SUMMIT COUNTY
COLORADO

970.453.3414 ph
SummitCountyCO.gov
208 East Lincoln Ave. | PO Box 68
Breckenridge, CO 80424

BOARD OF COUNTY COMMISSIONERS SPECIAL MEETING

BOARD OF COUNTY COMMISSIONERS SPECIAL MEETING
SPECIAL MEETING AGENDA
Tuesday, April 29, 2025 at 1:00 PM

Attend in person at:
County Commissioners Meeting Room; Summit County Courthouse 3rd Floor
208 Lincoln Avenue, Breckenridge, Colorado

Attend virtually by registering in advance at:
https://us02web.zoom.us/webinar/register/WN_7cQq6r11RyqZbbqP7HE9WA
After registering, you will receive a confirmation email with login information.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. CITIZEN COMMENT

V. APPOINTMENTS

A. Approval of a Resolution Adopting Amendments to Resolution 2025-01, Concerning the Appointments to Various Boards, Committees, and Commissions
Appointment A - Staff Report
Amendment to Appointment Resolution

VI. PROCLAMATIONS & ANNOUNCEMENTS

A. Resolution Proclaiming the Month of May 2025 as "Mental Health Awareness Month" in Summit County, Colorado
Proc A - Resolution Mental Health Awareness Month.docx

B. Resolution Proclaiming the Month of May 2025 as "Asian American, Native Hawai'ian, and Pacific Islander Heritage Month" in Summit County, Colorado
Proc B - AAPI Heritage Month Reso.docx

VII. CONSENT

A. Approval of 4/8/2025 Regular Meeting Minutes
040825 BOCC Reg Min.docx

B. Warrant list 03/16/25-03/31/25
16-31.pdf

C. Planning Commission Appointments
PC Appts BOCC_4 29 2025_CONSENT.pdf

D. Liquor License Renewal for Snowbridge Liquors LLC dba Snowbridge Square Liquors; Liquor Store; Patrick Tekampe; located at 760 Copper Road Unit #C107A, Copper Mountain, CO (Clerk)
Snowbridge Renewal Packet 2025_Redacted.pdf

E. Approval of Library Board Trustee Appointment
2025-04 BOCC Library Board - Staff Report for Regular Meeting.docx

VIII. NEW BUSINESS

A. Amendment to Summit County Recreational Pathway Regulations
BOCC Staff Report - Recpath Regs_4-29-25_BOCC NB.pdf
Att A_Draft 2025 Recpath Rules Reso.docx
Att B_Ex. A_Redlined Draft Recpath Rules and Regs_BOCC NB 4-29-25.pdf
Att C_Exhibits.pdf
Att D_Summit County_OPDMD Guidelines_April 26 2011.pdf
BOCC Presentation_Recpath Regs_4-29-25.pdf

IX. PUBLIC HEARING

A. PLN24-043: Service Plan for Bills Ranch Metropolitan District ***Continued from the 3/11/2025 Regular Meeting***
PLN24-043 Staff Report.docx
Attachment A - 3.26.25 Bill's Ranch Service Plan.PDF
Attachment B - 5.31.24 Request Letter to BOCC.pdf
Attachment C - 7.17.24 Response Letter to Staff.PDF
Attachment D - 2024 Summer Invoices.PDF
Attachment E - Requests to be excluded from the District & Public Comments (Updated 4.23.25).pdf
Attachment F - 2.19.25 Referral Comment Letter (Engineering Department & Town of Frisco 4.9.25).pdf
Attachment G - 2017-2024 BRNA Expenses.PDF
Attachment H - Updated Draft Resolution
Attachment I - Redline. Conditional Bill's Ranch Service Plan
PLN24-043_BOCC_Staff_Presentation.pdf

X. ADJOURNMENT

BOCC Meetings

*This agenda is subject to change at any time. Please contact the Manager's Office or visit our website to obtain updates at: http://www.summitcountyco.gov

If you require accessible versions of meeting materials, please contact accessibility@summitcountyco.gov.

SUMMIT COUNTY
COLORADO

OFFICE OF THE COUNTY MANAGER

970 453 3414 ph | 970 453 3535 f
summitcountyco.gov

208 East Lincoln Ave. | PO Box 68
Breckenridge, Colorado 80424

DATE: April 29, 2025, BOCC Special Meeting

TO: Board of County Commissioners

FROM: Caitlin Johnson, Executive Administrative Manager

SUBJECT: Amendment to the Appointment Resolution

Based on staffing changes, and reassignment of duties, certain changes to the appointment resolution are being proposed for your consideration, if acceptable please approve the attached amendment to the appointment resolution.

Changes include:

- Steve Greer replacing Brent Spahn as representative of the Collaborative Effort (CE)
- Andy Atencio replacing Steve Greer as the alternate representative to the Collaborative Effort (CE)
- Steve Greer replacing Brent Spahn as the alternate representative to the Intermountain Transportation Planning Region Board
- Steve Greer replacing Brent Spahn as a representative to the Board of Directors of the Old Dillon Reservoir Water Authority

ATTACHMENT:

A. Amended Appointment Resolution

RESOLUTION NO. 2025-

BOARD OF COUNTY COMMISSIONERS
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO

A RESOLUTION CONCERNING THE APPOINTMENT TO VARIOUS BOARDS, COMMITTEES, AND COMMISSIONS, AND OFFICIAL POSTING LOCATION FOR MEETING NOTICES.

WHEREAS, the Board of County Commissioners of the County of Summit, State of Colorado (hereinafter referred to as "the Board"), desires to make certain administrative appointments and designations for the terms specified herein; and

WHEREAS, the following appointments and designations do not constitute contractual obligations of the Board, and the Board is not legally bound for the respective terms of appointment or designation as specified herein below; and

WHEREAS, the Board, having the authority, in its sole discretion, may change, add, or abolish such appointments and designations and to fill vacancies therefore as it sees fit.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT the following appointments are hereby made:

1. Commissioner Eric Mamula is hereby elected Chair of the Board for a one-year term commencing January 14, 2025, and continuing until his successor is appointed for fiscal year 2026, in accordance with Section 30-10-307, C.R.S. The Chair of the Board has authority to sign all County orders and contracts concerning matters submitted to the board or connected with its powers and duties, in accordance with Section 30-10-308, Section 30-11-101(1)(d), Section 30-11-103, and other applicable provisions of Title 30, Articles 10, 11, and 25 of the Colorado Revised Statutes.

2. Commissioner Christina (Nina) Waters is hereby elected Vice Chair of the Board to preside, in the absence of the Chair, at all meetings of the board and to sign all County orders and contracts concerning matters submitted to the board or connected with its powers and duties, for a one-year term commencing January 14, 2025, continuing until her successor is appointed for fiscal year 2026.

3. In conjunction with the aforementioned statutory authority, the following named County Commissioners are hereby appointed to serve and represent on the various boards, committees, and commissions designated under their names:

Commissioner Eric Mamula

Clinton Ditch and Reservoir Company Board of Directors (Lead)
Colorado Counties, Inc. (CCI) (Alternate)
Intermountain Transportation Planning Region Board (Lead)
Summit Chamber of Commerce
Summit County Government Capital Projects Committee
Summit Stage Board
Summit Water Quality Committee (Alternate)
Water Quality/Quantity (QQ) Executive Board (Alternate)

Commissioner Nina Waters:

Colorado Basin Roundtable (CBRT)
Colorado Communities for Climate Action (CC4CA) (Lead)
Colorado Water Congress (Member)
Local Tourism Administrative Panel (Chair)
Northwest Colorado Council of Governments (NWCCOG) (Representative)
Opioid Taskforce
Personnel Board/Appeal Board
Summit County Art Forum
Summit County Cooperative Extension Advisory Board
Summit Water Quality Committee (Representative)
Upper Colorado River Wild & Scenic Stakeholder Group
Water Quality/Quantity (QQ) Executive Board (Representative)
Wildfire Council

Commissioner Tamara Pogue:

CCAT **(**Lead/Voting Member**)**
Colorado Counties, Inc. (CCI) (Lead)
I-70 Coalition
Northwest Colorado Council of Governments (NWCCOG) (Alternate)

4. The Summit County Commissioners shall share the duties associated with overseeing the operations and administration of the Summit County Jail by conducting an annual visit.

5. The Summit County Commissioners hereby appoint David Rossi as the representative and Andy Atencio as the alternate to the 911 Board.

6. The Summit County Commissioners hereby appoint Amy Wineland as the representative and Steve Greer as the alternate to the Climax Area Community Partnership Panel (CACPP).

7. The Summit County Commissioners hereby appoint Commissioner Mamula as the representative and David Rossi as the alternate to the Clinton Ditch and Reservoir Company Board of Directors.

8. The Summit County Commissioners hereby appoint Steve Greer as the representative and Andy Atencio

as the alternate to the Collaborative Effort (CE).

9. The Summit County Commissioners hereby appoint Commissioner Waters as the representative and Andy Atencio as the alternate to the Colorado Communities for Climate Action (CC4CA).

10. The Summit County Commissioners hereby appoint Gary Martinez to the Colorado River Water Conservation District.

11. The Summit County Commissioners hereby appoint David Reynolds as the representative to the County Retirement Income Security Program (CRISP) Board.

12. The Summit County Commissioners hereby appoint Katherine King as the representative to DRReC.

13. The Summit County Commissioners hereby appoint Allison Hiltz as the representative and Shannon Brown as the alternate to the to the Early Childhood Options Board.

14. The Summit County Commissioners hereby appoint Allison Hiltz as the representative and Shannon Brown as the alternate to the to the Head Start/Early Head Start Board.

15. The Summit County Commissioners hereby appoint Adrienne Isaac as the representative to the High-Country Conservation Center Board.

16. The Summit County Commissioners hereby appoint Brandon Howes as the representative and Lina Lesmes as the alternate to the Huron Landing Authority.

17. The Summit County Commissioners hereby appoint Commissioner Mamula as the representative and Steve Greer as the alternate to the Intermountain Transportation Planning Region Board.

18. The Summit County Commissioners hereby appoint Brandon Howes as the representative to the Keystone Housing Review Board.

19. The Summit County Commissioners hereby appoint Commissioner Waters, Adrienne Isaac, David Reynolds, and J. Toby Weiner to the Local Tourism Administrative Panel.

20. The Summit County Commissioners hereby appoint Andy Atencio and David Reynolds as the representatives to the Medical Office Building Owner's Association.

21. The Summit County Commissioners hereby appoint Steve Greer and David Reynolds to the Board of Directors of the Old Dillon Reservoir Water Authority.

22. The Summit County Commissioners hereby appoint Andy Atencio as the representative to the Peak Health Alliance Board.

23. The Summit County Commissioners hereby appoint David Rossi as the representative and Lina Lesmes as the alternate to the to the Summit Combined Housing Authority.

24. The Summit County Commissioners hereby appoint David Rossi and/or his designee as its representative to the Summit County Telecommunications Consortium.

25. The Summit County Commissioners hereby appoint Brandon Howes as the representative and Lina Lesmes as the alternate to the Summit Housing Development Corporation.

26. The Summit County Commissioners hereby appoint Commissioner Mamula as the representative and Steve Greer as the alternate to the Summit Stage Board.

27. The Summit County Board of Commissioners, realizing that other appointments to various boards, committees, and commissions are pending, shall make additional appointments from time to time throughout the year.

28. The designated posting location for all official meeting notices is located in the south foyer on the main level of the Summit County Courthouse, 208 East Lincoln Avenue, Breckenridge, Colorado or on the glass doors of the south foyer during Courthouse closures.

29. Subject to future scheduling determinations by the Board of County Commissioners or as may otherwise be required by law, the Board of County Commissioners shall continue to hold Regular Meetings on the 2nd and 4th Tuesday of each month commencing at 1:00 p.m., unless another time is selected; to hold Work Sessions on Tuesday mornings of each week commencing at 9:30 a.m., unless another time is selected; to hold such Special and Emergency Meetings as the public interest may require, in the opinion of the Board.

30. The Board does hereby approve and designate all elected or appointed officials of Summit County, Colorado, to be duly authorized to administer: (a) all oaths and affirmations of office, (b) such other oaths or affirmations to be taken by any person upon any lawful occasion, and (c) such oaths, affirmations and affidavits as may otherwise be required or authorized to be taken by law regarding any matter or thing, process, or proceeding.

ADOPTED THIS 29TH DAY OF APRIL, 2025

COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

ATTEST:

_____
Eric Mamula, Chair

_____
Taryn Power, Clerk & Recorder

RESOLUTION NO. 2025-

BOARD OF COUNTY COMMISSIONERS
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO

RESOLUTION PROCLAIMING MAY 2025 AS "MENTAL HEALTH AWARENESS MONTH" IN SUMMIT COUNTY, COLORADO.

WHEREAS, Summit County Government joins the nation in recognizing May as Mental Health Awareness month; and

WHEREAS, every American is affected or impacted by mental health issues either personally or through their friends and family; and

WHEREAS, mental illness is one of the leading causes of disabilities in the United States, impacting both the person with the illness and those persons who care for and love the person afflicted; and

WHEREAS, an estimated 19.86% of Americans ages 18 and older -- about 1 in 5 adults -- suffers from a diagnosable mental disorder in a given year. Many people suffer from more than one mental disorder at a given time; and

WHEREAS, when compared to other Colorado communities, the incidence of substance abuse and mental health indicators is elevated in Summit County and as a result the County is concerned about the impacts of mental illness on the quality of life for our residents; and

WHEREAS, although mental illness impacts all people, many of those in lower-income communities receive less care, poorer quality of care, and often lack access to linguistically and culturally accessible care, thereby resulting in mental health disparities; and

WHEREAS, encouraging people to speak openly about mental health, can reduce the stigma and encourage individuals and families to receive treatment for mental well-being, just as they would for physical well-being.

WHEREAS, nearly two-thirds of all people with a diagnosable mental illness do not receive mental health treatment due to stigma, lack of community-based resources, inadequate diagnosis, or no diagnosis; and

WHEREAS, there is a need to improve public awareness of mental illness and to strengthen local and national awareness, so that all those with mental illness may receive adequate and appropriate treatment and support; and

WHEREAS, access to mental health treatment and services is of paramount importance; and

WHEREAS, there is a need to encourage primary care physicians to offer screenings, to partner with mental health care providers, to seek appropriate referrals to specialists, and to encourage timely and accurate diagnoses of mental disorders; and

WHEREAS, the Board of County Commissioners is committed to accomplishing the above-referenced goals by continuing to support Summit County's Strong Future Program that provides vital funding for mental and behavioral health programs and services in our community; and

WHEREAS, the Board of County Commissioners wishes to enhance public awareness of mental illness.

NOW, THEREFORE, LET IT BE RESOLVED THAT MAY 2025 IS HEREBY PROCLAIMED TO BE MENTAL HEALTH AWARENESS MONTH IN SUMMIT COUNTY, COLORADO.

ADOPTED THIS 29th DAY OF APRIL 2025.

COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

_____
Eric Mamula, Chair

ATTEST:

_____
Taryn Power, Clerk & Recorder

RESOLUTION NO. 2025-

BOARD OF COUNTY COMMISSIONERS
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO

RESOLUTION PROCLAIMING MAY 2025 AS "ASIAN AMERICAN, NATIVE HAWAI'IAN, AND PACIFIC ISLANDER HERITAGE MONTH" IN SUMMIT COUNTY, COLORADO.

WHEREAS, in 1978, Representative Frank Horton introduced House Joint Resolution 1007 to propose that the President should "proclaim a week, which is to include the seventh and tenth of the month, during the first ten days in May of 1979 as 'Asian/Pacific American Heritage Week,"; and

WHEREAS, on October 5, 1978, President Jimmy Carter signed the joint resolution into law and directed the President to issue a proclamation for Asian/Pacific American Heritage Week beginning on May 4, 1979; and

WHEREAS, in 1990, Congress passed another law which annually designated May as Asian/Pacific American Heritage Month and the month of May has been recognized as such since then; and

WHEREAS the month of May was chosen to honor the first recorded immigration of Japanese to the United States on May 7, 1843 and also to commemorate the anniversary of the completion of the transcontinental railroad which was completed on May 10, 1869 and which was completed by a majority of Chinese immigrants; and

WHEREAS, during Asian American, Native Hawai'ian, and Pacific Islander (AANHPI) Heritage Month, we recognize the many contributions and influences of Asian Americans, Native Hawaiians, and Pacific Islander Americans to Colorado and the United States' economic, cultural, spiritual, and political development; and

WHEREAS, the national theme for the observance of AANHPI Heritage Month in 2025 is "A Legacy of Leadership and Resilience"; and

WHEREAS, the "A Legacy of Leadership and Resilience" theme acknowledges the influential visionaries and pioneers who have shaped the history of Asian Americans, Native Hawaiians and Pacific Islanders and continue to shape the future; and

WHEREAS, AANHPI leaders have made significant contributions to the United States in the areas of economic growth, technological innovation, social progress, and political change, using ingenuity and creativity while navigating cultural and systemic barriers; and

WHEREAS, the Board of County Commissioners (the "BOCC") acknowledges that the current AANHPI population in the US represents over 30 countries and ethnic groups that speak over 100 different languages which are all impacted differently by issues of poverty, health care, educational attainment, and English proficiency; and

WHEREAS the BOCC celebrates the diversity of Asian American, Native Hawai'ian, and Pacific Islanders and honors their many contributions to Summit County, Colorado, and the United States, to building and enhancing our history, culture, and achievements in the past, in our communities today, and into the future.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, designates May 2025 as Asian American, Native Hawai'ian, and Pacific Islander Heritage Month in Summit County, Colorado.

ADOPTED THIS 29th DAY OF APRIL, 2025.

COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

_____
Eric Mamula, Chair

ATTEST:

_____
Taryn Power, Clerk & Recorder

SUMMIT COUNTY
COLORADO

BOARD OF COUNTY COMMISSIONERS
970.453.3414 ph | 970.453.3535 f 208 East Lincoln Ave. | PO Box 68
SummitCountyCO.gov Breckenridge, CO 80424

SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS
Tuesday, April 8, 2025 at 1:00 p.m.
SUMMARY MINUTES

For assistance or questions regarding special accommodations, accessibility, or available audio/visual equipment, please contact 970-453-3500 as soon as possible.

I. CALL TO ORDER

The Regular Meeting of the Board of County Commissioners on Tuesday, April 8, 2025, was called to order by Chair, Eric Mamula, at 1:00 p.m. in the County Commissioners' Meeting Room, Summit County Courthouse, 208 Lincoln Avenue, Breckenridge, Colorado.

II. ROLL CALL

Board Members present and answer to the roll call were:

Eric Mamula, Chair
Nina Waters, Commissioner
Tamara Pogue, Commissioner

Staff Present in person and via Zoom were as follows: David Rossi, County Manager; Andrew Armstrong, Assistant County Attorney; Cameron Turpin Valentine, Assistant County Attorney; Andy Atencio, Assistant County Manager; Steve Greer, Assistant County Manager; David Reynolds, Finance Director; Adrienne Isaac, Communications Director; Michael Berry, 911 Communications Director; Lina Lesmes, Interim Housing Co-Director; Caitlin Johnson, Executive Administrative Manager; Millicent Marter, Deputy Clerk and Lori Dwyer, Deputy Clerk.

Additional Attendees in person and via Zoom: Sandra Pacheco, and others that did not sign in.

III. APPROVAL OF AGENDA

IV. CITIZEN COMMENT

V. PROCLAMATIONS & ANNOUNCEMENTS

A. Resolution Proclaiming April 13-19, 2025 as "National Public Safety Telecommunicators Week" in Summit County, Colorado.

Michael Berry noted that the 911 dispatchers handle 70,000 calls annually and are available 24 hours a day, 7 days a week, offering a potential lifeline to someone in need via call or text. They are the "first first responders" and can make a difference between life and death.

MOTION: A motion was made by Commissioner Pogue and seconded by Commissioner Waters to approve Resolution 2025-23, Resolution Proclaiming April 13-19, 2025 as

"National Public Safety Telecommunicators Week" in Summit County, Colorado.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VI. CONSENT AGENDA

A. Approval of 3/11/2025 Regular Meeting Minutes. **Approved as Presented; and**

B. Liquor License Renewal for Powdr-Copper Mountain LLC dba Copper Mountain Resort; Resort Complex; Greg Neumann; located at 209 Ten Mile Circle, Copper Mountain, CO (Clerk). **The Sheriff's report indicated no record of negative information on the establishment and stated no reason to disapprove the issuance of the license at this time; and**

C. Liquor License Renewal for Powdr-Copper Mountain LLC dba Conoco at Copper Mountain; Fermented Malt Beverage On/Off; Greg Neumann; located at 0050 County Road 1197, Copper Mountain, CO (Clerk). **The Sheriff's report indicated no record of negative information on the establishment and stated no reason to disapprove the issuance of the license at this time; and**

D. Termination of Pre-Development Agreement for Project in the Snake River Basin. **Approved as Presented; and**

MOTION: A motion was made by Commissioner Pogue and seconded by Commissioner Waters to approve the Consent Agenda, items A-D, as presented.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VII. ADJOURNMENT

The meeting was adjourned at 1:07 p.m.

Respectfully submitted, Approved by:

Lori Dwyer, Deputy Clerk Eric Mamula, Chair

NOTE: These minutes are a summary of the proceedings and motions of the April 8, 2025 Board of County Commissioners' Regular Meeting. The complete digital recording is available in the Office of the County Manager, Summit County Courthouse, 3rd Floor, 208 Lincoln Avenue, Breckenridge, Colorado 80424.

Warrant List

Check Cut Range from: 3/16/2025 through 3/31/2025

Nbr / Name	Check Number	Check Date	Check Amt	Type		Total Chk Amt	Chk Ct
10013 A1 ORGANICS						**$1,998.15**	1
10024 ACORN PETROLEUM						**$176,599.76**	2
	7366	03/20/2025	21,387.87	T	Notes:	DEL 11/12/2024	
	7418	03/27/2025	155,211.89	T	Notes:	DEL 03/06/25	
14166 ADVANCED NETWORK MANAGEMENT, INC						**$8,074.40**	1
12256 ALLIANCE SOURCE TESTING LLC						**$1,500.00**	1
10047 ALLIED SECURITY						**$310.63**	1
10050 ALPINAIRE HEALTHCARE						**$48.00**	2
13002 ALPINE INN LLC						**$50,082.00**	1
	7420	03/27/2025	50,082.00	T	Notes:	MASTER LEASE AGREEMENT FOR ALP	
13277 ALPINE ROOFING LTD						**$69,962.39**	1
	318481	03/27/2025	69,962.39	P	Notes:	CC NEW ROOF	
10057 ALSCO						**$327.21**	2
10096 APEX SECURITY GROUP						**$191.07**	1
13248 ARTAIC GROUP LLC						**$15,089.40**	1
	7370	03/20/2025	15,089.40	T	Notes:	Owner's Rep SERV TRANSIT HQ ON	
14321 ASCO POWER SERVICE, INC						**$2,572.50**	1
14314 ASHLI MOSBARGER						**$104.51**	1
12705 AT&T MOBILITY LLC						**$10,938.93**	2
	318434	03/20/2025	8,247.25	P	Notes:	02/25 CELL	
	318435	03/20/2025	2,691.68	P	Notes:	02/25 DATA	
10125 AV-TECH ELECTRONICS INC						**$1,075.00**	1
11646 AXON						**$29,190.24**	1
	318483	03/27/2025	29,190.24	P	Notes:	AXON ADD ONS - COURT SECURITY	
10136 BASELINE ASSOC						**$180.00**	1
13875 BENTEK, LLC						**$3,000.00**	1
12416 BLUE RIVER WATERSHED GROUP						**$30,000.00**	1
	318436	03/20/2025	30,000.00	P	Notes:	WILDFIRE READY WATERSHED MATCH	
12078 BOULDER COUNTY						**$4,275.00**	1
10179 BRECKENRIDGE ANIMAL CLINIC INC						**$245.60**	1
10195 BUCKEYE WELDING SUPPLY, INC.						**$842.00**	1
1130 BUFFALO MOUNTAIN METRO DIST						**$49,255.00**	1
	7425	03/27/2025	49,255.00	T	Notes:	BUS STOP REPAIRS FOR 08/24	
10196 BUFFALO MTN ANIMAL HOSPITAL						**$3,080.86**	1
12352 BUILDING HOPE SUMMIT						**$38,432.03**	1
	7373	03/20/2025	38,432.03	T	Notes:	Suicide Prevention	
10200 BUREAU OF RECLAMATION						**$7,954.80**	1
14199 CARLOS VELASQUEZ PARADA						**$128.64**	2
14322 CAROLYN BABET						**$196.70**	1
13720 CASEY PAJEK						**$60,000.00**	1
	7447	03/27/2025	60,000.00	T	Notes:	MASTER LEASE AGREEMENT - 580 S	

Warrant List

Check Cut Range from: 3/16/2025 through 3/31/2025

14324	**CATALYZER, INC.**					**$8,000.00**	1
10238	**CCNC, INC.**					**$200.00**	1
10242	**CDWG**					**$97,398.40**	1
	7428	03/27/2025	97,398.40	T	Notes:	INITIAL MDC ORDER - 20 CF-33s	
10246	**CENTURA HEALTH**					**$1,184.96**	1
10247	**CENTURYLINK**					**$7,090.93**	1
10248	**CENTURYLINK BUSINESS SOLUTIONS**					**$650.00**	1
10258	**CHARLES D JONES CO**					**$511.56**	1
1498	**CHARLES ROBERTSON**					**$3,937.81**	1
10262	**CHEMTRADE CHEMICALS US LLC**					**$8,136.60**	1
12205	**CITADEL SECURITY USA, LLC**					**$8,146.08**	1
10298	**COLORADO ANALYTICAL LAB**					**$985.00**	2
10329	**COLORADO DEPT OF PUB HEALTH & ENV**					**$174.00**	1
10332	**COLORADO DEPT OF PUBLIC HEALTH**					**$31.25**	1
10358	**COLORADO SECRETARY OF STATE**					**$120.00**	1
1408	**COLUMN SOFTWARE PBC**					**$1,409.11**	2
10395	**CORUM REAL ESTATE GROUP INC.**					**$6,071.00**	3
12459	**COVETRUS NORTH AMERICA**					**$633.24**	2
11644	**CROWN TROPHY**					**$133.34**	1
12774	**D2C ARCHITECTS, INC**					**$27,725.19**	1
	318444	03/20/2025	27,725.19	P	Notes:	TRANSIT ARCH SERV. HOUSING ONL	
12328	**DAVID HILDRETH**					**$147.84**	1
14248	**DAVID PETERSON**					**$165.20**	1
10433	**DELL USA LP**					**$6,402.17**	2
11498	**DELTA DENTAL OF COLORADO**					**$15,767.01**	1
	7433	03/27/2025	15,767.01	T	Notes:	CLAIMS 03/18/2025	
11675	**DEPARTMENT OF THE NAVY**					**$600.00**	1
12998	**DILLON VALLEY VISTAS HOA**					**$400.00**	1
14069	**DOUGLAS HARGRAVE**					**$7,717.51**	1
11992	**DR ALISON MCNEILLY**					**$501.00**	1
10473	**EARLY CHILDHOOD OPTIONS**					**$230,044.94**	2
	7380	03/20/2025	24,765.37	T	Notes:	LAKE DILLON PRESCHOOL JAN '25	
	7437	03/27/2025	205,279.57	T	Notes:	SPK 0324	
10482	**ECOLAB**					**$86.36**	1
10485	**EIDE BAILLY LLP**					**$17,566.26**	1
	318498	03/27/2025	17,566.26	P	Notes:	OVERPAYMENT INVOICE EI01674226	
14316	**ERIC MAMULA**					**$82.60**	1
10506	**ESRI INC**					**$39,700.00**	1
	7439	03/27/2025	39,700.00	T	Notes:	ESRI ANNUAL RENEWAL	
10520	**FAMILY INTERCULTURAL RESOURCE CENTER**					**$171,253.62**	2
	7381	03/20/2025	150,299.23	T	Notes:	FIRC General Operating Expense	
	7440	03/27/2025	20,954.39	T	Notes:	ACCION Spanish-Language Peer P	

Warrant List

Check Cut Range from: 3/16/2025 through 3/31/2025

10525	**FASTENAL**					**$1,185.60**	1
10529	**FEDERAL EXPRESS**					**$805.95**	2
12786	**FEHR AND PEERS**					**$49,686.84**	1
	7382	03/20/2025	49,686.84	T	Notes: Safe Streets for All Action FE		
90220	**FINANCE ONE TIME**					**$966.52**	1
10538	**FIRST CALL OF COLORADO, INC**					**$310.00**	1
14294	**FLOCK GROUP, INC.**					**$180,000.00**	1
	7383	03/20/2025	180,000.00	T	Notes: LICENSE PLATE READER CAMERAS (		
13837	**GARBAGE GURUS LLC**					**$140.00**	1
11908	**GARCIA CLINICAL LABORATORY, INC.**					**$405.50**	2
10569	**GARTH PREUTHUN**					**$66.55**	1
14259	**GENGHIS KERN INC**					**$2,475.00**	1
13233	**GEO REENTRY SERVICES, LLC**					**$10,997.75**	1
	318453	03/20/2025	10,997.75	P	Notes: RE-ENTRY PROGRAM / PRE-TRIAL S		
1499	**GEORGE NASSER**					**$23,530.81**	1
	5232	03/21/2025	23,530.81	T	Notes: TAX LIEN #2023-3834 REDEMPTION		
11704	**GILLIG**					**$653,988.00**	1
	7386	03/20/2025	653,988.00	T	Notes: TRANSIT QTY1 DIESEL BUS INV 76		
10601	**GRAINGER**					**$196.51**	1
11800	**GRAND GRAVEL PIT LLC**					**$11,713.61**	1
	7444	03/27/2025	11,713.61	T	Notes: SCRAP SALT/SAND MIX		
10612	**HAMRE, RODRIGUEZ, OSTRANDER & PRESCOTT, PC**					**$15,775.00**	1
	318454	03/20/2025	15,775.00	P	Notes: 106/DECLARATORY JUDGMENT ACTIO		
12895	**HAYES POZNANOVIC KORVER LLC**					**$19,795.66**	1
	318455	03/20/2025	19,795.66	P	Notes: GENERAL WATER MATTERS		
13450	**HEDLIN VETERINARY ENTERPRISES LLC**					**$1,115.00**	2
12510	**HYDER CONSTRUCTION INC**					**$4,044.97**	1
13686	**ICONIX CLOTHING**					**$1,004.05**	1
10651	**IDEXX LABORATORIES**					**$611.42**	1
11566	**INGER MCDONALD**					**$44.10**	1
10667	**INTERCLEAN EQUIPMENT INC**					**$328.16**	1
14254	**JACOB (JAKE) MILLER**					**$62.10**	1
10690	**JAMES BENKELMAN**					**$112.00**	1
10695	**JANEEN K OGDEN**					**$2,200.00**	1
14310	**JULIE INDUSTRIES, INC**					**$6,296.80**	1
14219	**KAITLIN ROSE BOYD**					**$135.00**	1
10746	**KARI MORENO**					**$648.00**	1
11929	**KATHY HULL**					**$100.00**	1
12898	**KELLY LARSON**					**$51.52**	1
13649	**KENDALL WOOD**					**$100.00**	1
10763	**KEYSTONE SCIENCE SCHOOL**					**$250.00**	1
14027	**KIMBALL MIDWEST**					**$191.48**	1

Warrant List

Check Cut Range from: 3/16/2025 through 3/31/2025

14115	**KITTELSON & ASSOCIATES**					**$9,593.66**	1
10782	**KRYSTAL BROADCASTING**					**$663.00**	1
10783	**KUBAT EQUIPMENT & SERVICE CO**					**$2,492.00**	1
10793	**LABORATORY CORPORATION OF AMERICA**					**$114.00**	1
10798	**LAND TITLE GUARANTEE CO**					**$85,035.00**	4
	148	03/18/2025	24,000.00	W	Notes:	HOUSING HELPS-983 STRAIGHT CRE	
	318460	03/20/2025	135.00	P	Notes:	10 FARMERS LANE, BRECKENRIDGE	
	306877360	03/24/2025	30,900.00	M	Notes:	HOUSING HELPS - 505 STRAIGHT C	
	306877361	03/31/2025	30,000.00	M	Notes:	JAMES PATALAN DPA LOAN	
10804	**LASER GRAPHICS**					**$525.00**	1
12785	**LEONARD RICE CONSULTING WATER ENGINEERS, INC**					**$2,178.00**	1
14319	**LINDA MARKEL**					**$135.00**	1
12548	**LISA HANS**					**$63.63**	1
13015	**LOGAN SIMPSON DESIGN INC**					**$16,930.10**	1
	7394	03/20/2025	16,930.10	T	Notes:	CONTRACT #20220395	
10832	**LORIE WILLIAMS**					**$140.44**	1
13209	**LUCENT HEALTH CLAIMS**					**$346,827.74**	2
	7395	03/20/2025	86,430.14	T	Notes:	CLAIMS 031825	
	7452	03/27/2025	260,397.60	T	Notes:	CLAIMS 032525	
13166	**LUCENT HEALTH SOLUTIONS LLC**					**$93,102.25**	1
	7245	03/27/2025	93,102.25	T	Notes:	PR PREMIUMS FOR MARCH	
14006	**LUKE VIDIC**					**$194.60**	1
12670	**LYNN MEYER**					**$7,770.00**	1
13811	**MARY-CLARE SCHULTE**					**$217.56**	1
10912	**MOUNTAIN PARKS ELECTRIC**					**$370.70**	1
10913	**MOUNTAIN PEAKS CONTROLS, INC**					**$952.50**	2
14150	**MOVEMENT RX PHYSICAL THERAPY, P.C.**					**$1,500.00**	1
13465	**MW GOLDEN CONSTRUCTORS**					**$21,088.35**	1
	7454	03/27/2025	21,088.35	T	Notes:	CMGC for Little Beaver Trail F	
12722	**NATIONAL MEDICAL SERVICES, INC**					**$2,375.00**	1
11785	**NICOLETT-FLATER ASSOC**					**$900.00**	1
13365	**OBSESSIVELY CLEAN CLEANING SERVICES L.L.C.**					**$27,495.00**	2
	7398	03/20/2025	13,747.50	T	Notes:	TRANSIT Cleaning Bus Interiors	
	7455	03/27/2025	13,747.50	T	Notes:	Cleaning Bus Interiors	
10978	**OFFICE OF THE DISTRICT ATTORNEY**					**$115,972.50**	1
	7456	03/27/2025	115,972.50	T	Notes:	04/25	
12803	**ORKIN**					**$355.00**	1
13869	**OTTEN JOHNSON ROBINSON NEFF RAGONETTI P.C.**					**$2,510.00**	1
10226	**PAMLICO CARTEGRAPH SYSTEMS HOLDING LLC**					**$5,500.00**	1
14080	**PATRIOT PORTABLES & EVENTS LLC**					**$1,385.00**	1
11030	**POSTMASTER-BRECKENRIDGE**					**$350.00**	1
12451	**POSTMORTEM PATHOLOGY SERVICES, INC.**					**$2,600.00**	1

Warrant List

Check Cut Range from: 3/16/2025 through 3/31/2025

11033	**POWDR - COPPER MOUNTAIN LLC**					**$26,378.00**	1
	318514	03/27/2025	26,378.00	P	Notes:	STRONG FUTURE GRANTS AWARDEE-C	
13228	**POWER DMS, INC.**					**$10,662.45**	1
	7458	03/27/2025	10,662.45	T	Notes:	POWER ENGAGE Community Engagem	
11034	**POWER EQUIPMENT COMPANY**					**$1,548.18**	2
11043	**PROFESSIONAL COMPLIANCE & TESTING**					**$90.00**	1
90820	**PUBLIC TRUSTEE ONE TIME**					**$274.81**	1
11069	**RADIO RESOURCE, INC.**					**$1,437.50**	1
1514	**RAM TAX LIEN FUND II LP**					**$7,827.34**	1
13078	**REBECCA PELTIER**					**$79.90**	1
13615	**RIKKE NIELSEN**					**$179.20**	1
13145	**ROBERT J SALAZAR**					**$165.20**	1
14147	**ROCKSOL CONSULTING GROUP, INC.**					**$21,890.61**	1
	7460	03/27/2025	21,890.61	T	Notes:	GEOTECHNICAL DSGN ON DILLON FE	
13487	**ROCKY MOUNTAIN CLINIC, LLC**					**$2,750.00**	1
13107	**ROCKY MOUNTAIN RESERVE LLC CLAIMS**					**$220,865.74**	1
	4395	03/27/2025	220,865.74	T	Notes:	2024 DCAP*HCFSA	
12558	**RON GRATKOWSKI**					**$80.00**	1
14304	**ROTOCHOPPER INC**					**$780,632.80**	1
	7463	03/27/2025	780,632.80	T	Notes:	SCRAP ROTOCHOPPER GRINDER REMA	
12462	**SARAH FROST**					**$80.75**	1
12393	**SCOTT JORGENSEN**					**$112.00**	2
13952	**SGR, LLC**					**$497.90**	1
13505	**SHELBEES GAS AND CONVENIENCE LLC**					**$252.78**	1
90611	**SHERIFF ONE TIME**					**$86.75**	1
11193	**SHRED-IT USA LLC**					**$30.00**	1
11636	**SILVERTHORNE VET HOSPITAL LLC**					**$55.25**	1
12749	**SKAGGS COMPANIES, INC.**					**$531.59**	2
13684	**SP PLUS CORPORATION**					**$81,929.78**	1
	7465	03/27/2025	81,929.78	T	Notes:	TRANSIT SMV SHUTTLE FEB 2025	
12493	**SPRING BACK COLORADO INC.**					**$500.00**	1
11246	**STATE OF COLORADO**					**$2,645.28**	1
11251	**STERICYCLE**					**$60.00**	1
11254	**STEVE NOFZIGER**					**$300.00**	1
12963	**STJERNHOLM BROTHERS FAMILY CHIROPRACTIC**					**$450.00**	1
11271	**SUMMIT COMMUNITY CARE CLINIC**					**$12,649.35**	1
	7408	03/20/2025	12,649.35	T	Notes:	CONTRACT 20240357 - DEC 2024 O	
13651	**SUMMIT ENVIRONMENTAL CONSULTING INC**					**$1,775.00**	1
14279	**SUMMIT FIRE PROTECTION CO**					**$2,171.44**	1
11845	**SUMMIT HOMES CONSTRUCTION LLC**					**$356,751.39**	1
	7466	03/27/2025	356,751.39	T	Notes:	NELLIE'S NEIGHBORHOOD CONSTRUC	
12784	**SUMMIT PATHOLOGY**					**$60.05**	1

Warrant List

Check Cut Range from: 3/16/2025 through 3/31/2025

11287	**SUMMIT ROLL-OFFS**					**$15,870.00**	1
	7410	03/20/2025	15,870.00	T	Notes:	2025 RECYCLING SERVICES SITE S	
1145	**SUMMIT SCHOOL DISTRICT RE-1**					**$2,124,505.72**	1
	5226	03/21/2025	2,124,505.72	T	Notes:	INTERIN DISTRIBUTION 03-2025	
1146	**SUMMIT SCHOOL DISTRICT RE-1**					**$238,181.51**	1
	5227	03/21/2025	238,181.51	T	Notes:	INTERIM DISTRIBUTION 03-2025	
11302	**SURVIVAL ARMOR**					**$5,258.37**	1
90211	**SUSTAINABILITY ONE TIME**					**$375.00**	1
12925	**SYSAID TECHNOLOGIES INC.**					**$22,459.00**	1
	318522	03/27/2025	22,459.00	P	Notes:	SYSAID SUBSCRIPTION-ANNUAL REN	
11335	**THE MASTER'S TOUCH, LLC**					**$14,220.00**	1
	318523	03/27/2025	14,220.00	P	Notes:	2025 RE NOV Postage Estimate	
11348	**THOMSON REUTERS- WEST**					**$3,674.63**	1
11352	**TIGER NATURAL GAS, INC.**					**$27,776.98**	7
	7467	03/27/2025	6,737.49	T	Notes:	04368-01 SNAKE RIVER SANITATIO	
	7468	03/27/2025	4,629.95	T	Notes:	04368-02 SNAKE RIVER SANITATIO	
	7469	03/27/2025	10,245.17	T	Notes:	4385.01	
	7470	03/27/2025	2,728.19	T	Notes:	4385.06	
	7471	03/27/2025	75.90	T	Notes:	4385.07	
	7472	03/27/2025	2,533.95	T	Notes:	4385.13	
	7473	03/27/2025	826.33	T	Notes:	04385.14	
11355	**TIMBERLINE DISPOSAL LLC**					**$1,460.87**	1
1313	**TITLE COMPANY OF THE ROCKIES**					**$20.00**	1
11360	**TITLE COMPANY OF THE ROCKIES, INC**					**$54,375.00**	1
	306877359	03/24/2025	54,375.00	M	Notes:	HOUSING HELPS - 107 STRAIGHT C	
14084	**TOPOGRAPHIC, CO.**					**$1,997.50**	1
11367	**TOWN OF BRECKENRIDGE**					**$122,217.39**	3
	7413	03/20/2025	70,000.00	T	Notes:	CONTRIBUTION FOR JACKPOT PROPE	
	7414	03/20/2025	11,093.29	T	Notes:	WELLINGTON-ORO OPS FEB 2025 -	
	7474	03/27/2025	41,124.10	T	Notes:	UB TDR 12-18-2024 - 50% TO TOB	
10539	**TRANSDEV FLEET SERVICES, INC**					**$262,373.17**	1
	7442	03/27/2025	262,373.17	T	Notes:	2021-22 FLEET MAINTENANCE SERV	
90810	**TREASURER ONE TIME**					**$4,093.68**	7
12966	**TREETOP CHILD ADVOCACY CENTER**					**$3,333.33**	1
11379	**TRINA DUMMER**					**$366.51**	1
11388	**TYLER TECHNOLOGIES**					**$7,370.58**	1
1367	**U.S. BANCORP ASSET MANAGEMENT, INC**					**$6,410.39**	1
11415	**USA BLUEBOOK**					**$499.35**	1
11416	**USDA FOREST SERVICE**					**$241,000.00**	1
	318526	03/27/2025	241,000.00	P	Notes:	NRMG-23-CO-11021500-008 - 3005	
11421	**VALUEWEST, INC.**					**$18,930.00**	1
	7416	03/20/2025	18,930.00	T	Notes:	Feb 2025 Valuation Services	

Warrant List

Check Cut Range from: 3/16/2025 through 3/31/2025

11440	**WAGNER EQUIPMENT**					**$5,955.60**	1
11445	**WASTE MANAGEMENT**					**$365.76**	2
12445	**WEAVER HOLDINGS LLC**					**$28,163.57**	1
	318477	03/20/2025	28,163.57	P	Notes: SCRAP 2025 ENGINEERING SERVICE		
11454	**WELLS FARGO BANK WEST N.A.**					**$504.44**	1
1156	**WEST GRAND SCHOOL DISTRICT**					**$15,213.50**	1
	5228	03/21/2025	15,213.50	T	Notes: INTERIM DISTRIBUTION 03-2025		
1157	**WEST GRAND SCHOOL DISTRICT**					**$3,936.46**	1
13996	**WILSON WILLIAMS LLP**					**$612.50**	1
14009	**WINTHROP & WEINSTINE, P.A.**					**$1,716.00**	1
11478	**XCEL**					**$8,817.53**	8
11822	**ZOAR CORPORATION LLC**					**$2,650.00**	1

SUMMIT COUNTY
COLORADO

PLANNING DEPARTMENT

970.668.4200
www.SummitCountyCO.gov

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

DATE: April 29, 2025

TO: Board of County Commissioners

FROM: Susan Lee, Planning Director and Steve Greer, Community Development Director

SUBJECT: 2025 Planning Commission and Board of Adjustment Appointments

SUMMARY AND BACKGROUND:

Each year, approximately one-third of all Planning Commission and Board of Adjustment terms expire, necessitating outreach to encourage citizens to apply to participate on these boards. Initial terms for all members are a one-year probationary period, with the remaining term being up to three years, staggered so that approximately one third of the membership of each Board expires each March 31. Staff conducted extensive outreach to encourage citizens to apply to participate on these commissions and boards, including radio, print, and social media advertising and direct solicitation from existing members.

The following is a summary of the membership and terms of each board as well as the board's recommendations for appointments.

DISCUSSION AND RECOMMENDATIONS:

Basin Planning Commissions: Each basin planning commission consists of nine commissioners (seven regular members and two alternates). The membership of each basin planning commission is listed below, with those members whose **terms are expiring in bold**, and those members serving their initial one-year probationary period underlined. A cooperative IGA with Frisco, Dillon, Montezuma, and Blue River allows each of these towns to nominate a town representative to the appropriate Basin Planning Commission; the BOCC ultimately makes the appointment for these Town representatives. Silverthorne and Breckenridge are not party to the IGA. In addition, one member from each basin planning commission is required to represent their basin on the Countywide Planning Commission (CWPC).

Lower Blue Planning Commission (LBPC):

Current LBPC membership is as follows with their role and term reappointment date noted.

1. **John Longhill** – At-large representative, 3/31/2025 (retired)
2. **Joe Newhart** – At-large representative, 3/31/2025 (2028)
3. Rajeev Malik – At-large representative, 3/31/2026
4. Michael Good – At-large representative, LBPC representative to the CWPC, 3/31/2026
5. Fletcher Flannigan – At-large representative, 3/31/2026
6. Owen Dodd – At-large representative, term to expire 3/31/2027
7. Jason Kassib – Alternate, term to expire 3/31/2027
8. Randy May – At-large representative, 3/31/2027
9. Vacant – Alternate, term to expire 3/31/2028

Candidates: Current member John Longhill has served twelve years and is not eligible for reappointment. Joe Newhart has asked to be reappointed. Candidate interviews were held at the LBPC's March 6, 2025 meeting. One applicant, Michael Lemmers was interviewed. According to his application, Mr. Lemmers has lived in Summit County since 2016 and has worked in the commercial and residential contracting industry. He is interested in joining the LBPC to assist in the growth of the County while maintaining the historical beauty of the area.

LBPC Recommendation: The LBPC unanimously agreed to recommend Mr. Lemmers for appointment

to the LBPC for a three-year term as alternate expiring on 3/31/2028. Staff supports this recommendation and the reappointment of Joe Newhart for three-year terms.

Snake River Planning Commission (SRPC):

Current SRPC membership is as follows with their role and term reappointment date noted.

1. **Dennis Carney** – At-large representative, 3/31/2025 (2028)
2. Steve Martin – At-large representative, 3/31/2026 (resigned to join Keystone Town Council)
3. Noah Landwehr – Montezuma representative, 3/31/2027
4. Greg Roy – At-large representative, SRPC representative to the CWCP, 3/31/2027
5. Vincent Valentin – At-large representative, 3/31/2027
6. Vacant – term to expire 3/31/2028
7. Vacant – term to expire 3/31/2028
8. Vacant – term to expire 3/31/2026
9. Vacant – Alternate, term to expire 3/31/2026

Candidates: Current member Dennis Carney has requested reappointment. Candidate interviews were held at the SRPC's March 20, 2025 meeting. Two applicants were interviewed, Larry Pruss and Sean Ugin. Mr. Pruss, a twenty-five year resident of Summit County and owns his own electrical/mechanical contracting business. His stated interest for joining the SRPC is to identify problems and bring them to the attention of the County. Mr. Ugin has lived in Summit County approximately 2 years and works in Business Development for Xcel Energy, specifically on their electrification project. During the interview he stated that he felt the role of a Planning Commissioner is to take in all perspectives and educate and explain regulations to applicants.

SRPC Recommendation: Staff supports the reappointment of Dennis Carney for a three-year term. The SRPC recommended the appointment of Sean Ugin for a three-year term. They did not recommend the appointment of Larry Pruss stating they were concerned about his lack of understanding of the role of the Planning Commission.

Ten Mile Planning Commission (TMPC):

Current TMPC membership is as follows with their role and term reappointment date noted.

1. **Tony Cammarata** – At-large representative, 3/31/2025 (2028)
2. Kelsey Withrow – Frisco representative, 3/31/2025 - resigned
3. Ross Sheely – At-large representative, 3/31/2027
4. Steve Alberico – TMPC representative to the CWCP, At-large representative, 3/31/2026
5. Mike Beernstein – At-large representative, 3/31/2026
6. Vacant – At-large representative, 3/31/2027
7. Vacant – Alternate, term to expire 3/31/2026
8. Vacant – Alternate, term to expire 3/31/2027

Candidates: Current member Tony Cammarata requested reappointment. Current member Kelsy Withrow resigned at the end of her term. Steve Alberico volunteered to be the TMPC representative to the CWPC. There were no applicants for the TMPC vacancies.

TMPC Recommendation: Staff supports the reappointment of Tony Cammarata to the TMPC for a three-year term and the appointment of Steve Alberico as the Ten Mile representative to the CWPC.

Upper Blue Planning Commission (UBPC):

Current UBPC membership is as follows with their role and term reappointment date noted.

1. **Keith Gallacher** – At-large representative, 3/31/2025 (2028)
2. Richard Holcroft – At-large representative, 3/31/2025 (resigned)
3. Ric Pocius – At-large representative, 3/31/2025 (retired)
4. Steve Holcomb – At-large representative, 3/31/2026

5. Emily Lawless – Alternate, At-large representative, 3/31/2026
6. Allen Frechter – At-large representative, 3/31/2027
7. Dan Cleary – Town of Blue River and CWPC representative, 3/31/2027
8. Vacant – At-large representative, 3/31/2026
9. Vacant – Alternate, at-large representative, 3/31/2027

Candidates: Current commission member Keith Gallacher has requested reappointment. Ric Pocius, being term limited after serving 12 years on the UBPC, has resigned along with Richard Holcroft. The UBPC interviewed Jim Alexander at their February 27, 2025, meeting. Mr. Alexander has been a resident of Summit County since 2015. He has a background in real estate acquisitions and investments. On March 27, 2025, the UBPC interviewed Drew Roberts. Mr. Roberts has lived in Summit County for four years and is currently employed in the guest services industry.

UBPC Recommendation: Staff supports the reappointment of Keith Gallacher to the UBPC for a three-year term. Based on the interviews and discussion the UBPC recommends the appointment of Jim Alexander for a three-year term. They enjoyed meeting with Mr. Roberts but ultimately felt that his lack of knowledge about Summit County would not make him an ideal candidate. Staff supports the UBPC recommendation.

Countywide Planning Commission (CWPC):

Current CWPC membership is as follows with their role and term reappointment date noted.

1. **Ira Tane** – At-large representative, 3/31/2025 (2028)
2. Michael Good – Lower Blue Planning Commission representative, 3/31/2026
3. Steve Rossetter – At-large representative, 3/31/2026
4. Gillian McGinnis – At-large representative, 3/31/2026
5. Greg Roy – Snake River Planning Commission representative, 3/31/2027
6. Steve Alberico – Ten Mile Planning Commission representative, 3/31/2027
7. Dan Cleary – Upper Blue Planning Commission representative, 3/31/2027
8. Becky Walter – At-large representative, 3/31/2027
9. Vacant – At-large representative, 3/31/2026
10. Vacant – Alternate, At-large representative, 3/31/2027
11. Vacant – At-large representative, 3/31/2028

Candidates: Current member Ira Tane has asked to be reappointed. No applications were received to fill the remaining vacancies.

CWPC Recommendation: Staff supports the reappointment of Ira Tane to the CWPC for a three-year term.

Board of Adjustment (BOA):

Current BOA membership is as follows with their role and term reappointment date noted.

1. Ira Tane – Member of Countywide Planning Commission, At-large member, 3/31/27
2. Gordon Manin – At-large member, 3/31/2027
3. Melissa McSween – At-large member, 3/31/2026
4. Ted Pilling – At-large member, 3/31/2026
5. Andrew Yarosh – At-large member, 3/31/2026
6. Vacant – Alternate, At-large member, 3/31/2026
7. Vacant – At-large member 3/31/25

Candidates: No applications were received.

BOA Recommendation: No changes are being considered for the BOA.

RECOMMENDATION: Staff recommends the BOCC approve the appointments on consent as follows

LBPC Recommendation: Appoint Mr. Lemmers to the LBPC for a three-year term as an alternate expiring on 3/31/2028.

SRPC Recommendation: Reappoint Dennis Carney to the SRPC for a three-year term. Appoint Sean Ugin for a three-year term expiring on 3/31/2028.

TMPC Recommendation: Reappoint Tony Cammarata to the TMPC for a three-year term expiring on 3/31/2028.

UBPC Recommendation: Reappoint Keith Gallacher to the UBPC for a three-year term and appoint Jim Alexander for a three-year term expiring on 3/31/2028.

CWPC Recommendation: Reappoint Ira Tane to the CWPC for a three-year term expiring on 3/31/2028. Appoint Steve Alberico as the Ten Mile representative to the CWPC expiring on 3/31/2027.

BOA Recommendation: No changes are being considered for the BOA.

SUMMIT COUNTY
Clerk & Recorder

TARYN POWER, CLERK & RECORDER
LIQUOR LICENSING
(970) 453-3476
Summit County Government
208 East Lincoln Ave. | P.O. Box 1538
Breckenridge, CO 80424
liquorlicensing@summitcountyco.gov

LIQUOR LICENSE REVIEW - RENEWAL

Licensee Organization:	Snowbridge Liquors LLC
Establishment Name (DBA):	Snowbridge Square Liquors
Physical Address:	760 Copper Road Unit #C107A Copper Mountain, CO 80443
Mailing Address:	P.O. Box 796 Frisco, CO 80443
Licensee Name/Representative/Agent:	Patrick Tekampe
Date of Application:	March 31, 2025
Type of License:	Liquor Store
Registered Manager:	Patrick Tekampe

STAFF COMMENTS:

SHERIFF'S OFFICE COMMENTS:	See attached letter, no concerns.
CLERK & RECORDER COMMENTS:	Complete application and proper fees submitted.

BOCC INFORMATION:

LOCAL LICENSING AUTHORITY:	Summit County Board of Commissioners
MEETING AGENDA DATE:	Tuesday, April 29, 2025

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

SNOWBRIDGE SQUARE LIQUORS
PO BOX 796
Frisco CO 80443

Fees Due	
Annual Renewal Application Fee	$
Renewal Fee	562.50
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premise Hotel & Restaurant $100 X _____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid	$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one- time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☐ Paid by check
☐ Paid Online

Uploaded to MoveIt on Date

Licensee Name
SNOWBRIDGE LIQUORS LLC

Doing Business As Name (DBA)
SNOWBRIDGE SQUARE LIQUORS

Liquor License Number	License Type
42-57641-0000	Retail Liquor Store (county)

Sales Tax License Number	Expiration Date	Due Date
042576410000	06/01/2025	04/17/2025

Business Address

Street Address
760 COPPER RD C-107A

Phone Number
9709682623

City, State, ZIP Code
Frisco CO 80443

Mailing Address

Street Address
PO BOX 796

City, State, ZIP Code
Frisco CO 80443

Email
Ptekampe@hotmail.com

Operating Manager
Patrick TeKampe

Date of Birth
[redacted]

[redacted]

1. Do you have legal possession of the premises at the street address? ..... ☒ Yes ○ No

Are the premises owned or rented? ○ Owned ☒ Rented*

*If rented, expiration date of lease: 9/30/2026

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ..... ○ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ..... ○ Yes ☒ No

(**Note:** must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional $11.00 is required to renew the permit.

If so, which are you renewing? ..... ○ Delivery ○ Takeout ○ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ○ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ..... ○ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ..... ○ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? ○ Yes ⊗ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? ○ Yes ⊗ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? ○ Yes ⊗ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Patrick Tekampe

Title

Owner

Signature

Date (MM/DD/YY)

3/31/25

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

APPLICANT ID: 223312

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Patrick Tekampe

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Snowbridge Liquors LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

APPLICANT ID: 223312

Name (Individual/Business)

Snowbridge Liquors LLC

Social Security Number/Tax Identification Number	Home Phone Number	Business/Work Phone Number
26-1543962	970-485-0542	970-968-2623

Street Address

760 Copper Rd C107A

City	State	ZIP Code
Copper Mountain	CO	80443

Printed name of person signing on behalf of the Applicant/Licensee

Patrick Tekampe

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)	Date Signed
	3/31/25

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

JAIME FITZSIMONS
SHERIFF

PETER HAYNES
UNDERSHERIFF

OFFICE OF THE SUMMIT COUNTY SHERIFF

501 North Park Avenue • PO Box 210 • Breckenridge, Colorado 80424
Office: (970) 453-2232 • Fax: (970) 453-7329 • www.SummitSheriffCO.com

DATE: April 1,2025
TO: Office of the Clerk & Recorder
RE: Establishment Application for Liquor License Renewal

The Summit County Sheriff's Office has completed a background check on:

Applicant: Snowbridge Liquors LLC
DBA: Snowbridge Square Liquors
License Type: Liquor Store
760 Copper Circle Unit #C107 A
Copper Mountain, CO 80443

We have no record of negative information on the above establishment.

The Summit County Sheriff's Office recommendation is:

__X__ No reason found to disapprove this establishment at this time.

_____ Disapproval

_____ Area of Concern

Sol Chavez
Records Technician

Peter Haynes
Undersheriff

SUMMIT COUNTY LIBRARY
www.SummitCountyLibraries.org

MAIN LIBRARY
970.668.5555
0037 Peak One Dr. | PO Box 770
Frisco, CO 80443

NORTH BRANCH
970.468.5887
651 Center Cir. | PO Box 1248
Silverthorne, CO 80498

SOUTH BRANCH
970.453.3544
103 S. Harris St. | PO Box 96
Breckenridge, CO 80424

STAFF REPORT

TO: Board of County Commissioners

FROM: Sarah Wilkinson, Library Director

FOR: BOCC Special Meeting, Tuesday, April 29, 2025

SUBJECT: Approval of Library Board Trustee Appointment

BACKGROUND: The Summit County Library Board consists of seven trustees who meet monthly to help guide the overall direction of the Summit County Library. The Board received notice from one trustee of their resignation in February 2025.

During the previous application cycle to replace three trustees in January 2025, the Library Board voted at that time for a fourth candidate, should one of the applicants choose not to accept the position, or should another trustee retire imminently, which has happened in the past.

Upon the recent resignation of another trustee, the Library Board now recommends the following candidate for the vacant seat:

- Christin Maguire, term expiring December 2026
    - Ms. Maguire is Director of Marketing for the National Repertory Orchestra and a library volunteer. She lives in Breckenridge.

RECOMMENDATION: The Library Board recommends Ms. Maguire fill the vacant seat for the term noted above.

SUMMIT COUNTY
COLORADO

STAFF REPORT MEMORANDUM
OPEN SPACE AND TRAILS

DATE: April 29, 2025; BOCC Regular Meeting, New Business

TO: Board of County Commissioners

THROUGH: David Rossi, County Manager

FROM: Jessica Forsyth, Senior Resource Specialist and Katherine King, Director

SUBJECT: Amendment to Summit County Recreational Pathway Regulations

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ISSUE

The Summit County Recreational Pathways Regulations (Recpath Regulations) govern the Recpath in unincorporated Summit County. The Recpath is a shared multi-use paved pathway connecting communities and destinations within Summit County. Open Space and Trails (OST) manages the Recpath within unincorporated Summit County and is proposing minor updates to these regulations to further public health, safety, and welfare on the Recpath.

DISCUSSION

The BOCC reviewed the proposal at work session on March 18, 2025, and directed staff to proceed with scheduling the revised Recpath Regulations for decision. The process to adopt the Recpath Regulations requires initial introduction at a regularly scheduled BOCC meeting, publication of the Recpath Regulations in a newspaper of general circulation, and a final reading and decision at a subsequent BOCC meeting.

This update is primarily a housekeeping exercise to (i) consolidate previous BOCC Recpath Regulation resolutions; (ii) grant dedicated OST staff member(s) the authority to enforce the Recpath Regulations; (iii) include a reference to Summit County's policy on Other Power Driven Mobility Devices (OPDMD), as may separately be amended from time to time; and (iv) clean up minor items for clarity and consistency.

The Recpath Regulations were first adopted in 1988 via Resolution 88-27. They were amended via Resolution 2003-73 to incorporate the requirement that dogs be under "physical control" (on-leash). The following year, via Resolution 2004-43, the 1988 regulations were repealed and replaced with updated regulations. In 2019, one paragraph of the regulations was amended to allow use of Class 1 e-bikes on the Recpath; however, this update incorrectly referenced amending Resolution 88-27 as opposed to 2004-43. Adopting the proposed Recpath Regulations will correct that improper reference and authorize potential enforcement of the Recpath Regulations by an Open Space Ranger, should that position be separately authorized and created by the BOCC. These updates will strengthen existing enforcement efforts by the Sheriff and acknowledge the potential for future enforcement by dedicated OST staff member(s).

In addition to these clarifications to bolster enforcement, this update will add a reference to the County's policy on OPDMD use on the Recpath. OPDMDs are a class of power operated devices used by persons with mobility disabilities including but not limited to e-bikes, segway scooters, golf carts, and motorcycles. In 2011, the Americans with Disabilities Act was amended to allow *all* OPDMDs in public spaces, including natural surface trails and paved pathways, *unless* a local jurisdiction expressly prohibited certain OPDMDs based on specific assessment criteria. In April 2011, OST promulgated *Summit County's Guidelines for Use of OPDMD on Open Space and Trail Properties and Property Interests* (OPDMD Guidelines). This update was completed in concert with the Town of Breckenridge, which has identical guidelines. The OPDMD Guidelines stipulate that persons with mobility disabilities may use e-bikes with a top speed of 20 mph, segway scooters, and electric wheelchairs on the Recpath, while motorcycles, e-bikes with a top speed exceeding 20 mph, and golf carts are prohibited. With respect to e-bikes, this means that the Recpath Regulations allow Class 1 e-bikes for all users and Class 2 e-bikes for persons with mobility disabilities (via a direct reference to the OPDMD Guidelines, as may be amended). Both documents prohibit Class 3 e-bikes. The current Recpath Regulations do not contain a reference to the OPDMD Guidelines which presents challenges for persons with mobility disabilities when searching for Summit County OPDMD regulations; this proposal will help to streamline this information.

This proposal does not include any substantive changes to the Recpath Regulations with respect to e-bikes or OPDMDs. Instead, this update will simply add a reference to the OPDMD Guidelines within the Recpath Regulations to better facilitate public information. Proceeding in this manner will also allow staff to update the OPDMD Guidelines, as appropriate, without needing to amend the Recpath Regulations.

On June 11, 2024, staff originally proposed similar updates at a BOCC work session, with one distinction. In that proposal, staff attempted to update the Recpath Regulations to list the OPDMDs allowed on the Recpath and unintentionally proposed an update that would have allowed Class 3 e-bikes on the Recpath for persons with mobility disabilities. To address this oversight and public comment received after the Work Session, the current proposal instead references the OPDMD Guidelines which explicitly prohibit Class 3 e-bikes on the Recpath for public health and safety purposes.

In summer months, OST staff are increasingly fielding public concerns about Recpath safety and etiquette. In 2024, OST expanded on previous efforts to educate the public through radio and targeted online ads with Recpath safety tips, containing messages such as "pass on the left, only when clear," "pull of the Recpath completely when stopping," and a reminder that Class 2 and 3 e-bikes are not permitted on the Recpath. Staff collaborated with bike rental shops and based on shop feedback, created a durable poster of the Recpath system with the safety tips containing a QR code so visitors can view a georeferenced map of the Recpath system and safety tips on their mobile devices while recreating on the Recpath. This summer, OST will update the Recpath kiosks and will plan to reference the new Recpath Regulations resolution on the updated signage. These efforts will be funded using Lodging Tax proceeds aimed at encouraging responsible recreation.

The Recpath allows residents and visitors to recreate and commute on a multi-use pathway connecting towns, neighborhoods, and amenities throughout the County. This amendment to

the Recpath Regulations aligns with the BOCC's strategic goals concerning environmental sustainability, quality of life amenities, and smart growth. The minor updates will allow the Sheriff, and a potential future Open Space Ranger, to efficiently enforce the Recpath Regulations in addition to providing a clear reference to the OPDMD Guidelines.

RECOMMENDATION

Staff requests the BOCC order the proposed regulations published in a newspaper of general circulation and set the item for final reading and decision at a subsequent BOCC meeting.

ATTACHMENT(S):

A. Draft Resolution of Approval
B. Redlined Recpath Regulations
C. Exhibits to the Recpath Regulations
D. *Summit County's Guidelines for Use of OPDMD on Open Space and Trail Properties and Property Interests*

RESOLUTION NO. 2025-____

BOARD OF COUNTY COMMISSIONERS
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO

A RESOLUTION ADOPTING SUMMIT COUNTY RECREATIONAL PATHWAYS REGULATIONS OF 2025 (Open Space and Trails Department)

WHEREAS, § 29-7-101, *et seq.*, C.R.S., authorizes the Board of County Commissioners to regulate and control public recreation lands and facilities owned or operated by Summit County; and

WHEREAS, Summit County owns and operates a multi-use recreational pathway system within Summit County known as the Summit County Recreational Pathways ("Recpath"); and

WHEREAS, the Board of County Commissioners adopted Resolution 2004-43 on May 10, 2004, which repealed and restated the Recpath Regulations to better protect the health, safety, and welfare of the citizens of and visitors to Summit County, Colorado; and

WHEREAS, the Board of County Commissioners adopted Resolution 2019-27 on April 9, 2019, amending the Recpath Regulations to allow the use of Class 1 e-bikes on the Recpath; and

WHEREAS, Resolution 2019-27 incorrectly referenced Resolution 88-27 instead of Resolution 2004-43; and

WHEREAS, the Board of County Commissioners deems it necessary and in the public interest to repeal Resolutions 2004-43 and 2019-27 and restate the Recpath Regulations to consolidate and bring the regulations up to date, making necessary changes to facilitate more effective administration of the Recpath System, and to better protect the health, safety, and welfare of the citizens of and visitors to Summit County, Colorado; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT:

1. **AUTHORITY**. Pursuant to the provisions of C.R.S. § 29-7-101 *et seq.*, the Board of County Commissioners has the power, authority and jurisdiction to regulate and control public lands and facilities owned or operated by the county by the promulgation of rules and regulations pursuant to a lawfully adopted resolution.

2. **REPEAL**. Existing or parts of existing resolutions covering the same matters as embraced in this resolution, including but not limited to Resolution Numbers 2004-

43 and 2019-27 are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this resolution are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of this ordinance or resolution hereby repealed prior to the effective date of this resolution.

3. **ADOPTION OF SUMMIT COUNTY RECREATIONAL PATHWAYS REGULATIONS OF 2025**. The proposed "Summit County Recreation Pathways Regulations of 2025," attached hereto as Exhibit A and incorporated herein by the reference are approved and adopted to provide for the regulation and control of the Recpath.

4. **PENALTY ASSESSMENT PROCEDURE**. The Board of County Commissioners hereby authorizes, pursuant to C.R.S. § 29-7-101(2), the utilization of the penalty assessment procedure provided in C.R.S. § 16-2-201 by any arresting law enforcement officer for any violation of the Summit County Recreational Pathways Regulations of 2025.

5. **COUNTY PERSONNEL ENFORCEMENT**. The Board of County Commissioners hereby authorizes, pursuant to C.R.S. § 29-7-101(3), the enforcement of the Summit County Recreational Pathways Regulations of 2025 by County personnel assigned to enforce such rules and regulations through the issuance of citations or summonses and complaints.

6. **GRADUATED FINE SCHEDULE**. Pursuant to C.R.S. § 29-7-101(2), the Board of County Commissioners hereby adopts the graduated fine schedule provided in Section 17 of the Summit County Recreational Pathways Regulations of 2025 for violations of the Summit County Recreational Pathway Regulations of 2025.

7. **SEVERANCE CLAUSE**. If any section, subsection, sentence, clause or phrase of this resolution is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution.

INTRODUCED, READ, ORDERED PUBLISHED IN FULL AND SET FOR PUBLIC HEARING THIS 29th DAY OF APRIL, 2025.

COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

_____
Eric Mamula, Chair

ATTEST:

_____
Taryn Power, Clerk & Recorder

READ, PASSED AND ADOPTED AFTER PUBLIC HEARING AND PUBLISHED IN THE SUMMIT COUNTY JOURNAL IN FULL ON _____ __, 2025 AND ORDERED PUBLISHED BY TITLE ONLY THIS ___th DAY OF _____, 2025.

COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

_____
Eric Mamula, Chair

ATTEST:

_____
Taryn Power, Clerk & Recorder

EXHIBIT "A"

SUMMIT COUNTY RECREATIONAL PATHWAYS REGULATIONS OF 20042025

ADOPTED PURSUANT TO RESOLUTION NO. 2004 2025- -43

ON MAY 10TH, 20042025

Section 1. INTENT. It is the intent of the Board of County Commissioners in adopting the ""Summit County Recreational Pathways Regulations of 20042025"" (the "Regulations") pursuant to Resolution No. 20042025-43 that the users of the Summit County Recreational Pathways be responsible for their conduct, that they utilize the Summit County Recreational Pathways in a manner which recognizes the rights, health and safety of other pathway users, and that they be held strictly liable for conduct which violates the provisions of these Regulations.

Section 2. DEFINITIONS. For purposes of these Regulations, the following definitions shall apply:

2.1 **Recpath:** The Summit County Recreational Pathway system under the ownership and operation of Summit County. The current Recpath system is indicated on the attached maps, incorporated as part of these regulations as Exhibits ""1A,1B and 1C."". Additional sections of Recpath shall be included in the Recpath system as they are constructed and shall be subject to the Regulations herein.

2.2 **User:** Any person using the Recpath in any manner permitted by these Regulations including, but not limited to, bicycling, jogging, walking, in-line skating, and skiing.

2.3 **Motorized Vehicle:** Every vehicle that is self-propelled by an internal combustion engine or electric power, including but not limited to, automobiles, motorcycles, snowmobiles, mopeds, electric bicycles, Class 2, 3 or unclassified electric assisted bicycles, motorized bicycles, motorized scooters and motorized skateboards., and other similar use vehicles. However, for the purposes of these Regulations, such term shall not include Class 1 Electric Assisted Bicycles, defined by C.R.S. § 42-1-102(-28.5)(-a) as an ""electric assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty miles per hour" or self-propelled wheelchairs used for the transportation of physically handicapped individuals.""

Commented [JF1]: This section was added in 2019 to permit Class 1 e-bikes on the Recpath. When this paragraph was modified, the 2019 amendment only modified this section and incorrectly referenced amending the 1988 Recpath Regs when it should have amended the 2004 Regs.

Commented [JF2]: Moved to 3.6.a

Section 3. MOTORIZED USE. No person shall operate a Motorized Vehicle on the Recpath except as specifically provided herein. Motorized Vehicles shall be permitted on sections of the Recpath as follows:

3.1 On the Recpath from the western Frisco town limits to the Copper Mountain Trailhead/-Wheeler Flats Parking area, as these locations are indicated on the attached map incorporated herein as Exhibit "2-A," for the sole purpose of providing public utilities and Ten Mile Canyon property owners and their guests with vehicular access to and from such private property and public utilities within the Ten Mile Canyon corridor by public utilities and Ten Mile Canyon property owners and their guests.

3.2 On Miner's Creek Road from Peak One Boulevard (CR 1004) to the Rainbow Lake Road Intersection, as indicated on Exhibit "2-B," for the sole purpose of providing vehicular access to the White River National Forest immediately adjacent thereto.

3.3 On Temple Trail (County Road 1001) between gates, bollards or other barriers installed as indicated on Exhibit "2-B" within the Bill's Ranch Subdivision for the sole purpose of providing vehicular access to and from Bill's Ranch area properties by Bill's Ranch area homeowners and their guests.

3.4 Motorized Vehicles shall be permitted on any Recpath segment pursuant to a County granted permit, license agreement or other recorded document that specifically authorizes such use.

3.5 This section shall not prohibit the use of (i) official emergency, law enforcement or County authorized maintenance vehicles on the Recpath or (ii) utility provider maintenance vehicles on the Recpath, so long as such use is pursuant to a valid utility easement and prior approval from Summit County.

3.6 Notwithstanding the foregoing the following are permitted on the Recpath for use by a person with a mobility disability:

(a) Wheelchairs, as defined by C.R.S § 42-1-102(-113) as a motorized or non-motorized wheeled device designated for use by a person with a physical disability.

(b) Other Power-Driven Mobility Devices (OPDMD), so long as such use is in accordance with the Americans with Disabilities Act (ADA) and the Summit County Guidelines on OPDMD use, as may be amended from time to time.

Commented [JF3]: Reference added to the OPDMD Guidelines. On the Recpath, since 2011 when our OPDMD policy was adopted, persons with mobility disabilities have been allowed to use Class 1 and 2 e-bikes as well as Electric Personal Assistive Mobility Devices (EPAMD). An EAPMDs device is a self-balancing vehicle, that is powered solely by an electric motor not exceeding 750 watts, designed to transport one person (CRS 42-1-102 (28.7)). A common example of an EPAMD is a Segway scooter. Motorcycles, golf carts, Class 3 e-bikes are prohibited for all users, even those with mobility disabilities.

Section 4. DOGS. Dogs are permitted on the Recpath system in accordance with the Summit County Animal Control and Licensing Regulations of 2003 2013 ("Animal Control Regulations"), which provide that the Recpath system is an area where pet animals must be under "Physical Control" as that term is defined in Ssections 2.26 and 6.7 of the Animal Control Regulations. All other pet animals and livestock are prohibited from being present upon the Recpath system except: (a) On those areas of the Recpath indicated on the attached Exhibits "2-A" and "2-B," (b) on the portion of the Recpath between Revette Drive (County Road 317) and Gateway Drive (County Road 950), where the Recpath is designated as a

section of the Colorado Trail, and (c) for purposes of making a perpendicular crossing of the Recpath.

Section 5. RIGHT-OF-WAY.

5.1 All Users ~~of the Recpath~~ shall travel upon the right half of the Recpath at all times except as follows:

(a) When overtaking and passing another User proceeding in the same direction so long as the ~~, when the~~ left side of the Recpath is clearly visible and free of oncoming traffic for a sufficient distance ahead to permit such overtaking and passing to be completely made without interfering with the use of the Recpath by any User approaching from the opposite direction.

(b) When an obstruction exists making it necessary to move to the left ~~of center~~half of the Recpath provided that any person so doing shall yield the right-of-way to all Users traveling on the left side in the opposite direction.

5.2 In no event shall any User pass on the left half of the Recpath where such movement is prohibited by signs.

5.3 Any User turning left upon the Recpath shall yield the right-of-way to any User approaching from the opposite direction in the ~~left hand~~left-hand lane.

5.4 ~~Recpath~~ Users may travel two abreast on the Recpath only where:

(a) Such Users view of the Recpath is unobstructed for two hundred feet (200'~~'~~) in either direction, and

(b) When such use may be made without obstructing use of ~~the Recpath by others~~other Users.

5.5 Prior to overtaking other Users on the Recpath, Users must signal their presence vocally or with an appropriate bell or horn.

Section 6. SPEED. Users ~~of the Recpath~~ shall abide by all officially posted speed limits. Users shall further limit their speed on the Recpath to that which is reasonable and prudent under the then existing conditions. In no event shall a User's speed on the Recpath exceed twenty-five (25) miles per hour.

Section 7. CARELESS USE. All Users ~~of the Recpath~~ shall use ~~such~~ the Recpath in ~~the~~ a prudent manner with due regard for the width, grade, curves, corners, traffic, existing weather conditions, topography, and permitted use(s) of the Recpath, and all other attendant circumstances.

Section 8. STOPPING. Stopping on, or otherwise obstructing travel/use by leaving personal property on, the paved portion of the Recpath is prohibited. Stopping is permitted ~~off of the~~on the unpaved portion of the Recpath only.

Section 9. TRAFFIC CONTROL DEVICES. All Users shall comply with all official signs, markings and signals displayed or placed on the Recpath by Summit County.

Section 10. SPECIAL EVENTS AND SPECIAL USES. Special Eevents on the Recpath shall be conducted in accordance with and subject to the Special Event Permit Regulations for Conducting Special Events on Summit County Roads, Property and Property Interests, Summit County, Colorado Resolution No. 2003-1082014-62, as may be amended. Conduct not typically allowed but officially authorized by the County's Open Space and Trails Department ("Special Uses") shall be conducted in accordance with and subject to all applicable regulations and policies adopted by the County.

Section 11. COMMERCIAL USES.

11.1 No person shall offer for sale any goods or services on the Recpath unless specifically permitted in advance in writing by the County's Open Space and Trails Department, Planning Department or Manager's Office.

11.2 The Recpath shall not be utilized as an essential component of any commercial activity, including but not limited to bicycle shuttle operations, unless specifically permitted in advance in writing by the County's Open Space and Trails Department, Planning Department or Manager's Office and/or the United States Forest Service, as authorized by their permit authority.

Section 12. ENCROACHMENT. Placement of any personal property, including, but not limited to, a Motorized Vehicle, real estate signs, construction equipment, construction materials or construction debris within the applicable easement or right-of-way for the Recpath is prohibited, unless specifically permitted by the County's Open Space and Trails or Planning Departments.

Section 13. LITTERING. No person shall place garbage or waste material on the Recpath.

Section 14. VANDALISM. No person shall cut, remove or damage any tree, natural element or feature on or within a Recpath easement or right-of-way, except with official written permission, nor shall any person deface or alter any structure, sign, or other public property or improvements on or along the Recpath.

Section 15. ENFORCEMENT. Enforcement of these Regulations shall be by either (i) peace officers employed by the Summit County Sheriff's Office or (ii) County personnel assigned to enforce these Regulations by the Board of County Commissioners, pursuant to C.R.S. Section 29-7-101(3)., C.R.S.. Nothing herein is intended to vest authority in any person to enforce any resolution or statute other than these Regulations.

Commented [JF4]: Would allow an OST staff member to enforce these regulations if such a position is created in the future.

Section 16. PENALTIES. Any person violating any of the Regulations set forth herein, or in amendments thereto, commits a Class 2 petty offense as defined in C.R.S.

Ssection 18-1.3-503, C.R.S., as amended, and shall be assessed a fine of not more than $300.00 for each violation. If any of the Regulations set forth herein shall conflict with any other applicable law or regulation, the more stringent requirement shall control.

Section 17. GRADUATED FINE SCHEDULE. Any person violating any of the Regulations set forth herein, or anyin amendments thereto, commits a Class 2 petty offense as defined in C.R.S. Ssection 18-1.3-503, C.R.S., as amended, and shall be assessed a fine of $50100.00 for each violation. If the same individual violates the same Regulation within one year of the date of his/her initial violation, then the fine for such first subsequent violation shall be $100250.00. If the same individual violates the same Regulation two or more times within one year of the date of the initial violation, then the fine for each such repeated violation shall be $300.00. If any of the Regulations set forth herein shallherein conflict with any other applicable law or regulation, the more stringent requirement or penalty shall control.

Commented [JF5]: Class 2 petty offense no longer exists.

Section 18. DISPOSITION OF FINES AND FORFEITURES. All fines and forfeitures for violation of any provisions of these Regulations and all moneys collected by the Court for licenses, restitution, or other related costs shall be deposited in accordance with procedures as approved by the Summit County Treasurer upon receipt.

Section 19. CAPTIONS. The captions and paragraph headings used throughout these Regulations are for the convenience of reference only, and the words contained herein shall in no way be held or deemed to define, limit, describe, explain, modify, amplify or add to the interpretation, construction or meaning of any provision to or the scope of these Regulations.

Section 20. TERMS. For convenience, defined terms usually have been capitalized within these Regulations. Words used herein shall have their natural meaning, their statutory meaning if applicable, or the meaning set forth in the definitions, according to the context in which they appear, regardless of capitalization.

Section 21. SEVERABILITY. If any provisions of these Regulations or the application thereof to any party or circumstance shall to any extent be invalid or unenforceable, the remainder of these Regulations and the application of such provision to parties or circumstances other than those to which it is invalid or unenforceable, shall not be affected thereby, and each provision of these Regulations shall be valid and be forced to the fullest extent permitted by law.

Section 22. TITLE. These Regulations shall be known as the "Summit County Recreational Pathway Regulations of 20042025."

Section 23. EFFECTIVE DATE. All provisions of these Regulations shall be effective on the _____ day of _____, 20042025.

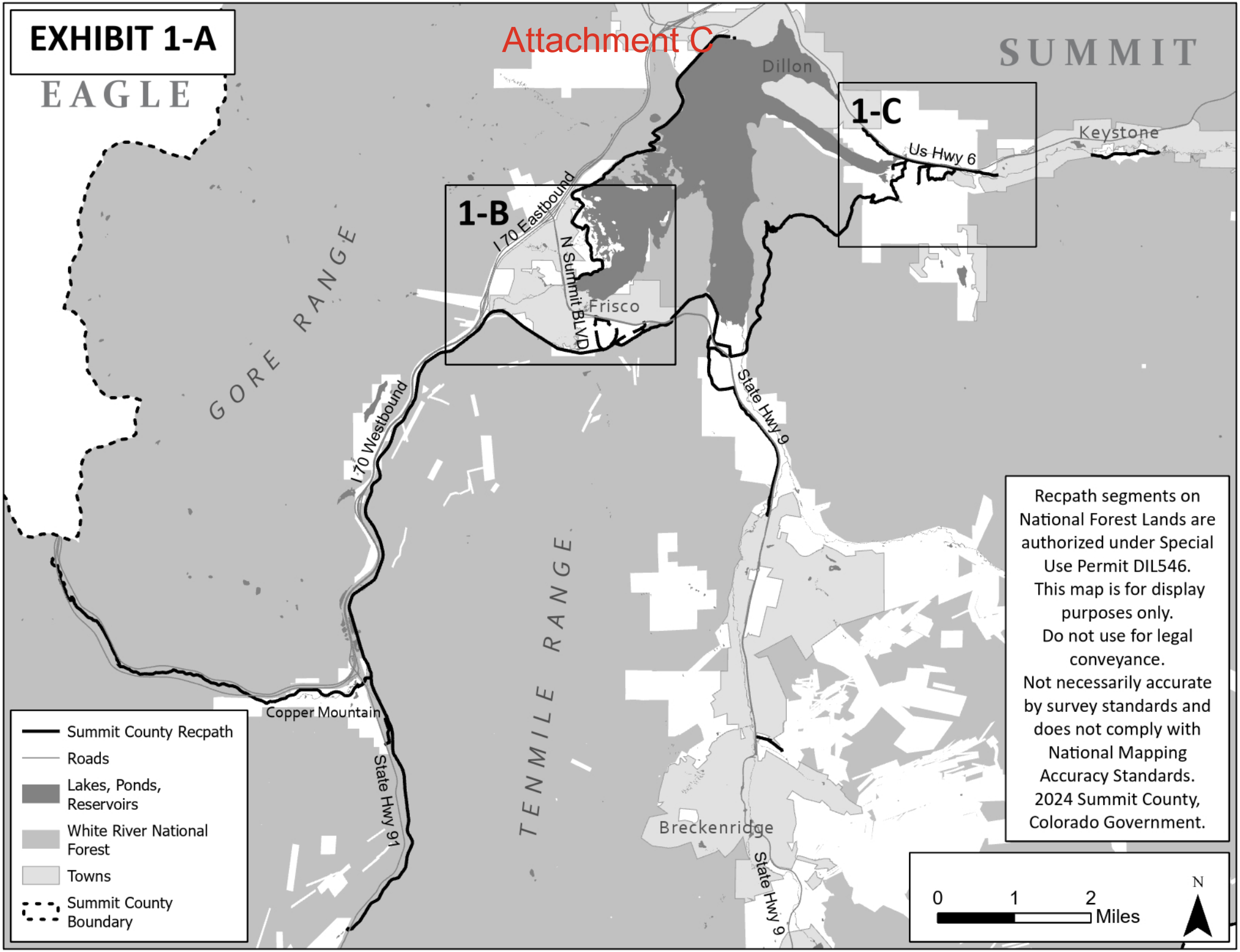
EXHIBIT 1-A
Attachment C
EAGLE
SUMMIT
Dillon
1-C
Keystone
Us Hwy 6
1-B
I 70 Eastbound
N Summit BLVD
Frisco
GORE RANGE
I 70 Westbound
State Hwy 9
TENMILE RANGE
Copper Mountain
State Hwy 91
Breckenridge
State Hwy 9
Summit County Recpath
Roads
Lakes, Ponds, Reservoirs
White River National Forest
Towns
Summit County Boundary
Recpath segments on National Forest Lands are authorized under Special Use Permit DIL546.
This map is for display purposes only.
Do not use for legal conveyance.
Not necessarily accurate by survey standards and does not comply with National Mapping Accuracy Standards.
2024 Summit County, Colorado Government.
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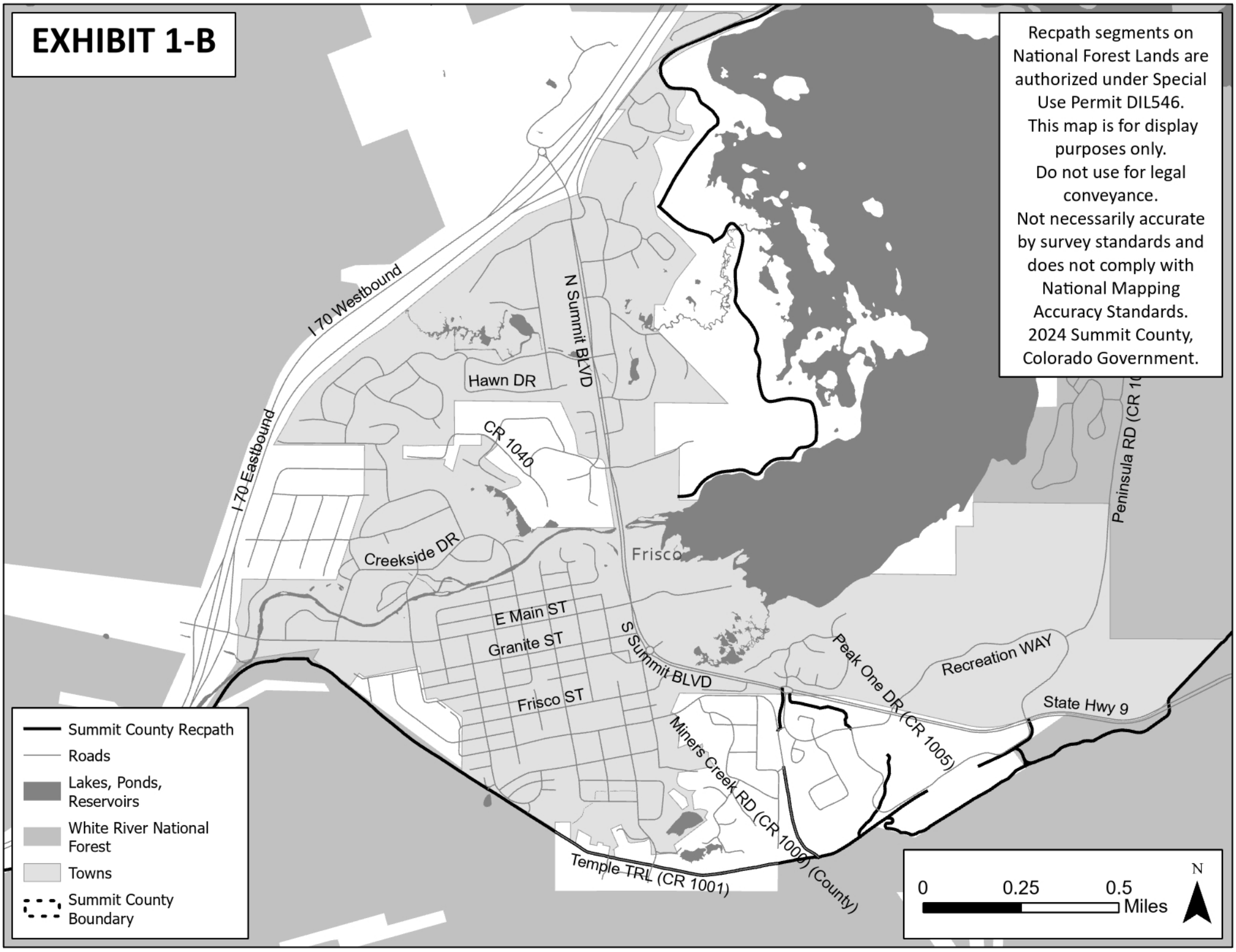
EXHIBIT 1-B
Recpath segments on National Forest Lands are authorized under Special Use Permit DIL546.
This map is for display purposes only.
Do not use for legal conveyance.
Not necessarily accurate by survey standards and does not comply with National Mapping Accuracy Standards.
2024 Summit County, Colorado Government.
I-70 Westbound
I-70 Eastbound
N Summit BLVD
Hawn DR
CR 1040
Creekside DR
Frisco
E Main ST
Granite ST
Frisco ST
S Summit BLVD
Peak One DR (CR 1005)
Recreation WAY
State Hwy 9
Peninsula RD (CR 10
Miners Creek RD (CR 1000) (County)
Temple TRL (CR 1001)
Summit County Recpath
Roads
Lakes, Ponds, Reservoirs
White River National Forest
Towns
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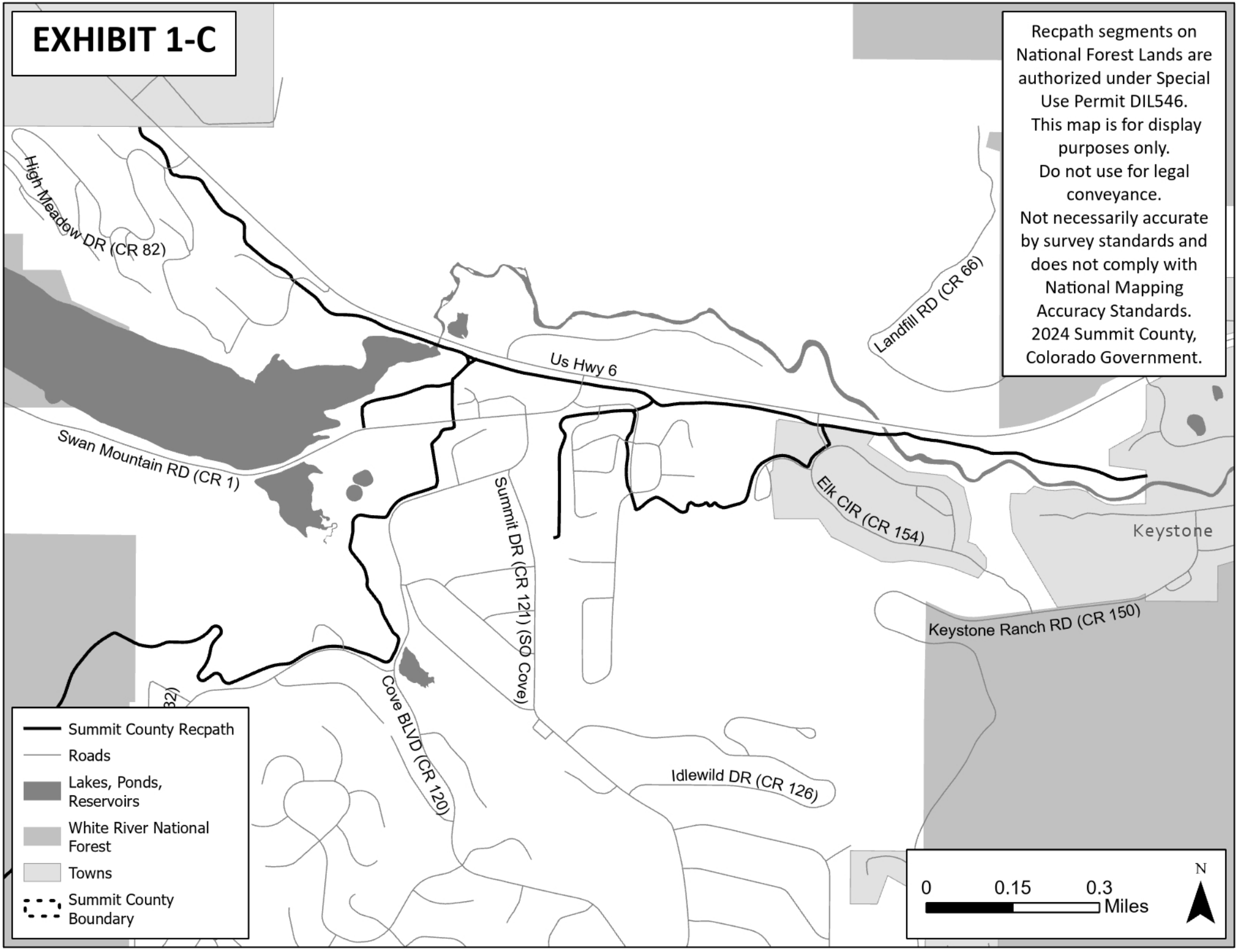
EXHIBIT 1-C
Recpath segments on National Forest Lands are authorized under Special Use Permit DIL546.
This map is for display purposes only.
Do not use for legal conveyance.
Not necessarily accurate by survey standards and does not comply with National Mapping Accuracy Standards.
2024 Summit County, Colorado Government.
High Meadow DR (CR 82)
Us Hwy 6
Landfill RD (CR 66)
Swan Mountain RD (CR 1)
Summit DR (CR 121) (SO Cove)
Elk CIR (CR 154)
Keystone
Keystone Ranch RD (CR 150)
Cove BLVD (CR 120)
Idlewild DR (CR 126)
Summit County Recpath
Roads
Lakes, Ponds, Reservoirs
White River National Forest
Towns
Summit County Boundary
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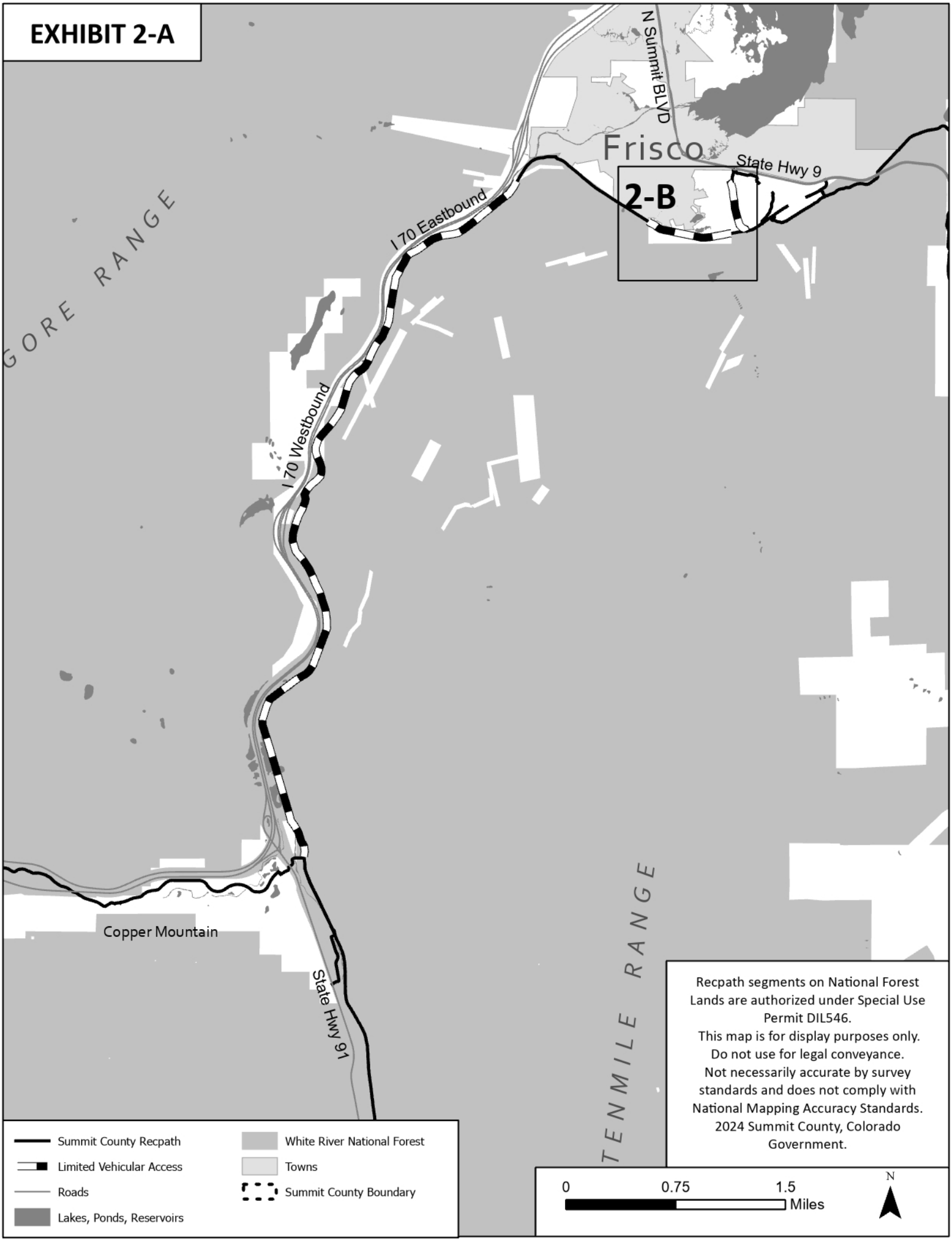
EXHIBIT 2-A
N Summit BLVD
Frisco
State Hwy 9
2-B
I 70 Eastbound
I 70 Westbound
GORE RANGE
Copper Mountain
State Hwy 91
TENMILE RANGE
Summit County Recpath
Limited Vehicular Access
Roads
Lakes, Ponds, Reservoirs
White River National Forest
Towns
Summit County Boundary
Recpath segments on National Forest Lands are authorized under Special Use Permit DIL546.
This map is for display purposes only.
Do not use for legal conveyance.
Not necessarily accurate by survey standards and does not comply with National Mapping Accuracy Standards.
2024 Summit County, Colorado Government.
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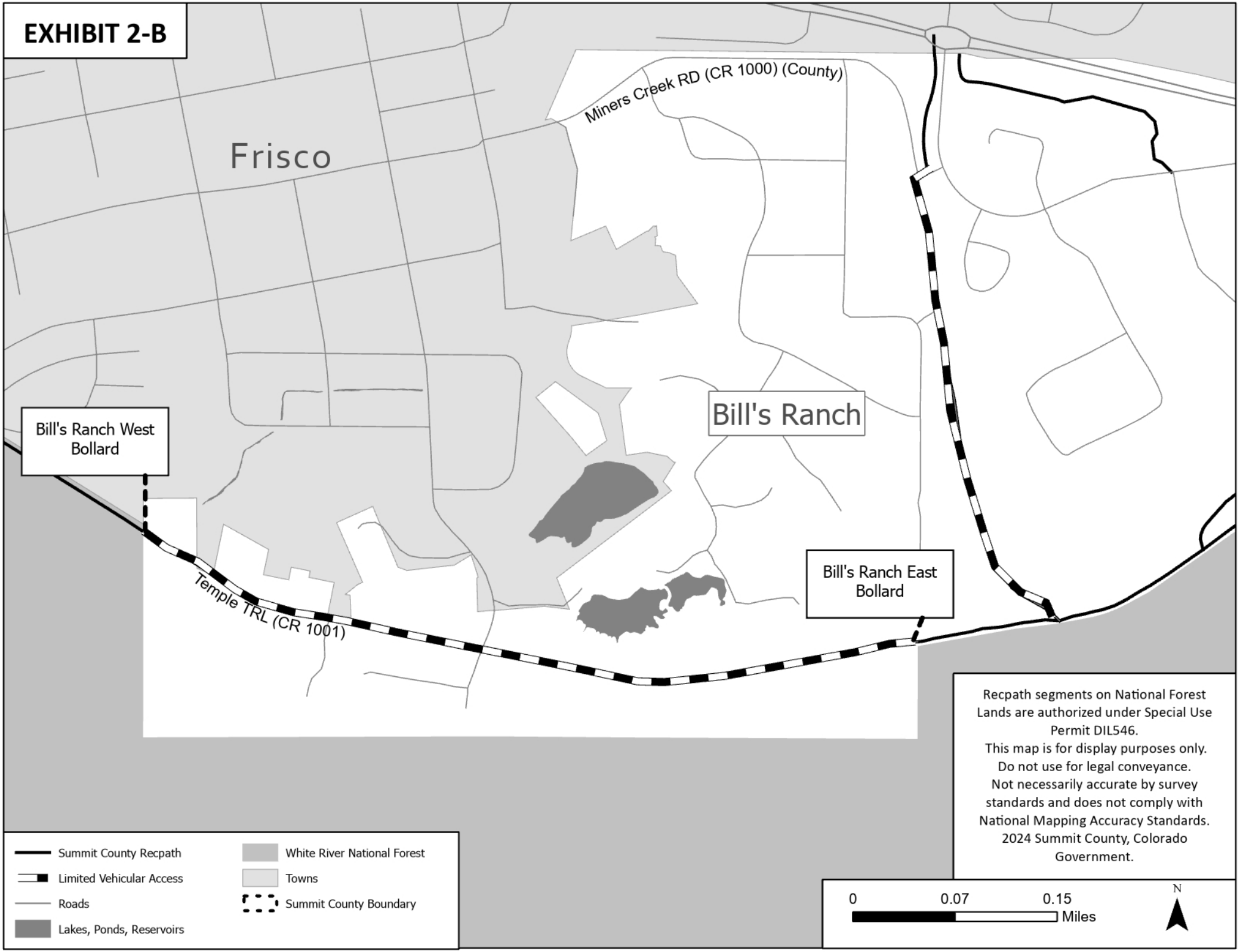
EXHIBIT 2-B
Frisco
Miners Creek RD (CR 1000) (County)
Bill's Ranch
Bill's Ranch West Bollard
Bill's Ranch East Bollard
Temple TRL (CR 1001)
Recpath segments on National Forest Lands are authorized under Special Use Permit DIL546.
This map is for display purposes only.
Do not use for legal conveyance.
Not necessarily accurate by survey standards and does not comply with National Mapping Accuracy Standards.
2024 Summit County, Colorado Government.
Summit County Recpath
Limited Vehicular Access
Roads
Lakes, Ponds, Reservoirs
White River National Forest
Towns
Summit County Boundary
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Attachment D

SUMMIT COUNTY GUIDELINES FOR USE OF "OTHER POWER DRIVEN MOBILITY DEVICES" ON OPEN SPACE & TRAIL PROPERTIES AND PROPERTY INTERESTS

Reviewed and Approved by the Summit County Board of County Commissioners
April 26, 2011

INTRODUCTION

On September 15, 2010 the United States Department of Justice (DOJ) revised the Americans with Disabilities Act (ADA), adding Section (35) titled *Nondiscrimination on the Basis of Disability in State and Local Government Services*, effective March 15, 2011. This ruling requires State and Local Governments to make reasonable modifications to policies to allow "other power-driven mobility devices (OPDMD)" to be used by "individuals with mobility disabilities" in areas open to pedestrian use.

Summit County is committed to providing amenities for individuals with mobility disabilities, while promoting the safe use and enjoyment of the County's recreational routes by a broad spectrum of the public. Based on the criteria set forth in Section 35 of the ADA, the County completed an individual assessment of each trail managed by the Open Space and Trails Department and have determined which types of OPDMDs are authorized for use on each route. Information provided herein describes the types of OPDMDs that are authorized for use on Summit County trail facilities.

As technology advances and new devices are developed, public use patterns change, additional property and property interests are acquired, and impacts to natural and cultural resources are reevaluated. Summit County may modify the types of OPDMD permissible on specific trails as necessary. It is the user's responsibility to ensure that they are in conformance with these policies.

DEFINITIONS

Wheelchair

A wheelchair is a manually-operated or power-driven device designed primarily for use by an individual with a mobility disability for the main purpose of indoor or of both indoor and outdoor locomotion (§ 35.137). This definition does not apply to Federal wilderness areas; wheelchairs in such areas are defined in section 508(c)(2) of the ADA, 42 U.S.C. 12207(c)(2).

Electrical Assisted Bicycles (EAB)

An EAB device is a vehicle with two wheels, operable pedals, an electric motor not exceeding 750 watts, with a top speed of 20 miles per hour (CRS 42-1-102 (28.5)).

Electric Personal Assistive Mobility Devices (EPAMD)

An EAPMD device is a self-balancing vehicle, that is powered solely by an electric motor not exceeding 750 watts, designed to transport one person (CRS 42-1-102 (28.7)). A common example of an EPAMD is a Segway scooter.

Motorcycle

A motorcycle is a motor vehicle that uses handlebars to steer and that is designed to travel on not more than two wheels in contact with the ground (CRS 42-1-102 (55)).

Other Power Driven Mobility Devices (OPDMD)
An OPDMD device is any mobility device powered by batteries, fuel, or other engines--whether or not designed primarily for use by individuals with mobility disabilities--that is used by individuals with mobility disabilities for the purpose of locomotion. This includes, but is not limited to, electric assisted bikes (EABs), motorcycles, golf carts, electronic personal assistance mobility devices (EPAMDs), such as the Segway PT, or any mobility device designed to operate in areas without defined pedestrian routes, but that is not a wheelchair within the meaning of this section. This definition does not apply to Federal wilderness areas; wheelchairs in such areas are defined in section 508(c)(2) of the ADA, 42 U.S.C. 12207(c)(2).

ADA Rules (**§ 35.137 Mobility Devices)**

(1). Use of wheelchairs and manually-powered mobility aids. A public entity shall permit individuals with mobility disabilities to use wheelchairs and manually-powered mobility aids, such as walkers, crutches, canes, braces, or other similar devices designed for use by individuals with mobility disabilities in any areas open to pedestrian use.

(2). Use of other power-driven mobility devices. A public entity shall make reasonable modifications in its policies, practices, or procedures to permit the use of other power-driven mobility devices by individuals with mobility disabilities, unless the public entity can demonstrate that the class of other power-driven mobility devices cannot be operated in accordance with legitimate safety requirements that the public entity has adopted pursuant to § 35.130(h).

(3). Assessment factors. In determining whether a particular other power-driven mobility device can be allowed in a specific facility as a reasonable modification under paragraph (2) of this section, a public entity shall consider:

(i) The type, size, weight, dimensions, and speed of the device;
(ii) The facility´s volume of pedestrian traffic (which may vary at different times of the day, week, month, or year);
(iii) The facility´s design and operational characteristics (e.g., whether its service, program, or activity is conducted indoors, its square footage, the density and placement of stationary devices, and the availability of storage for the device, if requested by the user);
(iv) Whether legitimate safety requirements can be established to permit the safe operation of the other power-driven mobility device in the specific facility; and
(v) Whether the use of the other power-driven mobility device creates a substantial risk of serious harm to the immediate environment or natural or cultural resources, or poses a conflict with Federal land management laws and regulations.

(4) Inquiry about disability. A public entity shall not ask an individual using a wheelchair or other power-driven mobility device questions about the nature and extent of the individual's disability.

(5) Inquiry into use of other power-driven mobility device. A public entity may ask a person using an other power-driven mobility device to provide a credible assurance that the mobility device is required because of the person's disability. A public entity that permits the use of an other power-driven mobility device by an individual with a mobility disability shall accept the presentation of a valid, State-issued, disability parking placard or card, or other State-issued proof of disability, as a credible assurance that the use of the other power-driven mobility device

is for the individual's mobility disability. In lieu of a valid, State-issued disability parking placard or card, or State-issued proof of disability, a public entity shall accept as a credible assurance a verbal representation, not contradicted by observable fact, that the other power-driven mobility device is being used for a mobility disability. A "valid" disability placard or card is one that is presented by the individual to whom it was issued and is otherwise in compliance with the State of issuance's requirements for disability placards or cards.

OPEN SPACE LAND AND FACILITY ASSESSMENT AND LIMITATIONS

The Summit County Open Space and Trails Department conducted a comprehensive review and assessment of lands and facilities to determine permissible or non-permissible OPDMD uses. **All power driven mobility devices are limited to specific roads and trails outlined below and not permitted in parks, historic sites and Summit County open spaces outside of these routes.**

Recreational Routes
Based upon this assessment, recreational routes can be categorized into four different types, with specific limitations and justifications as listed below:

1) Paved Recreational Pathways (Recpath) or crusher fine trails: Multi-use improved surface trails with shoulders.

Persons with a mobility disability may use any EAB or EPAMD that has maximum power driven speed equal or less than 20 mph, is no wider than 36 inches, and has brakes that enable the operator to make the wheels skid on dry, level and clean pavement. No other OPDMD may be used, including but not limited to any gas or combustible fuel powered devices, ATV's, golf carts, or motorcycles. Wheelchairs and manually-powered mobility aids are allowed.

Justification: § 35.137 Assessment Factors (i, ii, iii and iv). Characteristics of the device could affect other trail users, based on the volume of pedestrian traffic and operational characteristics of the trail. These trails are high capacity two-way traffic areas, where width and speed restrictions must allow for safe passing of OPDMDs, bicycles and pedestrians.

2) Non-motorized Single-Track Trails: Unpaved, narrow gauge trails suitable for multiple activities, including hiking, mountain biking and equestrian riding, the majority of which lie predominantly on Federal Lands.

Use of any OPDMD is not allowed. Wheelchairs and manually-powered mobility aids are allowed.

Justification: § 35.137 Assessment Factors (i, ii, iii, iv and v). Characteristics of motor powered devices create a substantial risk of substantial harm to the trail facility, surrounding environment and/or natural resources. These are narrow trails where one or two-way traffic would harm natural resources when allowing passage of an OPDMD., Use of an OPDMD would conflict with Federal land management laws and regulations, land use regulations, and/or conservation easements provisions prohibiting motorized vehicles or equipment on these routes.

3) Multi-use Single-Track Trails: Unpaved, narrow gauge trails, suitable for multiple activities, including motorcycles, hiking, mountain biking and equestrian riding.

Persons with a mobility disability may use any electric or gas propulsion motorcycle or OPDMD that does not exceed 30 inches total width, has 12 inch or less tire tread width (total width of ground contact), and has brakes that enable the operator to make the wheels skid on dry, level and clean pavement. Other OPDMD's or non-qualifying devices are prohibited. Wheelchairs and manually-powered mobility aids are allowed.

Justification: § 35.137 Assessment Factors (i, iii, iv and v) Characteristics of the device create a substantial risk of substantial harm to the environment or natural resources. These are narrow trails where one or two-way traffic would harm natural resources when allowing passage of an OPDMD larger than 30 inches wide.

4) Multi-use Forest or County Roads: Unpaved and unimproved logging, fire and ranch roads, typically greater than 8 feet in width.

Persons with a mobility disability may use OPDMD that has brakes that enable the operator to make the wheels skid on dry, level and clean pavement.

Justification: § 35.137 Assessment Factors (i, iii, and iv) These roads are typically wide enough for two-way vehicle traffic, allowing for safe passing of OPDMD devices, motor vehicles, bicycles and pedestrians.

Summit County Government and the Dillon Ranger District work cooperatively to provide recreational experiences to a wide-ranging diversity of users on routes throughout Summit County, while protecting the public health, safety and welfare. Based upon this assessment, persons with mobility disabilities are permitted to utilize OPDMDs on recreational roads and double-track trails in Summit County (approximately 550 miles), EABs and EPAMDs as defined by current Colorado Statute on all County administered recreational pathways (approximately 27 miles), and OPDMDs less than 30 inches on multi-use single track trails. In making these policy modifications, Summit County Government has determined that it is in compliance with the requirements of Section 35 of the American's with Disabilities Act.

OTHER NOTES

- All Summit County facilities have a posted speed limit of 20 mph.
- All OPDMDs must stay on designated trails and routes at all times.
- No OPDMDs are permitted in or on historical structures, or sensitive natural, historic or cultural areas
- Summit County is not representing that facilities are safe for use by an OPDMD and assumes no liability for these uses. Certain risks are inherent in the use of Summit County properties and all users must exercise reasonable care.

*****IMPORTANT NOTE*****

"Know before you go": It is the user's responsibility to remain in compliance with Federal, State, and Local rules, regulations and policies. If you have any questions, please contact Summit County Open Space & Trails in advance to ensure that your particular OPDMD is approved for use on particular routes.

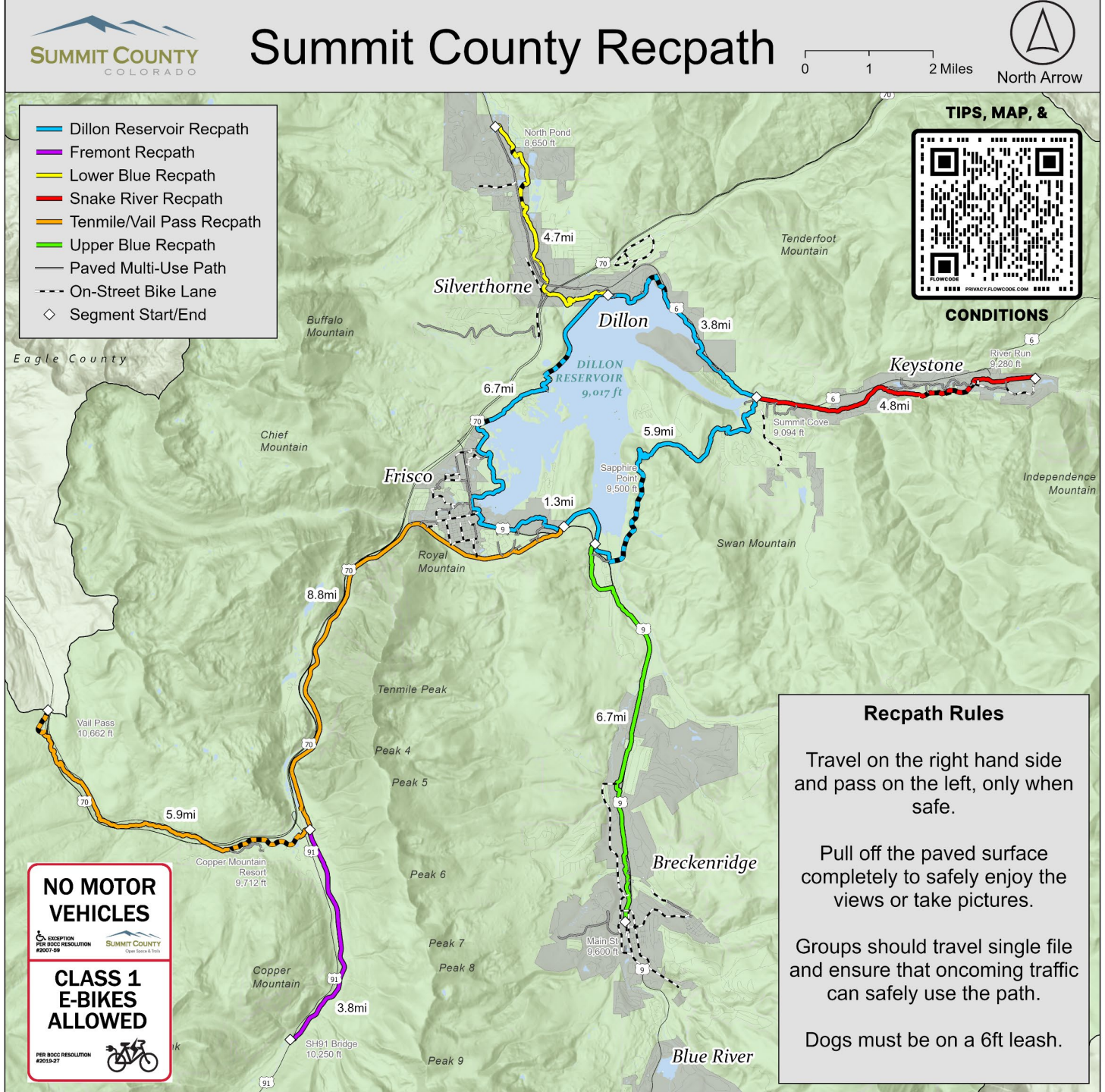
Recpath Regulations

2025 Update
BOCC New Business 4-29-2025

SUMMIT COUNTY
COLORADO

Recpath Overview

- County manages 40 miles of the 52-mile Recpath system
- Multi-jurisdictional
- Connects destinations and communities in Summit County
- Popular and beloved asset
- Annual maintenance
- Recent bike shop outreach
- Planned kiosk updates





Recpath Regulations & Proposed Update

- Adopted in 1988, modified in 2003; repealed and replaced in 2004, modified in 2019.
- Proposed minor update. Will not change rules concerning e-bikes on the Recpath.
    1. Enhance enforcement: consolidate previous resolutions and lay groundwork for OST enforcement.
    2. Aid in public information: add a reference to Summit County's OPDMD Guidelines, adopted in 2011.











Process:

- Introduction of topic BOCC work session (3-18-2025, completed)
- Introduction and first reading at BOCC meeting (4-29-25)
- Final decision at BOCC meeting (Expected in May)

SUMMIT COUNTY
COLORADO

PLANNING DEPARTMENT

970.668.4200
www.SummitCountyCO.gov

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

BOARD OF COUNTY COMMISSIONERS
APRIL 29, 2025
PLANNING CASE #PLN24-043: REQUEST FOR A SERVICE PLAN FOR BILL'S RANCH METROPOLITAN DISTRICT
PUBLIC HEARING

PROJECT INFORMATION:

Location: Bill's Ranch Subdivision, containing 80 parcels and approximately 60 acres, zoned R-2 and PUD.

Project/Request: Request for review of a Service Plan for proposed new Special District (Bill's Ranch Metropolitan District), located in the Bill's Ranch Subdivision, containing 80 parcels and approximately 60 acres, zoned R-2 and PUD.

ISSUES:

- The applicant has not provided satisfactory evidence to demonstrate that the existing service in the area to be served by the proposed special district is inadequate for present and projected needs.
- The applicant proposes water, wildfire mitigation, solid waste management, and parks and recreation services without providing evidence that there is sufficient need for a special district to provide these services.
- The applicant has not provided a full description of the services to be provided by the District. Therefore, staff cannot make the finding that the proposed special district is capable of providing economical and sufficient service to the area.
- Staff finds the proposed special district has not demonstrated the financial ability to discharge indebtedness for performing services such as wildfire mitigation, solid waste management, and water systems for irrigation, which would likely require debt financing.
- The service level to be provided is unclear. The Service Plan does not ensure that the service levels comply with County standards.
- The applicant has not provided a general description of the facilities necessary to provide wildfire mitigation, solid waste management, and water services nor the standards of constructing such facilities, including a statement of how the facility and service standards of the proposed special district are compatible with facility and service standards of the County nor the Town of Frisco.
- Staff finds that the applicant has not demonstrated how the Bill's Ranch Neighborhood Subbasin Plan's Policy/Actions are achieved through this proposal for the Bill's Ranch Metropolitan District. Staff finds that the proposal is not in substantial compliance with the 2009 Countywide Comprehensive Plan nor the 2010 Bill's Ranch Neighborhood Subbasin Plan.
- The applicant has not provided a full description of services to be provided by the District. Therefore, staff cannot make the finding that the proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.
- Staff finds that satisfactory evidence has not been provided to show that this proposal will be in the best interest of area proposed to be served.

TEN MILE PLANNING COMMISSION RECOMMENDATION:

The Ten Mile Planning Commission (TMPC) reviewed the Service Plan for the Bill's Ranch Metropolitan District at their August 8, 2024, meeting and provided the following comments and recommendations to the Board of County Commissioners:

- TMPC provided positive feedback regarding the Bill's Ranch Neighborhood Association's proactive approach regarding road maintenance,
- TMPC recommended that a finalized list and map of the roads and properties to be included in the proposed District are provided,
- TMPC recommended that the Service Plan include a statement that the Summit County Building Codes apply to the proposed District,
- TMPC recommended that the applicant and County staff work together to reach an understanding so that the applicant can make a statement about the minimum facility and services standards to be provided by the proposed District,
- TMPC discussed the application and acknowledged the need for road related services in the area and forwarded to the BOCC for consideration.

RESOLUTION STATUS

Draft Resolution Attached.

STAFF RECOMMENDATION:

Staff recommends that the BOCC deny PLN24-043 based on the findings contained within the staff report.

STAFF REPORT

TO: Board of County Commissioners (BOCC)

FROM: Simon Corson, Senior Planner

FOR: Meeting of April 29, 2025, Public Hearing

SUBJECT: PLN24-043: Request for a Service Plan for the Bill's Ranch Metropolitan District, located in the Bill's Ranch Subdivision, containing 80 parcels and approximately 60 acres, zoned R-2 and PUD.

APPLICANT: Joseph W. Norris, CEGR Law, on behalf of the Bill's Ranch Neighborhood Association.

REQUEST: Request for review of a Service Plan for proposed new Special District (Bill's Ranch Metropolitan District), located in the Bill's Ranch Subdivision, containing 80 parcels and approximately 60 acres, zoned R-2 and PUD.

PROJECT DESCRIPTION:

Location: Bill's Ranch Subdivision
Existing Zoning: R-2, Bill's Ranch Block 6 PUD, and Rossetter PUD
Proposed Use: Creation of a Metropolitan District
Other Uses: N/A
Total site area: Approximately 60 acres in Bill's Ranch Subdivision, containing 80 separate parcels.

BACKGROUND:

Proposal for a Service Plan for a new Metropolitan District:
The proposed Service Plan is being submitted for review in order to form the Bill's Ranch Metropolitan District (the "District"). If formed, the District would be a quasi-municipal corporation and political subdivision, separate and distinct from the County. The Bill's Ranch Neighborhood Association ("BRNA") is currently funded through voluntary payment of membership dues, which the applicant claims in their proposed Service Plan (Attachment A) has not been uniformly paid by all residents and property owners. The applicant states that as a result of the lack of financial contribution from all residents and property owners, the BRNA has not been able to reliably fund proper maintenance of public improvements, roads, and common areas. The applicant claims that there is an immediate and ongoing need for road maintenance and snow plowing in the District's proposed service area, noting that these services are the primary purpose of forming the District. The applicant claims that the formation of a metropolitan district is the most effective way to service the community because the District would have the power to raise revenue through an operating mill levy and responsibility for maintaining these public improvements.

Submitting a Service Plan for a Special District:
According to Colorado Revised Statutes ("C.R.S.") Section 32-1-202, the applicant proposing the organization of a special district shall submit a service plan to the Board of County Commissioners, the County Clerk and Recorder, the Colorado Division of Local Government, and the Colorado State Auditor prior to filing a petition for the organization of the proposed special district in any district court.

The service plan shall be referred to the relevant planning commission which shall consider and make a recommendation on the service plan to the BOCC within thirty days after the date on which the plan was filed with the county clerk and recorder. The relevant planning commission can hear the case as many times as needed before sending the proposal back up to the BOCC for a public hearing, at which point they will make the final decision. This public hearing before the BOCC must occur within 30 days of the final planning commission action on the service plan, unless the BOCC and the proponent agree to continue the hearing for a longer period.

Here, the applicant submitted the subject application to the Summit County Board of County Commissioners and filed with the Summit County Clerk and Recorder on May 31st, 2024. The service plan was referred to the Ten Mile Planning Commission (TMPC), which is the appropriate planning commission for this application. The TMPC convened on June 26, 2024, and continued this application by mutual consent to August 8, 2024.

Taking Action on a Service Plan for a Special District:
According to C.R.S. § 32-1-203, the BOCC shall review any service plan filed by the applicants of any proposed special district. When reviewing the service plan, the BOCC has the following authority:

- To approve without condition or modification the service plan submitted;
- To disapprove the service plan submitted; or
- To conditionally approve the service plan subject to the submission of additional information relating to or the modification of the proposed service plan.

The BOCC shall disapprove the service plan application if any of the Mandatory Criteria, as listed below, are not addressed or met satisfactorily. The BOCC may disapprove the service plan if any of the Optional Criteria, at the discretion of the Board, is not satisfied.

The BOCC has the ability to exclude territory from a proposed special district prior to approval of the service plan submitted. To request exclusion, any person owning property in the proposed special district shall submit their request to the BOCC no later than ten days prior to the public hearing required under C.R.S. § 32-1-204. The applicants will have the opportunity to prove that the exclusion of the property is not in the best interest of the proposed special district. A request for exclusion shall be addressed and acted upon before final action is taken by the BOCC.

Summary Of The Ten Mile Planning Commission Public Hearing

The Summit County Planning Department received an application for the creation of the Bill's Ranch Metropolitan District on May 31, 2024. According to C.R.S. § 32-1-202, the case is required to be brought to a public hearing within 30 days of the final planning commission action on the service plan, unless the applicant agrees to a later hearing date. In this case, the TMPC is the appropriate planning commission. The TMPC convened on June 26, 2024, and continued this application by mutual consent to August 8, 2024.

The TMPC made final planning commission action by providing the following recommendations to the BOCC on the proposed Service Plan:

- TMPC provided positive feedback regarding the Bill's Ranch Neighborhood Association's proactive approach regarding road maintenance.
- TMPC recommended that a finalized list and map of the roads and properties to be included in the proposed District be provided.
- TMPC recommended that the Service Plan include a statement that the Summit County Building Codes apply to the proposed District.

- TMPC recommended that the applicant and County staff work together to reach an understanding so that the applicant can make a statement about the minimum facility and services standards to be provided by the proposed District.
- TMPC discussed the application and acknowledged the need for road related services in the area and forwarded to the BOCC for consideration

On August 27, 2024, the BOCC set a public hearing date of December 10, 2024, for review and action on the Bill's Ranch Metropolitan District Service Plan. In November, the applicant informed County staff that they needed additional time to finalize the legal description of the special district boundary and to satisfy noticing requirements. As such, the applicant requested a continuance to February 11, 2025. In January, the applicant again informed County staff that they needed additional time to finalize the legal description of the special district boundary and to satisfy noticing requirements. In consultation with County staff, the applicant noticed the Public Hearing on March 11, 2025 for BOCC review and action on PLN24-043: Bills Ranch Service Plan (Attachment A). At this meeting the applicant requested a continuance to April 29, 2025, and the BOCC granted the applicant's request.

DISCUSSION OF APPLICATION MATERIALS:

The service plan submittal is required to contain the following materials:

- A description of the proposed services
- A financial plan showing how the proposed services are to be financed, including the proposed operating revenue derived from property taxes for the first budget year of the district, which shall not be materially exceeded except as authorized pursuant to section 32-1-207 or 29-1-302, C.R.S.
- A schedule indicating the year or years in which the debt is scheduled to be issued.
- A preliminary engineering or architectural survey showing how the proposed services are to be provided
- A map of the proposed special district boundaries and an estimate of the population and valuation for assessment of the proposed special district A general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the proposed special district are compatible with facility and service standards of the County
- A description of the estimated cost of acquiring land, engineering services, legal services, administrative services, and other major expenses related to the organization and initial operation of the district
- A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the proposed special district and such other political subdivision
- For a metropolitan district that submits a service plan to one or more boards of county commissioners pursuant to this section on or after January 1, 2024,
    - The maximum mill levy that may be imposed for the payment of general obligation indebtedness, as determined by the board of county commissioners of each county that is approving the service plan.
    - The maximum debt that may be issued by the district, as determined by the board of county commissioners of each county that is approving the service plan.

An analysis of the materials submitted is below.

A description of the proposed services:
This Service Plan submittal includes a partial description of the proposed services, found in Section 4. *Proposed Powers, Improvements and Services* (Attachment A).

The plan states that, "[t]he primary initial responsibilities of the District will be to operate and maintain the community's roads, common areas, and related improvements." The plan goes on to state that this includes snow plowing, grading, signage, traffic/speed mitigation measures, and maintenance of associated roadway improvements. Other items noted to be included are parks and recreation services, wildfire mitigation, solid waste management, and water provision. It is important to note that the only services included as expenses in the Financial Plan (Exhibit C of the Service Plan) are snow removal, road maintenance, and parks and recreation and no street or capital improvements are proposed.

The description of services for snow removal and road maintenance states that it will be provided through third party vendors. The plan proposes snow plowing for all roads in the District annually between approximately November 15th to April 15th, when there is more than four inches of new snow in a 24-hour period. Road maintenance, including grading, pothole repair, and road stabilization are proposed to be performed seasonally. The BRNA will transfer any rights and obligations for operation and maintenance of the roads and public improvements to the District upon its organization, but the District does not anticipate owning any roads. The District does not plan to have any direct employees nor purchase any equipment for snow removal and road maintenance activities.

The description of services for parks and recreation services states that, "[t]he District will manage and provide for parks and recreation opportunities as determined necessary by the Board." It goes on to define this as maintaining open space and interstitial spaces, drainage, and pedestrian and bicycle transit routes. The plan provides no further detail as to what this will include or encompass. The Financial Plan budgets $1,000 for dog waste stations in the first year. However, the District would not own or maintain any open space properties.

The description of services for wildfire mitigation reads as a list of aspirational goals that would be supported rather than actual services provided. These include reducing the threat of uncharacteristically large or intense insect and disease epidemics, reducing the threat or impact of uncharacteristically large or high-intensity wildfires, reducing the impact of undesirable non-native species, and replanting tree density in burned or otherwise deforested areas.

Although the plan describes the additional services including solid waste management and water provision, no detailed description of what will be provided or how these services will be funded has been included. Based on the vague and limited information on the types of services that will be provided, staff finds that the Service Plan is incomplete.

A financial plan showing how the proposed services are to be financed, including the proposed operating revenue derived from property taxes for the first budget year of the district, which shall not be materially exceeded except as authorized pursuant to section 32-1-207 or 29-1-302, C.R.S. The applicant has provided a financial plan showing how the proposed services are to be financed, and the operating revenue derived from property taxes for the first budget year of the District. Staff analyzed the submitted *Proposed Budget & Financial Plan, January 2025 to Decision 2025*, Exhibit C of the Service Plan to determine adequacy for the proposed operations of the District (Attachment A).

The County Engineering Department found that the projected operations costs for snow removal, road maintenance, wildfire mitigation and parks & recreation are not supported by sufficient documentation, or the establishment of any particular level of service or operational commitment. The lack of commitment to a specific level of service associated with the proposed costs creates a distinct possibility that the proposed District will not be properly funded.

In addition, the Road Grading and Stabilization proposal from G&G Services dated 6/22/2024 (Attachment D) does not include all of the roads proposed to be included in the Service Plan such as Miner's Creek Rd and Boggs Ln. It is unclear how the costs will fluctuate and how the District will accommodate such fluctuation. The Engineering Department has recommended that the proposed service plan include a 15-year analysis of revenues and expenditures to support the financial viability of and the practical need for the proposed District. Finally, the service plan does not provide any financial or budgetary analysis regarding how future proposed services will be financed.

Based upon the lack of detail provided, staff finds that the proposed Service Plan may not be able to adequately fund the proposed services in an economical and efficient manner.

A schedule indicating the year or years in which the debt is scheduled to be issued

This application does not include a schedule indicating the year or years in which the debt is scheduled to be issued because the applicant has stated that the existing BRNA does not currently have any debt and the District does not anticipate exceeding the $65,000 of anticipated revenue in the first budget year of the District, nor in subsequent years. The District does not propose equipment purchases for snow plowing and road maintenance activities in the foreseeable future.

The County Finance Department reviewed the financial plan and found that although there is no debt contemplated in the financial plan, it is reasonable given the minimal services provided. However, even with a minimal annual capital reserve contribution, any future equipment purchases or improvements will likely require debt financing at the proposed mill levels. The total actual value is $109,360,909, the total assessed value is $7,759,176 and the mill levy is 8.377 mills, which is anticipated to collect $64,998.62.

As outlined above, under the analysis of proposed services and financing, it is difficult for staff to determine if proceeding without a plan for indebtedness is appropriate. Especially considering that the application has not stated how they intend to finance future proposed services, which may likely require debt financing. A detailed description of the anticipated costs for the proposed services, including those related to future proposed services, is required in order to understand the District's potential need for debt financing.

A preliminary engineering or architectural survey showing how the proposed services are to be provided

The applicant has not provided a preliminary engineering nor architectural survey.

A map of the proposed special district boundaries and an estimate of the population and valuation for assessment of the proposed special district. A general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the proposed special district are compatible with facility and service standards of the County

On March 26th, the applicant provided an updated Exhibit A of the Service Plan (Attachment A). Exhibit A includes the Legal Description of the District Boundaries and the map illustrating the boundaries of the District. The updated Exhibit A addresses the referral comments (Attachment F) made by GIS Department that focused on inconsistencies in Exhibit A and Exhibit B of the Service Plan. The County Engineering Department reviewed materials provided for the proposed special district boundaries (Attachment F) and found that the map does not meet the Service Plan Statutory requirements (C.R.S. 32-1-202(2)). The roads proposed to be maintained are not clearly defined. The roads pass through private property with no proof of legal access provided. A map

meeting survey standards is required to accurately describe the boundaries of the proposed District and should include the location of the interstitial parcels as well as the roads in relation to those parcels. Further, easements may be necessary to permit the activities proposed to be performed by the District on private property such as snow storage or road surface maintenance. Based on the analysis by GIS, Engineering, and the Assessor's Office, staff finds that the submitted map of the proposed special district boundaries is adequate. However, the map of District roads, Exhibits B of the Service Plan (Attachment A), is inadequate because the roads being proposed to be maintained are not clearly defined by a map meeting survey standards that accurately describes the location of the interstitial parcels as well as the roads in relation to those parcels.

An estimate of the population and valuation for assessment of the proposed special district has been provided by the applicant. The applicant has not provided a general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the proposed special district are compatible with facility and service standards of the County. The Engineering Department commented that since all proposed services are "at the discretion of the Board", the service levels are unknown and there is the potential that such services will not be provided at County standard levels, as is a required finding of the BOCC in CRS 32-1-203 and part of Discretionary Criteria 2.

A description of the estimated cost of acquiring land, engineering services, legal services, administrative services, and other major expenses related to the organization and initial operation of the district

The applicant has provided a description of the estimated costs related to the organization of the District. The applicant has provided estimated costs regarding the street improvements such as road maintenance and snow plowing, and partial description and estimated costs for parks & recreation services. The applicant has not provided estimated costs for any of the other services proposed in the Service Plan.

A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the proposed special district and such other political subdivision

The applicant has not provided a description of any arrangement or proposed agreement with any political subdivision despite multiple overlapping political subdivisions. Application materials should have included an acknowledgement of any overlapping political subdivisions, including the Town of Frisco, and Fire, Water, and Sewer Districts, and provided a plan for division of responsibility regarding services already being provided in the area by such subdivisions. The lack of such agreements leads to the likelihood that identical services will be provided by the District and such political subdivisions, leading to inefficient and uneconomical results. This information is essential to staff's ability to properly analyze the proposed District's financial impact on the property owners within the District's boundaries and efficient provision of the proposed services.

The County Assessor's Office noted that of the 76 total parcels on the District map, 61 are served by the Frisco Sanitation District. Staff finds that the applicant should provide a statement of acknowledgement of overlapping district boundaries and proposed plans/arrangements for division of responsibility regarding services already being provided by political subdivisions within the District boundary.

For a metropolitan district that submits a service plan to one or more boards of county commissioners pursuant to this section on or after January 1, 2024,

- The maximum mill levy that may be imposed for the payment of general obligation indebtedness, as determined by the board of county commissioners of each county that is approving the service plan.
- The maximum debt that may be issued by the district, as determined by the board of county commissioners of each county that is approving the service plan.

The applicant has also not provided the required application materials that state the maximum debt or mill levy that may be issued by the proposed.

CRITERIA FOR DECISION

Colorado Statutes govern the review of Special Districts as there are no formal criteria in the Summit County Land Use & Development Code. C.R.S. § 32-1-203(2) and C.R.S. § 32-1-203(2.5) provide the following two sets of criteria, one mandatory and one discretionary, for the evaluation of service plans:

Mandatory Criteria:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.

Staff has reviewed the applicant's proposed Service Plan and understands the argument that the proponent is making for creation of the District. The application materials identify an immediate and ongoing need for road maintenance and snow plowing in the proposed District, noting that these services are the primary purpose of the District. However, the applicant has not demonstrated the existing and projected need for organized service in the area other than for street improvements, which could be adequately provided by other means such as a public improvement district (PID). Further, the applicant proposes water, wildlife mitigation, solid waste management, and parks & recreation services without providing evidence that there is sufficient need for a special district to provide these services. Therefore, staff finds the applicant has failed to provide sufficient evidence demonstrating existing and projected need for the organized services proposed.

2. The existing service in the area to be served by the proposed special district is inadequate for present and projected needs.

The proposed service plan states that, "The Bill's Ranch Neighborhood Association (the "BRNA"), originally formed in 1996, has owned, operated, and maintained many of the shared community improvements and facilities for Bill's Ranch since its organization. The BRNA is funded entirely through voluntary payment of membership dues, which have historically not been uniformly paid by all residents and property owners. As a result, the BRNA has been unable to reliably provide finances for proper maintenance of public improvements, roads, and common areas which benefit the community. No existing governmental entity has indicated a willingness to provide these improvements and services for the community."

The need for a reliable funding mechanism for consistent road maintenance is acknowledged, however, the applicant has failed to demonstrate that the existing levels of service for parks and recreation, wildfire mitigation, solid waste management, and water services are inadequate for present and projected need. For example, several of these other services are currently being provided by Summit County Government including management of public open space, wildlife corridors, bicycle and pedestrian trails, and wildfire mitigation/protection.

The applicant has provided an explanation for how the proposed District roads have not been maintained by Summit County Government. However, as mentioned above, the applicant has

not provided evidence of how the existing management of public open space, wildlife corridors, bicycle and pedestrian trails, or wildfire mitigation efforts are inadequate for present and projected needs. Again, the road related services could likely be provided through other more efficient and economical means such as a PID. Thus, staff finds that while the existing service of snow plowing and road maintenance in the service area may be inadequate, the applicant has not demonstrated any inadequacy in the present and projected needs for any of the additional areas of service proposed and such road services could be better provided through other means.

3. The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.

Staff has reviewed the applicant's conclusion that the proposed District could raise revenue by an operating mill levy. Staff has received the required application materials and has reviewed analysis from the Finance Department to understand their perspective on the accuracy of the proposed financial plan and projected annual revenue. According to the Service Plan, all proposed services are "at the discretion of the Board" leaving the potential that such services will not be provided at County standard levels, as is a required finding of the BOCC in CRS 32-1-203.

The Engineering Department provided referral comments (Attachment F) stating that the projected operations costs for snow removal, road maintenance, wildfire mitigation and parks and recreation are not supported by sufficient documentation. Funding is projected only for road maintenance, snow removal, and administrative tasks.

The Road Grading and Stabilization proposal from G&G Services dated 6/22/2024 (Attachment D) does not include roads proposed to be included in the Service Plan like Miner's Creek Rd and Boggs Ln. It is unclear whether this represents an annual cost or a single-year cost that may be increased or decreased in future years. The Engineering Department recommends that the proposed service plan include a 15-year analysis of revenues and expenditures to support the financial viability of and the practical need for the proposed District. The Engineering Department also recommends that a commitment is made to a minimum operational service level, and the associated cost is analyzed and used for the financial projection.

Insufficient cost estimates, financial forecasting, and lack of established service levels create the distinct possibility that the proposed District will not be properly funded. Further, the applicant has not provided any support or evidence on how the additional proposed services will be funded in future years. Therefore, staff finds that the applicant has not demonstrated that the special district is capable of providing economical and sufficient service to the area within its proposed boundaries.

4. The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

The District proposes to operate without debt, therefore, the applicant has not provided the required application materials necessary to demonstrate the District's financial ability to discharge the proposed indebtedness, if any, on a reasonable basis for the proposed service plan. The service plan also does not state the maximum debt or mill levy that may be issued by the District. This is a requirement of service plan contents. (C.R.S. 32-1-202(m))

Staff has received analysis from the Finance Department to understand their perspective on the viability of operating without debt based on the services proposed. While this may be feasible for the limited services proposed in the Financial Plan's first year budget, any future provision of the

services included in the plan will likely require debt financing. Because the District has no plan to take on debt, despite proposing future services such as wildfire mitigation, solid waste management, and water systems, staff finds that the special district has not demonstrated the financial ability to discharge any future indebtedness.

Discretionary (Optional) Criteria:

1. Adequate service is not, or will not be, available to the area through the county, other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

The Special District Act discourages overlap and duplicative provision of services. The applicant has not provided sufficient evidence that adequate service from other existing municipal or existing special districts is not or will not be available in the area. Currently, services in the area are provided by the Town of Frisco, Summit County Government, Summit Fire and EMS, and the Frisco Sanitation District.

The applicant states that services such as the maintenance of public improvements, roads, and common areas are currently provided through voluntary dues from the BRNA. The applicant has submitted Summer 2024 Invoices (Attachment D) to provide County staff with an understanding of the current level of service being provided by the BRNA. The invoices included road maintenance for Taylor Trail, Lookup Lane, Stellar Jay Road, Drake Haven, Tracy's Lane, Siskin Lane, Chickadee Lane, and Bobwhite Way. The applicant has provided the BRNA Expenses from 2017 to 2024 (Attachment G), which lists snow plowing, road grading, dog waste, and insurance costs. However, the criterion cannot be addressed without the submission of a full description of services to be provided. Staff is unclear what level of service is proposed to be provided for snow removal, road maintenance, wildfire mitigation, solid waste management, water supply, and parks & recreation because the projected operations costs are not supported by sufficient documentation, or the establishment of any particular level of service or operational commitment.

2. The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under section 32-1-204(1).

The applicant has not provided a general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the proposed special district are compatible with facility and service standards of the County nor the Town of Frisco. All proposed services are "at the discretion of the Board" which leaves a potential that such services will not be provided at County standard levels, as is a required finding of the BOCC in CRS 32-1-203 and part of this criterion. A commitment should have been made to a minimum operational service level for all services proposed. Funding is projected only for road maintenance, snow removal, and administrative tasks. A full description of services or level of service is missing. The service level to be provided is unclear and there is no assurance that the service levels comply with County standards. Therefore, staff cannot find that the facility and service standards of the proposed special district are compatible with the facility and service standards of Summit County Government nor the Town of Frisco.

3. The proposal is in substantial compliance with a master plan adopted pursuant to section 30-28-106, C.R.S.

The Goals and applicable Policies/Actions of the Comprehensive Plan state the following:

Community and Public Facilities Element:

Goal A: Ensure infrastructure is planned, funded, and built to support new development.

Special Districts:

Policy/Action 11. Special districts should be consolidated where feasible and economically advantageous.

Policy/Action 12. New special service districts should be created only if the service they are intended to provide cannot be provided by another entity.

Goal A, Policy/Action 11 and 12 of the Community and Public Facilities Element of the 2009 Countywide Comprehensive Plan are County policies that discourage overlapping special districts. Currently, services in the proposed District boundary are being provided by the Town of Frisco (roads), Summit County Government (open space and trails, wildfire mitigation), Summit Fire and EMS Fire District (wildfire mitigation and protection), and the Frisco Sanitation District (sewer). The applicant has not provided evidence that the proposed services cannot be provided by another entity. Furthermore, the applicant has not provided an explanation of how the proposed special district will interact with the existing special districts. Staff finds that a PID would achieve performance of the proposed street improvements, which are road maintenance and snow plowing. Should a PID have been proposed rather than a Metropolitan District, staff may have been able to find that the proposal is in general conformance with the 2009 Countywide Comprehensive Plan, given its emphasis on efficient and economical creation of governmental entities.

There are many Policy/Actions in the Bill's Ranch Neighborhood Subbasin Plan (BRSP) that are relevant to the area proposed to be included in the proposed Metropolitan District. The BRSP includes topics such as road rights-of-way and interstitial lands. The Goals and applicable Policies/Actions of the BRSP state the following:

Roads:

Goal C: Adequate public easements should be dedicated for all roads at the time of platting and upgrade such roads to improve emergency services.

Policy/Action 3. Bill's Ranch homeowners and HOA should work with the county to secure thirty feet of rights-of-way where feasible for Miner's Creek and Stellar Jay roads to improve access and maintenance.

Goal G: Where appropriate, encourage the platting or sale of interstitial lands in the Bill's Ranch Neighborhood to address title problems, zoning requirements, and land ownership concerns.

Goal C of the BRSP is to dedicate adequate public easements to improve emergency services. The applicant has not provided proof of legal access to the roads that pass through private property. Additionally, the applicant has not provided easements that may be necessary to permit the activities proposed to be performed by the District on private property such as snow storage or road surface maintenance. Goal G of the BRSP is to encourage the platting or sale of interstitial lands. While relevant to the services proposed, interstitial lands are not addressed by the

applicant. The provided map of District roads, Exhibits B of the Service Plan (Attachment A), is insufficient because the roads being proposed to be maintained are not clearly defined by a map meeting survey standards that accurately describes the location of the interstitial parcels as well as the roads in relation to those parcels. Staff finds that Goal C and Goal G of the BRSP are not achieved through this proposal. The applicant has not demonstrated how the BRSP Policy/Actions are achieved through this proposal for the Bill's Ranch Metropolitan District. Staff finds that the proposal is not in substantial compliance with the 2009 Countywide Comprehensive Plan nor the 2010 BRSP.

4. The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.

The criterion cannot be addressed without the submission of a full description and level of services to be provided. In particular, the absence of application materials regarding the proposed water services disallows staff from making this finding.

5. The creation of the proposed special district will be in the best interest of the area proposed to be served.

Staff finds that satisfactory evidence has not been provided to show that this proposal is in conformance with this criterion. County staff acknowledges that some evidence has been provided regarding road maintenance and snow plowing services proposed to be provided in the service area. However, the proposed water, wildlife mitigation, solid waste management, and parks and recreation services are not supported by sufficient documentation and duplicative provision of such services in the service area would be economically inefficient and unreasonable. Additionally, the broad scope of proposed services create uncertainty as to what services will be provided in future years and to what level of service or operational standard such services will be provided at. Considering the above, staff finds that the proposed special district will not be in the best interest of the area proposed to be served given the economic inefficiency and provision of services that are already adequately provided or not warranted in the service area.

Requests for Exclusion from the proposed Bill's Ranch Metropolitan District:

The BOCC has the ability to exclude territory from a proposed special district prior to approval of the service plan submitted. To request exclusion, any person owning property in the proposed special district shall submit their request to the BOCC no later than ten days prior to the public hearing required under C.R.S. § 32-1-204. The applicant will have the opportunity to prove that the exclusion of the property is not in the best interest of the proposed special district. A request for exclusion shall be addressed and acted upon before final action is taken by the BOCC.

The following four property owners have requested to be excluded from the proposed Bill's Ranch Metropolitan District (Attachment E):

- Property Description: LOT 85 BLOCK 5 BILLS RANCH SUB FKA LOTS 85-87 & 101-102
  Schedule Number: 6501727

- Physical Address: 68 Goldfinch Ln (CR 1028)
  Property Description: TRACT 138,154,155 BILLS RANCH SUB
  Schedule Number: 1200450

- Physical Address: 90 Willow Bend Ln (CR 1027)
  Property Description: LOT 126 BLOCK 7 BILLS RANCH SUB
  Schedule Number: 6505576

- Physical Address: 28 Boggs Ln (CR 1023)
- Property Description: TRACT 63R BILLS RANCH SUB RESUB OF LOTS 63, 75-79, 83 AND TRACT IN 35-5-78
- Schedule Number: 6501819

STAFF RECOMMENDATION

Staff recommends that the Board of County Commissioners deny PLN24-043: Service Plan for Bill's Ranch Metropolitan District with the following nine findings:

1. The applicant proposes water, wildfire mitigation, solid waste management, and parks and recreation services without providing satisfactory evidence that there is sufficient need for the proposed District.
2. The applicant has not provided satisfactory evidence to demonstrate that the existing service in the area to be served by the proposed District is inadequate for present and projected needs because, among other things, the majority of the proposed services are already provided by other governmental entities and the road services can be provided through other more efficient and economical means.
3. The applicant has not demonstrated that the proposed special district is capable of providing economical and sufficient service to the area because, among other things, the applicant failed to provide sufficient cost estimates and state a level at which the services would be provided.
4. The District has not demonstrated the financial ability to discharge indebtedness because, among other things, it has no plan to take on debt, despite proposing services such as wildfire mitigation, solid waste management, and water systems for irrigation that would require debt financing.
5. The service level to be provided is unclear and the Service Plan does not ensure that the service levels will comply with County standards.
6. The applicant has not provided a general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the proposed special district are compatible with facility and service standards of the County nor the Town of Frisco.
7. The applicant has not demonstrated how the proposal furthers the Bill's Ranch Neighborhood Subbasin Plan's Policy/Actions and the proposal directly conflicts with the special district related Policy/Actions contained in the 2009 Countywide Comprehensive Plan.
8. The applicant has not provided a full description of services and cannot demonstrate that the proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.
9. Satisfactory evidence has not been provided to show that this proposal will be in the best interest of area proposed to be served because, among other things, duplicative provision of the proposed services would be economically inefficient.

ATTACHMENTS

A. 3/26/25 Bill's Ranch Service Plan
B. 5/31/24 Request Letter to BOCC
C. 7/7/24 Response Letter to Staff
D. 2024 Summer Invoices
E. Requests to be excluded from the District & Public Comments (Updated 4/23/25)
F. 2/19/25 Referral Comment Letter (Engineering Department & Town of Frisco 4/9/25)
G. 2017-2024 BRNA Expenses
H. PLN24-043 Draft Resolution

SERVICE PLAN

FOR

BILL'S RANCH METROPOLITAN DISTRICT

(SUMMIT COUNTY, COLORADO)

SUBMITTED: May 31, 2024
UPDATED: March 26, 2025

APPROVED: _____, 2025

PREPARED BY:

COCKREL ELA GLESNE GREHER & RUHLAND, P.C.
44 COOK STREET, SUITE 620
DENVER, COLORADO 80206

SERVICE PLAN
FOR THE
BILL'S RANCH METROPOLITAN DISTRICT

1. Introduction

This Service Plan is being submitted for the Bill's Ranch Metropolitan District (the "**District**" or "**Bill's Ranch**") to be located within Summit County, Colorado (the "**County**"). The District shall be an independent unit of local government, separate and distinct from the County. The District may choose to do business as "Bill's Ranch" or a similar designation.

Bill's Ranch is a semi-rural community located adjacent to the Town of Frisco, Colorado in an unincorporated portion of Summit County. The Bill's Ranch Neighborhood Association (the "**BRNA**"), originally formed in 1996, has owned, operated, and maintained many of the shared community improvements and facilities for Bill's Ranch since its organization. The BRNA is funded entirely through voluntary payment of membership dues, which have historically not been uniformly paid by all residents and property owners. As a result, the BRNA has been unable to reliably provide finances for proper maintenance of public improvements, roads, and common areas which benefit the community. No existing governmental entity has indicated a willingness to provide these improvements and services for the community.

Thus, after careful analysis, solicitation of feedback from BRNA members, and projections for the costs of providing such community services, the BRNA Board of Directors has determined the formation of a metropolitan district which could raise revenue by an operating mill levy and the transfer of ownership or responsibility for maintaining these public improvements to the District would be the most effective way to serve the community. It is anticipated that the BRNA would continue to function solely as a social organization after the establishment of the District and for other limited purposes. Specifically, the BRNA would continue its mission of charity, promotion of a local community, and curator of the history of Bill's Ranch. Upon organization of the District, BRNA would transfer any rights and obligations for operation and maintenance of the Bill's Ranch roads and public improvements to the District.

This Service Plan is prepared and submitted in accordance with Title 32, Article 1, C.R.S. (the "**Special District Act**") as one of the initial steps in organizing the District. The contents of this Service Plan will provide the basis for the formation, operation and financial management of the District. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances, without the need for numerous amendments. The District will be governed by a five-member Board of Directors (the "**District Board**") comprised of owners and residents in the District, serving staggered four-year terms, who will be able to make decisions based upon the future needs of the community.

Two directors shall serve until they or their successors are elected and qualified at the next regular special district election occurring in any year following that in which the special district was organized, and three shall serve until they or their successors are elected and qualified at the second regular special district election after organization. The basic term of office for directors, after the original terms provided in this section, is four years.

2. **District Boundaries and Service Area**

The District's Service Area includes portions of the Bill's Ranch neighborhood in unincorporated Summit County. Bill's Ranch is bordered by the Town of Frisco to the north and west, National Forest System lands to the south, and the County Commons PUD to the east.

The District's Service Area is anticipated to be largely consistent with the current area served by the BRNA, specifically the properties whose access is provided via roads historically maintained by the BRNA and proposed to be maintained by the District. Properties whose primary access is provided via roads maintained by the Town of Frisco or Summit County have not been included within the District's Boundary.

A map and legal description of the property included within the District Boundary is attached hereto as Exhibit A. A vicinity map identifying the roads proposed to be maintained by the District and identified as Bill's Ranch Metropolitan District Roads is attached hereto as Exhibit B. Attached hereto as Exhibit C is a Resolution of the Summit County Board of County Commissioners dated February 27, 2024, Affirming and Declaring Certain Existing Public Roads in the Bill's Ranch and County Commons Area as Public Highways. Said Exhibit C affirms that such roads are public roads and that the County has not accepted the Bill's Ranch roads and will not provide maintenance of such roads. There are 13 dirt roads that will be maintained by the District for the benefit of properties within its Boundaries as identified in Exhibit B and Exhibit C and as listed below:

- Bobwhite Way;
- Chickadee Lane;
- Drakehaven Lane;
- E. Ophir Lake Road;
- Goldfinch Lane;
- Lookup Lane;
- Siskin Lane;
- Stellar Jay Road;
- Taylor Trail;
- Tracy Lane;
- Willow Bend Lane;
- A portion of Miners Creek Road[1]; and
- A portion of Boggs Lane[2].

[1] The Nellie's Neighborhood small home community development is not included in the District Boundaries and will not contribute to funding for District operations and road maintenance efforts. Therefore, a portion of Miners Creek Road adjacent to Nellie's Neighborhood will not be part of the District's road maintenance requirements.

[2] A portion of Boggs Lane was previously sold, transferred, and conveyed by Summit County to the property owner by Quitclaim Deed dated April 23, 1997 recorded at Reception No. 537720 in the real property records of Summit County, Colorado. Therefore, that portion of Boggs Lane that is privately owned will not be part of the District's road maintenance requirements.

It is anticipated that the District's boundaries will not change; however, such changes will be permitted in accordance with Parts 4 and 5 of Title 32 of the Colorado Revised Statutes.

3. Population Projections and Assessed Valuation

The District Boundaries currently include approximately 45 acres of residential property with 76 total residential lots. Bill's Ranch includes an eclectic mix of single-family homes and cabins throughout the neighborhood. The estimated population of the district is approximately 70 households. Assuming an average of 2.59 individuals per household (using the latest U.S. Census data for Summit County), the estimated population is approximately 181 people. According to records of the Summit County Assessor, the reported assessed value of all property within the district as of 2024 was approximately $7.76 million.

The assessed valuation of property within the District Boundaries are estimated for the purpose of this Service Plan. The District's assessed value is anticipated to increase as additional lots are improved and/or as property values increase.

4. Proposed Powers, Improvements and Services

(a) Powers of the District

The District shall have all the powers, and may provide any of the improvements (collectively the "**Public Improvements**") and services, of a metropolitan district under the Special District Act, as determined by the Board from time to time.

(i) *Roadways.* The primary initial responsibilities of the District will be to operate and maintain the community's roads, common areas, and related improvements. This will include plowing, grading, signage, traffic or speed mitigation measures if needed, and maintenance of associated roadway improvements. It is anticipated that the BRNA will convey all rights, responsibilities, and obligations for operation and maintenance of the roads to the District upon its organization. The District is not anticipated to own any roads and this Service Plan will not be construed to create any ownership interest or other right in favor of the District to utilize land or structure owned by other persons or entities, including the County. The District will contract with third party vendor(s) to provide all snow removal and road maintenance activities and is not currently anticipated to have any direct employees or purchase any equipment for the self-performance of snow removal or roadway maintenance activities. Specifically, the District anticipates snow plowing for all roads in the District annually between approximately November 15th to April 15th and at times when there is more than four inches of new snow in a 24-hour period. Road maintenance, including grading, pothole repair, and road stabilization will be performed seasonally, typically in the summertime. The District Board will be responsible for identifying and selecting the roads with the greatest needs for repair and maintenance. Whenever revenues allow, the District Board will consider longer-term preventative maintenance measures such as building up road base and improvement to drainage for all District roads.

(ii) *Parks and Recreation.* The District will manage and provide for parks and recreation opportunities as determined necessary by the Board. This function will

include maintaining open space and interstitial spaces including wildlife corridors, drainage, pedestrian transit to include trails, paths, and other routes for bicycles or pedestrians. Given the District's critical location between the County Commons and the Town of Frisco, establishment of safe pedestrian access in, around, and through the District will be of importance to the District.

(iii) *Wildfire Mitigation*. The District will engage in management of and provision of wildfire mitigation measures for the community as determined necessary by the Board. Examples of such activities include, but are not limited to, managing forest health and wildfire risk reduction measures such as: (1) reducing the threat of uncharacteristically large or intense insect and disease epidemics; (2) reducing the threat or impact of uncharacteristically large or high-intensity wildfires; (3) reducing the impact of undesirable non-native species; and/or (4) replanting trees and managing tree density in burned or otherwise deforested areas.

(iv) *Solid Waste Management*. The District may, at the election of the Board, provide for solid waste management or residential waste services as contemplated by Section 32-1-1006(6), C.R.S.

(v) *Water*. Provision of the foregoing services and Public Improvements may also result in a need or desire for the District to provide water systems for irrigation of common areas and streetscapes, for wildfire mitigation measures, or for the benefit of the Bill's Ranch community. The District may, as determined from time to time by the duly elected District Board, provide for development of reliable water supplies, water, and storm drainage systems, and to finance and maintain such Public Improvements for the benefit of the residents within the District Boundaries. Any such activities will be provided in accordance with County, regional, or state long-range water quality management plan(s) for the area.

(vi) *Operations and Maintenance*. The District will acquire, construct, maintain, operate, and finance any Public Improvements. The District will be authorized, but not obligated, to construct, own, operate, and maintain Public Improvements that may be dedicated to the County or other public entity.

(vii) *Construction Standards*. The District will to the fullest extent practical or as required by law ensure that all Public Improvements are maintained in accordance with the standards and specifications of the County and any other governmental entities having proper jurisdiction. Neither the County nor any other governmental entity shall be required to inspect Public Improvements or take any other action in order to enforce this provision. All property within the District will remain under the jurisdiction of the adopted Summit County Building codes for the unincorporated areas of Summit County pursuant to Section 30-28-201, C.R.S., and all Board of County Commissioner amendments thereto adopted pursuant to Section 30-28-204, C.R.S.

(b) Preliminary Engineering Survey

The most pressing Public Improvement for the District to operate and maintain are the existing neighborhood roads and pathways. The District is not currently anticipated to construct any new roads or other Public Improvements. The District may provide for other

Public Improvements as determined from time to time by the duly elected District Board, which will have the flexibility to adjust to the future needs and conditions of the District's constituents.

Because no new Public Improvements are planned, there is no need to prepare preliminary engineering or architectural survey for inclusion in this Service Plan. Similarly, there is no need to include a general description of the facilities to be constructed and the standards of such constructions. Any facilities or improvements constructed by the District in the future will be designed and constructed in accordance with the standards and specifications of the County or other governmental entity with appropriate jurisdiction.

(c) Eminent Domain Limitation

The District shall not exercise its statutory power of eminent domain or dominant eminent domain for the purpose of condemning property to widen or relocate Bill's Ranch Metropolitan District Roads.

5. **Financial Plan**

(a) District Revenues

It is anticipated that the District will be funded by a proposed property tax levy which is expected to generate approximately $65,000 in revenue in 2026, with the actual tax increase subject to approval by the District's voters at an election under Article X, Section 20 of the Colorado Constitution ("**TABOR**"). The tax levy is expected to ensure the District has the flexibility to allow for a dynamic economic environment without placing too large of a burden on the taxpayers.

The District's Financial Plan proposes a substantial but measured increase in operating revenues from those currently experienced by the BRNA. Historically, the BRNA has operated with an annual budget of approximately $30,000 or less and the proposed District budget of 65,000 will allow the District to accomplish additional road grading and road maintenance work that has historically not occurred. Therefore, the goal of the District is to increase and enhance road maintenance operations from the level of service historically provided by the BRNA.

In addition, the District may assess and impose fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time. The District shall not impose any tolls or fees for non-residents normal use of roads maintained by the District. The Bill's Ranch Roads to be maintained by the District are currently and will remain public roads.

(b) Debt

The BRNA has no debt, nor is any debt currently anticipated to be incurred by the District. The District anticipates operating based upon collection of an annual operating mill levy and establishment of a reasonable operating reserve.

The District Board may issue enterprise revenue bonds and/or seek voter approval to issue general obligation debt under TABOR in the future. The interest rate on debt, if any, is expected to be the market rate at the time such debt is issued. The proposed maximum interest rate on any debt is 18% and the proposed maximum underwriting discount is 5%. Debt, if and when issued, will comply with all relevant requirements of this Service Plan and applicable laws.

The District shall not pledge any revenue or property of the County as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the County of payment of any of the District's obligations, nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the County in the event of default by the District in the payment of any such obligation.

(c) Financial Plan

The Financial Plan for the District is attached hereto as Exhibit D. As set forth in the Financial Plan, revenue assumptions, like all other financial information contained therein, are based on historical data from available records, including those of the BRNA. The District's tax base is expected to be stable or increasing, and the development and sale of real property is not expected to be necessary to assure economic security. If unforeseen changes result in operational shortfalls, the District Board will have to consider imposing service fees, seeking voter approval for a mill levy increase, seeking voter approval for the imposition of a sales tax, or adjusting the services provided.

The Financial Plan sets forth reasonably estimated projections, and such projections shall not serve as limitations on the District's financial capabilities except as otherwise expressly set forth in the Service Plan. The District does not currently anticipate entering into any intergovernmental agreements, but will have authority to do so at the discretion of the District Board.

(d) TABOR Compliance

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up other qualifying entities and enterprises to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by the District will remain under the control of the District's Board.

6. **Conclusion**

The BRNA has served the Bill's Ranch community since its formation. It has evolved with the community but its organizational structure and dependence upon voluntary payment of membership dues has led the BRNA Board, after extensive conversation with the Bill's Ranch residents, to the determination that establishment of the District is the only responsible and sustainable path to provide quality public services necessary and desired by Bill's Ranch community. It is in the best interests of the community to have a financially stable organization with perpetual existence and the status of an independent local government capable of maintaining and providing Public Improvements and services for the benefit of the entire community. Financial responsibility should not be placed on the few who pay membership dues,

but should be shared fairly by all the residents and taxpayers who benefit from the shared community assets and Public Improvements. As required by Section 32-1-203(2), C.R.S., this Service Plan establishes that:

(1) That there is sufficient existing and projected need for organized service in the area to be serviced by the District;

(2) That the existing service in the area to be served by the District is inadequate for the present and projected needs;

(3) That District is capable of providing economical and sufficient service to the area within their proposed boundaries;

(4) That the area included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

(5) That adequate service is not, or will not be available to the area through existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

(6) That the facility and service standards of the District are compatible with the facility and service standards of the County and each municipality which is an interested party under Section 32-1-204(1), C.R.S.;

(7) The proposal is in substantial compliance with any master plan adopted pursuant to Section 30-28-106, C.R.S.;

(8) That the proposal is in compliance with any duly adopted city, county, regional, or state long-range water quality management plan for the area; and

(9) The powers and of services of the District will be in the best interests of the area proposed to be served.

EXHIBIT A

Legal Description of District Boundaries

(legal description and map attached)

LAND DESCRIPTION

PARCELS OF LAND BEING A PORTION OF BILL'S RANCH SUBDIVISION, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PER THE OFFICIAL RECORDS OF SUMMIT COUNTY, COLORADO)

TRACT 27 BILLS RANCH SUB
TRACT 11 BILLS RANCH SUB
LOT 71 BLOCK 4 BILLS RANCH SUB
TRACT 3 BILLS RANCH SUB
TRACT 23 BILLS RANCH SUB
TRACT 24 BILLS RANCH SUB
LOT 70 BLOCK 4 BILLS RANCH SUB
LOT 69 BLOCK 4 BILLS RANCH SUB
TRACT 153 BILLS RANCH SUB
TRACT 29 BILLS RANCH SUB
LOT 72 BLOCK 4 BILLS RANCH SUB
TRACT 141 BILLS RANCH SUB
TRACT 32 BILLS RANCH SUB
TRACT 43 BILLS RANCH SUB
TRACT 84 BILLS RANCH SUB
TRACT 47 BILLS RANCH SUB
LOT 94 BLOCK 4 BILLS RANCH SUB
TRACT 54 BILLS RANCH SUB
LOT 56 BLOCK 4 BILLS RANCH SUB
TRACT 31 BILLS RANCH SUB
TRACT 36,37,38 BILLS RANCH SUB
LOT 67 BLOCK 4 BILLS RANCH SUB
LOT 57 BLOCK 4 BILLS RANCH SUB
TRACT 2 BILLS RANCH SUB
TRACT 33,39,48 BILLS RANCH SUB
TRACT 41,44 BILLS RANCH SUB
TRACT 138,154,155 BILLS RANCH SUB
TRACT 140 BILLS RANCH SUB
TRACT 137 BILLS RANCH SUB
In BILLS RANCH SUB (AKA MISC TRACTS IN 35-5-78, SCHEDULE# 1200486)
TRACT 28 BILLS RANCH SUB
TRACT 26 BILLS RANCH SUB
TRACT 30,42 BILLS RANCH SUB
LOT 73,74 BLOCK 5 BILLS RANCH SUB
LOT 85 BLOCK 5 BILLS RANCH SUB
LOT 87 BLOCK 5 BILLS RANCH SUB
LOT 89 BLOCK 5 BILLS RANCH SUB
LOT 91 BLOCK 5 BILLS RANCH SUB
LOT 93 BLOCK 5 BILLS RANCH SUB
LOT 95 BLOCK 5 BILLS RANCH SUB
LOT 97 BLOCK 5 BILLS RANCH SUB
LOT 98 BLOCK 5 BILLS RANCH SUB
LOT 99 BLOCK 5 BILLS RANCH SUB

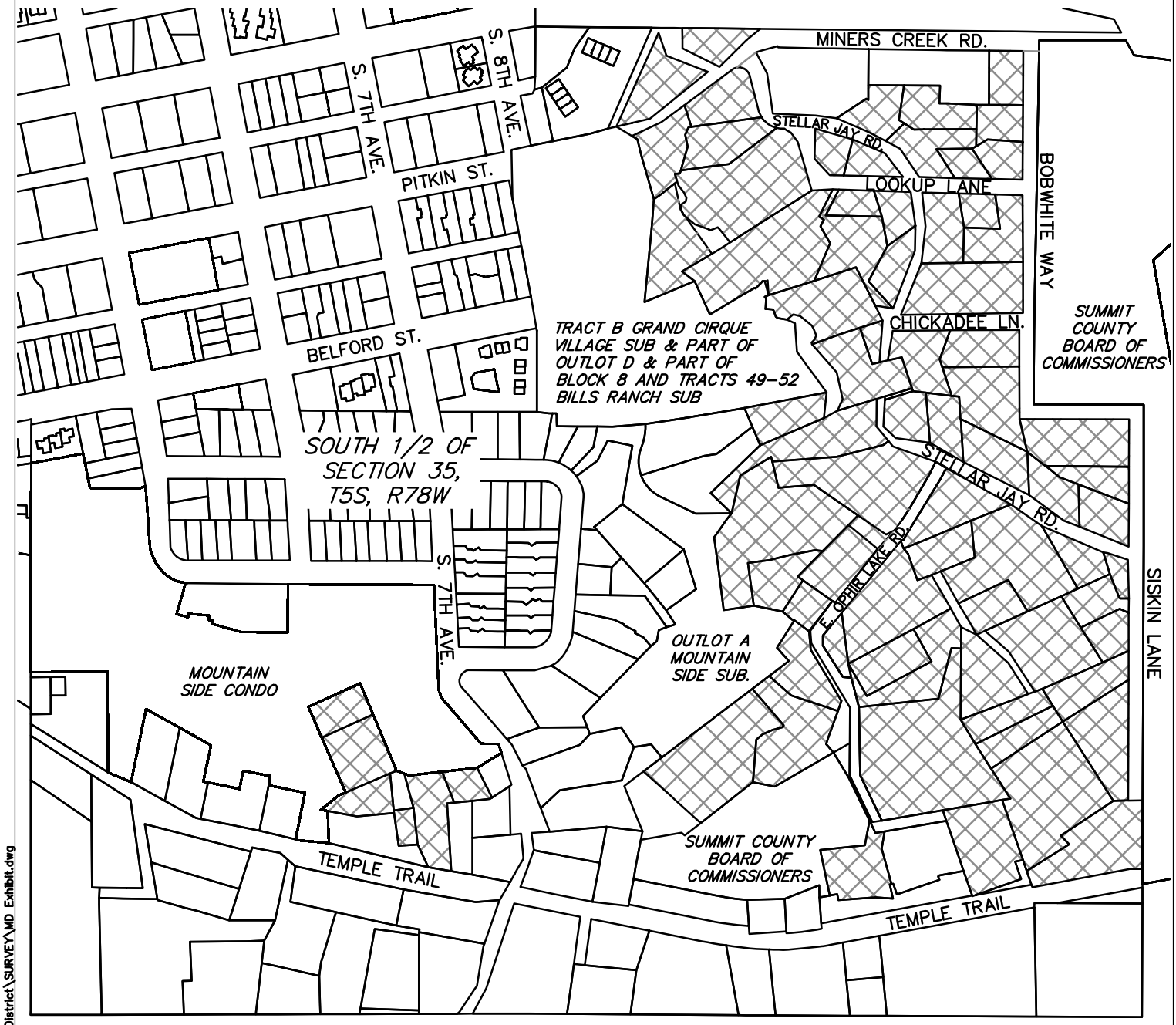
LOT 103 BLOCK 5 BILLS RANCH SUB
LOT 110 BLOCK 5 BILLS RANCH SUB
LOT 112 BLOCK 5 BILLS RANCH SUB
LOT 113 BLOCK 5 BILLS RANCH SUB
LOT 114 BLOCK 5 BILLS RANCH SUB
LOT 116 BLOCK 5 BILLS RANCH SUB
LOT 118 BLOCK 5 BILLS RANCH SUB
TRACT 63R BILLS RANCH SUB
LOT 108 BLOCK 5 BILLS RANCH SUB
LOT 109 BLOCK 5 BILLS RANCH SUB
LOT 55 BLOCK 4 BILLS RANCH SUB
LOT 68 BLOCK 4 BILLS RANCH SUB
LOT 130 BLOCK 7 BILLS RANCH SUB
LOT 126 BLOCK 7 BILLS RANCH SUB
TRACT 12 BILLS RANCH SUB
LOT 139 BILLS RANCH SUB
LOT 65A,64A BILLS RANCH SUB
LOT 66A BILLS RANCH SUB
LOT 104R BLOCK 6 BILLS RANCH SUB
LOT 106CR BLOCK 6 BILLS RANCH SUB
LOT 106BR BLOCK 6 BILLS RANCH SUB
LOT 18A BILLS RANCH SUB
LOT 19A BILLS RANCH SUB
LOT 20A ALLENS SUB
LOT 22A ALLENS SUB
LOT 125R BLOCK 5 BILLS RANCH SUB
LOT 119 BLOCK 5 BILLS RANCH SUB
LOT 120 BLOCK 5 BILLS RANCH SUB
LOT 13R BILLS RANCH SUB
LOT 14R BILLS RANCH SUB
LOT 25R BILLS RANCH SUB
TRACT 40 BILLS RANCH SUB
TRACTS 53, 59, 60 BILLS RANCH SUB

AREA CONTAINS 45.2842 ACRES MORE OR LESS.
(ACCORDING TO ASSESSOR PROPERTY RECORDS)

PREPARED BY RYAN R. BRYSON, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303-431-6100
MARCH 17, 2025
JOB NO. 24.1433

ILLUSTRATION FOR

EXHIBIT A



N

0 200 400

SCALE: 1"=400'

**HATCHED PARCELS ARE INTENDED TO BE INCLUDED IN THE METROPOLITAN DISTRICT. CONTAINS 45.2842 ACRES, MORE OR LESS.

MARCH 17, 2025

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION.

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 West Colfax Avenue Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

DRAWING LOCATION: G:\SURVEY\24.1433-Bills Ranch District\SURVEY\MD Exhibit.dwg

EXHIBIT B

Vicinity Map of District Roads

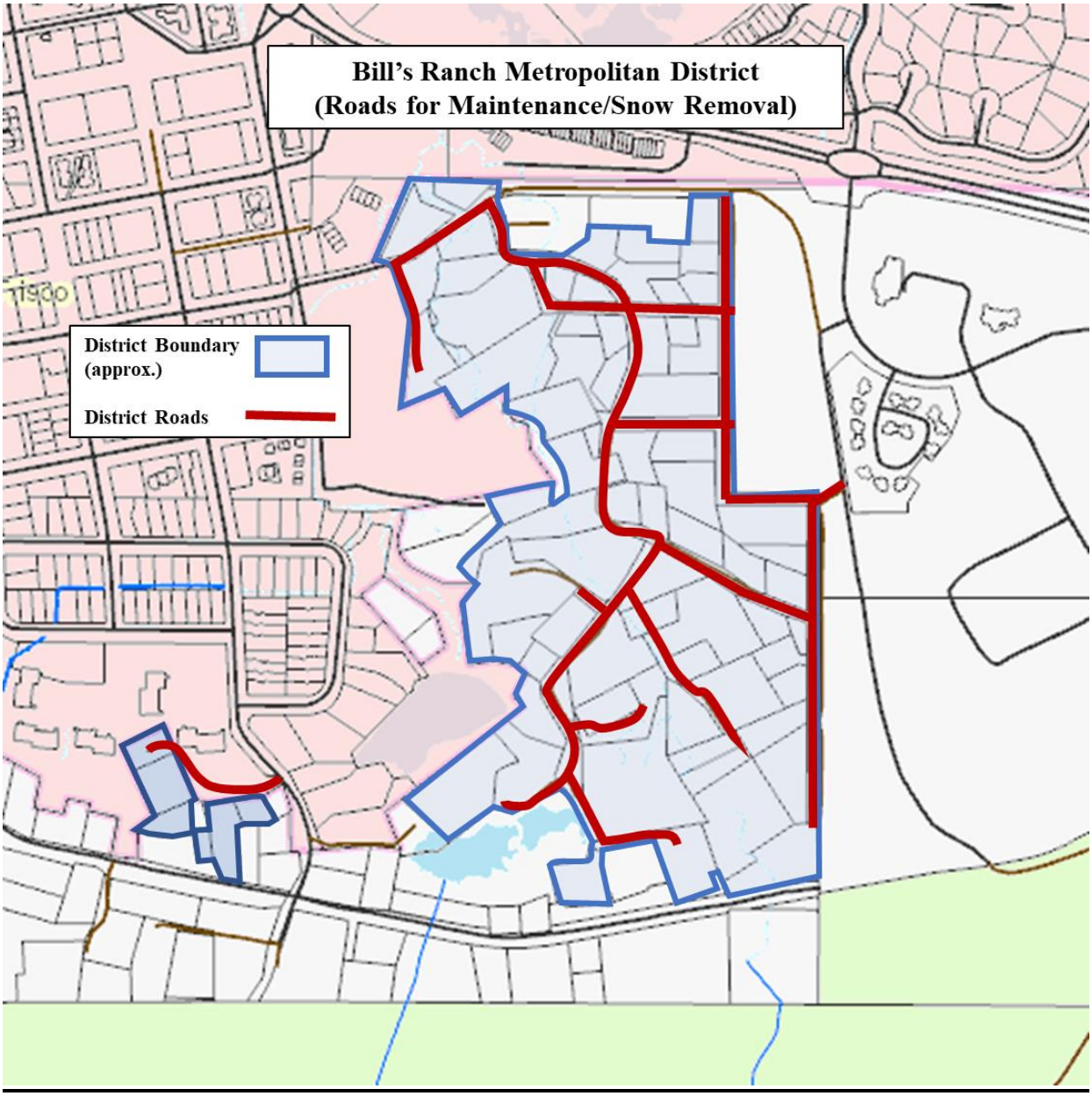


EXHIBIT C

Summit County Resolution Affirming and Declaring Certain Existing Public Roads in the Bill's Ranch and County Commons Area as Public Highway

(attached)

1326076
Taryn Power – Summit County Recorder
5 Pages
2/28/2024 9:33 AM
DF: $0.00

RESOLUTION NO. 2024-18

BOARD OF COUNTY COMMISSIONERS
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO

A RESOLUTION AFFIRMING AND DECLARING CERTAIN EXISTING PUBLIC ROADS IN THE BILL'S RANCH AND COUNTY COMMONS AREA AS PUBLIC HIGHWAYS

WHEREAS, in the 1980s and subsequent years, Summit County staff was directed by the Summit County Board of County Commissioners to promote the public health, safety and welfare of Summit County residents and landowners by addressing various access and land ownership problems existing in the geographic area known as Bill's Ranch in unincorporated Summit County; and

WHEREAS, such challenges included but are not limited to questions regarding legal access, discrepancies regarding the boundaries and size of parcels, and unclear or clouded title history of privately owned parcels; and

WHEREAS, many of the challenges in the Bill's Ranch area arose from historic parcel conveyances containing incorrect or inadequate legal descriptions; furthermore, additional problems arose from the presence of large portions of interstitial, remnant tracts that were never sold by the original developer of Bill's Ranch area but were sold at tax sale by the Summit County Treasurer due to the nonpayment of taxes by the record owner; and

WHEREAS, such Bill's Ranch interstitial, remnant areas included (1) lands traversed by the access roads within and across the Bill's Ranch area and adjoining lands, (2) drainageways in the Bill's Ranch area, and (3) other lands of ecological importance to the Bill's Ranch area, adjacent areas, and the Ten Mile Basin generally; and

WHEREAS, at the Board's direction, the County acquired fee title to over 20 acres of interstitial and remnant lands in the Bill's Ranch area by deeds that were recorded in the Office of the Summit County Clerk and Recorder at Reception No. 432610, on November 16, 1992 and Reception No. 712079 on March 3, 2003, which lands included many of the access roads and associated drainage ditches and/or snow storage areas within the Bill's Ranch area; moreover, the County has acquired additional road right-of-way through other dedications or conveyances within the Bill's Ranch area; and

WHEREAS, the Board of County Commissioners has the power at any meeting to make such orders concerning the property belonging to the county as it deems expedient, as set forth in C.R.S. § 30-11-107(1)(a); and

WHEREAS, the County's acquisition of fee title to such lands as directed by the Board established the public nature of the roads within and across Bill's Ranch; moreover, subsequent actions by the County, the general public, and landowners within Bill's Ranch confirmed the public nature of the roads and other lands owned by Summit County as public property; and

WHEREAS, in the years since the County's acquisition of fee title to the roads and other lands in Bill's Ranch, the public has in fact had unrestricted access to those lands and roads within Bill's Ranch; such traveled roadways, drainage ditches and snow stacking areas have been used openly and notoriously for road purposes, including lands adjacent to those County-owned lands or dedicated rights-of-way; furthermore, the County has repeatedly denied requests to make such roads private in nature; and

WHEREAS, although the County has not accepted such Bill's Ranch roads for County maintenance, as provided for in the Summit County Land Use and Development Code with such associated process and criteria analysis, the County's efforts have included, among other actions, periodic utilization of public personnel, equipment, and materials to assist in (1) the maintenance of the roadways, (2) plowing and stacking of snow by heavy equipment, and (3) drainage mitigation within the Bill's Ranch area and adjacent lands; and

WHEREAS, the County has not taken any action to restrict the public nature of the roads within and across Bill's Ranch, or other public areas owned by the County in Bill's Ranch, except: (1) as specifically approved by the conveyance of certain portions of such vacant lands to adjacent landowners to assist with the establishment of precise private parcel boundaries, all in accordance the County Policy on Land Sales for Bill's Ranch initially adopted by the Board in 1993, (2) in the course of subdivision approvals and related court proceedings to establish specifically described legal parcels of land not clouded by the history of inaccurate legal descriptions, and (3) the Board's formal vacation of one segment at the terminus of Siskin Lane, which is an internal Bill's Ranch road, by Resolution 2010-36, recorded at Reception No. 939192 on May 12, 2010, in the Office of the Summit County Clerk and Recorder, all in full accord with Colorado highway vacation statutes; and

WHEREAS, the County has diverted public water rights to help preserve the important wetlands, ponds, and areas of significant ecological importance on the lands within and adjacent to Bill's Ranch that are owned by the County, to sustain their ecological functioning and to preserve their availability for use by the public as open spaces; and

WHEREAS, the County's master plan for the Bill's Ranch area has acknowledged the County's ongoing provision of improvements and maintenance to Miner's Creek Road and also states that closure of the road would not be in the public interest; and

WHEREAS, the County is in the process of providing affordable workforce housing on lots purchased by the County on the northern edge of the Bill's Ranch area ("Nellie's Neighborhood"), which lots are abutted by roads in the Bill's Ranch area, and the owners of such lots have the right to use such roads for access, in accordance with the applicable rules and regulations; and

WHEREAS, the County has committed to improve and accept maintenance of Miner's Creek Road in conjunction with the development of the Nellie's Neighborhood affordable workforce housing project; and

WHEREAS, the Board of County Commissioners has the power at any meeting to lay out, alter, or discontinue any road running into or through Summit County and to perform such other duties respecting roads as may be required C.R.S. § 30-11-107(1)(h); and

WHEREAS, because of recent threats of litigation regarding the status of the roads in the Bill's Ranch area due to the County's proposed publicly-funded development of affordable workforce housing on County-owned lots in Bill's Ranch, the County desires to clarify and affirm the long-standing and ongoing public status of such roads by formally declaring such roads have been and will continue to be public highways open to the public by virtue of the County's ownership of such lands in fee and such other factors as noted above.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO THAT:

1. ALL ROADS IN THE BILL'S RANCH NEIGHBORHOOD AND ADJACENT COUNTY COMMONS PROPERTIES IN THE UNINCORPORATED AREA OF SUMMIT COUNTY AS LISTED IN EXHIBIT A, INCLUDING THE ASSOCIATED DRAINAGE DITCHES AND SNOW STORAGE AREAS, ARE HEREBY AFFIRMED AS PRE-EXISTING PUBLIC HIGHWAYS, AND ARE FURTHER EXPRESSLY DECLARED TO BE PUBLIC HIGHWAYS OPEN TO THE PUBLIC WITHOUT OBSTRUCTION OR LIMITATION EXCEPT AS MAY BE PROVIDED FOR BY ACTION OF SUMMIT COUNTY OR AS OTHERWISE PROVIDED BY LAW.

2. SUCH PUBLIC HIGHWAYS ARE NOT ACCEPTED FOR PUBLIC MAINTENANCE WITHOUT FURTHER ACTION AND APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO THE ESTABLISHED PROCESS IN THE LAND USE AND DEVELOPMENT CODE AND AS OTHERWISE PROVIDED BY LAW.

3. THE ADOPTION OF THIS RESOLUTION IS REASONABLE AND NECESSARY TO ENSURE PUBLIC ACCESS TO THE PUBLIC ROADWAYS AND

PUBLICLY OWNED LANDS IN AND AROUND THE BILL'S RANCH AREA, THE COUNTY COMMONS PUD, THE ADJACENT U.S.F.S. LANDS, AND THE SUMMIT COUNTY RECREATIONAL PATHWAY; THIS RESOLUTION PROMOTES THE PUBLIC HEALTH, SAFETY, AND WELFARE IN SUMMIT COUNTY, COLORADO, AND SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION.

ADOPTED THIS 27TH DAY OF FEBRUARY, 2024.

COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

Tamara Pogue, Chair

ATTEST:

Taryn Power, Clerk & Recorder

EXHIBIT A

RESOLUTION 2024-18

Road. No.	Road Name	Jurisdiction	Subdivision Name
1000	**Miner's Creek Road**	**County**	**Bill's Ranch**
1001	Temple Trail	County	Bill's Ranch
1016	**W Ophir Lake Road**	**County**	**Bill's Ranch**
1017	Stellar Jay Road	County	Bill's Ranch
1018	**E Ophir Lake Road**	**County**	**Bill's Ranch**
1019	Taylor Trail	County	Bill's Ranch
1020	**Lookup Lane**	**County**	**Bill's Ranch**
1021	Bob White Way	County	Bill's Ranch
1022	**Chickadee Lane**	**County**	**Bill's Ranch**
1023	Boggs Lane	County	Bill's Ranch
1024	**Tracy Lane**	**County**	**Bill's Ranch**
1025	Siskin Lane	County	Bill's Ranch
1026	**Drakehaven Lane**	**County**	**Bill's Ranch**
1027	Willow Bend Lane	County	Bill's Ranch

EXHIBIT D

Financial Plan

BILL'S RANCH METROPOLITAN DISTRICT
PROJECTED BUDGET & FINANCIAL PLAN
JAN 2026 TO DEC 2026

Bill's Ranch Metro District: General Fund

TOTAL BEGINNING FUND BALANCE			$ -	
REVENUES				
Projected Tax Revenues			$ 65,000	
less 5% County collection fee			$ (3,250)	
Specific Ownership Taxes			$ 2,500	
Other Revenue			$ -	
			$ 64,250	**TOTAL REVENUES**
EXPENSES				
Administrative			$ 15,000	Subtotal
Office/Administrative	$	1,000		
Insurance	$	1,500		
Elections/Board Misc. Expense	$	2,500		
Accounting/audit	$	2,000		
Attorney Fees	$	8,000		
Operations			$ 41,000	Subtotal
Snow removal	$	20,000		
Road maintenance	$	20,000		
Wildfire mitigation	$	-		
Parks and recreation	$	1,000		
Contingency/Operating Reserves			$ 7,280	Subtotal
Contingency, approx. 10% of Expenses	$	5,600		
TABOR Operating Reserve, 3% of Expenses	$	1,680		
			$ 63,280	**TOTAL EXPENSES**
GENERAL FUND SURPLUS (DEFICIT)/ENDING FUND BALANCE			$ 970	

Shareholders
Paul R. Cockrel
Evan D. Ela
Linda M. Glesne
David A. Greher
Matthew P. Ruhland

Associates
Joseph W. Norris
Madison D. Phillips
Dakota C. Spence-Zurek
Glory S. Schmidt

Paralegals
Micki Mills
Sarah Luetjen

May 31, 2024

VIA E-MAIL
BOCC@SUMMITCOUNTYCO.GOV
ERIC.MAMULA@SUMMITCOUNTYCO.GOV
TAMARA.POGUE@SUMMITCOUNTYCO.GOV
NINA.WATERS@SUMMITCOUNTYCO.GOV

Board of County Commissioners
Summit County, Colorado
P.O. Box 68
Breckenridge, CO 80424

Re: Service Plan Submittal for Bill's Ranch Metropolitan District

Dear Commissioners:

Attached you will find the proposed Service Plan for the Bill's Ranch Metropolitan District (the "**District**"). The homeowner proponents and representatives of the Bill's Ranch Neighborhood Association intend to submit the organization of the District to eligible electors at the coordinated election on November 5, 2024, with the goal of providing vital services to the community, beginning in 2025.

We understand Summit County has established a policy under section 13101.03.N. of the County Code requiring the Planning Commission review the formation of special districts, under Sections 32-1-202(1)(a) and 30-28-112, C.R.S. As such, the proponents respectfully request that the review by the Planning Commission be expedited so that the Service Plan can be referred to the Board of County Commissioners as quickly as is reasonably possible. This will be necessary to meet the timing goal of having the District organization on the November 5, 2024 election.

The proponents believe the services the District would provide would be of great benefit to the Bill's Ranch community, to other County constituents, residents, and visitors, and to provide efficiencies in coordination of maintenance of public improvements with County staff. For this reason, the proponents respectfully request that the County waive the filing fee as expressly permitted under Section 32-1-202(3), C.R.S.

Please let us know of any questions and we look forward to working with you on this matter in the very near future.

Sincerely,

Joseph W. Norris

Enclosure

cc: Taryn Power, County Clerk & Recorder ***(via email taryn.power@summitcountyco.gov)***
Cameron Turpin, County Attorney ***(via email cameron.turpin@summitcountyco.gov)***
Susan Lee, County Planning Director ***(via email susan.lee@summitcountyco.gov)***
Division of Local Government ***(via regular mail)***
Colorado State Auditor ***(via regular mail)***
William Kinnard, Bill's Ranch Neighborhood Association President ***(via email williamkinnard@yahoo.com)***

Shareholders
Paul R. Cockrel
Evan D. Ela
Linda M. Glesne
David A. Greher
Matthew P. Ruhland

Associates
Joseph W. Norris
Madison D. Phillips
Dakota C. Spence-Zurek
Glory S. Schmidt

Paralegals
Micki Mills
Sarah Luetjen

July 17, 2024

VIA E-MAIL
SIMON.CORSON@SUMMITCOUNTYCO.GOV

Ten Mile Planning Commission
Summit County, Colorado
P.O. Box 68
Breckenridge, CO 80424
c/o Simon Corson, Senior Planner

Re: Response to Staff Report for Proposed Bill's Ranch Metropolitan District

Dear Mr. Corson:

On June 20, 2024, we received a copy of the undated Staff Report regarding the proposed Bill's Ranch Metropolitan District (the "**District**") in advance of the previously scheduled June 26, 2024 Planning Commission meeting. At the request of Planning Commission staff, the proponents of District organization have agreed to a postponed hearing date of August 7, 2024. We must note at the outset that the District proponents are disappointed at this delay because it will prevent the community from meeting the statutory deadlines necessary to hold an organization election in November of 2024. Instead, the organization election cannot occur until May of 2025 at the earliest and the District, when formed, will not be able to begin collecting tax revenues until the 2026 calendar year. That said, the Bill's Ranch community ("**Bill's Ranch**") and District proponents are pleased to have the opportunity to continue to work with the Planning Commission staff and to submit this response to provide additional information and support for the proposed District.

In response to the Staff Report, the District proponents have made several modifications to the proposed service plan. A full clean copy and redline copy showing those edits are attached here for reference. The changes to the District's Service Plan and further supplemental information will be discussed in this letter.

Services to be Provided

The primary purpose of the District is to continue maintenance and snow plowing activities of the Bill's Ranch roads identified in the Service Plan. There are no plans for

construction, improvements, or major modifications to the existing roads. In fact, there is no planned construction or improvements whatsoever. The proposal here is quite simple in concept, by attempting to provide the community with a more stable, long-term, and reliable solution to continue road maintenance work that Summit County (the "**County**") has rejected taking on itself.

Wholesale reconstruction of the Bill's Ranch Roads to County standards as noted by the County Engineer comments in the Staff Report is not acceptable to the District proponents. This type of effort is likely to cost hundreds of thousands, if not millions, of dollars and may not even be physically or legally possible without condemnation of private property to widen existing right of way. This proposal would be immediately rejected by the Bill's Ranch community and the community would be forced to abandon plans for the District and continue under the status-quo operations by the BRNA.

This is a very different proposal from a typical metropolitan district organized by a developer to assist in financing new development. The Bill's Ranch Metropolitan District is being organized by its own residents, for the benefit of its residents, in order to continue to maintain common public services at a sustainable level. Unlike most issues before the County, the Planning Commission review and subsequent County Commissioners hearing is not the last word. There are many steps that the proponents must take to organize the District, including: getting 50 or more taxpaying electors to sign a petition for organization, filing that petition with the District Court and – most importantly – submitting the two ballot issues (District organization and the TABOR question) to the Bill's Ranch voters at a public election. We are asking the County for the support to proceed with this process so that the community has the opportunity for self-determination on these issues.

Road Maintenance

While the Bill's Ranch Neighborhood Association ("**BRNA**") currently maintains the roads by collection of voluntary dues from property owners and residents, there are no other entities available or willing to provide these services to Bill's Ranch. Furthermore, the District will allow the community an opportunity to establish a more reliable and consistent revenue source and to increase the services provided to the community. There is an immediate and ongoing need for road maintenance and snow plowing in Bill's Ranch. Maintaining access for residents and Fire/EMS/emergency vehicles is critical to public health and safety. Well-maintained roads will benefit property values for the community and surrounding areas of Summit County.

As discussed in more detail below, the District's budget as compared to the BRNA's historical budget will allow for increased road maintenance activities and improved services to the community. In particular, activities such as summer road grading and crowing of the dirt

roads to prevent erosion have not been regular. The District intends to make this a more regular practice and increase the level of road maintenance within Bill's Ranch. Modifications to the proposed Service Plan have been made to provide additional description and copies of the BRNA historical budgets and invoices for road maintenance and snow plowing services are enclosed here for the County's review.

Other Services

As future budgets allow, the District may provide parks and recreation, wildfire mitigation, trash, or other services to the Bill's Ranch community. Although road maintenance will remain the primary function of the District, such additional services may become more important for the community in the future and including these services in the Service Plan will allow the District's elected Board of Directors to weigh the community's needs and allocate the District's resources to the most relevant and necessary public services.

In order to clarify questions in the Staff Report relating to parks and recreation services, the District proponents have adjusted the dollar amount from this line-item of the proposed District budget along with that for wildfire mitigation. The BRNA has historically provide for dog waste stations and proposes to continue this service. The District budget is only an estimate of the first year of operations which will be focused on setting up the District's operations and continuing road maintenance, grading, and snow plowing. As future budgets allow, the District's elected Board of Directors may be able to adjust for fluctuations in costs and to allocate resources to other needs of the Bill's Ranch Community that present themselves.

Debt & Financial Plan

The District is anticipated to operate solely from an operating mill levy on a year-over-year basis. There is no debt to be issued and no major construction or improvements to be financed, therefore, the District cannot provide a debt schedule as requested in the Staff Report.

Documentation of the BRNA's historic budgets and other documents such as invoices of BRNA contractors are enclosed here for reference. These documents provide context for the BRNA's prior and current operation and maintenance expenses. The District's proposed budget and financial plan will increase the annual budget and allow for additional road maintenance and snow plowing work to be done. It should also be noted that the District anticipates operational costs and overhead or administrative expenses such as legal expenses to be higher in the first year of operations as the District is organized and established. These costs are expected to level out and reduce in future years. The following language has also been added to the Service Plan in order to clarify and provide context for the transition from BRNA operations to the District:

The District's Financial Plan proposes a substantial but measured increase in operating revenues from those currently experienced by the BRNA. Historically, the BRNA has operated with an annual budget of approximately $30,000 or less and the proposed District budget of $65,000 will allow the District to accomplish additional road grading and road maintenance work that has historically not occurred. Therefore, the goal of the District is to increase and enhance road maintenance operations from the level of service historically provided by the BRNA.

Finally, the District's proposed Budget has been updated to reflect the 5% County Treasurer Fee and to clarify the TABOR reserve of 3% of expenses as recommended.

District Mill Levy

As requested in the Staff Report, a separate copy of Exhibit C to the Service Plan has been updated to add a column describing the anticipated mill levy impact for each property. We have provided the excel version for reference and review by the County but we have not included this in the proposed Service Plan. The proponents are reluctant to include this type of information because the assessed values of the properties change over time as do the means for assessment. The assessed values are based on numbers provided by the County and reflect the 023 assessment. Based upon current law and the 2023 property values, the current assessed value of the District is approximately $7.9 Million. With the District proposing to collect a property tax revenue of $65,000, the proposed District mill levy is approximately 8.23 mills. Under current Colorado law, a residential property valued at $1M would be assessed $520.95 (or roughly $52 per $100,000 of residential property value).

Once again, many of the above numbers are guaranteed to change slightly given updated County property assessments and potential changes in the residential assessment rate. If anything is constant however, it is the District's proposal to collect $65,000 in tax revenue. The total assessed value within the District's proposed boundaries ($7.9 Million) is more than adequate to raise the anticipated $65,000 in operating revenues of the District (only roughly $52 per $100,000 of residential property value).

Ultimately, the District will have to submit a TABOR ballot question to its residents for approval. That TABOR ballot question will be based upon updated assessment information to be provided by the County and the mill levy rate (currently estimated at 8.23 mills) may have to be adjusted. The decision however, will be put to the voters and residents of the Bill's Ranch community as is required by TABOR.

Boundaries and Property Issues

There are several comments in the Staff Report relating to the proposed District Boundaries and property ownership. First, language regarding services to adjacent or nearby

properties outside the District boundaries has been removed from the Service Plan. The District does not anticipate providing services outside those contemplated and described in the Service Plan.

Next, the District does not currently anticipate ownership of any real property, or more specifically, the roads. Language has been added to the Service Plan to clarify these property ownership issues. More specifically, upon organization of the District, it is anticipated that the BRNA will transfer any rights and obligations for operation and maintenance of the Bill's Ranch roads and public improvements to the District. The Service Plan is not a legal instrument that has the power to grant or convey any interests in real property. The Service Plan is a document that outlines the powers the District may at one time or another exercise. We understand that the County asserts ownership of many of the roads and/or right of way in Bill's Ranch. Organization of the District to operate and maintain the roads does not alter or change ownership in any way. The Service Plan has been updated to reflect that the BRNA will transfer its rights and responsibilities to maintain the roads to the District. Additional language has been added to clarify that the Service Plan itself does not create any ownership interest in land or structures owned by other entities including those owned by the County.

Conclusion

The proponents reiterate that the District will be of great benefit to the Bill's Ranch community, to other County constituents, residents, and visitors, and will provide efficiencies in coordination of maintenance of public improvements with County staff. We look forward to further discussion with the County staff and to the upcoming Ten Mile Planning Commission meeting on August 7th.

Please let us know of any questions and we look forward to working with you on this matter in the very near future.

Sincerely,

Joseph W. Norris

Enclosures

cc: Eric Mamula, County Commissioner ***(eric.mamula@summitcountyco.gov)***
Tamara Pogue, County Commissioner ***(tamara.pogue@summitcountyco.gov)***
Nina Waters, County Commissioner ***(nina.waters@summitcountyco.gov)***
Cameron Turpin, County Attorney ***(cameron.turpin@summitcountyco.gov)***

Susan Lee, County Planning Director ***(susan.lee@summitcountyco.gov)***
William Kinnard, BRNA President ***(williamkinnard@yahoo.com)***

G&G Services
P.O. Box 797 ■ Dillon, CO 80435
970-387-8612 ■ info@ggservicessummit.com
www.ggservicessummit.com

Road Grading and Stabilization

Proposal Date: 06/22/2024

Client/Contact
Bills Ranch Association
Dawn Novotny
612-516-8780
dawnintokyo@luckymail.com

Property
Bills Ranch Neighborhood
Frisco, CO 80443

Sign. $11,528

We hereby submit specifications and estimates as follows:

Scope of Work:
Call in locates
Mobilize equipment
Grade and apply stabilizer to the roads within Bills Ranch, at a 14' width, using the following application rates:

0.3 Application Rate:
Stellar Jay Rd

Sand back

0.2 Application Rate:
Drake Haven Rd
Posted as Ophir Lake Rd in the neighborhood
2024: Due to construction project, do not go beyond Tracy's Ln this year
Tracy's Ln
Siskin Ln
Lookup Ln
Chickadee Ln
Bobwhite Way

Packer-roller compaction is included.

No new material or work not specifically listed is included

We propose hereby to furnish materials, equipment, and labor in accordance with the above specifications, for the sum of:

$8,252

Payment Terms:
Deposit due prior to start date: $4,126
Final balance due at project completion: *TBD - estimate*

This proposal is valid for 15 days from the proposal date. G&G Services reserves the right to withdraw this proposal at any time. Any alteration or deviation from the above specifications will be executed only upon written agreement and may incur additional charges over and above the estimate. Concealed conditions such as shallow utilities or boulders are not included. Items not specifically listed are not included. Estimate is based on current fuel and material costs; in the event of price increases we reserve the right to recover these costs.

Acceptance of Proposal: Signature below represents that Client (or duly authorized representative) has read, understands, and agrees to all of the prices, specifications, and conditions herein, and has the legal authority to accept this proposal and authorize the performance of work.

Client Signature: _____ Date: _____

G&G Representative: Kaz Date: 06/22/2024

G&G Services
P.O. Box 797 ■ Dillon, CO 80435
970-387-8612 ■ info@ggservicessummit.com
www.ggservicessummit.com

Road Grading and Stabilization

Proposal Date: 06/22/2024

Client/Contact
Bills Ranch Association
Dawn Novotny
612-516-8780
dawnintokyo@luckymail.com

Property
Taylor Trail
Frisco, CO 80443

We hereby submit specifications and estimates as follows:

Scope of Work
Grade and apply stabilizer to Taylor Trail at a 0.20 application rate - only up to the elementary school fence.

The narrow width of this road requires the work to be completed with a skid steer.
No new material or work not specifically listed is included.

We propose hereby to furnish materials, equipment, and labor in accordance with the above specifications, for the sum of: $561

Payment Terms:
Deposit due prior to start date: $281
Final balance due at project completion: *TBD - estimate*

This proposal is valid for 15 days from the proposal date. G&G Services reserves the right to withdraw this proposal at any time.
Any alteration or deviation from the above specifications will be executed only upon written agreement and may incur additional charges over and above the estimate. Concealed conditions such as shallow utilities or boulders are not included. Items not specifically listed are not included. Estimate is based on current fuel and material costs; in the event of price increases we reserve the right to recover these costs.

Acceptance of Proposal: Signature below represents that Client (or duly authorized representative) has read, understands, and agrees to all of the prices, specifications, and conditions herein, and has the legal authority to accept this proposal and authorize the performance of work.

Client Signature: _____ Date: _____

G&G Representative: KGS Date: 06/22/2024

G&G Services
P.O. Box 797 ■ Dillon, CO 80435
970-387-8612 ■ info@ggservicessummit.com
www.ggservicessummit.com

Road Repairs

Proposal Date: 06/22/2024

Client/Contact
Bills Ranch Association
Dawn Novotny
612-516-8780
dawnintokyo@luckymail.com

Property
Bills Ranch Neighborhood
Frisco, CO 80443

We hereby submit specifications and estimates as follows:

Scope of Work:
Mobilize equipment

Taylor Trail
Add roughly 48 tons of road base to the low spot filled with water
Grade to achieve positive drainage and uniformity with the rest of the roadway
Use remaining material to resurface Taylor Trail up to the elementary school fence
Remove organics (grass growing in the middle of the road) before resurfacing

The narrow width of this road requires the work to be completed with a skid steer

Lookup Lane
Add roughly 24 tons of road base to the low spot on Lookup Lane
Grade to achieve positive drainage and uniformity with the rest of the roadway

We propose hereby to furnish materials, equipment, and labor in accordance with the above specifications, for the sum of: $2,725

Payment Terms:
Deposit due prior to start date: $1,363
Final balance due at project completion: *TBD - estimate*

This proposal is valid for 15 days from the proposal date. G&G Services reserves the right to withdraw this proposal at any time. Any alteration or deviation from the above specifications will be executed only upon written agreement and may incur additional charges over and above the estimate. Concealed conditions such as shallow utilities or boulders are not included. Items not specifically listed are not included. Estimate is based on current fuel and material costs; in the event of price increases we reserve the right to recover these costs.

Acceptance of Proposal: Signature below represents that Client (or duly authorized representative) has read, understands, and agrees to all of the prices, specifications, and conditions herein, and has the legal authority to accept this proposal and authorize the performance of work.

Client Signature: _____ Date: _____

G&G Representative: KCP Date: 06/22/2024

From: Charles Bringle
To: Simon Corson; [redacted]
Subject: Fwd:
Date: Tuesday, February 25, 2025 3:49:56 PM

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

From: [redacted]
To: [redacted]
Sent: 2/25/2025 2:37:24 PM Mountain Standard Time
Subject: Fwd:

From: [redacted]
To: [redacted]
Sent: 2/25/2025 1:12:15 PM Mountain Standard Time
Subject:

February 25, 2025

Simon Corson
Senior Planner
Planning Department
Summit County Government
0037 Peak One Drive
P.O. Box 5660
Frisco, Colorado
80443

Dear Mr. Corson
RE: Public Hearing PLAN24-043

As owner of lots 87 and 87. Bill's Ranch, Summit County, Colorado, it is our position that our property be excluded from the proposed Bill's Ranch Metropolitan District.

This proposed plan requires an additional 8.377 mill levy against an already high property tax payable to Summit County, an unnecessary additional burden.
There is no need for existing and projected services that need to be serviced by the new district. The existing service arranged through the Bill's Ranch Neighborhood Association has been

more then adequate.
There is no evidence that private individuals will be able to provide better and more economical service then that which the county now provides.
No detailed budget has been provided in the Service Plan as to how the annual revenues are to be used.
We have been pleased with the road plowing, grading and accessibility to our property for many years, and while some may have complained, our service has been more then adequate. The significance of keeping Bill's Ranch an historical part of Summit County cannot be overstated.

Please enter these comments into the record.

Signed
The Bringle Family Trust
Owner of lots 85 and 87, Bill's Ranch, Frisco, Colorado

cc: Summit County Board of Commissioners

From: [redacted]
To: Simon Corson
Subject: Public Hearing PLAN24-043
Date: Friday, April 18, 2025 12:07:24 PM

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Mr Corson

As the owner of Lots 85 and 87 at Bill's Ranch in Summit County, Colorado, we strongly believe our property should be excluded from the proposed Bill's Ranch Metropolitan District for the following reasons:

- **Excessive Tax Burden**: The proposed 8.377 mill levy would increase our property taxes, adding an unnecessary financial burden. To put this into perspective, a mill levy is calculated by dividing the total revenue needed by the total assessed property value in the area. For instance, if the assessed value of our property is $200,000, the property tax would be $1,675.40 (200,000 x 0.008377). Given the recent rise in property taxes nationwide, with some areas seeing increases of up to 6.9%, we believe this additional tax burden is unwarranted.
- **Adequate Existing Services**: The Bill's Ranch Neighborhood Association has been providing satisfactory services, making the new district's services redundant. We've seen no evidence that additional services are needed or would require further funding.
- **Lack of Evidence for Private Services**: There's no indication that private individuals can provide better or more economical services than what's currently offered by the county. In fact, research suggests that high tax rates can lead to significant economic costs, including excess burden and deadweight loss.
- **Insufficient Budget Details**: The Service Plan lacks a detailed budget outlining how annual revenues would be utilized, raising concerns about fiscal transparency and accountability.
- **Satisfactory County Services**: We've been pleased with the Bill's Ranch Owners Association road plowing, grading, and accessibility services for years, which have been more than adequate.
- **Historical Significance**: Bill's Ranch is an integral historical part of Summit County, and we believe it should remain so.

Given these points, we respectfully request that our property be excluded from the proposed metropolitan district and that these comments be entered into the record

Sincerely,

Kevin Bringle

Co Trustee, The Bringle Family Trust

Dear Mr. Corson
RE: Public Hearing PLAN24-043

As the wife of Co-trustee Curt Bringle of lots 85 and 87. Bill's Ranch, Summit County, Colorado, it is our position that our property be excluded from the proposed Bill's Ranch Metropolitan District. This metro district tax creates a hardship on our family for the already outrageous taxes for Summit County. I strongly oppose having this metro tax and ask that the two parcels we currently own are excluded.

- **Excessive Tax Burden**: The proposed 8.377 mill levy would increase our property taxes, adding an unnecessary financial burden. Given the recent rise in property taxes nationwide, with some areas seeing increases of up to 6.9%, we believe this additional tax burden is unwarranted. Over the last two years, some land my family owns in Larimer County went up over 64% for taxes with no additional benefits there either.
- **Adequate Existing Services**: The Bill's Ranch Neighborhood Association has been providing satisfactory services, making the new district's services redundant. We've seen no evidence that additional services are needed or would require further funding.
- **Lack of Evidence for Private Services**: There's no indication that private individuals can provide better or more economical services than what's currently offered by the county. In fact, research suggests that high tax rates can lead to significant economic costs, including excess burden and deadweight loss.
- **Insufficient Budget Details**: The Service Plan lacks a detailed budget outlining how annual revenues would be utilized, raising concerns about fiscal transparency and accountability
- **Historical Significance**: Bill's Ranch is an integral historical part of Summit County, and we believe it should remain so. We have watched the areas around change over my lifetime and Bills Ranch has always kept it feeling like home. We are already taking away some of the history by adding in the new homes as you enter on Miners Creek Road. We have owned up there for close to a century and want to keep the historical views of Bills Ranch.

Given these points, we respectfully request that our property be excluded from the proposed metropolitan district and that these comments be entered into the record.

Wife of Co-Trustee Curt Bringle

Yvonne Bringle

5861 Oak Meadows Blvd

Firestone, Colorado

80504

Dear Mr. Corson
RE: Public Hearing PLAN24-043

As the Son of a Co-tru Simon.corson@summetcountyco.gov stee of lots 85 and 87. Bill's Ranch, Summit County, Colorado, it is our position that our property be excluded from the proposed Bill's Ranch Metropolitan District. This metro district tax creates a hardship on our family for the already outrageous taxes for Summit County. I strongly oppose having this metro tax and ask that the two parcels we currently own are excluded.
Excessive Tax Burden: The proposed 8.377 mill levy would increase our property taxes, adding an unnecessary financial burden. Given the recent rise in property taxes nationwide, with some areas seeing increases of up to 6.9%, we believe this additional tax burden is unwarranted. Over the last two years, some land my family owns in Larimer County went up over 64% for taxes with no additional benefits there either.
Adequate Existing Services: The Bill's Ranch Neighborhood Association has been providing satisfactory services, making the new district's services redundant. We've seen no evidence that additional services are needed or would require further funding.
Lack of Evidence for Private Services: There's no indication that private individuals can provide better or more economical services than what's currently offered by the county. In fact, research suggests that high tax rates can lead to significant economic costs, including excess burden and deadweight loss.
Insufficient Budget Details: The Service Plan lacks a detailed budget outlining how annual revenues would be utilized, raising concerns about fiscal transparency and accountability
Historical Significance: Bill's Ranch is an integral historical part of Summit County, and we believe it should remain so. We have watched the areas around change over my lifetime and Bills Ranch has always kept it feeling like home. We are already taking away some of the history by adding in the new homes as you enter on Miners Creek Road. We have owned up there for close to a century and want to keep the historical views of Bills Ranch.
Given these points, we respectfully request that our property be excluded from the proposed metropolitan district and that these comments be entered into the record.
Son of a Co-Trustee
Ryan Scales
5861 Oak Meadows Blvd
Firestone, Colorado
80504

Dear Mr. Corson
RE: Public Hearing PLAN24-043

As Co-trustee of lots 85 and 87. Bill's Ranch, Summit County, Colorado, it is our position that our property be excluded from the proposed Bill's Ranch Metropolitan District. This metro district tax creates a hardship on our family for the already outrageous taxes for Summit County. I strongly oppose having this metro tax and ask that the two parcels we currently own are excluded.

- **Excessive Tax Burden**: The proposed 8.377 mill levy would increase our property taxes, adding an unnecessary financial burden. Given the recent rise in property taxes nationwide, with some areas seeing increases of up to 6.9% , we believe this additional tax burden is unwarranted. Over the last two years, some land my family owns in Larimer County went up over 64% for taxes with no additional benefits there either.
- **Adequate Existing Services**: The Bill's Ranch Neighborhood Association has been providing satisfactory services, making the new district's services redundant. We've seen no evidence that additional services are needed or would require further funding.
- **Lack of Evidence for Private Services**: There's no indication that private individuals can provide better or more economical services than what's currently offered by the county. In fact, research suggests that high tax rates can lead to significant economic costs, including excess burden and deadweight loss.
- **Insufficient Budget Details**: The Service Plan lacks a detailed budget outlining how annual revenues would be utilized, raising concerns about fiscal transparency and accountability
- **Historical Significance**: Bill's Ranch is an integral historical part of Summit County, and we believe it should remain so. We have watched the areas around change over my lifetime and Bills Ranch has always kept it feeling like home. We are already taking away some of the history by adding in the new homes as you enter on Miners Creek Road. We have owned up there for close to a century and want to keep the historical views of Bills Ranch.

Given these points, we respectfully request that our property be excluded from the proposed metropolitan district and that these comments be entered into the record.

Co-Trustee

James Curtis Bringle

5861 Oak Meadows Blvd

Firestone, Colorado

80504

From:	Margaret posey
To:	Simon Corson
Cc:	BOCC
Subject:	Public Hearing PLAN24-043 Bill"s Ranch Metropolitan District
Date:	Thursday, February 27, 2025 9:53:14 PM

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As owners of Lot 126, Block 7 on Bill's Ranch in Summit County, we wish to be excluded from the proposed Metropolitan District. We understand that the roads are County owned. It is concerning that the Metro District's plan states they intend to take ownership of the roads. We want confirmation that we will continue to have access to our property.

From the onset of this proposal our position was to be convinced about the need for a Metropolitan District. We remain unconvinced.

We have been told that some of the benefits to the District would include the following:

Fairer because everyone would pay

There will still be an unfairness. Many owners live there year-round and even run businesses from their properties. We pay our dues even though we use our cabin only during the summer.

Improving/maintaining the roads.

We are completely satisfied with the accessibility of the roads. This is mountain living!

Fire mitigation

This has been successfully addressed with the help from the County and grants. Owners have been diligent about mitigating and also assisting their neighbors.

Seat at the table

In our opinion the formation of the Metro District would not guarantee such a seat at Summit County government rulings.

In conclusion, Bill's Ranch has been a very special place for me since my parents bought our property from Bill Thomas in 1946. Naturally we have seen many changes during these 79 years. Creating a Metro District is not a change we can support.

Please enter our comments into the record.

Joe and Margaret Posey

90 Willowbend Lane

April 22, 2025

Board of County Commissioners, Summit County, Colorado
c/o Simon Corson
PO Box 68, 305 S. Ridge #68
Breckenridge, CO 80424

RE: Bills Ranch Metro District

To BOCC:

As interested parties (Posey Family) of Lot 126 – Block 7, we are writing to document our strong opposition to the proposed Metro District.

Our cabin has been in the family for almost 75 years and is in a remote area of Bills Ranch. And as such is only utilized during the summer season.

- While the motivation behind forming the metro district may be well intentioned, we do have serious concerns after observing numerous controversies with other metro districts in the state. One need look no further than Dillon and their MD that has caused a community to become divided and has led to financial hardships.

- As we understand it, the immediate goal of the MD is to tax Bills Ranch owners primarily to cover the costs associated with snow removal; something the BRNA dues (that our parents dutifully pay) are meant to cover. Given our remote location, access to our cabin is not needed or wanted during the winter season. Therefore, any road maintenance on our lane during this time period is completely unnecessary and unwanted. This is a waste of resources and funds.

- Chief among other concerns is just how much power the metro district will ultimately wield; both in the short term and long term. Language in the proposal that gives us pause is exposure for potential metro district overreach; eminent domain, public land, etc..

For the reasons outlined above and many others, we are in opposition to the development of this Metro District. Thank you for your consideration.

Sincerely,

Mike & Renee Posey
Lisa Wilson

From: [redacted]
To: Simon Corson
Cc: [redacted]
Subject: Bill"s Ranch Service plan
Date: Thursday, April 17, 2025 4:26:51 PM

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April 17, 2025

Board of County Commissioners, Summit County, Colorado
c/o Simon Corson
PO Box 68
305 S. Ridge #68
Breckenridge,
Colorado 80424

Re: Service Plan for Bill's Ranch Metropolitan District

Dear Summit County BOCC,

I am writing regarding the above referenced Service Plan. I request that our property at 28 Boggs Lane, Schedule # 6501819 be excluded from the Metropolitan District proposed by the Bill's Ranch Neighborhood Association (BRNA).

I applaud the efforts of the BRNA to search for a better solution for the maintenance of roads owned by Summit County in our neighborhood. Unfortunately, a Metro District adds too many layers and expense for such a small neighborhood.

Additionally, finding homeowners who want to serve on the board of the Metro District now and into the future with the skills necessary to manage the Metro District may be a challenge due to the small size of our neighborhood with many owners just part time residences.

Given the new workforce housing that has been built in Historic Bill's Ranch, and the additional stress this has put on our roads, I hope that the BOCC will consider how they can assist in the maintenance and snow removal of the roads. I believe this can be accomplished without widening the roads by simply plowing the roads as done by our current vendor.

Thank you for your consideration and assistance in finding the right solution for the Summit County roads in our Historic Bill's Ranch Neighborhood.

Sincerely,

Susan and Kathy Tucker, 6th generation Colorado residents
Great Granddaughters of BF Boggs who built our cabin in Bill's Ranch in 1931

[redacted]

April 15, 2025

Board of County Commissioners, Summit County, Colorado
c/o Simon Corson
PO Box 68
305 S. Ridge #68
Breckenridge, Colorado 80424

Re: SERVICE PLAN FOR THE BILL'S RANCH METROPOLITAN DISTRICT affecting Schedule #1200450 Bill's Ranch Subdivision, CO, aka 68 Goldfinch Ln (same as 647 Temple Tr), Frisco, CO 80443

To the Summit County BOCC,

I am writing regarding the above referenced SERVICE PLAN. Pursuant to C.R.S. "Title 32-Special Districts Provisions, Section32-1-203" I request the above referenced parcel be excluded from the Metropolitan District proposed by the Bill's Ranch Neighborhood Association (BRNA) which you are hearing on 4/29/2025 for the following reasons:

1) CRS 32-1-203 requires 4 mandatory and 5 discretionary criteria be evaluated by the BOCC for this service plan. Items a, b, & c of the mandatory criteria are not met by the service plan for Bill's Ranch. There is not sufficient existing or projected need for a metropolitan district (a) as the existing service is adequate (b). Additionally, the economic aspect of item (c) puts a tremendous financial burden on the property owners for excessive ADMINISTRATIVE and LEGAL expenses that do not exist today. This is unnecessary, and punitive. Why should we pay the attorney $8,000 every year? For what?

2) Again, referencing the mandatory and discretionary criteria required by the statute, regarding discretionary criteria the statute states: the proposal must be in "substantial compliance" with the Ten Mile Master Plan. It is not. The Ten Mile Master plan for Bills Ranch states that the COUNTY maintains roads and widens them (Goal C, Page 5), that the COUNTY adopts a historic overlay district (Goal E, Page 6), and that the COUNTY sell and deed interstitial lands to adjacent property owners (Goal G Page 7). None of this has been accomplished. Instead, the applicant seeks to introduce a governmental taxation district to solve the COUNTY's recommendations/promises in the Master Plan.

3) Specific to my exclusion request: My property is contiguous to Temple Trail, a maintained, paved road (aka the bike path or recpath). Records for my property establish this location as 647 Temple Trail. This land has been in my family since 1950. The SERVICE PLAN indicates that the property owners in Bill's Ranch were solicited for feedback on this Proposed Metropolitan District. I have never been asked for feedback or given a voice concerning this proposal as others have been afforded. Properties in Bill's Ranch located South and North of Temple Trail are not included in the Proposed Metro District (43 properties!), but are still in Bill's Ranch as described in THE SERVICE PLAN, item 2 "District Boundaries and Service Area." There is no explanation why some parcels in Bill's Ranch are included, while others are not. Mine is currently included, but I ask that it be excluded as EVERY OTHER property adjacent to Temple Trail.

4) The board should be made aware that the mandatory and discretionary criteria are discussed by the applicant for Bill's Ranch as a whole. The east side of Bills Ranch is far different than the west side. My property is located on the west side, not on any of the county roads discussed by exhibit C of the service plan. The road that accesses my property is a private road, on private property, with longstanding easements in place. This is NOT a Bill's Ranch road. The service plan discusses NO NEW easements that would be REQUIRED for a metro district to obtain from the owner of this road. It's in the Frisco Township and is called Goldfinch Lane. I have an access easement recorded on my Deed which states "…. TOGETHER WITH A PREPETUAL RIGHT OF INGRESS, EGRESS, AND ACCESS TO AND FROM BILL'S RANCH OVER EXISTING ROADS AND WAYS TO THE PROPERTY ADJACENT THERETO." The easement extends from Seventh Avenue to County parcel #4009429 in Bill's Ranch, which serves four contiguous parcels. GOLDFINCH LANE is not all in the proposed District and not

a district road as depicted in Exhibit B below, rather it is in the Mountainside PUD/Frisco Township. My recorded, deeded Easement with Mountainside pre-dates any other agreements that may subsequently be signed or agreed to. Please refer to EXIBIT B attached. Goldfinch Ln has multiple access/sewer easements in place prior to this application. This cannot be understated.

5) Several of the properties in Bill's Ranch are summertime only cabins, as is this property, in addition to four season/rental properties. I understand full time and rental property owners desire to have roads maintained at the expense of others. I do not agree that the summertime cabin owners should have to subsidize those expenses. The property taxes paid are already quite high and the additional mill levy against BRNA's *hand-selected portion* of Bill's Ranch owners is excessively burdensome and amounts to DOUBLE TAXATION (since existing property taxes are supposed to pay for road maintenance).

For the reasons stated above, I wish to be excluded from the "Bill's Ranch Metropolitan District".

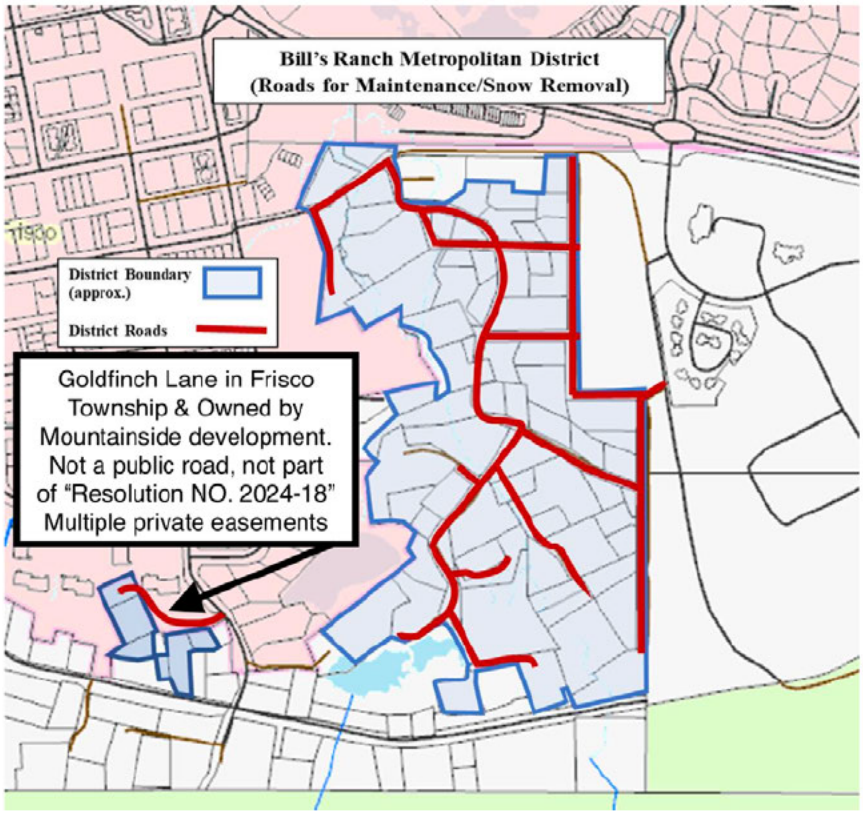
Sincerely, Fred Schaefer
3158 W Clyde Pl, Denver, Colorado 80211
[redacted]

Cc: file
Todd [redacted]

Attach: EXHIBIT B Map of District Boundaries and Roads

EXHIBIT B

Vicinity Map of District Roads



From:	Todd Schaefer
To:	Simon Corson
Cc:	Fred Schaefer; Margaret posey; Charles Bringle; [redacted]
Subject:	Comments for the record re: Bill"s Ranch 3/11/25
Date:	Friday, February 28, 2025 9:34:08 AM

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Simon,

I would like to comment on the Bill's Ranch Metropolitan District proposed by the Bill's Ranch Neighborhood Association (BRNA). I have reached out to the association for clarity but have been met with much hostility by members and leadership of BRNA when trying to find out more information. It appears that the association is hand-picking properties in Bill's Ranch that they would like to pay additional mill levy to fund snow plowing efforts for roads that are owned either by Summit County and are not maintained by Summit County or roads that are private property within the Town of Frisco. The procedure of including some parcels and excluding many others is contrary to the very language they are using to promote the concept. To promote the concept, the BRNA is claiming that *everyone in Bill's Ranch must share in the cost,* through increased property taxes, of plowing the roads. However, most of the high value properties south of Temple Trail (in Bill's Ranch), and many others adjacent to Temple Trail have been "excluded" from the proposal, even though the BRNA plows their roads too!. If everyone is to share in the cost, why isn't everyone who has their roads plowed by BRNA included in the proposed Metro District? I know that you cannot answer this question, only the proponents of the District can. **So I would like to have the BOCC ask the applicant directly why so many high value Bill's Ranch properties are excluded from the proposal while still having their access provided by the applicant BRNA?**.

Metropolitan Districts are traditionally used for infrastructure development at the beginning of a neighborhood development and are used to fund a wide variety of projects within that community. The use of a Metro District in Bill's Ranch, almost 100 years after the Ranch became available to individual owners, seems backwards. This seems like the wrong vehicle to be used to solve a singular problem. Additionally, the Service Plan for the Bill's Ranch Metro District leaves almost **unlimited powers** for things the District could do, but **can't define**, at additional property owner expense. If the only reason for the District is to plow and maintain dirt roads, a different approach is needed. Not a Metro District.

Thank you for entering these comments into the record and to the BOCC for asking the applicant the question posed above.

Todd Schaefer
[redacted]

cc: Fred Schaefer, owner parcel 1200450, et al.

From: Tanya Embree
To: Simon Corson
Subject: March 11 hearing
Date: Wednesday, March 5, 2025 7:23:34 AM

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Tanya Embree-Schaefer

[redacted]

[redacted]

Mr. Corson,

I would like to comment on the Billl's Ranch Metropolitan District proposed by the Bill's Ranch Neighborhood Association (BNRA) affecting Schedule # 1200450, which you are hearing on 3/11/2025.

68 Goldfinch Ln (same as 647 Temple Tr) Frisco, CO 80443 has been in our family since 1950, and although there are properties that could benefit from the proposed road maintenance and snow removal, there are several cabins that are used as for summertime only, and should not be forced to subsidize the expenses incurred.

The BNRA seems to be excluding certain properties from paying additional fees . There are high value properties in Bills's Ranch that are not being included in the proposal. For the time being, the District is claiming all they want to do is plow and maintain the roads. To date, the roads they allegedly maintain, Temple Trail is NOT included despite there being sewage lift station, gas lines, and electric service everywhere on that road.

Once approved, this opens up unlimited power to tax property owners excessive amounts on already high property taxes. Their intentions are not defined, which causes concern for many property owners.

I thank you for your time and hope you take our concerns seriously. Please include these comments into the record.

Tanya Embree- Schaefer

SUMMIT COUNTY
COLORADO

PLANNING DEPARTMENT

970.668.4200
www.SummitCountyCO.gov

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

February 19, 2025

Joe Norris
44 Cook Street, Suite 620
Denver, CO 80206
Sent email: jnorris@cegrlaw.com

RE: Planning Case # PLN24-043: Request for a Service Plan for the Bill's Ranch Metropolitan District, located in the Bill's Ranch Subdivision, containing 80 parcels and approximately 60 acres; zoned R-2 and PUD

Good afternoon:

On February 18, 2025, the referral and review process for the above referenced project was completed. During this process, the following comments were made by referral agencies:

Engineering Department:
Please find the attached letter.

Town of Frisco:
Please find the attached letter.

GIS Department:

- When creating a metropolitan district, is a defined boundary required? In several locations the boundary is described as approximate.
- District roads are described as approximately 16 dirt roads on Page 2, Section 3. 14 roads are listed. What are the other 2 roads?
- Exhibit A: List of Properties, does not appear to have full property description for some of the listed properties. They have been cut short.
- Exhibit B: Map, shows some of the interstitial lands as part of the district and some of the interstitial lands as out of the district. Please clarify.
- Exhibit B: Map, the District Boundary is noted as approximate. Does this mean that some other properties may be included or excluded from the mapped boundary?
- Exhibit B: Map, shows roads to be included in the district that cross private property. Does the BRNA have permission/easements from the property owners to maintain the roads/private accesses across these private properties?
- Exhibit B: Map, shows two roads that are partially crossing the Town of Frisco, and at least one other road that is on a property that is not shown within the district.
- Temple TRL is listed in Section 3 but is not found on Exhibit B Map.
- It is not clear which roads are intended to be maintained as part of the district.

Assessor's Office:

- The map and list of lots are still not the same. The map shows two lots hatch-marked that are not on the list. (Redlined version does not have either one, so I am unsure if any subsequent changes may have been noted already.) These lots appear to be correct or intended on the map, based

on their location. They are 1200256/ Tract 53, 59, 60 Bills Ranch accessed from Stellar Jay Rd and 1200491/ Tract 28 accessed from Bobwhite Way. This part of the district formation really must be rectified before we will be able to create a new taxing entity and tax areas in our system. The remainder of my remarks are not essential items.

- The total acreage noted on the list of parcels is not correct according to the data in our system, whether with or without these two parcels. With them it would be 45.2842 acres and without it would be 43.6142. It does not appear the area has been resurveyed to come up with their acreage of 44.5 acres, since they have not provided a survey description of their district, which is more standard practice.
- Sort of a side note, but it is not typical to exclude parcels in one's service area merely because they are currently owned by a government entity. Properties can change hands in future, and one would want those parcels to be in the district and pay fees/ taxes if they became non-exempt and were utilizing the services (roads in this case) that the district is providing. Most of the County's parcels are not in their intended road maintenance area anyway, but 4009429/ In Bills Ranch Sub is accessed from Goldfinch Lane and in the middle of a group of parcels that are included.
- Last comment is that, while the primary purpose of the district is road maintenance, they do make reference to possible CRS 32-1-1006(6) which is regarding sanitation or water / sanitation services. Of the 76 total parcels on their map, 61 are in the Frisco Sanitation District, and 15 are not. Not really a problem, they would work it out with inclusions and exclusions as needed, just noting the differences.

<u>Finance Department:</u>

- The financial plan does not establish a capital reserve for future improvements or equipment purchases that may be required. I would recommend shifting $5,000 from the contingency line item to an annual capital reserve contribution.
- There is no debt contemplated in the financial plan. That is reasonable given the minimal services provided. Even with a $5,000 annual capital reserve contribution, any future equipment purchases or improvements will likely require debt financing at the proposed mill levels.
- The financial plan at $65,000 per year is unchanged from the original submission. The mill levy is appropriate to collect those funds based on current appraised values.

<u>Planning Department:</u>

- The applicant has not provided a plan for indebtedness.
- The applicant has not provided documentation that all services will be provided at County standard levels.
- Funding is projected only for road maintenance, snow removal, and administrative tasks. Full description of services or level of service has not been provided.
- Exhibit A and Exhibit B need to match to provide clarity regarding the District boundaries.
- Summit County should be included as owners within the District because County owned parcels exist within the District's boundaries.
- A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the proposed District and such other political subdivision is required to be submitted. Staff has not received these required materials. This would include the acknowledgement of any overlapping political subdivision, including the Town of Frisco, and Fire, Water, and Sewer Districts. This information is essential to staff's ability to refer this application to any overlapping political subdivision, as well as to properly analyze the proposed District's financial impact on the property owners within the District's boundaries.

Due to these outstanding issues, staff is recommending that the applicant request to postpone the March 11th Public Hearing to submit supplemental materials.

Should you have any questions, please do not hesitate to contact me at 970.668.4204 or simon.corson@summitcountyco.gov.

Sincerely,
Simon Corson
Senior Planner, Summit County Planning Department

SUMMIT COUNTY
COLORADO

ENGINEERING DEPARTMENT

970.668.4200
www.SummitCountyCO.gov

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

To: Simon Corson
From: Saul Saenz, Summit County Engineering Department
Date: February 13, 2025; updated April 9, 2025
Re: Special Metro District for Bill's Ranch (Planning Case # PLN24-043)
Applicant: Joe Norris

The following are comments regarding the above referenced Special Metro District submittal information. Any reference to "the Code" shall refer to the Summit County Land Use & Development Code unless noted otherwise.

COMMENTS:

- All improvements within the proposed District, whether existing or future, shall remain subject to the County's jurisdiction under State law, and by extension all standards and laws in County Codes and Ordinances shall be enforceable by the County. Any proposed installations shall remain subject to County approval, including but not limited to traffic signs, speed mitigation measures, and replacement of infrastructure such as culverts.
    - Miners Creek has a mapped floodplain with special flood hazard areas subject to the County's floodplain management regulations.
    - Wetlands are known to be present throughout the area which are also subject to County, State, and/or Federal regulations.
    - The district will be responsible for all appurtenances related to the roads including but not limited to ditches and culverts. Since the district is proposing maintenance of a portion of Miner's Creek Rd (CR 1000), the district will be responsible for the maintenance of the Miners Creek culverts.
- It appears that all proposed services are "at the discretion of the Board" which leaves a potential that such services will not be provided at County standard levels, as is a required finding of the BOCC in CRS 32-1-203 and part of Discretionary Criteria 2. The Engineering Department recommends that a commitment is made to a minimum operational service level for all services proposed, and the associated costs are analyzed and used for the financial projection. Funding is projected only for road maintenance, snow removal, and administrative tasks. Full description of services or level of service is missing. The updated service plan includes a minimum threshold of 4" per 24 hours of new snow for snow removal. No updates were provided for summer maintenance, which should include an initial assessment of the state of the roads and what maintenance may be required.
- Per Mandatory Criteria 3, *the proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries*. The requirements of Criteria 3 are not met with the provided documents.
    - The projected operations costs for snow removal, road maintenance, wildfire mitigation and parks & recreation are not supported by sufficient documentation, or the establishment of any particular level of service or operational commitment The lack of commitment to a specific level of service associated with the proposed costs creates a distinct possibility that the proposed District will not be properly funded.

    - The projected budget is not fully supported by the provided documentation. The Road Grading and Stabilization proposal from G&G Services dated 6/22/2024 does not include roads proposed to be included in the Service Plan like Miner's Creek Rd, Boggs Ln, Drakehaven Ln, or Goldfinch Ln. It is unclear whether this represents an annual cost or a single-year cost that may be increased or decreased in future years. This does not represent an annualized projection. The Engineering Department recommends that the proposed service plan include a 15-year analysis of revenues and expenditures to support the financial viability of and the practical need for the proposed District.
    - No supporting documentation was provided indicating the anticipated costs for any other services including cost of snow removal, maintenance of drainage, or parks/recreation.
- Per the Service Plan Statutory requirements (C.R.S. 32-1-202(2)), a map of the proposed special district boundaries is required. Exhibit A does not show all the roads proposed for maintenance. This is also labeled as an illustration only that is not survey accurate. Exhibit B shows the proposed roads but is not survey accurate. The County owns the interstitial lands on which many of the roads exists. Other sections of roads pass through private parcels with no known easements (e.g. Tracy LN (CR 1002)). Another issue is that some of the roads do not align with location of the interstitial parcels.
    - Goldfinch Lane (CR 1028) falls within the boundaries of the Town of Frisco.
    - Temple Trl (CR 1001) is listed on the service plan but does not show up in Exhibit B as a road proposed for maintenance.
    - A survey should be required to accurately describe the boundaries of the proposed District and should include the location of the interstitial parcels as well as the roads in relation to those parcels. Further easements may be necessary to permit the activities proposed to be performed by the District on private property such as snow storage or road surface maintenance. The public road resolution by the BOCC recorded under recording no. 1326076 states that roads within Bill's Ranch area are public roads. While Engineering agrees that the roads are public, a survey should be required to accurately describe the boundaries of the district and locations of interstitial parcels and roads.
- The County acquired fee title of over 20 acres of interstitial and remnant lands in the proposed District area by deeds that were recorded at Reception no. 432610 on November 16,1992 and no. 712079 on March 3, 2003. These lands include many of the access roads and associated drainage ditches and/ or snow storage areas within the proposed District area. Therefore, the County should be included as owners within the District. The roads are not just public roads but exist on County owned parcels.

TOWN of FRISCO

P.O. Box 4100 • Frisco, Colorado 80443

February 18, 2025

Simon Corson
Senior Planner
Summit County Government
0037 Peak One Drive
PO Box 5660
Frisco, CO 80443

RE: Referral PLN24-043: Bill's Ranch Metropolitan District Revised Service Plan

Mr. Corson:

Based on the submitted Service Plan for Bill's Ranch Metropolitan District updated January 24, 2025, The Town of Frisco recognizes and understands that the proposed District is not seeking to have roads brought up to Town of Frisco standards, nor are they requesting any maintenance or service by the Town of Frisco. If the District wanted to discuss maintenance of the roads in the future, the Town would only be amenable if the roads met the Town of Frisco Street Standards. This is not required if maintenance by the Town is not requested.

The Town requests that further information is provided on behalf of the applicant regarding the statement under Section 5. Financial Plan which states: "In addition, the District may assess and impose fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time".

The Town requests that language is inserted in the agreement clarifying that there will be no tolls or fees taken for non-residents utilizing the roads within the District.

Thank you for the opportunity to comment on this proposal and please reach out to contact me with any further questions/clarifications at katiek@townoffrisco.com.

Thank you,

Katie Kent
Community Development Director
Town of Frisco

TOWN of FRISCO

P.O. Box 4100 • Frisco, Colorado 80443

April 9, 2025

Simon Corson
Senior Planner
Summit County Government
0037 Peak One Drive
PO Box 5660
Frisco, CO 80443

RE: Referral PLN24-043: Bill's Ranch Metropolitan District Revised Service Plan

Mr. Corson:

Thank you for sending the March application materials on the above stated proposal. The Town appreciates the application materials addressing our previous comment with regards to clarifying there will be no tolls or fees taken for non-residents utilizing the roads.

As noted in February, based on the submitted Service Plan for Bill's Ranch Metropolitan District, The Town of Frisco recognizes and understands that the proposed District is not seeking to have roads brought up to Town of Frisco standards, nor are they requesting any maintenance or service by the Town of Frisco. The Town wants to clarify that it currently has no maintenance responsibilities within the proposed District and if the District wanted to discuss maintenance of the roads in the future, the Town would not consider a request unless the roads were improved to meet the Town of Frisco Street Standards, the properties were annexed, and other conditions met. This is not required if maintenance by the Town is not requested.

Due to the short review time in February, the Town's Public Works division has provided further comments during this review. We apologize that these were not stated in February but request that they are taken into consideration at this time.

1. The Town recognizes that Goldfinch Ln and Ophir Lake Rd are not ROW and therefore not owned or maintained by the Town. The Town suggests a sentence be added stating **"The Town of Frisco is not responsible for any road maintenance within the District"**.

2. The Town does not currently have water infrastructure directly in the district boundary, but if we were to receive an extraterritorial water agreement, the clause appears to automatically give the right to modify our water system which the Town may not want. With regards to the operations and maintenance clause stating that the District is authorized to construct, own, operate, and maintain any improvements dedicated to a public entity, we suggest the following to be added to the end of the

section: "**However, the District shall not have automatic authorization to construct, own, operate, or maintain any infrastructure, water systems, or other public assets, that are owned, operated, or maintained by the Town of Frisco, unless expressly approved in writing by the Town.**"

Thank you for the opportunity to comment on this proposal and please reach out to contact me with any further questions/clarifications at katiek@townoffrisco.com.

Thank you,



Katie Kent
Community Development Director
Town of Frisco

	2017	2018	2019	2020	2021	2022	2023	2024	**Total**
Plowing	$ 6,600.00	$ 16,500.00	$ 16,700.00	$ 16,500.00	$ 17,100.00	$ 21,600.00	$ 19,466.00	$ 13,334.00	**$ 127,800.00**
Grading	$ 7,038.26	$ 7,367.28	$ 7,813.70	$ 6,695.06	$ 8,336.60	$ 10,812.83	$ 9,439.88		**$ 57,503.61**
Dog Waste	$ 240.00	$ 570.99	$ 265.80	$ 702.67	$ 449.51	$ 382.74	$ 435.24	$ 218.38	**$ 3,265.33**
Insurance		$ 812.00	$ 916.00	$ 916.00	$ 916.00	$ 916.00	$ 1,009.00	$ 1,048.00	**$ 6,533.00**
Total	**$ 13,878.26**	**$ 25,250.27**	**$ 25,695.50**	**$ 24,813.73**	**$ 26,802.11**	**$ 33,711.57**	**$ 30,350.12**	**$ 14,600.38**	**$ 195,101.94**

RESOLUTION NO. 2025-

BOARD OF COUNTY COMMISSIONERS
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO

A RESOLUTION DENYING PLANNING CASE #PLN24-043, A REQUEST FOR A SERVICE PLAN FOR BILL'S RANCH METROPOLITAN DISTRICT, LOCATED IN THE BILL'S RANCH SUBDIVISION, CONTAINNG 76 PARCELS AND APPROXIMATELY 45 ACRES, ZONED R-2 AND PUD.

WHEREAS, the Bill's Ranch Neighborhood Association has applied to the Board of County Commissioners for approval of a Service Plan for the proposed Bill's Ranch Metropolitan District (the "District"), zoned R-2 and PUD; and

WHEREAS, the Planning Department reviewed the application and associated materials, including the Service Plan for the District last updated March 26, 2025 (the "Original Service Plan"), and recommended that it be denied; and

WHEREAS, applicant submitted an updated Service Plan for the District to the Planning Department on April 28, 2025 (the "Updated Service Plan"); and

WHEREAS, the Planning Department has reviewed the Updated Service Plan and is still recommending that the application be denied; and

WHEREAS, the Board of County Commissioners reviewed the application at a public hearing held on April 29, 2025, with public notice as required by law and considered the evidence and testimony presented at the hearing; and

WHEREAS, the Board of County Commissioners finds as follows regarding the application and the Original Service Plan:

1. The applicant proposes water, wildfire mitigation, solid waste management, and parks and recreation services without providing satisfactory evidence that there is sufficient need for the proposed District.
2. The applicant has not provided satisfactory evidence to demonstrate that the existing service in the area to be served by the proposed District is inadequate for present and projected needs because, among other things, the majority of the proposed services are already provided by other governmental entities and the road services can be provided through other more efficient and economical means.
3. The applicant has not demonstrated that the proposed special district is capable of providing economical and sufficient service to the area because, among other things, the applicant failed to provide sufficient cost estimates and state a level at which the services would be provided.

4. The District has not demonstrated the financial ability to discharge indebtedness because, among other things, it has no plan to take on debt, despite proposing services such as wildfire mitigation, solid waste management, and water systems for irrigation that would require debt financing.
5. The service level to be provided is unclear and the Original Service Plan does not ensure that the service levels will comply with County standards.
6. The applicant has not provided a general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the proposed special district are compatible with facility and service standards of the County nor the Town of Frisco.
7. The applicant has not demonstrated how the proposal furthers the Bill's Ranch Neighborhood Subbasin Plan's Policy/Actions and the proposal directly conflicts with the special district related Policy/Actions contained in the 2009 Countywide Comprehensive Plan.
8. The applicant has not provided a full description of services and cannot demonstrate that the proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.
9. Satisfactory evidence has not been provided to show that this proposal will be in the best interest of area proposed to be served because, among other things, duplicative provision of the proposed services would be economically inefficient.

WHEREAS, the Board of County Commissioners further finds as follows regarding the application and the Updated Service Plan submitted on April 28, 2025:

1. The applicant proposes parks and recreation services without providing satisfactory evidence that there is sufficient need for such services in the proposed District. The proposed parks and recreation services require the negotiation and execution of an undescribed Intergovernmental Agreement with Summit County to grant the proponents some property interest in the lands that would comprise the public park area, as such the Service Plan is speculative and contingent at best. The other proposed services consist of dog waste stations which are not material and do not necessitate the formation of a metro district.
2. The applicant has not provided satisfactory evidence to demonstrate that the existing parks and recreation service in the area to be served by the proposed District is inadequate for present and projected needs because, among other things, these services are already provided by other governmental entities and the road services can be provided through other more efficient and economical means.
3. The applicant has not demonstrated that the proposed special district is capable of providing economical and sufficient service to the area because, among other things, the applicant failed to provide sufficient cost estimates and state a level at which the services would be provided.
4. The service level to be provided is unclear and the Updated Service Plan does not ensure that the service levels will comply with County standards.
5. The applicant has not provided a general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the proposed special district are compatible with facility and service standards of the County nor the Town of Frisco.

6. The applicant has not demonstrated how the proposal furthers the Bill's Ranch Neighborhood Subbasin Plan's Policy/Actions and the proposal directly conflicts with the special district related Policy/Actions contained in the 2009 Countywide Comprehensive Plan.
7. Satisfactory evidence has not been provided to show that this proposal will be in the best interest of area proposed to be served because, among other things, the need for parks and recreation services in the area has not been established and the proposed roadway services can be provided through other more appropriate means, such as a public improvement district.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT a Service Plan for the Bill's Ranch Metropolitan District, located in the Bill's Ranch Subdivision, containing 76 parcels and approximately 60 acres; zoned R-2 and PUD, is denied.

ADOPTED THIS 29TH DAY OF APRIL 2025.

COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

_____
Eric Mamula, Chair

ATTEST:

_____
Taryn Power, Clerk & Recorder

SERVICE PLAN

FOR

BILL'S RANCH METROPOLITAN DISTRICT

(SUMMIT COUNTY, COLORADO)

SUBMITTED: May 31, 2024
UPDATED: April 28, 2025

APPROVED: _____, 2025

PREPARED BY:

COCKREL ELA GLESNE GREHER & RUHLAND, P.C.
44 COOK STREET, SUITE 620
DENVER, COLORADO 80206

SERVICE PLAN
FOR THE
BILL'S RANCH METROPOLITAN DISTRICT

1. Introduction

This Service Plan is being submitted for the Bill's Ranch Metropolitan District (the "**District**" or "**Bill's Ranch**") to be located within Summit County, Colorado (the "**County**"). The District shall be an independent unit of local government, separate and distinct from the County. The District may choose to do business as "Bill's Ranch" or a similar designation.

Bill's Ranch is a semi-rural community located adjacent to the Town of Frisco, Colorado in an unincorporated portion of Summit County. The Bill's Ranch Neighborhood Association (the "**BRNA**"), originally formed in 1996, has operated and maintained many of the shared community improvements and facilities for Bill's Ranch since its organization. The BRNA is funded entirely through voluntary payment of membership dues, which have historically not been uniformly paid by all residents and property owners. As a result, the BRNA has been unable to reliably provide finances for proper maintenance of public improvements, roads, and common areas which benefit the community. No existing governmental entity has indicated a willingness to provide these improvements and services for the community.

Thus, after careful analysis, solicitation of feedback from BRNA members, and projections for the costs of providing such community services, the BRNA Board of Directors has determined the formation of a metropolitan district which could raise revenue by an operating mill levy and the transfer of ownership or responsibility for maintaining these public improvements to the District would be the most effective way to serve the community. It is anticipated that the BRNA would continue to function solely as a social organization after the establishment of the District and for other limited purposes. Specifically, the BRNA would continue its mission of charity, promotion of a local community, and curator of the history of Bill's Ranch. Upon organization of the District, BRNA would transfer any rights and obligations for operation and maintenance of the Bill's Ranch roads and public improvements to the District.

This Service Plan is prepared and submitted in accordance with Title 32, Article 1, C.R.S. (the "**Special District Act**") as one of the initial steps in organizing the District. The contents of this Service Plan will provide the basis for the formation, operation and financial management of the District. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances, without the need for numerous amendments. The District will be governed by a five-member Board of Directors (the "**District Board**") comprised of owners and residents in the District, serving staggered four-year terms, who will be able to make decisions based upon the future needs of the community.

Two directors shall serve until they or their successors are elected and qualified at the next regular special district election occurring in any year following that in which the special district was organized, and three shall serve until they or their successors are elected and qualified at the second regular special district election after organization. The basic term of office for directors, after the original terms provided in this section, is four years.

2. **District Boundaries and Service Area**

The District's Service Area includes portions of the Bill's Ranch neighborhood in unincorporated Summit County. Bill's Ranch is bordered by the Town of Frisco to the north and west, National Forest System lands to the south, and the County Commons PUD to the east.

The District's Service Area is anticipated to be largely consistent with the current area served by the BRNA, specifically the properties whose access is provided via roads historically maintained by the BRNA and proposed to be maintained by the District. Properties whose primary access is provided via roads maintained by the Town of Frisco or Summit County have not been included within the District's Boundary.

A map and legal description of the property included within the District Boundary is attached hereto as Exhibit A. A vicinity map identifying the roads proposed to be maintained by the District and identified as Bill's Ranch Metropolitan District Roads is attached hereto as Exhibit B. Attached hereto as Exhibit C is a Resolution of the Summit County Board of County Commissioners dated February 27, 2024, Affirming and Declaring Certain Existing Public Roads in the Bill's Ranch and County Commons Area as Public Highways. Said Exhibit C affirms that such roads are public roads and that the County has not accepted the Bill's Ranch roads and will not provide maintenance of such roads. There are 13 dirt roads that will be maintained by the District for the benefit of properties within its Boundaries as identified in Exhibit B and Exhibit C and as listed below:

- Bobwhite Way;
- Chickadee Lane;
- Drakehaven Lane;
- E. Ophir Lake Road;
- Goldfinch Lane;
- Lookup Lane;
- Siskin Lane;
- Stellar Jay Road;
- Taylor Trail;
- Tracy Lane;
- Willow Bend Lane;
- A portion of Miners Creek Road[1]; and
- A portion of Boggs Lane[2].

[1] The Nellie's Neighborhood small home community development is not included in the District Boundaries and will not contribute to funding for District operations and road maintenance efforts. Therefore, a portion of Miners Creek Road adjacent to Nellie's Neighborhood will not be part of the District's road maintenance requirements.
[2] A portion of Boggs Lane was previously sold, transferred, and conveyed by Summit County to the property owner by Quitclaim Deed dated April 23, 1997 recorded at Reception No. 537720 in the real property records of Summit County, Colorado. Therefore, that portion of Boggs Lane that is privately owned will not be part of the District's road maintenance requirements.

It is anticipated that the District's boundaries will not change; however, such changes will be permitted in accordance with Parts 4 and 5 of Title 32 of the Colorado Revised Statutes.

3. Population Projections and Assessed Valuation

The District Boundaries currently include approximately 45 acres of residential property with 76 total residential lots. Bill's Ranch includes an eclectic mix of single-family homes and cabins throughout the neighborhood. The estimated population of the district is approximately 70 households. Assuming an average of 2.59 individuals per household (using the latest U.S. Census data for Summit County), the estimated population is approximately 181 people. According to records of the Summit County Assessor, the reported assessed value of all property within the district as of 2024 was approximately $7.76 million.

The assessed valuation of property within the District Boundaries are estimated for the purpose of this Service Plan. The District's assessed value is anticipated to increase as additional lots are improved and/or as property values increase.

4. Proposed Powers, Improvements and Services

(a) Powers of the District

The District shall have all the powers, and may provide operation and maintenance of any of the improvements (collectively the "**Public Improvements**") and services, of a metropolitan district under the Special District Act, as determined by the Board from time to time, and as described below.

(i) *Roadways.* The primary initial responsibilities of the District will be to operate and maintain the community's roads, common areas, and related improvements. This will include plowing, grading, signage, traffic or speed mitigation measures if needed, and maintenance of associated roadway improvements. It is anticipated that the BRNA will convey all rights, responsibilities, and obligations for operation and maintenance of the roads to the District upon its organization. The District is not anticipated to own any roads and this Service Plan will not be construed to create any ownership interest or other right in favor of the District to utilize land or structure owned by other persons or entities, including the County. The District will contract with third party vendor(s) to provide all snow removal and road maintenance activities and is not currently anticipated to have any direct employees or purchase any equipment for the self-performance of snow removal or roadway maintenance activities. Specifically, the District anticipates snow plowing for all roads in the District annually between approximately November 15th to April 15th and at times when there is more than four inches of new snow in a 24-hour period. Road maintenance, including grading, pothole repair, and road stabilization will be performed seasonally, typically in the summertime. The District Board will be responsible for identifying and selecting the roads with the greatest needs for repair and maintenance. Whenever revenues allow, the District Board will consider longer-term preventative maintenance measures such as building up road base and improvement to drainage for all District roads.

(ii) *Parks and Recreation*. The District will manage and provide for operation of an existing dog waste station for use by residents and the public walking dogs in the District. In addition, and only after approval of an Intergovernmental Agreement with the County, the District may provide additional parks and recreation opportunities as determined necessary or beneficial. Additional parks and recreation services may include maintaining open space and interstitial spaces including wildlife corridors, drainage, pedestrian transit to include trails, paths, and other routes for bicycles or pedestrians. Given the District's critical location between the County Commons and the Town of Frisco, establishment of safe pedestrian access in, around, and through the District may be of importance to the District and the County, upon the parties agreement of a corresponding Intergovernmental Agreement providing for such services.

(iii) *Operations and Maintenance*. The District will acquire, construct, maintain, operate, and finance any Public Improvements only as authorized above. The District will be authorized, but not obligated, to construct, own, operate, and maintain Public Improvements that may be dedicated to the County or other public entity.

(iv) *Construction Standards*. The District will to the fullest extent practical or as required by law ensure that all Public Improvements are maintained in accordance with the standards and specifications of the County and any other governmental entities having proper jurisdiction. Neither the County nor any other governmental entity shall be required to inspect Public Improvements or take any other action in order to enforce this provision. All property within the District will remain under the jurisdiction of the adopted Summit County Building codes for the unincorporated areas of Summit County pursuant to Section 30-28-201, C.R.S., and all Board of County Commissioner amendments thereto adopted pursuant to Section 30-28-204, C.R.S.

(b) Preliminary Engineering Survey

The most pressing Public Improvement for the District to operate and maintain are the existing neighborhood roads and pathways. The District is not currently anticipated to construct any new roads or other Public Improvements. The District may provide for other Public Improvements as determined from time to time by the duly elected District Board, which will have the flexibility to adjust to the future needs and conditions of the District's constituents.

Because no new Public Improvements are planned, there is no need to prepare preliminary engineering or architectural survey for inclusion in this Service Plan. Similarly, there is no need to include a general description of the facilities to be constructed and the standards of such constructions. Any facilities or improvements constructed by the District in the future will be designed and constructed in accordance with the standards and specifications of the County or other governmental entity with appropriate jurisdiction.

(c) Eminent Domain Limitation

The District shall not exercise its statutory power of eminent domain or dominant eminent domain for the purpose of condemning property to widen or relocate Bill's Ranch Metropolitan District Roads.

5. **Financial Plan**

(a) District Revenues

It is anticipated that the District will be funded by a proposed property tax levy which is expected to generate approximately $65,000 in revenue in 2026, with the actual tax increase subject to approval by the District's voters at an election under Article X, Section 20 of the Colorado Constitution ("**TABOR**"). The tax levy is expected to ensure the District has the flexibility to allow for a dynamic economic environment without placing too large of a burden on the taxpayers.

The District's Financial Plan proposes a substantial but measured increase in operating revenues from those currently experienced by the BRNA. Historically, the BRNA has operated with an annual budget of approximately $30,000 or less and the proposed District budget of 65,000 will allow the District to accomplish additional road grading and road maintenance work that has historically not occurred. Therefore, the goal of the District is to increase and enhance road maintenance operations from the level of service historically provided by the BRNA.

In addition, the District may assess and impose fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time. The District shall not impose any tolls or fees for non-residents normal use of roads maintained by the District. The Bill's Ranch Roads to be maintained by the District are currently and will remain public roads.

(b) Debt

The BRNA has no debt, nor is any debt currently anticipated to be incurred by the District. The District anticipates operating based upon collection of an annual operating mill levy and establishment of a reasonable operating reserve.

The District Board may issue enterprise revenue bonds and/or seek voter approval to issue general obligation debt under TABOR in the future, but only after approval of a Service Plan Amendment approved by the County identifying the maximum mill levy that may be imposed for payment of general obligation indebtedness and the maximum debt that may be issued by the District pursuant to Section 32-1-204.5(2), C.R.S.Debt, if and when approved by Service Plan Amendment and issued, will comply with all relevant requirements of this Service Plan and applicable laws. Until such time, the District is not authorized to issue any debt.

The District shall not pledge any revenue or property of the County as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the County of payment of any of the District's obligations, nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the County in the event of default by the District in the payment of any such obligation.

(c) Financial Plan

The Financial Plan for the District is attached hereto as Exhibit D. As set forth in the Financial Plan, revenue assumptions, like all other financial information contained therein, are based on historical data from available records, including those of the BRNA. The District's tax base is expected to be stable or increasing, and the development and sale of real property is not expected to be necessary to assure economic security. If unforeseen changes result in operational shortfalls, the District Board will have to consider imposing service fees, seeking voter approval for a mill levy increase, seeking voter approval for the imposition of a sales tax, or adjusting the services provided.

The Financial Plan sets forth reasonably estimated projections, and such projections shall not serve as limitations on the District's financial capabilities except as otherwise expressly set forth in the Service Plan. The District does not currently anticipate entering into any intergovernmental agreements, but will have authority to do so at the discretion of the District Board.

(d) TABOR Compliance

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up other qualifying entities and enterprises to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by the District will remain under the control of the District's Board.

6. **Conclusion**

The BRNA has served the Bill's Ranch community since its formation. It has evolved with the community but its organizational structure and dependence upon voluntary payment of membership dues has led the BRNA Board, after extensive conversation with the Bill's Ranch residents, to the determination that establishment of the District is the only responsible and sustainable path to provide quality public services necessary and desired by Bill's Ranch community. It is in the best interests of the community to have a financially stable organization with perpetual existence and the status of an independent local government capable of maintaining and providing Public Improvements and services for the benefit of the entire community. Financial responsibility should not be placed on the few who pay membership dues, but should be shared fairly by all the residents and taxpayers who benefit from the shared community assets and Public Improvements. As required by Section 32-1-203(2), C.R.S., this Service Plan establishes that:

(1) That there is sufficient existing and projected need for organized service in the area to be serviced by the District;

(2) That the existing service in the area to be served by the District is inadequate for the present and projected needs;

(3) That District is capable of providing economical and sufficient service to the area within their proposed boundaries;

(4) That the area included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

(5) That adequate service is not, or will not be available to the area through existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

(6) That the facility and service standards of the District are compatible with the facility and service standards of the County and each municipality which is an interested party under Section 32-1-204(1), C.R.S.;

(7) The proposal is in substantial compliance with any master plan adopted pursuant to Section 30-28-106, C.R.S.;

(8) That the proposal is in compliance with any duly adopted city, county, regional, or state long-range water quality management plan for the area; and

(9) The powers and of services of the District will be in the best interests of the area proposed to be served.

Board of County Commissioners



April 29, 2025

PLN24-043 - Unique:

Service Plan for the proposed Bill's Ranch Metropolitan District

SUMMIT COUNTY
COLORADO

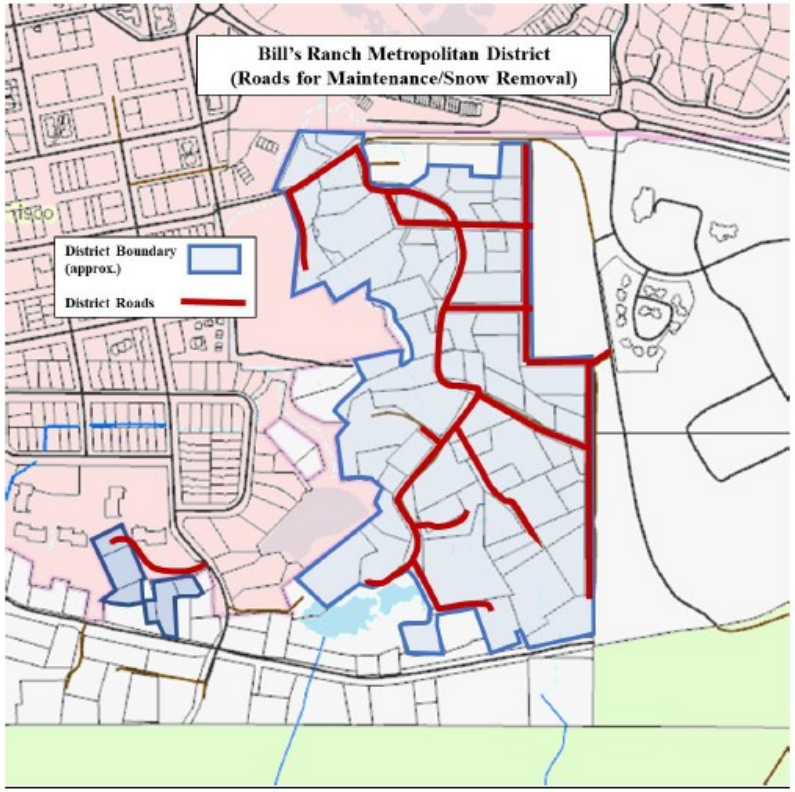
Exhibit A: Legal Description



Exhibit B: Map of District Roads

EXHIBIT B

Vicinity Map of District Roads



Recommendation

Staff recommends that the BOCC deny PLN24-043 based on the nine findings contained within the staff report.