















**BRECKENRIDGE TOWN COUNCIL
WORK SESSION**

Tuesday, August 12, 2008

**NOTE- RIBBON CUTTING IS AT 2:00PM
WORK SESSION BEGINS AT 3:00PM**

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.

2:00 – 3:00 pm	I. <u>TIMBERLINE LEARNING CENTER RIBBON CUTTING</u>	
3:00 – 3:15 pm	II. <u>PLANNING COMMISSION DECISIONS</u>	Page 2
3:15 – 3:30 pm	III. <u>LEGISLATIVE REVIEW</u> *	
	Iron Mask & Harold Placer Annexations and Zoning (4 Ordinances)	Page 61
	Theobald Easement and Deed Ordinances	Page 73
	DOLA Grant	Page 92
3:30 – 4:00 pm	IV. <u>PLANNING MATTERS</u>	
	Trails Plan	Page 7
4:00 – 4:45 pm	V. <u>GONDOLA LOT MASTER PLAN REVIEW</u>	Verbal
4:45 – 5:15 pm	VI. <u>MANAGERS REPORT</u>	
	Public Projects Update	Page 37
	Housing/Childcare Update	Verbal
	Committee Reports	Page 38
	CIP Project Follow Up	Page 40
5:15 – 6:00 pm	VII. <u>OTHER MATTERS</u>	
	Rec Program Study- Survey Proposals	Page 42
	Nordic Season Report	Page 43
	Retreat Follow Up on Marketing	Page 52
6:00 – 7:15 pm	VIII. <u>JOINT SCHOOL DISTRICT BOARD MEETING</u>	
	Dinner will be served to Town Council and the School District Board	

***ACTION ITEMS THAT APPEAR ON THE EVENING AGENDA** **Page 53**

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: August 6, 2008

Re: Town Council Consent Calendar from the Planning Commission Decisions of the August 5, 2008, meeting.

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF August 5, 2008

CLASS C APPLICATIONS:

1. Rivers Residence Garage Addition (MGT) PC#2008089; 125 North Gold Flake Terrace
Construct a detached, single-car garage addition of 280 sq. ft. of mass to an existing single family residence to create a total of 5 bedrooms, 4 bathrooms, 5,048 sq. ft. of density and 6,121 sq. ft. of mass for a F.A.R. of 4.60. Approved.
2. Alpen View (CK) PC#2008083; 215 South Gold Flake Terrace
Construct a new, single-family residence with 6 bedrooms, 5.5 bathrooms, 5,195 sq. ft. of density and 5,949 sq. ft. of mass for a F.A.R. of 1:1.31. Approved.
3. Progar Residence (MGT) PC#2008087; 27 Peak Eight Court
Construct a new, single-family residence with 6 bedrooms, 8 bathrooms, 6,520 sq. ft. of density and 7,569 sq. ft. of mass for a F.A.R. of 1:2.30. Approved.
4. Leow Residence (MGT) PC#2008086; 1296 Ski Hill Road
Construct a new, single-family residence with 6 bedrooms, 6.5 bathrooms, 6,365 sq. ft. of density and 7,271 sq. ft. of mass for a F.A.R. of 1:2.0. Approved.
5. Master Sponsor Banner Sign Plan for the Summit Foundation Duck Race (MGT) PC#2008088; 200 Ski Hill Road
Master Sponsor Banner sign plan to display seven to nine 30” round signs in the windows and two 18” round signs in the doors of the 1st Bank Building through the Summit Foundation Duck Race each summer (2008-2010). Approved.
6. Murphy Residence (CK) PC#2008085; 359 Long Ridge Drive
Construct a new single-family residence with 5 bedrooms, 6 bathrooms, 6,110 sq. ft. of density and 6,838 sq. ft. of mass for and F.A.R. of 1:14.03. Approved.

WORKSESSIONS:

Eric Mamula, Town Council Liaison, arrived at the beginning of the work session.

1. Village at Breckenridge Remodel (MM & CN)

Mr. Neubecker and Mr. Mosher presented a memo stating that the Village at Breckenridge Homeowners Association is considering an exterior remodel of five buildings. They are currently in the design stages, and are looking for feedback from the Planning Commission on the direction of the project. Once they have your feedback and bids on the project, they would go to the homeowners for a vote this fall. They will still need a development permit, which would be submitted sometime after Tuesday's work session. Work could commence as soon as April 2009.

Considering that this is a very visible property, the architects and HOA wanted to get feedback from the Commission before they continue forward. Also, since these buildings are significantly taller than many buildings in Town, they would have significantly more non-natural material. (Note: The International Building Code requires non-combustible materials above the third floor of the building.) During the meeting on Tuesday night, we will talk more about how this project meets the Development Code, and a bit about the points that might be assigned for various policies.

Tony Wait, Village at Breckenridge HOA / Applicant: Gave a brief introduction to the Commission regarding the proposed remodel. Project does not include Vail resorts owned buildings (Village Hotel, Ten Mile Room or The Maggie). Alex Iskenderian of Vail Resorts supports this design, but Vail is too busy with other projects to participate now.

Tobias Strohe, Architect (JG Johnson): Five buildings are part of the project: three plaza buildings, the Liftside building, and the Chateau. Different stone samples were presented to the Commission for consideration. Stucco and wood panels were also presented to the Commission for consideration. Sprinklers would be added to the remodeled building as part of the remodel. If natural materials were added to the exterior, then sprinklers would need to be added to the exterior decks too, which would create a freezing problem. The stucco color has not been decided yet, but would be earth-tone.

Paul Weimer, Master Planner: Pointed out the Town has encouraged diversity in building design in the past and would prefer not to have all building matching. One idea was to make all buildings different, rather than similar, to help break up the perceived size of The Village.

Mr. Grosshuesch: Suggested Commission separate advisory comments and code based comments. Discussed master plans and Policy 39.

Commissioner Questions/Comments:

Mr. Bertaux: What plaza improvements would be made and why? (Mr. Strohe: there is leaking and failure of the snow melt system. A new snow melt system will be installed and new paving will occur.) Suggested private discussions with Vail Resorts to make a sound decision on building design coordination. Not thrilled with quantity of the stucco. Encouraged the concept of a metro-district but not sure about the Town taking it over. What would the Town be responsible for? Would like to see planting material along the Blue River edges on the east. Understood this area is narrow but try to look at all options. Does new exterior material help with heating and cooling the building? Environmental issues need to be taken into consideration regarding the fire feature (exterior fire pit) and any water features. Supported the snow melt system with the quantity of public traffic through the site. (Architect pointed out various snow melt options are being considered for efficiency.)

Mr. Allen: Sought clarification regarding the future of the property designs with regards to Vail Resorts buildings. (Mr. Strohe: we don't know Vail's plans.) Are there any alternatives to the proposed cement-board siding? (Mr. Strohe: There are alternatives, but not sure of the costs or weight of other products. Heavier products could create a structural problem.) Are the homeowners willing to proceed? (Mr. Wait: pointed out that this is the time for this remodel before the economy worsens. We may not get another chance. He also pointed out that owners will consider an assessment of \$60 per square foot this fall.) Didn't want to penalize the HOA if their neighbor (Vail Resorts) doesn't come to the table and participate on their own buildings. Vail Resorts will be busy at Peak 8 for ten

more years; we can't wait that long. This remodel would be a huge public benefit since many folks in the community use this property. Positive points for public benefit should be considered. Agreed with snow melt/safety issues and thus wouldn't assign negative points.

Mr. Pringle: Clarified that with this proposal, all materials to be used on the exterior were non-combustible. (Mr. Strohe confirmed all non-combustible material would be used per fire department codes.) Asked the architect if they were familiar with the property and how it operates at peak times. (Mr. Wait discussed the planning which took place to get to this point, which included CDOT and other representatives. The South Side Alliance was also formed to help assist with the best outcome. A metro district has been discussed for future planning. Larger vision includes underpasses to address pedestrian conflicts, extending the Riverwalk, a boardwalk around Maggie Pond, and removing the Ten Mile Room, but these issues are outside the control of the Village HOA.) Would like to see something happen to better incorporate this project into Town and the remaining buildings. This property was developed as a whole, not separately designed buildings. The Commission has preferred other material besides Hardiplank in large areas. We don't know how hardiboard will weather over time, but we know natural materials do; it would be OK on smaller elements, but look at some of the ski area buildings under construction with a mix of natural and non-natural materials. Would prefer another solution. Masonry might be an option but suggested further investigation. Would like to see current contemporary look changed to a more mountain look. Struggling with taking three buildings out of the equation; wanted to see the whole Village updated. Take a remodel of the whole and not parts of it. It would be a disservice to the Town to encourage a remodel when not all entities are at the table at the same time.

Ms. Girvin: Sought clarification regarding which of the buildings would be remodeled. (Mr. Strohe explained.) Thanked the applicant for making the effort to improve the property. Vail Resorts needs to understand that this project will set the precedent and thus they should take interest in what's going on. (Mr. Wait pointed out the Vail has sent representative to the table to provide input. The architect pointed out Vail Resorts was aware of what's going on and was supportive.) Pull in some more detail from existing neighboring buildings regarding specific design elements and visual interest, such as Der Steiermark and Park Avenue Lofts. Take into consideration what other developments are doing.

Mr. Lamb: What percentage of the building is stucco? (Mr. Strohe: unsure of the percentage.) This is a window of opportunity to improve some ugly buildings. From a code standpoint the stucco is pushing the envelope regarding it being used as an "accent".

Mr. Khavari: Understood the Vail-owned buildings were not included with this application. Have discussions with them taken place? (Mr. Wait did point out they have a financial interest in the improvements being proposed due to their fractional ownership in the subject buildings. They are contributing about \$3 million to the overall project, which included the plaza improvements.) Has an engineer been consulted regarding the foundation? Would like to see a view or model from Park Avenue. Suggested metal siding etc.

Mr. Mamula: Large uses of Hardiplank have been used above the third floor in the past on similar buildings in Town. Would be nice to get rid of the stucco look this building has which creates somewhat of an eyesore currently. Echoed Mr. Pringle's comments regarding a partial remodel of the buildings without all parties at the table. Sought clarification from Mr. Wait regarding the appetite for a metro district. (Mr. Wait: many of the homeowners have expressed support for this project, but we have not yet had a vote.) Ten Mile Room is the eyesore and therefore he suggested Vail Resorts do something with at least the front.

Jan Radosovich, Citizen: Saw plans for these improvements in January but no costs have been discussed to date. A lot of supporters may be more cautious due to the struggling economy.

Mr. Grosshuesch: Noted that the applicants have the right to process a Development Permit for their property and not be subject to directly tying into the neighboring buildings that are not part of the application or owned by the applicants. Policy 39 (Master Plans) allows portions of the master planned area to request changes to their property without requiring approval from other land owners within the master plan.

OTHER MATTERS:

Mr. Mamula: discussed the Grand Hotel/Gondola Lot Master Plan and BEDAC's suggestion to go with all underground parking and the issues involved. This would involve too much density subsidy from the Town, and he did not believe the Council would support it.

Mr. Bertaux: told Mr. Mamula that the Commission struggles with energy issues.

Mr. Pringle: discussed Green building as well as sustainable building. Window orientation and positive and negative points assigned was discussed in depth.

Mr. Khavari: brought up carbon footprints regarding various topic including solar panels, stone usages, etc.

Mr. Grosshuesch: pointed out the recently adopted sustainability codes address topics such as this.

Ms. Girvin: the idea of offsetting an evil by landscaping bothers me.

Mr. Bertaux: had an issue when the landscaping fails down the road. (Mr. Neubecker indicated that where we know of landscaping covenant violations, we would contact the property owner, but we do not systematically drive around looking for dead landscaping.)

ADJOURNMENT:

The meeting was adjourned at 8:41p.m.

Mike Khavari, Chair



MEMORANDUM

TO: Town Council
FROM: Scott Reid, Open Space and Trails Planner
DATE: August 6, 2008
SUBJECT: Town Trails Plan

Attached is a draft version of the revised Town Trails Plan. The Plan, originally approved in 1996, provides long term direction for various existing and proposed trail connections that would benefit the overall recreational and commuting trail system in and around Town. After twelve years, the original document was quite outdated and required additional review and revision.

The attached draft document has been revised by BOSAC and staff over the past several months and has been discussed at three public BOSAC meetings. In addition, Summit County Government and the U.S. Forest Service staff have reviewed the draft and offered their input.

Please review the attached draft Trails Plan for discussion at the 8/12 Council meeting. Staff will incorporate consensus input from Council, then likely return to the following Council meeting to initiate the two hearing ordinance process. This document is referenced in both the Town Comprehensive Plan and the Town Development Code.

I look forward to discussing this draft document with you on 8/12.



Town of Breckenridge Trails Plan

Introduction:

The Town of Breckenridge is a small Colorado mountain town with a growing number of long and short-term residents and visitors. Those who come to Breckenridge come for many reasons, but a primary attraction is the recreational opportunities, including summer and winter trails.

In 1997, Town of Breckenridge citizens voted to add an additional 0.5% sales tax to be used exclusively for open space acquisition and management. As the Open Space program has matured in the decade since the passage of the open space tax, management of open space and trails has taken on a more prominent role for Town staff and the Breckenridge Open Space Advisory Commission (BOSAC), the citizen group that advises the Town Council on the actions of the Open Space Program.

The Town Council and BOSAC recognize that preserving and expanding trail access throughout Town and the Upper Blue Basin is critical to maintaining and enhancing the quality of life in and around Breckenridge. This Trails Plan has been created to provide guidance to Town staff and BOSAC for future trail related priorities and decisions. It is recognized that a balance must be achieved between growth/development and the maintenance of a healthy quality of life, and that development should provide a means for preserving and improving an interconnected recreational trail network.

This Trails Plan is intended to promote the retention and improvement of a meaningful, well-conceived trail network to preserve and enhance a community amenity for both residents and visitors.

Plan Goals and Objectives

This Plan attempts to provide a coherent and well thought out framework for the future of Breckenridge's community trails. More specifically, this document is intended:

1. To provide a plan for a comprehensive public, recreational trail network for the Town and surrounding areas.
2. To outline a functioning residential access or commuting trail network that connects efficiently with other modes of transportation.
3. To identify important trailhead and access locations to facilitate recreational and commuting uses.
4. To offer recommendations to accomplish the specific trail and access projects outlined within the Plan.
5. To provide access to cultural and geographic landmarks such as historic sites, waterways and prominent viewpoints.

6. To identify important trail-based recreational facilities to enhance the recreational opportunities in Town and the surrounding area.

Role of the Plan

This Trails Plan is a targeted document that outlines specific existing and proposed trails that the Town would like to secure or create. Broader open space goals and directives can be found in the Open Space Plan (revised 2007) or in the Town's Vision Plan (revised 2002). Specific trail construction guidelines are found in the Trail Standards and Guideline document (created in 2007).

This Plan is a Town-generated document and is intended to function in consort with Summit County's Upper Blue Basin Master Plan Trails section. The primary difference between this Plan and the County's Upper Blue Plan is this plan's focus on proposed or new trail alignments. This Plan also targets winter ski touring activities.

Plan Assumptions

Many of the trails identified in this Plan connect to trails managed by other jurisdictions, primarily the County and U.S. Forest Service (USFS). It is recognized that the Town needs to cooperate with these entities to complete the trail system outlined in this Plan. The USFS has issued Special Use Permits to the Breckenridge Ski Area (BSA) for skiing on certain lands included in this plan, and therefore the ski area is another important player in the implementation of this document. Summit County and the USFS have had an opportunity to review this document during its creation. Breckenridge will coordinate with these agencies and the Breckenridge Ski Area as appropriate to bring the ideas in this Plan to fruition.

In keeping with the Town of Breckenridge's open space program history, the trails outlined in this Plan target non-motorized use, unless otherwise indicated. This focus is due in part to the Town's proclivity to support quiet, sustainable recreational use in a natural, high alpine setting.

This Plan is a master plan, which means that it outlines an idealized trail system that inevitably crosses private property. Private property rights are respected and recognized by the Town, and achieving the vision set forth in this Plan will require cooperation from many private landowners both in and out of Town. The Town will use many strategies at its disposal to foster this cooperation, including the development review process, property acquisition and voluntary easement dedication, to name a few.

Plan Implementation

The recommendations outlined in this Plan are intended to provide guidance for future trail construction or acquisition efforts.

Plan Organization

The scope for this Plan includes the entire Upper Blue Basin of Summit County, Colorado, which are the same geographic boundaries set for the Town of Breckenridge's Open Space program in the Open Space Plan. To better describe the various trails and

routes in the area, the Plan then divides the Upper Blue basin into four smaller planning areas, including: **Area 1** - Ski Hill Road/Peak 8/7 Base Area; **Area 2** - Core/Upper Four Seasons Area; **Area 3** - Breckenridge South; and **Area 4** – East side/French Creek. Those units are shown in Map 1. Within these four planning areas, the plan outlines multiple trail routes for consideration, then offers action recommendations for securing important public accesses. Each of the routes and access points are labeled on the map with a number or letter, respectively. Those labels can then be found in bolded parentheses in the text below.

How this Plan was Developed

This Plan is based largely on the original Breckenridge Trails Plan and the vision set forth in that document. Many of the goals and priorities outlined in the original plan have been successfully completed and a debt of gratitude is owed to those who originated the Trails Plan. The best way to honor the previous Trails Plan work is to fulfill, then improve, the vision for the next ten years.

To develop this revised version of the Breckenridge Trails Plan, the original plan was reviewed to determine which recommendations were still relevant and unfulfilled. Then, Town staff identified logical trail recommendations to help improve the existing and secured Town trail network. Additional recommendations were then solicited from BOSAC members. All of the recommendations were then reviewed and discussed individually by the commission as a whole. Finally, a draft Plan was released for public comment and discussed openly at three public BOSAC meetings. The Breckenridge Town Council then discussed the Plan in XXX meetings before adoption by Council resolution on XXXX.

Winter and Summer Elements

Although the previous Town Trails Plan focused primarily on summer trail uses, this Plan attempts to consider both summer and winter uses on the pertinent trails. Generally speaking, the same trails and corridors designed for summer use will also be used during winter months. This Plan attempts to comprehensively review all trails in both winter and summer, where appropriate.

Disclaimer

Although this document attempts to comprehensively review all important and unsecured winter and summer trails and accesses in the Upper Blue Basin, important trail accesses, connections and trailheads will inevitably be overlooked. Town staff is hereby instructed to consider all routes and trailheads on their own merits, and to focus primarily on those outlined in this Plan.

PLANNING AREAS

Area 1. Ski Hill Road/ Peak 8/7 base area

This planning area encompasses Ski Hill Road, Shock Hill, Cucumber Gulch Preserve and the Peaks Trail/Siberian Trail loop area west of Park Avenue. (Please see Map 2.)

1. Peaks Trailhead and trails

The Peaks Trail is a heavily used summer and winter trail located on the National Forest connecting the Peak 8/7 area with the Town of Frisco. There are three primary access points to the Peaks Trail, the southernmost of which, known as the Peaks Trailhead, is the most heavily used.

Residential and Alpine/Nordic ski area development has been proposed for the immediate vicinity of the Peaks Trailhead. The addition of residential units and ski area access has and will continue to adversely affect the use of the Peaks Trailhead, as visitors seeking free parking will use the trailhead to gain access the ski areas. If continued, the volume of ski area parking will overwhelm this limited parking area and displace backcountry users seeking to use the Peaks Trail.

An additional parking area, known as the Green Gate, is located north of the Peaks Trailhead and provides a secondary access to the southern end of the Peaks Trail and the New Nordic World (a.k.a. Siberian Loop). The Green Gate trailhead access is more remote and does not experience the same parking pressures as the one closer to the base of Peaks 7&8. However, the primary route that leads uphill to the trails and the lower ditch-based trail that parallels the Peaks Trail are heavily used backcountry routes whose access should be preserved for the public.

The third potential parking area for the Peaks Trail is adjacent to the water tank accessed off of 382 Slalom Drive in the Upper Slope subdivision. Although this area has limited space for a parking area, it is an important access to the National Forest that could potentially serve as a public trailhead for winter and summer uses.

Recommendation: Relocate and expand the southernmost Peaks Trailhead (**A**) to remove it from the vicinity of the residential units and ski areas. By relocating the trailhead to the north, parking pressure from Alpine and Nordic ski areas, and residential structures, would be reduced. An enlarged parking area would ensure that Peaks Trail and other backcountry users are not turned away due to lack of a public parking area. This plan should be coordinated closely with any Breckenridge Nordic Center expansion, which may include a satellite base facility in the general vicinity of the Peaks Trailhead (**A**).

Recommendation: Formalize the Green Gate (**B**) access to ensure long-term access in that location.

Recommendation: Include the lower ditch-based trail that parallels the Peaks Trail (a.k.a. the Lower Peaks Trail) in the USFS trail inventory as a designated system route for non-motorized users (**1**). Formal acceptance of this trail would require site specific NEPA for the portions on the National Forest.

Recommendation: Secure the water tank access (**C**) to provide better access for the Peak 7 area residents to the trails on the National Forest. This access would likely

be the most remote for accessing the Peaks Trail, given its location at the farthest reaches of the Peak 7 neighborhood. Pursue construction of a formal trailhead/parking area in this location. Proposed formalization of this trailhead would require site specific NEPA for the portions on the National Forest.

2. Shock Hill/ Nordic Center

The Shock Hill area is nearing build out, with the construction of many of the platted lots and the pending development of the Shock Hill Lodge site. As a result, most of the historical trails in the area have been assimilated into the system as permanent trail easements. Still, some trails that have been previously used in both summer and winter are being closed as private development occurs. This build out process has been planned and anticipated, but may nonetheless surprise users unaware that the trails they have previously used are not located in secure, public trail easements.

One important and outstanding Town obligation is the construction of a replacement Nordic Center adjacent to the current Nordic Center site. Under an agreement with the Christie Heights Subdivision, the Town is required to relocate the existing Nordic Center to the Town-owned Tract C to accommodate access to Tract B of Christie Heights, which will be developed in the near future.

Recommendation: Monitor the Shock Hill trails to ensure that the trails are located in the correct corridors and as much trail access as possible is maintained.

Recommendation: Design and install appropriate trail signage to encourage users to remain on designated trails in dedicated public trail easements.

Recommendation: Relocate the Nordic Center to meet the Town's legal obligation. If a new facility is constructed, the programming needs of the Nordic Center must be taken into account. In addition, careful consideration should be given to the summer or off-hour uses of the proposed facility.

3. Cucumber Gulch Preserve

Cucumber Gulch is a precious wetland complex that serves as critical habitat for a variety of plants and animals, including the state-listed endangered Boreal Toad. Cucumber Gulch has also been a focal point for acquisition and management by the Town Open Space program since its inception. It is the only area in the Town's open space system that has garnered a "Preserve" status, due to the sensitive nature of the wetlands and the wildlife habitat.

In both summer and winter, the Cucumber Gulch Preserve is a popular destination for trail users. In summer, the area has a network of trails and interpretive platforms for non-motorized users. It also serves as an important connection between Town and the Peaks Trail. In winter, the area within the Preserve is utilized for groomed Nordic skiing for the Breckenridge Nordic Center.

Management direction for Cucumber Gulch Preserve has been outlined in the Cucumber Gulch Master Plan. Implementation of the tasks within this document is an ongoing effort for Town open space staff.

Recommendation: Continue to implement the tasks outlined in the Cucumber Gulch Recreation Master Plan. Monitor trail conditions and use within the Cucumber Gulch Preserve and adjust trail alignment and management accordingly.

Recommendation: Work cooperatively with Nordic area concessionaires to ensure appropriate winter management of Cucumber Gulch Preserve.

4. Claimjumper/Recreation Center Connection

The Town Recreation Center is an important trailhead and landmark, as well as an excellent recreational amenity. In 2006, the Valley Brook Trailhead was displaced by the construction of the new Town Police facility and the trailhead location was moved to the southern portion of the Recreation Center parking area adjacent to Kingdom Park. This trailhead relocation makes the Recreation Center an important departure point for trail users. In addition, the Town is in active negotiations with the U.S. Forest Service to acquire the Claimjumper parcel, in part for open space and trail values.

Recommendation: As outlined in the previous Trails Plan, connect the Town Recreation Center and the Breckenridge Nordic Center via a trail (2). The trail could be located on the north-facing slope above the Claimjumper Condominiums (within the Cucumber Creek drainage) and would connect to either the existing Pence Miller Trail or the Black Loop of the Nordic Center. This proposed route is on the Claimjumper parcel of the Snake River Land Exchange, proposed to be acquired by the Town. If the land is not acquired by the Town, site specific NEPA would be required for new trail construction on the National Forest.

5. Peak 7 Neighborhood Connections

The Peak 7 Neighborhood is outside of Breckenridge Town boundaries in unincorporated Summit County, but is home to many local residents who work and recreate in Town. Currently, there is no functional trail connection between the Peak 7 neighborhood and Town, although some possibilities exist. Such a trail would provide a more direct route to Town for commuting and recreating. Similarly, there is an existing network of neighborhood trails that begin on western edge of the Peak 7 subdivision area and connect to the Peaks Trail, the New Nordic World (a.k.a. Siberian Loop) and ultimately the Tenmile Range. These existing trail connections are popular for both summer and winter trail uses.

Recommendation: Work cooperatively with Summit County Government open space planners to identify and secure a trail route from Town to the Peak 7 neighborhood (4), which would serve both recreational and commuting purposes. One suggestion is to construct a new trail route along the boundary of the

Crestwood and Discovery subdivisions, then on to Town property behind the Public Works facility.

Recommendation: Strive to identify and secure the viable and sustainable neighborhood connections between the Peak 7 neighborhood area and the Peaks Trails and other trails to the west. Any routes that tie into the Peaks Trail, or any other system trail on the National Forest, require communication and coordination with the USFS to ensure the tie points are acceptable. In addition, if a non-system trail is being proposed to become a system trail, site specific NEPA would be required.

6. New Nordic World/Peak 6 Expansion

The New Nordic World is the Breckenridge Nordic Center expansion area west of County Road 3/Ski Hill Road, including the area around the Siberian Loop. The Breckenridge Nordic Center is currently working on a Master Plan for additional Nordic ski trails, a base lodge and other facilities and parking on National Forest lands. The base area proposal is for the area adjacent to the Peaks Trailhead parking lot. The Decision Notice that approved trail construction for the New Nordic World was approved on September 2, 1994. Additional Nordic ski terrain and accompanying facilities will require additional NEPA analysis and, if approved, would significantly change the recreational access dynamics for the area, including but not limited to parking and backcountry ski access.

The Breckenridge Ski Area (BSA) is also proposing an expansion of its ski area to include portions of Peak 6. This proposed expansion would limit backcountry ski terrain and access by placing more lift served skiers in a popular backcountry skiing zone. Requiring lift passes for use of the Peak 6 area would also limit historically popular backcountry ski access points.

Recommendation: Continue to work with the U.S. Forest Service, the operators of the Breckenridge Nordic Center (BNC) and the Backcountry Snowsports Alliance to ensure that the New Nordic World benefits a broad spectrum of the recreating public, including backcountry skiers and summer users. The Town would need to work with the BNC operators to determine routes and present them to the USFS for review and approval under the BNC permit conditions.

Recommendation: Work closely with the BSA and USFS to delineate and maximize backcountry ski access and terrain in the Peak 6/5 area.

7. Iowa Hill Trailhead

The Iowa Hill Trail is an historical interpretive loop trail that provides visitors and residents an opportunity to learn about the workings of an hydraulic mine. Access to the trail is facilitated by a sizeable trailhead located on Airport Road.

Recommendation: Assess the amount and type of winter use on this trail, as well as the potential future need for plowing the trailhead (D).

8. American Way access

There is an existing access point on American Way (CR 3) that provides access to several roads and trails on the National Forest, including the Peaks Trail. This gated access is currently signed as non-motorized by the USFS, but the routes beyond the gate have not been widely recognized or designated by the USFS as system routes.

Recommendation: Work with the USFS to designate the gated access point on American Way as a legal access for winter and summer use. Recognize the roads and trails beyond the gate as non-motorized system routes on the National Forest.

Area 2. Core/Upper Four Seasons Areas

This area includes the center or core of the Town of Breckenridge and the area directly to the west, including the Four Seasons and Beaver Run areas, and including the Snowflake/Tyra area and the F&D placer. (Please see Map 3.)

1. Riverwalk Connection

Despite the successful restoration of the Blue River through Town and the popularity of the Riverwalk Center and Blue River Plaza, the Town still lacks a clear, safe bicycle route through the center of Town. The current route, which begins at the southern terminus of the Blue River Recreational Pathway (Watson Ave.), sends cyclists down a poorly signed alley west of Main Street, across Ski Hill Road, through parking lots, and into the Blue River Plaza, which is technically closed to cyclists. This existing route is poorly designed, insufficiently marked, unsafe and unwelcoming. Other parallel options, including Park Avenue/Highway 9 and Main Street are less desirable due to traffic volumes and street side parking, respectively.

Recommendation: Work to identify and appropriately delineate a cycling route through the center of Town to create effective and safe passage between Watson Avenue, where the current pathway ends, and the junction of Boreas Pass Road and Highway 9, where another proposed pathway could begin. Specifically, a north/south bike route needs to be secured and identified along the Blue River through Town.

2. The Burro Trail Accesses

The Burro Trail is an important non-motorized trail that runs north/south from the Base of Peak 9 on the Breckenridge Ski Area to Spruce Creek Road. The trail is a heavily used winter and summer recreational route that also provides a crucial commuting route for some subdivisions south of Town. There are several unsecured trail accesses that lead to the Burro Trail, many of which have no legal trailhead parking and generally serve as neighborhood trail accesses. In addition, recent and continued development of the Peak 9 base area has blocked or confused the access to the southern end of the Burro Trail, particularly during winter months when the ski area is in operation.

Recommendation: Assess and secure several Burro trail accesses where possible. The Sunrise Point/Sunrise Ridge accesses are perhaps the most critical (5). Seek trailhead parking opportunities whenever possible and practical. Work with the Breckenridge Ski Area to clarify and improve the southern Burro Trail access in winter for backcountry users.

2. Park Avenue/Highway 9

In 2005, Colorado State Highway 9 through Breckenridge was officially switched from Main Street to Park Avenue in an effort to reduce vehicular traffic on Main Street and improve through traffic efficiency. The construction of the BreckConnect gondola and the Skiway/Skyway project, which connects the Four O'clock ski run with Park Avenue at Morning Thunder, has also increased winter pedestrian traffic along both sides of Park Avenue. Park Avenue has therefore become a much busier street with additional pedestrians and vehicles. Proposed development of the vacant Watson and Sawmill/Gondola parking lots will only continue the increase of traffic on Park Avenue in the future. Currently, bicycling lanes and a sidewalk on the eastern side of the street facilitate pedestrian and cyclist use.

Recommendation: Construct a grade separated sidewalk on the western side of Park Avenue (6) to accommodate additional pedestrian traffic along Park Avenue, particularly ski area guests seeking to connect the bottom of the Skiway/Skyway with the Gold Rush Lot and Parkway Center.

3. Klack Placer

The Town holds a drainage and pedestrian for a portion of the Klack Placer between the Breckenridge Elementary School and the Colorado Mountain College building. Currently, no trail exists through this corridor or in the existing Town owned easement.

Recommendation: Create a soft surface trail along the Klack Placer pedestrian easement (7) to create a safe, off street connection for Breckenridge Elementary students and other pedestrians through the center of Town. The trail should not be paved and should not facilitate vehicular access to the backsides of the existing homes.

3. The Cedars/Trails End Connection

Residents and guests of the condominiums on Village Road and Primrose Path, (including Valdor, Four Seasons, Chimney Ridge, Elk Ridge, etc.) have long sought a direct pedestrian connection to Quicksilver Lift. The Cedars and Trails End condominiums are located directly between these residential complexes and the ski lift, and a social trail has developed along the property line between the Cedars and Trail's End. The Cedars homeowners association has approached the Town in the hopes of solving the problem through the delineation and dedication of a trail easement.

Recommendation: Continue to work with the area homeowners associations to secure a legal trail easement to connect the south end of Primrose Path with the bottom of the Quicksilver ski lift (8). The most functional and feasible route would likely be between the Cedars and Trails End Condominium complexes.

4. F&D Placer to Burro connection

The F&D Placer is a popular destination for Town residents and guests due to the presence of multiple soft surface trails, a reservoir, and the Breckenridge Outdoor Education Center. The area is very trail accessible and could be improved as a connection to the larger trail network on the National Forest, the Breckenridge Ski Area and points beyond.

Recommendation: Work with the Breckenridge Ski Area and USFS to establish and clearly mark a connection from the southern portion of the Reservoir Trail, across a portion of the ski area, to the Burro Trail for summer use (9). Portions of this proposed route on the National Forest would require site specific NEPA to be accepted as a portion of the travel system.

5. Maggie Pond access

Maggie Pond is an important Town landmark surrounded by high density, multi unit residential structures. When occupied, these residential units provide a bed base for the Town and the ski area. Unfortunately, as the Village at Breckenridge, Main Street Station and the Four Seasons were developed, no east/west public pedestrian or bicycle access was retained or secured. This lack of public trail access around Maggie Pond is a serious impediment to non-motorized trail circulation from the south end of Main Street to the ski area and other trails to the west (e.g. Burro Trail, Warriors Mark Trail).

Recommendation: Create and secure a public, non-motorized access around Maggie Pond (10) so that visitors and residents can access the historic pond, Town trails, BSA trails, and the Burro Trail from the southern end of Main Street (Main Street Station). The potential redevelopment of the Village at Breckenridge may present the opportunity to secure a public access around Maggie Pond.

6. Four O'clock Ski Run

The Four O'clock Ski Run is a critical downhill winter connection that brings alpine skiers and snowboarders from the Breckenridge Ski Area to the center of Town. For summer uses, the ski run is also an important non-motorized trail connection that has been secured by the Town as a summer non-motorized trail. Although legal summer access exists on Four O'clock Ski Run, the trail itself is largely down the fall line and is therefore in need of additional drainage and realignment work.

Recommendation: Improve and maintain the summer single track that has been established on the Four O'clock Ski Run. Significant drainage and realignment work is needed to ensure the long-term functionality of the trail. Given the fall-

line nature of the summer trail alignment, this will likely require consistent maintenance and investment. However, the trail is an important enough connection to warrant such expenditures of time and money.

7. Maggie Placer trail

The Maggie Placer is a parcel located along Highway 9 adjacent to Woods Manor and the Ski and Racquet Club Condominiums. A social trail used mostly for commuting purposes is located on the western boundary of the Maggie Placer.

Recommendation: Secure legal access for this non-motorized trail along the western boundary of the Maggie Placer (11).

8. Freeride Park

The Town's Freeride Park is a mountain bike facility designed to offer beginner through expert level freeride stunts, including dirt jumps, teeter totters, log rides/skinnies, and banked turns, among others. The Freeride Park is located on a two-acre Town open space adjacent to the Four O'clock Ski Run and is a dedicated facility to meet the demand for additional freeride stunts and other elements in the mountain biking community.

Recommendation: Maintain, improve and increase the stunts in the Freeride Park. Ensure that beginning through expert levels are included to offer a safe progression for users.

Recommendation: Expand freeride opportunities throughout the existing trail system, including opportunities that are less of a terrain park model and more of an integrated series of features that provide optional alternate lines for trail users.

Recommendation: Work with the Town Recreation Department to seek suitable locations for a pump track or other facilities to serve a broader audience and provide a wet weather or early season venue for such activities.

9. Timber Trail

The Timber Trail subdivision is located adjacent to Breckenridge Ski Area and the ski area vehicle maintenance facility. As part of the subdivision agreement, a public trail easement was dedicated to connect the ski area summer trails with the Four O'clock summer trail and the F&D Placer. This trail would connect the Pioneer Trail on the ski area to the junction of Four O'clock summer trail above the Freeride Park.

Recommendation: Construct a functional, sustainable summer trail (3) along the existing easement within the Timber Trail subdivision to ensure access between the Peak 8 ski area trails and the Four O'clock trail/F&D Placer trails.

Area 3. Breckenridge South

This area includes the remaining portions of the Upper Blue Basin south of Boreas Pass Road and the F&D Placer. The area includes Warrior's Mark, the Town of Blue River, Southside, and areas south to Hoosier Pass. (Please see Map 4.)

1. Boreas Pass sidewalk

Boreas Pass Road is a major connection from Town to the trails and residential on the flanks of Bald Mountain (Baldy). Currently, there is a sidewalk for much of the length of the Boreas Pass Road within Town limits. However, the sidewalk does not connect all the way to the signalized junction of Highway 9 and Boreas Pass Road.

Recommendation: Complete the sidewalk connection along Boreas Pass Road (12) to improve pedestrian circulation on the south end of Town.

2. Aspen Grove/Aspen Alley trail

There is a heavily used singletrack trail that connects upper Boreas Pass Road (at Baker's Tank trailhead/end of winter maintenance) with lower Boreas Pass Road (at the entrance to the Wakefield Ranch). Known as the Aspen Grove Trail or Aspen Alley, this trail is a vitally important connection from the Baker's Tank area, on the flanks of Baldy, to Town. The trail is poorly designed, however and would need to be realigned to sustainably accommodate two-way non-motorized traffic. The trail is located largely on National Forest lands, although the bottom section has been secured by Summit County through an easement on private property.

Recommendation: Work with the USFS to establish the Aspen Grove Trail (13) as a designated system route. Realign the trail to sustainably accommodate two-way non-motorized traffic.

3. Wakefield trailhead

The Town owns an open space parcel that includes the entrance to the Wakefield Ranch, located on Boreas Pass Road. Currently, the entryway contains an array of mining relics and a restored cabin. The Aspen Grove and the Wakefield/Blue River Trails also merge in this location.

Recommendation: Consider improving the entryway to the Wakefield Ranch with a small trailhead parking area (2-3 cars) to be plowed in winter (E). Secure, monitor or relocate some of the historical artifacts to ensure their interpretive and other public values.

4. Little Mountain

Little Mountain is located south of Boreas Pass adjacent to the Stephen C. West Ice Arena, where the rodeo grounds once stood. The equestrian use in the area created a network of trails that have since been largely consolidated, improved or

newly constructed (Southside, Rodeo and Illinois Creek Trails). Although these trails form a discreet loop, the main trail continues across private property and connects to the Summit County-managed Wakefield/Blue River Trail to the south.

Recommendation: Secure legal access for a sustainable trail that climbs on the south side of Little Mountain and connects to the Wakefield/Blue River Trail (14). Consolidate, improve or reconstruct the existing braided trail network.

5. Blue River/ Hoosier Pass repath

Summit County has a world class, 48 mile paved repath system, in which the Town owns and manages 3.6 miles. Paved repaths serve commuting and recreational needs for area residents while also drawing visitors and special events. Summit County Government manages the majority of the repath system (25 miles) and is currently working to construct the 4.8-mile Swan Mountain Repath to complete a grade-separated repath loop around Dillon Reservoir. One of the final missing sections in this overall paved system is a connection from the southern end of Town, through the Town of Blue River, to Hoosier Pass and the boundary with Park County. Though challenging and expensive to build and maintain, this trail connection would complete the arterial repath needs for the Upper Blue Basin and enable additional recreational and commuting use south of Town.

Recommendation: Complete a grade-separated repath from the junction of Boreas Pass Road and Highway 9 to Hoosier Pass (15). Work cooperatively with CDOT, the Town of Blue River, Summit County, the USFS and other partners to build and design small sections to achieve this ambitious vision. Any portions of this proposed route on the National Forest would be subject to site specific NEPA analysis to be included in the USFS travel system.

6. Bekkedal/Gold King (lots 1&2) to Burro connection

Residents from the Warrior's Mark, Bekkedal, Gold King and Crown Subdivisions have long used old mining-era routes to connect from their homes to the Burro Trail and other recreational routes to the west. However, as these subdivisions get closer to build out, the mining route-based social trails are in danger of being formally closed to the public. The primary route (the "Flintstone Trail") to be secured connects from the Warrior's Mark subdivision along Flintstone Lane, crosses Gold King lots 1&2 and connects to Silver Queen Road. A second important connection ("Cabin Trail") starts from Quail Estates lot 1 (Blue Flag Drive) and traverses across Gold King Placer lots 9.5, 10, 11 and connects to the Burro Trail on the National Forest from there. There likely many others, all of which could be better evaluated for inclusion in a functional public trail network.

Recommendation: Inventory remaining social trails in the greater Warrior's Mark/Bekkedal/Crown/Gold King area. Secure legal public access for existing social trails to improve connectivity to Town, the Burro Trail and the rest of the

area trail network. Focus particularly on the “Flintstone Trail” (16) located south of Flintstone Lane, and the “Cabin Trail” (17) that connects Bekkedal to the Burro Trail (both roughly described above). Work to maintain the existing non-motorized winter recreation opportunities in the area. Any portions of these proposed routes on the National Forest would be subject to site specific NEPA analysis to be included in the USFS travel system.

7. Ski Area equestrian trails

Currently, there is a permitted equestrian guide operation on the Peak 9 area of the ski area. The Breckenridge Ski Area (BSA) has proposed to relocate the stables operation to another location. However, the legacy of the Peak 9 stables operation is a network of duplicative and eroded trails located both within and outside of the ski area boundaries.

Recommendation: Work with the USFS and BSA to define, restore and reconstruct the equestrian trails to sustainable and maintainable alignments. If the equestrian operation relocates off of the ski area, prioritize the retention of the best trails and work cooperatively to define the existing and sustainable routes to be retained for the overall trail network.

8. Now Colorado-Silver Queen connection

Completed in 2006, the Warrior’s Mark Trail provides a heavily traveled summer and winter commuting route between the Warrior’s Mark area and Town. Significant use on the trail has highlighted a need to better connect the Gold King, Sunrise Ridge, Sunrise Point and other subdivisions south of Warrior’s Mark to the Warrior’s Mark Trail. Currently, many people walk, ride or even ski the roads (including White Cloud, Warrior’s Mark, Broken Lance and others) to access the Warrior’s Mark Trail and reach the ski area and Town. Some area roads, such as Silver Queen and Gold King are suitable for recreational skiing and cycling, while others (White Cloud, Warrior’s Mark) are less desirable and less safe.

Recommendation: Design and construct a new singletrack trail connection from the southern terminus of the Warrior’s Mark Trail to Silver Queen Road behind (west and north) of Now Colorado (18). Carefully design and consider the White Cloud road crossing and wetland impacts on the hillside. Consider additional alignments to improve trail connectivity in Warrior’s Mark area and south.

9. Riverwood trail

A trail easement was dedicated through the Riverwood subdivision that, when coupled with an existing right of way between lot 6, block 5 and lot 14, block 6 of the Bekkedal subdivision, would establish a functional trail connection between Bekkedal and Warrior’s Mark. Construction of this trail would improve recreational and commuting in the area.

Recommendation: Construct the Riverwood trail between the Bekkedal and Warrior's Mark subdivisions in the existing dedicated easement and the dedicated right of way (19).

10. Breckenridge Park Estates trailhead

Breckenridge Park Estates is located in unincorporated Summit County east of Boreas Pass Road at CR 528. There are multiple gated entries from the western edge of Breck Park Estates to National Forest lands on the western flanks of Mt. Baldy. In summer, these access points are used by non-motorized users to reach the many singletrack trails (Pinball Alley, Baker's Tank, Mountain Pride etc.) and shared use routes (Iowa Mill etc.) on Baldy. In winter, these routes provide access to the same routes for touring and access to the heavily skied west face of Baldy. Plowing a limited number of parking spots at these gates (along CR 532 and CR 531 in particular) would improve winter non-motorized trail access in that area.

Recommendation: Work with the USFS and adjacent landowners to plow additional area at the green gates on CR 532 (F) and CR 531 (G) to improve non-motorized winter access to Baldy. This action may require site specific NEPA analysis for the portions of the property on the National Forest system.

Recommendation: Ensure that route 21, which connects from these gates to the Baker's Tank Trail, is designated system routes on the National Forest. Secure a trail easement for the portion of route 20 that crosses private property.

11. Fredonia Gulch trailhead

Fredonia Gulch is an important winter and summer access and historical road that travels east from the Town of Blue River into National Forest lands. Parking for this important trail is unsecured for public access. Improved winter plowing would also enhance access to this important non-motorized trail.

Recommendation: Work to secure a trailhead easement and improve winter plowing for the trailhead at Fredonia Gulch (H).

12. Bemrose Ski Circus

The Bemrose Ski Circus is a trail network located on National Forest lands south of Alpine Breck and Tordal Estates, below Hoosier Pass. Currently, access to this important winter touring area is achieved via two small parking spots along Highway 9 and CR 676. Both of these accesses need to be secured legally and improved to accommodate more cars. Also, the Bemrose trails themselves could be improved to better accommodate summer use.

Recommendation: Expand, improve or relocate the current Bemrose Ski Circus parking areas on CR 676 (I) and Highway 9 (J). This action would require site specific NEPA analysis for the portions of the property on the National Forest system.

Recommendation: Redesign or better maintain Bemrose trails to improve summer use and protect the wetland resources.

13. Wheeler Trail resurrection

The Wheeler Trail is an historical herding route and current National Recreational Trail that connects Copper Mountain with Hoosier Pass. The majority of this non-motorized trail is well defined, albeit in need of minor reroutes and maintenance. However, the southern end of this historical and nationally recognized trail, between McCullough Gulch and Hoosier Pass, has been lost due to private development.

Recommendation: Resurrect the southern portion of the Wheeler Trail to connect McCullough Gulch with Hoosier Pass (22). Reroute minor portions of the existing Wheeler Trail to improve drainage and avoid moist tundra areas.

14. Pennsylvania Gulch and Indiana Creek Road winter access

Pennsylvania Gulch and Indiana Creek Roads are adjacent to one another, south of Town. Both routes travel through private subdivisions, then cross onto National Forest lands and serve as winter and summer recreational routes. In winter, however, plowing and recreational snowmobiling make the routes undesirable for non-motorized users.

Recommendation: Work with the USFS to post (with blue diamonds) and prune parallel non-motorized winter-only routes along Indiana Creek Road (to Boreas Pass Road) (23) and Pennsylvania Gulch Road (24). These parallel, winter only routes should be monitored to ensure that summer routes in the same alignments do not develop.

15. Spruce Creek Trail spur

The Spruce Creek Road and Spruce Creek Trail create a popular loop for non-motorized users south of Town in both summer and winter. The Spruce Creek Road is a high clearance vehicle route open to all uses, while the Spruce Creek Trail is a non-motorized winter and summer route. There is an historic ditch that travels east, then south from the Spruce Creek Trail and connects to an historic roadbed that connects to Highway 9 near the junction with Blue River Road.

Recommendation: Work with the USFS to designate the Spruce Creek spur a system route (25), then work to ensure access along this route is limited to non-motorized users for both winter and summer access. Any portions of this proposed route on the National Forest would be subject to site specific NEPA analysis to be included in the USFS travel system.

16. Lehman Gulch Trail

The Breckenridge Ski Area has a diverse network of trails that cross several of the peaks included in the ski area boundary. Many of these routes are well designed and maintained, while a few need minor reroutes to become more sustainable and

user friendly. One ski area trail, in particular, has been identified as needing additional realignment and maintenance. The ski area trail that travels down Lehman Gulch offers a valuable connection between the upper reaches of the Peak 9 area and connects to the top of Chair A, which serves the main Peak 9 road. This trail needs realignment to avoid wetland areas and maintenance to improve drainage.

Recommendation: Work with BSA and USFS to improve the alignment and maintenance of the Lehman Gulch Trail in the Peak 9 portion of the ski area (26).

17. Monte Cristo Trail redesign

The Monte Cristo Trail is a popular summer hiking destination, located above Blue Lakes, south of Town. Although quite popular, this trail is in need of maintenance and realignment to reduce trail braiding and improve drainage.

Recommendation: Work with the USFS to improve trail drainage and formalize a single tread alignment for the Monte Cristo Trail (27).

18. Spruce Valley Ranch trails

The existing Spruce Valley Ranch stables route is a popular non-motorized trail that connects Spruce Valley Ranch/Indiana Creek Road with Boreas Pass Road. Although quite popular, the route is poorly aligned and maintained. Similarly, there is a social trail located off of lower Indiana Creek Road that roughly parallels Indiana Creek and between Mount Argentine Road and the Wakefield/Blue River Trail. Although in need of some minor rerouting and drainage work, this trail is a valuable connection for the public through Spruce Valley Ranch.

Recommendation: Secure legal public access to the private portions of the Stables (28) and lower Indiana Creek Trails (29) while also working with the USFS to establish the portion of the Stables Trail on the National Forest as a system route. Work with both the USFS and Spruce Valley Ranch to realign the Stables and lower Indiana Creek Trails to improve drainage and user experience.

19. Baker's Tank area trails

The Baker's Tank Trail is a very popular winter and summer USFS non-motorized route that traverses the lower western flank of Baldy between the historical water tank and a trailhead on Boreas Pass Road. Baker's Tank also connects to several other important trails such as the Mountain Pride Trail, Pinball Alley and the Iowa Mill Road. Together, these routes represent much of usable non-motorized network on Baldy, which is within the Backcountry Non-motorized Recreation prescription in the White River National Forest Plan. In addition to these primary routes, there are several others that receive sizeable non-motorized use, including the Powerline Trail and a ditch that parallels Boreas Pass Road, south of Baker's Tank. Slightly farther south along Boreas Pass Road is a trail that connects the road with Indiana Creek Road. Although unsustainable in

its current alignment, this trail provides an important connection from Boreas Pass Road to the Indiana Creek drainage trails.

Recommendation: Establish Pinball Alley (30) and Mountain Pride Trails (31) as system routes on the National Forest.

Recommendation: Construct new system route on the ditch south of Baker's Tank to provide a parallel, non-motorized route to Boreas Pass Road between Baker's Tank and the Indiana Creek Road (32). Any portions of this proposed route on the National Forest would be subject to site specific NEPA analysis to be included in the USFS travel system.

Recommendation: Realign the Powerline Trail (33) and establish this loop route as a non-motorized system route on the National Forest.

Recommendation: Realign connection between Boreas Pass Road and Indiana Creek and establish this connection as a USFS system route.

20. Dyersville trail

The Dyersville Trail is a singletrack that connects the historical town of Dyersville to the upper portions of Indiana Creek. Although in need of minor realignments due to unsustainable grades, this route is an important recreational trail in the Indiana Creek basin.

Recommendation: Establish the Dyersville Trail (34) as a formal system route on the National Forest. Realign minor portions of the trail to improve grade, sustainability and user experience. Any portions of this route on the National Forest would be subject to site specific NEPA analysis to be included in the USFS travel system.

21. Alpine Breckenridge/ Blue Lakes connection

Non-motorized trail connections between the Alpine Breckenridge/ Tordal Estates area and Blue Lakes are limited, although there is one trail used in both winter and summer that connects between lot 15, block 2 of Alpine Breckenridge and Blue Lakes Road (CR 855). This route is especially important in winter months, when the McDill Placer Road is plowed.

Recommendation: Secure legal access to the Alpine Breckenridge to Blue Lakes connection (35).

22. Hunter Claims trail

Also in the Tordal Estates area is an historical mining road that starts on lot 61 of the Valley of the Blue subdivision and connects to the Hunter mining claims, two inholdings within the National Forest. This route receives heavy local use by neighborhood residents. Summit County Government has secured legal public

access to the bottom portion of this neighborhood trail, but the USFS has not designated the upper portion as a system trail.

Recommendation: Designate the upper portions of the Hunter Claims route as a non-motorized route on the National Forest (36).

23. McCullough Gulch trail

McCullough Gulch is an important access that connects the Summit County-owned McCullough Gulch open space parcel with the upper McCullough Gulch road and the Wheeler Trailhead. The Town of Blue River approved the McCullough Gulch Preserve subdivision, which blocks the historic access to the general public, but allows access by Town of Blue River residents. Summit County and the Town of Breckenridge have sought to reestablish this public access, or recreate a parallel route on the National Forest to reconnect the McCullough Gulch Trailhead with the historical McCullough Gulch Road.

Recommendation: Work with Summit County, the USFS and the Town of Blue River to secure legal non-motorized public access to the lower portion of the McCullough Gulch Road (37).

Recommendation: Work to narrow the McCullough Gulch road to promote development of a non-motorized singletrack trail.

Area 4. East Side/ French Creek

This area includes portions of the Upper Blue Basin east of Town, including the flanks of Bald Mountain, the Golden Horseshoe, and the Swan River above Four Mile Bridge. (Please see Map 5.)

1. Moonstone Trail reroute

The Moonstone Trail is a popular singletrack trail that connects the top of the Carter Park Trail and the bottom of the Barney Ford Trail. Although the trail was rerouted once from its original user-created alignment, the current alignment drains poorly, lacks “flow” and fails to utilize much of the available open space parcel in the area.

Recommendation: Realign the Moonstone trail to improve drainage and user experience.

2. Breck South connections

The junction at the eastern end of the Hermit Placer Trail and the top of the Jack’s Cruel Joke Trail offers two potential trail connections to complete a functional trail network in the area. To the southeast, the historical ditch used to create the Hermit Placer Trail continues, until it dead-ends in the Tyrollean Terrace subdivision in front of an existing residence. Although easily created due to the existing ditch, this trail is problematic due to its terminus in the driveway of an existing home (Lot 29 Tyrollean Terrace).

The second potential trail alignment would be more straightforward from a private property standpoint, but more challenging in terms of trail construction. A trail could be designed and constructed on open space lands to connect the Hermit Place/Jack's Cruel Joke junction with Boreas Pass Road near the pump station across Boreas Pass Road from the Breckenridge South subdivision. Either of these completed trails would provide a valuable connection for the subdivisions in Illinois Creek area to access the primary Town trail network.

Recommendation: Design and construct one or both of the two potential trail connections between the Hermit Placer/Jack's Cruel Joke junction and the Breckenridge South or Tyrollean Terrace subdivisions (38).

3. Weisshorn utility corridor

A social trail exists between the east end of Lincoln Ave (at the base of the Lincoln Trail) and Gold Flake Road, along a utility corridor behind homes in the Weisshorn subdivision. This trail provides a safe trail alternative to the hill on Wellington Road.

Recommendation: Assess options for securing public access to the social trail within the utility easement behind the Weisshorn (39).

4. BBC/Weisshorn connection

Behind the current location of the Breckenridge Building Center (soon to be relocated near Tiger Road on Highway 9) is a trail that connects Briar Rose Road with Royal Tiger Road in the Weisshorn subdivision. This social trail is a heavily used connection between the French Creek trails and Town.

Recommendation: Secure public access for the social trail between Briar Rose and Royal Tiger Roads behind the Breckenridge Building Center (40).

5. Kenington Place /Reiling Road recpath

With its construction of the sidewalk along Wellington Road from Main Street to the Reiling Road junction, and the installation of a path down Reiling Road to French Creek/Valdoro Village, the Town has invested in the creation of a grade separated pathway system from Town into the French Gulch valley. However, important connections still need to be made, including along Reiling Road between the Vista Point subdivision and Highway 9 (in front of Kenington Place). This section would be located entirely in unincorporated Summit County, but the beneficiaries of such a finalized connection would be visitors and residents in and around Breckenridge.

Recommendation: Encourage the completion of a grade separated recpath between the Highway 9/CR 450 junction up Reiling Road through French Creek to the existing Vista Point pathway (41) to encourage safe commuting and recreation along this increasingly busy road.

6. Huron Heights ditch trail

At the junction of Reiling, French Gulch and Wellington Roads, a historical wagon route travels uphill and east, ultimately connecting to a ditch that could easily be developed into a non-motorized trail. The ditch travels northwest through private property (part of the Western Sky Ranch PUD) on a dedicated trail easement, across National Forest lands, then to private property on the Alice A. Placer and the Huron Heights subdivision. Establishment of this historical road and ditch as a non-motorized trail would greatly enhance connectivity between the Flumes (Upper/Middle/Lower) system of trails and the French Gulch valley

Recommendation: Strive to secure additional legal accesses to establish public access along the historical ditch between the Wellington and Huron Heights subdivisions (42).

8. Wellington Neighborhood sidewalk

The Wellington Neighborhood is a growing neighborhood in the French Gulch valley that tends to house numerous young, local families. Currently, there is no safe, grade-separated connection between the junction of Reiling, French Gulch and Wellington Roads and the Wellington Neighborhood. Such a connection would provide a safe connection between a densely populated area, the Little Red School House and Town.

Recommendation: Construct a grade separated sidewalk or recpath connection between the junction of Reiling, French Gulch and Wellington Roads and the Wellington Neighborhood (along French Gulch Road) (43) to help get young families off of the road as they walk or bicycle to Town.

9. Wellington and B&B Trail connection

The Wellington and B&B Trails are recently opened trails in French Gulch that are likely to become some of the more heavily utilized routes in the Upper Blue Basin, given their proximity to high density residential areas. Currently, the Wellington Trail dead-ends at a river crossing that will hopefully be remedied through the construction of a bridge in summer 2008. This trail will provide convenient recreational access for the Town stables and the Wellington Neighborhood residents, among others. The B&B Trail is a north-facing route east of the Wellington Trail in the French Gulch valley. Connecting these two trails across the Country Boy Mine property or open space properties would provide an accessible trail from the Wellington Neighborhood and Town stables to the Reiling Dredge and remove recreational traffic from French Gulch Road.

Recommendation: Design and construct a connection between the Wellington and B&B Trails (44) to provide an alternate, non-motorized route to French Gulch Road.

10. Upper Spiral Stairs reconstruction

The Spiral Stairs trail is a Summit County-managed route along the northern boundary of the Ranch at Breckenridge subdivision. Although a large portion of the Spiral Stairs trail is located on a trail easement managed by Summit County, the upper portion of the trail, which connects to several routes on the western flank of Baldy, is located on private property with no trail easement. As a result of trespass concerns, the landowner recently closed the upper portion of the trail.

Recommendation: Work with Summit County Government and area landowners to reestablish and secure the upper portion of Spiral Stairs through a trail easement (45).

11. Golden Horseshoe

The Golden Horseshoe (GH) is an approximately 9,000-acre area east of Town that is largely in public ownership, between the National Forest and Town/County open space lands. The GH is also an important recreational resource for a variety of user groups, including motorized users. Between 2005 and 2007, the Town, County and USFS worked through a consensus-based planning process with members of the public to develop a recommendation for the type, distribution and amount of recreational access in the Golden Horseshoe. The final recommendations, for both winter and summer uses, were then forwarded to the USFS for consideration and inclusion in the travel management planning process for the White River National Forest.

The final GH maps offered by the Breckenridge Open Space Advisory Commission and Summit County's Open Space Advisory Council to the USFS remains the blueprint recommendation for this area, but two important trails were left off of the map: the Squatter's Trail on the Cosie D placer and an unnamed route that traverses the Western Sky Ranch PUD, paralleling CR 484. These two routes provide parallel options to plowed County Roads that will experience additional use in the coming years.

Recommendation: Secure legal public access for the Squatter's Trail (46) and the trail that parallels CR 484 through the Western Sky Ranch PUD (47). Any portions of these routes on the National Forest would require site specific NEPA analysis to be included in the USFS travel system.

12. Lower Flume winter use trailhead

Parking access to the Town's Flumes Trails (Lower/Middle/Upper) have always been limited, particularly during winter months when trailhead parking is at a premium. There appears to be an opportunity to establish a small winter use trailhead behind the County Road and Bridge maintenance buildings between the Kenington Townhomes and the recycling center. Such a trailhead would serve winter users seeking to ski or snowshoe the Flumes Trails.

Recommendation: Work with Summit County Government to establish and consistently plow a small trailhead (**K**) behind the County maintenance buildings adjacent to the Kenington Townhomes and the recycling center.

13. Block 11

The Block 11/Airport Road area is slated for a Town commissioned affordable housing subdivision and the new campus for the Colorado Mountain College. At present, the Block 11 parcel is a vacant dredge rock strewn area that serves as ski area parking and Town snow stacking during the winter and experiences little activity in the summer. However, the parcel could soon be densely populated with residential housing and a college campus, which would in turn create a strong demand for commuting and recreational trails. Some of the primary trail needs identified for Block 11 include: multiple natural surface trails to connect the proposed neighborhood to the River Trail and the Blue River; a paved pathway and sidewalk system to provide effective circulation around the entire parcel; efficient trails to connect the Block 11 area with the Valley Brook child care facility, the Recreation Center and Town core; and recreational trail connections to the north (McCain property), east (Flumes) and west (CR 3).

Recommendation: Continue involvement in the planning for Block 11 parcel to ensure viable commuting and recreational routes (**48**) within the parcel and well planned connects to other areas from the parcel.

14. Brown Gulch Trailhead

The base of Brown Gulch in the Swan River drainage (upper Tiger Road) is an important winter and summer access point for non-motorized users accessing many of the routes in the Golden Horseshoe. Additional plowing of the existing small parking area at the base of Brown Gulch would greatly improve winter access for non-motorized users.

Recommendation: Improve plowing in the small trailhead parking area (**L**) located between the Horseshoe Gulch Trailhead and the Tiger town site.

15. Good Times/Middle Fork Parking area

Summit County Government negotiated permission for a limited non-motorized parking area along Tiger Road at the junction of the Middle Fork and South Fork of the Swan Road (Mascot and Swan River Placers). The easement is for a small portion of a large parking area that serves guests of the Good Times snowmobiling operation. Parking can be at a premium during peak use times and the non-motorized parking allotment can be overtaken by motorized users and guests of Good Times.

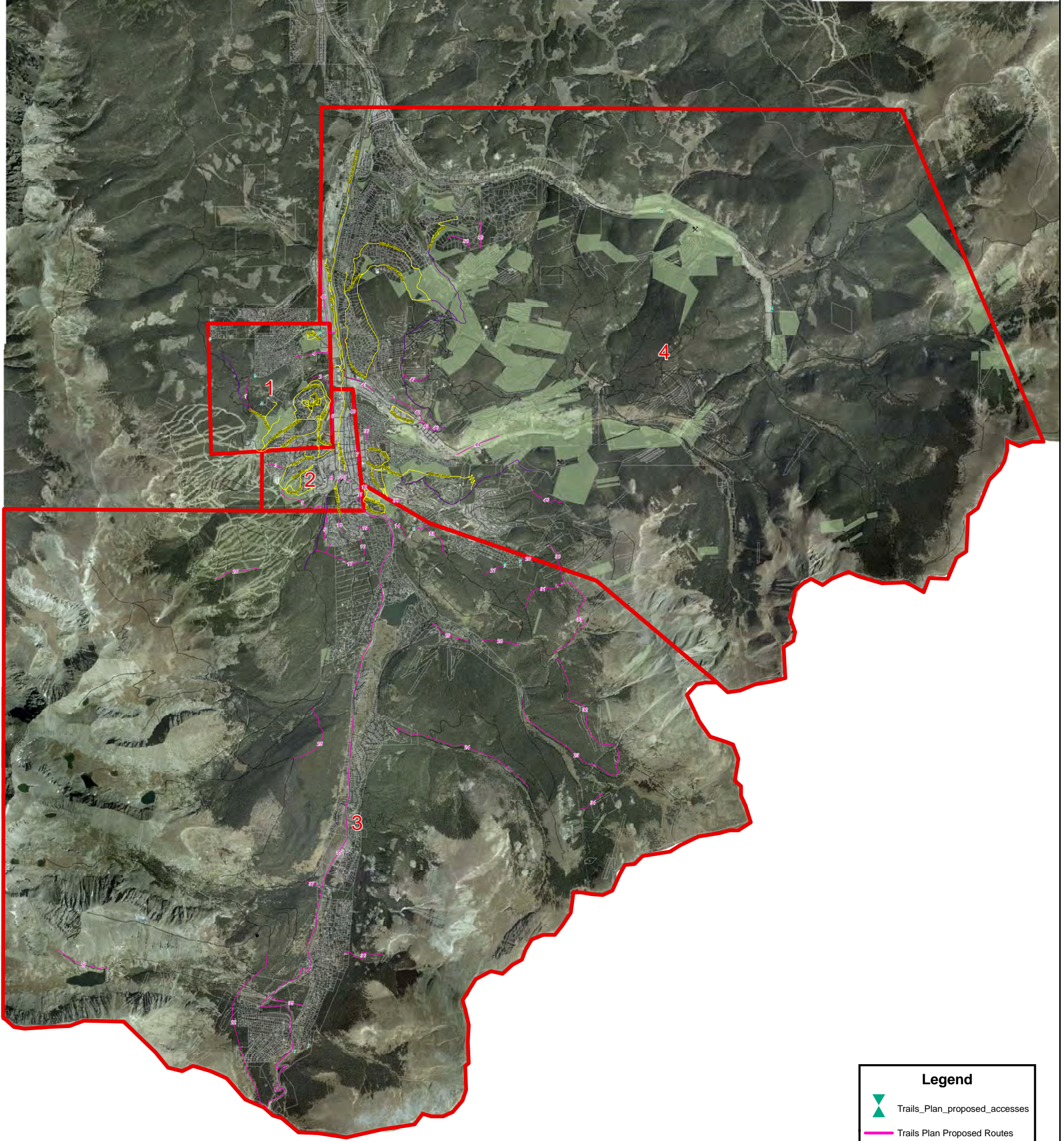
Recommendation: Work with Summit County Government and the snowmobiling concessionaire to ensure adequate parking for non-motorized users (**M**) at the junction of the Middle and South Fork of the Swan Roads.

16. Summit Estates/Discovery Hill trails






Recreational access into the Golden Horseshoe from the northwest has been complicated by the failure to secure trail access from the Summit Estates subdivision. The Discovery Ridge subdivision contains multiple dedicated trail easements, but several of the routes do not yet exist. Completing the platted trails in Discovery Hill and securing additional trail easements across the Summit Estates subdivision would greatly improve non-motorized access from the Delaware Flats and Summit Estates area. A through connection would also greatly benefit the proposed Gold Run Nordic Center expansion by connecting Golden Horseshoe routes with Pegasus, a winter groomed route on the Breckenridge Golf Course.

Recommendation: Work with the Summit Estates homeowners to research and secure public trail access through Summit Estates to the Golden Horseshoe area (49) to improve summer access and winter Nordic skiing connections.

Recommendation: Complete the dedicated trail network in the Discovery Hill subdivision (50).



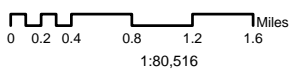
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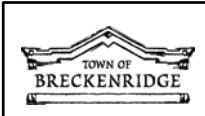
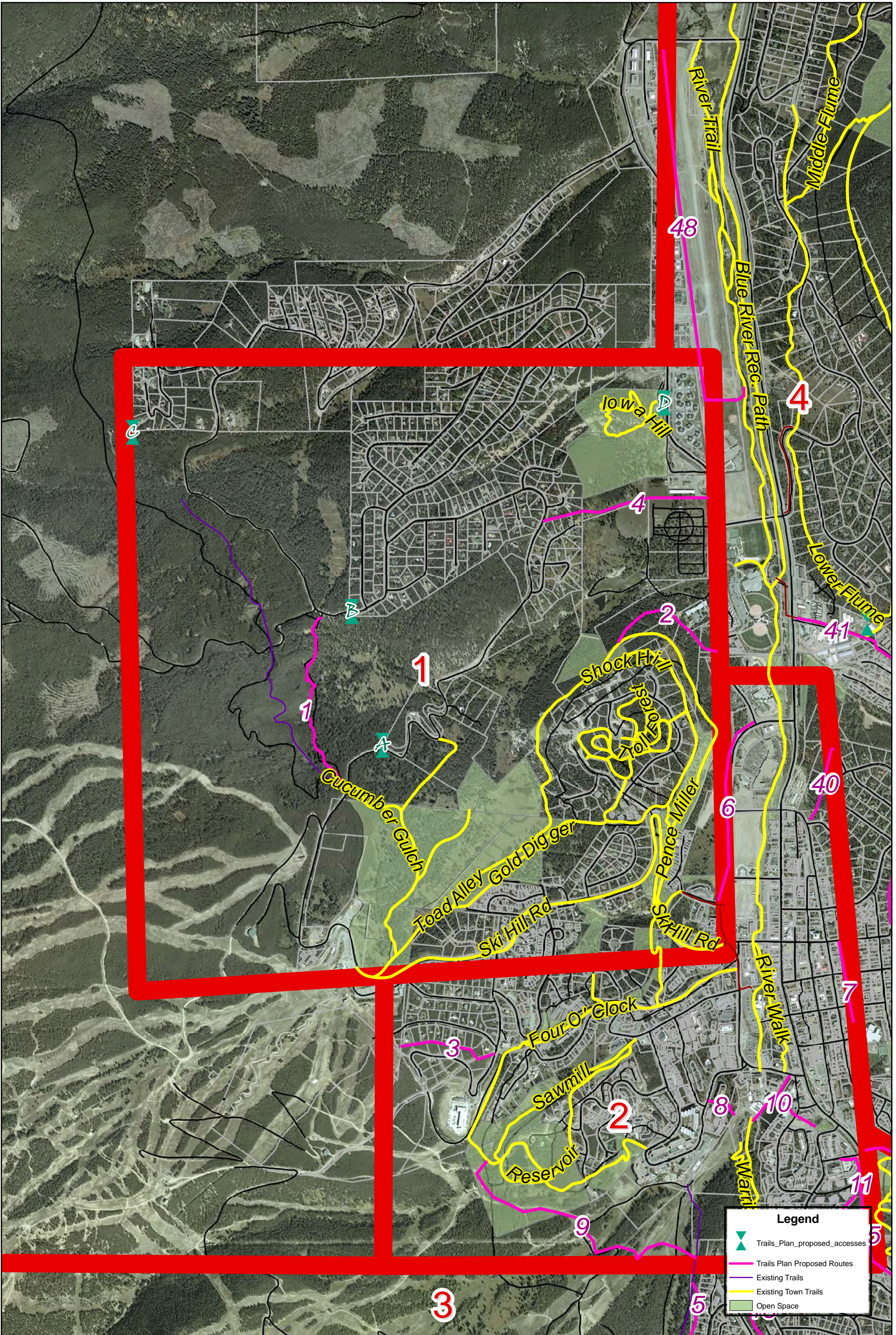
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-  Trails Plan Proposed Routes
-  Existing Trails
-  Existing Town Trails
-  Open Space



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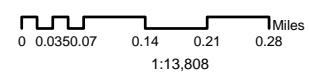
TRAILS PLAN
Map 1
August 12, 2008

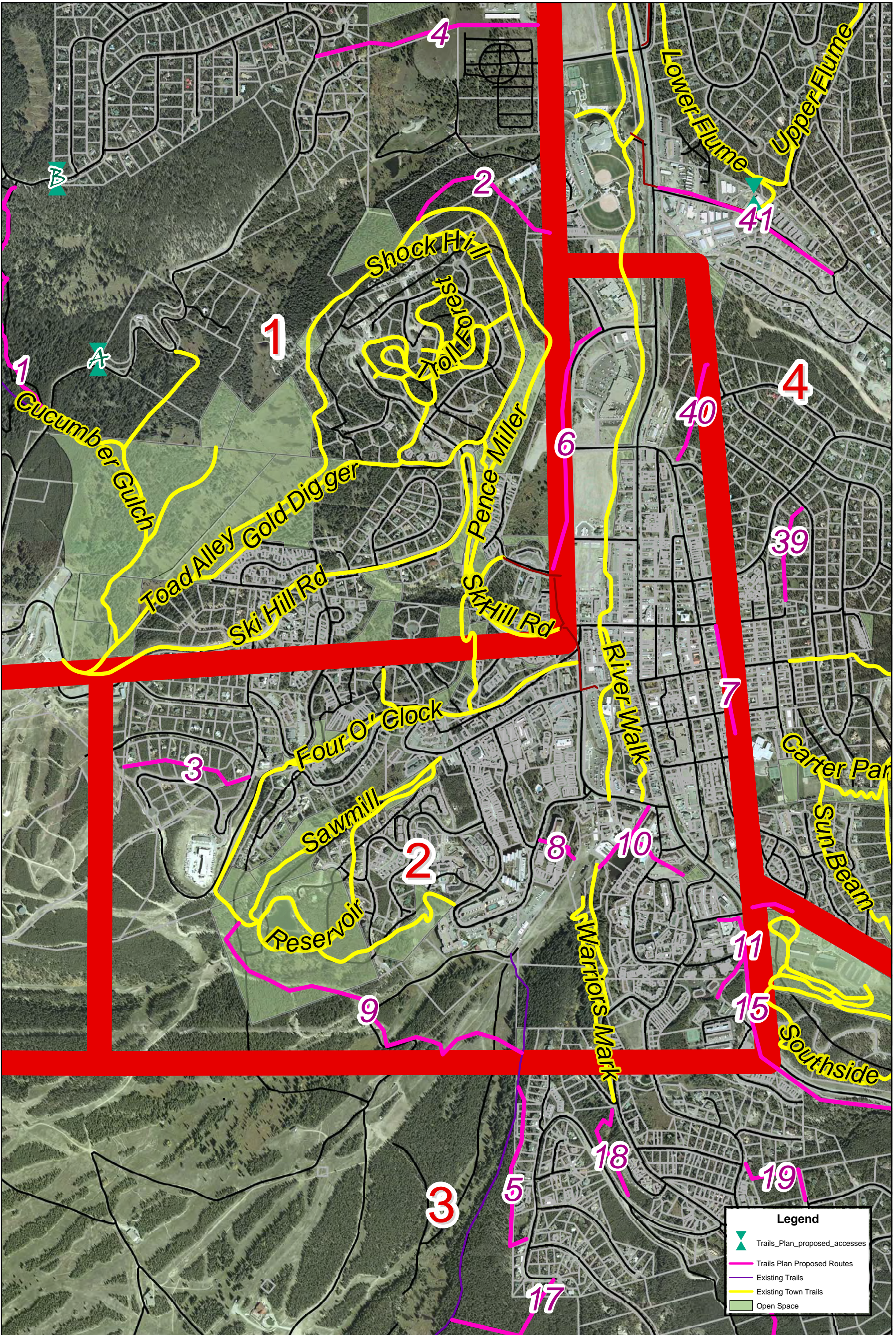









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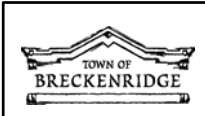
TRAILS PLAN
Map 2
August 12, 2008





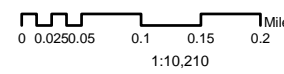
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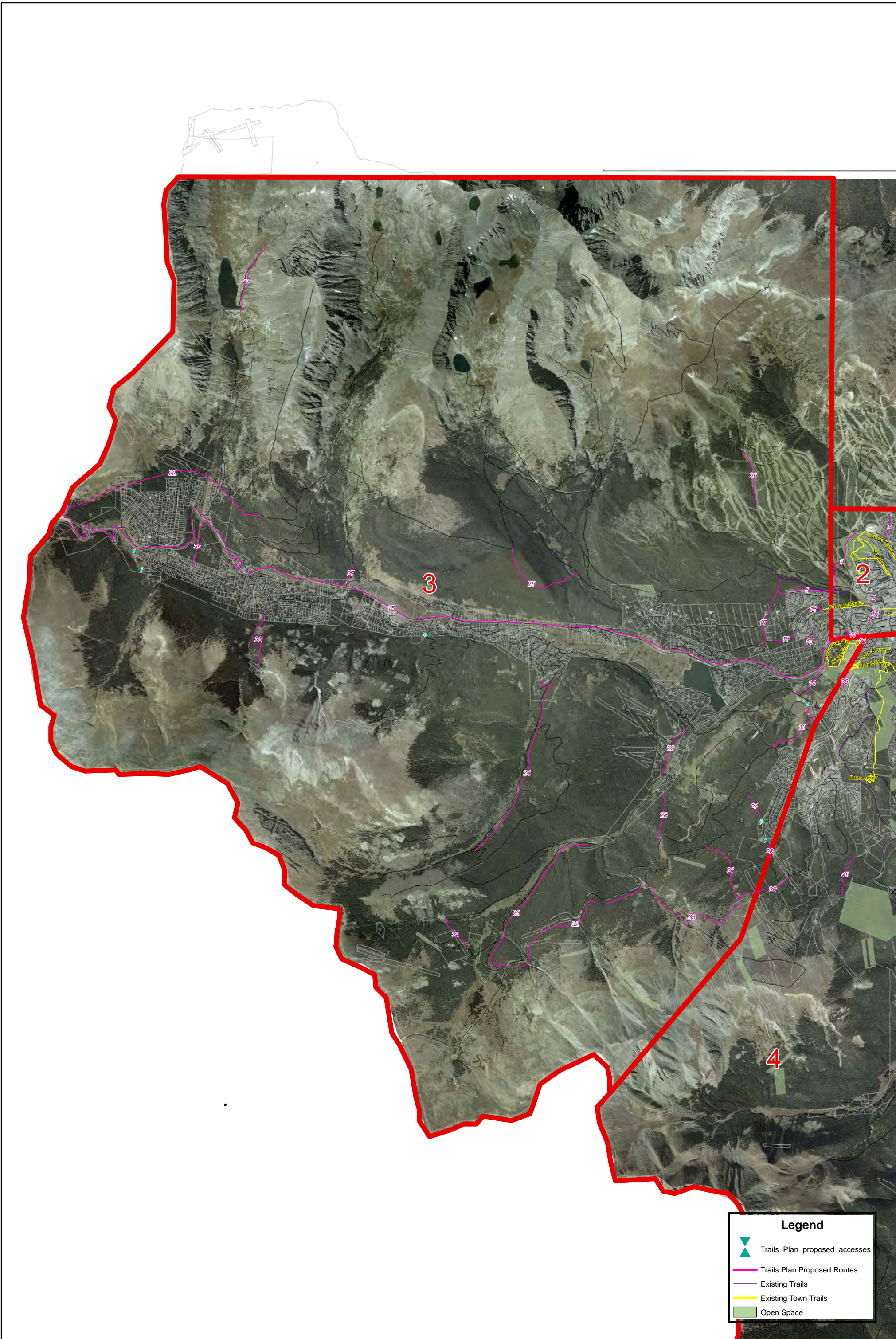
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-  Trails Plan Proposed Routes
-  Existing Trails
-  Existing Town Trails
-  Open Space








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TRAILS PLAN
Map 3
August 12, 2008





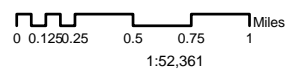
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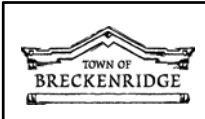
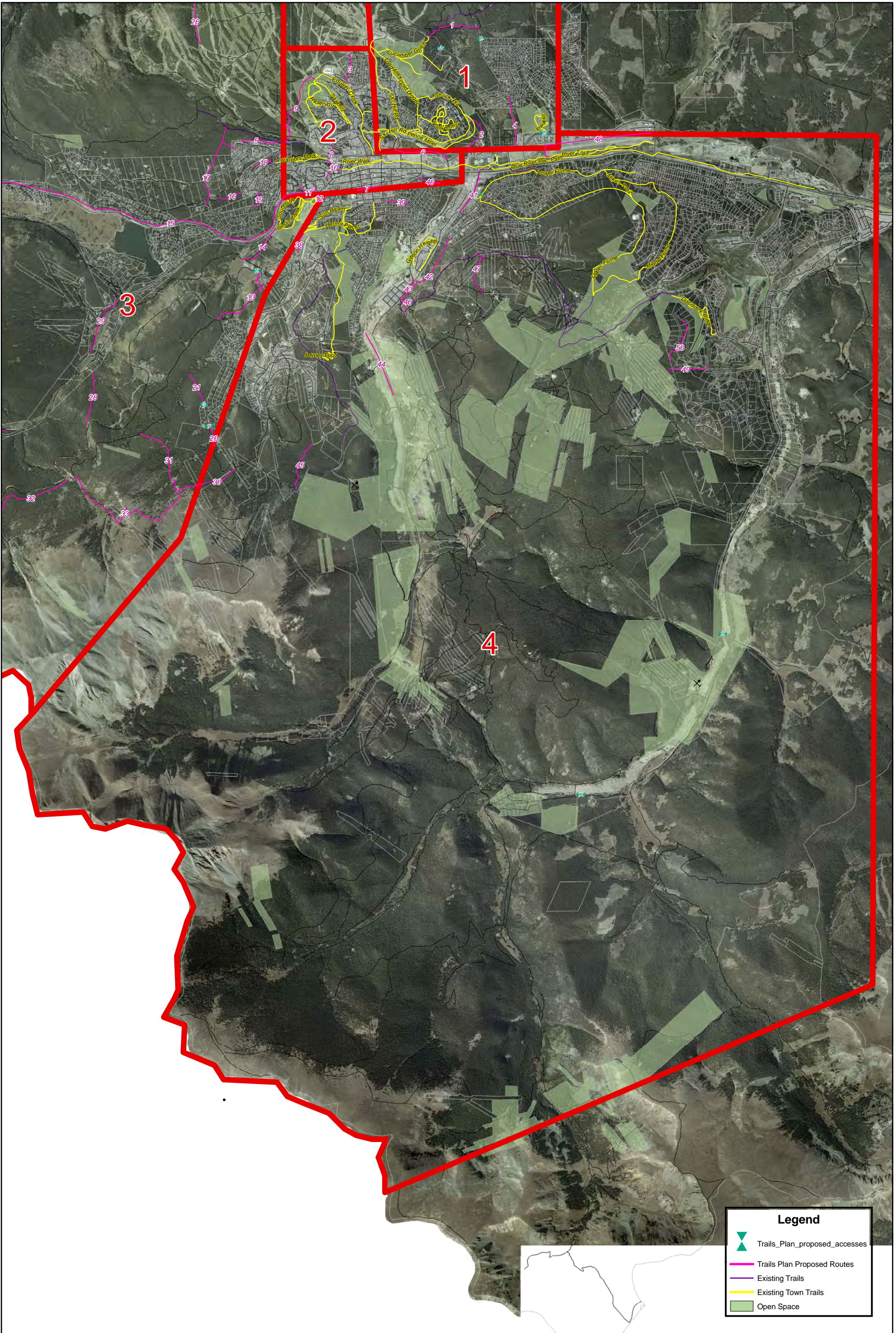
-  Trails_Plan_proposed_accesses
-  Trails Plan Proposed Routes
-  Existing Trails
-  Existing Town Trails
-  Open Space



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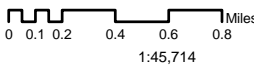
TRAILS PLAN
Map 4
August 12, 2008





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TRAILS PLAN
Map 5
August 12, 2008



Memorandum

TO: Town Council
FROM: Tom Daugherty, Town Engineer
DATE: August 7, 2008
RE: Public Projects Update

Fuqua

We received our certificate of occupancy on Thursday, July 31st. We are still finishing up a few things including the restoration of the front barn doors and east doors. All hardware for these doors is being fabricated custom to be historically accurate. We will also be seeding the site once the walkways are complete.

We also held our first workshop in the Fuqua Livery Stable on Saturday and Sunday, August 2nd and 3rd. We had our largest group ever for Michael Vigil's printmaking workshop. We had the doors wide open for this workshop and approximately 50 people strolled through during the workshop to check out the facility. The Fuqua Livery Stable will be open to the public during all scheduled workshops. We are also coordinating with local non-profits to use the facility as appropriate. The Breckenridge Heritage Alliance will be holding their August 13th board meeting in the facility and we are currently talking to the Breckenridge Film Festival to use it for a fund raising dinner in October. We are also working to get as much press on the facility as possible.

Walkways - We are currently installing concrete walkways with a stone border to connect the existing structures in the Arts District Campus (Fuqua, Quandary etc.) The stone border matches what is proposed for the future Main Street Improvements.

Quandary Antiques Cabin

We have begun the demolition of the interior. We will be moving forward with the interior remodel in the next few weeks to transform the space into a small ceramics studio. We will keep you posted on our progress.

Welcome Center Remodel

The scope of work for the remodel has been refined to include installation of a new security gate, removal of the exhibits, installation of new brochure racks, and refinishing of the floor in the eastern portion of the building. The security gate will be a sliding light-weight aluminum gate, similar to the types used at mall stores. The gate will be hidden from view during the day, provide security for the building at night, and allow continued access to the elevator and restrooms after hours.

TCD will begin construction in the beginning of October, with an approximate 4-week completion schedule.

Vista Point Playground

The asphalt for the parking and basketball court is completed. The concrete works is ongoing. The basketball hoops are expected to be completed by the Council meeting. Landscaping is ongoing and will be completed within the next few weeks.

MEMO

TO: Mayor & Town Council

FROM: Tim Gagen

DATE: August 4, 2008

RE: Committee Reports

SCHA

Tim Gagen

July 24

➤ The primary topic on the 24th agenda was a discussion on proposed code changes SC is making to encourage accessory units to be used for workforce housing.

NWCCOG

Peter Grosshuesch

July 24

➤ The membership unanimously agreed to adopt the proposed 2009 membership dues. A new formula was proposed for determining annual dues and the proposal was accepted by the Council. The new formula results in an overall increase in membership dues by 5.1 percent. The Town of Breckenridge's increase will be only 0.3 percent (\$20 increase over 2008).

➤ The Council discussed the potential vulnerability of electric transmission lines to wildfire. There is currently an inability for utilities to remove trees and deadfall on national forest outside the utility right of way in a timely manner because of NEPA requirements. The Council agreed to request representatives Salazar and Udall to follow up on the issue and find ways to expedite NEPA or exempt tree removal near transmission lines from NEPA.

➤ The NWCOG has raised enough money to contract with a person to serve as coordinator for the Colorado Bark Beetle Cooperative.

I-70 Coalition

Tim Gagen

August 6

I-70 Coalition Report-BOD met 8/6. Main topic was preparing goals and objectives for the remainder of 2008 and 2009 to present at the full coalition meeting next week and a review of a proposed budget for 2009. A summary of the goals and objectives will be distributed shortly. a major effort anticipated in the coming year will be the development of funding proposals for the overall transportation needs of the the State and in particular I-70 future improvements.

Summit Stage

James Phelps

July 30

In discussion of Winter Schedule the Summit Stage is not proposing any changes to the schedule. The start of the Winter Schedule will be 07 Dec 2008. This date has been moved back from previous start dates to address budget overages. Currently the Stage is operating a modified service schedule during non-peak times. This went into effect on 27 July 2008.

The Town of Breckenridge is currently working with LSC Transportation Consultants and as part of the scope of this project will be analyzing the “inter-line” Summit Stage Connection. Currently the Summit Stage operates on : 10 & :40 on the hour.

Total Ridership for June saw an increase of 7.53% over 2007, Paratransit ridership 16.97% increase, & Late Night Ridership 23.06% increase over 2007.

Fuel Costs for June are 50.93% over 2007 and total year to date 62.98% over 2007. John Jones has indicated with recent service modification changes that budget overages could be significantly reduced by end of year.

Other Meetings

CML	Tim Gagen	No Meeting
CAST	Tim Gagen	No Meeting
Public Art Commission	Jen Cram	No Meeting
Summit Leadership Forum	Tim Gagen	No Meeting
Police Advisory Committee	Rick Holman	No Meeting
BEDAC	Julia Skurski	No Meeting
LLA	MJ Loufek	No Meeting
Wildfire Council	Peter Grosshuesch	No Meeting



MEMORANDUM

TO: Town Council
FROM: Lynn Zwaagstra, Recreation Director
DATE: July 25, 2008
SUBJECT: Recreation Center Facility Assessment and Project Update

At the last work session Council requested a reminder on the rehab projects identified in the Facility Assessment Study. This memo provides a brief update on these projects regarding scheduling and cost estimates.

During the technical facility assessment in 2006, numerous projects were identified as needing attention within 2 years. Several high priority items were tackled during the 2007 pool and mechanical renovation. Additional projects remain as high priority items. Estimated costs are shown when estimates were provided during the facility assessment process.

CIP Projects	Project Status	Approximate Cost
Aquatics – <ul style="list-style-type: none"> • Pool sanitation equipment • Deck treatment • Slide repair • Vortex modification • Pool surface • Brick coping, calking, depth markers, signage • ADA lift • PVC grate for surge tank • Chemical safety equipment, storage room updates • Leisure pool feature updates 	Complete	\$1mil
Facility Mechanical / HVAC <ul style="list-style-type: none"> • Finned tube radiation • Temperature controls • Reconfigure natatorium air supply • Facility testing, adjusting, balancing • Water storage tank • Domestic boilers, mixing valves 	Complete	\$500,000
Family locker room renovation (2 cabana style rooms)	Scheduled 2008	\$100,000
Locker room floor resurfacing	Possible 2009	\$50,000
Locker room renovation (lockers, fixtures, plumbing valves, benches, etc.)	Possible 2009	\$125,000
Fire protection / alarm system replacement	Possible 2009	\$75,000
Kitchen renovation including moving laundry into this space (code issue)	Scheduled 2008	\$30,000
Lobby reconfiguration (security, technology re-wiring, better use of space)		\$125,000
Replace “man lift” with elevator		\$75,000
Skatepark repairs and upgrades	Possible 2009	\$100,000
*Roof repairs	Possible 2009	\$1.2mil
Ballfied fencing – raise netting		
Storage		
Administrative space		
Upgrade / replace surveillance system	Complete	\$50,000

*During the 2007 pool and mechanical renovation project, it was discovered that the roof is in considerably worse shape than anticipated. This led to a comprehensive roof assessment, which has resulted in a repair estimate of \$1,200,000. The roof consultants suggest that this repair needs to be conducted in 2009.

Many of the above projects are affected by a possible Recreation Center renovation or expansion, so most projects have been placed “on hold” awaiting final decisions on the “programming study” project. The projects identified for this year are not affected by the Programming Study.

Analysis of Current Projects

Items scheduled for completion in 2008 include the following:

- Family locker room renovation \$100,000
- Kitchen renovation / laundry relocation \$30,000

Family Locker Room Renovation

This project was selected for completion in 2008 due to the fact that it is a stand alone project. Due to the limited space within the structural walls of the current family locker room, very few options exist for its renovation. Facility renovation would have no impact in the renovation options within the current family locker room space. Within this space, the scope of this project is to create two fully enclosed “cabana style” rooms complete with shower, toilet, baby changing table, sink and bench.

Regarding the current condition of the family locker room, the current stall partitions and doors are broken and in need of repair. This repair is \$10,000 for the partitions alone. The floor is also in poor shape and customers submit ongoing complaints about the condition of the space.

Kitchen / Laundry

The current laundry system is in code violation due to the lack of venting / drainage for the washer and dryer. The laundry must be moved to a space that will allow venting / drainage. The best option is the kitchen. The current kitchen is in poor repair and most of the appliances no longer work. These two factors led to a kitchen renovation project that would move the laundry into the kitchen and reconfigure the kitchen space to be more efficient with new cabinets, cupboards and appliances.

Needed From Council

1. The 2008 projects have already been designed and Engineering is in the process of talking to possible general contractors. In order to proceed with these projects during the October closure of 2008, a “go” or “no go” decision must occur on August 12.
2. 2009 projects could be considered “stand alone” or could be rolled into a Recreation Center improvement project. For 2009 projects to proceed as “stand alone”, design processes should begin by the end of 2008. Staff is awaiting council direction on whether or not to proceed with these projects as “stand alone” projects.
3. “Next steps” on the Recreation Center Programming Study is presented under separate cover.

2009/2010 Projected CIP Projects

CIP Projects 2009	CIP Projects 2010
Locker room renovation \$125,000	Recreation Center improvement project
Locker room floor resurfacing \$50,000	• Admin space
Fire protection / alarm system replacement \$75,000	• Storage
Skatepark repairs and upgrades \$100,000	• Lobby
Roof repair/replacement \$1.2m	• Elevator
	• Fire protection/alarm system



MEMORANDUM

TO: Town Council
FROM: Lynn Zwaagstra, Director of Recreation
DATE: August 12, 2008
SUBJECT: Programming Study – Statistically Valid Survey Information

At council work session on July 8, 2008, Karon Badalamenti from GreenPlay presented the results of the Recreation Center Community Forum process. The community forums sought community feedback on needs and interests regarding Recreation Center improvements and the community's willingness to pay for such improvements. At that time, council expressed interest in pursuing a statistically valid community wide survey.

The purpose of this memo is to provide information on options to move forward with a statistically valid, random sampling survey process.

In order to achieve a random sampling survey that accurately represents the community (statistical validity), a direct mail survey to 500-1500 households is the most credible option. A return of 10-20% will be necessary. Other options exist, such as web based surveying or phone surveys; however, they are less credible and potentially more complicated and labor intensive. Here are two options to achieve the most reliable and credible results possible.

Option A - \$13,000-20,000

Engage a consultant and survey research firm who will provide the following:

- Survey development to ensure reliability
- Survey implementation for statistical validity
- Data analysis and interpretation
- Recommendations
- Synthesis with previous processes to date
- Written report
- Council report and presentation

Option B – \$13,000

Work with a survey research firm who will provide the following:

- Survey development to ensure reliability
- Survey implementation for statistical validity
- Data generation and output – written report

Needed From Council

Staff is seeking council direction on how to proceed with a community wide survey.



End of Season Report for 2007/08 Ski Season

Presented to Breckenridge Town Council
August 12, 2008
by
Lynn Zwaagstra, Director of Recreation

Report Outline

- **Introduction**
- **Season Overview**
- **Participation and Revenue Summaries**
- **Season Results**
 - **Pass Sales and Visitation**
 - **Lessons, Rentals, Snowshoeing and Retail**
 - **Events**

Season Overview

The 2007/2008 Nordic ski season was the second shortest in Gold Run history. This was due to poor early season snow, causing the opening to bump back to December 5. When the snow began to fall, it literally did not stop until April 1, 2008. Typically, snowy and blustery weather is not positive for participation at Gold Run Nordic Center due to the high winds and exposed nature of the trails. This year was an exception with total season visits showing a 4% increase over 2006/2007.



The season began in a challenging fashion, however, new programs and initiatives drew in visitors throughout the season. New for 2007/2008 was the Golden Egg Hunt in March, new transportation packages with cut-away bus service to several lodging establishments, and new deck barbeques. These new initiatives helped Gold Run Nordic to achieve increased overall participation and revenue for the season.

Operating for Success:

Train System Grooming / Maintenance / Expansion: Gold Run Nordic Center is known for its trail grooming and maintenance. In essence, this is the product we sell. Tim Walsh and his crew do an exceptional job with the trails. This year, some trails were realigned to minimize impact on summer golf operations. Generally speaking, the realignments created some trail improvements with only one trail being negatively impacted. This trail rating will be changed, which should address the issue. The experimental loop in the Peabody Placer continued to receive numerous guest comments and praise. These trails are particularly utilized by locals who enjoy the more sheltered and challenging nature of the trails.

Food Service / Restaurant Operations / Sleigh Rides: Mi Zuppa soup is offered for daily food service and continues to be successful. A limited BBQ service was offered during weekends in March, which met with success. The relationship with the catering contractor is critical for success, and the flexibility in the current contract is crucial. One aspect that affected Gold Run Nordic staff was the dispute between Gilchrist Catering and Breckenridge Sleigh Rides. This issue is being addressed by the appropriate parties and, fortunately, did not result in significant revenue loss to Gold Run Nordic Center.

Marketing / Sales / Promotions: The presence of Gold Run Nordic Center in the marketplace has continued to increase, which helps with the Town's goal of becoming a regionally significant Nordic Destination. Gold Run is well versed as a learning / lesson center, as its terrain is particularly suitable for this purpose. Advertising in major Nordic skiing magazines and presence in the Summit Daily News and other local media outlets has been critical for success. Special sales and promotions are offered regularly and Gold Run continues to leverage its strengths for growing participation and revenue.

Staff Certification / Lessons / Retail: Having PSIA certified staff has been an important factor in creating a strong lesson program. Support services such as rentals and retail compliment each other to create an attractive package for seasonal visitors. Experimental lodging transportation packages have been implemented to continue reaching out to the visitor.

Guest Feedback: Random guest evaluations and program evaluations were implemented in 2007.

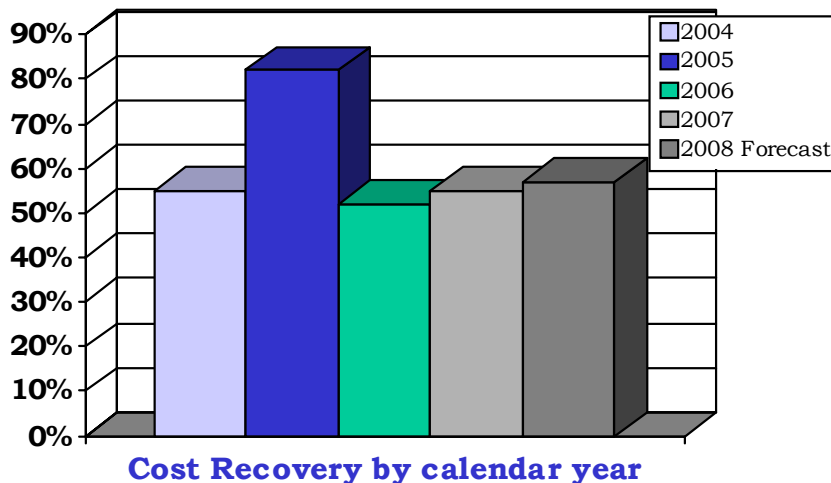
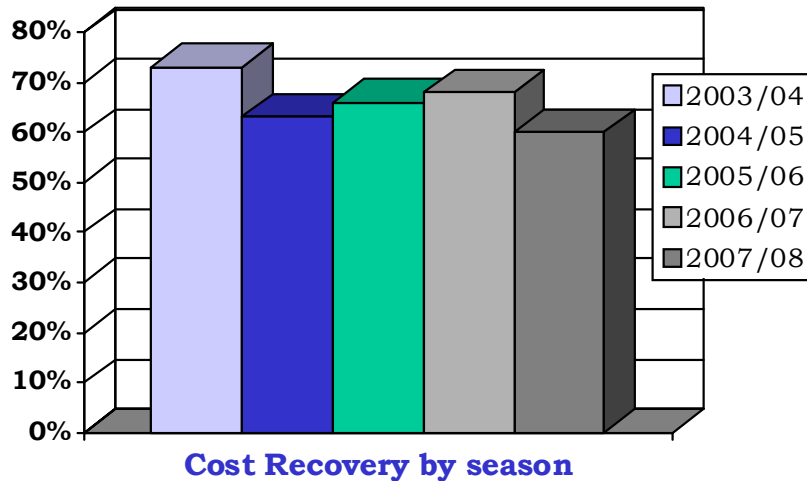
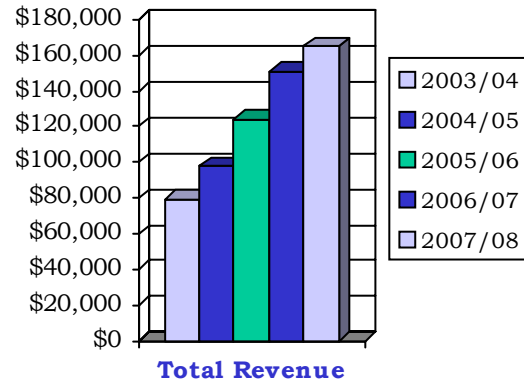
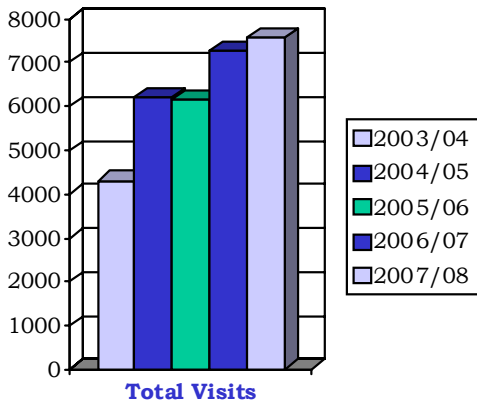
Net Promoter Score = 98%

Guest comments continue to focus on the exceptional grooming, knowledgeable and friendly staff, and interest in the trail expansions.



Participation and Revenue Summaries

The following charts summarize the visitation, revenue and expense performance for the 2007/08 season compared to prior seasons. Revenue and participation continues to increase. Tracking expenses and cost recovery by the season can be slightly misleading since some expense item changes are implemented in the middle of a Nordic season (e.g., garage fund, IT fund, benefit cost changes, etc.). Thus, both the season and fiscal year results are shown. Expense increases parallel the increase in participation, as expenses for trail map production, season pass sales production, retail and equipment purchases, etc., correspond to increased participation. At this time, all true Nordic costs are shown in the budget with the exception of partial clubhouse maintenance costs and facilities fund. This will be implemented in 2009.



Season Results: Pass Sales and Visitation

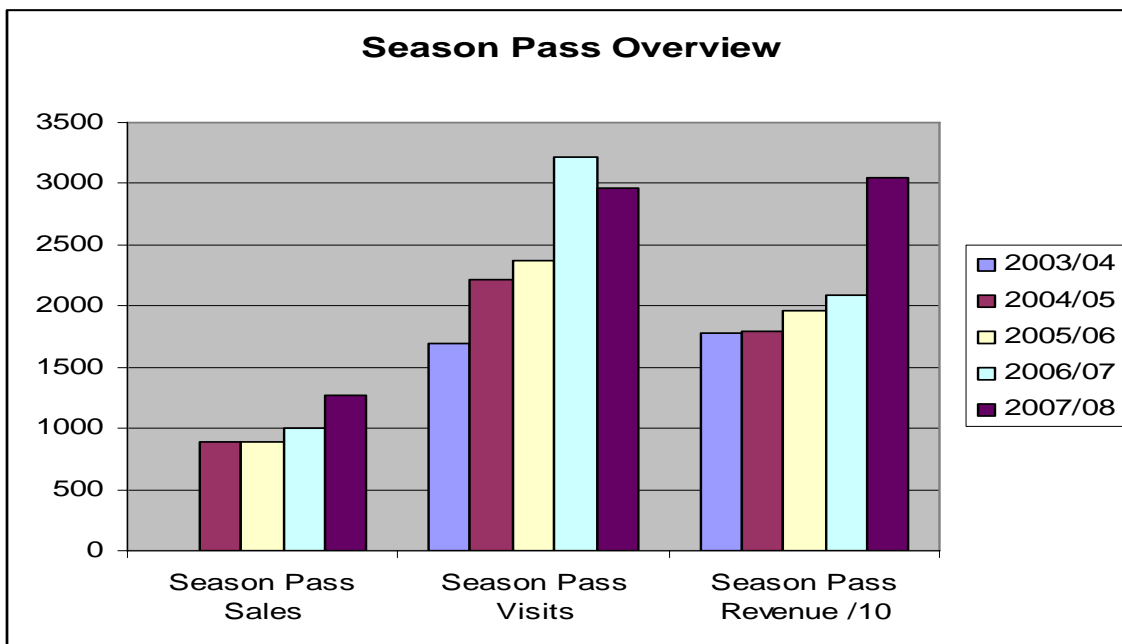
The season pass sales were strong, with a 25% increase over last season. Interestingly, season pass visits decreased from last season, primarily due to the late season opening. The actual visits were down in November (non-existent) and December. For January through April, visits were similar to last year. Revenue for the season pass sales increased due to a shift in the split between Gold Run Nordic and Breckenridge Nordic. The percent usage of these two facilities saw a shift towards Gold Run, which may be attributed to the grooming challenges at Breckenridge Nordic.

As can be seen in the charts below, areas that saw increases include total visits, season pass sales, punch pass and day pass visits, and lessons. An interesting trend is beginning to emerge in that punch pass sales decreased, while the actual visits increased. This seems to indicate that guests are making sure to use all the punches available to them, which may also correspond to punch pass expiration dates being 1 year versus 1 season. Additionally, the increase in day pass visits indicates a possible increase in out of town skiers.

Season Pass Sales and Visits

Season	Total Passes Sold	GRNC Visits	BNC Visits	GRNC Revenue
2007/08	1265	2957	2418	\$30,553
2006/07	1007	3213	4205	\$20,818
2005/06	887	2376	3283	\$19,643
2004/05	886	2222	2842	\$17,900
2003/04	unavailable	1696	unavailable	\$17,846

Season	Season Pass Visits	Day Use Visits	Events	Lessons	Total Visits
2007/08	2957 (39%)	2701 (36%)	1104 (14%)	818 (11%)	7580
2006/07	3212 (44%)	2013 (28%)	1361 (19%)	687 (9%)	7273
2005/06	2376 (39%)	2109 (34%)	1058 (17%)	602 (10%)	6145
2004/05	2222 (36%)	2503 (40%)	875 (14%)	613 (10%)	6213
2003/04	1696 (39%)	1193 (28%)	960 (22%)	454 (11%)	4303



Season Results: Lessons, Rentals, Snowshoeing, Retail

Lessons

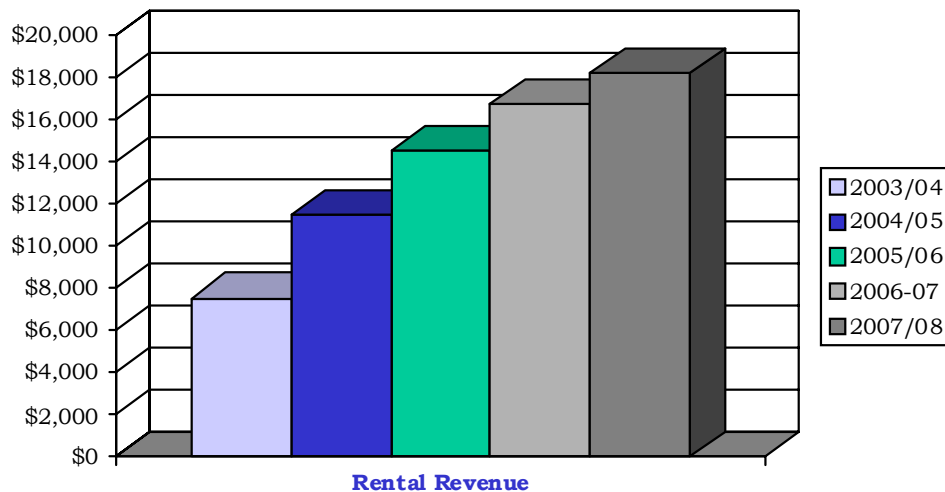
As can be seen in the chart below, lessons increased across the board. There are several factors for this increase and the success of this program, including the suitability of the Gold Run Nordic terrain, quality grooming, PSIA certified staff, and efforts to promote the lesson programs. Nordic staff work hard to engage the community's youth through programs such as Nordic Monday's afterschool program, home school programs, winter activities through the school system, and outreach to the Nordic Ski Club. Other outreach efforts include the Grand Timber program and the new transportation service to/from local lodging establishments.

Season	Reg. Lessons	Special Yth. Grps.	Total Lessons	Total Lesson Revenue
2007/08	301	517	818	\$12,559
2006/07	223	464	687	\$11,772
2005/06	203	399	602	\$8,123
2004/05	231	382	613	\$6,267
2003/04	132	315	447	\$3,997

Regular lessons include clinics, group and private lessons, and tours. Special Youth groups include Upper Blue and Breckenridge Elementary Winter Activity Programs, which are low/non-revenue bearing weekly programs.

Rentals

Total rentals increased by 4%, while rental revenue increased by 9% over last season. Rental numbers usually correlate to day pass sales/visits, and this season was no exception. Gold Run Nordic Center has a strong relationship with Rossignol as a demo center, which allows for high quality rental service, demos and sales. This aspect is critical to the success of this program. Outreach to local lodging establishments is a strategy employed to bolster the strength of both the lesson and rental programs. In addition, rental punch passes are an option and periodic specials and promotions are offered at strategic times.



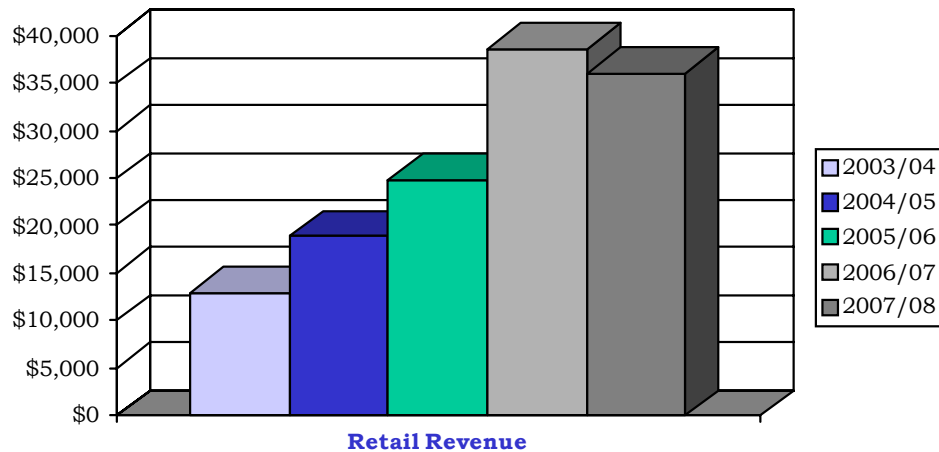
Snowshoeing

Snowshoers are sold a basic trail pass, so calculating out snowshoe visitation is not feasible. However, participation in snowshoeing can be indicated by tracking snowshoe rentals and program participation. Snowshoe rentals increased by 19% over last season, snowshoe tours more than doubled, and new Nature Series snowshoe tours saw strong participation. The snowshoe trails were difficult to maintain this season due to the heavy snow and strong winds. Snowmobiles were used to pack and maintain the trails. In addition, snowshoers reported using the experimental loop in the Peabody Placer and gave positive feedback.



Retail

Retail sales remained strong, however, fell below the record breaking 2006/07 numbers by 7%. The drop in sales seems to be primarily from decreased rental ski package sales, late season opening, and severe weather during the peak holiday shopping days. Numerous sales and promotions were offered, showing successful results. Strategies used to ensure the success and growth of the retail program include discounted preseason purchases, sales and promotions, and development of a merchandising plan.



Season Results: Events

Special event revenue increased by 9%, while participation decreased by 19%. The revenue increase can be attributed to the occurrence of a photo shoot with corresponding site fees at Gold Run Nordic Center. The participation decrease can be attributed to the cancellation of an early season race due to lack of snow. Were it not for this cancellation, participation would have surpassed 2006/07. Several events showed participation increases over last season, including the Loppet, and Dogterra. A new event was offered for Easter; the Golden Egg Hunt. Please see event details below for detailed event descriptions.

November 2007

- **Nov. 29 – Early Season Wax Clinic** – Free evening wax clinic, targeting local skiers/season pass holders. Guest Clinicians: Scott Yule and Jim Sanders. Wax product sale offered during clinic. 15 participants.



December 2007

- **Dec. 1-2 – Gold Run USSA National Ranking List Cross Country Ski Race** – Fundraiser for Summit Nordic Ski Club. Postponed because of no snow, held at Frisco Nordic Center on 12/8-9 because of inadequate snow on Gold Run trails.
- **Dec. 7-8 – Local's Appreciation and Rossignol Demo Day** -- Non-competitive local and regional event featuring free trail passes for Summit and neighboring County locals, ½ price trail passes for non-locals, free rental equipment, free Rossignol Demos, and free clinics from Gold Run staff members. 16 participants (very bad weather on these days).
- **Dec. 16 – Gold Run Classic 5k/10k Classic Technique Citizen's Cross Country Ski Race.** Was to be held in conjunction with NRL on 12/1, postponed because of no snow. CO Cup Statewide series race #2, an annual regional and local event targeting Citizen Junior, Senior, and Master category racers throughout Colorado, Wyoming, New Mexico. 40 racers; \$752 rev.

January 2008

- **Jan. 7 – Ullr Fest Bonfire/Nordic Event** -- Part of week long Ullr Fest in Breckenridge. 150 participants.
- **Jan. 10 – CHSAA “Summit Qualifier” High School Cross Country Ski Race** – Annual regional event targeting Middle School and High School, racers from Colorado. Interval start Skate races. 229 racers, 200 spectators, coaches, parents, volunteers; \$1,145 rev.
- **Jan. 13 – Keep Winter White “Tour the Summit” Tour, Gold Run to Frisco Nordic** -- Non-competitive local and regional event featuring a groomed, point to point ski and snowshoe tour from GRNC to FNC, part of the “Keep Winter White” Nordic Tour series. 250 participants.
- **Jan. 15 – Twilight Nordic Ski Social** – Evening local event featuring 3k non-competitive tour or 9k ski race with clubhouse social afterwards, for all abilities. 7 participants; \$66 rev.
- **Jan. 24 – Mid-Season Wax Clinic** – Free evening wax clinic, targeting local skiers/season pass holders. Guest Clinicians = Scott Yule and Jim Sanders. Wax product sale offered during clinic. 12 participants.
- **Jan. 26 – Gold Run Loppet 15k/30k Citizens Freestyle Cross Country Ski Race** – Co Cup series race #7, an annual regional and local event targeting Citizen Junior, Senior, and Master category racers throughout Colorado, Wyoming, New Mexico. 136 participants; \$3,561 rev.

February 2008

- **Feb. 2-3 – Gold Run Volksmarch.** Non-competitive, regional event targeting Skiers and Snowshoers of all abilities, hosted by Gold Run, organized by Colorado High Country Hikers Volksmarch club. Participants: Sat., 22; Sun., 4; Total = 26. \$207 rev. (collected as discounted trail passes).
- **Feb. 23 – Swift Skedaddle Snowshoe Adventure, 4k/10k Snowshoe Citizens Race** – a USSSA National Championship Qualifier, local, regional, and national event targeting competitive and recreational snowshoe racers and runners of all ages and abilities. 47 participants; \$1,137 rev.



March 2008

- **March 9 – 5th Annual DogTerra Event** – Local fun, multi-activity event for humans and dogs to benefit local non-profit group, L.A.P.S. and promote GRNC dog-friendly trails. 57 canine participants brought 103 associated humans. All proceeds donated to L.A.P.S.
- **March 23 – Gold Run Golden Egg Hunt** – Free event targeting local and visiting kids and families, hunt for candy filled plastic eggs mixed with larger value prizes (gift certificates, punch passes, and 1 Season pass). Promotional, fun event, 100 participants.

Event Participation and Revenue

Season	Total Event Participants	Total Event Revenue
2007/08	1,104	\$8,156
2006/07	1,361	\$7,517
2005/06	1,058	\$6,375
2004/05	875	\$4,265
2003/04	960	\$3,512



**Joint School District/Town Council Meeting
August 12, 2008
6:00 p.m.
Breckenridge Town Council Chambers
150 Ski Hill Rd**

AGENDA

- I Affordable Housing Projects**

- II Housing for Teachers**

- III Child Care Projects**

- IV Turf Field Update**

- V Other Topics**

- VI Adjournment**



TOWN OF BRECKENRIDGE TOWN COUNCIL AGENDA
Tuesday, August 12, 2008 (Regular Meeting); 7:30 p.m.

I	CALL TO ORDER and ROLL CALL	
II	APPROVAL OF MINUTES – July 22, 2008 Regular Meeting	Page 54
III	APPROVAL OF AGENDA	
IV	COMMUNICATIONS TO COUNCIL	
	A. Citizen’s Comment - (Non-Agenda Items ONLY; 3 minute limit please)	
	B. BRC Director’s Report	
	C. Friends of Dillon Ranger District Grant Report	Page 58
V	CONTINUED BUSINESS	
	A. SECOND READING OF COUNCIL BILL, SERIES 2008 - PUBLIC HEARINGS**	
	1. Council Bill No.30, Series 2008- AN ORDINANCE ANNEXING TO THE TOWN OF BRECKENRIDGE CERTAIN REAL PROPERTY OWNED BY THE TOWN OF BRECKENRIDGE (Iron Mask Parcel)	Page 61
	2. Council Bill No. 31, Series 2008- AN ORDINANCE PLACING RECENTLY ANNEXED PROPERTY IN LAND USE DISTRICT 1 (Iron Mask Parcel)	Page 65
	3. Council Bill No. 32, Series 2008- AN ORDINANCE ANNEXING TO THE TOWN OF BRECKENRIDGE CERTAIN REAL PROPERTY OWNED BY THE TOWN OF BRECKENRIDGE (Harold Placer Parcel)	Page 68
	4. Council Bill No. 33, Series 2008- AN ORDINANCE PLACING RECENTLY ANNEXED PROPERTY IN LAND USE DISTRICT 1 (Harold Placer Parcel)	Page 71
VI	NEW BUSINESS	
	A. FIRST READING OF COUNCIL BILL, SERIES 2008 –	
	1. Council Bill No.34, Series 2008- AN ORDINANCE AUTHORIZING THE GRANTING OF AN EASEMENT TO ROBIN G. THEOBALD	Page 73
	2. Council Bill No.35, Series 2008- AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO ROBIN G. THEOBALD	Page 86
	B. RESOLUTIONS, SERIES 2008-	
	1. A RESOLUTION CONCERNING THE SUBMISSION OF AN ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM GRANT APPLICATION TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS	Page 92
	C. OTHER- None	
VII	PLANNING MATTERS	
	A. Planning Commission Decisions of August 5, 2008	Page 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. Rossi)	
	C. BRC (Mr. Bergeron)	
	D. Summit Combined Housing Authority (Ms. McAtamney)	
	E. Breckenridge Heritage Alliance (Mr. Joyce)	
	F. Peak 6 Task Force (Mr. Rossi)	
X	OTHER MATTERS	
XI	SCHEDULED MEETINGS	Page 104
XII	ADJOURNMENT	

*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. 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

CALL TO ORDER AND ROLL CALL

Mayor Warner called the July 22, 2008 Town Council Meeting to order at 7:33 p.m. The following members answered roll call: Mr. Bergeron, Mr. Joyce, Ms. McAtamney, Mr. Millisor, Mr. Rossi, and Mayor Warner. Ms. McAtamney and Mr. Mamula were absent.

APPROVAL OF MINUTES – July 8, 2008 Regular Meeting

With a few changes changes, Mayor Warner declared the minutes were approved.

APPROVAL OF AGENDA

Town Manager, Tim Gagen, added two more resolutions to the agenda and removed the Friends of Dillon Ranger District report

COMMUNICATIONS TO COUNCIL

- A. Citizens Comment - (Non-Agenda Items ONLY; 3 minute limit please)
1. Rick Hague- Heritage Alliance- Thanked Council for the Fuqua Stable and read a proclamation
 2. Diane James- Concerned about the Gondola Lot Master Plan. She appreciated the Council keeping the Town's best interests at heart. They have been part of the community for 20 years. They feel that if Vail allows the moving of the river away from their property then they will lose their setting.
- B. BRC Director's Report- Bill Wishowski- Pam Carter was voted as the employee of the year for the BRC staff. Gearing up for Oktoberfest. Lindsey is the main contact. They just gave a proposal to Adventure Travel Trade Association (about 600 members) for a visit in October 2009. We were on Channel 9 last week. Good coverage on front range. US airways has a mountain biking article in their magazine and encourages people to use gobreck.com to book their vacations in Breckenridge. On last round of auditors coming in. They are working on their marketing plan. Cen Res phone volume is down. Lodging is down 16%. Winter lodging numbers are up 24%. Systems Administrator will be celebrating his 20th year at the BRC.

CONTINUED BUSINESS

A. SECOND READING OF COUNCIL BILLS, SERIES 2007 & 2008 – PUBLIC HEARINGS**

1. Council Bill No. 27, Series 2008-AN ORDINANCE REPEALING AND READOPTING WITH CHANGES SECTION 6-3A-4 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE MUNICIPAL OFFENSE OF HARASSMENT

Mr. Berry commented that the code needs to be updated for more modernized forms of harassment such as electronic communications, voicemail and text messaging.

Mayor Warner asked for public comment. There was none. He closed the public hearing.

Mr. Bergeron moved to approve Council Bill No. 27, Series 2008 on second reading in the form that was handed out. Mr. Joyce made the second. Motion passed 5-0.

2. Council Bill No. 28, Series 2008- AN ORDINANCE APPROVING A LEASE WITH TIMBERLINE LEARNING CENTER, A COLORADO NONPROFIT CORPORATION

Mr. Berry commented that this ordinance would allow the Town to sign a lease with the new child care center. Mr. Berry commented that he still needs to include a complaint resolution procedure which would allow the Town and the Tenant to work together to resolve complaints. There were a few changes of which Mr. Berry described from first reading.

Mayor Warner asked for public comment. There was none. He closed the public hearing.

Mr. Rossi moved to approve Council Bill No. 28, Series 2008 on second reading in the form that was handed out. Mr. Millisor made the second. Motion passed 5-0.

3. Council Bill No.29, Series 2008- AN ORDINANCE REPEALING AND READOPTING WITH CHANGES APPENDIX "A" TO CHAPTER 2 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE, KNOWN AS THE "BRECKENRIDGE SUBDIVISION STANDARDS", CONCERNING REQUIRED SUBDIVISION PLAT CERTIFICATES

Mr. Berry commented that the Ordinance will update the list of certificates that need to be attached to a plat in order for it to be recorded. There were no changes from first reading.

Mayor Warner asked for public comment. There was none. He closed the public hearing.

Mr. Millisor moved to approve Council Bill No. 29, Series 2008 on second reading. Mr. Rossi made the second. Motion passed 5-0.

4. Council Bill No. 26, Series 2008- AN ORDINANCE APPROVING A CONTRACT OF SALE WITH COLORADO MOUNTAIN COLLEGE FOUNDATION, INC., A COLORADO NONPROFIT CORPORATION

Mr. Berry commented that the Ordinance would authorize a contract to convey the property to CMC. He commented that the agreement is a basic Real Estate contract form with some notable exceptions of which he mentioned. There were no changes from first reading.

Mayor Warner asked for public comment. There was none. He closed the public hearing.

Mr. Bergeron moved to approve Council Bill No. 29, Series 2008 on second reading. Mr. Joyce made the second. Motion passed 5-0.

NEW BUSINESS

A. FIRST READING OF COUNCIL BILLS, SERIES 2008-

1. Council Bill No.30, Series 2008- AN ORDINANCE ANNEXING TO THE TOWN OF BRECKENRIDGE CERTAIN REAL PROPERTY OWNED BY THE TOWN OF BRECKENRIDGE (Iron Mask Parcel)

Mr. Berry commented that this ordinance annexes the Iron Mask Parcel.

Mr. Bergeron moved to approve Council Bill No. 30, Series 2008 on first reading. Mr. Rossi made the second. Motion passed 5-0.

2. Council Bill No. 31, Series 2008- AN ORDINANCE PLACING RECENTLY ANNEXED PROPERTY IN LAND USE DISTRICT 1 (Iron Mask Parcel)

Mr. Berry commented that this ordinance places the Iron Mask Parcel in LUD 1.

Mr. Millisor moved to approve Council Bill No. 31, Series 2008 on first reading. Mr. Bergeron made the second. Motion passed 5-0.

3. Council Bill No. 32, Series 2008- AN ORDINANCE ANNEXING TO THE TOWN OF BRECKENRIDGE CERTAIN REAL PROPERTY OWNED BY THE TOWN OF BRECKENRIDGE

(Harold Placer Parcel)

Mr. Berry commented that this ordinance annexes the Harold Placer Parcel. At the time the Town inherited the property there was also a small portion given to Robin Theobald. Only the Town's retained portion of the Harold Placer and not the Theobald's portion will be annexed.

Mr. Bergeron moved to approve Council Bill No. 32, Series 2008 on first reading. Mr. Joyce made the second. Motion passed 5-0.

4. Council Bill No. 33, Series 2008- AN ORDINANCE PLACING RECENTLY ANNEXED PROPERTY IN LAND USE DISTRICT 1 (Harold Placer Parcel)

Mr. Berry commented that this ordinance places the Harold Placer Parcel in LUD 1.

Mr. Joyce moved to approve Council Bill No. 33, Series 2008 on first reading. Mr. Millisor made the second. Motion passed 5-0.

B. RESOLUTIONS, SERIES 2008

1. A RESOLUTION APPROVING A "LETTER OF AGREEMENT FOR THE LOCAL JURISDICTION REGULATION OF CONVEYANCES" WITH THE NORTHWEST COLORADO COUNCIL OF GOVERNMENTS

Mr. Berry commented that the Town has used NWCCOG for elevator inspections. This resolution would allow the Town to continue to use them for this service.

Mr. Rossi moved to approve the Resolution, 2008. Mr. Millisor seconded. Motion passed 5-0.

2. RESOLUTION IN SUPPORT OF THE ACTIONS BY SUMMIT COUNTY, TOWN OF FRISCO, TOWN OF DILLON, TOWN OF SILVERTHORNE AND LAKE DILLON FIRE PROTECTION DISTRICT REGARDING THE DILLON DAM ROAD AND DENVER WATER BOARD

Mr. Gagen commented that this resolution indicates the Town's support of the entities and their legal actions in regard to the closure of the Dillon Dam Road.

Mr. Millisor moved to approve the Resolution, 2008. Mr. Rossi seconded. Motion passed 5-0.

3. A RESOLUTION APPROVING AN AGREEMENT FOR SHARED PARKING WITH COLORADO MOUNTAIN COLLEGE FOUNDATION, INC. AND COLORADO MOUNTAIN JUNIOR COLLEGE DISTRICT

Mr. Berry commented that the resolution would approve an agreement with CMC for shared parking.

Mr. Joyce moved to approve the Resolution, 2008. Mr. Bergeron seconded. Motion passed 5-0.

D. OTHER

NONE

PLANNING MATTERS

• **Planning Commission Decisions of July 15, 2008.**

With no requests for call up, Mayor Warner stated the Planning Commission decisions of the July 15, 2008 meeting would stand as presented.

REPORT OF TOWN MANAGER AND STAFF

Town Manager, Tim Gagen, went to the quarterly CDOT meeting today and met with the CDOT District Manager. He went over the details of the meeting. Mayor Warner commented on the meeting as well.

Mr. Gagen asked the Council about the budget and what the Council's priorities are. Tim referred to a memo he gave to Council that included some of the following:

Uncommitted CIP Projects through 7/15/2008

Rec Center Major Repairs	\$452,000	Tim suggested rolling it over to next year CUT
Underground Utilities	\$100,000	Not going to happen this year either. Not time sensitive CUT
Vista Point Playground	\$80,000	(out for bid) Important to the neighborhood
Town Hall (CMC)	\$260,000	Analysis which has been started but only \$30,000 is committed WAIT UNTIL WE HAVE THE REPORT
Arts District Improvements	\$100,000	Could be held off on CUT
Public Art	\$35,000	(call to artist is out) but have not done anything CUT
Welcome Center Redo	\$32,000	(2007 funds) Have not spent any money yet
BHA Wakefield Project	\$15,000	CUT
BHA Engine #9	\$70,000	(on 7/22 agenda) WAIT UNTIL WE HAVE REPORT
Breck 150	\$125,000	this is the portion that is uncommitted NO DECISION
Green Team Hybrid Vehicle	\$30,000	this has not been committed CUT

Projects where design is done and are either out for bid or ready to go to bid and will be done unless the Council tells the Town not to:

Boreas Pass Road	\$410,000
Rec Center Major Repairs	\$130,000 NO DECISION
Wayfinding	\$195,000 Signs are designed but not purchased NO DECISION

Miscellaneous projects where funds for 2008 may not get fully expended:

Pine Beetle possibly \$100,000
Child Care Scholarships possibly \$100,000

Council gave their comments and direction to Mr. Gagen.

REPORT OF MAYOR AND COUNCILMEMBERS

- A. Report of Mayor (CAST/MMC)**
Mayor Warner had nothing to report.
- B. Open Space Advisory Commission (Mr. Rossi)**
Mr. Rossi commented that they covered most of it in executive session. Looking at pro forma.
- C. BRC (Mr. Bergeron)**
Mr. Bergeron commented that they interviewed three candidates for the Director position.
- D. Summit Combined Housing Authority (Ms. McAtamney)**
Ms. McAtamney was absent
- E. Breckenridge Heritage Alliance (Mr. Joyce)**
Mr. Joyce commented that they had a meeting last Wednesday. Visitation numbers for sites were up from last year over Fourth of July. Interpretive signage for French Gulch is in the verbiage phase.
- F. Peak 6 Task Force (Mr. Rossi)**
Mr. Rossi had nothing to report.

OTHER MATTERS

Mayor Warner commented that he and Mr. Rossi will be having lunch with the Theobald's. The trails work done this past weekend was very cool. Mayor Warner spoke about the campaigning of State Representative candidates.

ADJOURNMENT

With no further business to discuss the regular meeting was adjourned at 9:06 pm.

Submitted by Alison Kellermann, Administrative Services Manager

ATTEST:

Mary Jean Loufek, CMC, Town Clerk

John Warner, Mayor

EXECUTIVE SESSION CERTIFICATE

Town of Breckenridge)
County of Summit)
State of Colorado)

John Warner, the duly elected, qualified and acting Mayor of the Town of Breckenridge, hereby certifies as follows:

As part of the Town Council meeting on Tuesday, July 22, 2008 at 5:38 p.m., Mr. Millisor moved to convene in Executive Session pursuant to Paragraph 4(a) of Section 24-6-402, C.R.S., relating to the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; Paragraph 4(b) of Section 24-6-402, C.R.S., relating to conferences with the Town Attorney for the purposes of receiving legal advice on specific legal questions; Paragraph 4(e) of Section 24-6-402, C.R.S., relating to determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations; and instructing negotiators.

Mr. Bergeron made the second. A roll call vote was taken. All were in favor of the motion.

Mr. Rossi moved to adjourn the Executive Session at 7:25 pm. Mr. Millisor made the second. All were in favor of the motion.

This certificate shall be included after the minutes of the regular Town Council meeting of Tuesday, July 22, 2008.

John Warner, Mayor



August 4, 2008

Breckenridge Town Council
Town Hall, 150 Ski Hill Road, PO Box 168
Breckenridge, CO 80424

Dear Breckenridge Town Council,

Friends of the Dillon Ranger District (FDRD) is experiencing a tremendous volunteer season in the first half of our 2008 season and the Town of Breckenridge (Breckenridge) is playing a key role in this success! Thank you for your support of FDRD's 2008 Forest Stewards Program (the Program).

Enclosed please find the 2008 Forest Stewards Program Progress Report and an FDRD overview document. I will bring a hard copy of these documents and the Program Manual to the Council meeting on August 12 for your review.

Please contact me if you have any questions regarding the progress report.

In 2009, Breckenridge's continued support will allow FDRD to further enhance the Program and other FDRD offerings. We will continue our Adopt-A-Trail effort on Breckenridge area trails and pursue additional partnership projects, including, but not limited to, Town Clean-Up Day, service projects and "on-demand" projects.

On behalf of the diverse members of FDRD's Board of Directors and staff, please accept our thanks for your commitment to making our community and the Dillon Ranger District a better place to live and visit. With your continued support, we will inspire others to adopt and implement stewardship into their own lives. Together, we will ensure that these natural resources are available for the enjoyment of this and future generations.

Your partnership is very important to us and we look forward to our future efforts together.

Sincerely,

Guff Van Vooren
Executive Director
Friends of the Dillon Ranger District
970-389-6058
www.guffvanvooren@msn.com
www.fdrd.org

**Friends of the Dillon Ranger District
Town of Breckenridge Grant
2008 Progress Report - Forest Stewards Program**

In 2008, FDRD is further strengthening and solidifying the Forest Stewards Program (the Program) on Summit County's National Forest lands. We are improving the Crew Leader, Ranger Patrol, and Outreach Educator Initiatives while expanding and perfecting our newly implemented Adopt-A-Trail, Youth Stewards, and Family Stewards efforts.

The goal of this ongoing volunteer program is to improve the quality of our natural resources and improve the quality of the multiple-use recreationist's experience, both for locals and guests, on these lands, through improved trail systems, education, inventorying and monitoring.

In 2008, the Program is funded by the Town of Breckenridge, the National Forest Foundation, The Summit Foundation, Copper Mountain Resort, the Town of Frisco, Colorado State Parks-Trails Program-GOCO Fund, Vail Resorts, the Town of Silverthorne, the Town of Dillon, and FDRD Members.

2008 Program highlights for the first six months include:

- **Recruitment** - FDRD recruited 7 groups and 51 individuals - including 24 Crew Leaders, 15 Ranger Patrols, 4 Outreach Educators, 4 Families (8 members), and 7 Adopt-a-Trail Groups. 25 Stewards and 6 Adopt groups are returning from previous years' Program efforts.
- **Development** – FDRD hired additional staff to coordinate the Program; developed action plans, program/job descriptions, program manual, annual budget; created training sessions, web-based documents, volunteer procedures, and related training/program evaluations.
- **Training** – FDRD hosted 8 training sessions for FDRD Forest Stewards and Friends of the Eagles Nest Wilderness Ranger Patrols and co-hosted training for 25 state-wide crew leaders.
- **Implementation - Crew Leaders, Adopt-A-Trails, and Youth Stewards** – 33 projects have been scheduled throughout the summer with 6 Adopt groups and 2 state-wide partners. Through June, 109 volunteers participated in 6 trail project days, yielding 561 volunteer hours. Crew Leaders spent 6 days scouting trail to prepare for these projects, yielding 360 volunteer hours.
 - **Breckenridge area Adopt-A-Trail efforts – 3 projects through July 15. On 1.5 miles of the Spruce Creek Trail and Peaks Trail, 45 volunteers performed trail maintenance, generating 330 hours valued at \$6,535! Five more projects will be implemented on these trails this year.**
 - 7 youth participated in FDRD projects, yielding 43 volunteer hours.
- **Implementation – Ranger Patrols, Outreach Educators, and Family Stewards** - on nearly 100 miles of trail and at the Ranger Station, these volunteers contacted 350 recreationists - providing one-on-one information, answering questions, and sharing stewardship opportunities.

These efforts bring sustainability to many local forest trails, including several in the Breckenridge area. These trails and FDRD's related efforts to improve them enhance the Breckenridge experience for both town residents and guests. Over 200 folks use these trails on a busy summer weekend day. Our work from past years has held up well, which showcases the value in training our volunteers to do exceptional work. The forest guests we've encountered have been happy (and often relieved!) to see Forest Service representatives on the trails, trailheads, and in the visitor information center – they've asked many questions regarding their experience and have been very thankful for our assistance. To be sure, these Stewards improve the quality of the resource, improve the quality of the recreationists' experiences, and inspire a sense of stewardship in everyone they encountered. **Breckenridge's support helps make this happen!**

FDRD believes we've accomplished much that was laid out in the grant and feels confident that we will accomplish our Forest Stewards Program grant obligations in this and future years. FDRD is proud to partner with the Town of Breckenridge in the Program. We appreciate your support in our first year of partnership together and look forward to future partnership and relationship building opportunities with you in this and future years.

Scott Fussell, returning for his third year as an FDRD Forest Stewards Crew Leader, reflects, *“I have been hiking Summit County Trails for years, and now have found a way to give back, and make those trails more enjoyable.”* Scott's efforts, along with the 50 other Forest Stewards, help FDRD accomplish these Forest Stewards Program goals in this and future years!



THANK YOU FOR SUPPORTING FDRD FOREST STEWARDSHIP EFFORTS



Friends of the Dillon Ranger District, a 501c3 non-profit organization, promotes stewardship of the White River National Forest in Summit County through partnerships, volunteer service, education, and support.

Since the spring of 2004, FDRD has proudly generated over \$700,000 in the Dillon Ranger District through volunteer efforts (over 24,000 hours), money, and in-kind donations from volunteers, members and sponsors.



Through 2007, on 73 projects, 2,618 FDRD volunteers have generated over 15,000 hours, accomplishing the following:

- On 29 miles of trail, performed trail maintenance and cleared 458 trees
- On 11 acres, pulled 165 bags of invasive plant species
- On 3 acres, created 91 slash piles
- On 1 acre, performed post-fire rehabilitation efforts
- On 2 miles of trail, rehabilitated 15 campsites and removed 20 illegal structures
- Removed 3.5 miles of obsolete barbed wire fencing
- Constructed 1,200 feet and reconstructed over 2,600 feet of buck-n-rail fencing
- Collected 200 bags of litter and 102 bags of recycling
- On nearly 800 miles of trail and at the Ranger Station, encountered over 9,000 guests, contacting over 7,000 of them

Please join FDRD's stewardship efforts in the following ways:

Project Volunteer

Financial or In-Kind Donor

Corporate Sponsor

Board Member

Action Team Member

Your support helps ensure that Summit County's natural resources will be available for the enjoyment of this and future generations. Please consider joining us in this worthy cause!

For more information, contact Guff Van Vooren at fdrd.guff@gmail.com or 970-389-6058 or visit www.fdrd.org.



MEMO

TO: Town Council

FROM: Town Attorney

RE: Council Bill Nos. 30, 31, 32, and 33 (Iron Mask Lode and Harold Placer
Annexation and Zoning Ordinances)

DATE: July 29, 2008 (for August 12th meeting)

The second reading of the ordinances annexing and zoning the Town's Iron Mask Lode and Harold Placer properties are scheduled for your meeting on August 12th. There are no changes proposed to any of the ordinances from first reading.

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

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

2
3 **NO CHANGE FROM FIRST READING**

4
5 COUNCIL BILL NO. 30

6
7 SERIES 2008

8
9 AN ORDINANCE ANNEXING TO THE TOWN OF BRECKENRIDGE CERTAIN REAL
10 PROPERTY OWNED BY THE TOWN OF BRECKENRIDGE
11 (Iron Mask Parcel)

12
13 WHEREAS, the Town of Breckenridge is the owner in fee of the hereafter described real
14 property; and

15
16 WHEREAS, the hereafter described real property is currently located in an
17 unincorporated area of Summit County, Colorado; and

18
19 WHEREAS, Section 31-12-106(3), C.R.S., provides that a municipality may annex by
20 ordinance municipally-owned real property without notice and hearing upon the determination
21 that the property is eligible for annexation under Sections 31-12-104(1)(a) and 31-12-105 of the
22 "Municipal Annexation Act of 1965", Part 1 of Article 12 of Title 31, C.R.S.; and

23
24 WHEREAS, it is the desire of the Town Council of the Town of Breckenridge to annex
25 the hereinafter described Town-owned property to the Town of Breckenridge.

26
27 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
28 BRECKENRIDGE, COLORADO:

29
30 Section 1. The Town Council of the Town of Breckenridge finds that the Town of
31 Breckenridge is the sole owner in fee of the real property described in Section 3 of this
32 ordinance, and that such property is not solely a public street or right-of-way.

33
34 Section 2. The Town Council hereby finds and concludes that the Town-owned real
35 property described in Section 3, below, is eligible for annexation to the Town of Breckenridge
36 under Sections 31-12-104(1)(a) and 31-12-105, C.R.S. Specifically, the Town Council finds,
37 determines and concludes that:

- 38
39 1. Not less than one-sixth of the perimeter of the area to be annexed is
40 contiguous with the existing boundaries of the Town of Breckenridge.
41
42 2. No annexation proceedings concerning the territory to be annexed have
43 been commenced by another municipality.
44

- 1 3. The annexation of the subject real property will not result in the
2 detachment of area from a school district.
- 3
- 4 4. The annexation of the subject real property will not result in the extension
5 of the boundaries of the Town of Breckenridge more than three miles in
6 any direction from any point of such municipal boundary..
- 7
- 8 5. The Town of Breckenridge has a plan in place for the area to be annexed.
- 9

10 Section 3. The following described real property is hereby annexed to and made a part of
11 the Town of Breckenridge, Colorado, to wit:

12

13 A PORTION OF THE IRON MASK LODE CLAIM (U.S.M.S. SURVEY No.
14 16068) LOCATED IN THE SPAULDING MINING DISTRICT, AND
15 EMBRACING PORTIONS OF SECTIONS 25 AND 36, TOWNSHIP 6 SOUTH,
16 RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN, AS PATENTED
17 AND DESCRIBED IN UNITED STATES PATENT RECORDED JANUARY
18 11, 1922 IN BOOK 105 AT PAGE 315, AND BEING MORE PARTICULARLY
19 DESCRIBED AS FOLLOWS:

20

21 BEGINNING AT A POINT ON THE 2-3 LINE OF SAID IRON MASK LODE
22 WHENCE THE SOUTHEAST CORNER OF SAID SECTION 25 BEARS
23 S80°46'22"E, 912.05 FEET DISTANT. SAID POINT ALSO BEING THE
24 NORTHWEST CORNER OF THE CLAIM JUMPER CONDOMINIUMS. A
25 SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE CLERK
26 AND RECORDER FOR SUMMIT COUNTY AT RECEPTION No. 159519.

27

28 THENCE; S60°46'00"W ALONG SAID 2-3 LINE, A DISTANCE OF 269.40
29 FEET TO CORNER No. 3.

30

31 THENCE; S29°30'44"E ALONG THE 3-4 LINE OF SAID IRON MASK LODE,
32 A DISTANCE OF 119.11 FEET TO A POINT ON THE 4-5 LINE OF THE
33 HIGH FIVE LODE U.S.M.S. No. 9325.

34

35 THENCE; N68°10'00"E ALONG SAID 4-5 LINE, A DISTANCE OF 239.84
36 FEET TO CORNER No. 5 OF SAID HIGH FIVE LODE.

37

38 THENCE; N60°46'00"E ALONG THE 5-6 LINE OF SAID HIGH FIVE LODE,
39 A DISTANCE OF 32.31 FEET TO THE SOUTHWEST CORNER OF SAID
40 CLAIMJUMPER CONDOMINIUMS.

41

42 THENCE; N29°31'11"W, A DISTANCE OF 150.01 FEET TO THE POINT OF
43 BEGINNING.

44

45 DESCRIBED PARCEL CONTAINING 36,794 SQ. FT. OR 0.8447 ACRES
46 MORE OR LESS.

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

2
3 **NO CHANGE FROM FIRST READING**

4
5 COUNCIL BILL NO. 31

6
7 Series 2008

8
9 AN ORDINANCE PLACING RECENTLY ANNEXED
10 PROPERTY IN LAND USE DISTRICT 1
11 (Iron Mask Parcel)

12
13 WHEREAS, the Town has recently annexed the hereinafter described real property to the
14 Town; and

15
16 WHEREAS, the Town is required by Section 31-12-115(2), C.R.S., to zone all newly
17 annexed areas within ninety (90) days of annexation; and

18
19 WHEREAS, the Town's Planning Commission has recommended that the recently
20 annexed parcel be placed within Land Use District 1; and

21
22 WHEREAS, the Town's Annexation Plan adopted pursuant to Section 31-12-105(1)(e),
23 C.R.S., as updated and amended, indicates that the property should be placed in Land Use
24 District 1; and

25
26 WHEREAS, the Town Council finds and determines that the property should properly be
27 placed in Land Use District 1.

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

31
32 Section 1. The following described real property, to wit:

33
34 A PORTION OF THE IRON MASK LODE CLAIM (U.S.M.S. SURVEY No.
35 16068) LOCATED IN THE SPAULDING MINING DISTRICT, AND
36 EMBRACING PORTIONS OF SECTIONS 25 AND 36, TOWNSHIP 6 SOUTH,
37 RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN, AS PATENTED
38 AND DESCRIBED IN UNITED STATES PATENT RECORDED JANUARY
39 11, 1922 IN BOOK 105 AT PAGE 315, AND BEING MORE PARTICULARLY
40 DESCRIBED AS FOLLOWS:

41
42 BEGINNING AT A POINT ON THE 2-3 LINE OF SAID IRON MASK LODE
43 WHENCE THE SOUTHEAST CORNER OF SAID SECTION 25 BEARS
44 S80°46'22"E, 912.05 FEET DISTANT. SAID POINT ALSO BEING THE
45 NORTHWEST CORNER OF THE CLAIM JUMPER CONDOMINIUMS. A

1 SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE CLERK
2 AND RECORDER FOR SUMMIT COUNTY AT RECEPTION No. 159519.

3
4 THENCE; S60°46'00"W ALONG SAID 2-3 LINE, A DISTANCE OF 269.40
5 FEET TO CORNER No. 3.

6
7 THENCE; S29°30'44"E ALONG THE 3-4 LINE OF SAID IRON MASK LODGE,
8 A DISTANCE OF 119.11 FEET TO A POINT ON THE 4-5 LINE OF THE
9 HIGH FIVE LODGE U.S.M.S. No. 9325.

10
11 THENCE; N68°10'00"E ALONG SAID 4-5 LINE, A DISTANCE OF 239.84
12 FEET TO CORNER No. 5 OF SAID HIGH FIVE LODGE.

13
14 THENCE; N60°46'00"E ALONG THE 5-6 LINE OF SAID HIGH FIVE LODGE,
15 A DISTANCE OF 32.31 FEET TO THE SOUTHWEST CORNER OF SAID
16 CLAIMJUMPER CONDOMINIUMS.

17
18 THENCE; N29°31'11"W, A DISTANCE OF 150.01 FEET TO THE POINT OF
19 BEGINNING.

20
21 DESCRIBED PARCEL CONTAINING 36,794 SQ. FT. OR 0.8447 ACRES
22 MORE OR LESS.

23
24 is hereby placed in Breckenridge Land Use District 1.

25
26 Section 2. The Town staff is hereby directed to change the Town's official Land Use
27 District Map to indicate that the abovedescribed property has been annexed and placed within
28 Land Use District 43.

29
30 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
31 PUBLISHED IN FULL this _____ day of _____, 2008. A Public
32 Hearing on the Ordinance shall be held at the regular meeting of the Town Council of the Town
33 of Breckenridge, Colorado, on the _____ day of _____, 2008, at 7:30 p.m.
34 or as soon thereafter as possible in the Municipal Building of the Town.

35
36 TOWN OF BRECKENRIDGE, a Colorado
37 municipal corporation

38
39
40
41 By _____
42 John G. Warner, Mayor
43

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ATTEST:

Mary Jean Loufek, CMC,
Town Clerk

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

2
3 **NO CHANGE FROM FIRST READING**

4
5 COUNCIL BILL NO. 32

6
7 SERIES 2008

8
9 AN ORDINANCE ANNEXING TO THE TOWN OF BRECKENRIDGE CERTAIN REAL
10 PROPERTY OWNED BY THE TOWN OF BRECKENRIDGE
11 (Harold Placer Parcel)

12
13 WHEREAS, the Town of Breckenridge is the owner in fee of the hereafter described real
14 property; and

15
16 WHEREAS, the hereafter described real property is currently located in an
17 unincorporated area of Summit County, Colorado; and

18
19 WHEREAS, Section 31-12-106(3), C.R.S., provides that a municipality may annex by
20 ordinance municipally-owned real property without notice and hearing upon the determination
21 that the property is eligible for annexation under Sections 31-12-104(1)(a) and 31-12-105 of the
22 "Municipal Annexation Act of 1965", Part 1 of Article 12 of Title 31, C.R.S.; and

23
24 WHEREAS, it is the desire of the Town Council of the Town of Breckenridge to annex
25 the hereinafter described Town-owned property to the Town of Breckenridge.

26
27 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
28 BRECKENRIDGE, COLORADO:

29
30 Section 1. The Town Council of the Town of Breckenridge finds that the Town of
31 Breckenridge is the sole owner in fee of the real property described in Section 3 of this
32 ordinance, and that such property is not solely a public street or right-of-way.

33
34 Section 2. The Town Council hereby finds and concludes that the Town-owned real
35 property described in Section 3, below, is eligible for annexation to the Town of Breckenridge
36 under Sections 31-12-104(1)(a) and 31-12-105, C.R.S. Specifically, the Town Council finds,
37 determines and concludes that:

- 38
39 1. Not less than one-sixth of the perimeter of the area to be annexed is
40 contiguous with the existing boundaries of the Town of Breckenridge.
41
42 2. No annexation proceedings concerning the territory to be annexed have
43 been commenced by another municipality.
44

- 1 3. The annexation of the subject real property will not result in the
- 2 detachment of area from a school district.
- 3
- 4 4. The annexation of the subject real property will not result in the extension
- 5 of the boundaries of the Town of Breckenridge more than three miles in
- 6 any direction from any point of such municipal boundary..
- 7
- 8 5. The Town of Breckenridge has a plan in place for the area to be annexed.
- 9

10 Section 3. The following described real property is hereby annexed to and made a part of
11 the Town of Breckenridge, Colorado, to wit:

12
13 A PORTION OF THE HAROLD PLACER MINING CLAIM (U.S.M.S.
14 SURVEY No. 7924) LOCATED IN THE SPAULDING MINING DISTRICT,
15 AND EMBRACING PORTIONS OF SECTIONS 25 AND 36, TOWNSHIP 6
16 SOUTH, RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN,
17 PATENTED AND DESCRIBED IN UNITED STATES PATENT RECORDED
18 DECEMBER 9, 1875 IN BOOK 47 AT PAGE 473, AND BEING MORE
19 PARTICULARLY DESCRIBED AS FOLLOWS:

20
21 BEGINNING AT CORNER No. 5 OF SAID HAROLD PLACER U.S.M.S. No.
22 7924.

23
24 THENCE; N25°44'00"W, ALONG THE 5-6 LINE OF SAID HAROLD
25 PLACER, A DISTANCE OF 418.70 FEET.

26
27 THENCE; S60°05'00"W, A DISTANCE OF 375.41 FEET TO A POINT ON
28 THE 3-4 LINE OF SAID HAROLD PLACER.

29
30 THENCE; S27°23'00"W, A DISTANCE OF 558.70 FEET TO CORNER 4 OF
31 SAID HAROLD PLACER.

32
33 THENCE; N68°10'00"E, A DISTANCE OF 823.20 FEET, TO CORNER No. 5
34 THE PLACE OF BEGINNING.

35
36 DESCRIBED PARCEL CONTAINING 228,594 SQ. FT. OR 5.2478 ACRES
37 MORE OR LESS.

38
39 Section 4. Within thirty (30) days after the effective date of this ordinance, the Town
40 Clerk is hereby authorized and directed to:

- 41 A. File one copy of the annexation map with the original of the annexation
- 42 ordinance in the office of the Town Clerk of the Town of Breckenridge,
- 43 Colorado; and
- 44
- 45

1 B. File for recording three certified copies of the annexation ordinance and
2 map of the area annexed containing a legal description of such area with
3 the Summit County Clerk and Recorder.
4

5 Section 5. This ordinance shall be published and become effective as provided in Section
6 5.9 of the Breckenridge Town Charter.
7

8 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
9 PUBLISHED IN FULL this ____ day of _____, 2008. A Public Hearing shall be
10 held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
11 ____ day of _____, 2008, at 7:30 P.M., or as soon thereafter as possible in the
12 Municipal Building of the Town.
13

14 TOWN OF BRECKENRIDGE, a Colorado
15 municipal corporation
16

17
18
19 By: _____
20 John G. Warner, Mayor
21

22 ATTEST:
23
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25

26 _____
27 Mary Jean Loufek, CMC,
28 Town Clerk
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1 **FOR WORKSESSION/SECOND READING – AUGUST 12**

2
3 **NO CHANGE FROM FIRST READING**

4
5 COUNCIL BILL NO. 33

6
7 Series 2008

8
9 AN ORDINANCE PLACING RECENTLY ANNEXED
10 PROPERTY IN LAND USE DISTRICT 1
11 (Harold Placer Parcel)

12
13 WHEREAS, the Town has recently annexed the hereinafter described real property to the
14 Town; and

15
16 WHEREAS, the Town is required by Section 31-12-115(2), C.R.S., to zone all newly
17 annexed areas within ninety (90) days of annexation; and

18
19 WHEREAS, the Town's Planning Commission has recommended that the recently
20 annexed parcel be placed within Land Use District 1; and

21
22 WHEREAS, the Town's Annexation Plan adopted pursuant to Section 31-12-105(1)(e),
23 C.R.S., as updated and amended, indicates that the property should be placed in Land Use
24 District 1; and

25
26 WHEREAS, the Town Council finds and determines that the property should properly be
27 placed in Land Use District 1.

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

31
32 Section 1. The following described real property, to wit:

33
34 A PORTION OF THE HAROLD PLACER MINING CLAIM (U.S.M.S.
35 SURVEY No. 7924) LOCATED IN THE SPAULDING MINING DISTRICT,
36 AND EMBRACING PORTIONS OF SECTIONS 25 AND 36, TOWNSHIP 6
37 SOUTH, RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN,
38 PATENTED AND DESCRIBED IN UNITED STATES PATENT RECORDED
39 DECEMBER 9, 1875 IN BOOK 47 AT PAGE 473, AND BEING MORE
40 PARTICULARLY DESCRIBED AS FOLLOWS:

41
42 BEGINNING AT CORNER No. 5 OF SAID HAROLD PLACER U.S.M.S. No.
43 7924.
44

1 THENCE; N25°44'00"W, ALONG THE 5-6 LINE OF SAID HAROLD
2 PLACER, A DISTANCE OF 418.70 FEET.

3
4 THENCE; S60°05'00"W, A DISTANCE OF 375.41 FEET TO A POINT ON
5 THE 3-4 LINE OF SAID HAROLD PLACER.

6
7 THENCE; S27°23'00"W, A DISTANCE OF 558.70 FEET TO CORNER 4 OF
8 SAID HAROLD PLACER.

9
10 THENCE; N68°10'00"E, A DISTANCE OF 823.20 FEET, TO CORNER No. 5
11 THE PLACE OF BEGINNING.

12
13 DESCRIBED PARCEL CONTAINING 228,594 SQ. FT. OR 5.2478 ACRES
14 MORE OR LESS.

15
16 is hereby placed in Breckenridge Land Use District 1.

17
18 Section 2. The Town staff is hereby directed to change the Town's official Land Use
19 District Map to indicate that the abovedescribed property has been annexed and placed within
20 Land Use District 43.

21
22 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
23 PUBLISHED IN FULL this _____ day of _____, 2008. A Public
24 Hearing on the Ordinance shall be held at the regular meeting of the Town Council of the Town
25 of Breckenridge, Colorado, on the _____ day of _____, 2008, at 7:30 p.m.
26 or as soon thereafter as possible in the Municipal Building of the Town.

27
28 TOWN OF BRECKENRIDGE, a Colorado
29 municipal corporation

30
31
32
33 By _____
34 John G. Warner, Mayor

35
36 ATTEST:

37
38
39
40 _____
41 Mary Jean Loufek, CMC,
42 Town Clerk

MEMO

TO: Town Council

FROM: Town Attorney

RE: Ordinances Approving Grant of Easement and Conveyance of Two Parcels to Robin Theobald

DATE: August 5, 2008 (for August 12th meeting)

As part of the anticipated closing of the Snake River Land Exchange the Town is required to replace any existing easements or special use permits previously granted by the federal government across the lands the Town is acquiring. Here, this means the Town must replace existing easements or special use permits for Robin Theobald, the Claimjumper Condominiums HOA, Breckenridge Sanitation District, and Public Service Company of Colorado/Xcel Energy.

We have successfully negotiated the terms of the replacement easement for Robin Theobald. The new easement replaces the current federal private road easement for Mr. Theobald's driveway that starts just north of the Claimjumper Condominiums on County Road 700/Airport Road, and runs in a westerly direction about 700 feet up to the entry of the Theobald property. We would like to begin the process of approving the required replacement easements for the Snake River Land Exchange with the approval of Mr. Theobald's easement.

Enclosed with this memo is the ordinance approving the Theobald Easement. Attached to the easement document is the legal description and map of the easement area. As you can see, the easement is 50 feet in width (the same as the federal private road easement) and is located in the same place as the current federal easement. We have reserved the right to relocate the easement and access road in the future.

The replacement easement is basically the Town's standard easement form, although there is no requirement that Mr. Theobald provide liability insurance to cover his use of the roadway. The Town's normal insurance requirement was taken out of the new easement because Mr. Theobald is not required to provide insurance under the terms of the federal private road easement, and we endeavored to generally match the terms of the new easement with the terms of the current federal easement. Under the circumstances, I have no objection to the Town approving the easement without requiring liability insurance.

In addition, you will recall that as part of the Land Exchange the Council agreed to convey two small parcels of land to Mr. Theobald in return for Mr. Theobald relinquishing all rights to two unpatented mining claims that he has filed which affect the "Claimjumper Parcels" the Town is to acquire as part of the Land Exchange. Although there is some doubt as to the validity of these unpatented claims, their mere existence creates an issue that needs to be cleared up as part of the Land Exchange, and the conveyance of the two parcels to Mr. Theobald will do

that. The two parcels to be conveyed to Mr. Theobald are the “Sliver Parcel” located north of the Theobald access road and adjacent to the cemetery (0.048 acres), and the “Triangle Parcel” (1.12 acres).

Under the Charter, the conveyance of Town-owned real property must either be approved by ordinance or by the voters at an election. Enclosed with this memo is a proposed ordinance to authorize the conveyance of the Sliver and Triangle Parcels to Mr. Theobald at the time of the closing of the Land Exchange. If for any reason the Land Exchange fails to close, this ordinance (as well as the Easement Ordinance described above) become null and void.

At the time of the closing of the Land Exchange Mr. Theobald will relinquish his rights to the current federal private road easement, as well as to two unpatented mining claims that lie within the Claimjumper parcels to be acquired by the Town as part of the Exchange. The transaction will not close without these releases.

I will have larger maps available for you to review at the time of the worksession next Tuesday, and I look forward to discussing these two ordinances with you then.

1 GRANT OF EASEMENT

2
3 THIS GRANT OF EASEMENT ("**Grant**") is dated _____, 2008
4 and is between the TOWN OF BRECKENRIDGE, a Colorado municipal corporation, whose
5 address is P. O. Box 168, Breckenridge, Colorado 80424 ("**Town**") and ROBIN G.
6 THEOBALD, whose address is P.O. Box 37, Breckenridge, Colorado 80424 ("**Theobald**").
7

8 WITNESSETH THAT:
9

10 In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the
11 receipt and sufficiency of which are hereby acknowledged, the following grant, agreements,
12 covenants and restrictions are made:
13

14 1. Recitals. The following recitals of fact are a material part of this instrument:
15

16 A. Town is the owner of a tract of land described as follows and hereafter referred to as
17 "**Parcel 1**":
18

19 Lot 18, Section 25, Township 6 South, Range 78 West of the 6th Principal
20 Meridian; and Lot 46, Section 30, Township 6 South, Range 77 West of the
21 Principal Meridian; Summit County, Colorado
22

23 B. Theobald is the owner of a tract of land described as follows and hereafter referred to
24 as "**Parcel 2**":
25

26 **[LEGAL DESCRIPTION TO BE INSERTED PRIOR TO EXECUTION OF**
27 **DOCUMENT]**
28

29 C. Town wishes to grant and Theobald wishes to receive an easement below, over,
30 under, upon, in, across and through that portion of Parcel 1 that is hereafter described.
31

32 D. Pursuant to this Grant, Parcel 1 is the real property burdened by the easement herein
33 granted, and Parcel 2 is the real property benefited by the easement herein granted.
34

35 2. Grant Of Easement. The Town hereby grants to Theobald, his successors and
36 assigns, as an easement appurtenant to Parcel 2, a perpetual, non-exclusive easement for the
37 purposes stated in Paragraph 3, below, over, under, upon, in, across and through the following
38 portion of Parcel 1:
39

40 See the attached Exhibit "A", which is incorporated herein by
41 reference
42

43 ("**Easement Premises**").
44

45 3. Use Of Easement Premises. The easement granted by Paragraph 2 may be used by
46 Theobald only as follows:

- 1
2 (i) to provide pedestrian and vehicular ingress and egress for Theobald, his
3 successors, licensees, lessees, contractors, successors, and assigns to and from
4 Parcel 2 and Airport Road, a public street in the Town of Breckenridge, County of
5 Summit and State of Colorado;
6
7 (ii) for the location, operation and maintenance of underground water, sewer, electric,
8 gas, telephone, internet, cable television, and other utility transmission lines or
9 services for use in connection with the improvements located on Parcel 2;
10
11 (iii) for the location of Theobald's existing gate structure, including the drag line and
12 operator pedestal;
13
14 (iv) for the temporary location of Theobald's historic mining artifacts, including his
15 trommel screen; provided, however, that Theobald shall remove all of his historic
16 mining artifacts, except the gate structure, drag line and operator pedestal, from
17 the Easement Premises within one year from the date of this Grant, unless an
18 extension of such deadline is granted in writing by the Town; and
19
20 (v) for the location of the switch box and utility termination boxes and pedestals
21 which are associated with and appurtenant to the utilities serving Parcel 2.
22

23 4. Additions To Dominant Tenement. The easement herein granted is also appurtenant
24 to any land that may hereafter come into common ownership with Parcel 2 and that is contiguous
25 to Parcel 2.
26

27 5. Town's Use Of Easement Premises. Town shall have the right to use and occupy the
28 Easement Premises for any purpose not inconsistent with Theobald's full and complete
29 enjoyment of the rights hereby granted.
30

31 6. Improvements. Theobald shall construct upon the Easement Premises, at his sole
32 cost, any and all improvements necessary or desirable in order to make the Easement Premises
33 useable for the stated purposes. Theobald shall indemnify and hold Town harmless from all costs
34 (including Town's reasonable attorney's fees) arising out of the construction of improvements to
35 the Easement Premises.
36

37 7. Maintenance, Repair and Replace Of Easement Premises. Theobald shall provide, at
38 his sole cost, such maintenance, upkeep, repair, and replacement as shall be required with respect
39 to his use of the Easement Premises. Theobald shall further provide at his sole cost any required
40 snow and ice removal with respect to his use of the Easement Premises.
41

42 8. Relocation Of Easement. Town shall have the right to relocate the Easement Premises
43 in accordance with the following procedures:
44

45 A. Town shall first notify Theobald of the proposed relocation by mailing notice him not
46 less than 90 days prior to the commencement of proposed relocation. Such notice shall include a

1 description of the proposed relocation, including a legal description and a survey or map showing
2 the proposed new easement premises ("**New Easement Premises**"), and the probable
3 commencement and completion dates of the relocation.
4

5 B. Theobald shall have the right to approve or reject the proposed relocation within 60 days
6 of receipt of Town's notice as provided above. Theobald shall not unreasonably withhold his
7 consent to a proposed relocation of the Easement Premises. Failure of Theobald to reject the
8 proposed relocation within such 60 day period shall be deemed to be an approval of the proposed
9 relocation.
10

11 C. If the easement is relocated as herein provided ("**New Easement**"), Town shall, at its
12 sole cost, improve the New Easement Premises such that the New Easement Premises are
13 comparable to the Easement Premises as the Easement Premises existed immediately prior to the
14 relocation.
15

16 D. The foregoing notwithstanding, New Easement and improvements thereto shall: (1)
17 terminate at the same location on the boundary of Parcel 2 as the Easement Premises; (2) provide
18 for an entrance onto Airport Road that is an equal or better alignment as to angle, grade and sight
19 distance than is provided by the Easement Premises; (3) be equal or better in construction of
20 subgrade, grade, length, surface and environmental impact; and (4) include either the relocation into
21 the New Easement of all utilities then located within the Easement Premises or allow the Easement
22 Premises to remain as a utility easement for such utilities.
23

24 E. At the completion of the relocation, Town shall record an easement grant in form and
25 substance reasonably acceptable to Theobald, granting the New Easement to Theobald. Town shall
26 cause such instrument to be delivered to the Theobald, and shall furnish the Theobald with evidence
27 of title reasonably satisfactory to Theobald showing an unencumbered estate in such grant. Upon
28 the satisfactory completion of such requirements, the change in location of the Easement Premises
29 shall become effective, and appropriate releases of the prior location shall be executed in recordable
30 form and exchanged between the parties hereto, their successors and assigns.
31

32 9. Non-Waiver Of Governmental Immunity. The parties hereto understand and agree
33 that Town is relying on, and does not waive or intend to waive by any provision of this Grant,
34 the monetary limitations (presently \$150,000 per person and \$600,000 per occurrence) or an
35 other rights, immunities, and protections provided by the Colorado Governmental Immunity Act,
36 Section 24-10-101, et seq., C.R.S., as from time to time amended, or any other law or limitation
37 otherwise available to Town, its officers, or its employees.
38

39 10. Theobald's Duty Of Care. Theobald shall exercise the rights herein granted to him
40 with due care.
41

42 11. Indemnification. To the fullest extent permitted by law, Theobald shall indemnify,
43 and defend the Town from all claims, demands, judgments and causes of action (including
44 Town's reasonable attorney's fees) arising from the use of the Easement Premises by Theobald,
45 his licensees, lessees, invitees, contractors, other persons permitted by Theobald to use the
46 Easement Premises, successors and assigns; provided, however, Theobald shall have no

1 obligation under this Paragraph with respect to any claim, demand, judgment or cause of action
2 to the extent caused by the negligence or intentional wrongful act of Town, its agents,
3 employees, officers, contractors, licensees, lessees, successors, or assigns. The obligations of this
4 Paragraph shall survive the termination of this Grant.
5

6 12. Default; Right To Cure. If either party materially defaults in the performance of any
7 of the material covenants or agreements to be kept, done or performed by it under the terms of
8 this Grant, then the non-defaulting party shall notify the defaulting party in writing of the nature
9 of such default. Within 30 days following receipt of such notice the defaulting party shall
10 correct such default; or, in the event of a default not capable of being corrected within 20 days,
11 the defaulting party shall commence correcting the default within 30 days of receipt of
12 notification thereof and thereafter correct the default with due diligence. If the defaulting party
13 fails to correct the default as provided above, the non-defaulting party, without further notice,
14 shall have the right to obtain from any court of competent jurisdiction a temporary restraining
15 order, preliminary injunction, and permanent injunction to obtain such performance. Any
16 equitable relief provided for in this Paragraph may be sought singly or in combination with such
17 legal remedies as the non-defaulting party may be entitled to under the laws of the State of
18 Colorado.
19

20 13. Notice. The Town's and Theobald's initial addresses are as set forth in the
21 introductory paragraph of this Grant. Either party may lodge written notice of change of address
22 with the other. All notices shall be sent by U.S. mail, certified, return receipt requested, to the
23 addresses provide for in this Paragraph or, if either Town or Theobald no longer their respective
24 parcels, then a notice intended for the subsequent owner(s) of such parcel may be sent to the
25 address to which tax bills for such parcel are sent by the Summit County, Colorado Treasurer.
26 Any notice shall be deemed given and received when placed in the mail. The affidavit of the
27 person depositing the notice in the U.S. Post Office receptacle shall be evidence of such mailing.
28

29 14. Non-Use Of Easement Premises. Non-use or limited use of the easement herein
30 granted shall not prevent Theobald from thereafter making use of such easement to the full
31 extent herein authorized.
32

33 15. Construction. The rule of strict construction does not apply to this Grant. This Grant
34 shall be given a reasonable construction so that the intention of the parties to confer to Theobald
35 a usable easement for the stated purposes is carried out. No extrinsic evidence shall be admitted
36 in any action to interpret or construe this Grant.
37

38 16. Applicable Law. This Agreement shall be interpreted in all respects in accordance
39 with the laws of the State of Colorado.
40

41 17. Termination Of Covenant Liability. Whenever a transfer of ownership of either
42 parcel takes place, liability of the transferor for breach of covenant occurring thereafter
43 automatically terminates.
44

1 18. Release Of Easement. Theobald herein may terminate this instrument by recording a
2 release in recordable form with directions for delivery of same to Town at its last address given
3 pursuant hereto whereupon all rights, duties, and liabilities hereby created shall terminate.
4

5 19. No Adverse Construction. Both parties acknowledge having had the opportunity to
6 participate in the drafting of this Grant. This Grant shall not be construed against either party
7 based upon authorship.
8

9 20. Modification. This Grant may be modified or amended only by a duly authorized
10 written instrument executed by the parties hereto. Oral amendments to this Grant are not
11 permitted.

12 21. Waiver. The failure of either party to exercise any of its rights under this Grant shall
13 not be a waiver of those rights. A party waives only those rights specified in writing and signed
14 by the party waiving such rights.
15

16 22. Terminology. Wherever applicable, the pronouns in this Grant designating the
17 masculine or neuter shall equally apply to the feminine, neuter and masculine genders.
18 Furthermore, wherever applicable within this Grant, the singular shall include the plural, and the
19 plural shall include the singular.
20

21 23. Entire Agreement. This Grant constitutes the entire agreement and understanding
22 between the parties and supersedes any prior agreement or understanding, written or oral,
23 relating to the subject matter of this Grant.
24

25 24. Running Of Benefits And Burdens. All provisions of this instrument, including the
26 benefits and burdens, run with the land and are binding upon and inure to the successors, assigns,
27 and tenants of the parties hereto.
28

TOWN OF BRECKENRIDGE

By: _____
Timothy J. Gagen, Town Manager

ATTEST:

Mary Jean Loufek, CMC, Town Clerk

Robin G. Theobald

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STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2008, by Timothy J. Gagen, Town Manager, and Mary Jean Loufek, CMC, Town Clerk, of the Town of Breckenridge, a Colorado municipal corporation.

WITNESS my hand and official seal.

My commission expires: _____.

Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledge before me this ____ day of _____, 2008, by Robin G. Theobald.

WITNESS my hand and official seal.

My commission expires: _____.

Notary Public

EXHIBIT "A"

RIGHT-OF-WAY AND UTILITY EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 25, TOWNSHIP 6 SOUTH, RANGE 78 WEST AND SECTION 30, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT CORNER NO. 7 OF THE HAROLD PLACER MINING CLAIM, U.S. MINERAL SURVEY NO. 7924, AS DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 126854 IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE; THENCE ALONG THE 7-8 LINE FO SAID HAROLD PLACER N71°40'00"E A DISTANCE OF 46.92 FEET TO THE POINT OF BEGINNING; THENCE N71°40'00"E ALONG SAID BOUNDARY LINE A DISTANCE OF 84.83; THENCE EASTERLY FOR THE FOLLOWING NINE (9) COURSES:

- 1) S 40°00'00" E A DISTANCE OF 45.34 FEET;
- 2) 140.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 64°30'00" , A RADIUS OF 125.00 FEET AND CHORD WHICH BEARS S 72° 15'00" E 133.40 FEET DISTANT;
- 3) N 75°30'00"E A DISTANCE OF 95.80 FEET;
- 4) 115.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29°30'00" , A RADIUS OF 225.00 FEET AND CHORD WHICH BEARS S 89° 45'00" E 114.57 FEET DISTANT;
- 5) S 75°00'00" E A DISTANCE OF 239.06 FEET;
- 6) 68.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 65°00'00" , A RADIUS OF 60.00 FEET AND CHORD WHICH BEARS N 72° 30'00" E 64.48 FEET DISTANT;
- 7) N 40°00'00" E A DISTANCE OF 121.49 FEET;
- 8) N 05°00'00" W A DISTANCE OF 64.51 FEET;
- 9) N 85°00'00" E A DISTANCE OF 55.85 FEET TO THE WEST EDGE OF COUNTY ROAD NO. 700;

THENCE S 04°20'00" E ALONG THE WEST EDGE OF SAID COUNTY ROAD NO. 700 A DISTANCE OF 80.31 FEET; THENCE WESTERLY FOR THE FOLLOWING NINE (9) COURSES:

P. O. BOX 589
Silverthorne, CO 80498

RANGE
WEST, INC.
Engineers & Surveyors

Phone 970-468-6281
FAX 970-668-3765

- 1) S 40°00'00" W A DISTANCE OF 149.15 FEET;
- 2) 124.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 65°00'00" , A RADIUS OF 110.00 FEET AND CHORD WHICH BEARS S 72° 30'00" W 118.21 FEET DISTANT;
- 3) N 75°00'00" W A DISTANCE OF 239.06 FEET;
- 4) 90.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 29°30'00" , A RADIUS OF 175.00 FEET AND CHORD WHICH BEARS N 89° 45'00" W 89.11 FEET DISTANT;
- 5) S 75°30'00" W A DISTANCE OF 95.80 FEET;
- 6) 197.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 64°30'00" , A RADIUS OF 175.00 FEET AND CHORD WHICH BEARS N 72° 15'00" W 186.77 FEET DISTANT;
- 7) N 40°00'00" W A DISTANCE OF 54.44 FEET;
- 8) S 71°40'00" W A DISTANCE OF 35.00 FEET;
- 9) N 18°20'00" W A DISTANCE OF 10.00 TO THE POINT OF BEGINNING,

CONTAINING 49,030 SQUARE FEET OR 1.126 ACRES, MORE OR LESS.

BASIS OF BEARING IS THE 7 – 8 LINE OF THE HAROLD PLACER, HAVING A PLATTED BEARING OF N 71°40'00 E AND MONUMENTED WITH B.L.M. COPPERWELDS.

PREPARED BY:


 GARY A. WILKINSON, P.L.S.
 COLORADO LICENSE NO. 31945



July 21, 2008
 DATE

PREPARED FOR: THEOBALD FAMILY LIMITED PARTNERSHIP
 PROJECT NO.: 19375-411

5882/08/152

P.O. BOX 589
 Silverthorne, CO 80498

RANGE
WEST, INC.
Engineers & Surveyors

Phone 970-468-6281
 FAX 970-668-3765

EXHIBIT A RIGHT-OF-WAY & UTILITY EASEMENT

SEC. 25, T.6S., R.78W. of the 6th P.M. &
SEC. 30, T.6S., R.77. of the 6th P.M.
SUMMIT COUNTY, COLORADO

HAROLD PLACER
U.S.M.S. No. 7924

POINT OF
COMMENCEMENT

POINT OF
BEGINNING



Scale: 1" = 100'

Legend:

- FOUND B.L.M. COPPERWELD
- FOUND B.L.M. BRASS CAP

**RIGHT-OF-WAY &
UTILITY EASEMENT**
49,030 sq.ft.
1.126 acres

SECTION 25, RANGE 78 WEST
SECTION 30, RANGE 77 WEST

WHITE RIVER
NATIONAL FOREST

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 40°00'00" W	54.44'
L2	S 71°40'00" W	35.00'
L3	N 18°20'00" W	10.00'

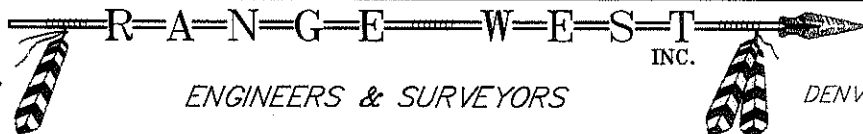
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	125.00'	140.72'	133.40'	S 72°15'00" E	64°30'00"
C2	225.00'	115.85'	114.57'	S 89°45'00" E	29°30'00"
C3	60.00'	68.07'	64.48'	N 72°30'00" E	65°00'00"
C4	110.00'	124.79'	118.21'	S 72°30'00" W	65°00'00"
C5	175.00'	90.10'	89.11'	N 89°45'00" W	29°30'00"
C6	175.00'	197.00'	186.77'	N 72°15'00" W	64°30'00"

WEST EDGE
OF ROAD

COUNTY ROAD NO. 700

PROJECT NO. 19375-411 DWG: RD-EASE DRAWN BY: GAW DATE: 07-18-08



P.O. BOX 589
SILVERTHORNE, CO 80498

ENGINEERS & SURVEYORS

INC.

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

COR. NO. 9
HAROLD
PLACER

COR. NO. 7
MASONIC
PLACER

MASONIC PLACER
U.S.M.S. No. 9616

COR. NO. 8
HAROLD
PLACER

FOUND BRASS
CAP ON SECTION
LINE

COR. NO. 6
MASONIC
PLACER

COR. NO. 7
HAROLD
PLACER

C6
L=197.00'
R=175.00'

C1
L=140.72'
R=125.00'

C2
L=115.85'
R=225.00'

C5
L=90.10'
R=175.00'

C3
L=68.07'
R=60.00'

C4
L=124.79'
R=110.00'

C5
L=89.11'
R=175.00'

C6
L=186.77'
R=175.00'

C1
L=140.72'
R=125.00'

C2
L=114.57'
R=225.00'

C3
L=64.48'
R=60.00'

C4
L=118.21'
R=110.00'

C5
L=89.11'
R=175.00'

C6
L=186.77'
R=175.00'

L3
46.92'

L2
84.83'

L1
54.44'

S 40°00'00" E
45.34'

N 71°40'00" E
84.83'

N 71°40'00" E
548.72' meas.)

N 71°40'00" E
550.00' plot

N 71°40'00" E
95.80'

S 75°30'00" W
95.80'

N 75°30'00" E
95.80'

N 75°30'00" E
239.06'

S 75°30'00" W
239.06'

N 75°00'00" W
239.06'

S 75°00'00" E
239.06'

N 40°00'00" W
121.49'

S 40°00'00" E
149.15'

N 05°00'00" W
64.51'

S 04°20'00" E
80.31'

N 85°00'00" E
55.85'

1 **FOR WORKSESSION/FIRST READING – AUGUST 12**

2
3 COUNCIL BILL NO. _____

4
5 Series 2008

6
7 AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY
8 TO ROBIN G. THEOBALD
9

10 WHEREAS, the Town of Breckenridge is a participant in the Snake River Land
11 Exchange; and
12

13 WHEREAS, as part of the negotiations related to the Snake River Land Exchange the
14 Town has agreed to convey two parcels of land to be acquired by the Town as part of the
15 exchange to Robin G. Theobald; and
16

17 WHEREAS, the Town Council is familiar with the fair market value of the two parcels of
18 land to be conveyed to Robin G. Theobald, and finds and determines that the two parcels are not
19 of significant value and may properly be conveyed to Robin G. Theobald in return for the
20 abandonment of two unpatented mining claims by Robin G. Theobald; and
21

22 WHEREAS, a proposed quit claim deed conveying the two parcels to Robin G. Theobald
23 has been prepared, a copy of which is marked Exhibit "A", attached hereto and incorporated
24 herein by reference; and
25

26 WHEREAS, Section 15.3 of the Breckenridge Town Charter requires that the
27 conveyance of the two parcels to Robin G. Theobald be authorized by ordinance.
28

29 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
30 BRECKENRIDGE, COLORADO:
31

32 Section 1. The Mayor and Town Clerk are hereby authorized, empowered, and directed
33 to execute and acknowledge a quit claim deed to Robin G. Theobald, in substantially the form
34 which is marked Exhibit "A", attached hereto and incorporated herein by reference. The Mayor
35 is further authorized, empowered and directed to deliver such quit claim deed to Robin G.
36 Theobald at the time of the closing of the Snake River Land Exchange. Should the Snake River
37 Land Exchange fail to close for any reason, this ordinance shall be null, void, and of no effect.
38

39 Section 2. The Town Council hereby finds, determines and declares that it has the power
40 to adopt this ordinance pursuant to the authority granted to home rule municipalities by Article
41 XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.
42

43 Section 3. This ordinance shall be published and become effective as provided by
44 Section 5.9 of the Breckenridge Town Charter.
45

1 INTRODUCTION, READ ON FIRST READING, APPROVED AND ORDERED
2 PUBLISHED IN FULL this ____ day of _____, 2008. A Public Hearing shall be
3 held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
4 ____ day of _____, 2008, at 7:30 P.M., or as soon thereafter as possible in the
5 Municipal Building of the Town.

6
7 TOWN OF BRECKENRIDGE, a Colorado
8 municipal corporation

9
10
11
12 By _____
13 John G. Warner, Mayor

14
15 ATTEST:

16
17
18
19 _____
20 Mary Jean Loufek, CMC,
21 Town Clerk

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QUIT CLAIM DEED

TOWN OF BRECKENRIDGE, a Colorado municipal corporation, whose address is P.O. Box 168, Breckenridge, Colorado 80424, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sell(s) and quit claim(s) to ROBIN G. THEOBALD, whose address is P.O. Box 37, Breckenridge, Colorado 80424, the following real property in the County of Summit, and State of Colorado, to wit:

PARCEL "A"

See the attached Exhibit "A-1", which is incorporated herein by reference. The subject parcel is depicted on the attached Exhibit "A-2", which is also attached hereto and incorporated herein by reference.

PARCEL "B"

Lot 17, Section 25, Township 6 South, Range 78 West of the 6th Principal Meridian, Summit County, Colorado.

also known as street and number: vacant land

with all its appurtenances.

THE EXECUTION OF THIS DEED BY GRANTOR AND THE DELIVERY OF THIS DEED TO GRANTEE IS AUTHORIZED BY ORDINANCE NO. _____, SERIES 2008, ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO ON _____, 2008.

Signed this _____ day of _____, 2008.

TOWN OF BRECKENRIDGE, a Colorado municipal corporation

By: _____
John G. Warner, Mayor

ATTEST:


Mary Jean Loufek, CMC,
Town Clerk

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 25, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT CORNER NO. 8 OF THE HAROLD PLACER MINING CLAIM, U.S. MINERAL SURVEY NO. 7924, DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 126854 IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE, STATE OF COLORADO; THENCE N89°20'00"W A DISTANCE OF 498.69 FEET TO CORNER NO. 9 OF SAID HAROLD PLACER, ALSO BEING CORNER NO. 7 OF THE MASONIC PLACER, U.S. MINERAL SURVEY NO. 9616; THENCE N89°45'00"E ALONG THE LINE FROM CORNER NO. 7 TO CORNER NO. 6 OF SAID MASONIC PLACER A DISTANCE OF 523.06 FEET; THENCE S71°40'00"W A DISTANCE OF 25.70 FEET TO THE POINT OF BEGINNING, WHENCE CORNER NO. 7 OF SAID HAROLD PLACER BEARS S71°40'00"W 550.00 FEET DISTANT, CONTAINING 2,087 SQUARE FEET OR 0.048 ACRE, MORE OR LESS.

PREPARED BY:


GARY A. WILKINSON, P.L.S.
COLORADO LICENSE NO. 31945



APRIL 11, 2008

DATE

PREPARED FOR: THEOBALD FAMILY TRUST
PROJECT NO.: 19375-411

5846/08/152

P.O. BOX 589
Silverthorne, CO 80498

RANGE
WEST, INC.
Engineers & Surveyors

Phone 970-468-6281
FAX 970-668-3765

EXHIBIT A
 A TRACT OF LAND LOCATED
 BETWEEN THE HAROLD PLACER
 AND THE MASONIC PLACER
 SEC. 25, T.6S., R.78W. of the 6th P.M.
 SUMMIT COUNTY, COLORADO



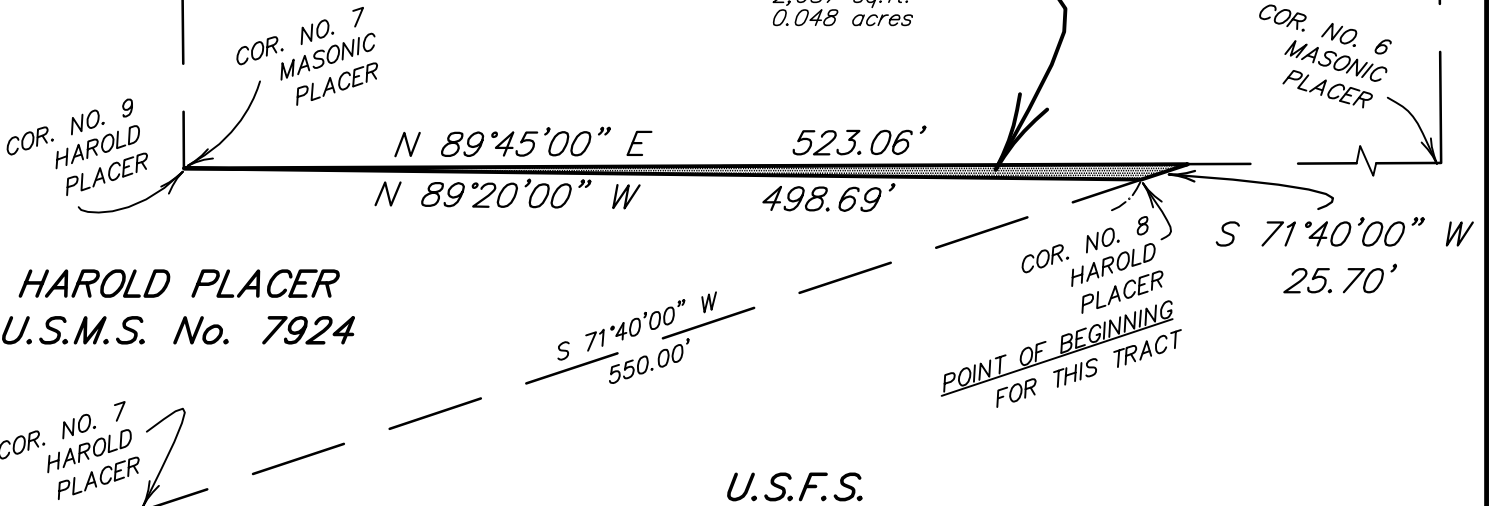
Scale: 1" = 100'

HAROLD PLACER
U.S.M.S. No. 7924

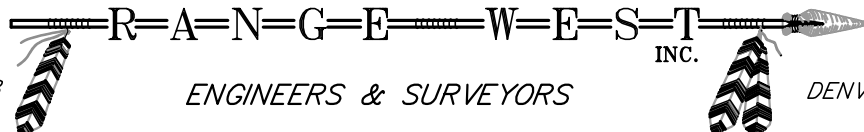
MASONIC PLACER
U.S.M.S. No. 9616

TRACT

2,087 sq. ft.
0.048 acres



PROJECT NO. 19375-411 DWG: SLIVER DRAWN BY: GAW DATE: 04-18-08



P.O. BOX 589
SILVERTHORNE, CO 80498

ENGINEERS & SURVEYORS

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

MEMO

TO: Breckenridge Town Council
FROM: Laurie Best, Community Development Department
RE: Resolution for DOLA Grant Application (Energy and Mineral Impact Assistance Program)
DATE: August 6, 2008 (for August 12th meeting)

Staff has prepared and submitted an application for funding assistance to the Colorado Department of Local Affairs (DOLA). The application was submitted under the Energy and Mineral Impact Assistance Program requesting \$800,000 to offset some of the expense that will be incurred by the Town in conjunction with the acquisition of the Claimjumper parcel. DOLA will review the application and we expect a decision regarding the grant in December. As part of the submittal for this grant DOLA does require the Town's governing Board to authorize the grant request. A resolution has been prepared and is scheduled for your consideration this evening. Also enclosed in your packets is a copy of the grant application that was submitted by staff on August 1st which was the DOLA deadline.

Staff will be available during the worksession in the event the Council has any questions.

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

2
3 A RESOLUTION

4
5 SERIES 2008

6
7 A RESOLUTION CONCERNING THE SUBMISSION OF AN ENERGY AND MINERAL
8 IMPACT ASSISTANCE PROGRAM GRANT APPLICATION TO THE COLORADO
9 DEPARTMENT OF LOCAL AFFAIRS

10
11 WHEREAS, the State of Colorado “Energy and Mineral Impact Assistance Program”
12 was created to assist political subdivisions that are socially and/or economically impacted by the
13 development, processing, or energy conversion of minerals and mineral fuels; and

14
15 WHEREAS, the Town of Breckenridge has a contract to acquire a parcel of land
16 commonly known as the “Claimjumper Parcel” from the United States Department of
17 Agriculture, Forest Service, as part of the pending Snake River Land Exchange; and

18
19 WHEREAS, the Town desires to obtain a grant of \$800,000 from the Energy and Mineral
20 Impact Assistance Program to assist with the cost of acquiring the “Claimjumper Parcel”; and

21
22 WHEREAS, the Town staff has prepared a proposed “Energy and Mineral Impact
23 Assistance Program Application” for submission to the Colorado Department of Local Affairs
24 (“Grant Application”), a copy of which is marked Exhibit "A", attached hereto and incorporated
25 herein by reference; and

26
27 WHEREAS, the Town Council has reviewed the Grant Application, and finds and
28 determines that it would be in the best interest of the Town and its residents for Grant
29 Application to be submitted to the Colorado Department of Local Affairs; and

30
31 WHEREAS, in order to meet the submission deadline the Grant Application has
32 previously been submitted to the Colorado Department of Local Affairs, and it necessary and
33 appropriate for the Town Council to ratify the previous submission of the Grant Application.

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

37
38 Section 1. The “Energy and Mineral Impact Assistance Program Application” (Exhibit
39 "A" hereto) is approved, and its previous submission to the Colorado Department of Local
40 Affairs is hereby ratified, confirmed, and approved.

41
42 Section 2. This resolution shall become effective upon its adoption.

43
44 RESOLUTION APPROVED AND ADOPTED THIS _____ DAY OF _____,
45 2008.

TOWN OF BRECKENRIDGE

By _____
John G. Warner, Mayor

ATTEST:

Mary Jean Loufek, CMC,
Town Clerk

APPROVED IN FORM

Town Attorney date

STATE OF COLORADO

(For Use by State)

Department of Local Affairs
ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM APPLICATION
Tier I or Tier II

Public Facilities/Public Services/Community Development Projects
(Refer to back page for application filing information)
Applications Must Be Submitted Electronically

A. GENERAL AND SUMMARY INFORMATION

1. Name/Title of Proposed Project: Claimjumper Property Acquisition for Affordable Housing

2. Applicant: Town of Breckenridge

(In the case of a multi-jurisdictional application, name of the "lead" municipality, county, special district or other political subdivision).

In the case of a multi-jurisdictional application, provide the names of other directly participating political subdivisions: _____

3. Chief Elected Official (In the case of a multi-jurisdictional application, chief elected official of the "lead" political subdivision):

Name: John Warner Title: Mayor

Mailing Address: Box 168 Phone: (970) 453-3166

City/Zip: Breckenridge CO 80424 Fax: (970) 453-3104

E-mail Address: zlds@colorado.net

4. Designated Contact Person (will receive all mailings) for the Application:

Name: Laurie Best Title: Planner

Mailing Address: Box 168 Phone: (970) 547-3112

City/Zip: Breckenridge CO 80424 Fax: (970) 547-3132

E-mail Address: laurieb@townofbreckenridge.com

5. Amount of Energy/Mineral Impact Funds requested: (**Tier I**; Up to \$200,000 or **Tier II**; Greater than \$200,000 to \$2,000,000) \$800,000 (Tier II)

6. a. Brief Description of the Project and the Community's Documented or Demonstrated Need:
(The reason for this project application in 100 words or less)

Gold was discovered in 1859 and a small settlement, that would become Breckenridge, was established high on the continental divide's western slope. For the next 80 years Breckenridge prospered during booms and endured busts. Today, Breckenridge is a vibrant community with a carefully protected mining legacy. This grant will be used to acquire 36.49 acres that was once designated a threat because of mine waste. Recent work by the EPA/USFS has mitigated the threat, and the Town intends to acquire the property and use it for the development of affordable housing to meet some of the community's current significant need.

b. Brief Description of how this project addresses the Community's Documented or Demonstrated Need:

(Is the project a benefit to public health [e.g. improve water quality, provide for a more reliable quantity of water]; or does the project improve the effectiveness or efficiency of services [e.g. by improving the drainage system, upgrading the

system, adding office space]; or does the project add to the quality of life of the community [e.g. improvements to community centers, senior and/or youth centers] Describe in **100 words or less.**

The 2006 Housing Assessment identified a serious shortage of affordable housing for local families. In response, a Housing Plan endorsed by the Council in 2008 prescribes a variety of strategies to add 900 units. Because of escalating construction costs and scarce land, the Town believes that local government must play a role to facilitate affordable housing construction. The cost of land is a significant barrier; therefore the Town is committed to acquiring land for that purpose. Acquisition of this site will allow for the expansion of Pinewood Village, a rental complex (also on Town-owned land) for very low income families.

7. A. Local priority if more than one application from the same local government (e.g., 1 of 2, 2 of 2, etc.). n/a

B. DEMOGRAPHIC AND FINANCIAL INFORMATION.

1. Population

a. What was the 2000 population of the applicant jurisdiction? 2,408

b. What is the current estimated population for the applicant jurisdiction? 3,500
(Current/most recent lottery distribution estimate is acceptable.) What is the source of the estimate? Town Planning

c. What is the population projection for the applicant in 5 years? 4,500
What is the source of the projection? Town Planning

2. Financial Information (Current Year):

In the column below labeled "Applicant" provide the financial information for the municipality, county, school district or special district directly benefiting from the application. In the columns below labeled "Entity", provide the financial information for any public entities on whose behalf the application is being submitted (if applicable).

Complete items "a through i" for ALL project types:			
	Applicant	Entity	Entity
a. Assessed Valuation (AV) Year: 2007	\$ 344,381,980.00		
b. Mill Levy	7.52		
c. Property Tax Revenue (mill levy x AV)	\$ 2,167,981.00		
d. Sales Tax (Rate/Estimated Annual Revenue)	8.75%/ \$14,908.005	% / \$	% / \$
e. Total General Fund Budget	\$ 23,560,872.00		
f. Total Applicant Budget Amount (Sum of General Fund and all Special or Enterprise Funds)	\$ 47,119,176.00		
g. Total Multi-year Debt Obligations for all Fund Types*	\$19,793,403		
h. Total Lease-Purchase and Certificates of Participation obligations*	\$ 8,851,440.00		
i. General Fund Balance (Reserves) as of January 1 of this current calendar year.	\$ 12,332,879.00		

For projects to be managed through a Special Fund other than the General Fund (e.g. County Road and Bridge Fund) or managed through an Enterprise Fund (e.g. water, sewer, county airport), complete items "j through n":			
Identify the relevant Special Fund or Enterprise Fund:	Housing Fund	Open Space Fund	
j. Special or Enterprise Fund Budget Amount	\$ 3,092,921.00	\$ 2,109,026.00	
k. Special or Enterprise Fund Multi-Year Debt Obligations*	0	\$ 8,005,000.00	
l. Special or Enterprise Fund Balance (Reserves) on January 1 of this calendar	\$ 2,104,193.00	\$ 3,402,526.00	Page 96 of 104

year			
m. Special or Enterprise Fund Lease-Purchase and Certificate of Participation Obligations*	0	0	
n. Special Fund Mill Levy (if applicable)	N/A	N/A	

For Water and Sewer Project Only complete items "o through q":			
o. Tap Fee			
p. Average Monthly User Charge (Divide sum of annual residential revenues by 12 and then divide by the number of residential taps served.)			
q. Number of Taps Served by Applicant			

*** Include the sum of the year-end principal amounts remaining for all multi-year debt obligations, lease purchase agreements or certificate of participation notes.**

C. PROJECT BUDGET. List expenditures and sources of revenue for the project. The totals on each side of the ledger must equal.

Expenditures		Sources of Revenue (Dollar for Dollar Cash Match is Encouraged)			Funding Committed
List Budget Line Items (Examples: architect, engineering, construction, equipment items, etc.)		List the sources of matching funds and indicate either cash or documentable in-kind contribution			Yes/No
		<u>Cash</u>		<u>In-Kind</u>	
Acquisition of Claimjumper Parcel from US Forest Service	\$ 2,050,000.00	Energy/Mineral Impact Fund Grant Request	\$ 800,000		N
		*Energy/Mineral Impact Fund Loan Request (If applicable)	na		N
		Town of Breckenridge Open Space Fund	\$412,500		Y
		Town of Breckenridge Housing Fund	\$837,500		Y
TOTAL	\$ 2,050,000.00	TOTAL	\$2,050,000.00	\$	
Please attach a more detailed budget if available		*Loans with a 5% interest rate may only be awarded for potable water and sewer projects. Leave blank if a loan is not requested.			

D. PROJECT INFORMATION.

The statutory purpose of the Energy and Mineral Impact Assistance program is to provide financial assistance to “political subdivisions socially or economically impacted by the development, processing or energy conversion of minerals and mineral fuels.”

1. Energy/Mineral Relationship/Social and Economic Impact.

- a. Describe how the applicant is, has been, or will be impacted by the development, production, or conversion of energy and mineral resources.

Breckenridge exists today because of the discovery of gold and the mineral extraction that occurred between 1859 and 1942. That mining legacy is fundamental to the character of the community and is evident in buildings and mine sites, in the nationally recognized Historic District, and in the landscape that was permanently affected and altered. During the 19th and early 20th century the landscape was forever altered, the Blue River was turned upside down as Tiger Dredge #1 excavated through the center of Town, and mining camps were scattered throughout the community. Almost 150 years after the first discovery, the Town of Breckenridge continues to invest in the identification, inventory, and repair of mine sites. In 1995 the Town completed a five year \$6.5 million project to restore the Blue River thereby transforming the dredge site to a vibrant healthy river corridor. In 2005 the Town collaborated with Summit County to acquire approximately 1,800 acres in the Golden Horseshoe to insure appropriate protection and management of an area that was once the center of the mining industry. These projects illustrate the community's on-going commitment to preserve, protect, and share this legacy. The Claimjumper property, which the Town intends to acquire, is located in the vicinity of the Iron Mask Mine and other early underground mines. The property contained numerous deposits of mine waste rock that posed a threat to human health. In collaboration with the Town and the community, the EPA and the Forest Service performed work pursuant to the Comprehensive Environmental Response Compensation and Liability Act to remove contaminated material to a nearby repository and to cap and re-landscape the area. In November of 2007 this work was completed and the property became eligible and desirable for disposal by the Forest Service.

- b. To further document the impact in the area, name the company or companies involved, the number of employees associated with the activities impacting the jurisdiction and other relevant, quantitative indicators of energy/mineral impact.

The landscape, the economy, and the community were affected broadly and permanently by mineral extraction. Minerals and ore worth hundreds of millions in today's dollars were removed during distinct mining phases. When word of the initial gold discovery spread, lone prospectors and adventurous fortune seekers rushed to Breckenridge and scoured the hillside for free gold in river and streams. By 1862 the camps began to clear as companies consolidated their holdings and large mining companies implemented new more impactive hydraulic techniques to access the free gold. Later the discovery of rich silver and lead carbonates would usher in a new wave of hard rock miners and that would eventually be followed by the dredges. Each of these mining phases left their mark on the community. During prosperous times, the Town was formally platted, and permanent and substantial buildings replaced the shanties and tents that had been erected hastily by the earliest miners who had never planned on settling permanently. The population soared into the thousands and Main Street Breckenridge became the social and economic center for the community providing miners with entertainment and commerce. When the last dredge boat shut down in 1942 by order from the Federal Government (to direct manpower, steel, and explosives for the war effort) the Breckenridge economy collapsed and only a few hardy residents remained. The once vibrant community languished for several years until a new boom began with the opening of the Breckenridge Ski Resort in 1962. While recreation and tourism now fuel the economy many of the original pioneer families remain active and elements of the mining heritage remain at the heart and soul of the community.

2. Project Significance/Demonstration of Community Need.

- a. Why is the project needed at this time? *The 36.49 acre parcel is currently owned by the Forest Service but is slated for disposal by the Forest Service in 2008. It is in the interest of the Forest Service to promote efficient land management and this parcel is recommended for disposal under their Land Ownership Adjustment Analysis. Because the environmental issues have been addressed, the Forest Service intends to dispose of the property through a land exchange which is anticipated to conclude in 2008. We do not believe that the closing can be delayed; therefore this grant application has been submitted in the August 1st cycle so funds might be available for this acquisition. The Town has a well documented and demonstrated need for affordable housing and would use the most level portion of the site which is approximately 5 acres for*

affordable housing. The Town may convey small isolated slivers to adjoining landowners and the remainder would be managed by the Town as open space.

- b. How does the implementation of this project address the need? Development costs and especially land cost create significant barriers to affordable housing. By acquiring this property the Town will create another site that can be used for housing development. The property's location is ideal for local housing, situated near schools, shopping, and recreation. There is transit service and other local housing in the immediate vicinity. Once the property is acquired, the Town will work with a developer to insure that affordable units are constructed.*
- c. Does this project, as identified in this application, **completely** address the stated need? If not, please describe additional work or phases and the estimated time frame. Do you anticipate requesting Energy and Mineral Impact Assistance funds for future phases? The Town has established a goal for 900 additional affordable units for local families. We believe that approximately 35 rental units could be accommodated on the Claimjumper site. The Town owns other property and has adopted a master plan for approximately 450 units on that property. A variety of other strategies are also being implemented to create more local workforce housing. It is likely that the Town may request Energy and Mineral Impact Assistance funds for other future projects.*
- d. What other implementation options have been considered? In the event funding is not available from the Energy and Mineral Impact Assistance fund, additional funds from the Housing Fund will be allocated for this acquisition. This fund has been established to provide for the construction of affordable housing and is supported by a local impact fee and sales tax and by contribution from the Town's general fund. Even with \$1.5 million allocated from the general fund and an estimated \$800,000 annually from the impact fee, the Housing fund will not cover the cost of developing 900 affordable units. It is estimated that each unit requires a subsidy of \$40,000 to \$60,000 and land is increasingly scarce. The Housing Fund will be used to create as many affordable units as possible, but other funding will be critical to meeting the needs of the community.*
- e. What are the consequences if the project is not awarded funds? Additional funds from the Housing Fund will be used and they will not be available to support the on-going efforts to provide affordable housing.*

3. Local Commitment.

- a. Why can't this project be funded locally? A significant portion is being funded locally and other projects are also being pursued, but the cost of providing affordable housing exceeds local resources and requires additional participation from other sources.*
- b. Explain the origin of your local cash match. (Note: Whenever possible, local government cash match on a dollar for dollar match basis is encouraged.) The Town is contributing approximately 60% and is seeking approximately 40% from the Energy and Mineral Impact Assistance fund. About 13% of the property is suitable for development and the remainder is steep and heavily wooded. The Town believes that this non buildable area can and should be managed as open space and therefore intends to use Open Space Funds for a portion of the Town's match. The remainder of the Town's match will be provided by the Housing Fund. The Open Space Fund is derived from a voter approved .5% sales tax authorized in 1996 and the Housing Fund is derived from a voter approved (2007) sales tax of .0125% and impact fee of 50 cents to \$2 per square foot.*
- c. Describe any in-kind contributions by type and value. How were the in-kind services valued? (If in-kind contributions are included in the project budget, detailed tracking will be required on project monitoring reports). N/A for property acquisition*
- d. Has the applicant dedicated the financial resources in their current budget, reserve funds and/or unused debt capacity that are being used for the local matching funds? Yes x No Explain if No:*
- e. Have the applicant's tax rates, user charges or fees been reviewed recently to address funding for the proposed project? Yes x No (A voter authorized sales tax/impact fee for affordable housing was implemented in January 1, 2007. Community support for this self imposed tax illustrates the significance of the issue and the willingness of local voters to participate in solutions.)*

- f. If the tax rate, user charges or fees were modified, what was the modification and when did this change occur? yes-see 'b' and 'e'
- g. Has the applicant contacted representatives from local energy or mineral companies to discuss the project? Has the applicant requested financial support from the industry and to what success?
No current companies operating.

4. Relationship to Community Goals / Increased Livability of Community.

The next series of questions attempts to more clearly understand how your community development/capital development project improves the livability of your community. Livability means, increasing the value and/or benefit in the areas that are commonly linked in community development such as housing, jobs, infrastructure benefit, transportation, education and environment.

- a. Is the project identified in the applicant's budget or a jurisdictionally approved plan (e.g. capital improvement plan, equipment replacement plan, comprehensive plan, utility plan, road maintenance and improvement plan or other local or regional strategic management or planning document)? *Yes-land banking and property acquisition for affordable housing is identified in the Town's Affordable Housing Strategy, the 2008 Housing Action Plan, and in the Housing Fund. What is its ranking? High*
- b. Has this project been deferred because of the lack of local funding? *No-the property just became available upon completion of the environmental clean up .If so, how long? n/a*
- c. What other community entities, organizations, or stakeholders recognize the value of this project and are collaborating with you to achieve an increased livability of the community? What measurable outcomes will demonstrate the increased livability because of the implementation of this project? Please describe how your partners are contributing to achieve the improvement to the livability of the community through this project.
 - i. Please describe the level of commitment by each collaborator. (e.g. fee waivers, in-kind services, fundraising, direct monetary contribution, policy changes.) *Many local employers and private sector developers participate in developing affordable housing but the scarcity of land and escalating construction costs make it increasingly challenging. The Town has been very proactive and over the last 6 years the number of affordable units has increased from about 100 units to over 600 units. The Breckenridge Ski Resort constructed 180 units and local developers have collaborated with the Town to build hundreds of units. The Town continues to explore all opportunities and incentives to facilitate the development of affordable housing. In addition to private sector stakeholders, many public sector entities collaborate with the Town, including the Summit Combined Housing Authority (SCHA). The SCHA provides down payment assistance, credit counseling, and other services for local families. Summit County government has also indicated support and interest in this property acquisition and the subsequent housing development.*
 - ii. Please list the value the resources that each collaborator is bringing to the program. *n/a for property acquisition*

5. Management Capacity / Readiness To Go.

- a. Assuming this project is funded as requested, how soon will the project begin? What is the time frame for completion? *The property will be acquired in 2008, design will begin immediately, with a possible construction start in late 2009, and units on line in 2011.*
- b. How will you separate and track expenditures, maintain funds and reserves for the capital expenditures and improvement as described in this project? *A separate account will be maintained for this project.*
- c. Describe the funding plan in place to address the new operating and maintenance expenses generated from the project? *The specifics of the development partnership have not been formalized, and the Town has not entered into a development agreement as of this date, but it is anticipated that a private developer will be responsible for the construction, management, oversight, and upkeep of an apartment complex to be constructed on the property that is the subject of this grant request. The Pinewood Village Apartment on adjacent, Town-owned land was developed in 2000 using a similar process.*

- d. Describe the technical and professional experience/expertise of person(s) and/or professional firms responsible to manage this project. *The project will be managed by the Town Manager, Tim Gagen. Mr. Gagen has been the Town Manger for approximately 8 years and has been in public administration for more than 30 years. Mr. Gagen is managing the negotiations related to the acquisition of this property. Once the property is acquired the Town intends to select a highly qualified developer partner with demonstrated ability to execute this type of housing development.*
- e. Describe how your facility will meet the energy standards specified in C.R.S. 24-30-1301 - 1305, if applicable? How were these measures determined to be appropriate? Are the measures cost-effective? What is the estimated time for return on investment? *N/A for property acquisition*
- f. Describe how you determined that the project can be completed within the proposed budget as outlined in this application? Are contingencies considered within the project budget? *The land price will be a set price established by the Forest Service.*
- g. Has the necessary planning been completed? How? What additional design work must still be completed, if any? When? How did the applicant develop project cost estimates? Is the project supported by bids, professional estimates or other credible information? Please attach a copy of any supporting documents. *A copy of the preliminary appraisal is available upon request-the environmental remediation has been completed and the property is eligible for conveyance.*
- h. Does the project duplicate service capacity already established? Is the service inadequate? (Has consolidation of services with another provider been considered?) *n/a*

6. Measurable Outcomes.

- a. Describe measurable outcomes you expect to see when implementation of this project is complete. How will the project enhance the livability of your region, county, city, town or community (e.g. constructing a new water plant will eliminate an unsafe drinking water system and provide safe and reliable drinking water; the construction of a new community center will provide expanded community services, or projects involving energy conservation, community heritage, economic development/diversification, traffic congestion)?
The acquisition of this property for affordable housing will create more opportunity for affordable housing development in a community where suitable land is increasingly scarce. Land banking provides affordable housing opportunities that are not currently available. This will enable families to live near their jobs, to reduce commuting impacts, and to have safe, secure, and affordable homes.
- b. How many people will benefit from the project? (i.e., region, county, city, town, community, subdivision, households or specific area or group; or any portion thereof) *The local working families living in units developed on this property will benefit, but the benefits extend to the larger community. An adequate supply of affordable housing is necessary to support the local economy. The community as a whole benefits when teachers, firefighters, nurses and other families remain in the community.*
- c. How will the outcome of the project be measured to determine whether the anticipated benefits to this population actually occur? *Upon completion of the housing development, t an annual report will be required regarding the demographics of the tenant. Household income and employment status will be monitored to insure that the housing units are serving the intended families.*

E. TABOR COMPLIANCE.

- 1. Does the applicant jurisdiction have the ability to receive and spend state grant funds under TABOR spending limitations? Yes X No ___ Explain:
- 2. Has the applicant jurisdiction been subject to any refund under TABOR or statutory tax limitations? Yes ___ No X Explain:
- 3. Has the applicant sought voter approval to keep revenues above fiscal spending limits? Yes X No ___ Explain: Voter approval was granted without a time limitation.

4. Are there any limitations to the voter approved revenues? (e.g. Can only be spent on law enforcement or roads)?
NO
5. If the applicant jurisdiction is classified as an enterprise under TABOR, will acceptance of a state grant affect this status? Yes ___ No ___ Explain: *n/a-The Town of Breckenridge is not classified as an enterprise under TABOR.*

F. ENVIRONMENTAL REVIEW.

Indicate below whether any of the proposed project activities:

1. Will be undertaken in flood hazard areas. Yes ___ No x List flood plain maps/studies reviewed in reaching this conclusion. Describe alternatives considered and mitigation proposed. *Note: The 36.49 acre parcel contains an 80 yard reach of the Cucumber Creek which flows through the parcel. These reaches are flanked by sub-alpine wetlands totaling 2.54 acres which are identified on FEMA 1987 maps. This area is designated for open space protection.*
2. Will affect historical, archeological or cultural resources, or be undertaken in geological hazard area? Yes ___ No x Describe alternatives considered and mitigation proposed.
3. Address any other related public health or safety concerns? Yes ___ No x Describe:

Submission of this form indicates official action by the applicant’s governing board authorizing application for these funds.

Official Board Action taken on resolution pending August 12, 2008
Date

Applications and any attachments must be submitted electronically to:
(If you are unable to submit electronically please contact your field representative)

Bret.hillberry@state.co.us

Phone: 303.866.4058 for any questions related to the electronic submittal.

Attachments List (Check and submit the following documents, if applicable):

- ▶ Preliminary Engineering Reports _____
- ▶ Architectural Drawings _____
- ▶ Cost Estimates x-appraisal available upon request
- ▶ Detailed Budget _____
- ▶ Map showing location of the project x _____
- ▶ Attorney's TABOR decision _____



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.

August 2008

Tuesday, August 12	First Meeting of the Month
Tuesday, August 26	Second Meeting of the Month
Thursday, August 28-29	CAST

September 2008

Tuesday, September 9	First Meeting of the Month
September 12-14	Oktoberfest
Tuesday, September 23	Second Meeting of the Month

OTHER MEETINGS

2 nd & 4 th Tuesday of the Month; 7:00pm	Planning Commission; Council Chambers
1 st Wednesday of the Month; 4:00pm	Public Art Commission; 3 rd floor Conf Room
2 nd Thursday of the Month; 3:00pm	BEDAC; 3 rd floor Conf Room
2 nd Monday of the Month; 5:30pm	BOSAC; Council Chambers
2 nd & 4 th Tuesday of the Month; 1:30pm	Board of County Commissioners; County
3 rd Thursday of the Month; 7:00pm	Red White and Blue; Main Fire Station
2 nd Thursday of the Month; 5:30pm	Sanitation District;
Last Wednesday of the Month; 8am	Breckenridge Resort Chamber; BRC Offices
4 th Wednesday of the Month; 9am	Summit Combined Housing Authority;
2 nd Wednesday of the Month; 12 pm	Breckenridge Heritage Alliance; Gaymon Cabin

Other Meetings: CAST, CML, NWCCOG, RRR, QQ, I-70 Coalition