing Company). The kick-off event was followed by a series of working "focus group" meetings, where public input and suggestions were sought on a number of sustainability topics. Finally, a "wrap-up" meeting was held to



SustainableBreck Public Process Participants

report back to the community on the results of their input. In addition to the public meetings, electronic medium (e.g., www.sustainablebreck.com, Facebook, Twitter, online survey) was used extensively to solicit additional input. Over 150 people responded to the online survey, including a number of second homeowners. A major effort was made to brand “SustainableBreck” and its public process through inventive mediums such as sponsoring free bike valets at public events.

3. Plan Development & Adoption

From October, 2010 through early March, 2011 the Sustainability Task Force reviewed the public comments received during the summer 2010 public process. The Task Force gave consideration to the comments, discussed financial implications and timelines of various sustainability strategies, and ultimately developed a final list of recommended actions on each sustainability topic.



Auden Schendler at the kickoff meeting



Plan Unveiling Open House

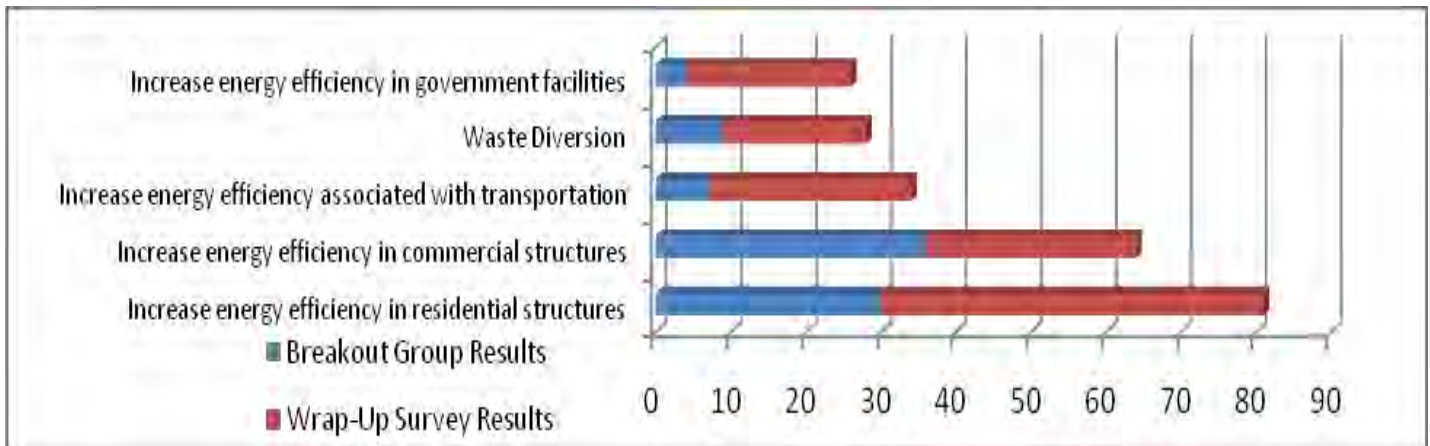
The recommended actions were unveiled to the community at a public open house on May 11, 2011. Another good turnout of community members (some 55 participants) came to the open house and offered their input on the proposed actions. The community input generally supported the direction the Town was taking on sustainability issues and the level of effort the Town was committing to.

After the open house, Town Community Development Department staff drafted the SustainableBreck Plan and took the Plan to the Town of Breckenridge Planning Commission for a recommendation. Public comments from the open house were shared with the Planning Commission. **Note: rest to be inserted at end of process.**

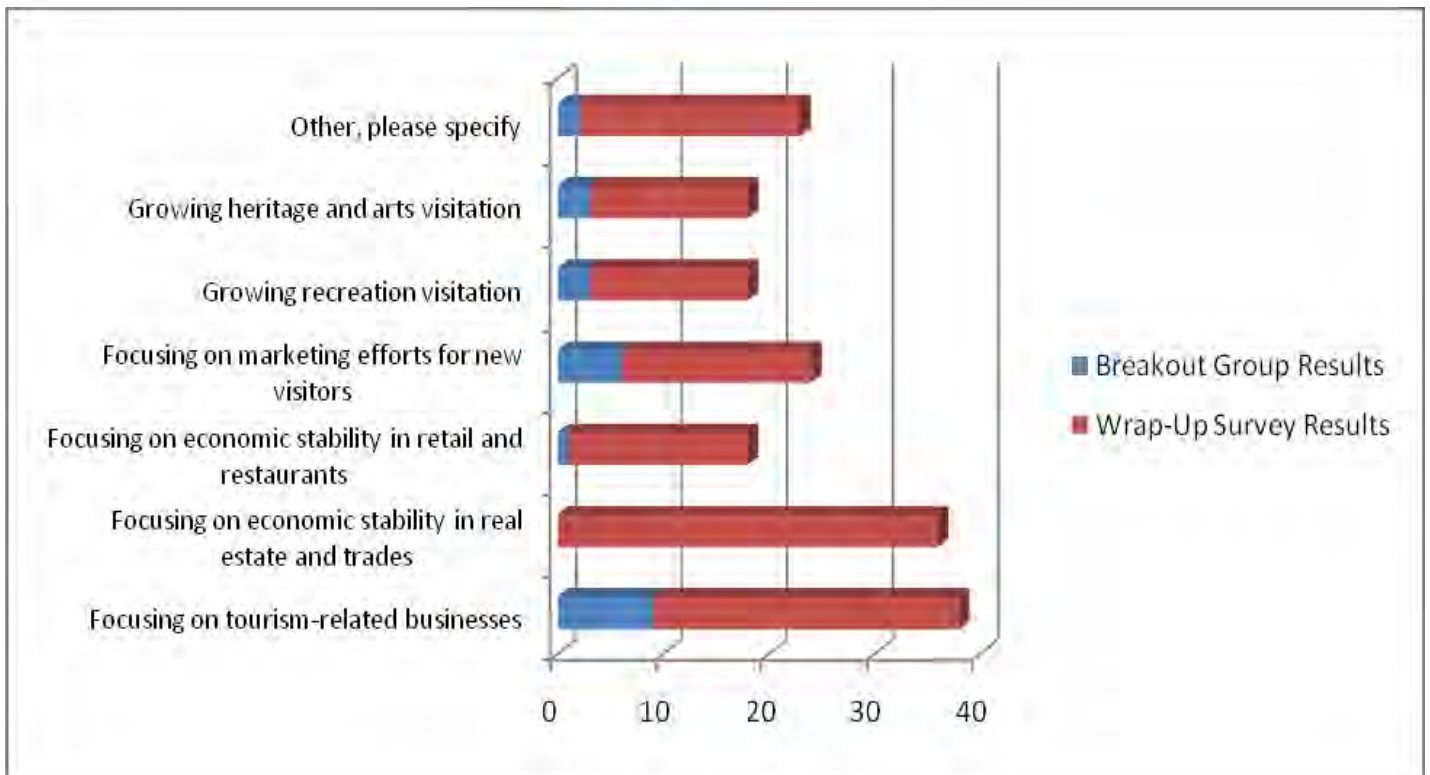
IV. COMMUNITY INPUT

As is discussed above, a series of public meetings were held in the summer of 2010 and 2011 on SustainableBreck. During the summer 2010 process, input was requested on the community's priorities for each of the ten topic areas of the Plan. Participants at the focus group meetings weighed in on their highest priorities. In addition, the online survey also asked the same questions. The combined results for each of the ten Plan topics are identified below.

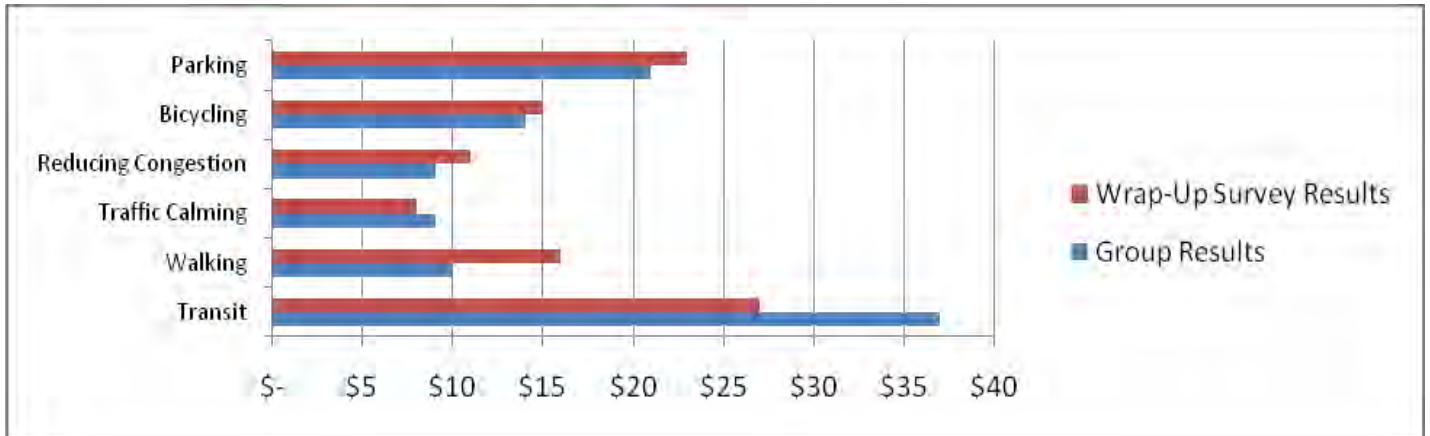
Resource Conservation: The Community Most Supports:



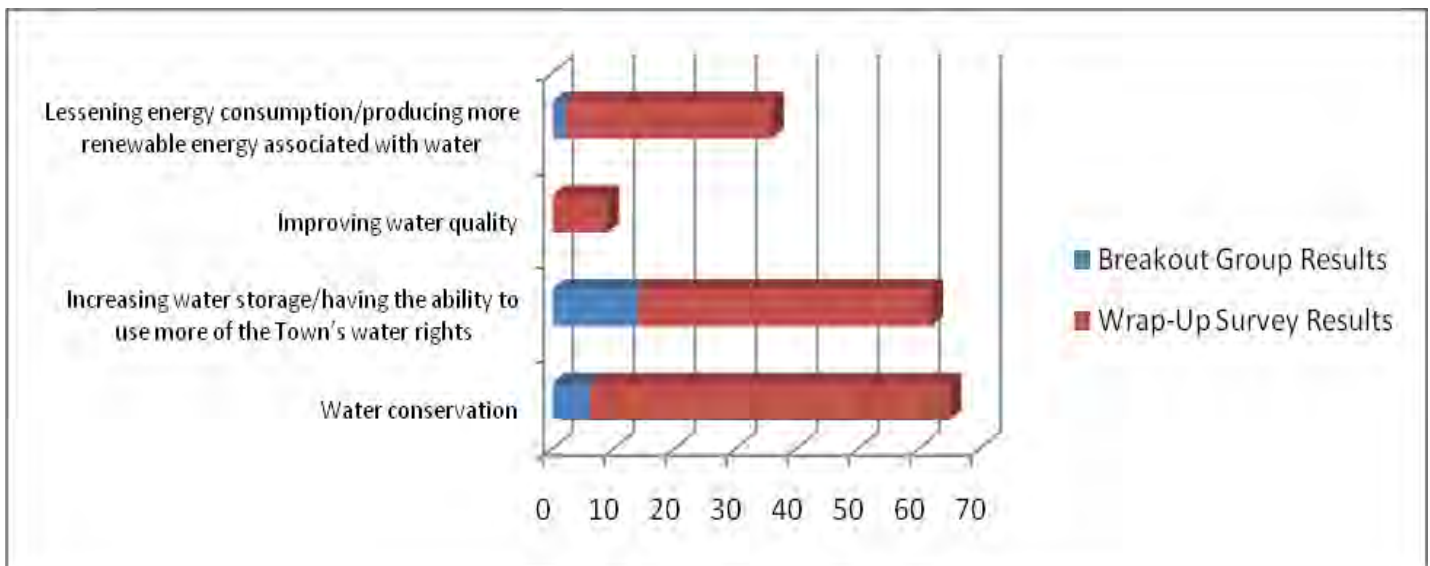
Local Economy: The Community Most Supports



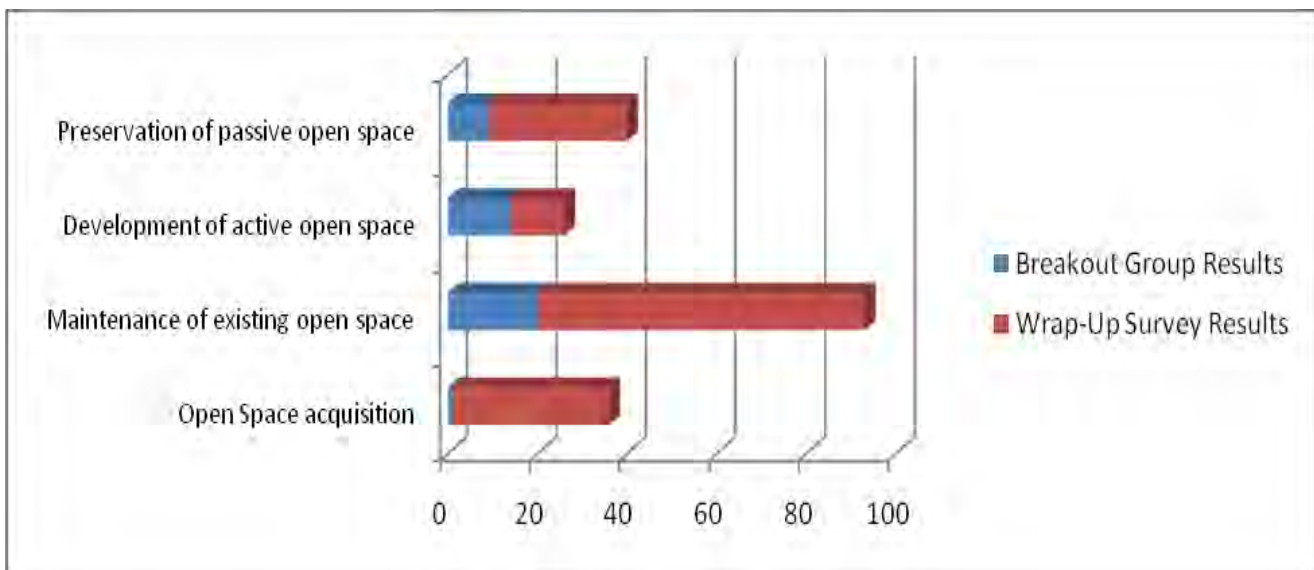
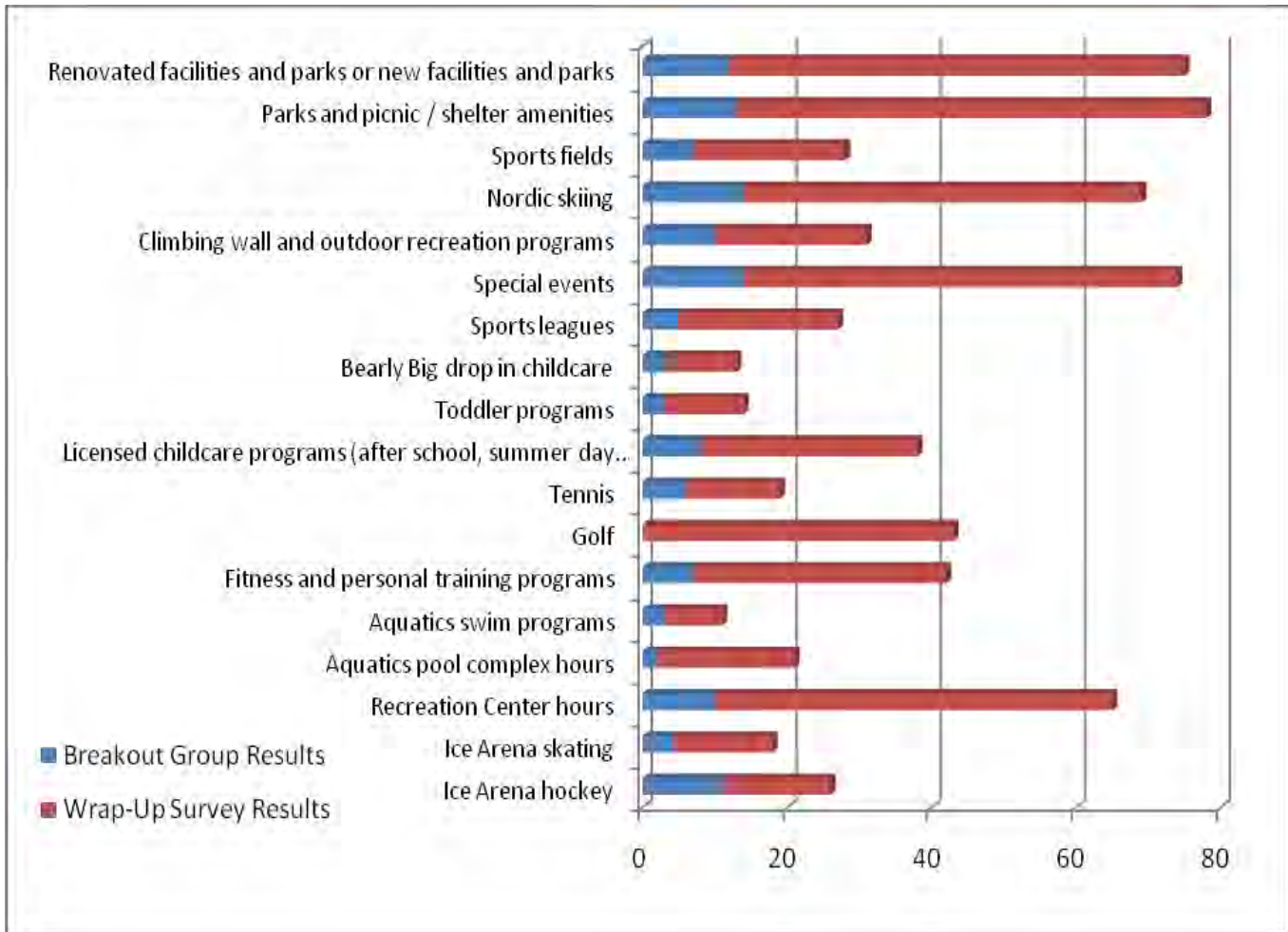
Transportation: If you had \$100 to spend in \$10 bills:



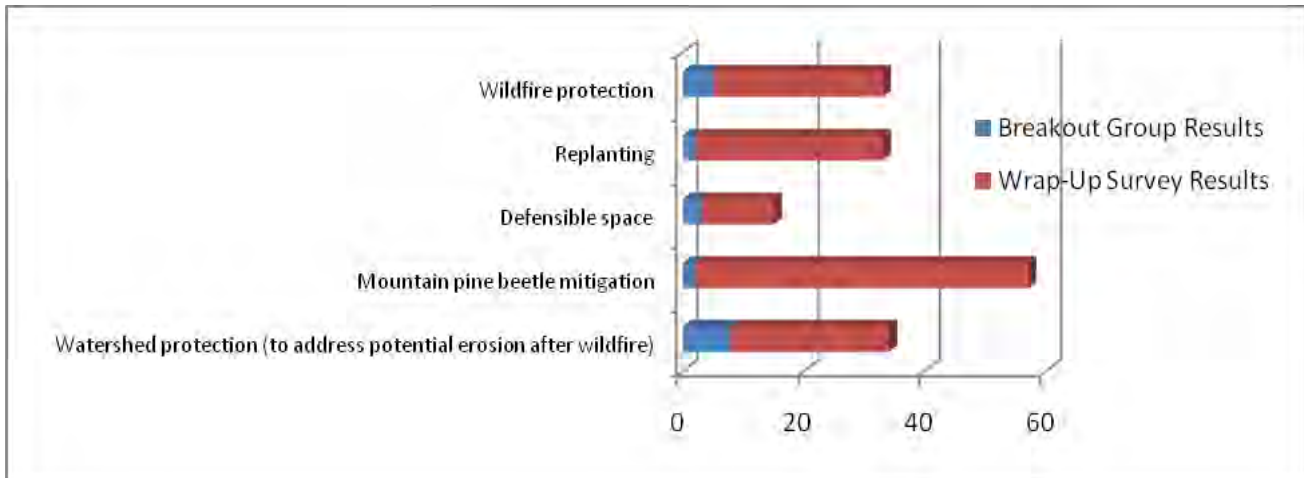
Water: The community most supports:



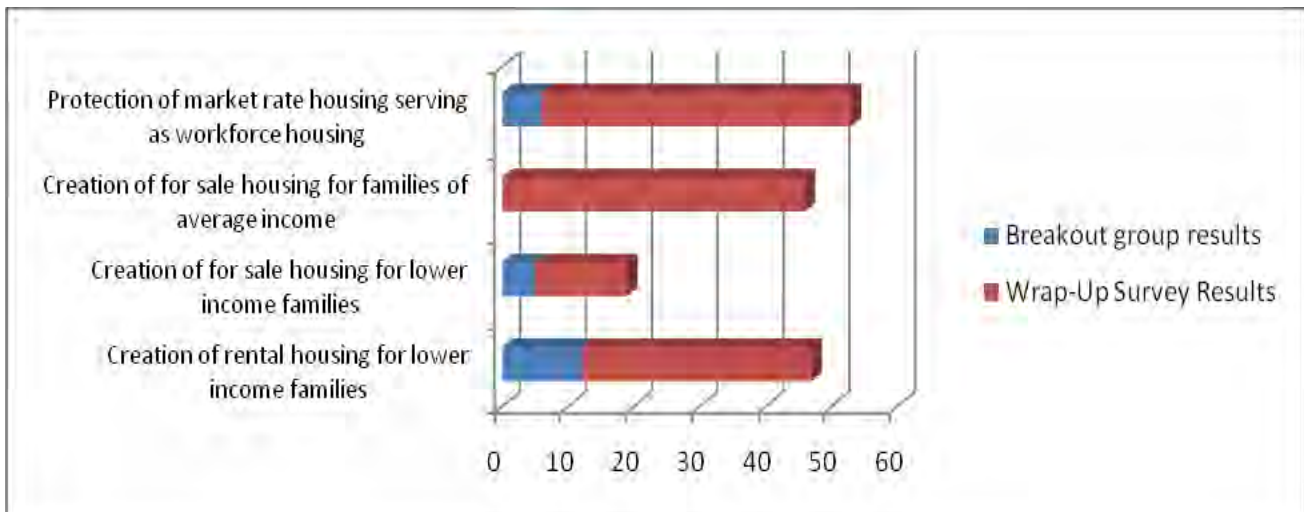
Recreation/ Open Space: The Community most supports



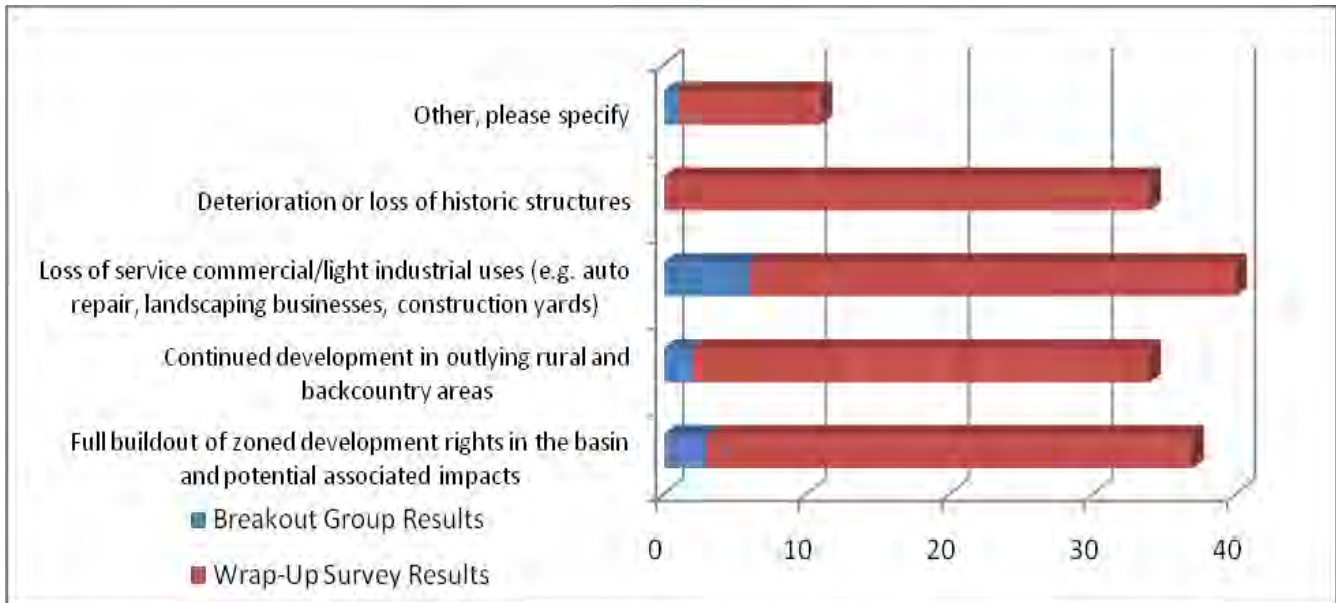
Forest Health: The Community most supports



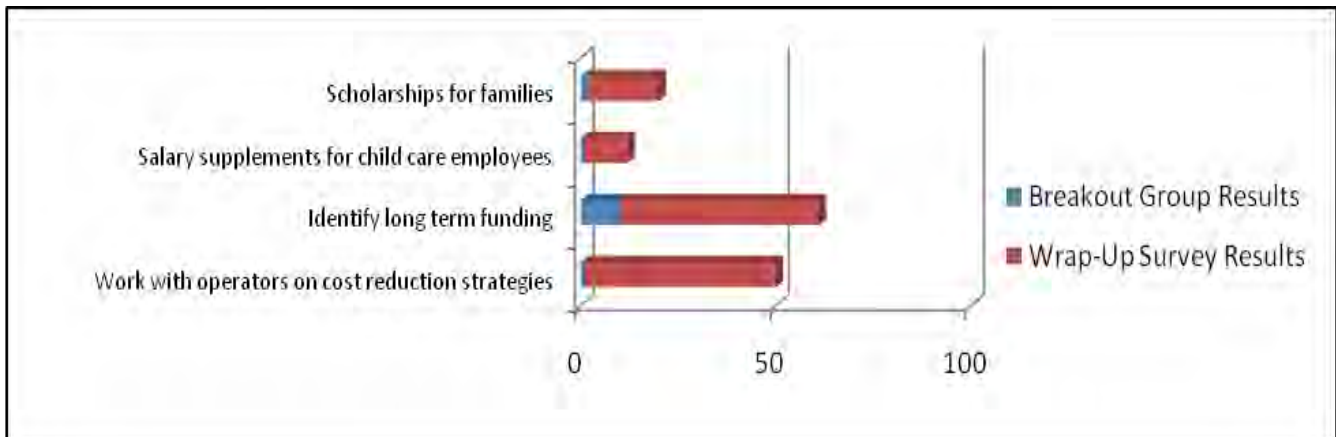
Housing: The Community most supports



Land Use: The Community is most concerned about



Child Care: The Community most supports:



V. Action Plan

The SustainableBreck Plan provides the framework to work towards greater community sustainability by providing specific Goals, Action Steps, Indicators and Targets for each of the ten sustainability topics. The proposed Action Steps include a variety of recommendations to facilitate achievement of the broader goals of each category. Indicators and Targets are included to quantify the overall success of the plan over time. Below are more in-depth descriptions of how the Goals, Actions, Indicators and Targets work within the framework of the Action Plan.

Goals: (What We Heard)

Within each Category are specific Goals which comprise the core of the community vision and represent what Breckenridge must achieve to become a sustainable community. The stated Goals of each category summarize the higher priority items that were identified by participants during the SustainableBreck public process conducted in the summer 2010.

Actions: (What We Will Do)

As a strategy to achieve desired goals, specific actions are featured under each category. These actions offer a strategy to accomplish goals over the near, mid and long-term. These proposed sustainability actions are listed under three groupings: Actions Underway, Actions to be Undertaken Within the Next Year, and Long Term Actions.

Plan Monitoring Indicators & Targets: (How We Measure Success)

For each category specific indicators have been developed to measure progress toward meeting the goals. Indicators are tools that help to determine the condition of a system, or the impact of a program, policy or action. When tracked over time indicators tell us if suggested actions are helping achieve stated goals. This provides useful information to assist with decision-making.

Specific Targets have been created for many of the indicators. The targets represent aggressive yet achievable milestones for the community. Unless otherwise noted, the targets are for the year 2030 using 2010 as a baseline. For some indicators no specific numerical targets have been assigned. This was done where development of a numerical target was determined to not be feasible or where limits on data type and availability made it difficult to set a numerical target. In many of these cases a trend direction was substituted for a numerical target.

All the monitoring indicators and targets discussed above are available on the SustainableBreck.com website. From the homepage a web visitor can gain a quick overview of the overall status and trends of each indicator by reviewing the indicators color code and trend arrow.

A status is provided for each indicator, based on regularly reviewed data and compared to stated targets of the Plan. Colors are assigned (green, yellow, or red) to indicate a good, fair, or poor condition for each indicator. Similarly, an upward, level, or downward arrow shows if the indicator is improving, stabilizing, or getting worse.

The goal of the monitoring program is to provide the community and decision-makers a snapshot of the level of progress being made on different sustainability



topics. Where progress is not occurring, the Town Council may decide to initiate new actions or modify existing actions to move the Town towards an upwards arrow of progress.

Town-Wide Energy Consumption

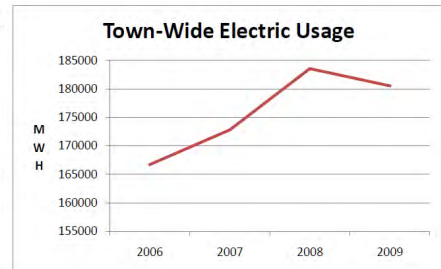


Since our baseline year of 2006 there has been an overall upward trend in energy consumption despite a short-term decline between 2008 and 2009.

Source: Xcel Energy

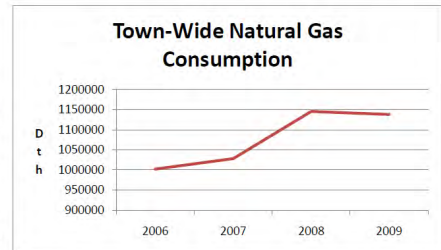
Electricity Use

In 2009, Properties within the Town of Breckenridge used 180,543 megawatt-hours (MWh) of electricity, up from 166,704 MWh in 2006. Electricity use in Breckenridge is growing at approximately 2.8% annually. The annual per-dwelling unit electricity consumption is 11 MWh.



Natural Gas Consumption

2009 natural gas consumption for the entire Town of Breckenridge totaled 1,137,938 decatherms (Dth), up from 1,002,044 Dth in 2006. Natural Gas consumption in Breckenridge is growing at approximately 4.5% annually. Annual Per dwelling unit natural gas consumption in 2009 was 164.35 Dth.



Resource Conservation



Resource Conservation

Goals, Actions, Indicators & Targets

Goals

1. Significantly decrease overall community resource consumption, specifically the consumption of non-renewable energy and fuels and non-recyclable materials. The Town government should take a leadership role in reducing its own energy consumption, increasing its use of renewable energy to power the energy it needs for its own facilities, and should explore innovative strategies to become a zero waste government.
2. Encourage the use of local, non-polluting, renewable and recycled resources



Actions Underway

1. Continue to implement energy efficiency upgrades in Town facilities

The Town continues to invest in energy efficiency upgrades which has resulted in reduced use of electricity and natural gas since the initial investment. Completed upgrades have included lighting retrofits, recommissioning HVAC systems and installing programmable thermostats. The Town will continue to implement energy upgrades as part of their yearly capital improvement budget.

2. Actively support County waste reduction/diversion strategies such as pay as you throw, recycling centers and composting

The Town actively supports Summit County's waste reduction/diversion strategies such as their recycling centers, composting programs and a potential "pay as you throw" program. "Pay as you throw" is a usage-pricing model for disposing of municipal solid waste, where users are charged a rate based on how much waste they create for collection by the local waste management provider. Since "pay as you throw" systems fees are based on the amount trash collected they usually influence individuals to recycle more and dispose of less waste to save money.

3. Amend the Town's Development Code to provide additional incentives for energy efficient development.

The Town's Development Code is regularly amended to provide additional incentives for energy efficient development. Recently the Development Code was amended to provide greater incentives for energy efficiency for buildings meeting certain energy ratings and to allow for more sustainable building materials such as cementitious siding.

4. Town commitment to attaining equivalent of LEEDs or Green Globe certification when constructing new Town facilities.

When constructing any new facilities, or conducting a major remodel of an existing facility, the Town commits to completing projects to established green standards. The Town's recent Valley Brook Housing project is example of this commitment. The development is designed and is being built to be the equivalent of LEEDs silver certification.

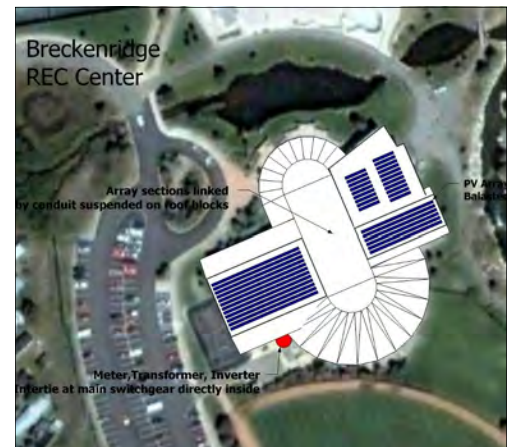


Valley Brook Housing Development

Actions to be Undertaken within the Next Year

5. Installation of solar panels on public buildings and properties

Solar power provides a renewable source of electric power that is much cleaner than the coal-fired plants that produce most of Colorado's electricity. The Town will install solar panels on or adjacent to a number of its public buildings, in appropriate locations. The panels are expected to offset at least 10 percent of the Town government's overall electricity use. The funding for the project will be through a power purchase agreement with an independent provider. Issues such as aesthetics to neighboring properties, etc., will be evaluated before individual solar sites are selected.



Proposed Rec Center Solar Project

6. Conduct energy audit on a multi-family residential complex as a pilot project and evaluate extending energy upgrade loan program to multi-family properties

Multi-family residential developments, particularly older complexes, have been identified as being some of the most energy-consuming properties in the Town. Under this program the Town would work with the homeowner's association for a selected older multi-family complex and an energy audit would be performed by qualified personnel. The energy audit would identify energy upgrades (e.g., new boilers) that could be undertaken by



Typical Older Multi-family Development

the homeowner's association. The Town will also work to develop a loan program that would make energy upgrade monies available to the homeowner's association.

7. Community outreach on energy efficiency upgrades



Many rebates are available through the Governor's Energy Office

A number of federal and state rebates and programs are available to residential and commercial property owners that undertake energy upgrades. However, many residents are unaware of all the programs available. The community outreach will take several forms, including additional information on the Town website and information provided by the High Country Conservation Center.

8. Investigate options and adopt a nationally recognized commercial sustainability code

The Town implemented a green building code in 2009 which has successfully established minimum efficiency standards for residential construction. Due to the success of our residential green code the Town's leadership desires to expand its efforts to adopt a green code to address commercial and multifamily residential development. When our current residential code was developed it was done through a local committee that went through an extensive consensus building process. Due to the greater complexities that commercial and multi-family residential present, adopting a nationally recognized code such as "Green Globes" or "LEED" has been recommended to streamline the adoption process and make the code more user friendly for our contractors.

9. Encourage reduction in the use of disposable bags

"One-time use" or disposable bags have numerous environmental impacts. These impacts include resource consumption (including petroleum products) in manufacturing the bags, the disposal of billions of these bags on an annual basis (US estimates of up to 100 billion bags per year), and litter from these airborne bags across our landscapes and oceans. The Town intends to initiate efforts with the lodging, restaurant, and merchants associations to encourage use of alternatives to disposable bags, such as promoting the use of reusable bags.



Plastic Bag Litter

10. Create "Breck Green Business" certification for businesses that meet certain criteria for energy efficiency, recycling and composting, etc.

Many communities offer **incentives and assistance** to encourage businesses to implement **voluntary** actions to protect, preserve, and improve the environment beyond what current laws require. Under such a program, a checklist would be developed that would contain a number of items local businesses could implement to achieve "green business" certification. Businesses could use this certification as an additional marketing resource to promote themselves. The Town will be approaching the Breckenridge Resort Chamber and its members in the upcoming year to attempt to develop this voluntary "green business" program for the Town's businesses.

11. Make energy audits available to businesses

Improving energy efficiency in commercial properties was identified as a top priority by participants in the SustainableBreck's public process. As a way to address this priority through incentives, the Town plans to offer subsidized energy audits to area businesses. These energy audits will inform business owners about how their current facilities and operational practices effect their energy consumption. With this information, participants may make changes to their operational practices that will save money and reduce energy consumption.

12. Implement loan program for residential energy upgrades

The Home Energy Loan Program (HELP) was created in 2010 through a partnership between the Town of Breckenridge, Summit County Government and High Country Conservation Center. The program is designed to assist residential property owners in financing higher cost and energy savings projects like insulation, air sealing and boiler replacement. Over time the energy savings costs from upgrades will offset the cost of the loan for many participants. In August 2010 the HELP program and similar programs across the country, were placed on hold due to objections on the national level from the Federal Housing Finance Agency (FHFA). The Town is in the process of reorganizing the program to comply with FHFA regulations.

Long term actions

13. Explore the establishment of a community solar garden and explore other opportunities to develop large solar arrays outside of the downtown core

Solar gardens are large stand-alone arrays of solar panels, some of which cover several acres or more in size. Solar Gardens allow individuals that cannot put solar panels on their houses or businesses to buy into community solar installations. These so-called solar gardens will offer subscribers the same benefits as people who install the panels on their roofs, including access to rebates and tax incentives. Solar garden subscribers also see the electricity produced by their share of the panels show up as a credit on their electricity bills. The Town will be exploring the feasibility of locating a solar garden project within the Town.



14. Establish recycling and composting programs at all Town facilities

A Recent audit of Town Hall estimated 90% of trash generated could be either recycled or composted. The Town envisions in the near future expanding its current recycling efforts at Town facilities to include composting and maximize the diversion of its waste stream away from the landfill.

Resource Conservation Monitoring Indicators and Targets

Topic	Indicators	Targets
Energy Use	Town-wide use	20% below 2007 levels by 2020 for Town-wide use
Renewable Energy Use	<p>Percent of Town-wide energy use from renewable sources</p> <p>Number of renewable energy system Certificates of Completion</p>	<p>By 2014 10% of all electricity use Town-wide should come from renewable sources.</p> <p>Yearly growth of renewable energy system Certificates of Completion</p>
Solid Waste Generation	<p>Total Town-wide generation (also report per capita)</p> <p>Town-wide amount land-filled</p> <p>Town-wide amount diverted (recycled, composted, etc) from landfill</p>	<p>Do not exceed year 2007 levels by 2014 Town-wide.</p> <p>Reduce by 20% by 2020. Town-wide Diversion: Increase amount diverted to 40% - 75% of total by 2014.</p>
Green Branding	<p>Percent of residents aware of the Town's green efforts.</p> <p>Percent of visitors aware of the Town's green efforts.</p>	Positive yearly growth trend in awareness from visitors and guests.
Green Businesses	Number of certified "Green Businesses".	Positive yearly growth trend of certified "Green Businesses".

Economy



Local Economy

Goals, Actions, Indicators & Targets

Goals

1. Focus on efforts to enhance and promote the tourism related economy.
2. Strengthen marketing efforts toward new visitors.
3. Provide an atmosphere which focuses on economic stability in real estate and commercial trades.



Actions Underway

1. Maximize tourism marketing efforts



Strong Spring Break Visitation Boosts the Local Economy

The Town's main marketing arm is the Breckenridge Resort Chamber (BRC). Recently the Town has also established a marketing committee. The Breckenridge Marketing Advisory Committee (BMAC) advises the Breckenridge Town Council in marketing, advertising, events and promotions of the community as a year-round resort, and that which the Council determines are beneficial to the economic vitality of the community. The majority of these efforts are funded from the Town's Marketing Fund. This advisory group is comprised of six community members representing the Lodging, Restaurant/Retail and At-Large communities; a Town Council member also serves on this committee.

2. Focus on Town economic development dollars towards tourism

BMAC has been focusing dollars designated solely for marketing in the Town budget on event enhancement and marketing incentives geared toward group sales and potential new events.

3. Enhance Town recreation opportunities

The Town's Open Space program has regularly increased the amount of trails in the Town and improved the quality and maintenance of existing trails. The Recreation Department provides a diverse variety of recreational programs for all ages. Private entities such as Vail Resorts have also added new recreational attractions (e.g., the coaster ride).

4. Promote historic preservation efforts and increase retail and restaurant space

The Town’s Historic District is an attraction to visitors. Maintaining historic buildings in good shape is important to retain the appeal of the Historic District. The town is currently looking at providing incentives for historic structure stabilization through a change to the development code that would allow for free basement density for usable retail or restaurant space.

5. Provide economic indicator dashboard for business’ use

In January 2011, economic indicators were developed and placed on the Town website. Indicators are focused on providing information to the business community regarding both local and national economic conditions that may affect local tourism. The Town is continuing to monitor these and update the website on a monthly basis in order to inform business owners of trends over time. Examples of indicators include: local retail, real estate and lodging sales, foreclosures, unemployment (local, state and national), traffic numbers at the Eisenhower tunnel and Highway 9, and sales tax comparisons to other ski resort areas



Barney Ford House Restoration

6. Encourage BRC to market heritage and arts opportunities heritage sites

The Town actively supports the Breckenridge Heritage Alliance and the Arts District. Heritage and arts tourism attracts a different demographic of visitors and offers an alternative form of entertainment. The Town continues to encourage the BRC to promote a variety of activities that the Town offers.



A Piece from the Annual Sculpture on the Blue Event in the Arts District

7. Continue to enhance offerings at arts and heritage sites

The Town funds activities, events, and displays at arts and heritage sites as a means of attracting heritage and art visitors.

8. Maintain appropriate information technology levels (e.g., wireless and broadband) for businesses, visitors and residents

The Town continues to monitor technological capabilities and capacity to ensure adequate information technology is provided for residents, businesses and visitors. It may be necessary, should service issues arise, to work in conjunction with other resort communities to ensure that any lack of technology capabilities is recognized and addressed as an issue at the state level.

Actions to be Undertaken within the Next Year

9. Engage lodging companies in promoting events, downtown retail and restaurants to their clients

Providing information to visitors can increase their participation in events and increase the frequency they visit local commercial establishments. Lodging companies are in a unique position to distribute information. Under this action, the Town/BRC would work closely with the lodging companies to provide general information, brochures, event flyers, etc. for current and upcoming events as well as information on restaurants and retail establishments.

10. Promote "Breck lifestyle" through marketing to targeted groups

The Gen X and Baby Boomer generations are keys to Breckenridge's economic success. Increased efforts toward marketing to these groups will be a focus and may include such topics as targeted programming at the Riverwalk Center, events and activities for young families, and real estate sales focusing on targeted lodging needs.



The Winter Dew Tour has become a popular early winter season event that draws many participants and visitors

11. Work on marketing and other programs that increase lodging occupancy rates year round. Work on programs that encourage day visitors/skiers to stay in Town longer to visit retail and restaurant establishments.

The Town will work with Breckenridge Resort Chamber (BRC), BMAC and Vail Resorts to market events during slower visitation periods, and promote shopping, and dining after the end of the ski day (e.g. utilizing signage inside the gondola cabins or utilizing variable message boards for events).

12. Enhance information on variety of activities available

Coordinate efforts by BRC, Lodging, Retail and Restaurant Associations and Vail Resorts on providing a consistent message on the numerous entertainment options and special events available. Look at enhancing a "central clearance house" of information such as the BRC website (gobreck.com).



Oktoberfest is a popular offseason event .

13. Enhance marketing efforts of the Town’s diverse recreational opportunities

Recreation is the primary driver of the Town’s tourism base. By increasing efforts to market different recreational opportunities available (e.g., mountain biking, cross country skiing), the Town can broaden its visitor base. Under this action, the BRC and Town Recreation Department would enhance their marketing efforts related to alternative recreational opportunities.

15. Encourage second homeowners to utilize homes more and become invested in the community

Many retired business people own homes in Town and their experience could be beneficial to organizations in the Town pursuing different economic development strategies. In addition, encouraging second homeowners to utilize their properties more frequently can result in additional sales revenues in the Town. This action is focused on courting these untapped resources in our community.

Long term actions

16. Enhance restaurant or retail experience through providing access to centralized reservation systems.

The Town currently has ten wi-fi hotspot locations in major public areas throughout the Town core and Town facilities in which visitors can gain access to a centralized reservation system such as Open Table. However, many visitors are unaware of the locations available. Further advertising wi-fi hotspot locations for access to reservation systems or providing a computer for such use at the Welcome Center could encourage visitors to stay after the ski day and would provide better access to the information for overnight guests.

17. Promote redevelopment efforts to enhance property values

There are many properties in Town which are aging and outdated. The Town has already begun to see some of these properties undertaking exterior remodels to provide a more attractive updated building. Promoting efforts to enhance property values and preserve historic structures will make the community

retain its character for residents and visitors, employ those in the construction industry, and add usable retail and restaurant square footage to the commercial core.



Before and after photos from a condominium renovation

18. Pursue alternative revenue streams

Long term projections indicate that the existing revenue streams of Colorado municipalities will not be able to keep pace with the growing demands for services and that Colorado communities are in need of finding new revenue sources. The Town is considering pursuing new revenue streams such as a tax on ski lift tickets, The revenue from such a tax could be used, to, for example, fund a fully integrated transportation system with the ski area. Other alternative revenue streams could include a medical marijuana tax.

19. Pursue opportunities for joint marketing partnerships with the Breckenridge Ski Resort

Although the Town, BRC, and ski resort coordinate frequently: additional steps could be taken to maximize efficiencies of marketing efforts among the organizations.

Economic Monitoring Indicators and Targets- Collected Monthly

Topic	Indicators	Targets
Unemployment	Local unemployment rate State unemployment rate National unemployment rate Area median income	No significant increase over previous month in unemployment rate. Also monitors change from previous year to date (due to seasonal job demand changes). Increase in area median income annually
Real Estate	Local real estate sales Foreclosure distressed properties Number of building permits issued	Positive year to date growth in dollar volume of sales. Reduction in number of foreclosure properties from previous months.
Lodging	Lodging tax collections 6 month occupancy forecast Monthly Average Daily Rate and Revenue per Available Room	Increase in 6 month projected occupancy forecast Increase in monthly occupancy over previous year's YTD
Sales Tax	Local sales tax collection in comparison with other Colorado resort communities Sales tax and accommodation tax comparison Turnover of Businesses	Positive trend over previous year's YTD. Increase in accommodation tax collections resulting in increased sales tax. No net decrease in number of businesses or types of businesses.
National Indicators	S&P 500 compared to real estate transfer tax Consumer confidence index	Increase of monthly average real estate transaction closing price. Increase of monthly consumer confidence index.
Traffic and Sales	Traffic counts at Eisenhower tunnel and Highway 9 Highway 9 traffic counts and sales tax collections	Maintain consistent capture rate of traffic from Eisenhower to Highway 9 over monthly YTD.

Transportation



Transportation

Goals, Actions, Indicators & Targets

Goals

1. Reduce automobile dependency in favor of alternative modes of travel in order to reduce traffic congestion and reduce consumption of fossil fuels.
2. Increase transit ridership by providing residents and visitors a convenient multi-modal transportation system that provides links to the ski area base facilities, parking facilities, downtown, and throughout the community and region.
3. Design the Town's parking system to balance the utilization and availability of parking spaces. The Town's parking system should not act as a barrier to those wishing to visit Breckenridge or to over-incentivize the use of automobiles by those that would visit through other modes.



Actions Underway

1. Review transit ridership & adjust routes

Transit operations and ridership are reviewed by the Town annually. During the annual review, transit routes and service levels are adjusted to maximize ridership and minimize costs.

2. Complete Streets Policy

A Complete Streets Policy was recently adopted by the Town. "Complete Streets" enable pedestrians, bicyclists, motorists and transit riders of all ages and abilities to safely move along and across streets and intersections. As road improvement projects are implemented, enhancements that facilitate different users (e.g., bike shoulders, sidewalks) will be added.



Main Street is designed to accommodate a variety of user types

3. Manual Traffic Control on peak days

During the Town's busiest and most congested days the Police Department deploys officers to manually direct traffic. The use of manual traffic direction provides for better and more equitable traffic movement, particularly at intersections that do not require signalization at most other times. Manual traffic direction minimizes trip delay in instances where a roadway is temporarily over capacity.

4. Ski Resort incentives for carpooling day-skiers

As an incentive to promote carpooling, the Breckenridge Ski Resort offers a \$5 daily discount for cars with four or more individuals parking at the resort's pay parking lots.

5. Annual review of Town parking management strategies

Town controlled parking operations are reviewed annually and adjustments are made to strive for a balance between parking utilization and availability. The Town reviews its system against key thresholds recommended by parking experts. These recommendations are designed to provide a good availability of parking during peak times, to minimize traffic impacts, and to avoid costly overbuilding of infrastructure.



Ski Area Parking Lots from Ski Hill Road Overlook

6. Monitoring Ski Resort and Town Parking

Town staff has been regularly monitoring the use of Town and ski resort parking facilities since 2008. This monitoring identifies trends in location and volume of use and assists with planning for long-term parking needs.

7. Green Commutes program

The Green Commutes program encourages Town employees to find a different way of getting to and from work than using single occupancy vehicles. The program is open to all Town employees and each participating employee sets personal goals for the number of days in every week that they will utilize alternative transportation (e.g., biking, walking, transit, car-pooling).

Actions to be Undertaken within the Next Year

8. **Bike Striping, way finding & mapping**

In recent years the Town has added several new bike routes to its right-of-ways that utilize bike lanes, "share the road" markings, and improved way finding (signage) to make cycling more inviting and safe. In addition to these infrastructure improvements, the Town has also provided detailed bicycle maps available on its website and at local businesses for purchase. These enhancements will continue along with new improvements, such as providing on-street bike parking and an adoption of "rolling stop" legislation, with a goal of improving from the Town's silver level Bicycle Friendly Community ranking.



9. **Expand Green Commutes program to BRC/local businesses**

The Town of Breckenridge has held a successful Green Commutes program for the last three years. The program encourages employees to use alternative ways to get to work during the summer months (walking, biking, bus, and carpooling), avoiding the use of single occupancy vehicles and reducing the Town's overall carbon footprint. The Town has approached the Breckenridge Resort Chamber and its members and they have agreed to expand the program to Town businesses.

10. **Enhance pedestrian movement along Block 11 and Airport Road**

To better accommodate pedestrian safety, the Town will be constructing a sidewalk approximately one mile on the eastside of Airport Road.

11. **Develop long-term solutions to parking and transportation issues on skier parking lots**

Town staff will work with the Town Council and representatives from the ski resort to address long-term transportation and parking needs. Some examples of strategies that will be investigated will range from merging Town and ski resort transit service to controlling the demand for parking through pricing strategies.

Long term actions

12. **Prioritize denser workforce housing development along transit routes**

Studies have demonstrated that transit ridership demand is highest with low to moderate income earners. Locating denser workforce housing for low to moderate income earners adjacent to bus service is the most effective way for the Town to increase transit ridership without providing additional transit service. This action should be focused on locations that can most appropriately accommodate low to moderate income housing (e.g., Block 11 area).

13. Main Street upgrades to facilitate pedestrian circulation

Additional streetscaping upgrades to Main Street, such as curb extensions and raised sidewalks, will be implemented to better facilitate pedestrian circulation. The existing improvements which were installed at the Ski Hill Road and Washington intersections of Main Street have made street crossings more comfortable and safer for pedestrians.

14. Snowplowing sidewalks

Research from the American Community Survey indicates over 15% of Breckenridge residents identify walking as their primary mode for commuting to work. This is six times greater than the National average. Considering that Breckenridge’s snowy season lasts for up to eight months of the year, it is a high priority to plow the sidewalks of the business district and highest populated neighborhoods to maintain high levels of pedestrian activity and less dependence on automobiles.

15. Construction of Roundabouts at Park Ave/4 O’Clock and Park Ave/French St.

Installing roundabouts at these intersections has been forecasted to improve traffic flow and safety for vehicles over the alternative of leaving the intersections unsignalized or installing traffic lights. Properly designed roundabouts will also provide the best level of safety for pedestrians navigating these intersections.



Well designed Roundabout

16. Implementing strategies to increase Transit Ridership mode share.

The Town has targeted increasing transit ridership to 10% of overall commuters from the existing 5.5% share. Methods to increase ridership could include the creation of outlying park and ride lots, developing workforce housing adjacent to existing transit routes, increasing frequency of bus service at peak times, and expanding transit service.

17. Incentivize destination visitors to arrive through means other than a personal vehicle

95% of destination visitors arrive by personal vehicles, yet in many instances these cars remain parked the majority of the visitor’s stay because of the Town’s walkable form and free transit system. As a measure to reduce the need for parking infrastructure and limit congestion at peak times, the Town desires to develop incentives so destination visitors arrive through other modes (e.g. airport shuttles).



Airport Van Service

18. Look at development of a park and ride facility at the north end of Town

The Town will research the feasibility of a park and ride facility at the north end of Town. The majority of traffic enters Breckenridge from the north on highway 9, Implementing a park and ride somewhere in the north end is anticipated to help alleviate congestion in the Town core by intercepting vehicles before they get into the core.

19. Improve efficiency of Town fleet vehicles

Town staff has started researching ways to bring greater efficiency to the Town’s fleet of vehicles. A variety of measures including: behavior modifications, reduction to the total number of vehicles, and replacing less efficient vehicles with more efficient vehicles is expected to be utilized to achieve greater efficiency in the Town’s fleet.



Denver Bike Share Station

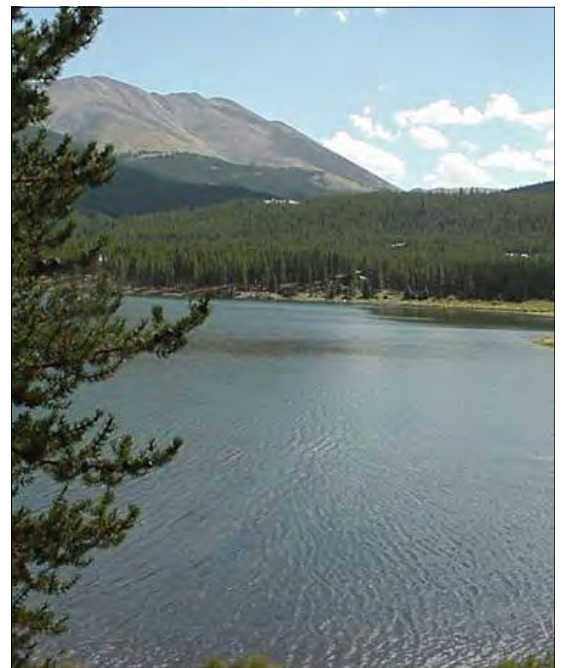
20. Develop a bike share program for local residents

Many cities worldwide have had success at increasing bicycle usage by implementing bike share systems. Bike shares are systems in which numbers of bicycles are made available for shared use by individuals who do not own them. Special care will be needed to develop a bike share system in Breckenridge that does not compete with local bicycle rental operations.

Transportation Monitoring Indicators and Targets

Topic	Indicators	Targets
Roadways & Traffic	Traffic Counts Days of Congestion	No net increase of number of vehicles entering Town over 10 year average. Not to exceed 20 days of congestion.
Parking	Parking Occupancy Parking Spaces	Target 85% overall occupancy at peak times Maintain existing core parking spaces without introducing additional off-street spaces
Transit	Ridership Ridership per capita	Increase transit ridership to 10 % of total mode share. Increase ridership & per capita ridership above 2009 baseline
Alternative Transportation	Percent of trips made by walking, bicycling, carpooling etc.	Positive yearly growth of Green Commutes participation. Exceed peer communities alternative transportation mode share percentage.
Town Fleet	Reduce vehicle fuel consumption Reduce vehicle miles traveled	Reduce Town fleet fuel consumption 20% below 2009 baseline by 2020. Reduce total vehicle miles traveled for the Town fleet by 10% below 2009 baseline by 2020.

Water



Water

Goals, Actions, Indicators & Targets

Goals

1. Implement water conservation strategies through public education, and appropriate development requirements.
2. Increase water storage capacity and the Town's ability to use its water rights.
3. Minimize energy used in the treatment and transporting of domestic water.



Actions Underway

1. **Water quality treatment and testing**

In general, the Town enjoys high water quality. Nevertheless a number of human-related activities have degraded waters within the Town and nearby. Historically, mining activities negatively impacted water quality, introducing high concentrations of trace elements (e.g., manganese, cadmium, zinc) into area streams. Other impacts come from stormwater runoff from highways (e.g., sediments, salts) and septic tank effluents. In cases where standards have been exceeded the Town has been actively trying to improve water quality through projects like the Wellington Oro Treatment Plant, the stormwater quality enhancement project and continued water quality testing.



Wellington Oro Water Treatment Plant

Actions to be Undertaken within the Next Year

2. **Task Force to investigate water pumpback and reservoir projects**

See description below.

Long term actions

3. Further Investigate construction of Water Pumpback from Farmer's Korner returning water to Breckenridge

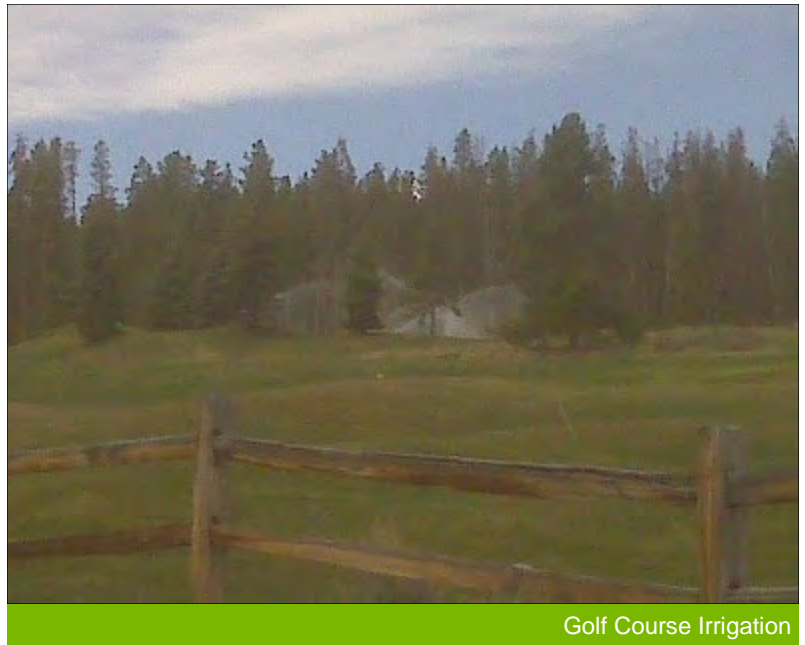
See description below.

4. Further investigate development of Reservoir on McCain Property

(Actions 2-4) The Town believes it is in our own best interest to plan infrastructure to store the maximum amount of wet water rights possible, to have the flexibility to allocate greatest amount of our water rights as we see fit and safeguard the Town from an unforeseen drought situation. The Town has rights to store 1,400 Acre Feet (AF) of water. Presently the Town has capacity to store 800 AF at the Tarn reservoir. Town Council has previously expressed desire to store more of the Town's water rights on the McCain parcel at the north end of Town. According to feasibility studies looking at utilizing the McCain site as a reservoir indicated realistically storing 200 AF onsite. Another idea that has been proposed to achieve better utilization of the Town's water rights is the construction of a pump back system. A pump back system would return water that the Town has rights to, but does not have storage space for, back into Town from a point downstream. The pump back system in most cases would keep water levels on the Blue River higher on segments that are within the Town and thereby the Town would have greater availability to utilize these water rights. In addition to the pumpback and McCain reservoir investigations, the Town/ Taskforce will also investigate other options that may be available for increasing water storage.

5. Investigate potential and implement use of grey water systems on public locations such as golf course

Grey water is wastewater generated from domestic activities such as laundry, dishwashing, and bathing, which can be recycled on-site for uses such as landscape irrigation and constructed wetlands. Some benefits from utilizing grey water include; less need to extract fresh water from sources such as rivers and aquifers, and reduced energy use and reduced chemical pollution from water treatment.



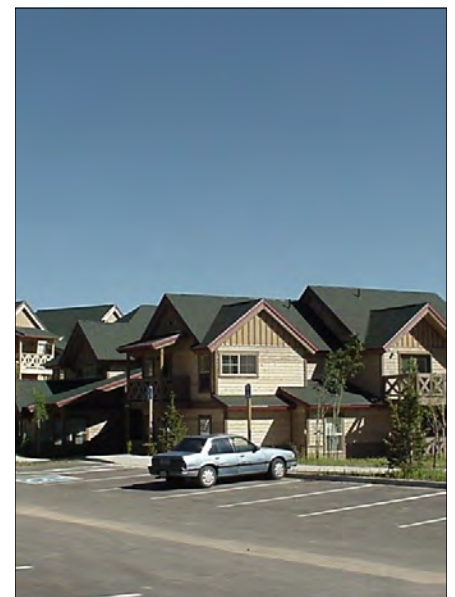
6. Explore opportunities to establish one water entity for the Upper Blue, combining Town and County water resources

The Town currently owns and operates its own public water system. Summit County also holds an inventory of water rights. By combining water portfolios, the County and Town could most efficiently serve the needs of the Upper Blue Basin.

Water Monitoring Indicators and Targets

Topic	Indicators	Targets
Energy Use	Distribution & Treatment	Energy use 20% below 2007 levels by 2020
Renewable Energy Use	Percent of energy use for water facilities from renewable sources	By 2014 10% of all electricity use in water facilities should come from renewable sources.
Water Usage & Storage	Water usage Storage of water rights	Usage: Do not exceed year 2007 levels by 2014. Reduce usage 20% by 2030. Storage: Increase water rights storage to at least 71% (1,000 AF) by 2030. Currently we have the capacity to store 57% (800 AF).
Water Quality	Percent of streams and wetlands considered high quality.	Positive yearly water quality trend.

Housing



Housing

Goals, Actions, Indicators & Targets

Goals

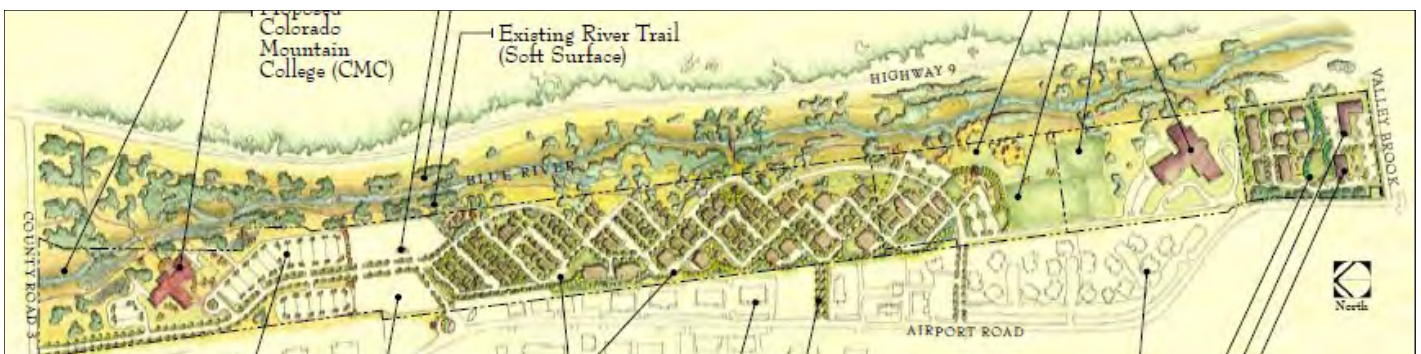
1. Protect market rate housing that currently serves as workforce housing.
2. Create for-sale workforce housing for families with average income levels.
3. Create rental workforce housing for lower income families.



Actions Underway

1. **Identify and land bank sites appropriate for workforce housing, including Town-owned parcels.**

There is a relatively short supply of vacant land parcels in the Town that could accommodate affordable housing. Where opportunities do present themselves, the Town has and will continue to acquire and set aside land to meet expected future affordable housing needs. The Block 11 parcel north of the Upper Blue Elementary School is an example of an area that the Town has designated and planned for future affordable housing.



Block 11 Site Plan

2. **Housing buy-down program to deed restrict properties for affordable housing**

Using existing housing stock to provide affordable housing can be less resource-intensive compared to constructing new affordable housing. Depending on market conditions it may also be less costly. Under the “buy-down” program, the Town purchases residential units (typically apartments/condominiums),

places a deed restriction on the unit to ensure its future affordability, and then sells the unit at a reduced rate to qualifying buyers. The Town has an inventory of a few buy-down units and will continue to look for opportunities to buy and sell these units. The Town will also explore other techniques to buy down units that meet guidelines for subsidy cost, affordability, and liveability.

3. Construction of for-sale affordable housing units at Valley Brook (22 units at lower income (80% AMI) targets and 20 units @ 105% AMI targets)

Based on the last housing needs assessment produced for the Town, families earning between 80 and 180 percent of the area Average Median Income (AMI) are challenged in finding affordable for-sale housing. Having for-sale options available to these families is critical if we desire to maintain a vibrant diverse community, keep families living long-term in the community, minimize in-commuting, and have housing available near jobs . The Valley Brook project is the newest affordable housing project in the Town and its units are targeted in these affordability ranges.



Wellington Neighborhood

4. Work with private developers on partnerships that result in construction of units for average income families.

Given the proper incentives, some private developers will construct housing affordable to families with average incomes.

Several projects in the Town have been built in this manner, including the Wellington Neighborhood. The Town typically provides fee waivers for water taps, building fees, and other incentives that subsidize the project and allow the developer to benefit enough to undertake the project.

5. Homebuyer education program

Educating potential homeowners before they buy helps prepare families for the responsibilities that come with owning a home. When buyers understand the process, the financing options, and the cost of owning and maintaining a home they are more likely to make sound financial decisions. The Summit Combined Housing Authority provides Homebuyer classes, which are mandatory to be eligible for any downpayment assistance from the authority.

Actions to be Undertaken within the Next Year

6. Pursue workforce housing strategies that require the least amount of Town subsidies

This action attempts to focus Town housing dollars on areas where the Town can see the biggest bang for its buck. For example, purchase of a buy-down unit may prove more cost efficient than construction of new for-sale units. This action does not commit the Town to always using the cheapest approach, as there is still demand for a variety of housing types. However, the action is intended to underscore a philosophy of fiscal conservancy as the Town moves forward with new housing initiatives.

7. Modify Development Code to further incentivize private sector housing development

Certain provisions in the Town's Development Code currently incentivize affordable housing, such as the provisions that allow for accessory dwelling units and additional density for affordable housing. The Town will be initiating a review of additional incentives that could be incorporated into the Code.

8. Develop full packages of incentives for providing lower income rental housing

As noted above the Town will be initiating a review of additional incentives that could be incorporated into the Development Code to further incentivize private sector housing development, including lower income rental housing. In addition to the Development Code incentives, the Town has incentivized lower income rental housing by providing fee waivers (water and building), contributing towards sewer taps, and providing land for apartment development subject to long term land leases. While each rental project has a different proforma and business plan having a comprehensive menu of options should help entice potential developers.

9. Consider putting existing buy-down units in low income rental housing pool

Recent economic issues have created some problems for people seeking financing to buy apartments and condominiums, which comprise the Town's buy-down unit inventory. Under this action, the Town would make some of these units available for rent to families of lower income levels.



Pinewood Village & Breckenridge Terrace rental workforce housing

10. Partner with the County on developing affordable housing projects

Similar to the Town, Summit County has a pool of money that is dedicated to affordable housing efforts. The County has indicated their interest in partnering with the Town on affordable housing. One way the

County may partner is buy purchasing vacant land for affordable housing. The actual development of the housing could be orchestrated by the Town or done through a public/private partnership with a developer.

11. Update the Town’s housing needs assessment

The last Town’s housing needs assessment was completed in 2006. A new assessment could be beneficial in understanding how housing needs have changed in the last five years, and the assessment would also benefit from updated 2010 Census data.

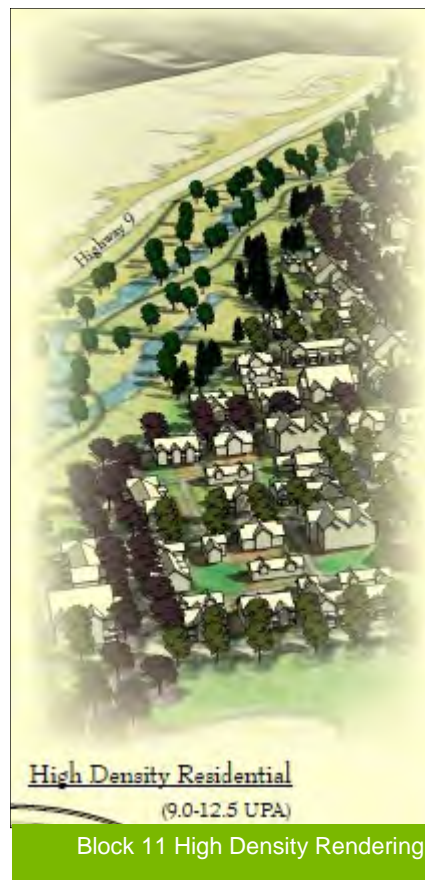
Long term actions

12. Construction of lower AMI rental housing on the Claimjumper property

A significant portion of the Town population cannot afford to purchase a home and needs to rent their housing. There is a need for more affordable rental housing for the local workforce. The Claimjumper property, immediately adjacent to the existing Pinewood affordable rental project, has been targeted for development of additional affordable rental housing. Actual development will not occur until a land exchange with the US Forest Service (the current owner of Claimjumper) is concluded.

13. Plan for higher densities on Block 11 to maximize land efficiencies, while ensuring high quality design and development

There is a limited supply of land to accommodate new affordable housing in Breckenridge. As such, it is critical that land that is developed for housing is done in a most efficient manner. Higher densities can accomplish these efficiencies and also create a critical mass sufficient to support services like increased transit routes, etc. Higher density development is often maligned as being too impactful, but with appropriate design can be done in a manner compatible with the landscape and surrounding uses. This action emphasizes the Town looking at ways to increase the housing unit yield (or accommodate other uses needed in the community) on Block 11.



14. Construction of lower AMI rental housing on Block 11

Block 11 provides opportunities to develop a number of housing types, including rental housing for lower income groups. The Master Plan developed for Block 11 contemplated a variety of housing types, and price points, including both for sale and rental.

15. Construction of average AMI for-sale units on Block 11

The Town intends to develop for-sale units to median income groups at Block 11.

16. **Work with the business community to provide housing for their employers.**

Historically, the local businesses have consistently rated the lack of affordable housing as one of the most significant challenges to recruiting and retaining employees. While the recent economic decline has resulted in the loss of some local jobs the long term projections for number of jobs and employees remains high. Many of the jobs are in low-wage industries (Accommodations, Food Service, Retail, Recreation) which makes affordable housing particularly challenging. It is important that the Town understand the business community's employee housing needs and work with the business community to encourage their participation in employer housing programs. The programs could include housing development, business owned units, housing stipends, etc.

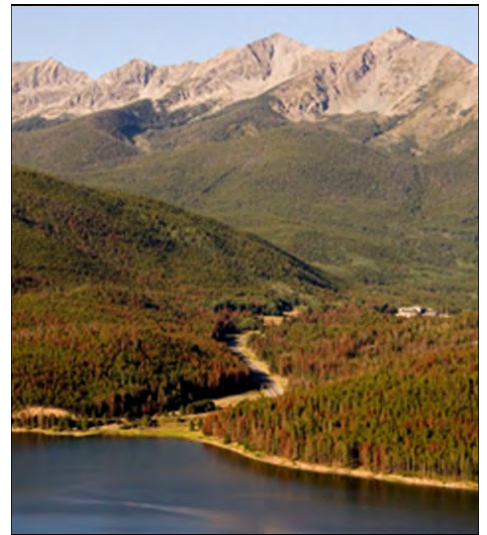
17. **Engage the Summit School District in participating in workforce housing for their employees**

One of the community's largest employers is the School District. However, the School District has done very little to date to address providing housing for its employees. This action suggests the Town work with the School District to provide these housing opportunities. The School District owns several properties, such as property adjacent to Town lands on Block 11, that could be logical locations for employee housing.

Housing Monitoring Indicators and Targets

Topic	Indicators	Targets
Workforce Housing Availability	<p>Number of deed restricted housing units by AMI target and type.</p> <p>Number of jobs in Town, local wages, and number of employees living in Town (in deed restricted units and market units). Track jobs to housing ratio.</p> <p>Track employee commuting patterns</p>	<p>Positive yearly growth in number of deed restricted housing units priced to targeted incomes.</p> <p>Maintain 47% employees working and living in Town</p>
Housing Attainability	<p>Track housing affordability gap over time. Update Needs Assessment regularly</p> <p>Track the value/cost of public subsidy by type of housing and income target</p> <p>Track sales/listings for deed restricted housing and affordably priced market housing and local wages to evaluate inventory, price creep, and affordability gap.</p> <p>Track number of cost burdened and overcrowded households.</p> <p>Survey employers regularly to determine if the lack of affordable workforce housing is impacting recruitment and</p>	<p>Insure that deed restricted units with public subsidy remain affordable to initial target over time.</p> <p>Maintain responsible subsidy cost per unit based on AMI target and unit type.</p>

Forest Health



Forest Health

Goals, Actions, Indicators & Targets

Goals

1. Protect the Town's watershed and associated water supply infrastructure from potential contamination and sedimentation impacts from wildfires.
2. Protect the Town's residents and visitors from a large scale wildfire event through voluntary defensible space, evacuation planning and wildfire event planning.
3. Implement sustainable mountain pine beetle mitigation efforts such as replanting trees in areas of large scale vegetative removal, removing hazard trees, and creating defensible space creation around vulnerable properties.



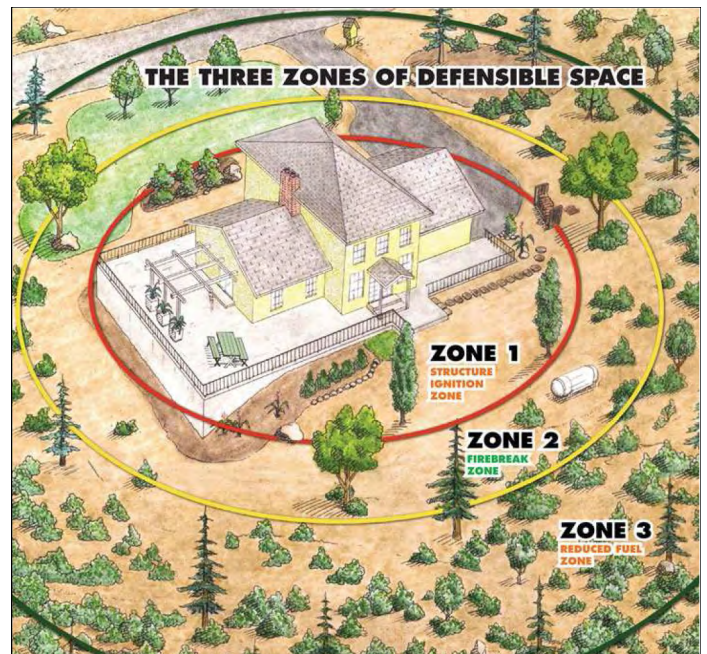
Actions Underway

1. **Town ordinance requiring removal of dead and diseased trees on private property.**

The mountain pine beetle epidemic has killed thousands of trees in Breckenridge. To reduce hazards associated with dead trees the Town has established an ordinance requiring the removal of dead and diseased lodgepole pine trees.

2. **Town ordinance allowing voluntary defensible space around homes to mitigate wildfire impacts.**

Town property owners may voluntarily elect to create defensible space around their structures. Defensible space is an area around a structure where trees and vegetation are treated and maintained in a manner intended to decrease fuel loading, increase the probability of structure survivability, and provide a zone where fire suppression crews can operate to defend the



Defensible Space Zones

structure. The Town's Development Code also requires that defensible space is created around newly constructed residential structures.

3. Ongoing forest health projects to create firebreaks, diversify forest, and reduce threat of wildfires.

For the past three summers, the Town of Breckenridge Open Space and Trails division has implemented forest health projects that selectively removed tree cover in an effort to:

- 1) address mountain pine beetle infestation,
- 2) diversify the existing forest cover, and
- 3) create fuel breaks to help address fire hazard in the Breckenridge community. The timber cuts are typically located on open space parcels adjacent to or surrounded by residential development. In many cases, the cuts are an extension of forest health projects on private property or the White River National Forest.

4. Creation of community wildfire evacuation plan to ensure a smooth a safe evacuation of residents and visitors in the event of a major wildfire.

The Town has created a multi-hazard evacuation plan with the Red, White, and Blue Fire Protection District. The plan serves as an evacuation guide for Breckenridge emergency responders and educates the citizens and guests of Breckenridge on how to respond to an emergency requiring evacuation. The Emergency Evacuation Plan includes plans for both partial and full evacuation of the Town and surrounding neighborhoods.

Actions to be Undertaken within the Next Year

5. Tree replanting program to revegetate areas affected by widespread tree mortality.

A variety of tree replanting activities are scheduled to take place in an effort to regenerate the Town's forests that have been affected by the mountain pine beetle infestation.

6. Watershed planning to identify facilities and actions to reduce runoff impacts after a wildfire.

See description below.



Tree Replanting on Discovery Hill

Long term actions

7. Installation of sedimentation facilities to intercept runoff in sensitive watershed zones after a wildfire.

(6 & 7) The watershed above Goose Pasture Tarn has been ranked as a Category 5, (area of highest concern as a threat to watersheds from wildfire) in a general water shed study of the Goose Pasture Tarn area. The Town is currently working with the US Geological Survey to design specific watershed protection projects for environmental permitting with the US Forest Service and outside funding.

Forest Health Monitoring Indicators and Targets		
Topic	Indicators	Targets
Defensible Space	Percent of recommended properties implementing defensible space.	90% of the recommended properties implement defensible
Pine Beetle	Number of pine beetle enforcement cases	Decreased number of cases year-to-year.
Open Space Forest Health Treatment	Total acreage treated	Positive yearly growth of total acres treated.
Forest Service Forest Health Treatment	Total acreage treated	Positive yearly growth of total acres treated

Child Care



Child Care

Goals, Actions, Indicators & Targets

Goals

1. To create quality childcare programs that retain qualified and motivated teachers to support emotional and cognitive development during formative years.
2. To secure long-term funding and reduce administration costs for entire program.
3. To insure quality care is assessible and affordable for Breckenridge families and workforce.



Actions Underway

1. Provide child care scholarships to offset costs to working families

The Town offers a scholarship program for families paying in excess of 12-15% of their income for childcare. As Centers increase rates to cover the true cost of care and pass this cost on to the users, the scholarship program is available to assist local families in covering this expense. The Scholarship budget increases annually as rates increase, number of children in care increases, and use of care increases. The Scholarships provide indirect funding to the Centers so they are able to charge the true cost of care.



Timberline Learning Center

2. Provide salary supplements to teachers (phasing out in 2012)

Annual salary supplements are provided to the four non-profit Centers in Town to increase teacher/staff compensation, reduce attrition, and incentivize professional growth. As a condition of the salary supplements Centers are required maintain competitive wages and balanced budgets through rate increases and cost reductions. The primary purpose of the salary supplement was to increase the salary of professional childcare staff, which had been very low prior to 2007. Salaries are now commensurate with other professional, in education and the salary supplement will be phased out in 2012.

Actions to be Undertaken within the Next Year



Carriage House Early Learning Center

3. **Child care committee to be formed to make recommendations on cost savings, long-term funding, etc.**

A child care task force has been formed consisting of a Town Council member, the Executive Directors from the non-profit care centers, members of those center's boards and Town staff. The committee will investigate and make recommendations on the issues discussed below in actions 4 and 5.

4. **Work with child care operators on cost-saving strategies (e.g., shared resources and administrative functions, etc.)**

Shared resources and cost-saving strategies is one of the first issues the child care task force has begun reviewing since the committee has been formed.

5. **Identify and pursue long-term funding for child care initiatives**

The Childcare scholarship revenue source expires after 2013. To sustain the scholarship program in the short-term, a reserve fund has been established. Based on the current budget the scholarship program can be sustained through 2018-2020 after which a new revenue stream will need to be identified if the program is to be maintained.

Long term actions

6. **Monitor and plan for potential construction of new child care facility**

See description below

7. **Periodically survey Town families and analyze demographic data to determine anticipated child care needs.**



Timberline Learning Center Groundbreaking

(6& 7) Center occupancies and parent surveys are used to indicate demand for child care. If center occupancies reach an unacceptable limit or there is anticipated increase for future demand there is the potential for facility expansions or the development of a new center. If demand for childcare drops and Centers experience lower occupancy/use this will affect the Centers revenue and financial solvency. In any event, adjustments to the program may be necessary.

Child Care Monitoring Indicators and Targets

Topic	Indicators	Targets
Child Care Attainability	<p>Track tuition rates, centers revenue and expenses, relative to local wages annually</p> <p>Track utilization of scholarship program (#/\$)</p>	<p>Insure that annual expenses increase at or below the local increase to wages to minimize growth in the gap in affordability</p> <p>Insure that sufficient funds are available to fund scholarships for families who are cost burdened</p>
Child Care Center Occupancy	Track occupancy rates, daily slots filled and waitlisted.	90-100% of daily slots filled and minimal waitlists.
Child Care Center Quality and Financial Sustainability	<p>Track Staff Wages, Certification, and Attrition</p> <p>Track Center performance based on Quali-star (or comparable) measures</p>	<p>Attrition rates comparable to other local educators</p> <p>Operation expenses covered adequately by revenue (including indirect revenue from scholarships)</p> <p>Centers meeting quality standards as established by Quali-star or comparable index.</p>

Land Use



Land Use

Goals, Actions, Indicators & Targets



Goals

1. Protecting backcountry lands surrounding the Town is a top priority. These lands provide wildlife habitat, visual backdrops, and recreational access. Development should be focused in the core areas of Town and not in adjacent backcountry lands.
2. The Town's historic resources should be protected. A loss of any historic resource is regarded as extremely detrimental.
3. Development should not exceed buildout targets established in the Joint Upper Blue Master Plan for residential and commercial units.
4. The Town's existing inventory of service commercial properties should be maintained to ensure adequate land is provided for service commercial uses and to prevent service commercial operations from being forced to move to locations out of the Town.

Actions Underway



The 1840 acre B&B open space parcel protects the visual backdrop of the community.

1. Continue to purchase open space and encourage use of TDRs to protect backcountry areas

Preserving open space, particularly in backcountry areas, is critical to maintaining the scenic, environmental, and recreational resources of the basin. The Town of Breckenridge, in conjunction with Summit County, has acquired several thousand acres of open space in the last 15 years to protect the character of backcountry areas. The Town and County also manage a successful Transfer of Development Rights (TDR) program that encourages property owners in backcountry areas to transfer their development rights to urban locations in the Town, where the development is more appropriately located and serviced. Both jurisdictions are committed to maintaining these open space acquisition and TDR programs in the future.

2. Promote private historic preservation projects and encourage adaptive reuse of historic structures

Over 200 structures in the core of downtown Breckenridge comprise a National Historic District. The Town has a number of specific development standards for any proposed modifications to historic structures. However, there are also incentives (e.g., additional basement density) provided in the Town's Development Code for owners of historic properties that restore historic structures. State tax incentives are also available.



The Fuqua Livery Stable has been restored into an artist studio and arts workshop space

3. Prioritize and facilitate public historic preservation projects in the Town and in backcountry areas

The Town desires to preserve its cultural heritage through the restoration of historic structures. Restoration and interpretation of historic resources has also proven to attract a different visitor demographic to the Town—the heritage tourist. Numerous historic restoration projects have been undertaken in recent years by the Town, including several that helped stabilize old mining structures in the Golden Horseshoe area to the northeast of Town.

4. Promote heritage tourism in the Town and support the efforts of the Breckenridge Heritage Alliance.

Heritage tourism provides an opportunity for the Town to broaden its amenities and provide new attractions to visitors. In 2007 the Breckenridge Heritage Alliance was established as the umbrella organization to spearhead promotion of heritage tourism in Town. The Town funds most of the Heritage Alliance's operations.

5. Amend the Joint Upper Blue Master Plan and re-evaluate basin density targets

The Joint Upper Blue Master Plan, originally adopted in 1997, provides general land use guidance in the Upper Blue Basin for the towns of Breckenridge and Blue River and Summit County. The Plan has been highly successful and most of its key goals have been accomplished. However, the density targets established in the Plan have been exceeded in recent years and should be revised to reflect a more realistic target for ultimate buildout in the basin. An amendment to the Plan, which included changes to the density targets, was adopted in June 2011.



The Joint Upper Blue Master Plan has established a density cap for Breckenridge and the Upper Blue Basin

Actions to be Undertaken within the Next Year

6. Amend the Land Use Guidelines/Development Code to identify service commercial uses as a preferred use in appropriate locations

Service commercial uses such as auto repair shops, car washes, landscaping businesses, and contractor's yards are services that are essential to supporting the entire community. However, other land uses (e.g., retail, office) can typically afford to pay more to purchase or lease commercial space. As a result, as commercial land becomes scarcer it is more difficult for service commercial uses to compete for available land and the uses are relocated to areas downvalley. This action is intended to give preference to service commercial uses in key locations, so they are maintained as viable uses in Breckenridge.



Service Commercial Property on Airport Road

Long term actions

7. Work with Summit County on adoption of an overlay district for unincorporated areas of mutual land use concern

Land use activities on unincorporated areas near or adjacent to the Town can impact the Town in a number of ways (e.g., aesthetic impacts, traffic). The County does not have the same development standards as the Town (i.e., no ridgeline development regulations). The County and Town have discussed identifying an area of mutual concern, where the County considers and attempts to mimic the Town's standards for development. The Town intends in the next year to work with the County on addressing this area of mutual interest through the establishment of an overlay district.

8. Evaluate and designate additional areas to accommodate service commercial uses

This action is focused on continuing to provide adequate locations to locate service commercial uses in the Town.

9. Plan for potential redevelopment of CR 450 area

CR 450, just east of Hwy 9, includes a number of older buildings and properties that are ripe for some type of redevelopment. Most of these properties are in unincorporated Summit County. A pro-active approach to planning for eventual redevelopment makes sense, in conjunction with the County. Part of this planning may include identifying and finding other locations for the existing service commercial uses that are located on CR 450, as redevelopment of that area may result in a change of use.

10. Designate an appropriate location at the north end of Town for limited small-scale commercial services

As more residential development occurs at the north end of Town (e.g., Stan Miller area), the amount of traffic going to and from Breckenridge for daily needs will grow. An alternative is to provide a small commercial convenience store at the north end that would provide a place closer to home to buy a loaf of bread, a gallon of milk, or similar items. Under this action, a location for such uses would be identified.



The Highway 9/ Tiger Road intersection may be served well by a small scale commercial development

Land Use Monitoring Indicators and Targets

Topic	Indicators	Targets
Back Country Protection	Properties located in backcountry areas that have been acquired by the Town and County for open space purposes.	Protection from development of 90 to 100% of all private property in the backcountry.
Historic Resources	Historic properties located within the Town's historic district.	No loss of historic structures, either through demolition or neglect.
Town Buildout	The total number of residential and commercial units developed in Town.	Buildout that does not exceed the targets established in the Joint Upper Blue Master Plan.
Service Commercial Properties	The total number of service commercial properties in Town.	No net loss of existing service commercial property.

Wildlife Habitat



Wildlife Habitat

Goals, Actions, Indicators & Targets

Goals

1. Preserving large, biodiverse, connected open spaces that serve as vital wildlife habitat.
2. Holistically addressing wildlife issues through the development of a wildlife management plan.



Actions Underway

1. **Acquisition of lands with important wildlife habitat**

See description below

2. **Acquisition of important habitat areas**

(1&2) A primary goal of the Town's Open Space Plan is to preserve undeveloped lands in order to provide a better balance between human habitation and wildlife habitat. Recently the Town purchased the MBJ parcel, which was one of the few remaining parcels in the Cucumber Gulch area that was not owned by the Town. Cucumber Gulch has long been noted as the Town's most biodiverse area. This acquisition, like the previous acquisitions in Cucumber Gulch will preserve important wildlife habitat. The Town has also purchased several thousand acres of backcountry land jointly with Summit County that also provides important habitat and connectivity to adjacent habitat lands.



Cucumber Gulch provides vital habitat for a variety of wildlife

Actions to be Undertaken within the Next Year

3. Develop wildlife management plan to holistically address basin wildlife issues

Beginning this year Town staff will work on a comprehensive wildlife management plan. The Plan is intended to look at wildlife issues from a landscape scale (i.e., the Upper Blue Basin) so that overall movement corridors and habitat for wildlife species can be better understood. Components of the plan may include a resource inventory, site specific habitat improvement recommendations, recommended management actions, and monitoring of management actions and their impacts on wildlife habitat.

Long term actions

4. Adopt new Development Code policy related to wildlife habitat protection

The Town's development code currently has a variety of policies that address a host issues ranging from site suitability to architectural compatibility. However, there are no specific policies regarding wildlife habitat. In the future the Town anticipates adding a policy that addresses wildlife habitat protection for new development projects.

5. Habitat restoration in areas where degradation has occurred

In the past the Town has initiated efforts such as the restoration of the Blue River, which greatly improved fish and wildlife habitat. Future efforts could be implemented for other areas that have seen previous degradation (e.g., old mining dumps and river dredge piles).

6. Update wetlands setback regulations

Presently the Town has minimal wetland setbacks as compared to some other jurisdictions. Wetlands protect the public health and safety by performing a variety of functions including groundwater recharge, flood flow attenuation and water quality protection. Wetlands also provide unique habitat for wildlife species, many of which are either endangered or threatened. Land use changes surrounding wetlands may increase the flow of water and pollutants to wetlands, overwhelming their ability to provide these functions and threatening their sustainability. Larger setback areas can thus decrease these impacts in close proximity to wetlands.

7. Evaluate potential wildlife crossing opportunities on Hwy 9

Highway 9 is an essential transportation artery to Breckenridge but is also serves as a substantial physical barrier to wildlife migration in the Upper Blue Basin. Due to the location of Highway 9, many species of wildlife are cutoff from their normal range or are killed while attempting to cross the road. Wildlife crossings are structures that allow animals to cross human-made barriers safely and assist in preventing habitat fragmentation and vehicle collisions. Wildlife crossings may include underpass tunnels and overpasses.

Wildlife Habitat Monitoring Indicators and Targets

Topic	Indicators	Targets
Cucumber Gulch Health	Yearly results of wildlife habitat monitoring for Cucumber Gulch Wildlife Preserve.	Positive yearly trends indicated from monitoring results.

Open Space and Recreation



Open Space and Recreation

Goals, Actions, Indicators & Targets

Goals

1. Maintaining our existing inventory of open space properties and trails.
2. Acquiring additional open space property that complements existing properties by increasing trail connectivity and providing new recreational opportunities.
3. Renovating existing parks/facilities and developing new facilities.



Actions Underway

1. Continued acquisitions of open space properties

The Town continues to pursue the acquisition of additional land when it is considered desirable for either natural resource protection or recreational opportunities. Many of these acquisitions are made jointly with Summit County.



Trail Maintenance Project

2. Sustainable trails construction and maintenance

All trails constructed and maintained by the Town's Open Space department are designed to be sustainable in the long-term. To ensure long-term sustainability trail standards have been established which indicate appropriate thresholds for slope, revegetation, slope stabilization and way finding. Using these trail development standards, the trails remain in better condition and cost less to maintain over time. The Town has a trails crew that works on trail construction and maintenance throughout the summer.

3. Ecologic monitoring of Cucumber Gulch

For the last ten years, the Town has produced annual reports detailing information and findings obtained from monitoring conducted in Cucumber Gulch. The focus of the monitoring program is the health of the wildlife habitat and of the rare fen wetlands. The monitoring preceded development of the Peak 7 & 8 master plan by 6 years, and therefore provides a base line condition to compare the pre-development and

post-development health of the resources within the Cucumber Gulch. Information contained in the monitoring reports enables the Town Council and Town staff to make sound, scientifically-based management adjustments on a year to year basis.

Actions to be Undertaken within the Next Year

4. Potential deconstruction of unsustainable trails and trails in sensitive areas (e.g., Cucumber Gulch, Golden Horseshoe)

The Town is in the process of reviewing existing trails that are located within parcels managed by the Town's Open Space department. This review is being conducted to ensure existing trails are not in conflict with our trail standards or harming sensitive ecosystems. At the conclusion of this process, trails that are deemed non-compliant will be potentially decommissioned. In most instances alternative sustainable trails exist nearby, which should minimize disruptions to users.

5. Development of Cucumber Gulch management plan

Due to the abundance of planning recommendations and analytical information contained in a variety of documents, Town staff is in the process of consolidating the findings, descriptions and policies into a single resource document and establishing clear policy direction for managing the Cucumber Gulch Wildlife Preserve.



Cucumber Gulch

Long term actions



Kingdom Park Soccer Fields

6. Develop additional active and passive park facilities as Block 11 and McCain properties are developed

In preliminary plans for Block 11, 4.55 acres of active park space is planned. Possible park programming elements on Block 11 include playgrounds, picnic areas, an athletic field and walking trails. On the Mc Cain Parcel, a variety of passive park space could also be planned.

7. Development of management plans for other open space properties

Similar to the plan that is currently being prepared to direct the management for Cucumber Gulch, the

creation of additional management plans is anticipated to manage other specific areas of the Town's open space inventory.

8. Blue River restoration

The stretch of the Blue River from Coyne Valley Road north to the Stan Miller property is planned for restoration, in conjunction with funding and other assistance from the Army Corps of Engineers. With restoration of this river segment, essentially the entire stretch of the Blue River from downtown Breckenridge to the northern Town limits at Four Mile Bridge will have been restored, with the river once again flowing freely above ground as opposed to under dredge piles.

Open Space & Recreation Monitoring Indicators and Targets		
Topic	Indicators	Targets
Open Space Acreage	Acres of open space acquired.	Increase in open space acreage in the Upper Blue Basin.
Park Space Acreage	Per capita park space acreage	Exceed per capita park space requirements set by the National Parks and Recreation Association.
Miles of Trails	The total number of miles of Town maintained trails.	Positive yearly growth of total miles of trails maintained.



MEMORANDUM

To: Town Council
From: Peter Grosshuesch, Director of Community Development
Subject: Peak 6 DEIS Open House
Date: July, 6, 2011

At your direction, we have invited Scott Fitzwilliams, White River Forest Supervisor, to be here at our open house to answer questions on the Peak 6 DEIS. The date that works for him is July 26, at your regular Town Council meeting, from 5:30 PM to 7:30 PM.



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.

JULY 2011

- Friday, July 8; 8:00 a.m.; Cool River Coffee House, 325 S. Main Coffee Talk
Tuesday, July 12; 3:00/7:30 p.m. First Meeting of the Month
Thursday, July 14; 9:00 a.m.; Meet at the Independence Superchair Peak 6 Field Visit
July 26; 5:30 p.m., Town Hall Auditorium Peak 6 Draft EIS Open House
Tuesday, July 26; 3:00/7:30 p.m. Second Meeting of the Month

AUGUST 2011

- Tuesday, August 9; 3:00/7:30 p.m. First Meeting of the Month
Tuesday, August 23; 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