



TOWN OF  
**BRECKENRIDGE**

**Town Council Work Session**  
Tuesday, January 23, 2024, 3:00 PM  
Town Hall Council Chambers  
150 Ski Hill Road  
Breckenridge, Colorado

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

**I. HIGH COUNTRY CONSERVATION CLIMATE EQUITY PLAN PRESENTATION (3:00-3:20pm)**

Equity Plan Presentation

**II. BTO PRESENTATION - RESIDENT SENTIMENT SURVEY (3:20-4:00pm)**

**III. PLANNING COMMISSION DECISIONS (4:00-4:05pm)**

Planning Commission Decisions

**IV. LEGISLATIVE REVIEW (4:05-4:25pm)**

Lighting Code Amendments (First Reading)

Election IGA with Summit County (Resolution)

**V. MANAGERS REPORT (4:25-5:25pm)**

Public Projects Update

Mobility Update

Sustainability Update

Housing and Childcare Update

Open Space Update

Committee Reports

Financials

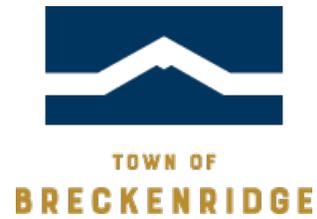
Breckenridge Events Committee

HR Update

**VI. OTHER (5:25-5:45pm)**

Carter Park Dog Park Plan Discussion

**VII. EXECUTIVE SESSION - Property Acquisition (5:45pm)**



# Memo

To: Town Council  
From: Jessie Burley, Sustainability + Parking Manager  
Date: 1/23/24  
Subject: Summit Climate Equity Plan

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**Summary and Background:** The Town of Breckenridge adopted the Summit Community Climate Action Plan (CAP) in 2019. The CAP set out to establish greenhouse gas (GHG) reduction targets for Breckenridge specifically, and Summit County more broadly. The plan focused on setting GHG targets and establishing strategies across sectors to develop programs and policy actions in the short and medium term. The plan was traditional in its approach and did not address the disparities that climate change has across disproportionately impacted communities.

“Climate change is not just an environmental issue. It is also about people and not everyone is affected equally. Coloradans are already feeling the impacts of climate change and we can all think of examples: the Marshall Fire, the Glenwood Canyon mudslide, the 2013 floods, and severe drought conditions across most of the state. Communities of color, indigenous people, low-income individuals, and people living in polluted areas are often affected by climate change more than other groups. The state is committed to use greenhouse gas reduction strategies as an opportunity to work toward racial equity and economic justice.” *Colorado Climate Equity Framework*.

As noted in the Breckenridge Equity Blueprint presented to Council on January 9, 2023, over the past five years, the world has changed dramatically. From the racial unrest following the murder of George Floyd to the COVID-19 pandemic, those events have driven a focus across organizations to recognize and address community disparities. To that end, the Climate Equity Plan is designed as an equity overlay to the existing CAP, focusing on ensuring underrepresented residents have access to the benefits of climate action. This effort is being undertaken at the State level, but also across local communities.

In 2022, High Country Conservation Center (HC3) received a grant from the US Environmental Protection Agency to develop the Climate Equity Plan for the Summit County community. HC3 convened a group of stakeholders from local organizations that regularly work with underrepresented community members, including FIRC, Mountain Dreamers, and Summit School District. This team lent its expertise to project oversight, provided feedback and support for community outreach, and directed development of the strategies in the plan. Staff from the Town of Breckenridge served on the stakeholder committee in a listening role, letting community members drive the outcomes.

Following the drafting of the Climate Equity Plan, Staff and HC3 went before the Breckenridge Social Equity Advisory Commission (BSEAC) for their input and recommendation. Discussion on July 17, 2023 focused on making the strategies more specific and actionable. That feedback was incorporated into the next draft which was presented on September 18, 2023. The BSEAC approved of the changes and recommended that Council adopt the plan.

**Staff Recommendation:** Staff and HC3 will present the intent, importance, process, and key outcomes of the Climate Equity Plan. Staff will be available to answer questions and receive feedback from Council. Staff is requesting direction to bring back a Resolution for formal adoption at the February 13, 2024 meeting.



HIGH COUNTRY  
CONSERVATION CENTER

# Climate Equity Plan

October 2023



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# Acknowledgments

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High Country Conservation Center (HC3) offers its appreciation to the Climate Equity Plan Steering Committee members who were instrumental in guiding the development of this plan:

**Andrea Ridder**

Summit School District

**Jessie Burley**

Town of Breckenridge

**Nico Cruz**

Family and Intercultural  
Resource Center

**Ashley Brubaker**

Summit County Government

**Julie Sutor**

Western Slope Regional Director for  
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Growing Together

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Northwest Colorado Council of  
Governments

**Teddy Wilkinson**

Town of Breckenridge

**Javier Pineda**

Mountain Dreamers

**Zuleyma Arias**

Summit County Government

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The following HC3 staff also contributed to this effort:

**Jess Hoover**

Climate Action Director and Climate  
Equity Plan Project Manager

**Jen Schenk**

Executive Director

**Narelle Kipple**

Climate Action Manager

**Rachel Zerowin**

Community Programs Director

Finally, HC3 is grateful to the many Summit County community members and organizations that supported this planning effort through their participation in community surveys, focus groups, informational interviews, and other activities that informed the strategies and tactics within this plan.

Development of this plan was supported by Lotus Engineering and Sustainability, LLC and made possible with funding from the US Environmental Protection Agency's Environmental Justice Small Grants Program.

# Glossary

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Terms defined in the glossary appear in bold throughout the plan.

**Beneficial Electrification:** The conversion of equipment from fossil fuel use to electricity use, when the conversion results in at least one of these benefits: reduced air pollutant emissions including greenhouse gases, decreased customer energy costs, or improved utilization of grid resources.

Source: Beneficial Electrification League of Colorado.

**Clean Energy:** Energy that comes from renewable, zero-emission sources that do not pollute the atmosphere when used. This term is used interchangeably with renewable energy and renewable electricity.

Source: TWI Global.

**Climate Equity:** Ensures the removal of barriers to information and power structures and the inclusion of historically underserved communities in the process of developing climate solutions. As a result, the benefits of climate protection efforts are experienced by all community members, and unequal burdens of climate change are alleviated.

Source: Climate Equity Plan Steering Committee.

**Cold Climate Heat Pumps:**

A variation of an existing air conditioning technology, cold climate heat pumps are designed to

heat homes adequately in very cold weather (usually at or below 5°F) and, as a secondary function, cool these homes during warm weather.

Source: National Renewable Energy Laboratory.

**Deed Restrictions:** Stipulations written into a property's deed or recorded as a restrictive covenant that outlines conditions and/or restrictions for the property. Many of the deed restrictions in Summit County are designed to further the goals of affordable workforce housing.

Source: Summit County Government.

**Equity:** Promoting justice, impartiality, and fairness surrounding the procedures, processes, and distribution of resources by institutions or systems. Tackling equity issues requires understanding and addressing the root causes of outcome disparities within our society. Equity must be core to both the process and the outcomes to ensure inclusive solutions for all.

Source: Climate Equity Plan Steering Committee.

**Energy Stressed:** A household is energy stressed when it spends at least four percent of its income on energy bills.

Source: Colorado Energy Office.

**Fine Particle Pollution:** PM2.5 is a name for tiny particles that can harm the heart and lungs. These particles come from many different sources, including vehicle tailpipes, smokestacks, dust from construction sites, fires, and chemical reactions in the atmosphere.

**Housing Cost-Burdened:** A household is housing cost-burdened when it pays more than 30 percent of its income on housing.

Source: U.S. Department of Housing and Urban Development and Colorado Housing and Finance Authority.

**Low- and Middle-Income:** Households or residents who earn up to 160 percent of the area median income.

**Microtransit:** A type of transportation program that utilizes smaller vehicles for on-demand transportation services.

**Multimodal:** Consideration and accommodation of the many methods of transportation, including walking, bicycling, riding public transportation systems, and driving.

Source: U.S. Department of Transportation

**Ozone:** An air pollutant that can harm the respiratory system and cause asthma attacks, cardiovascular disease, and premature death. Ozone pollution forms when chemicals from natural and human-made sources mix in the air. Ozone concentration varies by location, time of year, and time of day.

**Pay as You Throw:** A pricing model for waste disposal that is based on the level of use. Users are charged based on how much waste they dispose of, with recycling often included at no extra cost.

**Recycling Service:** On-site pickup of recyclable materials, typically provided by a contracted waste hauler.

**Underserved/Underrepresented Communities:** Groups that have limited or no access to resources or that are otherwise disenfranchised. In this report, this term refers to low-income and minority communities.

Source: Federal Emergency Management Agency.





# Executive Summary

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**The Climate Equity Plan presents strategies that decrease local greenhouse gas emissions and ensure underrepresented residents have access to the benefits of climate action.**

**Strategies in the plan address three key sectors: energy, transportation, and waste reduction.**

The Climate Equity Plan will be a dynamic document, providing guidance for current and future initiatives led by [High Country Conservation Center](#) (HC3) and local governments across Summit County.

## Energy Strategies

High energy use increases housing costs for residents. Energy efficiency improves affordability and promotes mental and physical well-being by ensuring healthy indoor environments. Strategies for the energy sector include:

- Improving existing energy efficiency programs and policies to increase participation among **low- and middle-income** residents.
- Providing increased incentives for **cold climate heat pumps**.
- Developing multilingual and multicultural educational materials.



## Transportation Strategies

Transportation challenges in Summit County include fixed-route public bus systems that do not meet the needs of all community members and limited access to electric vehicles. Transportation strategies focus on:

- Enhancing **multimodal** connectivity.
- Improving public transit services and bus stop infrastructure.
- Developing an electric vehicle car share program and promoting equitable access to electric vehicles.

## Waste Reduction Strategies

To achieve community waste reduction goals and create a healthier environment for all Summit County residents, strategies in this plan address:

- Adopting a **Pay-as-You-Throw** program that includes financial assistance.
- Increasing access to recycling and compost programs.
- Developing multilingual and multicultural educational materials.



# Introduction

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**Tucked away in valleys of the Rocky Mountains, yet only an hour's drive from the Denver metropolitan area, Summit County is one of Colorado's most accessible mountain regions.**

Inhabited for hundreds of years, Summit County has a long-standing history of attracting those looking for economic and adventure opportunities.

From Ute Mountain Native Americans, miners, and homesteaders to outdoors enthusiasts and everyone in between, many have played a role in shaping the County into a thriving alpine community. Now a vibrant and culturally diverse population of 31,000 people, the County is made up of 15 percent Latino/a residents, 1.5 percent Black, 1 percent Native American, and 1.6 percent Asian.<sup>1</sup> Nearly six percent of residents are immigrants, and eight percent of households speak a language other than English.<sup>2</sup>

The County's tourism-based economy and mountain lifestyle are intrinsically linked to its surrounding natural resources. However, despite the seemingly pristine ecosystems, Summit County experiences impacts of localized environmental pollution. Data from the [Colorado Department of Public Health's EnviroScreen Tool](#) shows that Summit County residents are exposed to higher-than-average ground-level **ozone** and traffic volume, subjecting those living near busy roads to **fine particle pollution** and harmful noise levels.<sup>3</sup>

<sup>1</sup>"Summit County, Colorado," Quick Facts, United States Census Bureau, 2021, <https://www.census.gov/quickfacts/summitcountycolorado>.

<sup>2</sup>"Summit County, Colorado," Profile, United States Census Bureau, 2021, [https://data.census.gov/profile/Summit\\_County,\\_Colorado?g=050XX00US08117](https://data.census.gov/profile/Summit_County,_Colorado?g=050XX00US08117).

<sup>3</sup>"Colorado EnviroScreen Environmental Justice Mapping Tool," Colorado EnviroScreen, Colorado Department of Public Health and Environment, May 2023, [https://teeo-cdphe.shinyapps.io/COEnviroScreen\\_English/#map](https://teeo-cdphe.shinyapps.io/COEnviroScreen_English/#map).

<sup>4</sup>"Climate projections in Summit County, Colorado," Rocky Mountain Climate Organization, August 2021, [https://summitcountyco.gov/DocumentCenter/View/33131/55-Page-Report\\_Climate-Projections-in-Summit-County-Co](https://summitcountyco.gov/DocumentCenter/View/33131/55-Page-Report_Climate-Projections-in-Summit-County-Co)



Summit County is also vulnerable to the broader impacts of climate change such as decreased annual snow runoff and increased wildfire risk.<sup>4</sup> Recognizing these threats, the community has undertaken significant climate action work to create a more sustainable future. In 2018, High Country Conservation Center (HC3) brought together diverse community partners to establish the Summit Climate Action Collaborative. This group was tasked with developing the Summit Community Climate Action Plan (CAP). The plan, which sets community-wide goals to reduce emissions 50 percent by 2030 and 80 percent by 2050, was adopted in 2019 by the Towns of Breckenridge, Dillon, Frisco, and Silverthorne as well as Summit County Government.<sup>5</sup> In partnership with these local jurisdictions and other organizations and businesses, HC3 is diligently implementing CAP strategies within the energy, transportation, and waste reduction sectors.

Beyond environmental issues, cost of living is another factor impacting quality of life for Summit County residents. Due to the desirability of the community, the rate of second homeownership is unusually high compared to the US average.<sup>5,6</sup> This has resulted in increased property

<sup>5</sup>Summit Climate Action Collaborative, "Summit Community Climate Action Plan: Strategies for a Sustainable Future," Climate Action and Sustainability, Summit County Government, April 23, 2019, <https://www.summitcountyco>.

<sup>6</sup>Taylor Washington and Thy Vo, "How bad is the housing crunch in Colorado's high country?" The Colorado Sun, August 30, 2021, <https://coloradosun.com/2021/08/30/colorado-high-country-vacancy-rates/.gov/DocumentCenter/View/31980/Summit-Community-Climate-Action-Plan>.

<sup>7</sup>Evan Brassell, "Most U.S. Vacant Housing Is Seasonal Housing," America Counts: Stories, United States Census Bureau, May 25, 2023, <https://www.census.gov/library/stories/2023/05/vacant-seasonal-housing.html>.

values and a proliferation of short-term rentals and seasonally used housing. With limited developable land, there is a countywide shortage of affordable housing for locals to rent or purchase. The most recent countywide housing needs assessment found that nearly one-third of the working population is **housing cost-burdened**, with many residents paying more than 40 percent of their income on housing.<sup>8</sup> The local Latino/a population is much more likely to be cost-burdened and reports higher incidence of substandard housing.<sup>9</sup> Moreover, with a long winter heating season, the average household in Summit County spends four percent of its income on energy bills, an amount defined as **energy stressed** by the Colorado Energy Office.<sup>10</sup>

Written almost five years ago, the Summit Community CAP used climate science and carbon emissions accounting to develop community-specific emissions reduction strategies. While the plan is an important catalyst for change in the region, input from low-income and minority residents was absent from the original planning process. Yet these residents experience climate impacts more severely and face more barriers to climate action solutions than the rest of the population.<sup>11</sup>

**It is important to rectify this omission, because just as climate change impacts are not universal, neither are the solutions.** Affordability and accessibility must be prioritized, and all voices must be included to maximize the impact of local climate action initiatives.

<sup>8</sup> Used by both the U.S. Department of Housing and Urban Development and the Colorado Housing and Finance Authority, the commonly accepted definition of housing affordability is that costs are affordable if they account for no more than 30 percent of a household's income.

<sup>9</sup> "Summit County Housing Booklet," Summit Combined Housing Authority, October 2018, <https://www.summithousing.us/wp-content/uploads/2019/07/2018-10-XX-Summit-County-Housing-Booklet.pdf>

<sup>10</sup> Jeffrey J. Cook and Monisha Shah, "Reducing Energy Burden with Solar: Colorado's Strategy and Roadmap for States," National Renewable Energy Laboratory, March 2018, <https://www.nrel.gov/docs/fy18osti/70965.pdf>.

<sup>11</sup> EPA Press Office, "EPA Report Shows Disproportionate Impacts of Climate Change on Socially Vulnerable Populations in the United States," News Releases, United States Environmental Protection Agency, September 2, 2021, <https://www.epa.gov/newsreleases/epa-report-shows-disproportionate-impacts-climate-change-socially-vulnerable>.



It is time to shift the sustainability narrative with a new Climate Equity Plan. HC3 and the Summit County community have an opportunity to demonstrate regional and statewide leadership via an equity-centered, community-led approach to developing climate solutions within the energy, transportation, and waste reduction sectors.

But this process does not end simply by outlining a list of strategies. The partners who developed this plan recognize that climate equity is a continuous process of learning and engaging. Looking ahead, HC3 will establish an Equity Coalition for the Climate Action Collaborative. This coalition will guide climate action efforts in the community, ensuring all community members have opportunities to engage. Furthermore, the Coalition will work to embed climate equity into each of the existing Climate Action Collaborative working groups.



## **Community Input**

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**The primary purposes of the Climate Equity Plan are to ensure that:**

- 1. Implementation of the CAP addresses and integrates the needs and concerns of the County’s underserved populations; and**
- 2. Local climate action programs benefit all residents, especially minority and low-income community members.**

To fulfill these goals, a concerted effort was made to empower previously underrepresented voices to engage in the planning process and share ideas. The result is a series of climate mitigation strategies deeply rooted in community input.

*See Appendix A for a detailed description of the engagement process.*

To ensure the planning process was community-led, the project team convened a Steering Committee consisting of local non-profit leaders, trusted community representatives, and municipal staff. Acting as a guidepost for engagement, the Steering Committee helped to define climate equity for the plan, create an online survey, identify community members to participate in informational interviews, and direct the approach for community focus groups. The Committee also held a crucial role in reviewing draft strategies for the Climate Equity Plan.



## Definitions to Guide the Planning Process

### Equity

Promoting justice, impartiality, and fairness surrounding the procedures, processes, and distribution of resources by institutions or systems. Tackling equity issues requires understanding and addressing the root causes of outcome disparities within our society. Equity must be core to both the process and the outcomes to ensure inclusive solutions for all.

### Climate Equity

Ensures the removal of barriers to information and power structures and the inclusion of historically underserved communities in the process of developing climate solutions. As a result, the benefits of climate protection efforts are experienced by all community members, and unequal burdens of climate change are alleviated.

The online survey was available in English, French, and Spanish and drew approximately 250 responses. Results provided feedback on existing programs within the energy, transportation, and waste reduction sectors; barriers that may prevent access to those programs; and resources that would be most effective in removing those barriers.

Complementing the survey results were ten informational interviews conducted with community leaders, Summit County residents, and Steering Committee members. The interviews provided an opportunity to dive deeper into specific issues and the lived experiences of participants. Finally, for unfiltered community feedback, trilingual community focus groups were held in coordination with English as a Second Language classes at Colorado Mountain College as well as the local Food Equity Coalition.

This allowed over 100 Summit County residents to provide their insights in the language in which they were most comfortable speaking. Several recurring themes were highlighted throughout this engagement process:

## Energy Input

A primary concern raised during the energy conversations was housing affordability and security. With the skyrocketing cost of living, many residents face substantial hurdles to homeownership. Participants, particularly those in the immigrant community, expressed an unequal power dynamic between landlords and tenants. Because of the short supply of affordable housing, tenants feel uncomfortable requesting energy efficiency measures out of fear of being displaced.



## Transportation Input

Residents voiced concerns about transit services and infrastructure. Because housing affordability varies across the county, many community members do not live where they work. Those without vehicles rely on transit for commuting. It was often reported that the bus system, although free, does not have the route frequency necessary for efficient commutes. Safety is also a priority, with opportunities to improve sidewalks and bus stops.

## Waste Reduction Input

Many community members shared an interest in recycling and other forms of waste diversion. However, convenient access to these services is often lacking, particularly at rental properties and multifamily buildings. For others, recycling and composting are simply not a top priority, especially if their household is financially burdened.

## Strategy Development

Based on this feedback, HC3 and the Steering Committee worked to develop detailed yet feasible strategies to ensure that future implementation efforts are available to and benefit all residents. These strategies build upon existing work in the County and seek to fill gaps with new policies, programs, and educational efforts.

*Refer to Appendix B for a detailed strategy list including tactics for implementation.*



# Energy Strategies

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**Buildings heated by efficient mechanical equipment and powered by renewable electricity can significantly reduce countywide greenhouse gas emissions.<sup>12</sup>**

**These systems also reduce costs for building occupants and, in the case of beneficial electrification, improve indoor air quality and occupant health and safety.**

Summit County will not be able to meet its energy goals without including the entire community in a transition to **clean energy**. However, energy efficiency and electrification measures can have burdensome upfront costs, and energy improvements can be

### Climate Action Plan Energy Use Goals:

- Reduce emissions from electricity use 100 percent by 2035.
- Reduce emissions from building energy use 21 percent by 2030 and 36 percent by 2050.

### Beneficial Electrification

According to the Beneficial Electrification League of Colorado, “Beneficial electrification means converting equipment from fossil fuel use to electricity use, when the conversion results in at least one of these benefits: reduced air pollutant emissions including greenhouse gases, decreased customer energy costs, or improved utilization of grid resources.”

<sup>12</sup> Greenhouse gas emission reduction potentials were modeled for the Summit County Climate Action Plan by Lotus Engineering and Sustainability. Lotus Engineering and Sustainability, LLC., 2018, Summit County Greenhouse Gas Emissions Reduction Model.

inaccessible to renters. These energy strategies aim to enhance access to the benefits of a healthier built environment in Summit County for the entire community.

#### 1. Work with local governments to require energy efficiency improvements for multifamily properties.

Improving energy efficiency in multifamily properties is essential for reducing energy cost burden and increasing the quality of life for the County’s low-income and workforce population. This work includes policies, incentive and rebate programs, and bilingual technical assistance and education for property managers, owners, and tenants. Ensuring that costs are not passed on to tenants is of key importance.

#### 2. Improve existing efficiency programs to offer bigger rebates for energy assessments and upgrades for low- and middle-income groups.

**Low- and middle-income** households (i.e., those who earn up to 160 percent of the Area Median Income) face barriers in accessing affordable home energy assessments and efficiency upgrades. Larger rebates will help reduce the cost of efficiency projects for these individuals and families.

#### 3. Enhance rebates and incentives for electrification.

Building electrification reduces carbon pollution and improves indoor air quality, thereby improving health outcomes for residents. Voucher and bulk purchase programs for cold climate heat pumps can be used to reduce the upfront cost of equipment for residents.

#### 4. Identify and pursue a sustainable funding source for efficiency and electrification programs.

The development of a sustainable funding source ensures that energy efficiency programs will continue to be funded and fiscally supported long into the future, thereby increasing the impact of this work. Example programs from other communities include climate action taxes and mill levies.

#### 5. Enhance energy efficiency in deed-restricted homes during construction or at point of sale.

The lack of affordable housing in Summit County is an ongoing challenge, and **deed restrictions** are one tool being used to address this challenge. Developing programs and policies to increase energy efficiency in new and existing workforce housing will help to further reduce energy use and costs for residents.

#### 6. Develop a multilingual and multicultural energy efficiency communications plan.

There was a noted need to provide multilingual and culturally relevant program information so that everyone is aware of programs and incentives. To ensure that program information is accessible across the community, it will be necessary to conduct outreach in partnership with trusted organizations that provide services to underserved residents.

## Deed Restrictions

Summit County Government defines deed restrictions as "stipulations written into a property's deed or recorded as a restrictive covenant that outlines conditions and/or restrictions for the property. Many of the deed restrictions in Summit County are designed to further the goals of affordable housing and workforce housing."

Locally, deed restrictions often result in a lower upfront purchase price. In return, homebuyers agree to a lower market appreciation rate.

As a result, the value of certain home improvement projects, including energy efficiency upgrades, can't be fully realized upon resale. This acts as a disincentive for homeowners to make investments in energy efficiency and electrification.





# Transportation Strategies

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**Getting around a mountain community can be challenging. Unlike larger and denser metropolitan areas, development in Summit County is more dispersed. The high alpine environment means that transportation infrastructure and safety are impacted harshly by winter weather systems.**

These community characteristics encourage driving personal vehicles to get around, increasing transportation-related greenhouse gas emissions.

## Climate Action Plan Transportation Goal:

Reduce emissions from transportation by 25 percent by 2030 and 91 percent by 2050.

In order to meet the CAP transportation goal, it is critical for the County to enhance **multimodal** connectivity between communities, as well as improve existing fixed-route transit services so that the needs of the whole community are met.

### 1. Develop a microtransit program in Summit County.

Getting around Summit County generally requires a vehicle or reliance on a fixed-schedule and fixed-route public transit service. **Microtransit** programs, which utilize smaller vehicles for on-demand transportation services, can help to connect community members with necessary jobs and services and solve first-and-last mile connection issues.<sup>13</sup>

<sup>13</sup> Unlike privately owned ride-hailing services like Uber or Lyft, publicly operated microtransit programs are often designed to enhance existing public transit networks – rather than compete with them.

### 2. Enhance public transit bus stop infrastructure and service.

The Summit Stage and Breck Free Ride provide free transportation across the community, but the current schedules limit their usefulness for community members who rely on them the most. More frequent routes and enhanced infrastructure will help community members benefit from this service.

### 3. Develop an EV Car Share Program.

Not everyone in the community has a personal vehicle. Whether residents cannot afford to – or intentionally choose not to – own a vehicle, electric vehicle (EV) car share programs are a low-carbon solution for connecting people with places of work and essential services. Local governments and institutions in Summit are in the process of conducting feasibility studies for these programs.

### 4. Invest in infrastructure improvements to improve access and safety of multimodal transportation across Summit County.

Improving the safety and connectivity of pedestrian and bike infrastructure will help more people across the community engage in multimodal transportation.

### 5. Advocate for policies and infrastructure investments that enhance equitable access to EVs.

While there is interest in EVs among the community members, these vehicles remain out of reach due to cost and lack of access to charging infrastructure. Enhanced incentives and installation of charging stations at multifamily and commercial locations can boost uptake of EVs. The community's existing [EV Readiness Plan](#) can be leveraged for this work.



## Waste Reduction Strategies

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## Climate Action Plan Waste Goal:

Reduce emissions from waste 50 percent by 2030 and 90 percent by 2050.

**Reaching the CAP waste reduction goals requires reducing consumption, reusing materials, and recycling and composting as much as possible. During engagement efforts, Summit County community members expressed prior experience with waste reduction practices and a desire to recycle and/or compost at home if they were made more convenient.**

Waste reduction strategies within this plan aim to minimize hurdles created by lack of infrastructure (e.g., disposal bins and collection services) at residences, inaccessible educational materials, and financial barriers.

### 1. Adopt Pay as You Throw and Universal Recycling Policies Countywide.

**Pay as You Throw** (PAYT) and **Universal Recycling** will expand access to recycling infrastructure by requiring waste haulers and multifamily properties to provide **recycling service**. Offering financial assistance to low-income households will ensure that costs do not increase for these residents.

### 2. Increase access to compost programs and provide incentives for participation.

Lack of accessible food scrap drop-off locations is a barrier to participation. By partnering with community service providers to provide incentives for participation and convenient access to composting drop-off sites, more households can use this service.

### 3. Develop a multilingual and multicultural waste diversion communications plan.

By developing creative and culturally relevant communications materials, HC3 can support more diverse households and businesses across Summit County in waste reduction, recycling, and composting. To ensure that program information is accessible across the community, it will be necessary to conduct outreach in partnership with trusted organizations that provide services to underserved residents.



# Conclusion: Equity in Action

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**Sustaining all Summit County has to offer for future generations means not only mitigating climate change but also creating a vibrant community where everyone enjoys the benefits of a healthy environment.**

The Climate Equity Plan acknowledges the important role prior Summit County climate action work has played in establishing emissions reduction goals and mobilizing working groups to advance those efforts.

Additionally, the Plan recognizes the crucial network of community-based organizations across Summit County that are working to improve quality of life and access to services, particularly for underserved residents. HC3 understands that the work identified in this plan cannot be accomplished alone. Rather, genuine and mutually beneficial partnerships with organizations like the Family & Intercultural Resource Center and Mountain Dreamers, as well as local businesses and government entities

across Summit County, will be essential for success. The strategies within this plan seek to ensure that future climate action work integrates everyone in the community and removes obstacles underserved residents face to fully realize the benefits of a more sustainable community.

Moving forward, HC3 and the Summit County community are positioned to be leaders in addressing climate equity within the mountain region and are committed to empowering historically marginalized populations through collaborative implementation of climate action initiatives.





Appendix A

# Detailed Engagement

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## Steering Committee

To ensure the strategies included in the Climate Equity Plan reflect community values, HC3 convened a Steering Committee of ten community leaders. Members from local and state governmental entities joined meetings to listen and share. The committee met five times during the planning process to vet the community engagement approaches, debrief results, and thoroughly review draft strategies. Steering Committee members were offered financial compensation for their time

## Informational Interviews

Ten informational interviews were conducted throughout the development of the Climate Equity Plan to collect direct insight from community members on issues impacting Summit County. The interviews were designed to gain an understanding of the lived experiences of Summit County residents and leaders. A list of questions was prepared prior to the interviews to guide each conversation, although an organic flow of topics was welcomed. Generally, each person was asked about their personal perspective on the most salient community concerns related to energy, transportation, and waste reduction. Ways in which the Climate Equity Plan could realistically address those issues were also explored.

While the interviewees brought unique experiential knowledge to the conversation, high-level themes for each sector emerged and were repeated throughout the planning process. These themes are summarized below.

<b>Energy Efficiency</b>
1. Energy efficiency must be prioritized prior to electrification. Energy efficiency is more attainable financially and prepares a building for more cost-effective electrification.
2. A sustainable funding source for energy efficiency improvements is necessary. These measures help improve quality of life and support emissions reduction goals but need to be subsidized in order for all community members to take advantage of the benefits.
3. Many community members rent their residences, therefore the responsibility to make energy improvements falls to the landlord, property manager, and/or homeowners' association. It will be crucial to engage these groups.
4. There are many energy-related resources available through HC3, the County, the state, and other organizations, but they are difficult to navigate and often have complex applications. Education and outreach on these programs will help more community members benefit from them.

## Transportation

1. Pedestrian safety and general walkability in several neighborhoods throughout the County need to be improved to accommodate those who might not have easy access to personal vehicles or the public transportation system.
2. For those who utilize the free public transportation system, first-last mile gaps and inadequate route frequency impose increased burdens, particularly for those who work outside of typical hours. The system needs to work for all community members.
3. Air quality in neighborhoods located next to major commuting arteries poses a health risk to residents.

## Waste Reduction

1. Waste reduction is not always a top-of-mind priority when basic needs are not met. Any waste reduction strategy needs to prioritize easy integration into daily life.
2. Waste reduction infrastructure is expensive, posing a barrier to access.

## Focus Groups

In partnership with two community organizations, the project team conducted focus groups to gain a more nuanced understanding of community needs, barriers, and opportunities within each sector of the Climate Equity Plan. The first set of meetings was held with English as a Second Language (ESL) classes taught at Colorado Mountain College. All meetings were bilingual, with one including trilingual interpretation. Nearly 90 class members representing a variety of ages and backgrounds were first provided with information about the Climate Equity Plan's purpose and process.

Then, students were asked questions about each of the plan's key sectors: energy efficiency, transportation, and waste reduction.

Another focus group was held in partnership with the Food Equity Coalition, a committee facilitated by the Family and Intercultural Resource Center. A full meal and childcare were provided for focus group participants.

Overall concerns and solutions that arose from these community discussions shed light on the feasibility of equity-focused strategies and identified discrepancies between what was perceived to be best practice in climate action and what had potential to be beneficial for all Summit County residents.

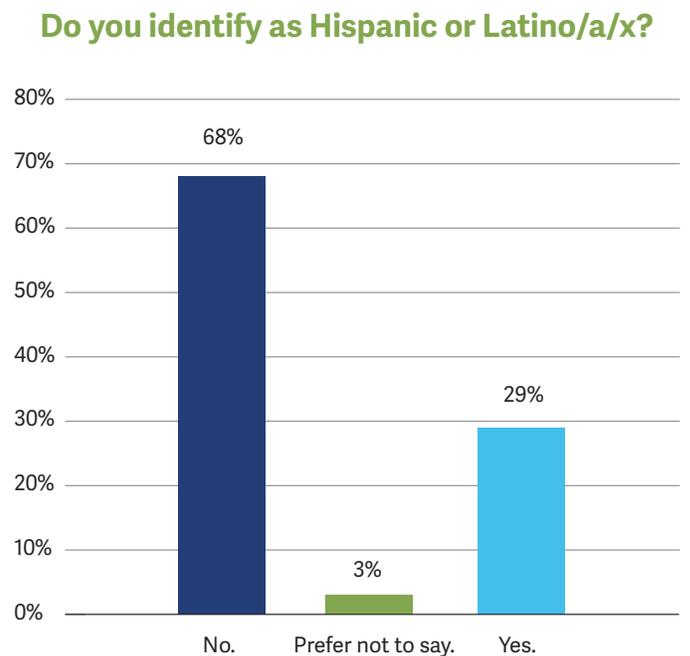
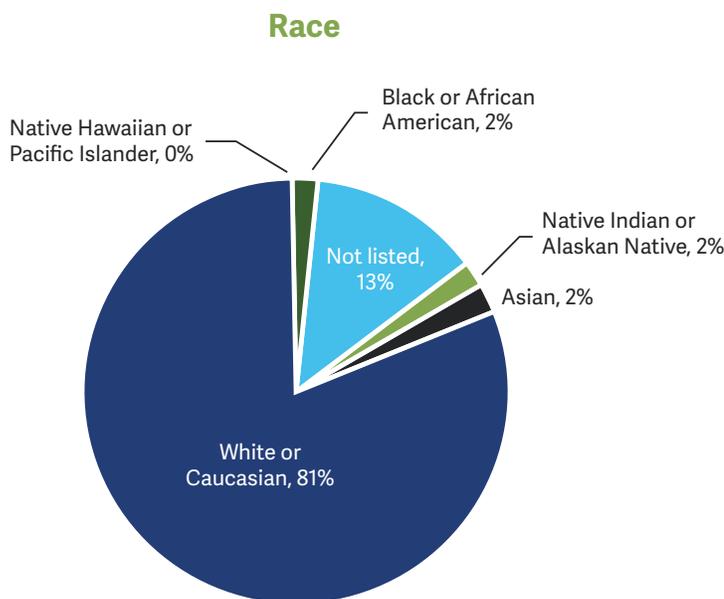
# Summit County Climate Equity Plan Community Survey

A public engagement survey was distributed both online and in-person, with translations available in English, French, or Spanish. The survey consisted of both multiple choice and open-ended questions addressing community needs, barriers to accessing existing resources, desired additional resources, and strategy ideas in the plan’s three sectors. While the survey itself was anonymous, an optional hyperlink at the end allowed participants to submit contact information in order to receive a grocery store gift card as compensation for their time.

## Survey Results

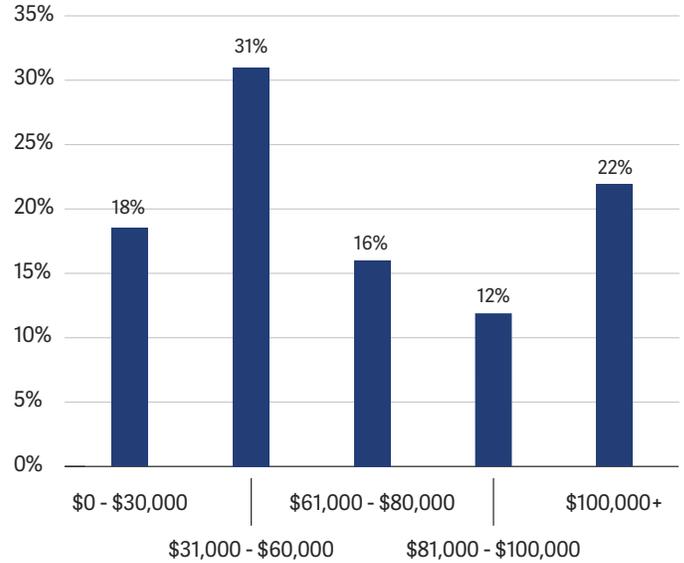
### Demographics

Over 250 responses were collected. Of the respondents who answered the demographics questions, 81 percent identify as white or Caucasian and 29 percent as Latino/a. Nearly 40 percent of respondents speak Spanish.



### Demographics Cont.

Income level of respondents varied. Two-thirds of participants earn less than \$80,000/year, most of whom reported not having children. Over 20 percent of participants reported earning over \$100,000/year; over half of these participants also reported not having children under 18 in their households. The Area Median Income for Summit County in 2022 was \$99,800 for a four-person household.<sup>14</sup>

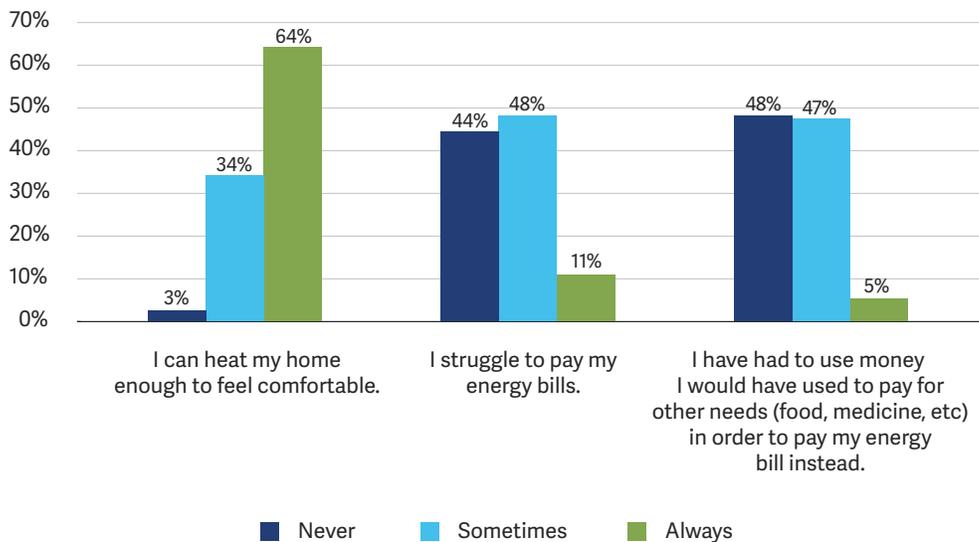


### Energy

Survey results showed a variety of housing types and ownership status, helping inform how to best approach energy strategies. Apartments, modular homes, duplexes, townhouses, and employee housing were all represented, though most respondents live in apartments or single-family homes.

Nearly 60 percent of respondents indicated that they rent their residence, while 37 percent own. Almost half of respondents reported that they sometimes struggle to pay their energy bills and use money originally budgeted for another need to pay them.

### Energy Bills



*"I never realized [the energy-savings program] could apply to me! I will absolutely reach out about this. Thank you, HC3!"*

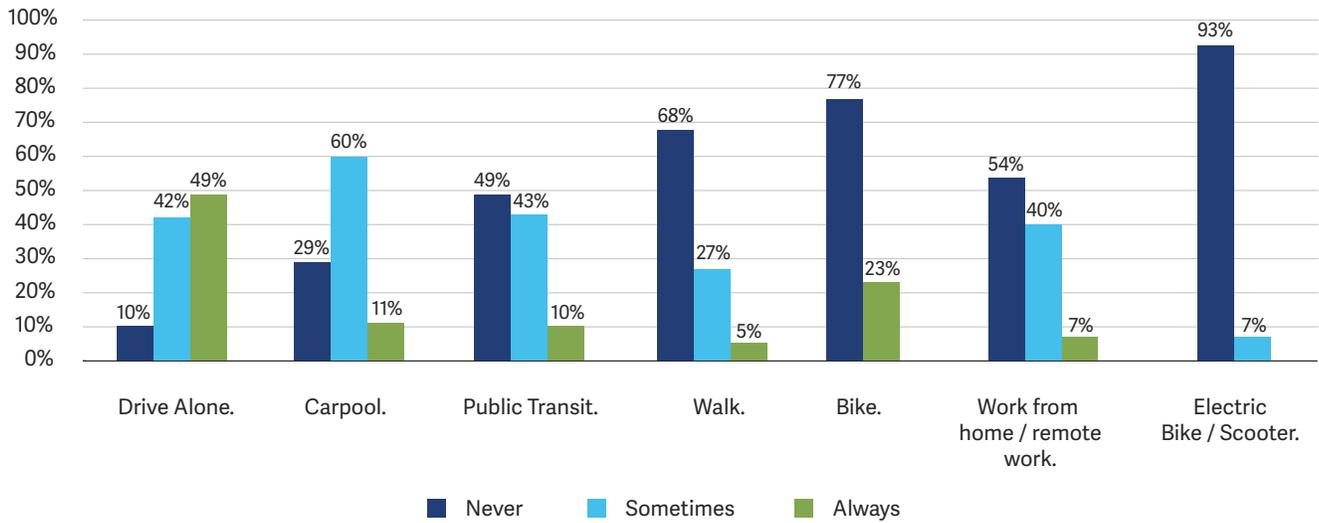
– Survey Respondent

<sup>14</sup>"2022 Summit County Area Median Income," Area Median Income, Summit Combined Housing Authority, April 18, 2022, <https://www.summithousing.us/wp-content/uploads/2022/04/2022-AMI-Summit-County.pdf>.

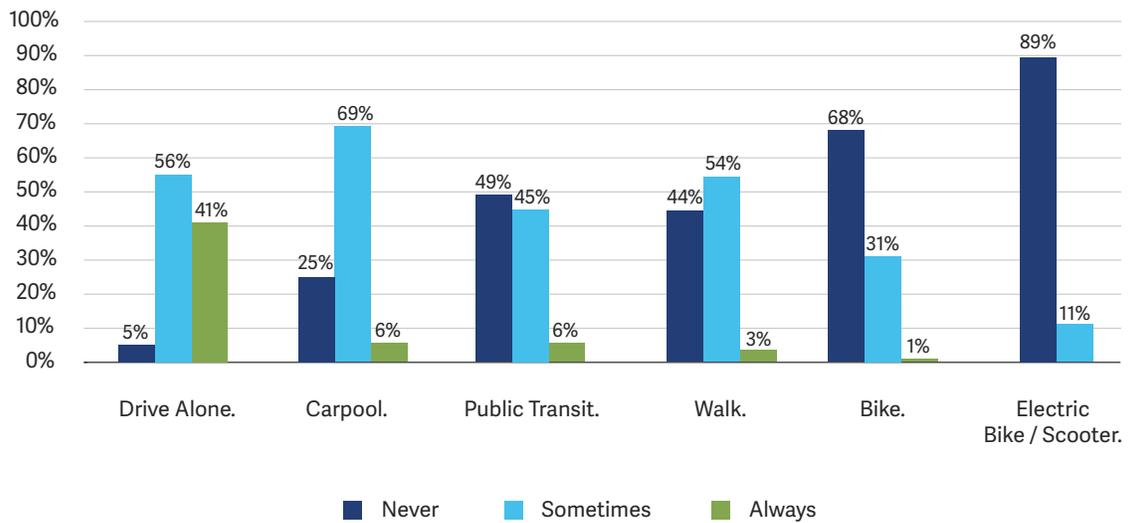
## Transportation

Whether for work or simply getting around the county, most residents rely on single-occupancy vehicles.

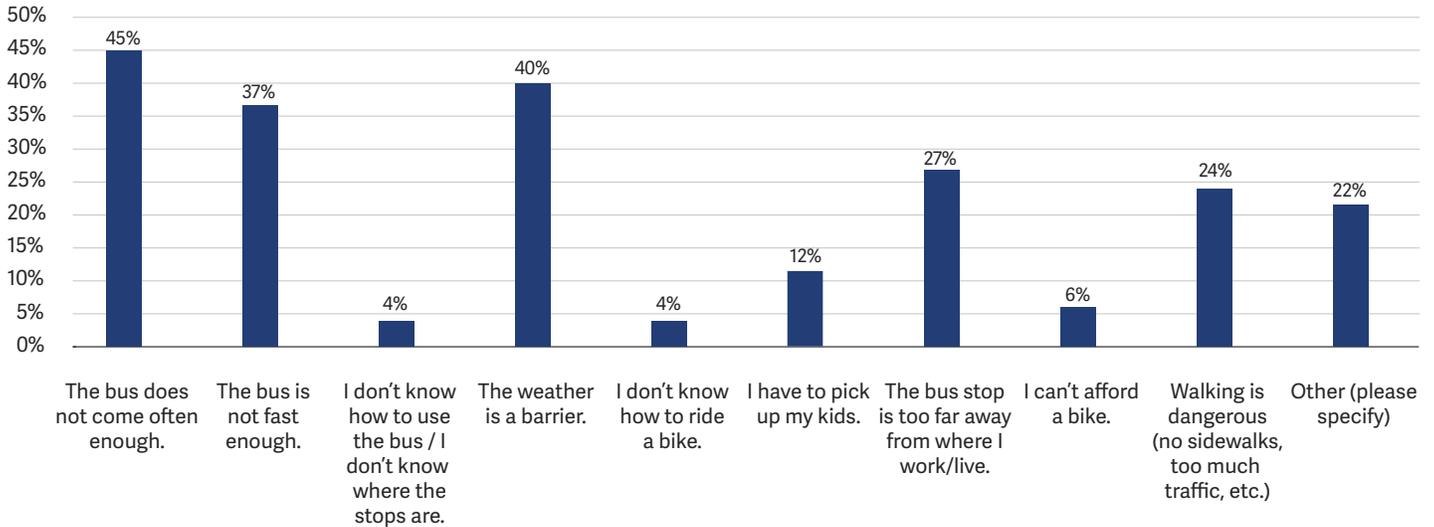
### How do you get to work?



### How do you travel for non-work trips?



### What prevents you from using public transportation or riding your bike/walking more?



### Transportation cont.

Survey questions asked what challenges impact public and/or alternative transportation use. The top three barriers to public transit use were: “The bus does not come often enough,” “The weather is a barrier,” and “The bus is not fast enough.” Other open-ended responses expressed concerns about the inability to tend to personal emergencies if relying on public transportation, the sidewalk infrastructure being inadequate, and work schedules that do not align well with route schedules.

*“Public transportation is very beneficial for many people who use it daily to get to work, medical appointments, and do their grocery shopping. Public transport is an essential service!”*

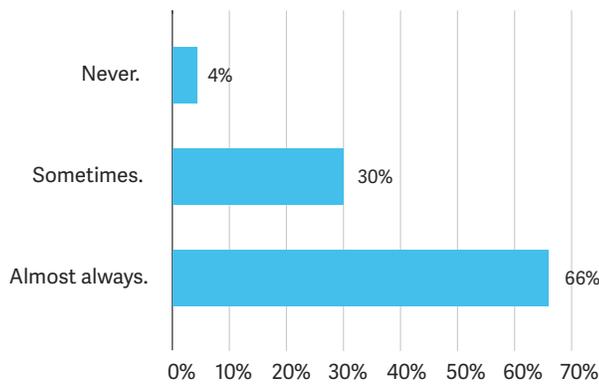
*– Survey Respondent*

## Waste Reduction

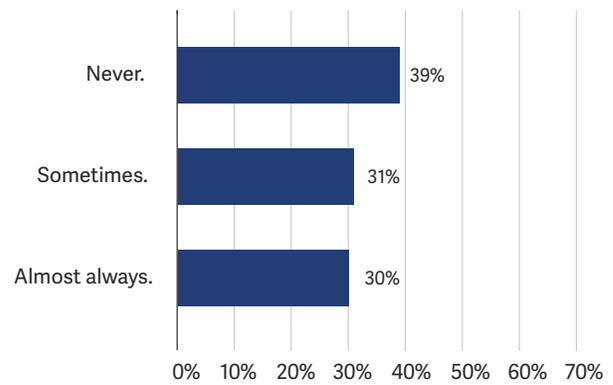
Results for waste reduction questions showed active community participation in existing programs, yet this participation is limited due to infrastructure and/or financial challenges and lack of education. 66 percent of respondents indicated they almost always recycle, however only 33 percent have recycling access at their residence. The discrepancy between recycling participation and home recycling access can be explained by answers to the open-ended questions. Many survey participants

take their recyclables to local recycling centers or to work. Other responses to open-ended questions reiterated themes heard throughout the engagement process: Many multifamily properties do not offer collection for recycling and/or composting. And, there is a need for further education around recycling and composting, including best practices and information about process and end markets to dispel cynicism about diversion.

Do you recycle?



Do you compost?



*"I would love at-home pickups for trash, recycling, and composting that would allow my family to divert as much as possible."*

*– Survey Respondent*



Appendix B

# Detailed Strategy Matrix

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# HC3 Climate Equity Plan Strategy Matrix

Energy Strategies and Actions		
Programs	<b>1.</b>	<b>Work with local governments to require energy efficiency improvements for multifamily properties.</b>
	1a.	Continue to pursue an energy reporting ordinance, building off of the State's Building Performance Standards and applying a lower square footage threshold to commercial, public, and multifamily buildings. Ensure technical assistance and bilingual resources are available to building owners.
	1b.	Establish partnerships and dialogue with property management companies and HOAs around energy efficiency opportunities in Summit County. Build relationships and progress toward promoting programs.
	1c.	Enhance rebates and incentives available for owner- or rental-occupied multifamily properties where a majority of tenants earn up to 160 percent of the Area Median Income. Include a requirement that states building owners may not increase rent or evict tenants for 24 months if receiving said funds.
	<b>2.</b>	<b>Enhance existing efficiency programs to offer bigger rebates for energy assessments and upgrades for low- and middle-income groups.</b>
	2a.	Provide at least \$3,000 in rebates for common energy efficiency improvements.
	2b.	Target households with incomes above the CARE and WAP income qualifications.
	<b>3.</b>	<b>Enhance rebates and incentives for electrification.</b>
	3a.	Develop a voucher program that buys down the upfront cost for cold climate heat pumps and electric appliances.
	3b.	Explore the development of an electrification and weatherization program that would provide free heat pumps and efficiency upgrades to mobile homes and other low-income housing that heat with propane or electrical resistance. This program would be an enhancement to traditional WAP and CARE funding programs, which generally have more restrictions for the work that can be funded in these homes.
	3c.	Implement a heat pump bulk-buy program.
	<b>4.</b>	<b>Identify and pursue a sustainable funding source for efficiency and electrification programs.</b>
	4a.	Use revenue from sustainable funding sources (i.e., a climate mill levy) to expand energy efficiency programs. Funding can be used to support energy efficiency investments in deed-restricted housing, multifamily buildings, or for electrification.
Policies	<b>5.</b>	<b>Enhance energy efficiency in deed-restricted homes during construction or at point of sale.</b>
	5a.	Incorporate energy efficiency requirements into deed-restriction programs by providing incentives to conduct energy assessments and invest in efficiency in existing deed-restricted homes; and by developing a program to provide grants towards the construction of new ADUs that are built beyond code.
	5b.	Incorporate efficiency into existing buy-down programs by implementing energy efficiency improvements before homes are put back on the market.
	5c.	Advocate for local policies to ensure all new workforce housing is electric or net zero

<b>Education</b>	<b>6.</b>	<b>Develop a multilingual and multicultural energy efficiency communications plan.</b>
	6a.	Distribute education and outreach materials (including information about energy programs, at-home energy efficiency tips, video tours, highlights with diverse community members, etc.) through multiple media channels (i.e., Facebook groups, radio, short videos on Instagram, outreach materials shared with community partners, etc.) and in multiple languages so the entire community can access them.
	6b.	Collect testimonies of Spanish-speaking individuals who have undertaken home efficiency upgrades or translate English testimonials. Translate into other languages, like French, as needed.
	6c.	Hire or dedicate an HC3 staff member to be a 'navigator' to connect community members with programs and coordinate across efficiency service providers to ensure resources are up-to-date.
	6d.	Schedule annual meetings with partners who run energy and efficiency programs and those who support underserved residents to facilitate awareness and coordination.

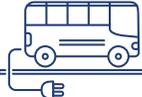
<b>Transportation Strategies and Actions</b>		
<b>Programs</b>	<b>1.</b>	<b>Develop a microtransit program in Summit County.</b>
	1a.	Use the results from the regional <b>microtransit</b> feasibility study as a preliminary step to identify opportunities for facilitating improved access to public transit and address route inefficiencies. Ensure the study identifies cost, gaps in existing public transit systems, and implementers. A potential microtransit program should focus on increasing accessibility to transit for multifamily properties, workforce housing, and lower income communities.
	1b.	Pending results of the microtransit study, explore grant funding for an all-electric microtransit fleet.
	<b>2.</b>	<b>Enhance public transit bus stop infrastructure and service.</b>
	2a.	Communicate community bus route needs and advocate for enhanced route frequency (e.g., more connections between Dillon/Silverthorne to Breckenridge).
	2b.	Improve transit stop safety by identifying specific locations in need of enhanced bus stop infrastructure, including improved lighting and sidewalks, rain/snow shelters, and covered bike storage.
	<b>3.</b>	<b>Implement an EV Car Share Program.</b>
	3a.	Create feasibility study leveraging results from the Town of Frisco, Town of Breckenridge, and CMC EV car share programs.
3b.	Launch pilot to identify community-specific challenges and opportunities. Work with Xcel Energy to identify a building to host a car share program. Explore opportunities with Dillon Valley Elementary School in collaboration with the school district.	
<b>Policies</b>	<b>4.</b>	<b>Invest in infrastructure improvements to improve safety of and access to multimodal transportation across Summit County.</b>
	4a.	Develop a county-wide master walking and biking plan that assesses all non-vehicle traffic infrastructure needs (i.e. pedestrian and bike traffic), first-last mile solutions, and safety improvements.
	4b.	Improve sidewalk safety and access with increased plowing in the winter.
	4c.	Provide rebates for ebike purchases and improve bike storage infrastructure at transit stations.

<b>Policies</b>	<b>5.</b>	<b>Advocate for policies and infrastructure investments that enhance equitable access to EVs.</b>
	5a.	Advocate for enhanced tax rebates and incentives at the State level, including ensuring State and Federal rebates can apply towards used EVs.
	5b.	Expand EV charging infrastructure at more accessible public locations. Focus on locations that are large employers, multifamily buildings, and community resource centers.
	5c.	Work with a property locally to conduct a pilot project through Xcel Energy's multifamily charging program.

	<b>Waste Reduction Strategies and Actions</b>	
<b>Policies</b>	<b>1.</b>	<b>Adopt PAYT and Universal Recycling policies countywide.</b>
	1a.	Where PAYT is not adopted, continue working with local governments to develop incentives for HOAs and multifamily complexes to provide recycling infrastructure.
	1b.	Continue working with local governments to extend financial assistance to income-qualified residents participating in the <b>Pay as You Throw</b> program.

## High Impact Strategies

Of the comprehensive list of strategies found on pages 31 - 33, those included here are expected to have the highest impact on reducing greenhouse gas emissions in Summit County.

Sector	Strategy	Effort
 <p><b>Energy</b></p>	Enhance rebates and incentives for electrification.	L
	Enhance existing efficiency programs to offer bigger rebates for energy assessments and upgrades for <b>low- and middle-class</b> income groups.	L
	Develop a multilingual and multicultural energy efficiency communications plan.	H
	Work with local governments to require energy efficiency improvements for multifamily properties.	H
	Identify and pursue a sustainable funding source for efficiency and electrification programs.	H
	Enhance energy efficiency in <b>deed-restricted</b> homes during construction or at point of sale.	H
 <p><b>Waste</b></p>	Adopt PAYT and Universal Recycling Policies Countywide.	L
	Increase access to compost programs and provide incentives for participation.	L
	Develop a multilingual and multicultural waste diversion communications plan.	H
 <p><b>Transportation</b></p>	Advocate for policies and infrastructure investments that enhance equitable access to EVs.	L
	Invest in infrastructure improvements to improve safety of human-powered transportation across Summit County.	H
	Develop a <b>microtransit</b> program in Summit County.	H
	Enhance public transit bus stop infrastructure and service.	H
	Implement an EV Car Share Program.	H

L = Low Effort	H = High Effort
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HIGH COUNTRY  
CONSERVATION CENTER

# Summit Community Climate Equity Plan

Breckenridge Town Council | January 23, 2024

# Why Climate Equity in Summit County?

- Cost of living in Summit County is among highest in state
- Housing cost burden is significant:
  - 58% of local renters
  - 33% of local homeowners
- Environmental risks:
  - 72<sup>nd</sup> percentile – Climate vulnerability



# Project Goals

- Address equity gaps in 2018 Climate Action Plan by...
  - Listening to community members' needs
  - Identifying opportunities to integrate those needs into HC3 programs (new or existing)
- Build trust among community members
- Strengthen relationships with community organizations



# Defining Equity

Promoting **justice, impartiality,** and **fairness** surrounding the procedures, processes, and distribution of resources by institutions or systems.

Tackling equity issues requires understanding and addressing the root causes of outcome disparities within our society. **Equity must be core to both the process and the outcomes to ensure inclusive solutions for all.**



# The Planning Process

- Guided by a Steering Committee including local organizations, community leaders, and governments
- Informational Interviews
- Focus Groups
- Community Survey
- Conversations with BSEAC (July 17 & September 18)



Access

Safety

**“My apartment complex doesn’t have recycling.”**

Barriers

**“Sidewalks aren’t very disabled friendly.”**

Convenience

**“Convince my landlord its important.”**

Ownership

# Key Outcomes: Energy

- Make **energy efficiency more convenient and affordable for low- and middle-income locals** by increasing rebates, paying contractors directly, and prioritizing efficiency in buy-down programs
- Provide increased incentives for **cold climate heat pumps**
- Develop **multilingual and multicultural** educational materials



# Key Outcomes: Transportation

- Share community input with transit operators in order to...
  - Enhance **multimodal** connectivity
  - Improve **public transit** services and infrastructure
- Develop an **electric vehicle car share** program and host bilingual EV workshops



# Key Outcomes: Waste

- Adopt a **Pay-as-You-Throw** program that includes financial assistance for lower income residents
- Increase access to **recycling and compost programs** by providing hands-on support and incentives for HOAs and multifamily buildings
- Develop **multilingual and multicultural** educational materials



# Immediate Next Steps

- Convene Equity Working Group to prioritize action items ✓
- Make low-hanging fruit changes to Energy Smart Colorado ✓
- Implement bonus heat pump rebates ✓
- Identify opportunities to increase representation across all programs
- Await CDPHE grant notification



# Climate Equity Plan & The Equity Blueprint

- The Climate Equity Plan supports the Town's equity efforts by providing an environmental complement to the Equity Blueprint
- The Climate Equity Plan also supports Equity Blueprint goals, including:
  - **Organization: People, Policy & Practice** goal #2, Commitment to Community
  - **External: Community & Partnerships** goal #2, Community Influence & Education
  - **External: Community & Partnerships** goal #3, Community Outreach & Engagement



# What we're asking Councils

- **Formally adopt the Climate Equity Plan** to demonstrate support for climate equity initiatives
- Participate! Share ideas for **increasing equity and participation** in existing programs or new programs

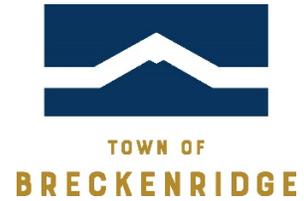


# Questions?

Jess Hoover, HC3

[jess@highcountryconservation.org](mailto:jess@highcountryconservation.org)





# Memo

To: Breckenridge Town Council Members  
From: Mark Truckey, Director of Community Development  
Date: January 17, 2024  
Subject: Planning Commission Decisions of the January 16, 2024 Meeting

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***DECISIONS FROM THE PLANNING COMMISSION MEETING, January 16, 2024:***

**CLASS A APPLICATIONS:** None.

**CLASS B APPLICATIONS:** None.

**CLASS C APPLICATIONS:** None.

**TOWN PROJECT HEARINGS:** None.

**OTHER:** None.



NOT TO SCALE



Village at Breckenridge HOA Master Sign Plan Amendments and Variance Request, 655, 535, 555, & 645 S. Park Ave., & 405 Village Rd.

# Breckenridge South



## PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 pm by Vice Chair Guerra.

### ROLL CALL

Mike Giller	Mark Leas- <b>absent</b>	Allen Frechter	Susan Propper
Ethan Guerra	Steve Gerard	Elaine Gort	

### APPROVAL OF MINUTES

With no changes, January 2, 2024 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the January 16, 2024 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

### PRELIMINARY HEARINGS:

1. The Village at Breckenridge HOA Master Sign Plan Amendments and Variance Request (CC), 655 S Park Avenue, PL-2023-0559

Mr. Cross presented a proposal to amend the existing master sign plan for the Village at Breckenridge to provide a newly formatted, comprehensive signage plan that proposes additional directional and wayfinding signage for tenants, reallocates sign area allotments for several buildings, and proposes one (1) new gateway entrance monument. Additionally, this proposal requests four (4) variances from the Town Code for 1) exceeding the limitations of height and count for freestanding signs, 2) proposing a gateway entrance monument archway over a pedestrian access, 3) the use of sandwich board signs for commercial tenants, and 4) the use of banner signs for commercial advertising. The following specific questions were asked of the Commission:

1. Does the Commission support providing a variance under 9-15-20(D): Freestanding signs for the two (2) proposed freestanding sign installations?
2. Does the Commission support providing a variance from Policy 47 to allow the use of a gateway entrance monument over the easterly pedestrian access that includes an archway and may exceed the height limitations?
3. Does the Commission agree with staff that the requested variance from 9-15-11(O) for the use of sandwich board signs should be denied?
4. Does the Planning Commission agree with staff that the requested variance from 9-15-11(T) for the use of banner signs should be denied?
5. Does the Commission believe this application is ready for a Final Hearing?
6. Does the Commissioners have any additional comments?

### *Commission Questions / Comments:*

Ms. Gort: Regarding the stairs with the archway, that does not exist currently? (Mr. Cross: No. Currently there is no signage over the stairway.) That proposed archway would block access on the right, is there the required ADA clearance on the left. (Mr. Cross: Staff can confirm there is required clearance for access.) (Mr. Kulick: Currently, there is circulation under the staircase. If this archway blocked the right side pedestrians would be required to go 10 feet to the left to access the same area.) (Ms. Puester: This would be reviewed by the building department for compliance with code for safety.) I have concerns because of a lot of foot traffic through the area and some organizations that assist disabled visitors are located here.

- Mr. Gerard: Do we know if the same use of doors to establish the frontages still exist? (Mr. Cross: I will leave that for the applicant but I do walk the Village area often and a lot of the doors still exist. The actual plaza is a public right-of-way and therefore easier to interpret as a frontage. More recently as some ski development activity has moved into offices on the rear of Wetterhorn there is more activity on the frontage here.) My concern is that it is a big advantage when counting the area available to signage to count the frontages this way and I want to be fair. (Mr. Kulick: To be fair, on Main Street, they are able to double their allowed sign area from the front to the back.) I would make the recommendation to confirm the calculations before the sign area is locked in. Is the applicant asking for a sandwich board variance for vendor carts as well? (Mr. Cross: They are asking for vendor carts to have sandwich boards. This would set a precedent when we have not allowed them for other vendor carts.)
- Ms. Propper: The applicant seems to acknowledge that the sandwich board signs would be to advertise commercial services. What is Staff's opinion on how this conflicts with 9-15-13 which prohibits a variance solely for commercial advantages. (Mr. Cross: Staff does have concerns about the requested variance considering the public comment discussing the financial benefits of sandwich board signs. That is one of the reasons staff is recommending the denial of the requested variance and supporting the use of alternative signage formats that Council has created to still provide advertising for business services.) I am wondering if we even have the authority under that language to grant a variance. (Mr. Truckey: It is a good point, Susan. If you decide to recommend against the variance for this, that is one of the criteria that you would want to cite.)
- Mr. Guerra: No questions for staff.
- Mr. Frechter: The Town uses banner signs on light poles, correct? (Mr. Cross: Yes, the Town is allowed banner signs on light poles through a separate section of code.)

Elena Scott, Principal, Norris Designs, Applicant Representative: I am here to talk about the Village at Breckenridge Master Sign Plan. The original Village construction was in 1984 and it operates differently than the rest of Town. This is preliminary and we're here to have a conversation and get some ideas on how to better utilize the 55,000 square foot heated plaza that needs some activation. None of these commercial tenants have roadway frontages, it is all pedestrian access and internally focused. It's almost like discussing an interior signage plan for a mall instead of exterior and it is a bit different than other locations in Town. The absence of roadways changes how the space is accessed and wayfinding. There are differences and a lot of advantages of being on Main Street which is heavily trafficked. The comparison to Main Street businesses is quite different than the experience of a commercial tenant in the Village at Breckenridge. There is a lack of "beachfront", there is not Highway 9 frontage and we don't have ski area frontage, the Maggie is a separate building from the Village. It is a different and insulated experience for visitors than other places in the Town. The plaza as a whole has a lot of space between structures with significant room between structures to help the tenants and support vibrancy as a whole. This entire structure is heated and therefore we can't penetrate the decking with new pole signage and one of the reasons it is not possible to take up the entire allowed sign area. I brought up 1984 because at a certain point in Planning history we decided everything should be commercial and that isn't possible so we have a lot of office space here too. The ultimate point of signage is to support tenants and to support the effort of making the space more inviting and vibrant. This is a limited signage opportunity in the front and why we are asking for the directory signage off Park Avenue. We have not included the lower level in the presentation because we are not requesting any variances in that area. We are asking for the directory sign and gateway entrance sign and some additional projecting signs. We have a lot of available sign area and not a lot of locations to place signage for tenants. This sign design was from 2010 and is 16.6 SF when counted double-sided and will remain the same. The current directional signs used on the property, this was also from 2010. We're open to changing these to better represent tenants but being careful with design to not penetrate the decking. The Park Avenue directory sign would be located at the Park Avenue

entrance and the Main Street Station sign is given as an example because it meets the sign code and we are providing the location to make sure that it is approved. The example of the gateway could be a bad photoshop problem. We would design it with staff to ensure pedestrian follow and not limit accessibility. This instead could be integrated into the stairs. We would like to consider a gateway between Main Street Station and the Village. Because we are limited on how we can create directional signage and we have banner arm poles in the Village existing, we are proposing to utilize the Town's example of pole banners for wayfinding and art display. We have proposed to add some new posts on the ramp which is scheduled to be updated and presents opportunity for additional signage and lighting. On the sandwich boards, we understand these are a challenge in other locations but we think this is a different environment than other places in Town. Narrowness of sidewalks is not an issue here and we are trying to create an additional area where signage can be placed. The single HOA in the Village can control and regulate sandwich board signs to ensure compliance and snow removal is not an issue on the heated pavement. This location is not visible from Main Street, South Park Ave, or Peak 9 and is a different situation where we are trying to create additional opportunities. These would be located outside of any pedestrian or fire access lanes. We look forward to a robust conversation on sandwich boards. Two food trucks have been on the Plaza in the past and the locations for three vender carts are shown. Temporary sandwich board signs would be beneficial to support activities in the plaza as well. We look forward to hearing the Commissioners' questions.

Mr. Giller: You make a compelling case. How many businesses would be proposed to have a place on the directory sign?

Nathan Nosari, Village HOA Executive Director, Applicant: We have nine businesses that have walk-in traffic.

Mr. Giller: How large is the potential occupancy?

Mr. Nosari: There are 28 units (60,000 SF) per declarations, but the unit size needs vary so there may not be as many tenants as units.

Ms. Scott: The area on the back of Maggie is underutilized.

Mr. Giller: Would each potential business have a directory spot on the sign?

Mr. Nosari: We would like to limit the businesses so that the directory is not cluttered.

Ms. Scott: Letter height of pedestrian scale of no less than 3 inches. This size of sign is not for vehicles. Some of the previously conceived wayfinding approaches may not be effective because of design. These signs are for pedestrians.

Mr. Giller: Does this plan capture an overall cap on the number of businesses that could be listed on the directory signs so that it doesn't proliferate.

Ms. Scott: We can't fit all if every unit becomes commercial retail so we could craft language to give a limit with minimum and maximum letter height so that there is a limitation.

Mr. Nosari: We could also do something to limit who is listed by tenant square footage.

Mr. Giller: There is also not a map. Is that something that is considered?

Ms. Scott: There is a map when entering from the stairs and a map in the plaza circle by Gravity Haus. We are not proposing any new maps.

Mr. Gerard: You may not know this Mr. Nosari, but the last meeting we considered window signs. There is a window sign in your area that probably violates sign code. Will the HOA enforce this plan if it is enacted? Isn't it dangerous to leave the policing to the HOA?

Mr. Nosari: You can trust the HOA to enforce this plan. Previously we removed signs that were looking poor. We don't have anything to enforce the window graphics now but we could if it was required. If we have the guidance to enforce this we can. During college week people fly their banners off the balconies and we removed those immediately. We have precedent of enforcing our own covenants.

Ms. Gort: Have you considered working with the Town to have your banners match the Towns?

- Mr. Nosari: Yes, we have reached out to the BTO for permission to do so. (Mr. Cross: I would like to point out that banners could be approved separately under a Special Events (SEPA) permit.)
- Mr. Frechter: The Town uses the same banner sign material, yes? Could the banners be of a more substantial material?
- Ms. Scott: We have looked into other materials but wind loads would prohibit that.
- Mr. Frechter: Where could tenants place sandwich boards under this plan?
- Mr. Nosari: Only one sandwich board and within 10 ft of business entrance with no transference allowed.
- Mr. Frechter: Would sandwich boards 10 ft from the entrance really help the tenants?
- Mr. Nosari: I think so. We are also open to requiring that banners be changed within a set timeframe. Tenants have asked for this amendment for sandwich boards and so that is why we are bringing it forward.

The hearing was opened to public comment.

Michael Halouvas, owner, Gyros Delish: I understand that the Town limits sandwich boards on Main Street because they look messy. I believe we should have an exception because the Village is private property and there is more room. I had a lot of customer business when regulation of sandwich board signs was relaxed in 2021. I used to put a sandwich board sign at the top of the ramp which helped with business. I ask that there is an exception allowed by you tonight. I think a lot of people walk upstairs and then realize there are a lot of businesses. These should be allowed in the Village.

The hearing was closed to public comment.

- Mr. Frechter: Vail Resorts does use sandwich boards at the base ski areas and they can be a hazard. There are not designated locations where they can be. When I leave the locker room there is a lot of busy foot traffic with people holding skis and tables and chairs and signs in the way. I appreciate that business owners are trying to attract business but I think the gateway and directory signs will help more than the sandwich boards. I would be concerned about the control of sandwich boards. I would also be concerned about what is written on the boards, we want to keep a family image in Town and I think it would be difficult for the HOA to police the messaging. For those reasons I don't agree with the sandwich board variance. With some standards and as long as they are kept in good condition I agree with the banner signs and the directory signs.
- Ms. Gort: I think this is a good project. I want to see what the response is on the limitation of size and number of businesses. I will have to think about the sandwich boards and see what you come back with. Banner signs, I think they would be nice. I like the idea of matching the BTO banners. I don't have any additional comments. I am open minded.
- Mr. Gerard: We're being asked to grant variances to the existing Town ordinances and that would set new precedents which can be significant in areas like this. We have to be careful. Some comments regarding private property, every business is private property and must comply with the regulations set forth by the Town. I don't distinguish between the private businesses of the Village and other locations. I have no problems with the additional directory free standing signs for wayfinding; I support the variance for the gateway entrance monument. I think a continued variance for an archway sign is okay. For example, what if other locations in Town wanted gateway arches? We must be careful with what variances we give. I am a hard no for sandwich boards. I would say no for banner signs, these are allowed through SEPA if wanted. Yes, this is ready for final hearing.

- Mr. Giller: We share your interest in making the underutilized space more viable. Unfortunately, all these solutions are for signs. Variances on signs are difficult to approve. Yes, I think the proposed monument signs are acceptable pending design. Yes, on height variances given the tall 9-story scale for the buildings. No on sandwich board signs. No to variance on banners; SEPA seems like a solution. No on final unless you can truly incorporate all comments and come back for a final hearing. I wonder if there are non-signage opportunities to improve the open space.
- Ms. Propper: I support freestanding directory signs. I also support the eastern gateway entrance monument, otherwise you have to get to the top of the stairs to see the map. I question whether we have the authority to grant a sandwich board variance based on the cited language and I would have concerns about granting a variance based on that and the other concerns mentioned. For banner signs, the proposal includes adding more light poles and up to 34 banner signs. I think that would contribute to visual clutter and am not supportive because of that. I am open to the idea of using the SEPA for banners if applicable. If the Commission is generally not in favor of sandwich boards and banner signs, if those are removed we could go to final hearing.
- Mr. Giller: Propper makes a good point about the number of banner signs. I too am concerned about the proliferation of shop signs. We would like to see a cap on the total number of signs in the plan.
- Mr. Guerra: I recognize the struggles and underutilization of the Village. This used to be the base area and that has changed over time. I echo the concerns of Gerard on variances. I agree with staff on the free-standing sign on highway 9. I agree with the recommendation for the gateway signs. It is a hard “no” for sandwich board signs. We don’t need to grant the variance for the banner signs; these could be covered under SEPA. I agree with the statement made by Propper. You are now aware of our stance on sandwich boards and banner signs and are ready for final hearing.

**OTHER MATTERS:**

1. Town Council Summary
2. Class D Majors Q4 2023 (Memo Only)
3. Class C Subdivisions Q4 2023 (Memo Only)

**ADJOURNMENT:**

The meeting was adjourned at 7:04 pm.

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Ethan Guerra, Vice Chair



# Memo

To: Mayor Pro Tem and Town Council

From: Julia Puester, AICP, Assistant Community Development Director  
Ellie Muncy, Planner I

Date: 1/18/2024 for meeting of 1/23/24

Subject: First Reading: Exterior Lighting Code Modifications

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Staff presented the general concept of Dark Sky Community certification to the Council on January 24, 2023 after public comment from a citizen regarding the desire for the Town to pursue certification. A Certified Community is one which meets particular lighting legislative requirements to ensure quality lighting in the community and continually educates residents about the importance of dark skies as determined by the International Dark Sky Association. The intent of dark sky lighting is not to prevent lighting from being installed, but to ensure it is placed in the needed locations with the proper design for the use. Good lighting design directs light to where it is needed for its intended purpose, limits glare, and limits excessive energy use. Good lighting design also has beneficial effects on humans, wildlife, and the natural environment.

The Town Council reviewed different aspects of Dark Sky certification, including code amendments, at their March 28, April 24, November 14 and November 28 meetings. Municipal lighting guidelines were also required to be modified for certification which were approved by the Town Council November 14 with the updated Engineering Standards.

This code modification applies to private property. It includes minor updates to the Exterior Lighting Chapter as well as lighting regulations in the Sign Design Standards and the Design Standards for Off Street Parking Facilities. A first reading draft has been available for public comment on the Town's website since December 7. To engage public input, staff sent an email announcement to our architect and contractor list requesting recipients review and comment on the draft. The draft was also posted on social media with a link to the information. Staff also directly contacted some architects after the close of public comment for additional feedback specifically on the proposed residential light fixture count limitation. Staff has attached the public comments received and has followed up with the author of each comment.

Public comments were mixed ranging from full support for the proposed language to concern over the decorative lighting being allowed for too long of a timeframe, desire for a commercial light curfew, keeping the warm white decorative light limitation, allowing for more recessed can lighting on single family residential, and increasing the allowed light source temperature to 3,000 Kelvin.

In response to the public comment, staff has changed the first reading draft to allow for two additional light fixtures on single family residences for a total of two per entrance and eight additional fixtures and increased the residential light source temperature from 2,700 to 3,000 Kelvin. These changes will still meet the Dark Sky Community Certification requirements.

The code changes attached are in strike and underline. The code has also, in large part, been reformatted for ease of use.

The primary changes include:

1. *Decorative lighting* (Bill Sections 4 and 5; Development Code Sections 9-12-7 and 9-12-8)
  - Allow from November 1 to April 1 of the following year.
  - Limit decorative lighting on a building to two (2) of the following four (4) features: a) the building roof eave line, b) the building window trim, c) building columns, or d) railings. (This addition was based on Council discussion at the November 28 work session.)
  - Modify the dates allowed for decorative lighting to November 1 through April 1.
  - Allow for colored decorative lighting.
  - Limit the size of a decorative light bulb size (limited to 3 inches).
  - Decorative lighting for commercial uses in Lighting Zone 1 has a curfew of 2 a.m. and all uses in other all other Zones is 11 p.m.
2. *Color temperature* (Bill Section 8; Development Code Section 9-12-11 A.3)
  - Limit color temperature to 3,000 Kelvin for all properties. These Kelvin temperatures are warmer in color and healthier and safer for human eyes.
3. *Bistro lighting* (Bill Sections 4 and 8; Development Code Sections 9-12-7 and 9-12-11)
  - Allowance added for commercial properties with approved food and beverage locations in Lighting Zone 2.
  - Allow for residential bistro lighting (currently only allowed for commercial outdoor dining areas) restricted to 150 SF.
4. *Lumen per acre limit for commercial and mixed use* (Section 8 of Bill; Development Code Sections 9-12-11 C.2 and D.3)
  - Lumen per acre maximum on commercial and mixed use properties over one half acre. This will limit the amount of light these properties can install across the entirety of the site to ensure lighting is used where needed and not allowing excessive lighting.
5. *Number of fixtures on a single family residence* (Section 9 of Bill; Development Code Section 9-12-12 A.1)
  - Number of lights limited on a single family residential structure to 2 fixtures per entrance plus 8 additional allowed. This would limit over lighting of homes.
6. *Signage lighting* (Sections 3, 10 and 11 of Bill; Development Code Sections 9-12-6 C, 9-12-12 A.4, 9-12-13 A. 2)
  - Signage lighting curfew as required for community certification. A signage lighting curfew one hour after the close of business. A conformance date for compliance of 2033.
7. *Lighting Zone map change* (attached)
  - Lighting Zone 2 expanded to include some commercial portions of Airport Road as the area's uses have changed significantly over the past 15 years when the lighting zone map was initially created and may be appropriate for some additional lighting as it is not in an outlier or important wildlife corridor of Town as is Zone 3.

#### Staff Recommendation

Staff recommends the Town Council approve the Exterior Lighting Code modifications at first reading.

**From:** [darcihughes@comcast.net](mailto:darcihughes@comcast.net)  
**To:** [Julia Puester](#)  
**Subject:** RE: Exterior lighting code changes- input requested  
**Date:** Thursday, January 11, 2024 10:51:23 AM  
**Attachments:** [image001.png](#)

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**External Message - Please confirm you know the sender!**

Hi Julia,

Hope you and your family enjoyed the holidays as well!

I saw that there is a proposed code change and have read over the changes. The limitation on the number of exterior lights on an SFR seems reasonable to me. I question the color temp restriction. I started to look up specs and found fixtures that claim to be Dark Sky compliant with a color temp of 3000K. Here are just a couple:

[https://www.lumens.com/atlantis-outdoor-wall-sconce-by-hinkley-uu303698.html?utm\\_source=google&utm\\_medium=cpc&utm\\_campaign=Category-DSA-Lighting&utm\\_term=&customer\\_id=478-953-3509&gad\\_source=1&gclid=Cj0KCQiAwP6sBhDAARIsAPfK\\_waC7wRbDxSYijiPWjys9rvJPodtkRkpw3l-CxqCQOMaLgeehLK7PHIaAjqHEALw\\_wcB](https://www.lumens.com/atlantis-outdoor-wall-sconce-by-hinkley-uu303698.html?utm_source=google&utm_medium=cpc&utm_campaign=Category-DSA-Lighting&utm_term=&customer_id=478-953-3509&gad_source=1&gclid=Cj0KCQiAwP6sBhDAARIsAPfK_waC7wRbDxSYijiPWjys9rvJPodtkRkpw3l-CxqCQOMaLgeehLK7PHIaAjqHEALw_wcB)

[https://www.lampsplus.com/products/hinkley-taper-24-inch-high-textured-black-led-outdoor-wall-light\\_\\_823w0.html](https://www.lampsplus.com/products/hinkley-taper-24-inch-high-textured-black-led-outdoor-wall-light__823w0.html)

Is the color temp of 2700K for residential a requirement to achieve dark sky community certification or can that be bumped up to 3000K? It's disappointing to reduce options if not required.

Thanks for reaching out and asking my opinion. Hope you have a great day!

Darci Hughes  
Riverbend Architecture & Planning  
(970) 485-0197

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**From:** Julia Puester <[juliap@townofbreckenridge.com](mailto:juliap@townofbreckenridge.com)>  
**Sent:** Thursday, January 11, 2024 9:40 AM  
**To:** Darci Hughes <[darcihughes@comcast.net](mailto:darcihughes@comcast.net)>  
**Subject:** FW: Exterior lighting code changes- input requested

Hi Darci,

I hope that your family enjoyed the holiday!

We are making some changes to the exterior lighting code, in part, to meet dark sky community certification requirements which we will apply for shortly. We have had the code out for public comment however, did not receive many comments from architects. We specifically wanted to seek input on the proposed limitation on single family residential below. This would include soffit lighting.

One of the changes that the Planning Commission added was a limitation on the number of exterior light fixtures on single family residential buildings. Proposed language includes, *“Exterior lighting shall be limited to two light fixtures per entrance to a structure and maximum of six additional fixtures on and around the residence..”*

What are your thoughts on the limit? Does it adequately balance needed lighting with dark skies?

If you would like to see all of the changes proposed, you can find the draft linked below.

<https://www.townofbreckenridge.com/home/showpublisheddocument/23919/638376307385530000>

Thank you for your input!

Sincerely,



Julia Puester, AICP  
Assistant Community Development Director  
Town of Breckenridge  
150 Ski Hill Road- P.O. Box 168  
Breckenridge, CO 80424  
P: 970-547-3174 | F: 970-547-3132  
E: [juliap@townofbreckenridge.com](mailto:juliap@townofbreckenridge.com)

**From:** [Janine Oliver](#)  
**To:** [WebsiteCommDev](#)  
**Subject:** Comment - Draft Exterior Lighting Code Amendments  
**Date:** Wednesday, January 3, 2024 3:56:45 PM

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External Message - Please confirm you know the sender!

Hello,

This is in response to your social media post requesting feedback for the Draft Exterior Lighting Code Amendments. I do not often get involved in public policy and the like, but I feel strongly about this topic, so I wanted to write a letter of strong support for any actions which would advance Breckenridge towards becoming an International Dark Sky Certified Community.

My partner lives and works in Breckenridge full time, and I am there part time due to work obligations. We have lived there for 6 years and plan to stay long-term. Amongst the many other reasons to be drawn to the area, I (unexpectedly) have grown to love stargazing there. It is amazing what one can see just from our neighborhood, despite being relatively close to the lights of Main Street.

However, over the recent years, there has been a noticeable increase in outdoor lighting in our neighborhood, much of which (in my opinion) is having an adverse effect on the community, wildlife, and viewing the night skies by being (1) unnecessarily bright/harsh, (2) covering larger areas and more angles than necessary, (3) left on 24/7 (both by permanent residents and rental occupants/managers, perhaps as a safety feature?).

Thank you for your time and consideration.

Amateur fan of the dark skies.

**From:** [Mark Provino](#)  
**To:** [Julia Puester](#)  
**Subject:** RE: Exterior lighting code changes- input requested  
**Date:** Monday, January 15, 2024 12:08:35 PM  
**Attachments:** [image001.png](#)

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**External Message - Please confirm you know the sender!**

Julia,  
Hope all is well and you're staying warm!

2 lights per entry + 6 additional would be o.k. for sconces, but I think people should be allowed to install recessed cans in addition. Maybe there is some language permitting recessed cans that can be included.

Thank you,  
**Mark Provino, AIA**  
Architect

Provino Architecture, LLC  
217 S. Ridge Street Alley, #1  
P.O. Box 8662  
Breckenridge, CO 80424  
970.453.2520  
[www.provinoarchitecture.com](http://www.provinoarchitecture.com)

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**From:** Julia Puester <juliap@townofbreckenridge.com>  
**Sent:** Thursday, January 11, 2024 9:35 AM  
**To:** Mark Provino <mark@provinoarchitecture.com>  
**Subject:** Exterior lighting code changes- input requested

Hi Mark,

I hope that your family enjoyed the holiday!

We are making some changes to the exterior lighting code, in part, to meet dark sky community certification requirements which we will apply for shortly. We have had the code out for public comment however, did not receive many comments from architects. We specifically wanted to seek input on the proposed limitation on single family residential below. This would include soffit lighting.

One of the changes that the Planning Commission added was a limitation on the number of exterior light fixtures on single family residential buildings. Proposed language includes, *"Exterior lighting shall be limited to two light fixtures per entrance to a structure and maximum of six additional fixtures on and around the residence.."*

What are your thoughts on the limit? Does it adequately balance needed lighting with dark

skies?

If you would like to see all of the changes proposed, you can find the draft linked below.

<https://www.townofbreckenridge.com/home/showpublisheddocument/23919/638376307385530000>

Thank you for your input!

Sincerely,



Julia Puester, AICP  
Assistant Community Development Director  
Town of Breckenridge  
150 Ski Hill Road- P.O. Box 168  
Breckenridge, CO 80424  
P: 970-547-3174 | F: 970-547-3132  
E: [juliap@townofbreckenridge.com](mailto:juliap@townofbreckenridge.com)

**From:** [Nancy Fegley](#)  
**To:** [WebsiteCommDev](#)  
**Subject:** Lighting  
**Date:** Friday, December 15, 2023 2:11:17 PM

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<p style='margin:0in;font-size:15px;font-family:"Calibri",sans-serif;'><span style="color:white;background:red;">External Message - Please confirm you know the sender!</span></p>

Decorative holiday lighting from November to mid January  
No need to keep holiday lighting up  
Businesses should not have lighting on all night  
Sent from my iPad

**From:** [Abbey Browne](#)  
**To:** [WebsiteCommDev](#)  
**Subject:** Lighting concerns  
**Date:** Wednesday, January 3, 2024 4:01:36 PM

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External Message - Please confirm you know the sender!

Hello,

As a property manager for several large complexes in Breckenridge I have several concerns about the lighting plan that is proposed. My biggest concern are the condo complexes that have a lot of walkways going around the buildings. These can have existing light fixtures 40' in the air that would need to be brighter than what is proposed for safety. Most of these types of complexes also have steps within those walkways which increases the danger of a misstep.

My second concern is just the waste. Do we really have to replace hundreds of fixtures? Can there be an extension for light fixtures that are under a covered area (but not large enough for the current code)? As they fail we would clearly replace those with a dark sky fixture, but I just hate to see these go to the landfill when they still work and function.

I also manage some of the master HOAs which manage a series of pathways throughout the complexes. These have light fixtures that are similar to the town street lamps. We have been replacing these with a downlight LED (the same as the town) as they fail. Is it possible to continue this process? Replacing them with a dark sky fixture would not only be an enormous cost as they are more expensive than the regular household light, but those pathways also get icy and can be dangerous.

I'm happy to talk with anyone on staff to get some more details and clarification as needed. I spoke with Trish from Blue River who also would like to be more involved if needed. We will both plan to be at the work sessions when scheduled.

Thank you,

Abbey Browne  
Wood Winds Property Management  
(970)453-0458  
[www.woodwindsbreck.com](http://www.woodwindsbreck.com)

**From:** [Pete Isert Crestone](#)  
**To:** [WebsiteCommDev](#)  
**Subject:** Dark Skies | Enforcement  
**Date:** Friday, January 5, 2024 11:36:58 AM

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<p style='margin:0in;font-size:15px;font-family:"Calibri",sans-serif;'><span style="color:white;background:red;">External Message - Please confirm you know the sender!</span></p>

Sorry I am late.

I love the idea, the effort, and commitment for this — thank you!

It does seem that enforcement is very difficult and many homeowners totally disregard the initiative and or replace their lights once they have certificate of occupancy. I did check out the reporting, yet, that is a bit tricky as it's possible to find out who made the report.....then you have WWZ with ur neighbor.

Thanks again, thanks for listening.

Pete

**From:** [Tim Gerken](#)  
**To:** [WebsiteCommDev](#)  
**Subject:** Re: Proposed Lighting Code Changes  
**Date:** Thursday, December 14, 2023 11:30:29 AM

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**External Message - Please confirm you know the sender!**

Dear Community Development members,

I'm mostly in agreement in the pursuit of a Dark Sky Community for the Town of Breckenridge. A few clarification questions specifically to the Residential restrictions noted;

*Limit the number of lights on a residential structure (2 fixtures per entrance plus 6 additional allowed). This would limit over lighting of homes. (Section 9-12-12 A.1)*

**Questions:**

1) What constitutes a 'fixture'? Is it wall mounted sconce lighting only or do overhead soffited canned lighting also fall in this restriction?

Recessed Can Lighting does project light downward and still meets the intent of Dark Sky lighting

2) General comment but, the Lighting of Breckenridge brings thousands of people to Town. It is a wonderful and beautiful event for us all. 250,000 lights are illuminated for the Holiday season. What is the goal to reduce those lights (not only the silly Lumens) in order to receive Dark Sky? And why should a homeowner need to reduce their lights on their own personal property when, in no way, are they even close to having more than 250,000 as the Town does...

Sincerely,  
Tim Gerken  
Town Resident & Town Business Owner

On Thu, Dec 14, 2023 at 9:06 AM Breckenridge Community Development Department  
<[websitecommdev@townofbreckenridge.com](mailto:websitecommdev@townofbreckenridge.com)> wrote:

|

**From:** [Info Tin Plate](#)  
**To:** [WebsiteCommDev](#)  
**Subject:** Lighting Code  
**Date:** Tuesday, January 2, 2024 9:01:41 PM

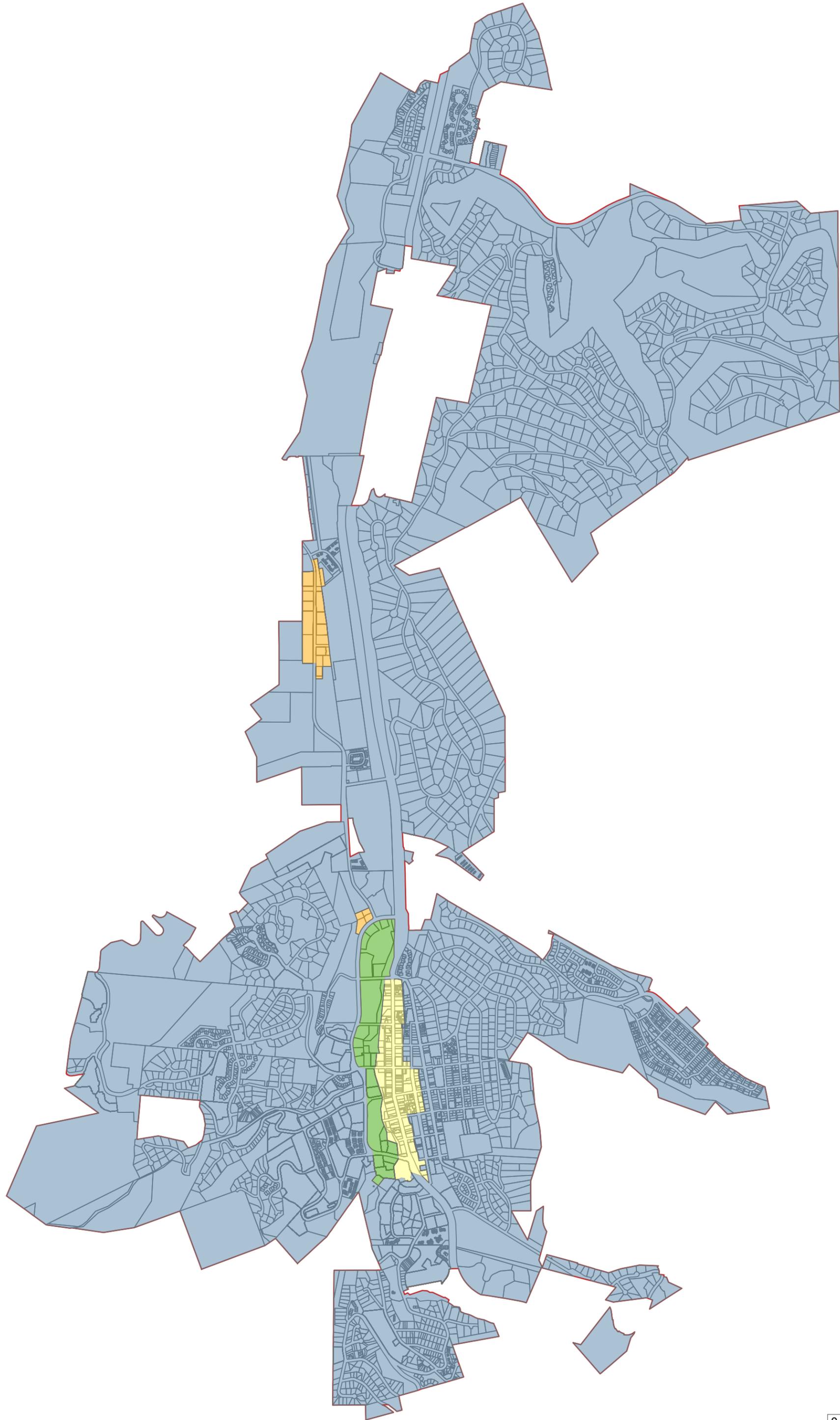
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**External Message - Please confirm you know the sender!**

For commercial properties, we feel lighting limited to warm white light for the decorative season of Nov 1 to April 1 is appropriate. Allowing colored lighting could result in a lot businesses using excessive colored lights to attract attention, but ultimately detract from the natural beauty of the town.

We would also like to recommend that the decorative lighting policy be enforced. Must the bistro lights come down entirely? Or can they stay up and just never be used for the decorative season?

James Harris  
Tin Plate



9.13.2023

Proposed Lighting Zones  
Town of Breckenridge

- Lighting Zone 1: High Ambient Lighting
- Lighting Zone 3: Low Ambient Lighting
- Lighting Zone 2: Medium Ambient Lighting
- Town Boundary
- Proposed Lighting Zone 2 Expansion
- Property Lines



**A BILL FOR AN ORDINANCE AMENDING THE TOWN OF BRECKENRIDGE TOWN CODE PERTAINING TO EXTERIOR LIGHTING**

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

**Section 1.** That section 9-12-2 of the Town of Breckenridge Exterior Lighting Code be amended by deleting the language stricken and adding the language underlined to read as follows:

9-12-2: FINDINGS:

The town council of the Town of Breckenridge hereby finds and determines that:

A. The welfare and enjoyment of the town is associated with its small town character;

B. Because of the importance of the view of the stars in the night sky ~~to~~ and the health of the town's residents and visitors, it is important that the town adopt responsible lighting standards to preserve that view and level of health;

C. Protecting the wildlife population living within the town and surrounding areas that depends upon the night sky and a natural level of darkness at night;

D. Preserving and protecting the night sky enhances the use and enjoyment of property through the use of appropriate lighting practices;

~~E.~~ The town values the practice of energy conservation, and because of the town's devotion to energy conservation, emphasis on responsible lighting practices is desired to decrease the human impact on the environment; and

F. Individual pole and building mounted fixtures and lighting systems should be designed, constructed, and installed to: 1) preserve the town's small town character; 2) minimize impacts on adjacent property owners; 3) ~~control glare and light trespass~~ reduce light pollution; 4) conserve energy; 5) maintain safety and security of people and wildlife; and 6) maintain the view of the stars in the night sky.

**Section 2.** That section 9-12-4 of the Town of Breckenridge Exterior Lighting Code be amended by deleting the language stricken and adding the language underlined to read as follows:

9-12-4: LEGISLATIVE FINDINGS REGARDING ELIMINATION OF NONCONFORMING LIGHTING FIXTURES:

1           A. On balance, the burdens created to individual property owners by the provisions of  
2 this chapter requiring the eventual elimination of nonconforming lighting fixtures are greatly  
3 outweighed by the benefits that will be provided to all of the citizens of and the many visitors to  
4 the town and areas that are in close proximity to the town. The value of the fixtures required to  
5 be replaced by this chapter are comparatively small and that, on balance, the burden placed on  
6 property owners is minimal, given the value of such fixtures as compared to the substantial  
7 benefits gained by such replacement, which is a substantial decrease of unnecessary light  
8 trespass and light pollution.

9           B. The required period for the eventual elimination of nonconforming lighting fixtures  
10 contained in this chapter, which is based upon the formula that is used by the United States  
11 internal revenue service to depreciate fixtures attached to real property over a fifteen (15) year  
12 period as approved in 2007 and extended an additional two years to 2025, is reasonable and  
13 provides a rational basis for the deadline for the elimination of nonconforming lighting fixtures  
14 established by this chapter.

15           C. The deadline for the eventual elimination of nonconforming lighting fixtures  
16 established by this chapter will allow the property owner to recoup or recover costs or otherwise  
17 to reap the benefits of the useful life of such nonconforming fixtures in a manner that is  
18 consistent with the generally accepted methods of depreciating fixtures utilized by the United  
19 States internal revenue service.

20           **Section 3.** That section 9-12-6 of the Town of Breckenridge Exterior Lighting Code be  
21 amended by deleting the language stricken and adding the language underlined to read as  
22 follows:

23           9-12-6: APPLICABILITY; COMPLIANCE DATE:

24           A. The provisions of this chapter shall apply to all new “development” of real property  
25 (as that term is defined in section [9-1-5](#) of this title) which:

- 26           1. Involves new construction for which a development permit is required;
- 27           2. Involves the remodeling of an existing building or structure for which a development  
28 permit is required; provided, however, that compliance with the requirements of this chapter is  
29 required for a remodel of an existing building or structure only with respect to the remodeled  
30 portion of the existing building or structure; or

31           3. Involves the installation of new exterior light fixtures, including replacement fixtures.

32           B. All commercial and residential outdoor lighting fixtures that were lawfully installed  
33 prior to July 1, 2007 but that do not comply with the requirements of this Chapter are declared to  
34 be legal nonconforming fixtures. All legal nonconforming fixtures and light sources may continue

1 to be used and maintained after the adoption of this Chapter, but shall be brought into  
2 compliance with the requirements of this Chapter upon the first to occur of:

- 3 1. A determination by the Director that the legal nonconforming fixture constitutes a  
4 public hazard or nuisance;
- 5 2. The replacement of the legal nonconforming fixture; or
- 6 3. July 1, 2025.

7 Notwithstanding any other provision of this Chapter, all legal nonconforming fixtures and  
8 light sources shall be brought into compliance with the requirements of this Chapter not later  
9 than July 1, 2025.

10 4. Prior to July 1, 2025 a legal nonconforming fixture described in Section [9-12-6B](#) may  
11 be brought into compliance with the requirements of this Chapter by the approval of such fixture  
12 as a retrofit fixture as defined in Section [9-12-7](#). Once approved as a retrofit fixture by the  
13 Director pursuant to Section [9-12-6B](#) the fixture shall be deemed to be in compliance with the  
14 requirements of this Chapter.

15 ~~C.— All legal nonconforming decorative and bistro lighting may continue to be used and~~  
16 ~~maintained after the adoption of the ordinance codified in this chapter, but shall be brought into~~  
17 ~~compliance with the requirements of this chapter upon the first to occur of:~~

- 18 ~~1.— A determination by the director that the legal nonconforming fixture constitutes a~~  
19 ~~public hazard or nuisance; or~~
- 20 ~~2.— April 30, 2012~~

21 All legal nonconforming signage lighting may continue to be used and maintained after  
22 the adoption of the ordinance codified in this Chapter, but shall be brought into compliance with  
23 the requirements of this Chapter upon the first to occur of:

- 24 1. A determination by the director that the legal nonconforming fixture constitutes a  
25 public hazard or nuisance; or
- 26 2. February 13, 2033.

27 **Section 4.** That section 9-12-7 of the Town of Breckenridge Exterior Lighting Code be  
28 amended by deleting the language stricken and adding the language underlined to read as  
29 follows:

30 9-12-7: DEFINITIONS:

31 ADDRESS LIGHTING: Fixtures used to illuminate the address of a property.

32 ARCHITECTURAL ACCENT LIGHTING: Fixtures used to accent architectural features,  
33 materials, colors, style of buildings, landscape features, or art that are located, aimed and

1 shielded so that light is directed downward onto those features or upwards if fully contained  
2 within an architectural element.

3 BISTRO LIGHTS: A display of small white or clear bulbs on a string or tubes that are  
4 used to call attention and provide light and ambiance to an exterior food and beverage area  
5 designated by the site plan allowed in Lighting Zone 1 and for residential uses up to 150 square  
6 feet over a deck or patio in all lighting zones.

7 BULB: Includes all types of lighting sources.

8 DECORATIVE LIGHTING: Decorative string lighting, consisting of bulbs no larger than  
9 three inches, that outlines a building or structure following the trim line on an eave, window or  
10 railing; or decorative string lighting in trees; or decorative string lighting between commercial or  
11 mixed use buildings or to a post or structure forming a canopy over a walkway. Decorative  
12 lighting does not fill in building features such as walls and roofs.

13 FIXTURE: An electrical device that has a housing, mount, or socket for a light  
14 source or lamp and the parts to distribute, position, and protect the light source.

15 FLUORESCENT: A lamp containing mercury vapor with an inner phosphor  
16 coating that interacts to create visible light.

17 ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (OR IESNA):  
18 The professional society of lighting engineers, including those from manufacturing  
19 companies and others professionally involved in lighting.

20 INCANDESCENT: A wire filament enclosed in a glass bulb that is heated until glowing.  
21 Tungsten-halogen lamps are a type of incandescent.

22 INCIDENT LIGHT: Light that strikes a surface or an object. Incident light can be from a  
23 light source directly or reflecting off another surface.

24 KELVIN (K): The unit of measurement indicating correlated color temperature (CCT) of a  
25 light, defined by a scale that ranges from red light (1,000 K) to blue-white light (10,000 K or  
26 more).

27 LIGHT EMITTING DIODE (LED): A semiconductor diode that emits light when a voltage  
28 is applied to it and that is used especially in electronic devices (as for an indicator light). Warm  
29 white or filtered LEDs meet CCT <3,000 K; S/P ratio <1.2.

30 LZ-1: Lighting Zone 1 (the Downtown Overlay District Lighting Zone) as described in  
31 section 9-12-11 of this chapter.

1 ~~LZ-2: Lighting Zone 2 (the Commercial Area Lighting Zone) as described in section 9-12-~~  
2 ~~11 of this chapter.~~

3 ~~LZ-3: Lighting Zone 3 (the Residential Lighting Zone) as described in section 9-12-11 of~~  
4 ~~this chapter.~~

5 LIGHTING ZONE: A geographic area of the town as described in section [9-12-10](#) of this  
6 chapter. The lighting zones of the town are depicted on the map maintained in the ~~Office of the~~  
7 ~~Director~~department of community development. Such map is incorporated herein by reference  
8 and made a part of this chapter. The map shall be interpreted so that the boundaries of the  
9 lighting zones follow the centerlines of streets, roads, alleys and rights-of-way, and existing  
10 property boundaries. ~~Disputes regarding the boundaries of the lighting zones shall be~~  
11 ~~determined by the town council.~~

12 LUMENS: A unit of measurement for the actual amount of visible light which is produced  
13 by a lamp as specified by the manufacturer. A foot-candle is one lumen per square foot.

14 OPAQUE LIGHT FIXTURE: An outdoor light fixture ~~in which the walls of a fixture which~~  
15 with walls that house the light source are comprised of a solid material, unable to be permeated  
16 by light., ~~should a light source be held behind it.~~ Glass is not considered opaque however, glass  
17 on a fixture ~~may be~~ is acceptable if the glass is flat, horizontal, and does not allow any light to  
18 be emitted above the horizontal plane. ~~Below the opaque aspect of the fixture which houses the~~  
19 ~~light source.~~

20 ~~OUTLINE LIGHTING ON A BUILDING OR STRUCTURE: Any arrangement or display of~~  
21 ~~incandescent bulbs or lighting tubes used to outline or call attention to the features of a building,~~  
22 ~~including the building's frame, shape, roofline or window dimensions. Outline lighting includes~~  
23 ~~both temporary and permanent arrangement of bulbs or lighting tubing, whether located inside~~  
24 ~~or outside of a building, if such bulbs or tubing is visible to the public from a public right-of-way~~  
25 ~~or from an outdoor public area.~~

26 OVERHEAD WALKWAY LIGHTING: Downcast, fully shielded small white or clear light  
27 emitting diode (LED)LED "warm or "soft" bulbs which provide outdoor light for the purpose of  
28 facilitating safe pedestrian traffic through a publicly owned pedestrian access corridor that is not  
29 a public street or alley. ~~Overhead walkway lights shall be installed on a black or gray wire or~~  
30 metal rod, not to exceed three thousand kelvin (3,000 K) kelvin or a maximum of eight hundred  
31 fifty (850) total lumens across the property or area. ~~Overhead walkway lighting may not be~~  
32 located in any location that is wider than thirty two (32) feet.

1 PHOTOCELL: A mechanism that is activated by the ~~nonpresence~~ absence of sunlight  
2 (and has the effect of illuminating a property all night). ~~Photocells are permitted only at primary~~  
3 ~~entrances and where the light source is fully shielded.~~

4 RETROFIT FIXTURE: A legal non-conforming fixture as described in Section [9-12-6B](#)  
5 that has a permanent opaque lining applied to it which extends to the lowest portion of the bulb  
6 or lower, or other permanent modification to the fixture approved by the Director that brings  
7 such fixture and light source into compliance with the requirements of this Section.

8 SECURITY LIGHTING: ~~A light~~ Lighting that is used either commercially or residentially  
9 for protection of goods or property.

10 SEMI-OPAQUE LIGHT FIXTURE: An outdoor light fixture ~~with walls of a fixture with~~  
11 walls that are comprised of a nonopaque material such as frosted, colored glass, or a material  
12 such as mica which allows for some light trespass to be emitted ~~from~~ through the walls of the  
13 fixture, referred to as a "glow\_"; but such that the light source is not visible through the walls.  
14 Within semi-opaque fixtures the bulb must be recessed so that no portion of the bulb would be  
15 visible if the nonopaque material was removed. Semi-opaque is sometimes called "translucent."  
16 Clear glass is not considered ~~to be~~ semi-opaque.

17 **Section 5.** That subsection B of section 9-12-8 entitled "Exemptions" is hereby repealed  
18 and replaced as underlined to read follows:

19 B. *Decorative Lighting:* All decorative lighting shall:

20 1. Be allowed in all lighting zones from November 1 through April 1 of the  
21 following year. At all other times decorative lighting is unlawful.

22 2. Be limited to two (2) of the following features: a) the building roof eave line, b)  
23 the building window trim, c) building columns, or d) railings.

24 3. Not protrude from the upper wall plane or the roof of a structure or fill in such  
25 features on a structure. Lighting on a building shall be in a singular strand along the  
26 eaves, window trim or railings.

27 4. Consist only of LED bulbs

28 5. Not exceed three inches in size.

29 6. Not blink or rotate, nor create a hazard or nuisance from glare. Decorative  
30 lighting shall be maintained in good working condition at all times.

31 7. Commercial uses in Lighting Zone 1 has a curfew of 2 a.m. All other  
32 decorative lighting has a curfew of 11 p.m.

33

1           **Section 6.** That subsections C through H of section 9-12-8 entitled  
2 “Exemptions” is hereby amended to delete the language stricken and add the language  
3 underlined to read follows:

4 C. ~~Street Lighting~~ Municipal Lighting: Lighting required for public safety installed by a  
5 public entity or private utility company along a public right-of-way, at a trailhead, along a  
6 trail, or at any public park or playground. ~~Lighting in the right-of-way~~ All such lighting  
7 shall comply with the requirements of the Town’s engineering regulations ~~standards~~.

8 D. *Temporary Lighting*: Lighting for festivals, celebrations, or other public activities as  
9 approved by the town.

10 E. *Lighting of Flags*: The lighting of national, State or local Municipal flags is permitted  
11 ~~lit only~~ with a maximum of two (2) fixtures of not more than eighty watts (80 W) each  
12 and emitting no more than a total of seventy five (75) lumens per linear foot of pole  
13 height; poles of greater than twenty (20) feet must be lit from above with no more than  
14 eight hundred (800) lumens. This exemption shall not apply to any other type of flag.

15 F. *Lighting of Public Art*: The lighting of public art is permitted with ~~a maximum of two~~  
16 ~~(2) fixtures of not more than sixty watts (60 W) each~~ no more than a total of seventy-five  
17 (75) emitted lumens per linear foot of structure height; structures of greater than twenty  
18 (20) feet must be lit from above with no more than eight hundred (800) lumens.

19 G. *Architectural Accent Lighting*: Fixtures must be fully shielded and their light must be  
20 downcast. Lamp color shall be a warm white color, with a CCT that does not exceed  
21 three thousand kelvins (3,000 K). ~~Lighting to accent an architectural element that is~~ must  
22 be aimed or shielded to prevent lighting of the night sky, with a maximum of one fixture  
23 or LED lighting strip per feature of not more than ~~fifty watts (50 W)~~ nine hundred (900)  
24 emitted lumens per property. Uplighting is permitted if the illumination is effectively  
25 contained within an overhanging architectural element and is a maximum of one fixture  
26 per feature of not more than eight hundred (800) emitted lumens.

27 H. ~~Sign Lighting~~: ~~The lighting of a sign when done in accordance with the requirements~~  
28 ~~of chapter 15 of this title. (Ord. 21, Series 2007; amd. Ord. 30, Series 2010; Ord. 1,~~  
29 ~~Series 2019; Ord. 3, Series 2019; Ord. 3, Series 2022)~~

1 Address Lighting: Fixtures used to light an address shall be downcast and fully shielded.  
2 Lamp color shall be a warm white color, with a CCT that does not exceed three  
3 thousand kelvins (3,000 K). The chosen lamp type of each fixture shall not exceed nine  
4 hundred fifty (950) emitted lumens.

5 **Section 7.** That section 9-12-10 of the Town of Breckenridge Lighting Code be  
6 amended by deleting the language stricken and adding the language underlined to read  
7 as follows:

8 9-12-10: LIGHTING ZONES:

9 A. The purpose of the lighting zones is to separate areas within the town which have  
10 different lighting needs, natural conditions, ~~different~~ levels of appropriate light usage,  
11 and ~~different~~ sensitivities to the various obtrusive aspects of outdoor lighting. Because  
12 of this, the lighting zones are defined within this chapter with lighting standards  
13 appropriate to each zone.

14 B. The boundaries of the lighting zones are shown on the map maintained in the Office  
15 of the ~~Director~~ department of community development.

16 **Section 8.** That section 9-12-11: entitled "LIGHTING STANDARDS:", is hereby  
17 repealed and replaced with the following language underlined to read as follows:

18 9-12-11: LIGHTING STANDARDS:

19 A. Lighting Standards for All Lighting Zones:

20 1. Fully Shielded: Only fully shielded, downcast, opaque fixtures are permitted.

21 2. Maximum Fixture Height: Maximum fixture height as measured from finished  
22 grade:

<u>Residential</u>	<u>15 feet</u>
<u>Commercial</u>	<u>18 feet</u>

<u>Pedestrian pathways</u>	<u>10 feet</u>
<u>Upper story decks</u>	<u>7 feet above deck</u>
<u>Eave overhangs (e.g., soffit)</u>	<u>10 feet plus 1 foot for every 5 feet from edge of eave*</u>
<u>Bistro lights</u>	<u>15 feet above grade or 8 feet above rooftop deck</u>

1     \* For example, for a 20 foot high eave with a 10 foot overhang, a fixture may be 12  
2     feet high as measured from grade or from an upper level deck (10 feet + 2 feet).

3     3. Lamp Type: All lamp types must be a white color, with a CCT that does not  
4     exceed three thousand kelvins (3,000 K).

5         a. LED: Permitted at a maximum of nine hundred fifty (950) emitted lumens per  
6         fixture.

7         b. Fluorescent: Must be ENERGY STAR rated with adequate cold rating,  
8         permitted at a maximum of fifteen watts (15 W) per fixture.

9         c. Incandescent: Permitted on building mounted or signage fixtures at a  
10         maximum of sixty watts (60 W) per fixture.

11         d. All other lamp types: Must be ENERGY STAR rated and shall not exceed nine  
12         hundred fifty (950) emitted lumens per fixture.

13     4. Bistro Lighting: Temporary bistro lighting is permitted at an exterior food and  
14     beverage area designated by the site plan to provide light and ambiance in Lighting  
15     Zones 1 and 2. Bistro lighting is allowed for residential properties up to 150 square  
16     feet over a deck or patio in all Zones. The term "temporary" as used in this section  
17     means from May 1 through October 31 of the same year. At all other times bistro  
18     lighting is unlawful. The following standards shall apply to temporary bistro lighting:

1 a. Be used only with "warm" color LED bulbs that do not exceed a temperature  
2 of two thousand eight hundred kelvin (2,800 K);

3 b. Be fully shielded and downcast;

4 c. For commercial uses all bistro lighting shall not be highly visible from the  
5 right-of-way when located on a rooftop (e.g., rooftop deck screened on a  
6 minimum of two (2) sides by wall, adjacent buildings, etc.), and must be set  
7 back a minimum of 5 feet from the rooftop edge.

8 B. *Lighting Standards for Lighting Zone 1 (LZ-1) (High Ambient Lighting Zone):*

9 1. *Fixtures:* Semi-opaque fixtures are allowed in LZ-1 provided they are fully  
10 shielded and downcast.

11 2. *Pole Lights Generally:* Pole lights may have a maximum of two (2) light fixtures  
12 per pole.

13 3. *Photometric Plan:* Commercial and mixed use properties require a photometric  
14 plan of estimated foot-candle levels with maximum and average illumination.  
15 Incident light on the ground shall not be greater than one (1) foot-candle at the  
16 property line, except at site entry points. Properties over half (1/2) an acre in size  
17 shall be limited to a maximum of fifty thousand (50,000) lumens per acre. Cut-  
18 sheets for all exterior light fixtures shall be submitted with the photometric plan.

19 4. *Overhead Walkway Lighting:* Overhead walkway lighting is permitted year  
20 round.

21 5. *Bistro Lighting:* Temporary bistro lighting is permitted.

22 C. *Lighting standards for Lighting Zone 2 (LZ-2) (Medium Ambient Lighting Zone):*

23 1. *Pole Lights:* Pole lights may have a maximum of two (2) light fixtures per pole.

24 2. *Photometric Plan:* Commercial and mixed use properties require a photometric  
25 plan of estimated foot-candle levels with maximum and average illumination.  
26 Incident light on the ground shall not be greater than one-half (0.5) foot-candle at

1 the property line, except at site entry points. Properties over half (1/2) an acre in  
2 size shall be limited to a maximum of fifty thousand (50,000) lumens per acre. Cut-  
3 sheets for all exterior light fixtures shall be submitted with the photometric plan.

4 3. Location: The setbacks from the property line shall be at least equal to the  
5 height of the light fixture. Parking facility lighting shall follow the setback  
6 requirements defined in Section 9-3-9.

7 4. Overhead Walkway Lighting: Overhead walkway lighting is permitted year-  
8 round.

9 5. Bistro Lighting: Temporary bistro lighting is permitted.

10 D. Lighting standards for Lighting Zone 3 (LZ-3) (Low Ambient Lighting Zone):

11 1. Pole Lights: Pole lights may have a maximum of one light fixture per pole.

12 2. Photometric Plan: Commercial, mixed use or multifamily residential properties  
13 require a photometric plan of estimated foot-candle levels with maximum and  
14 average illumination. Incident light on the ground shall not be greater than two-  
15 tenths (0.2) foot-candle at the property line, except at site entry points. Commercial  
16 properties over half (1/2) an acre in size shall be limited to a maximum of fifty  
17 thousand (50,000) lumens per acre. Cut-sheets for all exterior light fixtures shall be  
18 submitted with the photometric plan.

19 3. Location: The setbacks from the property line shall be at least equal to the  
20 height of the light fixture. Parking facility lighting shall follow the setback  
21 requirements defined in Section 9-3-9.

22  
23 **Section 9.** That section 9-12-12: entitled "LIGHTING STANDARDS FOR  
24 SPECIFIC USES:" is hereby amended by deleting the language stricken and adding the

1 language underlined to read as follows and the remainder of the section is renumbered  
2 accordingly:

3 9-12-12: LIGHTING STANDARDS FOR SPECIFIC USES:

4 A. *Standards for Specific Uses:*

5 1. ~~Single-Family Residential:~~ Exterior lighting shall be fully shielded, downcast and  
6 ~~opaque with no bulb visible. Energy star rated compact fluorescent lamps are~~  
7 ~~encouraged.~~ Exterior lighting, including recessed can lighting, shall be limited to two  
8 light fixtures per entrance to a structure and a maximum of eight additional fixtures  
9 on and around the residence that are compliant with all requirements listed in this  
10 Chapter.

11 2. *Gas Stations:* Canopy fixtures shall be mounted on the lower surface of  
12 canopies and must be fully shielded in and of themselves (canopy edges do not  
13 qualify as shielding) by means of a flat lens recessed into the underside of the  
14 canopy, or a fixture that has a flat lens with and opaque sides. Lighting shall not  
15 exceed twenty (20) foot-candles on the ground. Areas outside the area covered by  
16 the service station pump island canopy shall be illuminated so that the maximum  
17 horizontal illuminance at grade level is no more than ten (10) foot-candles.

18 3. ~~Security Lighting:~~ Security lighting should use the lowest possible illumination to  
19 ~~effectively allow surveillance, be shielded, and directed downward toward~~  
20 ~~designated areas. The use of motion sensors, timers, photocells or other means to~~  
21 ~~activate lighting during times when it is needed is encouraged to conserve energy~~  
22 ~~and provide safety and promote compatibility between different land uses. However,~~  
23 ~~photocells are permitted only at primary entrances and where the light source is fully~~  
24 ~~shielded. Security light intensity shall be a maximum of ten (10) foot-candles.~~

25 4. ~~Architectural Accent Lighting:~~ Fixtures must be fully shielded and downcast.  
26 Fixtures used to accent architectural features, materials, colors, style of buildings,  
27 landscaping or art shall be located, aimed and shielded so that light is directed

1 downward onto those features. Uplighting is permitted if the illumination is  
2 effectively contained within an overhanging architectural element and is no more  
3 than forty (40) watts.

4 ~~5. Recreational Facilities:~~ Lighting for fields, courts, ice rinks, or tracks shall not  
5 exceed maximum illuminance criteria as defined by the Illuminating Engineering  
6 Society of North America (IESNA). Exterior sports arenas, with exterior  
7 luminaries/light fixtures for the playing area, shall be illuminated only for scheduled  
8 events and extinguished by ten o'clock (10:00) P.M. or within one-half (1/2) hour  
9 after the conclusion of the final event of the day, whichever is later. The remainder  
10 of the facility lighting, except for reasons of security, shall be extinguished at ten  
11 o'clock (10:00) P.M. or within ~~one (1) hour~~ one-half (1/2) hour after the end of an  
12 event, whichever is later. Exterior sports arenas, with exterior lighting fixtures for the  
13 playing area, shall have the illumination level determined by the sport of play in  
14 each event. Light levels shall be reduced for sports that require less than the  
15 maximum available lighting for the field based on IES sports lighting standards.

16 ~~6. 4. Signage Illumination:~~ All signage in LZ-1, LZ-2 and LZ-3 shall comply with  
17 chapter 15 of this title. Signage utilizing lighting shall have fixtures mounted to the  
18 top of the sign structure aimed downward onto the sign from above. Fixtures shall  
19 be fully shielded so that light is directed only onto the sign façade and not aimed at  
20 the sky, adjacent streets, roads or properties.

21 ~~7. Decorative, Overhead Walkway Lighting, and Bistro Lighting:~~ ~~Decorative,~~  
22 ~~overhead walkway, and bistro lighting shall not blink all at once, flash, or rotate, nor~~  
23 ~~create a hazard or nuisance from glare. Decorative, overhead walkway, and bistro~~  
24 ~~lighting shall be maintained in good working condition at all times. Decorative~~  
25 ~~lighting that outlines a building or structure shall not protrude from the upper wall~~  
26 ~~plane or the roof. Decorative lighting shall consist only of light emitting diode (LED)~~  
27 ~~bulbs; "warm" or "soft" LED bulbs that do not exceed a temperature of two thousand~~  
28 ~~eight hundred (2,800) kelvin are required.~~

1 8. 5. Parking Lots: Parking lots shall meet the requirements of sections 9-3-8 and 9-3-9  
2 of this title.

3 ~~9. *Bistro Lights:* Bistro lights shall be extinguished by ten o'clock (10:00) P.M. or within~~  
4 ~~one-half (1/2) hour after the close of business, whichever is later.~~

5 ~~10. Commercial LED strip lighting shall:~~

6 ~~a. Be white in color;~~

7 ~~b. Not exceed two thousand eight hundred (2,800) kelvin;~~

8 ~~c. Not flash or rotate;~~

9 ~~d. Be installed so that the source is not visible;~~

10 ~~e. Not exceed one and one-half (1 1/2) watt maximum per linear foot; and~~

11 ~~f. Be installed at a height no greater than 4 feet as measured from the ground or floor~~  
12 ~~directly below~~

13 **Section 10.** That a new section 9-12-13: entitled "LIGHTING STANDARDS  
14 FOR SPECIFIC TYPES:" is hereby added to read as underlined below and the  
15 remainder of Chapter 12 is renumbered accordingly:

16 9-12-13: LIGHTING STANDARDS FOR SPECIFIC TYPES:

17 A. *Standards for Specific Types:*

18 1. *Security Lighting:* Security lighting shall use the lowest possible illumination to  
19 effectively allow surveillance, be shielded, and directed downward toward  
20 designated areas. The use of motion sensors, timers, photocells or other means to  
21 activate lighting during times when it is needed is encouraged to conserve energy,  
22 provide safety, and promote compatibility between different land uses. However,  
23 photocells are permitted only at primary entrances to a building and where the light

1 source is fully shielded. Security lighting illuminance levels shall be a maximum of  
2 ten (10) foot-candles.

3 2. *Signage Illumination:* All signage in LZ-1, LZ-2 and LZ-3 shall comply with  
4 chapter 15 of this title. Signage utilizing lighting shall have fixtures mounted to the  
5 top of the sign structure and aimed downward onto the sign from above. Fixtures  
6 shall be fully shielded so that light is directed only onto the sign face and not aimed  
7 at the sky, adjacent streets, roads or properties. Luminance shall not exceed nine  
8 (9) foot candles or one hundred nits (100 candelas per square meter) during the first  
9 hour after sunset, and lighting must be fully extinguished one hour after sunset or  
10 within one-half (1/2) hour of the end of normal business hours, whichever is later.

11 3. *Overhead Walkway Lighting:* Overhead walkway lights shall be installed on a  
12 black or gray wire or metal rod, not to exceed three thousand kelvins (3,000 K) nor a  
13 maximum of eight hundred fifty (850) total lumens across the property or area.  
14 Overhead walkway lighting may not be located in any location that is wider than  
15 thirty two (32) feet. Overhead walkway lighting shall not blink, flash, or rotate, nor  
16 create a hazard or nuisance from glare. Overhead walkway lighting shall be  
17 maintained in safe and good working conditions at all times.

18 4. *Bistro Lights:* Bistro lighting shall not blink, or rotate, nor create a hazard or  
19 nuisance from glare. Bistro lighting shall be maintained in safe and good working  
20 conditions at all times. Bistro lights shall be extinguished by ten o'clock (10:00) P.M.  
21 or within one-half (1/2) hour after the close of business, whichever is later.

22 5. *LED Strip Lighting:* LED strip lighting shall:

23 a. Be fully shielded with no light source visible;

24 b. Be white or soft white in color;

25 c. Not exceed two thousand eight hundred kelvins (2,800 K);

26 d. Not blink or rotate;

27 e. Not exceed one and one-half (1 1/2) watt maximum per linear foot; and

1 f. Be installed at a height no greater than 4 feet as measured from the ground  
2 or floor directly below.

3  
4 **Section 11.** That subsection C of section 9-15-18, entitled "SIGN DESIGN  
5 STANDARDS - GENERALLY:" be amended by deleting the language stricken and  
6 adding the language underlined to read as follows:  
7

8 C. Lighting Standards: All sign lighting shall comply with signage illumination  
9 requirements listed in section 9-12-12 and the lighting zone limitations listed in section  
10 9-12-11.

11 1. Shielded Lighting: Light bulbs or lighting tubes used for illuminating a sign shall  
12 not be visible from the vehicular travel lanes of adjacent public rights-of-way. The  
13 use of adequate shielding, designed so that light from sign illuminating devices does  
14 not shine directly into the eyes of passing motorists without first being reflected off  
15 the sign or its background, is required whenever sign lighting is used.

16 2. ~~Subdued Lighting: The intensity of sign lighting shall not exceed that necessary~~  
17 ~~to illuminate and make legible a sign from the adjacent travel way or closest~~  
18 ~~Municipal street; and the illumination of a sign shall not be noticeably brighter than~~  
19 ~~other lighting in the vicinity and shall comply with chapter [12](#) of this title.~~

20 3. ~~Direction Of Lighting: All lighting fixtures shall be placed above the sign and shall~~  
21 ~~shine downward toward the sign. Illumination of signs shall not be directed toward~~  
22 ~~adjacent properties.~~

23 4. Internally Lit Signs: No sign that is placed on the exterior of a building or on the  
24 interior of the building within five feet (5') of a window shall be internally lit.

25  
26 **Section 12:** That subsections E and L of section 9-3-9: entitled "DESIGN  
27 STANDARDS FOR OFF STREET PARKING FACILITIES:" be amended by deleting the  
28 language stricken and adding the language underlined to read as follows:

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E. *Lighting*: All parking facilities containing ten (10) or more parking spaces shall submit a photometric plan. This information shall be provided by a registered Colorado engineer.

1. The parking lot lighting shall not exceed IESNA recommended foot-candle and lumen levels, and applications are encouraged to use the lower end of the range. ~~This information shall be provided by a registered Colorado engineer.~~

2. All fixtures shall not exceed the maximum fixture height or number of fixtures per pole in the property's designated lighting zone per section [9-12-11](#) of this title.

3. All lights shall be level mounted and ~~eighty five degrees (85°)~~ ninety degree (90°) full cut off downcast fixtures.

4. All fixtures shall be a minimum of half the distance of the length of the pole from the property line (e.g., an 18-foot pole shall be a minimum of 9 feet from the property line).

5. Lighting fixtures shall not exceed three thousand kelvins (3,000 K) ~~kelvin in CCT~~. LEDs lighting shall use filtered LEDs ~~for a warm white color~~ to minimize blue light emission.

6. Foot-candle levels shall not exceed two-tenths (0.2) foot-candle at a property line, unless for safety ingress/egress as determined by the director.

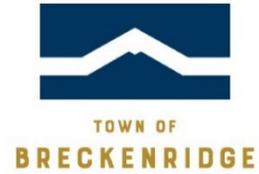
7. Parking lots light fixtures are encouraged to be greater in number and lower to grade rather than have a reduced number and increased height.

F. *Grades*: The sustained surface grades for parking areas shall not exceed a minimum of one-half percent (0.5%) or a maximum of four percent (4%). Driveway grades shall not exceed a maximum grade of eight percent (8%). The first 5 feet of a driveway shall be graded to match the cross slope of the connecting street. For downhill sites, a 20-foot staging area with a maximum grade of negative four percent (-4%) is required (section [9-3-19](#), attachment B of this chapter). For uphill sites, a 20-foot staging area with the first 5 feet matching the cross slope of the connecting road and the next 15 feet at a maximum grade of four percent (4%) is required (section [9-3-19](#), attachment C of this chapter). Grades shall comply with all requirements of the engineering regulations.

- 1 G. *Heated Driveways*: Driveway heat systems shall terminate at the property line. If the  
2 system extends into the public right-of-way, a separate zone must be created for that  
3 portion of the system and accommodations must be made to reduce the impacts of the  
4 melted drainage at the snow/melted interface. A revocable license agreement  
5 acceptable in form and substance to the town attorney must be approved by the town  
6 and executed prior to the issuance of a certificate of occupancy. Heated driveways shall  
7 comply with all requirements of the engineering regulations.
- 8 H. *Drainage*: All off street parking facilities shall be graded for proper drainage so that  
9 all surface discharge is channeled to a natural or improved drainageway without  
10 causing nuisance or damage to other properties or the improvements thereon.
- 11 I. *Location*: The location of all required off street parking facilities shall be as follows:
- 12 1. *Residential Uses*: For residential uses, except residences located in buildings  
13 adjacent to the "Riverwalk" as defined in section [9-1-19-37A](#), "Policy 37 (absolute)  
14 special areas," of this title, all required off street parking spaces shall be provided on  
15 the same property as the residential units they are intended to serve.
- 16 2. *Nonresidential Uses*: Off street parking for nonresidential uses shall be placed  
17 totally on the same parcel of land as the use, unless a fee in lieu is paid to the town  
18 as provided in section [9-3-12](#) of this chapter.
- 19 3. *Parking Space Location*: No parking space shall be located closer than 5 feet  
20 from any public street, public alley, public pedestrianway or public right-of-way or 3  
21 feet from any property line.
- 22 J. *Landscaping*: A minimum of twenty five (25) square feet per parking stall shall be  
23 utilized for landscaping purposes. Any parking facility containing more than two (2) side-  
24 by-side loading spaces shall contain at least two hundred (200) square feet of  
25 landscaped area raised a minimum of six inches (6") above the parking surface for each  
26 two (2) side by side loading spaces. Landscaping shall be maintained according to the  
27 standards contained in the development code.
- 28 K. *Snow Stacking*: (Rep. by Ord. [1](#), Series 2019)
- 29 L. *Signs*: Appropriate signage directing traffic shall be placed in any off street parking  
30 facility pursuant to the ~~Breckenridge Sign Code~~<sup>4</sup> in compliance with sign design and  
31 lighting regulations in section 9-12-12 and section 9-15-18 of this title.



# Memo



**To:** Breckenridge Town Council  
**From:** Helen Cospolich, Municipal Clerk  
**Date:** 1/17/2024  
**Subject:** Election IGA Resolution

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This resolution would allow the Town to enter into an IGA with Summit County Government for the purpose of assistance with the April 2, 2024 regular municipal election. For many years, the Summit County Clerk's Office has offered support for municipal elections in the form of basic equipment use, voter list information and staff time. The County's support has proven to be important in our successful election processes. Staff recommends approval of this IGA as we have done in prior years.

Staff will be present at the meeting to answer any questions you may have.

RESOLUTION NO. \_\_

SERIES 2024

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT  
WITH THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY,  
COLORADO, CONCERNING THE APRIL 2, 2024 REGULAR TOWN ELECTION

WHEREAS, the Town of Breckenridge is a home rule municipal corporation, organized and existing under the laws of the State of Colorado; and

WHEREAS, the Board of County Commissioners of Summit County is the governing body of Summit County under Colorado state law; and

WHEREAS, governmental entities are authorized by law to cooperate and contract with other governmental entities; and

WHEREAS, the Town of Breckenridge will hold its regular municipal election on April 2, 2024; and

WHEREAS, in connection with the upcoming regular Town election, it is necessary and appropriate for the Town to enter into an Intergovernmental Agreement with the Board of County Commissioners of Summit County, setting forth the respective duties of the Town and the County Clerk in connection with such election; and

WHEREAS, the Town Council has reviewed the proposed Intergovernmental Agreement between the Town and the Board of County Commissioners of Summit County, a copy of which is marked Exhibit "A", attached hereto and incorporated herein by reference.

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

Section 1. The proposed Intergovernmental Agreement between the Town of Breckenridge and the Board of County Commissioners of Summit County, concerning the duties of the Town and the County Clerk in connection with the April 2, 2024 municipal election, is hereby approved, and the Town Manager and Town Clerk are hereby authorized, empowered and directed to execute such Agreement for and on behalf of the Town.

Section 2. This Resolution shall become effective upon its adoption.

RESOLUTION ADOPTED AND APPROVED this 23rd day of January, 2024.

ATTEST:

TOWN OF BRECKENRIDGE

\_\_\_\_\_  
Helen Cospolich, CMC, Town Clerk

\_\_\_\_\_  
Kelly Owens, Mayor Pro Tem

APPROVED IN FORM:

\_\_\_\_\_  
Town Attorney

\_\_\_\_\_  
Date

**INTERGOVERNMENTAL AGREEMENT  
FOR ELECTION SERVICES**

This Intergovernmental Agreement is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024, between The Board of County Commissioners of Summit County, Colorado ("County"), Town of Breckenridge ("Town"). In consideration of the benefits and obligations contained herein, and subject to the terms and conditions as are hereinafter set forth, the parties agree as follows:

WHEREAS, pursuant to the provisions of Section 18 of Article XIV of the Colorado Constitution and § 29-1-203, C.R.S., as amended, the Town and County may cooperate or contract with one another to provide any function, service or facility lawfully authorized to each; and

WHEREAS, pursuant to § 1-5-303(1) C.R.S. the Summit County Clerk & Recorder is required to certify and make available to the Town's designated election official a complete copy of the list of registered electors of each general election precinct that is located within the county and is involved in an election; and

WHEREAS, The Summit County Clerk & Recorder possesses certain other equipment and information that the Town desires to utilize in the conduct of its election of April 2, 2024; and

WHEREAS, The County is willing to provide certain equipment and information to the Town for its use in the conduct of its election in accordance with the terms of this agreement; and

WHEREAS, the County and the Town have agreed upon a fee schedule related to the County's provision of specified election related equipment and information to the Town; and

WHEREAS, the Town and County have determined it to be in the best financial interest of the citizens of the Town and County for the Town to contract for the use of County election related equipment and information.

NOW, THEREFORE, in consideration of the above and in consideration of the benefits and obligations contained herein, and subject to the terms and conditions as are hereinafter set forth, the parties agree as follows:

## A. DUTIES OF THE COUNTY CLERK

The Summit County Clerk & Recorder (“County Clerk”) will provide the following equipment, information and ministerial election duties relating to the conduct of the Town’s Municipal Election to be held on Tuesday, April 2, 2024.

1. **Certify voter registration lists** to Town Clerk upon written request by the Town Clerk.
2. **Register electors.**
3. **Update registration of any eligible elector** within the county who completes a change of address form and submits to the Clerk & Recorder.
4. **Program and test ballot tabulation equipment** with Dominion support for accuracy by tabulating “TEST” ballots for the Town on agreed upon date with County & Dominion.
5. **Provide use of Dominion Voting Systems equipment and software**, operated by trained and certified County Clerk staff.
6. **Supplies:** supplies such as ballot boxes may be loaned by the Town from the County. Supplies such as seals and signs will also be provided by the County Clerk upon request by the Town Clerk, subject to availability of County stock. The County will track supply usage and charge the Towns accordingly after the election cycle for any supplies procured from the County.
7. **Provide the results** reports and “Unofficial” Abstract of Votes to the Town upon completion of tabulation of all ballots.
8. **Conduct re-tabulation** of ballots using Dominion Voting Systems tabulation equipment, if required or requested by the Town.

## B. DUTIES OF THE TOWN

The Town is solely responsible for ensuring that its Municipal Election is conducted in compliance with all applicable laws, regulations, and rules, including but not limited to the Colorado Municipal Election Code (C.R.S. 31-10-101, et seq.) and for the following election duties relating to such Municipal Election to be held on Tuesday, April 2, 2024.

- 1. Request voter registration lists** in writing to County Clerk.
- 2. The Town Clerk serves as Designated Election Official** of their respective Municipal Election. The Town Clerk must give advanced notice to the County and vendors if the Town Clerk as DEO will be absent during the election cycle and provided with the name and contact information of the person appointed to make decisions in the Town Clerk's absence.
- 3. Certify ballot content** to equipment and print vendors directly.
- 4. Establish and conduct all administrative functions** to conduct a compliant election, except the duties of the County Clerk as listed in section A of this agreement, which will be performed by the County Clerk. These functions include:
  - a. Establish mail-in voting, and Town polling place location(s),
  - b. Appoint election judges/pollworkers,
  - c. Post polling place signs and publish all public notices;
  - d. Utilize secure ballot handling protocols including chain of custody logs, and
  - e. Comply with Colorado Fair Campaign Practices Act filing procedures for Municipal Elections.
- 5. Prepare All Ballots:** Each Town is responsible for printing, preparing, proofing, tallying and ordering of "OFFICIAL" ballots; "TEST" ballots and "SAMPLE" ballots.
  - a. Test Ballot Preparation: Before delivering to County Clerk, each Town must vote "TEST" ballots. Hand count and record a tally of votes cast. "TEST" ballots, along with the hand tally record shall be delivered to the County Clerk as soon as possible after receipt of ballots.
- 6. Provide observer(s) during tabulation** on Election night to remain the entire duration of their Town's ballot tabulation.
- 7. Delivery of and remain present with ballots** on Election night during tabulation. **Immediate and secure removal of ballots** for Town retention after tabulation is complete.
- 8. Compensate** election judges/pollworkers.
- 9. Appoint Canvass Board** and prepare the "OFFICIAL" Abstract of Votes.
- 10. Reimburse the County Clerk** for costs of services, supplies, and mileage performed or incurred by the County for the Municipal Election. Such payment(s) shall be made either to the County Clerk or directly to such third party vendors or contractors as requested by the County Clerk in her sole discretion. Payment(s) shall be made within thirty days from receipt of the itemized statement(s) from the County. A fee schedule is attached as Exhibit A.
- 11. Preserve the election records** for a period mandated by statute, including election results and who voted reports. Fulfill records requests for such records.

### C. GENERAL PROVISIONS

1. The parties understand and agree that:
  - a. The Town is solely responsible for conducting the subject election, ensuring that the election is conducted in accordance with all applicable laws, regulations and rules.
  - b. The County's services described herein to assist the Town in the conduct of the Town's election are purely ministerial in nature.
  - c. The Town has not and shall not request that the County perform any services on the Town's behalf regarding the subject election that are of a discretionary nature.
  - d. The parties have not intended to make or actually made any delegation to the County of the Town's discretionary responsibilities regarding the conduct of the subject election in accordance with all applicable laws, rules and regulations.
  - e. To the extent of the limits of liability established from time to time by the Colorado Governmental Immunity Act (Section 24-10-101, et seq., C.R.S.), the Town shall indemnify and hold the County, its elected officials, employees, agents and volunteers, harmless for all claims, demands, judgments and causes of action (including County's reasonable performance of its services under this agreement; provided, however, Town shall have no obligation under this subparagraph E to the extent any such claim, demand, judgment or cause of action arises through: (i) the reckless or intentional wrongful act of the County, its elected officials, employees, agents, or volunteers, or (ii) County's breach of its obligations under this agreement.
2. The parties expressly rely upon and do not waive the protections and limitations of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq., as presently stated as it may be amended from time to time.
3. The parties represent that each has the authority to enter into this agreement according to applicable Colorado law, Home Rule Charters and Ordinances, and each represents that the terms and conditions hereof are not in violation of any agreement into which it has previously entered.
4. The agreements and covenants as set forth herein shall be binding upon the Parties, their heirs, successors, and assigns.
5. This agreement and any exhibits hereto represent the entire understanding between the Parties regarding the subject matter herein, and no other agreement, oral or written, made prior to the date of this agreement, which conflicts with the terms of this agreement shall be valid as between the parties.
6. This agreement shall not be modified except in writing executed by all Parties hereto.
7. The failure of either Party to exercise any of its rights under this agreement shall not be a waiver of those rights. A Party waives only those rights specified in writing and signed by the Party waiving such rights.
8. This agreement shall be interpreted in all respects in accordance with the laws of the State of Colorado.

9. For the resolution of any dispute arising from this agreement, venue shall be in the courts of Summit County, Colorado.
10. In case one or more of the provisions contained in this agreement shall be declared invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, the validity, legality and enforceability of the remaining provisions of this agreement shall not in any way be affected or impaired thereby.
11. It is the intent of the parties to this agreement that they be and remain the sole beneficiaries of this agreement and no other person or party shall be entitled to claim benefits or damages or bring suite or other proceeding against the Town or County because on any term contained in this agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement to be effective the day and year first set forth above.

**TOWN OF BRECKENRIDGE**

**BOARD OF COUNTY COMMISSIONERS  
SUMMIT COUNTY, COLORADO**

By: \_\_\_\_\_  
Kelly Owens, Mayor Pro Tem

By: \_\_\_\_\_  
Dave Rossi, Interim County Manager

ATTEST:

ATTEST:

By: \_\_\_\_\_  
Helen Cospolich, Town Clerk

By: \_\_\_\_\_  
Taryn Power, County Clerk & Recorder

**EXHIBIT A**

**ELECTION FEE SCHEDULE**

3,596 "ACTIVE" Registered Voters in the Town of Breckenridge as of December 20, 2023.

<u>Type of Cost</u>	<u>Fee Rate</u>
Vehicle Mileage	<u>.67 per mile</u>
Election Supplies	<u>Vendor cost</u>
County Clerk & Recorder Staff	<u>\$50.00 per hour (Per Employee)</u>

Any services performed by the County related to the conduct of the subject election shall be compensated at a rate of \$50.00 per hour, per County employee, unless otherwise negotiated and agreed in writing between the parties prior to the County's actual performance.

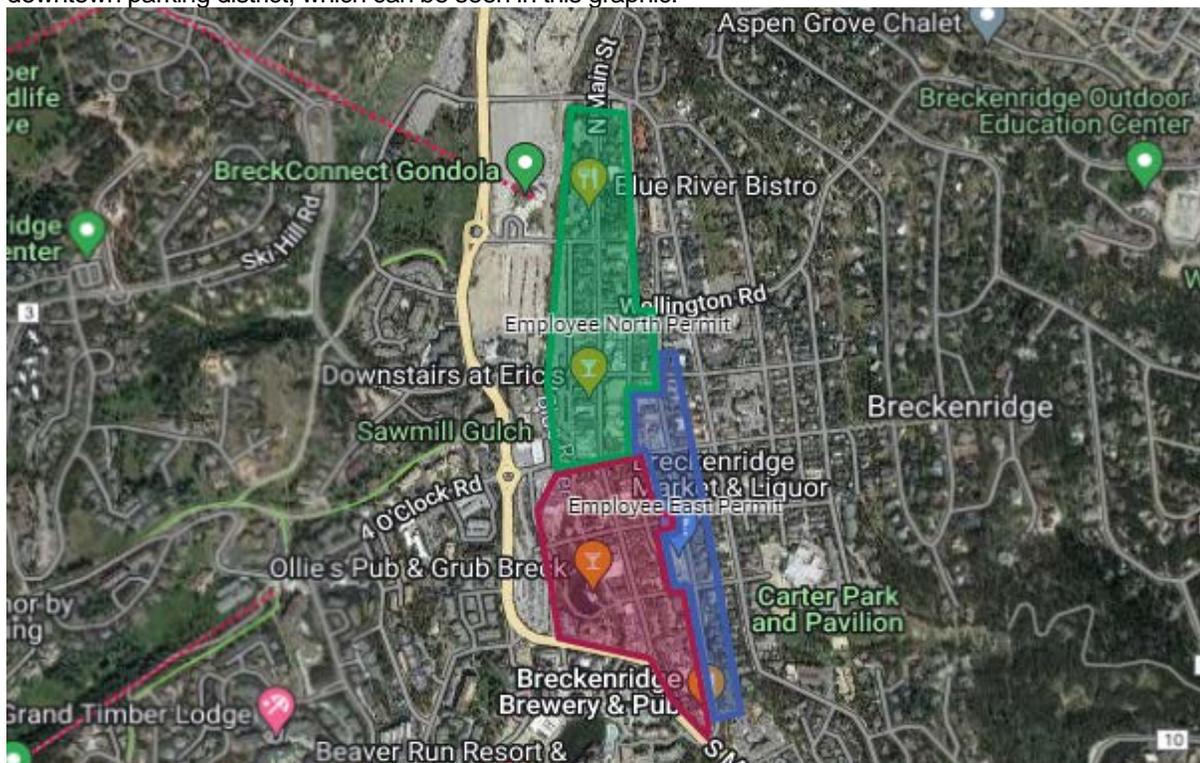
# Memo

To: Breckenridge Town Council Members  
 From: Mobility Staff  
 Date: 1/17/2024  
 Subject: **Mobility Update**

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## Parking

Staff and BSR have taken Council's feedback and would like to move forward with the South Gondola Parking Employee Permit with 75 permits offered for a test period between February 1<sup>st</sup>, 2024 and October 31<sup>st</sup>, 2024. After considering feedback from Council on pricing, staff has decided that the permit should be offered for \$500 and open to use Monday through Friday, with no blackout dates, during the test period. A higher price and likely blackout dates will be proposed if the permit is offered for the 2024/2025 season. While not guaranteed, this permit should also offer in and out parking privileges on most days. As was mentioned at the last work session, one of the purposes of this permit is to alleviate some demand in employee permit lots. With that in mind, staff has decided that to be eligible for the lottery, applicants must show proof that they are working within the downtown parking district, which can be seen in this graphic:

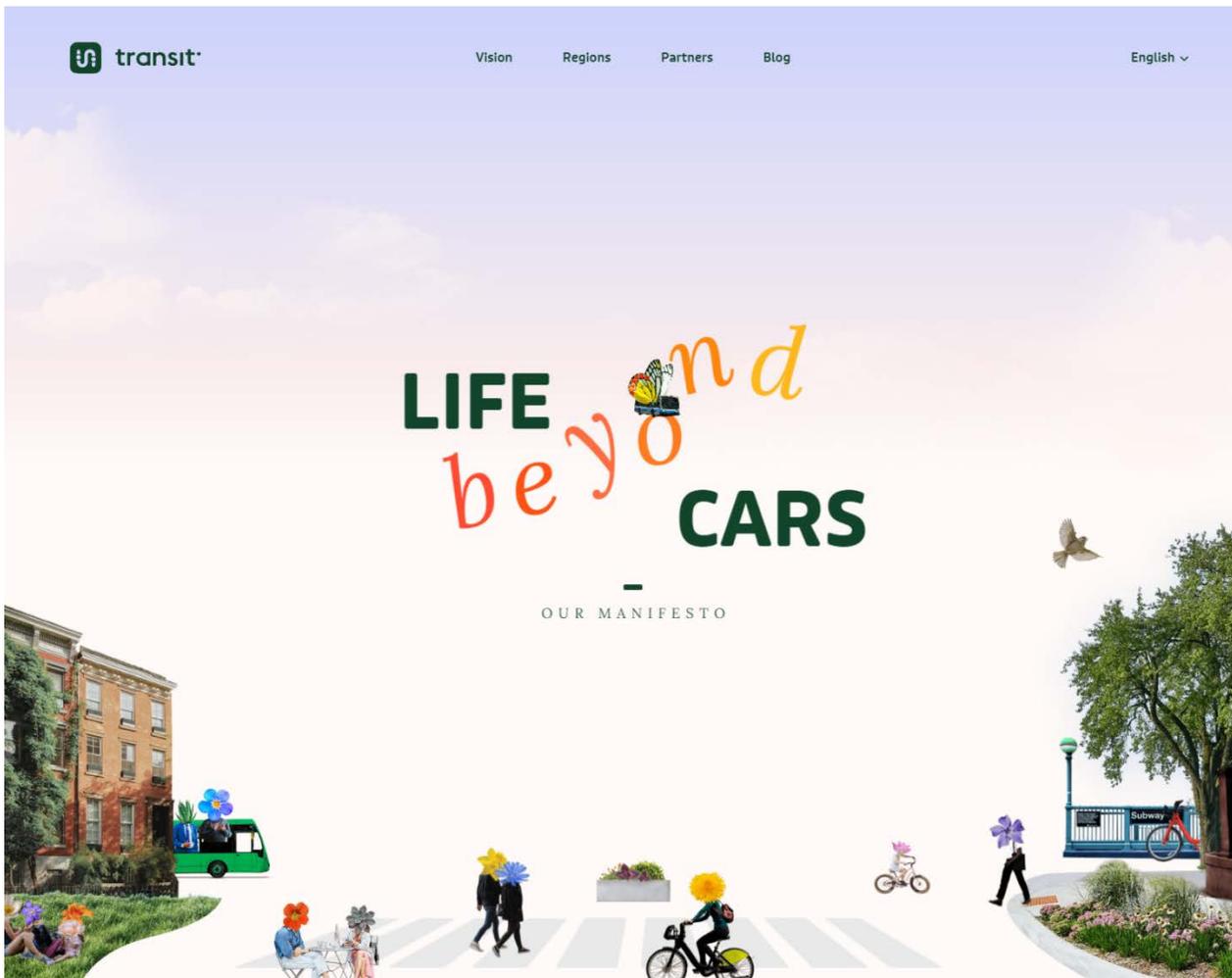


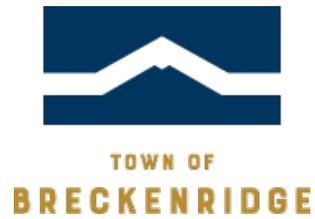
The application process will run from January 22<sup>nd</sup>, through January 31<sup>st</sup> and if more than 75 applications are received, a lottery will be held by Mobility staff to randomly decide on awardees. If less than 75 applications are received, staff recommends allowing other workforce within the Town of Breckenridge to purchase a permit. More information can be found at: <https://www.breckpark.com/employeepermits>

## Transit

The RFP for the Mobility Trip Planning Application has closed. We received 11 responses and Mobility staff has landed on Transit App as the awardee. The application will be free to all users in our service area. We will have more formal public outreach once we are through the contracting and route integration work in the coming weeks, but staff is very excited about this new application allowing residents and visitors the ability to see in live-time where their bus is located and when it will arrive to their stop, as well as providing origination to destination walking, transit, Breck E-Ride steps. This new app can remind you when to leave your home to make it to the bus stop on time without having to wait in the cold. Transit App has the ability to integrate with Breck Ski Resort bus services, Summit Stage services, Bustang/Snowstang/Pegasus, as well as the Front Range RTD and Colorado Spring Mountain Metro transit services to allow riders the ability to see public transit options connecting Breckenridge through the I-70 mountain corridor and Front Range. Basic information, and other communities that utilize this service can be found here:

<https://transitapp.com/>





# Memo

To: Town Council  
 From: Sustainability Staff  
 Date: 1/23/24  
 Subject: Sustainability Update

## Breck E-Ride

### 2024 Pricing

Staff is recommending two adjustments (in red) to the pricing model used by the Breck E-Ride program in 2024:

 <b>BRECK E-RIDE</b>	Initial Price	Per min fee (after included threshold)
Pay As You Go	<del>\$3</del> <b>\$4 to unlock</b> , includes 30 minutes of ride time.	\$0.50/min after
<b>Monthly Pass</b> <i>(must live or work in Breckenridge)</i>	<del>\$15</del> <b>\$20/month</b> . Includes 60 minutes of ride time per day, no unlock fees.	\$0.15/min after
<b>Season Pass</b> <i>(must live or work in Breckenridge)</i>	<b>\$50/season</b> . Includes 60 minutes of ride time per day, no unlock fees.	\$0.15/min after
<b>Equity Pass</b> <i>(for users with income at/below 60% AMI)</i>	<b>50% discount</b> on monthly or season memberships listed above, with same benefit.	\$0.15/min after

The purpose of these adjustments is to drive more value (and users) to the season pass option, which would remain unchanged, at \$50/season. Under the 2023 pricing model, individuals could purchase three monthly passes for less than the cost of a season pass. Staff believes these pricing updates will nudge more users toward the season pass, increasing ridership throughout the season, including during off-peak months. Additionally, Staff would like to offer a special \$20 pass product to visiting NRO musicians, that would span their entire stay in Breckenridge (~2.5 months). NRO musicians were a large user group of the Breck E-Ride in 2023, extensively using the service for transportation during their summer here. The Town would also continue to offer the equity pass option, providing a 50% discount for income-qualified individuals.

With these adjustments we hope to continue offering an affordable and quality micromobility program in Town to achieve the goal of more boots and bikes in town.

### Questions for Council:

1. Does Council support Staff's proposed pricing model adjustments outlined above?
2. Does Council support offering a special discounted pass product for NRO musicians?

**Hub Sponsorship Option**

At the 9/26/2023 work session, Council indicated their support to expand the Breck E-Ride program from 17 hubs/75 e-bikes in 2023, to [25 hubs](#)/125 e-bikes in 2024. In addition to this expansion, Staff is interested in exploring private hub-sponsorship opportunities for the program this season. There have been several private businesses that reached out with an interest in seeing hubs placed at or near their place of business. In these instances, Staff would like to be able to offer a sponsorship package for their location whereby a business can pay the cost of adding an additional hub location with 5 e-bikes. Hub sponsorships would be paid to the Town, and the Town would facilitate adding the additional scope and expense to our existing program contract with the vendor. Staff proposes the following framework for a hub sponsorship package:

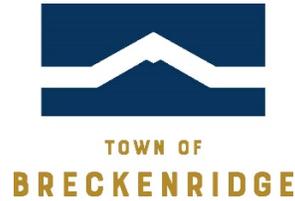
<b>2024 E-Ride Hub Sponsorship Framework</b>	
<b>Cost:</b>	<b>\$15,000</b>
<b>Benefits:</b>	For the 2024 season (May - Oct 31), a hub sponsor can bring online a new Breck E-Ride hub at a location of their choosing, or choose to sponsor an <a href="#">existing hub location</a> . A sponsored hub consists of a 5-hoop bike rack, 5 e-bikes, and a small sign attached/adjacent to the bike rack indicating "This hub sponsored by ____." Hub sponsorship also includes up to <b>100 season passes for employees</b> of the sponsoring organization. Note: Sponsor employee passes are for organization employees-only, and are not transferable to other parties, such as guests/owners/customers of the organization. All of the e-bikeshare hardware, software, and operations support, including routine bike maintenance and re-balancing, will be provided by the Town's contracted operator.
<b>Additional notes:</b>	The hub sponsor is responsible for providing a suitable 15'x 6' space on their property for the hub location. If there is a preferred location nearby that is owned by the Town or within the Town right-of-way, hub sponsor may discuss siting opportunities with Town Public Works staff. Sponsored hub locations are not exclusive or private and must be available to all members of the public to use. At the end of the 2024 season, the hub will be removed by E-Ride staff, by no later than Nov 14th.

It is unclear if any businesses would actually be interested in hub sponsorship opportunities, but Staff supports the framework above as a way to engage with those who inquire. Businesses that wish to support the program at lower price points are encouraged to purchase season passes as a benefit/perk for their employees.

**Question for Council:** Does Council support the hub sponsorship option and framework outlined above?

**Material Management**

The 2024 Materials Management Fee invoices were sent via email to all program users or designated points of contact the week of Jan 8. Staff will be monitoring payments and assisting users as needed. Invoices are due by April 1 and users will be notified mid-February with a reminder and the deadline date.



## Memo

To: Breckenridge Town Council Members  
From: Corrie Burr, Housing Program Manager  
Date: January 10<sup>th</sup>, 2024 for the January 23<sup>rd</sup>, 2024 Town Council Meeting  
Subject: January 10<sup>th</sup>, 2024 Child Care Advisory Meeting Report/Minutes

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The Child Care Advisory Committee held a regular meeting on January 10<sup>th</sup>, 2024. Members present: Greta Shackelford, Johanna Gibbs, Jay Homola and Jay Beckerman. Britton Fosset, Scott Perlow and Diana Morain were unable to attend. Staff from the Town of Breckenridge included Shannon Haynes, Julia Puester, Laurie Best, Melanie Leas, and Corrie Burr. Kelly Owens joined this meeting as a guest for the first half of the meeting. Sarah Young from Timberline Learning Center, Jen Nichols from Carriage House and Beth Craig from Breckenridge Montessori also attended this meeting.

### TLC Expansion

The delayed start to this project has been due to an easement with Xcel that runs through the building. We are working to remove this easement and get started on the addition. We hit this snag during the civil review. The builder RFP is almost done and ready to go out February 1<sup>st</sup>. We plan to hold builder interviews in late February with hopes to hire March / April. Then break ground in May or June depending on weather. The project will take 6 months and will add approximately 12 spots for kids. This project does not displace the kids since it is an addition. New carpet might be the only disruption. The Committee asked staff to look at what the center needs for the cost to add 3 staff and materials for the new room. We also approved a new boiler for the expansion along with an added shed for storage.

### Directors

The Directors for Little Red Schoolhouse, Carriage House, Breckenridge Montessori and Timberline Learning Center joined this meeting to meet the committee and provide an update.

Little Red – Greta Schakelford provided an update that everything is going steady and the Summit County Tuition Assistance is streamlined with the First Steps, UPK and SPK programs combined under one entity. Michelle Mahoney is the new person managing the programs at Early Childhood Options (ECO), and she is doing a fantastic job. Everyone is being paid and she is a great asset to ECO. Greta is very happy to have her as a partner. Frisco Elementary is opening another preschool

center which now means there are 11 preschools at the School District. SSD needed another classroom for high needs kids that are guaranteed preschool care. LRSB lost 3 kids to the school district in a classroom that has 16 kids. They have successfully filled 1 of the 3 openings. Wildflower has not fully opened their PreK room (just open on Wednesday to meet the SSD kids needs since the SSD program is closed on Wednesday). Capacity is full, just the openings in the 4-year old room. Staff is good too, they did lose 4 in a week (2 on maternity leave), the other 2 have been replaced. Hired a new staff member from outside the state. She is already fully trained and ready to go at LRSB. She moved into the ULLR child care building. Greta attributed this out of state hire to having housing available for her. Greta also shared that the rumor is that licensing is going to the State instead of having local representation. Laurie B asked about non-English speaking kids and Greta shared that they have a few bilingual kids, but no Hispanic kids right now.

Timberline Learning Center – Sarah Young has fully taken over as Executive Director at TLC and they also just hired a new employee from out of state that is moving into ULLR when she arrives. They are a little short staffed due to 2 pregnancies and not sure if one will come back due to not having an infant space at the center for the staff member. TLC is three teachers short and currently hiring. Operations have been very smooth. The transition has been challenging with some immediate needs when Sarah took over, but it is going well now. Sarah completely managed the boiler replacement to prepare for the expansion this year.

Carriage House – Jen Nichols shared that enrollment is great. They have added an additional teacher in their room between toddler and prek which adds 6 kids per day. They are down 2 staff members for their ideal set up, but this is not affecting capacity. They just completed a playground remodel (ground work / foundation), added structures to some of the playgrounds and are working on the others as well. Jen said this was a nice transition from Martha to herself with a few maintenance issues right in the beginning.

Breckenridge Montessori – Beth Craig shared that everything is going well at Breckenridge Montessori. Beth hired a full-time teacher in December which has been a great help. They have a mom in the school that has a background as a veterinarian but has a great passion for Early Childhood Education and is attending classes at CMC. She has been a substitute teacher for now which has been a huge help. They are currently in need of housing for one full-time teacher. She is living in Silverthorne and doesn't have transportation, so she relies on the bus to get to work. Beth asked about information on the upcoming Larkspur property, so Corrie will add her to the list for information dissemination.

### **Breckenridge Montessori Foundation Replacement**

Corrie shared that the foundation at the current Breckenridge Montessori space will need to be replaced in the future. A project of this size will take at least a year to complete. The Town is looking to add a full basement to the property and exploring options of adding space to the building at the same time (looking at the Capacity Analysis Report for recommendations). Town staff are currently looking for alternative locations to house the Center while the foundation replacement and

renovation project is being done. The committee had open discussion of different options and asked Staff to add the below ideas to the evaluation list:

Other Options

Add Old Masonic Lodge

Ask local churches if they have space

Use a Breckenridge Elementary school for summer if the rec center was an option

**ECO Tuition Assistance Data**

Corrie shared the Early Childhood Options data from the new program (included below). Greta shared that UPK pays \$611 for each child (15 hours) as long as they attend 20 hours per week for child care. UPK only pays for 10-months of care, so ECO had agreed to fill this gap, so kids are encouraged to remain with their child care center through the summer.

Jay Beckerman asked the Directors to review the cost to the center if they increased infant / toddler care as they are seeing a potential reduction in the need for PreK classrooms (as SSD adds PreK rooms). This information will help as infant / toddler operational support programs are considered in the future.



**UPK DATA**

*Total number of children at each site:*

FCC/AP-2

FCC/CP-2

FCC/LE-4

Breckenridge Montessori-8

Carriage House-15

Lake Dillon Preschool-14

Little Red Schoolhouse-11

Open Arms-9

Rocky Mountain Montessori-8

Summit County Preschool-8

Timberline Learning Center-11

Wildflower Nature School-2

SSD – 87; 10 classrooms

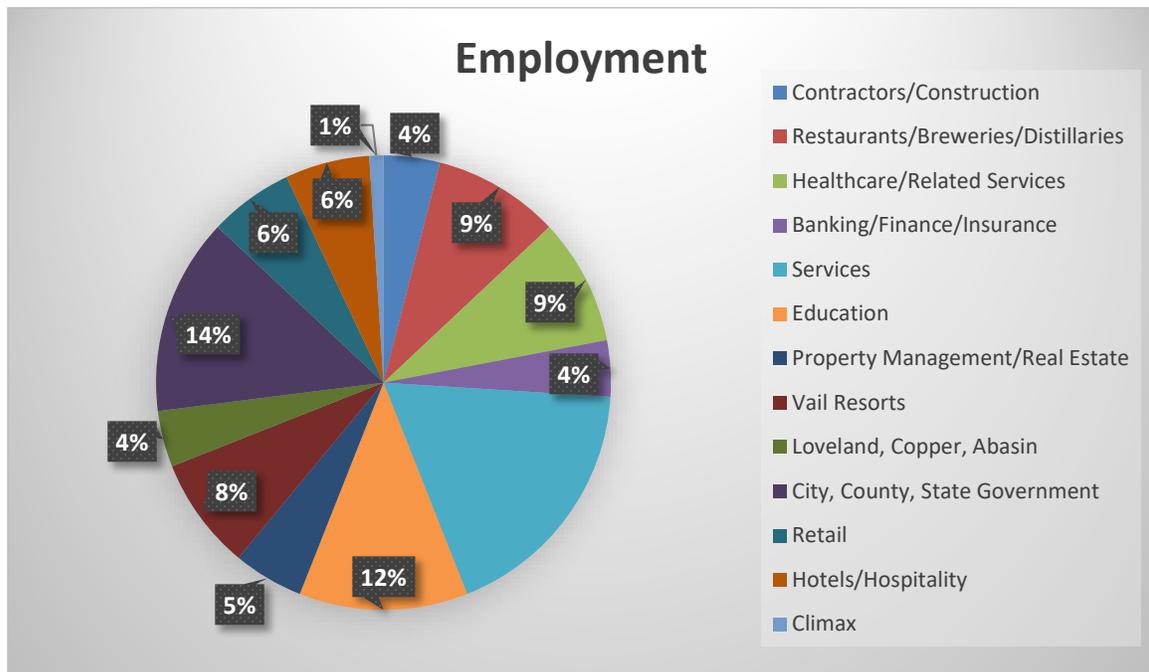
**Summit County Tuition Applications**

Total Applications-340 (cleaning up duplicate/unfinished applications)

Accepted-235

- Alma=7
- Breckenridge=93
- Copper=1
- Dillon=44
- Fairplay=7
- Frisco=18
- Keystone=5
- Kremmling=1
- Leadville=1
- Montezuma=1
- Silverthorne=57

Declined-16 (The majority of these are due to over income)



First Steps-153 Children Benefit Average Percent of tuition assistance is 51% (dollar amounts vary based on tuition rates and Shines level FOR ALL TA PROGRAMS)

SPK3-73 Children Benefit Average percent=64% of tuition costs

SPK4-78 Children Benefit Average percent=51% of tuition costs

Summit School District

Out of 150 students - PK3: 60 & PK4: 90

- UPK-3 (15 hours): 32
- UPK-4 (15 hours): 60
- UPK-4 (30 hours): 30
- SPK-3: 28
- SPK-4: 42

Employment List (highest to lowest)\*

- Services (18%)
- City, County, State Government
- Education
- Restaurant / Breweries & Healthcare
- Vail Resorts
- Retail & Hotels / Hospitality
- Property Management / Real Estate
- Banking / Finance / Insurance & Contractors & Loveland, Copper, Abasin
- Climax

\*Added by Corrie Burr for BCCAC meeting on 1/10/2024.

Adjourned at 11:45 a.m. The next meeting is TBD.

Staff will be available at the Town Council meeting for questions.

**I) CALL TO ORDER**

Duke Barlow called the December 11<sup>th</sup>, 2023, regular meeting of BOSAC to order at 5:30 pm. Other members of BOSAC present included Chris Tennial, Krysten Joyce, Nikki LaRochelle, Bobbie Zanca, David Rossi, and Town Council liaison Jeffrey Bergeron. Staff members present included Mark Truckey, Anne Lowe, Tony Overlock, Scott Reid and Alex Stach. Members of the public included: Greg Ruckman, Marika Page.

**II) APPROVAL OF MINUTES**

BOSAC REGULAR MEETING – November 27<sup>th</sup>, 2023  
The minutes were approved as presented.

**III) PUBLIC COMMENTS**

N/A

**IV) STAFF SUMMARY**

**A) FIELD SEASON UPDATE**

Ms. Lowe: We are into our usual winter season, so our field update is going to look pretty similar all winter long. We are focused on hazardous fuel reduction, buck and rail signage, TRAFx trail counters, and compacting cross country trails on the snowmobile that Joel in particular has been doing a lot of recently. Aside from that, it's winter business as usual.

**B) SUMMER CONCESSIONAIRE DATA**

Ms. Lowe: Tony has captured all of our summer concessionaire data and would be happy to answer any questions about that or anything you might want to want to know regarding concessionaires.

Mr. Overlock: Any questions on the concessionaires?

Mr. Bergeron: Not for the summer, but how are we looking for the winter?

Mr. Overlock: The only concessionaires (for winter) are “Ridden”, which use the Rec. Path. And then the nonprofits, which are the BOEC, Keystone Science School, still kind of do their normal thing through the wintertime. And then we also oversee the Golden Horseshoe tours out at Good Times out on Tiger Road. They cross over a small piece of Town of Breck. open space parcels and they do a variety of sleigh tours, whether that's a big dinner tour, or sometimes they do an individual romantic kind of tour.

Mr. Bergeron: Is there any... as far as the winter thing with the Keystone Science School, and who else did you say?

Mr. Overlock: Keystone Science School and Friends of Dillon Ranger District are probably the two that would do any kind of outside activities.

Mr. Bergeron: Do we have any interest in making it... kind of having a maximum number suggestion on some of these tours? Like sometimes you'll show up at Sally Barber or some other trailhead and there'll be like two or three vans with maybe 30 kids. I don't know if anyone else feels that's a little bit too much impact on one given area or I don't know how we feel about that. How does staff feel about it?

Mr. Tennial: Isn't there a maximum (group size) of 25 or so already associated?

Mr. Overlock: We do not have any maximum on nonprofits. That is something we could discuss. I could get some information from Keystone Science School to see what that programming looks like and just get some more information for you guys to talk about.

Mr. Bergeron: They'd have a better time if they spread it out a little bit. You know what I mean? In other words, well it's probably got something to do with economy of scale... a lot easier to drive four vans to one place. But yeah, let's check into that over the course of the winter maybe for next winter.

Mr. Overlock: Yep, I'll look into that. Overall, I think the program has been pretty successful. I think it's a great way to monitor and manage what's going on in our open space. I think we're in a great spot with concessionaires on our natural surface trails. We're not seeing an overabundance of that. We do have three folks doing fishing tours on the Blue River. If we got up to that four or five number, it might be something for us to talk about. Or if we saw more companies interested in doing tours on the recreation path, I think that would be a topic of concern too. But I think for right now, we're in a good spot with what's going on.

Ms. Joyce: I like that we're tracking this now. It's good to have the data to see what the impact is. Thanks for putting this together.

Mr. Bergeron: Kind of interesting that the most used trails are the one you listed closest to town. I wouldn't think Barney Flow, but I guess so.

Mr. Overlock: With the small network of trails that are offered for the concessionaires... it's just a small network. So, they have kind of switched what they're actually doing. It's not like a full tour, but it's more of like bike skill building sessions. You're learning how to ride a bike and maneuver a bike. It's not so much like the big loop tour, but it's more on bike skill building. And that's kind of how the concessionaires are doing that. They're focused on Barney Flow and the Wellington Bike Park, and they're just doing small little laps on those.

Ms. Joyce: Can you remind me when we started tracking this information?

Mr. Overlock: I think this is the sixth year. Maybe, the third year for fishing... In the past, there was some standup paddleboard yoga out at Rounds Park on the golf course that is not anymore. But that's what we've seen.

Mr. Bergeron: Look at the Rec. Center numbers!

Mr. Barlow: Yeah. I mean... I have a vested interest, but I love the Rec. Center program. I think it teaches great etiquette to our kids. It's an awesome program. Glad we can accommodate it.

### **C) FIELD SEASON REVIEW**

Ms. Lowe: Hopefully you all know Joel Dukes, our Operations Lead. It's always so exciting to have you here with us for our December meeting to talk about all the amazing field work that was accomplished over this past season, which is a lot.

#### **\*Joel presented the 2023 Field Season Review StoryMap\***

Ms. Zanca: When is the parking going to be done at Reiling Dredge? The ADA parking. What's your guess on when that will really be finished?

Mr. Overlock: We're going to hopefully have that in May to early June. We will have everything installed, the bridge bump outs, the head-end parking, the signage, striping... we'd love to have it all wrapped up by June or by the time school gets out.

Mr. Bergeron: Do we have any plans of putting more trail counters in some of the high traffic areas? Or do you think we have it pretty well covered?

Mr. Overlock: You know, we do have some extra counters. We're open to suggestions of where we'd like to look at and monitor... we're open to that.

Mr. Bergeron: We have Sally Barber, B&B, Cucumber Gulch...

Mr. Overlock: And then the wintertime we do Gold Run Trailhead, and we also have a counter on the Rec. Path by Valley Brook. The summertime Rec. Path counter is down by the Gold Hill Trailhead. But if there are other areas that you'd like us to start monitoring but we'd be open to suggestions.

Mr. Bergeron: When you guys are working on a trail, like I say, like a X10U8... a real rocky trail or even Banker's Tank trail or Peaks Trail... there is a lot of rocks... is there any way to kind of clean that up? Or do you have to put backfill in to make it, to get rid of those rocks that have kind of percolated up?

Mr. Dukes: Well, we can take some measures in that regard. Like on Mini Mine... it's like starting to get a little bit cupped and troughed out and without widening the actual trail corridor too much, we can knock off some of the critical edge and then get rid of the loose material to give it a little bit of outslope and a little bit more long-term sustainability.

Mr. Bergeron: I'm more talking about the trails that are rocky, that the dirt between the rocks have kind of sunk down and compacted...

Mr. Dukes: Yeah, it's kind of tough because I mean, as soon as you start pulling one or two rocks out... you just tilt it up and you end up making it more of a trench than a trail. So, it can just be tough when you're dealing with a really rocky pitch.

Ms. Joyce: I have a question. There's sometimes we're referring to this as wheelchair friendly and sometimes ADA... It's just wheelchair friendly, right?

Ms. Lowe: The parking area only is ADA.

Ms. Joyce: What's the plan for this report? Is it going to go on the website? It would be good to clarify that, so people aren't thinking they are going to a full ADA trail.

Mr. Dukes: Just a few more layers need to be tweaked before it's published.

Mr. Tennial: I have a question regarding pine beetle kill and the downfall and stuff like that. Does it, one, seem to you that it's still increasing? Like are you still coming across more? And then, two, I was also curious if there's like particular zones that are more problematic than others?

Mr. Dukes: That's a good question. Even after we just finished doing clear cuts on parcels near the Flume trails and Slalom... what we're finding is once you clear those out, well then you get a whole new set of issues to deal with, because you get a lot more live tree blowdowns, because they don't have the windbreak from the old dead tree stands. Tony and I spent an entire day and we didn't even finish the entire route, because we're just getting new blowdowns. We're always going to be working with the Forest Service and the County. And we have meetings with them every month or so. And we're just going to pinpoint game plan for the zones that we think need to happen. This year, it was convenient to get in and do a bunch of hazard tree cutting on Slalom while we were doing some of the maintenance work in there because we were given such great access from the bigger cuts that were happening. Turk's Trail is one that it's just so heavily used that the primary thought process is for safety. We'd love to let nature take its course, but when you do that over the long haul, you just end up with giant tangles. And you're just asking for random trees to fall down sooner than they might if we don't take care of them.

Mr. Tennial: Cool, yeah, just my sense was it seemed like there's less in the last couple years, but I don't know if I was just getting lucky and riding the right trails or you guys were out in front of it on that one.

Mr. Dukes: Well, this is the first year that we've really been able to get ahead of a few hot spots and we're looking forward to kind of beefing up that effort.

Mr. Bergeron: Do you do any trail clearing in the winter? Like cutting deadfall down in the winter?

Mr. Dukes: Yeah, usually just the six or seven miles of trail we groom for fat biking and snowshoeing. Mainly just because it's a lot more work when you're cutting in the snow. Once you get to mid-season, it's like you could spend all day getting rid of three trees.

Mr. Barlow: Joel, I'm curious about the Four O'Clock Freeride bike park. After a summer of having that thing built and open... And I know it doesn't get near the traffic that the Wellington one does, but like in terms of maintenance for that one... did you discover that that's going to be labor intensive? Just wondering about your takeaways after a season of use.

Mr. Dukes: Sure. By late summer, we found that the re-vegetation effort was working really well. We had to go in and pull a lot of false chamomile out of there. That does create some compaction issues because when you start to get big clumps of false chamomile, it's like, it just takes up a ton of dirt with it and you can't really just snip those, you have to pull them. And if they've started to flower, then you have to bag them. We do kind of have a drainage issue to contend with in the center of that free ride course, where we just haven't had a great way to shed water in there. And it has compacted and it's a little bit easier to maintain because we've done away with all of the wood features in there and it's just all dirt. But yeah, I think we're going to be looking at figuring out a way to get some positive drainage in there because it just kind of collects in the middle.

Mr. Overlock: Duke, that's a good question. When we designed that, we did everything really soft, so that there would be less maintenance. Just with the amount of use that would be up there, we didn't want to spend more time maintaining this than it was actually getting used.

Ms. Joyce: I have a question, there was a map that was posted today on social media... Is the information for the grooming of the trails that's not actually the bike path, but like Gold Run Road and where you do plan to groom? Is that mapped out and available to the public?

Mr. Overlock: Yes. If you go to our open space website and then winter trails conditions you can click on the trail and that will take you to it, I think they're all linked to Mountain Bike Project.

Ms. Zanca: I saw that post as well today and had a question about it. It's all for fat biking. Do we not do anything similar for snowshoeing, cross-country, that sort of thing?

Mr. Overlock: The trails that are on that page are probably some of our more popular every user day trails, whether that's a fat biker, cross-country skier, or hiker. It just refers to fat biking. The fat biking ones are noted with a bike symbol... those are trails that are preferable or better to ride. And depending on what color that bike symbol is, gives it a compacted surface or less compacted, or I think if it's black, please use another trail.

Mr. Dukes: Yeah, and they are mapped for the summer routes and those can deviate a little bit for the wintertime. We'll cut some corners just to avoid having to shovel our lives away because in open areas, especially, it can get real wind loaded and drifted up. So, you might find that the winter routes deviate from what's on the map a little bit, but nothing too crazy.

Ms. Zanca: Where do I go to look for information on what are good snowshoe or cross-country trails right now? All this page tells me is these routes are good for fat biking. There's three or four, maybe five that don't have a fat bike symbol next to them. If I am looking for snowshoeing or cross country, I'd like to know if this particular trail is either good or not good for it. And right now, I can find that they're good for fat biking, but doesn't say anything about whether it's good right now for snowshoeing or good right now for cross country.

Mr. Stach: I believe it's based on the color of the text where it says "FB." You see how some are black and some are green, and some are blue? Anyone's that's black says that trail is not recommended for fat biking. And then the green is recommended, etc... so it does give you kind of a breakdown of what trail (is good for what) based on color.

Ms. Zanca: Okay, so you have to interpret it that way. When I looked at this, I just saw, oh, this is all about fat biking.

Ms. Lowe: We will take a look at the page and see how we can clarify that.

Mr. Bergeron: It would be nice to see some fat biking etiquette included somewhere on this page. And on the same note, that the fat biking event that they had on a trail system the day after the, pretty soon after the snowfall... I really appreciate you reaching out to that guy, but that, that's something we got to say in top of.

Mr. Overlock: They went out and rode that morning and there was only an inch of snow on the ground when they left. And then that storm moved in earlier, but yeah, he was very forthright and applied for the permit. We talked about etiquette.

Mr. Overlock: I do think with the fat biking, Bobbie, it's better to have more information to know if you can go on this trail or not compared to, you know, snow shoeing or hiking. It seems like you could just go on any trail you want it to, you know? And I think that's maybe why that page is geared a little bit. Or that information, because with that biking, you are limited to a compacted trail compared to snowshoeing or hiking where you could just go wherever you wanted to. But we can look into it, yes.

Ms. Zanca: It would just be helpful if there was something that acknowledged that – here's a place for information for snowshoers and cross-country people. For all. Instead of, even if black FB means not good, that still is saying not good for fat bikers. Tell me, does that mean it's good for me?

Ms. Lowe: Great points.

Mr. Barlow: These are entirely snow condition dependent, right? What I mean is like, there's no trails on here that would stay... I'm trying to think of something that would be tricky. Like, is Mineral Hill on here? Anyway, there's nothing that you would recommend against fat biking because of the terrain. Is it just because of the snow conditions?

Mr. Overlock: Correct.

#### **D) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS**

N/A

#### **E) OTHER MATTERS**

Ms. Joyce: Renaming of the McCain Parcel is “other matters” today! So, we have a couple options. First, I'd like to correct the record. Larissa and I did talk about women names, but it was brought up first by Nikki. I want to give her credit for thinking of historical women. A quick recap: we kind of went down this road of naming the McCain parcel after a famous female in Breckenridge history. And we have a few options. I'll just read them for the record because I didn't get them in for the agenda. I think everyone had a chance to read a little bit about the options as well. There is Florence Watson who moved to Breckenridge in 1885. She was a poet, advocate for women's suffrage, and a writer. There's two other women, Helen Rich and Belle Turnbull, which they go hand in hand. Again, credit to Larissa for kind of pointing me to some articles about all of these people. This is a duo that arrived in the 1900s. They got to Breckenridge in 1939 and they lived together through the end of the Great Depression here. Their house still stands on French Street. One of them wrote a book.

Ms. Joyce: Those are my top two. The others... there's a woman named Agnes Silverthorne who has a really interesting background and she actually got here really

early, in the 1860s, but I think it's confusing to name something Silverthorne in Breckenridge, so not my first choice. And then Kathleen Briggie, who was a teacher. But I think that I found the most information and kind of the most interesting stuff on the first three women. So, I was thinking of something like "Helen-Bell" or the "Florence Watson Open Space" or "Florence Fields" or something like that. I'll hand it over to Nikki because she's got a couple other ideas that are not related to historical women that are also really good for this parcel.

Ms. LaRochelle: When Kristen tasked us with thinking of these names in the summer. I just looked at a big map of mining claims and I am compelled by how many really cool mining claim names there are. But funny enough, we've been thinking about the "Little Daisy" parcel, but I think that name, I guess I should say, I just was inspired by how warm and fun and inviting that name would be – "Little Daisy Open Space". I think it being adjacent to the Soul Center's pretty clever and appropriate. I just really like it.

Ms. Joyce: I just wanted to have a conversation between all of us, if any of you have ones that you like the most between "Hellen-Bell Open Space", "Florence Fields", "Florence Watson Open Space", the "Little Daisy Open Space" or "Little Daisy Basin". Those are kind of the main ones we're kicking around. Our understanding is that this goes to council afterward, so we'd probably like to put forth maybe a favorite and then a few alternatives or something like that just in case any of these offend anybody.

Ms. Joyce: Two other things to keep in consideration with this is one, there will likely be some sort of trail also on this parcel. Anything that we don't come up with can be a contender perhaps for a trail name. We are also talking about how, and I think I mentioned this last meeting, that these were all women likely have a little bit more means than some of the other women that were in Breckenridge in the late 1800s and early 1900s, because some of them, were married to men of stature and got published about in the paper. There are records of these women. There's a lot of other stories about some of these women who had way less means and were just not published in any of the newspapers. It's a little bit trickier to track down their stories. So, we were thinking, down the road, something like an interpretive (station) or something for just like what it was like to be a woman in the late 1800s at a mining town (would be cool to see).

Ms. Zanca: I'll say something about that regarding Hellen and Belle. They were not people of means. They were workers. And they survived on their own without a rich husband. So, I think they're in a different category than some of the other names.

Ms. Joyce: Helen Rich and Bell Turnbull. They got here in the 1930s and were friends who lived together. They were about a decade apart. They were writers and creatives and they lived together because they were here during the Great Depression, so it was a tough time to be here and a really tough time to live alone, so they kind of went hand in hand.

Ms. Zanca: And her book *Willow Bender* really did explain to me a lot about early Breckenridge, and the impact of the dredges and how hard it was to live here. It's a really good book, I recommend it.

Ms. Joyce: I think what's interesting about these two options... Florence Watson was here way earlier, like 50 years earlier, so it's much more about the beginning of the mining days, what it was like to settle this town. The Rich/Turnbulls selection is interesting because it was still mining town, but they also lived here up until the point when they were starting to see skiers come and (the town of Breckenridge) almost, you know, about to be a ski resort, so there's kind of... It's a different point in history. Neither is better than the other, but they're quite different decades.

Ms. Lowe: Thanks for doing all this research!

Ms. Joyce: Does anyone have any other ideas? Nikki's is... I love her whimsical idea. "Little Daisy" is a lovely name for something that goes up against the salt. There are a couple of options. We can also, as I said, think about some of these if we do a river trail, anything like that; we can always keep them in our back pocket.

Mr. Bergeron: So, the plan is to give two or three suggestions to Council?

Ms. Joyce: Yep. And if we have an agreement, we can give one with some alternatives or we can leave it to you guys to decide.

Mr. Bergeron: You know, Ellie and I ride all over the place... all over the country. And I love kind of the sillier names, like in Vernal, there's "Jackalope"... these kinds of cool names, like in Moab, there is "Falcon Flow" and "Kwanzoa". The two names that resonate with me, "Hell's Bells" and "Little Daisy" I think a little bit, something a little bit silly and I like "Hell's Bells" just because of that term, you know? And, and I think sometimes we make a mistake being too literal on things or too historical or you know, but that's just my deal. I'd rather have it a little bit sillier and more creative than informative. I'd say mine (top choices) would be "Hell's Bells" and "Little Daisy".

Ms. Joyce: I do love it. However, I feel like we probably can't name something Hell's Bells that's like attached to like a neighborhood full of children.

Mr. Tennial: I love the idea of kind of, we talked a little bit about this. We were cruising home the other day, but I liked "Little Daisy" as well. Just kind of for, it is just kind of a light and easy name. I like referring to it as a preserve. I know that it's probably not, but I always like trying to throw up that little extra protection of preserve. But I like doing an umbrella where this whole space would be a celebration of the women of the community. And maybe trail names, maybe some interpretive (signs) and make the space itself... maybe less specific to one individual. We know how that can go. We can uncover something about the individual 20 years down the road and not like how it goes. But yeah, I like "Little Daisy Basin" or "Little Daisy

Preserve” and then make the focus of our nomenclature for the trails and some of the bench work maybe celebrating some of these individuals because I love the work that you've done on that. So that'd be mine.

Mr. Rossi: I think Chris has a great idea. I really like it.

Mr. Barlow: I like the “Little Daisy Basin” or Preserve. I don't think it should be called “open space”. I like that it says needed as a river basin or like Chris's idea of the preserve. And then my number one choice would be Chris's suggestion, which I know Nikki and Kristen, thanks for making it happen. You know, we're going to have lots of touch points on the river and like we've talked about and trails and opportunities to highlight some of these women in the history within the “Little Daisy Basin”.

Ms. Zanca: Maybe we could name one of the trails “Willowbender” after the title of the book.

Mr. Tennal and Ms. Joyce: We like that idea a lot!

Ms. LaRochelle: I like Chris's idea too. I think we could also just kick all this up to Council. It's not an overwhelming amount of information to see what their take is, but “Willowbender” is great. Bobbie, I like that as well. So maybe Kristen, you could write a memo. I think we're onto something and I do wonder, Jeffrey, you and I talked about this about a more modern woman to reference as well. So maybe if we're trying to collect a few more women as trail name options we could think of, even as we are pinpointing different eras of time. That could be interesting.

Mr. Barlow: Is this enough to go forward with a recommendation to council? See what they think?

Ms. Zanca: I like to ride my bike to the recycling facilities on Coyne Valley Road (weather permitting), but once you get from the Rec. Path to Coyne Valley, you're on the road... can we do something about getting a bike lane/path from where the Rec. Path meets Coyne Valley up to the recycling center. It would just make it safer for those of us riding bikes to not have to be on the same road with people going up and down Coyne Valley, and it wouldn't be very long.

Mr. Rossi: Is there a bike lane on Airport Road?

Mr. Overlock: No, and that's what I was going to mention. You know, it would be almost... we'd need to talk with our engineering department and come up with like a big scope of identifying areas where we could do some more separated paths for safety. And that area on Airport Road would be a priority.

Mr. Overlock: I also had one more thing that I wanted to talk about and see what you guys felt about the avalanche sign at the B&B trailhead. What if we worked with

Summit County Open Space and they agreed... would that be something that you guys would like to maybe move to another area that would be more beneficial possibly?

Mr. Bergeron and Mr. Dukes: Yes.

Mr. Tennial: Where else are they located right now? I know there is one at the turnaround.

Mr. Overlock: Barber, the Laurium, and Baldy. Peaks Trail. I don't think we need to really get into where we would move it. We could work with the county and CAIC to see if there's other areas, but just more specifically, like, do we, do we think it is needed or not?

Ms. Zanca: Of all the other places that you have the signs, do they actually have avalanche risk in those areas?

Mr. Overlock: Yes.

Mr. Rossi: This location does have avalanche risks though. I was talking about Australia Gulch. That's if you look on the maps that there if you look on the angle maps or whatever, it's I don't know. I don't know why we would take something out. People do go skin up the side of B&B and by the powerlines. It's actually not insignificant there (the avalanche danger).

Mr. Dukes: I hear what you're saying but to Tony's point like that's not even a sanctioned trail and people can go wherever, but also- It doesn't suggest anything. I think it, my take is, yeah, we're scaring away the people that are just skiing around the flatlands and we're cheapening the message. Like, yes, that side hill in Australia gulch can slide, but it produces, it would produce very small avalanches and you really have to like to be looking for trouble. You're right. It's steep enough. And I have seen that side hill slide, not deep enough to bury anybody, but it did slide. My vote would be we can remove it there and save it for where there's really nearby hazard. But I get it. Like maybe it's more risk than we want to take on.

Mr. Dukes: It's good to bring up, but I'd say pull it.

Ms. Joyce: I'd defer to whatever CAIC says. Wherever they think it's most needed if we have a limited amount, I think what it is probably fairly expensive to produce. There are some places in my mind where there is much more danger than there. So maybe the request is just to have CAIC do like a scan to make sure that they're in the most appropriate places.

## **V) BOSAC TRIVIA**

We played a trivia game with Open Space & Trails related questions. Joel Dukes was the winner.

**VI) ADJOURNMENT**

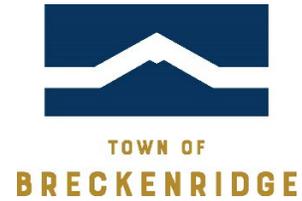
A motion to adjourn the BOSAC meeting was made by Mr. Bergeron, and Mr. Tennial seconded it. The December 11<sup>th</sup>, 2023 regular meeting of BOSAC ended at 7:06 pm.

The next regular meeting of BOSAC is scheduled for January 22<sup>h</sup>, 2024.

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Duke Barlow, Chair

DRAFT



# Memo

**To:** Breckenridge Town Council Members  
**From:** Helen Cospolich, Town Clerk  
**Date:** 1/18/2024  
**Subject:** Committee Reports

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No committee reports were submitted for this meeting.

<b>Committees*</b>	<b>Representative</b>	<b>Report Status</b>
Summit Stage Advisory Board	Matt Hulsey	No Meeting/Report
Police Advisory Committee	Chief Jim Baird	No Meeting/Report
Recreation Advisory Committee	Molly Boyd	No Meeting/Report
Transit and Parking Advisory Committee	Matt Hulsey	No Meeting/Report
Liquor and Marijuana Licensing Authority	Tara Olson	No Meeting/Report
Breckenridge Social Equity Advisory Commission	Shannon Haynes	No Meeting/Report
Communications	Brooke Attebery	No Meeting/Report

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

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TOWN OF  
**BRECKENRIDGE**

**December 31, 2023**

Department of Finance



# Executive Summary

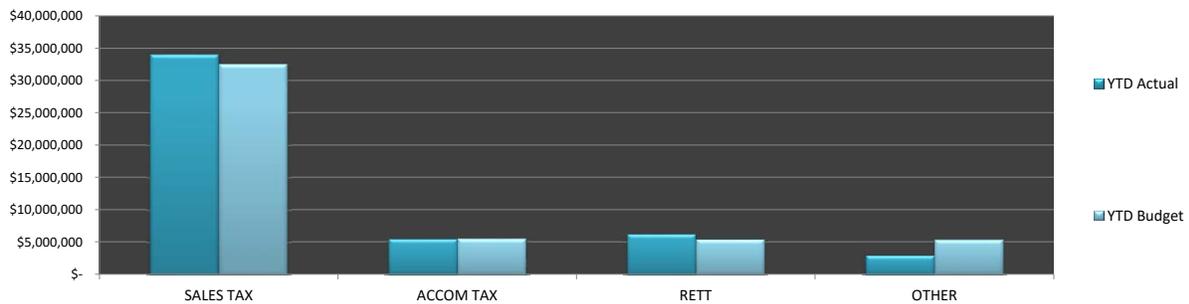
December 31, 2023

This report covers the 12 months of 2023. December is largely reflective of November tax collections

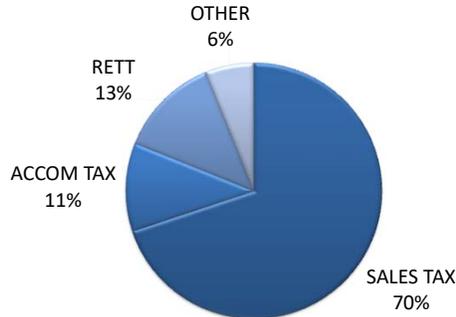
Overall, we are approximately \$.1M behind 2023 budgeted revenues in the Excise fund. Sales tax is currently \$1.5M over YTD budget, and \$.4M behind of prior year. Accommodations tax is flat in comparison with budget, and \$.8M behind from last year. Real Estate Transfer Tax is \$.8M ahead of budget, and \$.6M behind prior year.

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

**Excise YTD Actual vs. Budget - by Source**



**YTD Actual Revenues - Excise**



	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	\$ 34,030,787	\$ 32,551,152	105%	\$ 32,551,152	\$ 34,470,250	\$ 34,470,250
ACCOMMODATIONS TAX	5,431,096	5,476,500	99%	5,476,500	6,224,551	6,224,551
REAL ESTATE TRANSFER	6,225,510	5,405,283	115%	5,405,283	6,872,481	6,872,481
OTHER*	2,988,094	5,351,055	56%	5,351,055	1,024,037	1,024,037
<b>TOTAL</b>	<b>\$ 48,675,487</b>	<b>\$ 48,783,990</b>	<b>100%</b>	<b>\$ 48,783,990</b>	<b>\$ 48,591,318</b>	<b>\$ 48,591,318</b>

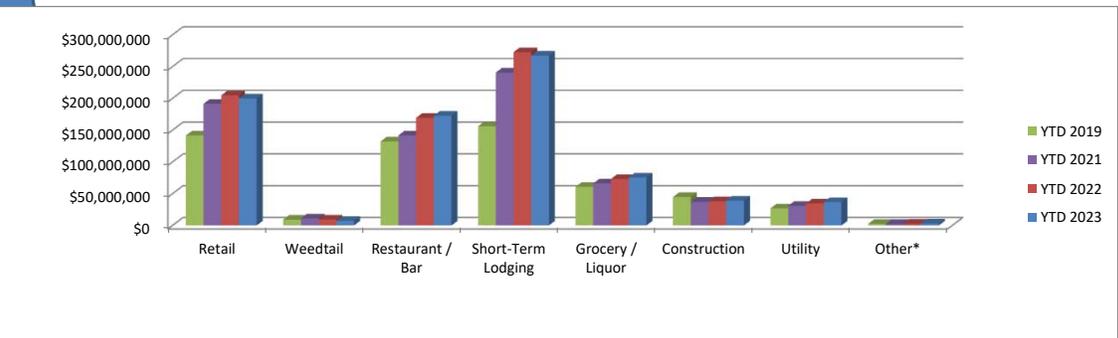
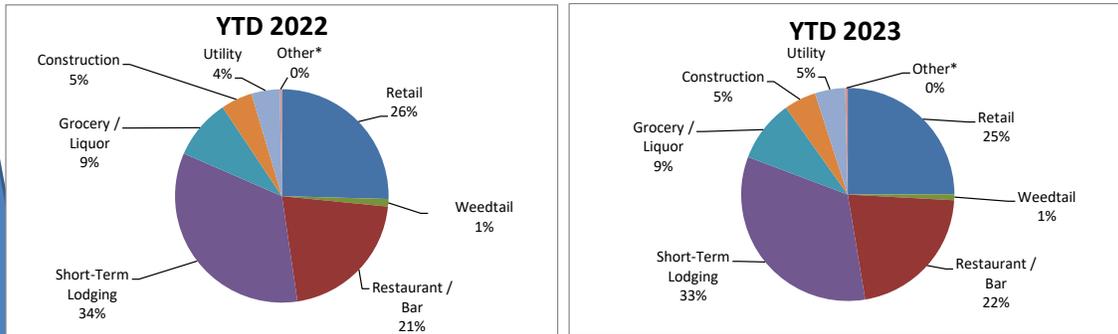
\* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

## The Tax Basics: November 2023

### Net Taxable Sales by Industry-YTD

Description	YTD 2019	YTD 2021	YTD 2022	2022		2022/2023		2023
				% of Total	YTD 2023	\$ Change	% Change	% of Total
Retail	\$141,586,965	\$191,467,277	\$204,741,036	25.44%	\$199,965,609	(\$4,775,426)	-2.33%	24.94%
Weedtail	\$9,165,717	\$10,953,194	\$9,307,970	1.16%	\$7,248,491	(\$2,059,480)	-22.13%	0.90%
Restaurant / Bar	\$132,250,037	\$141,743,080	\$169,392,774	21.05%	\$172,690,018	\$3,297,244	1.95%	21.54%
Short-Term Lodging	\$156,054,428	\$240,566,663	\$272,725,804	33.89%	\$267,309,262	(\$5,416,542)	-1.99%	33.35%
Grocery / Liquor	\$60,676,484	\$66,158,901	\$73,194,978	9.09%	\$75,443,504	\$2,248,526	3.07%	9.41%
Construction	\$44,794,194	\$37,284,829	\$38,169,655	4.74%	\$39,010,698	\$841,043	2.20%	4.87%
Utility	\$26,915,028	\$30,980,163	\$34,614,697	4.30%	\$36,838,794	\$2,224,096	6.43%	4.60%
Other*	\$2,332,497	\$2,540,980	\$2,694,780	0.33%	\$3,134,518	\$439,738	16.32%	0.39%
<b>Total</b>	<b>\$573,775,350</b>	<b>\$721,695,087</b>	<b>\$804,841,694</b>	<b>100.00%</b>	<b>\$801,640,895</b>	<b>(\$3,200,799)</b>	<b>-0.40%</b>	<b>100.00%</b>

\* Other includes activities in Automobiles and Undefined Sales.



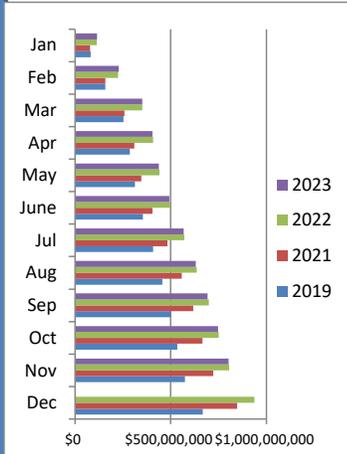
#### New Items of Note:

- November YTD net taxable sales are currently behind of YTD November 2022 by .40%.
- For November YTD 2023, there were increases in Restaurant/Bar (1.95%) Utilities (6.43%), Grocery/Liquor (3.07%), Construction (2.20%), and decline in Retail (-2.33%), Weedtail (-22.13%), Short-Term Lodging (-1.99%), compared to November YTD 2022.
- November YTD 2023 is ahead of November YTD 2019 by 39.71%.

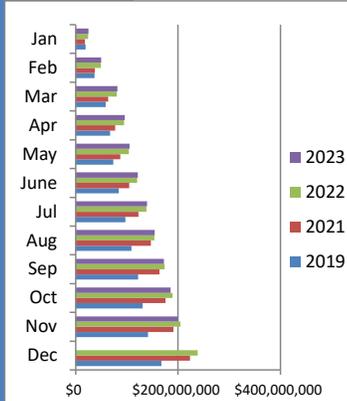
#### Historical Notes:

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

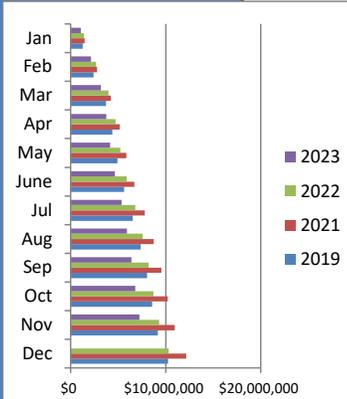
## Net Taxable Sales by Sector-Town of Breckenridge Tax Base



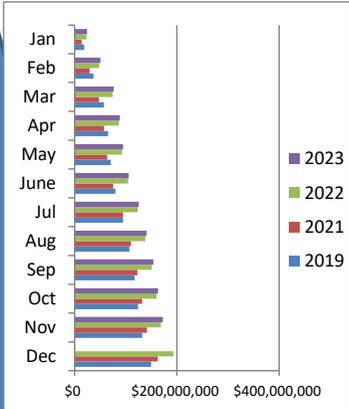
Total Net Taxable Sales						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$82,299,822	\$79,027,402	\$113,608,612	\$115,041,140	1.26%	39.78%
Feb	\$75,794,630	\$79,746,002	\$111,338,870	\$113,874,418	2.28%	50.24%
Mar	\$95,149,766	\$100,238,414	\$125,730,058	\$122,615,993	-2.48%	28.87%
Apr	\$33,990,319	\$50,992,310	\$56,511,723	\$53,618,588	-5.12%	57.75%
May	\$26,568,743	\$35,691,412	\$34,483,662	\$32,484,115	-5.80%	22.26%
June	\$41,034,094	\$58,731,629	\$56,236,235	\$54,729,791	-2.68%	33.38%
Jul	\$53,755,920	\$77,837,497	\$73,005,033	\$75,024,810	2.77%	39.57%
Aug	\$48,082,114	\$74,672,013	\$64,936,860	\$63,619,609	-2.03%	32.31%
Sep	\$44,873,811	\$60,891,648	\$63,716,871	\$61,908,835	-2.84%	37.96%
Oct	\$32,297,945	\$48,311,353	\$51,434,737	\$54,172,136	5.32%	67.73%
Nov	\$39,928,187	\$55,555,405	\$53,839,033	\$54,551,460	1.32%	36.62%
Dec	\$93,931,782	\$125,002,690	\$131,563,645	\$0	n/a	n/a
<b>YTD</b>	<b>\$573,775,350</b>	<b>\$721,695,087</b>	<b>\$804,841,694</b>	<b>\$801,640,895</b>	<b>-0.40%</b>	<b>39.71%</b>
<b>Total</b>	<b>\$667,707,132</b>	<b>\$846,697,777</b>	<b>\$936,405,340</b>	<b>\$801,640,895</b>	<b>-14.39%</b>	<b>20.06%</b>



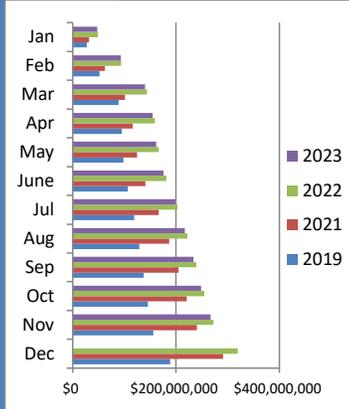
Retail						
	2019	2021	2022	2023	% change	% change
Jan	\$19,616,364	\$18,332,720	\$24,328,552	\$25,176,989	3.49%	28.35%
Feb	\$17,377,789	\$19,260,395	\$24,777,949	\$25,062,585	1.15%	44.22%
Mar	\$21,698,960	\$25,935,388	\$31,207,883	\$31,562,830	1.14%	45.46%
Apr	\$8,710,294	\$13,939,042	\$14,395,264	\$14,297,798	-0.68%	64.15%
May	\$6,287,651	\$10,000,465	\$9,130,238	\$9,359,834	2.51%	48.86%
June	\$10,806,137	\$17,035,227	\$16,361,130	\$16,240,626	-0.74%	50.29%
Jul	\$12,828,159	\$18,228,666	\$18,026,742	\$17,820,055	-1.15%	38.91%
Aug	\$12,054,956	\$24,635,577	\$15,932,679	\$15,231,818	-4.40%	26.35%
Sep	\$13,043,932	\$16,796,434	\$19,793,356	\$17,934,907	-9.39%	37.50%
Oct	\$8,181,313	\$11,790,767	\$15,168,364	\$12,920,731	-14.82%	57.93%
Nov	\$10,981,409	\$15,512,596	\$15,618,879	\$14,357,436	-8.08%	30.74%
Dec	\$25,859,326	\$32,409,920	\$33,828,880	\$0	n/a	n/a
<b>YTD</b>	<b>\$141,586,965</b>	<b>\$191,467,277</b>	<b>\$204,741,036</b>	<b>\$199,965,609</b>	<b>-2.33%</b>	<b>41.23%</b>
<b>Total</b>	<b>\$167,446,290</b>	<b>\$223,877,198</b>	<b>\$238,569,915</b>	<b>\$199,965,609</b>	<b>-16.18%</b>	<b>19.42%</b>



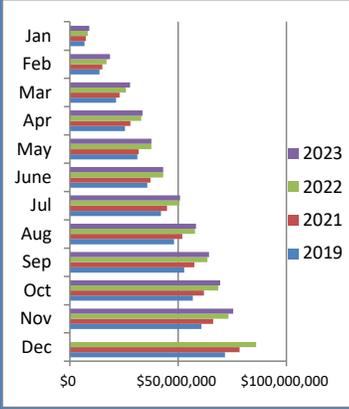
Weedtail						
	2019	2021	2022	2023	% change	% change
Jan	\$1,278,628	\$1,478,465	\$1,390,691	\$1,085,499	-21.95%	-15.10%
Feb	\$1,143,834	\$1,294,638	\$1,290,570	\$1,071,374	-16.98%	-6.33%
Mar	\$1,291,752	\$1,441,196	\$1,310,491	\$1,021,416	-22.06%	-20.93%
Apr	\$682,583	\$942,276	\$732,968	\$577,496	-21.21%	-15.40%
May	\$525,557	\$695,750	\$499,512	\$382,445	-23.44%	-27.23%
June	\$691,544	\$841,867	\$670,484	\$513,462	-23.42%	-25.75%
Jul	\$905,548	\$1,116,858	\$912,870	\$697,911	-23.55%	-22.93%
Aug	\$845,682	\$936,140	\$777,363	\$578,590	-25.57%	-31.58%
Sep	\$658,693	\$802,336	\$611,456	\$463,014	-24.28%	-29.71%
Oct	\$536,078	\$665,889	\$529,983	\$410,214	-22.60%	-23.48%
Nov	\$605,820	\$737,780	\$581,583	\$447,069	-23.13%	-26.20%
Dec	\$1,088,987	\$1,195,620	\$1,014,636	\$0	n/a	n/a
<b>YTD</b>	<b>\$9,165,717</b>	<b>\$10,953,194</b>	<b>\$9,307,970</b>	<b>\$7,248,491</b>	<b>-22.13%</b>	<b>-20.92%</b>
<b>Total</b>	<b>\$10,254,704</b>	<b>\$12,148,814</b>	<b>\$10,322,606</b>	<b>\$7,248,491</b>	<b>-29.78%</b>	<b>-29.32%</b>



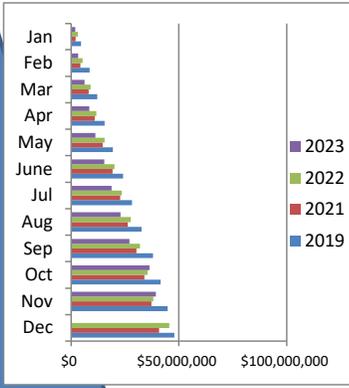
Restaurant / Bar						
	2019	2021	2022	2023	% change	% change
Jan	\$19,257,344	\$14,372,467	\$23,591,432	\$25,009,257	6.01%	29.87%
Feb	\$18,251,145	\$15,293,976	\$24,974,867	\$25,965,915	3.97%	42.27%
Mar	\$20,276,191	\$18,001,752	\$26,280,138	\$25,821,441	-1.75%	27.35%
Apr	\$8,183,550	\$10,082,518	\$12,415,528	\$12,209,139	-1.66%	49.19%
May	\$4,752,756	\$6,065,196	\$5,669,343	\$5,883,754	3.78%	23.80%
Jun	\$9,334,516	\$12,074,689	\$11,796,384	\$11,309,552	-4.13%	21.16%
Jul	\$14,827,380	\$19,085,898	\$18,692,700	\$19,294,323	3.22%	30.13%
Aug	\$12,693,004	\$15,737,756	\$14,956,807	\$15,634,595	4.53%	23.17%
Sep	\$10,012,989	\$12,545,273	\$12,668,238	\$13,197,620	4.18%	31.80%
Oct	\$6,463,032	\$9,054,163	\$9,309,000	\$9,091,640	-2.33%	40.67%
Nov	\$8,198,131	\$9,429,392	\$9,038,337	\$9,272,782	2.59%	13.11%
Dec	\$17,310,078	\$20,911,542	\$24,150,159	\$0	n/a	n/a
<b>YTD</b>	<b>\$132,250,037</b>	<b>\$141,743,080</b>	<b>\$169,392,774</b>	<b>\$172,690,018</b>	<b>1.95%</b>	<b>30.58%</b>
<b>Total</b>	<b>\$149,560,115</b>	<b>\$162,654,623</b>	<b>\$193,542,933</b>	<b>\$172,690,018</b>	<b>-10.77%</b>	<b>15.47%</b>



Short-Term Lodging						
	2019	2021	2022	2023	% change	% change
Jan	\$26,949,830	\$31,752,606	\$48,613,697	\$47,461,191	-2.37%	76.11%
Feb	\$24,811,525	\$30,596,998	\$45,169,344	\$45,736,673	1.26%	84.34%
Mar	\$37,039,296	\$38,833,031	\$49,654,941	\$47,131,088	-5.08%	27.25%
Apr	\$6,084,075	\$14,789,263	\$15,604,892	\$14,579,098	-6.57%	139.63%
May	\$3,269,759	\$8,839,478	\$7,736,666	\$6,909,013	-10.70%	111.30%
Jun	\$8,610,039	\$16,110,696	\$14,454,476	\$13,800,668	-4.52%	60.29%
Jul	\$12,259,971	\$25,496,064	\$21,720,310	\$23,247,770	7.03%	89.62%
Aug	\$9,993,911	\$20,237,398	\$19,219,232	\$18,159,361	-5.51%	81.70%
Sep	\$8,743,032	\$17,984,049	\$17,234,547	\$16,963,450	-1.57%	94.02%
Oct	\$7,654,030	\$16,267,787	\$15,303,928	\$14,659,941	-4.21%	91.53%
Nov	\$10,638,959	\$19,659,292	\$18,013,772	\$18,661,009	3.59%	75.40%
Dec	\$32,392,791	\$50,715,608	\$46,896,490	\$0	n/a	n/a
<b>YTD</b>	<b>\$156,054,428</b>	<b>\$240,566,663</b>	<b>\$272,725,804</b>	<b>\$267,309,262</b>	<b>-1.99%</b>	<b>71.29%</b>
<b>Total</b>	<b>\$188,447,219</b>	<b>\$291,282,271</b>	<b>\$319,622,294</b>	<b>\$267,309,262</b>	<b>-16.37%</b>	<b>41.85%</b>



Grocery / Liquor						
	2019	2021	2022	2023	% change	% change
Jan	\$6,728,312	\$7,287,839	\$8,170,578	\$8,997,217	10.12%	33.72%
Feb	\$6,986,584	\$7,698,418	\$8,753,193	\$9,587,315	9.53%	37.22%
Mar	\$7,555,406	\$7,875,044	\$9,019,659	\$9,151,128	1.46%	21.12%
Apr	\$4,143,198	\$5,116,542	\$6,998,996	\$5,851,774	-16.39%	41.24%
May	\$5,770,430	\$3,756,571	\$4,744,379	\$4,092,212	-13.75%	-29.08%
Jun	\$4,477,840	\$5,487,526	\$5,436,849	\$5,335,000	-1.87%	19.14%
Jul	\$6,441,916	\$7,596,984	\$7,431,072	\$7,828,316	5.35%	21.52%
Aug	\$6,036,270	\$7,082,310	\$7,177,335	\$7,441,155	3.68%	23.27%
Sep	\$4,599,869	\$5,595,731	\$5,816,776	\$5,964,152	2.53%	29.66%
Oct	\$3,956,333	\$4,452,681	\$4,953,494	\$5,140,210	3.77%	29.92%
Nov	\$3,980,326	\$4,209,254	\$4,692,648	\$6,055,024	29.03%	52.12%
Dec	\$10,973,358	\$12,158,623	\$12,887,729	\$0	n/a	n/a
<b>YTD</b>	<b>\$60,676,484</b>	<b>\$66,158,901</b>	<b>\$73,194,978</b>	<b>\$75,443,504</b>	<b>3.07%</b>	<b>24.34%</b>
<b>Total</b>	<b>\$71,649,842</b>	<b>\$78,317,524</b>	<b>\$86,082,707</b>	<b>\$75,443,504</b>	<b>-12.36%</b>	<b>5.29%</b>

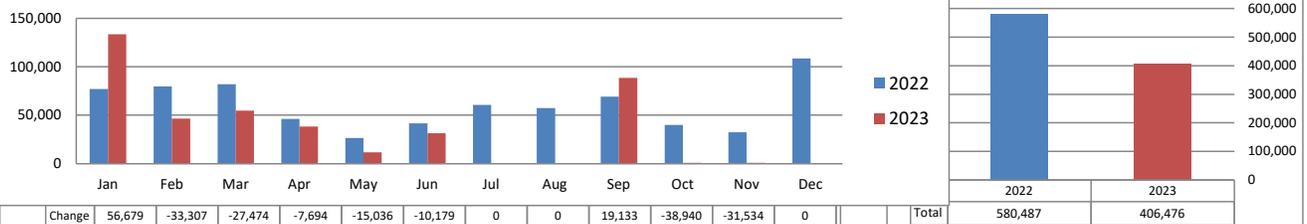


Construction						
	2019	2021	2022	2023	% change	% change
Jan	\$4,617,707	\$2,068,745	\$3,087,979	\$1,896,022	-38.60%	-58.94%
Feb	\$3,924,001	\$2,195,750	\$2,329,985	\$1,329,535	-42.94%	-66.12%
Mar	\$3,626,832	\$3,880,970	\$3,659,430	\$2,951,113	-19.36%	-18.63%
Apr	\$3,340,641	\$2,799,808	\$2,689,995	\$2,240,117	-16.72%	-32.94%
May	\$3,847,480	\$3,695,521	\$3,753,221	\$2,827,484	-24.67%	-26.51%
Jun	\$4,753,416	\$4,674,905	\$4,564,514	\$4,172,315	-8.59%	-12.22%
Jul	\$4,225,825	\$3,429,834	\$3,420,384	\$3,400,460	-0.58%	-19.53%
Aug	\$4,380,782	\$3,559,510	\$4,155,216	\$3,807,444	-8.37%	-13.09%
Sep	\$5,278,007	\$4,014,804	\$4,369,014	\$4,145,518	-5.12%	-21.46%
Oct	\$3,589,116	\$3,702,555	\$3,476,544	\$9,324,271	168.21%	159.79%
Nov	\$3,210,387	\$3,262,427	\$2,663,371	\$2,916,420	9.50%	-9.16%
Dec	\$3,173,337	\$3,496,696	\$7,432,985	\$0	n/a	n/a
<b>YTD</b>	<b>\$44,794,194</b>	<b>\$37,284,829</b>	<b>\$38,169,655</b>	<b>\$39,010,698</b>	<b>2.20%</b>	<b>-12.91%</b>
<b>Total</b>	<b>\$47,967,531</b>	<b>\$40,781,525</b>	<b>\$45,602,640</b>	<b>\$39,010,698</b>	<b>-14.46%</b>	<b>-18.67%</b>

### Disposable Bag Fees

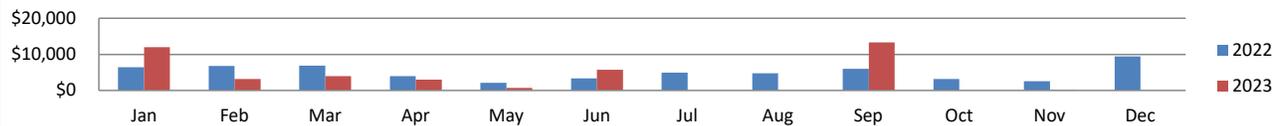
The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags, achieving a goal of the SustainableBreck Plan. The \$.10 fee applies to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage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

### # of Disposable Bags Reported by Month



### Bag Fees Remitted by Month

Net of Retained Percentage\*



\*As of May 4th 2023 a change has taken into effect and retailers are permitted to retain 40% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained percent may be used by the retail store to provide educational information to customers; provide required signage; train staff; alter infrastructure; fee administration; develop/display informational signage; encourage the use of reusable bags or promote recycling of disposable bags; and improve infrastructure to increase disposable bag recycling. Filing changed to quarterly as of May 2023.

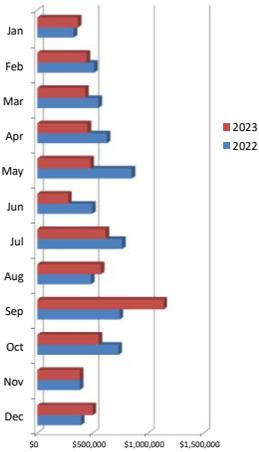
# Real Estate Transfer Tax

## New Items of Note:

- Revenue November YTD is ahead of the budget by \$.6M and below the prior year by \$.8M.
- Single Family sales account for the majority of the sales (30.15%), with Timeshare sales in the second position of highest sales (23.23%) subject to the tax. Timeshare sales are lower YTD by -2.18% and Single Family sales are lower YTD by -20.69%. Condominium activity is representing 23.89% of the activity.
- December 2023 churn was 46.65% below December 2022.

## Continuing Items of Note:

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

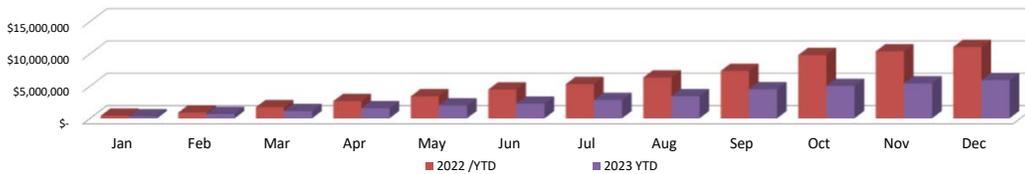


Total RETT								
	2019	2021	2022	2023	% change	2023 budget	+/- Budget	
Jan	\$536,802	\$394,201	\$328,719	\$366,761	11.57%	\$298,205	\$68,556	
Feb	\$441,411	\$493,987	\$512,843	\$445,546	-13.12%	\$342,714	\$102,832	
Mar	\$454,470	\$813,726	\$551,693	\$431,380	-21.81%	\$382,978	\$48,402	
Apr	\$674,070	\$946,247	\$627,842	\$456,127	-27.35%	\$433,275	\$22,852	
May	\$781,528	\$743,447	\$851,657	\$478,584	-43.81%	\$454,505	\$24,079	
Jun	\$480,111	\$1,052,494	\$495,925	\$278,784	-43.79%	\$386,322	-\$107,538	
Jul	\$510,302	\$841,992	\$765,641	\$617,133	-19.40%	\$441,027	\$176,106	
Aug	\$784,245	\$1,024,008	\$484,573	\$574,378	18.53%	\$558,753	\$15,625	
Sep	\$684,950	\$1,027,878	\$742,908	\$1,139,485	53.38%	\$674,590	\$464,895	
Oct	\$561,093	\$2,446,257	\$732,723	\$553,836	-24.41%	\$748,951	-\$195,115	
Nov	\$604,298	\$579,469	\$384,336	\$384,307	-0.01%	\$365,827	\$18,480	
Dec	\$653,338	\$674,950	\$393,620	\$499,188	26.82%	\$318,136	\$181,052	
YTD	\$7,166,618	\$11,038,657	\$6,872,481	\$6,225,510	-9.41%	\$5,405,283	\$820,227	
Total	\$7,166,618	\$11,038,657	\$6,872,481	\$6,225,510		\$5,405,283		



by Category						
Description	2022 YTD	2023 YTD	\$ change	% change	% of Total	
Commercial	\$ 520,889	\$ 546,550	\$ 25,660	4.93%	8.79%	
Condominium	\$ 1,622,324	\$ 1,485,000	\$ (137,324)	-8.46%	23.89%	
Timeshare	\$ 1,476,285	\$ 1,444,096	\$ (32,189)	-2.18%	23.23%	
Single Family	\$ 2,362,788	\$ 1,874,035	\$ (488,752)	-20.69%	30.15%	
Townhome	\$ 667,080	\$ 728,945	\$ 61,865	9.27%	11.73%	
Vacant Land	\$ 223,114	\$ 137,099	\$ (86,016)	-38.55%	2.21%	
Total	\$ 6,872,481	\$ 6,215,740	\$ (656,741)	-9.56%	100.00%	

## YTD Churn Analysis

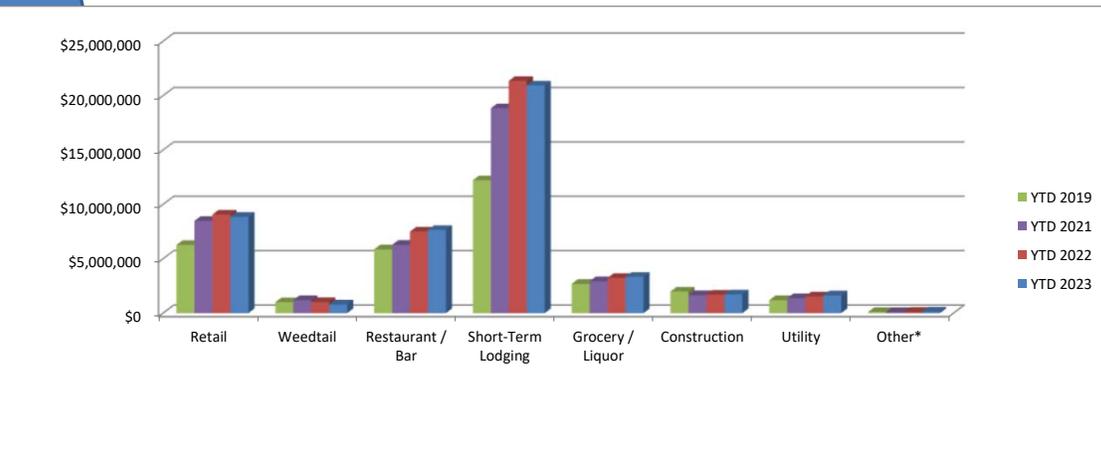
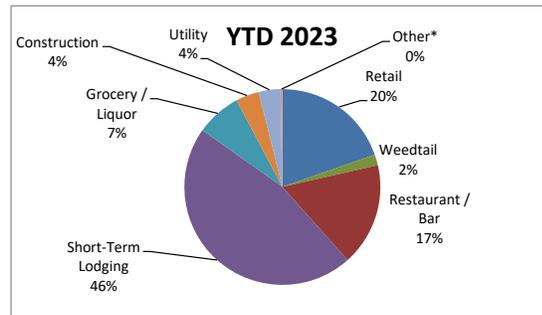
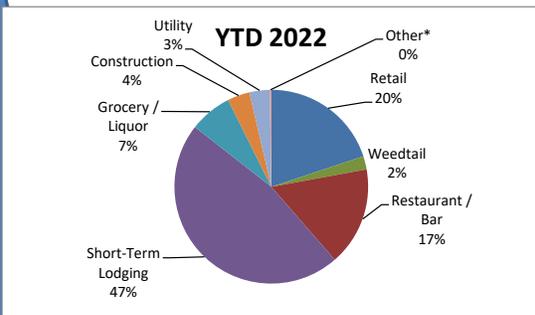


## TAXES DUE - SALES, ACCOMMODATIONS, AND MARIJUANA TAXES

### Tax Due by Industry-YTD

Description	YTD 2019	YTD 2021	YTD 2022	2022 % of Total	YTD 2023	2022/2023 \$ Change	2022/2023 % Change	2023 % of Total
Retail	\$6,272,303	\$8,482,000	\$9,070,028	19.92%	\$8,858,476	(\$211,551)	-2.33%	19.65%
Weedtail	\$1,001,813	\$1,197,184	\$1,017,361	2.23%	\$792,260	(\$225,101)	-22.13%	1.76%
Restaurant / Bar	\$5,858,677	\$6,279,218	\$7,504,100	16.48%	\$7,650,168	\$146,068	1.95%	16.97%
Short-Term Lodging	\$12,219,062	\$18,836,370	\$21,354,430	46.90%	\$20,930,315	(\$424,115)	-1.99%	46.44%
Grocery / Liquor	\$2,687,968	\$2,930,839	\$3,242,538	7.12%	\$3,342,147	\$99,610	3.07%	7.42%
Construction	\$1,984,383	\$1,651,718	\$1,690,916	3.71%	\$1,728,174	\$37,258	2.20%	3.83%
Utility	\$1,192,336	\$1,372,421	\$1,533,431	3.37%	\$1,631,959	\$98,527	6.43%	3.62%
Other*	\$103,330	\$112,565	\$119,379	0.26%	\$138,859	\$19,480	16.32%	0.31%
<b>Total</b>	<b>\$31,319,870</b>	<b>\$40,862,316</b>	<b>\$45,532,182</b>	<b>100.00%</b>	<b>\$45,072,358</b>	<b>(\$459,824)</b>	<b>-1.01%</b>	<b>100.00%</b>

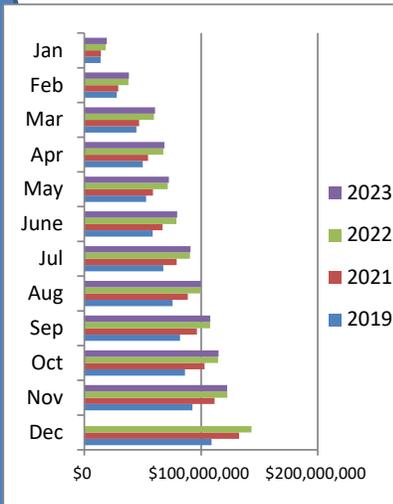
\* Other includes activities in Automobiles and Undefined Sales.



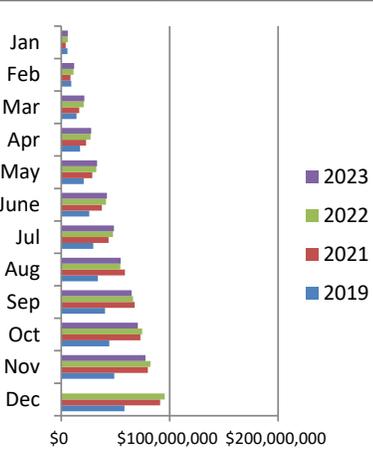
#### Items of Note:

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

## The Tax Basics: Retail Sales Sector Analysis



Retail: In-Town						
	2019	2021	2022	2023	% change from PY	% change from '21
Jan	\$13,860,469	\$14,070,779	\$18,204,678	\$19,127,175	5.07%	35.94%
Feb	\$13,746,839	\$14,969,471	\$19,528,272	\$19,065,385	-2.37%	27.36%
Mar	\$16,900,890	\$17,816,402	\$21,854,939	\$22,241,006	1.77%	24.83%
Apr	\$5,467,223	\$7,655,565	\$8,019,288	\$8,050,188	0.39%	5.15%
May	\$2,935,796	\$4,165,067	\$3,832,298	\$3,866,176	0.88%	-7.18%
June	\$5,597,579	\$8,285,404	\$7,387,981	\$7,103,742	-3.85%	-14.26%
July	\$9,130,328	\$12,125,904	\$11,598,821	\$11,432,885	-1.43%	-5.72%
Aug	\$7,903,256	\$9,485,415	\$9,135,961	\$8,979,611	-1.71%	-5.33%
Sep	\$6,323,517	\$7,844,155	\$8,120,998	\$7,901,359	-2.70%	0.73%
Oct	\$4,201,719	\$6,426,498	\$6,769,123	\$7,157,048	5.73%	11.37%
Nov	\$6,417,661	\$8,598,590	\$7,954,084	\$7,339,893	-7.72%	-14.64%
Dec	\$16,456,906	\$21,081,287	\$20,711,993	\$0	n/a	n/a
<b>YTD</b>	<b>\$92,485,277</b>	<b>\$111,443,250</b>	<b>\$122,406,443</b>	<b>\$122,264,469</b>	<b>-0.12%</b>	<b>9.71%</b>
<b>Total</b>	<b>\$108,942,183</b>	<b>\$132,524,537</b>	<b>\$143,118,436</b>	<b>\$122,264,469</b>		



Retail: Out-of-Town						
	2019	2021	2022	2023	% change	% change
Jan	\$5,748,515	\$4,257,869	\$6,123,873	\$6,049,814	-1.21%	42.09%
Feb	\$3,624,268	\$4,290,924	\$5,249,677	\$5,997,200	14.24%	39.76%
Mar	\$4,783,433	\$8,106,074	\$9,335,009	\$9,321,823	-0.14%	15.00%
Apr	\$3,236,300	\$6,283,477	\$6,375,976	\$6,247,610	-2.01%	-0.57%
May	\$3,346,970	\$5,833,749	\$5,297,939	\$5,493,658	3.69%	-5.83%
June	\$5,196,155	\$8,735,906	\$8,955,593	\$9,136,884	2.02%	4.59%
July	\$3,691,838	\$6,102,762	\$6,421,078	\$6,387,170	-0.53%	4.66%
Aug	\$4,144,704	\$15,150,162	\$6,796,718	\$6,252,207	-8.01%	-58.73%
Sep	\$6,711,772	\$8,929,757	\$11,672,358	\$10,033,548	-14.04%	12.36%
Oct	\$3,974,352	\$5,364,269	\$8,399,242	\$5,763,683	-31.38%	7.45%
Nov	\$4,559,434	\$6,914,006	\$7,664,796	\$7,017,543	-8.44%	1.50%
Dec	\$9,394,190	\$11,315,344	\$13,116,887	\$0	n/a	n/a
<b>YTD</b>	<b>\$49,017,742</b>	<b>\$79,968,955</b>	<b>\$82,292,259</b>	<b>\$77,701,140</b>	<b>-5.58%</b>	<b>-2.84%</b>
<b>Total</b>	<b>\$58,411,932</b>	<b>\$91,284,300</b>	<b>\$95,409,146</b>	<b>\$77,701,140</b>		



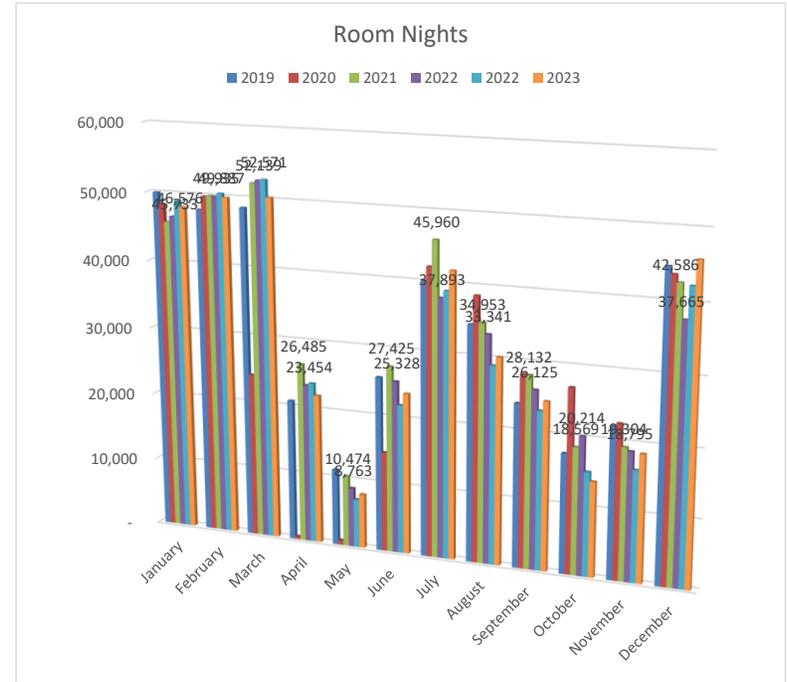
### New Items of Note:

- Starting in March 2019, the Finance Department has split the Retail sector into two categories, In-Town Retail sales and Out-of-Town Retail sales. In-Town Retail sales comprise businesses that are in Town limits, the sector had an overall decrease of 7.722% in November 2023 as compared to 2022. The Out-of-Town Retail Sales had an overall decrease in sales of 8.44% for November 2023 compared to 2022.

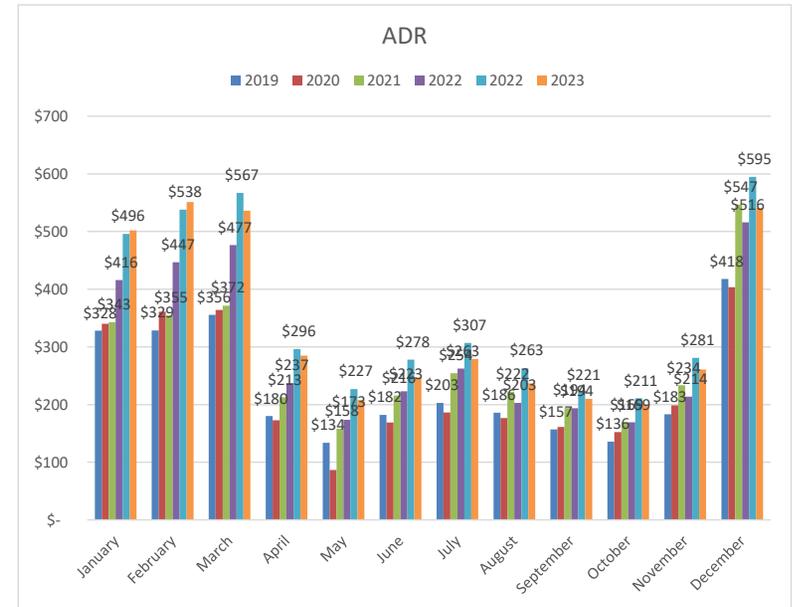
Breckenridge - Source DMX RAO

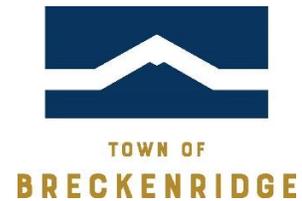
Occupied Room

Nights	DMX 2019	DMX 2020	DMX 2021	DMX 2022	Key Data 2022	Key Data 2023
January	49,948	48,246	45,733	46,576	48,848	48,026
February	47,850	49,813	49,935	49,887	50,356	49,811
March	48,554	24,202	52,139	52,571	52,713	50,237
April	20,895	350	26,485	23,454	23,804	22,080
May	11,274	637	10,474	8,763	7,152	7,999
June	25,696	14,696	27,425	25,328	21,948	23,690
July	40,131	42,162	45,960	37,893	38,934	41,839
August	34,515	38,623	34,953	33,341	28,999	30,243
September	23,973	28,205	28,132	26,125	23,217	24,641
October	17,516	26,959	18,569	20,214	15,202	13,895
November	22,132	22,574	19,304	18,795	16,252	18,613
December	44,693	43,650	42,586	37,665	42,276	45,823
<b>Total</b>	<b>387,177</b>	<b>340,117</b>	<b>401,695</b>	<b>380,612</b>	<b>369,701</b>	<b>376,897</b>



ADR	DMX 2019	DMX 2020	DMX 2021	DMX 2022	Key Data 2022	Key Data 2023
January	\$ 328	\$ 340	\$ 343	\$ 416	\$ 496	\$ 502
February	\$ 329	\$ 361	\$ 355	\$ 447	\$ 538	\$ 551
March	\$ 356	\$ 364	\$ 372	\$ 477	\$ 567	\$ 536
April	\$ 180	\$ 173	\$ 213	\$ 237	\$ 296	\$ 285
May	\$ 134	\$ 87	\$ 158	\$ 173	\$ 227	\$ 208
June	\$ 182	\$ 169	\$ 216	\$ 223	\$ 278	\$ 247
July	\$ 203	\$ 186	\$ 254	\$ 263	\$ 307	\$ 279
August	\$ 186	\$ 177	\$ 222	\$ 203	\$ 263	\$ 237
September	\$ 157	\$ 161	\$ 194	\$ 194	\$ 221	\$ 210
October	\$ 136	\$ 152	\$ 169	\$ 169	\$ 211	\$ 199
November	\$ 183	\$ 199	\$ 234	\$ 214	\$ 281	\$ 261
December	\$ 418	\$ 404	\$ 547	\$ 516	\$ 595	\$ 541
<b>Total</b>	<b>\$ 233</b>	<b>\$ 231</b>	<b>\$ 273</b>	<b>\$ 294</b>	<b>\$ 357</b>	<b>\$ 338</b>





Memo

To: Breckenridge Town Council Members  
From: Jon Dorr, Assistant Director of Recreation  
Date: 1/16/2024  
Subject: Breckenridge Events Committee

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The Breckenridge Events Committee met on January 10, 2024. Jeff Edwards joined in his first meeting as the new “member at large” of the BEC. Below you will find the meeting minutes and a link to the SEPA calendar. Event details and logistics were shared of the International Snow Sculpture Championships. BEC also supported looking into brining back fireworks to the New Year’s Eve celebration. There are no additional items of note.

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**Minutes**  
**Breckenridge Events Committee**  
**Wednesday, Jan 10 2024**  
***Right event, right time, right result***

**Attending:** Michele Chapdelaine, Jeff Edwards, Kelly Owens, Jon Dorr, Lucy Kay, Ken Miller, Dave Feller, Cait McCluskie, Andy Banas, Christin Maguire  
**Guests:** Sarah Wetmore, Majai Bailey, Bill Wishowski, Mike McCormack, Ashley Zimmerman, Hayden van Andel, Tara Dew, Juli Rathke,

**I. Call to Order**

- a Michele Chapdelaine called the meeting to order at 9:39am.
- b Committee Chair took roll call.
- A motion was made to approve the Dec 6, 2023, Meeting Minutes.  
M/S/P

**II. Upcoming Events**

- a International Snow Sculpture Competition @ Tiger Dredge Lot
  - BTO met with TOB parking and transit group to review detailed mobility management plan. Planning to build on success of strategy implemented in 2023.
    - Event parking at CMC Jan 27-28. Town buses will service CMC lot. Ski Resort buses will service Airport Rd Parking from 9am – 6pm. Matt Hulsey is looking into doing a special event bus from CMC to F lot. Breck Rec will assist with parking at CMC, Little Red, Upper Blue, and Carriage House lots. Ski Resort will also open the Gold Rush Lot. Utilizing VMS boards to message “Expect Heavy Traffic Jan 27-28.”
      - a. Suggestion to add messaging in some of the neighborhoods leading up to event reminding about heavier than norm traffic.
  - 1.15-19.24 Tech Week / Build Blocks
  - 1.22-26.24 Comp Week / Carving

- 1.27-31.24 Viewing
- b 2.23-25.24 The Breckebeiner Nordic Race @ Gold Run Nordic Center
  - The Breckebeiner will serve as USA Triathlon's Winter National Championship in 2024 and 2025. The event benefits the BOEC, Team Summit and the Summit HS Nordic and Mountain Bike teams.
  - Registration is modest as expected for year one of event.
    - The Committee commended McCormack for being a long-time strong Breckenridge community partner and for leading the field in responsible stewardship and trail etiquette with his events.

### III. General Updates and Discussions

- a New Year's Eve Fire Works Discussion
  - Discussion around whether Breckenridge should bring back fireworks for New Years. Several other towns hosted fireworks shows, including Keystone, Copper, Vail, Beaver Creek, Aspen, Snowmass, Telluride, and Steamboat Springs. The Town Council opened discussing during last meeting.
    - The BEC supports bringing back fireworks for New Years from both a resident and business perspective.
    - BCA expressed interest in developing their New Years programming to compliment the Town's Direction whether it means dialing up or down activation.

### IV. Review Past Events

- a 12.7.23 60th Anniversary of Ullr Fest
  - Gary Martinez and Gretchen Abernathy are the new Ullr King and Queens. 36 floats in parade. Feeling that increased money elevated the quality of float entries. Officially introduced Skadi as Ullr's female counterpart. Parade started at 4:30 and ended at 5:26. Main Street was able to open back up by 6:11pm.
  - Ullr Ice Skating part and Ice Show had strong attendance on Saturday.

### V. Review Agenda Items for next BEC Meeting 10:24 – *in person*

- a Would like to invite Mike Shipley from Country Boy Mine to discuss their concept for Mining Days
- b High level strategic discussion about June and October events – look at some preliminary findings from Resident Sentiment Survey.

### VI. Meeting formally adjourned at 10:24

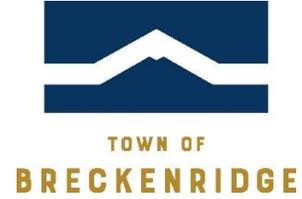
#### The Breckenridge Events Committee evaluates events against four strategic goals:

- **Build Business** - An event designed to drive revenue for greater business community.
- **Branding/Media** - An event designed to draw external media (national & international) promoting the Breckenridge brand.
- **Fundraising** - An event designed to raise awareness and funding for a non-profit organization's mission.
- **Resident Focused** - An event designed specifically for residents vs. an event more broadly marketed to visitors and residents.

#### LINK TO SEPA CALENDAR

<https://calendar.google.com/calendar/u/0?cid=cmN0NTI3bnUwZ2dpZjE2azRyY2ttaGF2cW9AZ3JvdXAuY2FsZW5kYXluZ29vZ2xiLmNvbQ>





# Memo

**To:** Breckenridge Town Council  
**From:** Dana Laverdiere, Director Human Resources  
**Date:** 1/17/2024  
**Subject:** Town of Breckenridge Staffing Analytics

**Introduction:** The Society for Human Resources Management (SHRM) reported the number of U.S. workers who quit their jobs fell to the lowest level in more than three years, according to the latest turnover data, signaling that workers are more cautious in a cooling labor market.

SHRM also reported that throughout 2023 job gains have been concentrated in a handful of industries. Government, healthcare, leisure, and hospitality accounted for three out of every four jobs added in 2023.

The Town of Breckenridge HR Analytics are reflective of these nationwide statistics. The below information is Q4 2023 data, and cumulative 2023 data that measures the Town of Breckenridge’s ability to attract and retain FTYR talent.

**Information:**

Town of Breckenridge FTYR turnover in the third quarter of 2023 was 2.5%, and it remained at 2.5% for the fourth quarter of 2023. Last year at this time, the Town had 6 employees separate employment in Q4. This year there were 5 separations during the same period. All 5 separations this quarter were voluntary.

2023 FTYR Separation Data									
Q4 2022		Q1 2023		Q2 2023		Q3 2023		Q4 2023	
Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary
5	1	6	0	15	0	2	3	5	0
3.4%		3.08%		7.7%		2.5%		2.5%	

## Turnover by Department

### Separations by Department

	Q1		Q2		Q3		Q4	
	Turnover	Turnover Rate						
Public Works	3	3.4%	7	8.1%	2	2.2%	4	4.4%
Police	1	4.1%	2	8%	1	3.8%	1	4%
Recreation	1	2.6%	4	10%	1	2.8%	0	0%
Comm Dev	1	5.9%	1	5.9%	0	0%	0	0%
Municipal Services	0	0%	0	0%	0	0%	0	0%
Finance	0	0%	0	0%	0	0%	0	0%
Human Resources	0	0%	0	0%	1	25%	0	0%

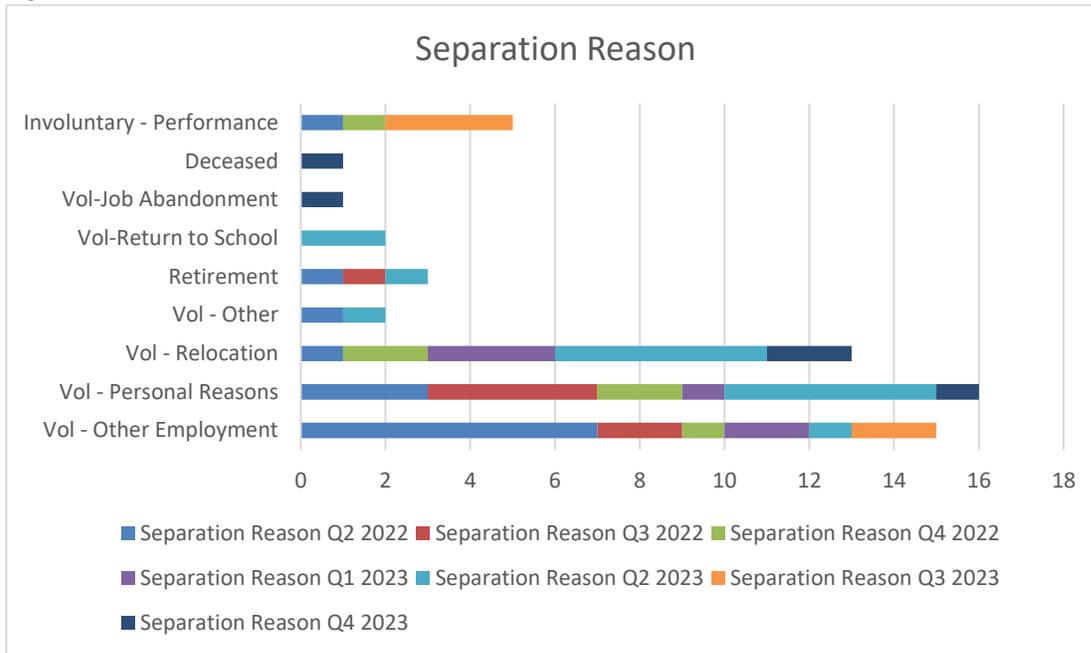
## Total Historical Turnover



Town of Breckenridge rolling 12-month total turnover is trending at 17.67%. Total turnover is continuing to decline since its peak in 2021 and is now at 15.66%, which is below what it was in 2019.

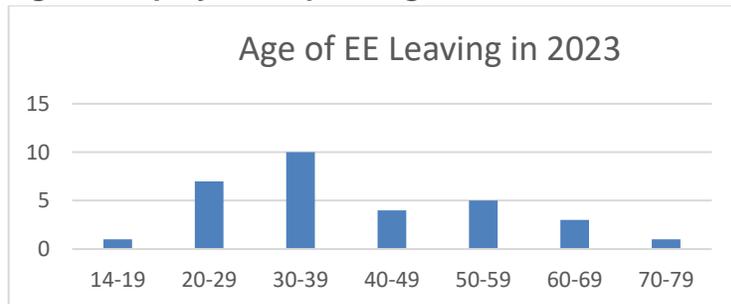
In 2023, there were a total of 31 separations, which is down from 38 in 2022.

## Separation Reasons



This graph looks at the separation reasons for Q2 2022 through Q4 2023. In Q4 2023, two employees relocated to be closer to family, one resigned for personal reasons, one employee abandoned the job, and one employee unfortunately passed away.

## Age of Employees Separating in 2023



Last year, our highest turnover was amongst those 30-39 years old, and that continues to be the trend in 2023. The 20-29 age group has the next highest turnover.

## Application Volume to date

Total Applications by Quarter					
	Q1	Q2	Q3	Q4	TOTAL
<b>2019</b>	515	522	422	401	<b>1860</b>
<b>2020</b>	450	174	374	128	<b>1126</b>
<b>2021</b>	485	437	323	254	<b>1499</b>
<b>2022</b>	436	376	368	332	<b>1512</b>
<b>2023</b>	495	402	396	165	<b>1458</b>

The Town has had a total of 1458 applicants for all positions this year, including full-time, part-time, and seasonal positions. This is 54 fewer applicants in 2023. This lower rate may be attributed in part to fewer positions being posted. The decline in applicants does not suggest the Town is not receiving qualified candidates for our openings.

The lower volume in applications in Q4, 2023 compared to Q4, 2022 can be attributed to most of the transit winter seasonal positions being filled in Q3 this year.

With the exceptions of fleet mechanic and engineering positions – Public Works is fully staffed going into the new year.

### Additional Recruitment Data

Promotions from PT/Seas to FTYR				
	Q1	Q2	Q3	Q4
2023	6	4	6	1

Promotions from FTYR to FTYR				
	Q1	Q2	Q3	Q4
2023	5	9	4	3

FTYR Rehires				
	Q1	Q2	Q3	Q4
2023	1	7	1	0

Total Number of FTYR Hires				
	Q1	Q2	Q3	Q4
2022	12	11	12	9
2023	19	15	13	3*

\*0 Rehired, 1 Promotion, 2 New Employees

This data showcases the Town’s ability to hire and promote within. The Town typically has a strong succession plan for many positions in the organization. This trend is indicated by 38 promotions in 2023, including part time or seasonal to a full-time year-round position, or a promotion from a full-time position into a new full-time position.

In total, the Town hired 50 new FTYR employees in 2023 (17 of these are promotions from PT/Seasonal to FTYR and 9 are “boomerang” rehires). This was an increase from 44 new FTYR hires in 2022.

### Vacancy

The vacancy rate dropped slightly from 5.7% to 5.2% in Q4, 2023. There were 11 FTYR vacancies in the October to December 2023 timeframe.

**Volunteer Program**

The Town launched a new Volunteer Time Off Program for FTYR employees in June 2023 to encourage staff to give back to local non-profits in the community. Town of Breckenridge employees volunteered a total of 235.25 hours equating to a \$10,944 investment from the Town in just seven months.

**Summary**

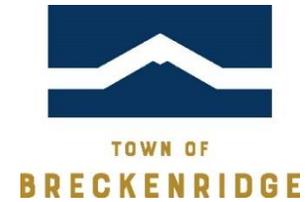
In summary, the Town stays focused on only hiring the best and most qualified candidates, and retaining current employees through competitive pay, competitive benefits, housing options, and leadership.

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

# Memo

**To:** Breckenridge Town Council Members  
**From:** Town Staff  
**Date:** 1/18/2024  
**Subject:** Carter Park Dog Park Recommendations

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## **Background**

Carter Park has always been a favorite for Breckenridge dog owners. Over the years, Carter Park became the default dog park and in 2003, Town Council voted to make Carter Park the official town dog park, allowing dogs to play off-leash. At some point, a fence was added to create a one-acre dog park with two sections. The dog park currently has a picnic table with a seasonal shade structure, a dog water fountain, and a 4' fence. In addition to daily dog park checks and clean-ups, Public Works staff meets with the dog park committee regularly, including volunteer clean-up days. After recent communication to the Town Council regarding the mud-season conditions in the northwest corner of the park, Public Works staff engaged Norris Design to look at potential improvement options. The local Norris Design office has designed more than 20 dog parks, including the Silverthorne dog park. We also engaged a civil engineer to evaluate the drainage system to improve the flow of run-off. The Public Works team researched other dog park designs, specifically looking at Silverthorne, Alta Verde, Denver, Ft. Collins, and Loveland. We researched the Denver dog park design criteria to look at other municipalities' best practices. This resulting design excludes any Carter Park pavilion improvements, which will be addressed later as a separate project.

## **Goals of the Carter Park Dog Park Design**

- Improve drainage (both in the park and along the south and east sides of the pavilion patio)
- Improve pedestrian safety
- Create a sense of entrance/arrival and improve the circulation and user's experience in the park
- Allow for portion of the park to be closed for maintenance while keeping part of the park open
- Increase dog safety
- Increase sledding hill safety
- Decrease irrigated area and use native plantings
- Limit vehicle traffic on grassy areas of the park
- Keep the Firecracker 50 route available through the dog park

## **Design Features**

- Addition of drainage inlets, swales, French drains, and underground pipes to improve drainage. We are proposing to improve the drainage along the south side of the pavilion patio by adding a hardscape with drains. The south side of the patio is currently a mix of flagstone and gravel, which is very difficult to walk on.
- Addition of a sidewalk on the south side of the parking lot to improve pedestrian safety.
- Addition of gathering areas including welcoming entrances and picnic tables with shade structures.
- Fencing realignment and enhancements allowing for the north-west section of the park to be closed during mud season.
- Addition of berms and increased fence height from 4' to 5' to keep dogs at slower speed and within the park. The dogs' experiences would be enhanced by the addition of landscape boulders and a new dog water fountain.

-Addition of berms along the north and south sides of the sledding hill to increase sledder safety. The berm along the tree line would keep the sledders away from the trees and the berm closer to the dog park would separate uphill from downhill traffic.

-In addition to designing around the existing trees within the park, a combination of new vegetation and materials would be added. We plan to reuse flagstone at the entrances, extending the rock surfacing area at the north-west corner, repurposing the paver edging, adding a sand and pea-gravel mix, and re-using landscape boulders. Irrigated areas would be reduced and planted with native species. There are two planting beds proposed at the driveway entrance and the dog park entrance nearest to the pavilion.

-Seasonal planter boxes are proposed along the driveway between the pavilion and dog park entrance to deter vehicles from entering the grassy areas of the park.

### **Phasing**

This project will be spread out over 2-3 years, depending on budget. Phase 1, anticipated for summer and fall 2024 construction, will include work within the dog park. We are expecting this to include the fence realignment, drainage improvements within the park, grading and shaping of berms, irrigation improvements, sidewalk, plantings, pea gravel mix, and other landscape materials. Phase II, anticipated for summer 2025 construction, will include components outside of the dog park fence: drainage improvements along the pavilion and driveway, paving the entrance driveway, and trees and plantings at the park entrances. Phase III, anticipated for 2026, includes the shade structures and covers, picnic benches, welcome signage, and gateway. Final phasing will be determined based on budget and the contractor's bid.

### **Budget**

The CIP includes placeholders for the dog park of \$250,000 in 2024 and \$250,000 in 2025 for a total project cost of \$500,000.

The landscape architect's estimate for Phase I in 2024 is between \$300,000-\$350,000, Phase II in 2025 is \$250,000-\$270,000 and Phase III in 2026 is \$60,000-\$75,000 for a total estimate of \$610,000-\$695,000.

### **Questions**

We are estimating that the 2024 costs will be over what is currently programmed in the CIP by \$50,000-\$100,000. Would council prefer to postpone the sidewalk along the south side of the parking lot to a later phase in order to stay within the 2024 CIP amount?

There is an option to use pavers along the entrance driveway and/or around the south side of the pavilion patio instead of concrete. This would be an additional cost of \$86,000, depending on the quantity of pavers used. Would council prefer concrete or pavers in either the driveway or south patio area?

With the construction estimates coming in over what is programmed in the CIP, does Council want staff to scale back the project to fit within the CIP amount of \$500,000? Or see where the bids come in and phase the project over 3 years?

### **Recommendations**

Staff recommends that we proceed with the proposed plan.

Staff will be present along with Norris Design to answer any questions.



- KEY CONCEPTS**
- 1 FIRECRACKER 50 RACE ROUTE
  - 2 EXISTING DRAINAGE TRENCH & ROCKS
  - 3 EXPAND EXISTING DRAINAGE PAN
  - 4 EXISTING DRAINAGE INLET
  - 5 EXTENT OF EXISTING RETAINING WALL TO REMAIN
  - 6 EXISTING TENNIS COURT FENCE
  - 7 NEW DOG WATER FOUNTAIN
  - 8 RELOCATED MOBILE BENCH
  - 9 RELOCATED PICNIC TABLE
  - 10 RELOCATED SHADE COVER & PICNIC TABLE
  - 11 EXISTING TREE
  - 12 PROPOSED TREE
  - 13 PUBLIC ACCESS GATE
  - 14 TOWN ACCESS GATE
  - 15 MAINTENANCE GATE
  - 16 5' FENCE
  - 17 5' CONCRETE WALK
  - 18 CONCRETE SURFACING
  - 19 DRAINAGE INLET
  - 20 FRENCH DRAIN
  - 21 DRAINAGE SWALE
  - 22 BERM 3-4' HIGH
  - 23 PLANTING BED
  - 24 SOFT SURFACE TRAIL REALIGNMENT
  - 25 SHADE COVER & PICNIC TABLE
  - 26 PERMANENT SHADE STRUCTURE & PICNIC TABLE
  - 27 REPURPOSED FLAGSTONE
  - 28 ROCK SURFACING EXTENSION
  - 29 SAND + PEA GRAVEL MIX
  - 30 REPURPOSED PAVER EDGING
  - 31 SEASONAL PLANTER BOX (WINTER REMOVAL)
  - 32 LANDSCAPE BOULDER
  - 33 PARK GATEWAY & SIGNAGE
  - 34 VISUAL PARK FEATURE

- LEGEND**
- EXISTING TREE
  - PROPOSED TREE
  - 5' FENCE
  - DRAINAGE SWALE
  - FLAGSTONE
  - ROCK SURFACING
  - SAND + PEA GRAVEL MIX
  - PAVER EDGING
  - LANDSCAPE BOULDER
  - BENCH & PICNIC TABLE
  - SHADE STRUCTURE
  - PARK SIGNAGE

**Carter Park | Master Site Plan Concept**

December 22, 2023

CONCEPTUAL ILLUSTRATIVE PROVIDED TO CONVEY DESIGN INTENT ONLY AND IS SUBJECT TO CHANGE.

