



551 Hot Springs Boulevard
Post Office Box 1859
Pagosa Springs, CO 81147
Phone: 970.264.4151
Fax: 970.264.4634

**TOWN COUNCIL MEETING AGENDA
THURSDAY, FEBRUARY 18, 2016
Town Hall Council Chambers
551 Hot Springs Blvd
5:00 p.m.**

- I. **CALL MEETING TO ORDER**
- II. **PUBLIC COMMENT** – *Please sign in to make public comment*
- III. **CONSENT AGENDA**
 1. **Approval of the February 2, 2016 Meeting Minutes**
 2. **Approval of January Financial Statement and Accompanying Payments**
 3. **Liquor Licenses**
 - a. **Liquor License Renewal - Pagosa Springs Center for the Arts at 2313 Eagle Drive**
 - b. **Liquor License Renewal – Riff Raff Brewing Company at 274 Pagosa Street**
 - c. **Liquor License Renewal – Silver Dollar Liquor Store at 204 Pagosa Street**
 - d. **Special Events Liquor Permit – Pagosa Springs Area Chamber of Commerce Car Show June 11th on Lewis Street**
 - e. **Special Events Liquor Permit – Chimney Rock Interpretive Association Fundraiser June 25th at the Town Park on Hermosa Street**
 4. **Teen Dating Violence Awareness Month Proclamation**
- IV. **REPORTS TO COUNCIL**
 1. **Featured Department Head Reports**
 - a. **Police Department**
 - b. **Planning Department**
 2. **Sales Tax Brief**
 3. **Lodgers Tax Brief**
- V. **NEW BUSINESS**
 1. **Request from PAGWAPA for Additional Funding for Exploratory Well Drilling**
 2. **Ordinance 841, First Reading, 1855 West U.S. Highway 160 Rezone**
 3. **Ordinance 840, First Reading, Dedicating Public Utility Easement in Hilltop Cemetery**
- VI. **EXECUTIVE SESSION**

Revision to Springs Partners 10-Year Vested Right Agreement Pursuant to C.R.S. Section 24-6-402(4)(e) Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiators

- VII. PUBLIC COMMENT – *Please sign in to make public comment*
- VIII. COUNCIL IDEAS AND COMMENTS
- IX. NEXT TOWN COUNCIL MEETING MARCH 1, 2016 AT 5:00 PM
- X. ADJOURNMENT

Don Volger
Mayor



AGENDA DOCUMENTATION

CONSENT AGENDA:III.3

PAGOSA SPRINGS TOWN COUNCIL
FEBRUARY 18, 2016

FROM: **BILL ROCKENSOCK, POLICE CHIEF**

PROJECT: LIQUOR LICENSE RENEWALS
ACTION: DISCUSSION AND POSSIBLE DECISION

PURPOSE/BACKGROUND

Businesses granted liquor licenses by the State of Colorado and the Town of Pagosa Springs are required to renew their liquor license annually. The Town Council, as the Local Licensing Authority, has requested that the Police Department provide them with information on police contacts with these businesses in consideration of their renewal application.

Annually, the Police Department works with the Colorado Liquor Enforcement Division to conduct compliance checks on businesses within the Town of Pagosa Springs holding liquor licenses throughout the year, Officers do perform random checks/walk thru of businesses selling liquor in the town limits.

The vendors listed below have requested a renewal of their liquor license. Based upon a local records check, the Police Department has found the following:

Pagosa Center for the Arts – Since January 1, 2015, there were no documented liquor violations at the Pagosa Center for the Arts, located at 2313 Eagle Dr.

Riff Raff Brewing Co. – Since January 1, 2015, there were no documented liquor violations at the Riff Raff Brewing Company, located at 274 Pagosa St.

Silver Dollar Liquor Store – Since January 1, 2015, there were no documented liquor violations at the Silver Dollar Liquor Store, located at 204 Pagosa St.

Special Event Liquor Permit for Pagosa Springs Area Chamber of Commerce – there are no documented liquor violations associated with the Pagosa Springs Area Chamber of Commerce.

Special Event Liquor Permit for the Chimney Rock Interpretive Association – there are no documented liquor violations associated with the Chimney Rock Interpretive Association.

ATTACHMENT(S)

None

RECOMMENDATION

It is the recommendation of the Police Chief that the Town Council:

- **Consider the above information when determining approval of liquor license renewals**



AGENDA DOCUMENTATION

REPORTS TO COUNCIL: IV.1.A

PAGOSA SPRINGS TOWN COUNCIL

FEBRUARY 18, 2016

FROM: WILLIAM ROCKENSOCK, CHIEF OF POLICE

PROJECT: POLICE DEPARTMENT REPORT

ACTION: UPDATE AND DISCUSSION

POLICE DEPARTMENT INCIDENT REPORTING

The Pagosa Springs Police Department Statistics for January, 2016

Officers responded to 299 calls for service.
Officers responded to 16 agency assist calls
Officers completed 88 incident / offense reports
Officers completed 22 accident investigation reports.

OFFICER TRAINING UPDATE

Training for January 2016

Daily training bulletins are administered to each officer by Lexipol to keep current on Police Department Policy and Procedure.

Officers completed Community oriented Policing Training

RECRUITING UPDATE

The police department, currently, has one full time opening(s) for patrol Corporal. That positions is occupied by a part time officer.

The department is continuing recruiting efforts to create an eligibility list for future hiring.

COMMUNITY EVENTS UPDATE

The police department has started enforcement for law Enforcement Assistance Funding (LEAF) grant from CDOT and High Visibility Enforcement (HVE) for the first six months of 2016. The combined grants awarded to the department for the first grant period is \$7,200 which pays overtime compensation for officer to conduct designated DUI enforcement.

The police department will continue to receive POST grant funding, to provide online POST certified classes to officers 24 Hours a day.

CAPITAL IMPROVEMENTS UPDATE

The Police Department is has ordered the replacement truck for animal control ordered though GSA.



AGENDA DOCUMENTATION

REPORTS TO COUNCIL: IV

PAGOSA SPRINGS TOWN COUNCIL

FEBRUARY 18, 2016

FROM: JAMES DICKHOFF, PLANNING DIRECTOR

PROJECT: PLANNING DEPARTMENT REPORT

ACTION: UPDATE AND DISCUSSION

HISTORIC PRESERVATION BOARD (HPB) UPDATE

HPB meeting minutes from January 13, 2016 are **attached**.

The HPB conducted a meeting on Wednesday February 10, 2016 at 5:15pm in Town Hall, which included:

- 1) Discussions on conducting a Sandwich Board Sign and Historic District survey, in preparation for a recommendation in the Historic District. The HPB determined a survey of business and property owners within the district may help understand their signage needs if sandwich board signs were prohibited. Staff suggested the HPB seek direction from Town Council before embarking on a survey project.
- 2) Asked Staff to bring the previous submitted letters from the HPB to Town Council on December 17, 2015, regarding Museums and the Heritage Brochure back to Town Councils attention.
- 3) Elected Lindsey Smith as the HPCB Co-Chair for 2016.
- 4) Directed staff to share the current State residential and commercial tax credits available for designated properties.
- 5) Discussed historic preservation month events and activities. A work session was set for Wednesday February 17th at 5:45 pm.
- 6) Heard a recap of the Saving Places Historic Preservation Conference from attendees Lindsey Smith and Rachel Novak.
- 7) The HPB discussed Historic Preservation Month (May) events themed around the Town's 125th anniversary, and the 100th anniversary of the opening of Wolf Creek Pass.
- 8) Heard a recap of the Historic commissioner training in Lake City from attendees Peggy Bergon and Chrissy Karas.
- 9) Requested an annual work session with the Town Council in the near future.
- 10) HPB also discussed how they could be more a part of the discussion regarding the future of the Courthouse Building, being the structure is one of the most prominent historic structures in the downtown district.

The next regular HPB meeting will be held on March 9, 2016 at 5:45 pm in Town Hall.

PLANNING COMMISSION (PC) UPDATE

Meeting minutes from January 12, 2016 are **attached**.

The PC Conducted a regularly scheduled meeting on February 9, 2016 which include:

- 1) Consideration of a rezoning application for 1855 W. Hwy 160.
- 2) Approved a Conditional Use Permit for a proposed Paint Ball Park at 322 Harman Park Drive.
- 3) Discussed additional recommendations for town Council regarding smaller lots sizes in R-12 and R-18 as well as a recommendation to increase the density in R-18 to 20 dwelling units per acre.
- 4) Reminded all members to develop their thoughts for projects for Town Council to consider adding to the 5 year capital improvement plan.

The Next Regularly scheduled PC meeting will be conducted on January 26th at 5:30pm in Town Hall.

NEW ASSOCIATE PLANNER

Our new associate planner, Rachel Novak has joined our team. She started by attending the Saving Placed Historic Preservation Conference.

SOUTH FIFTH STREET ROW DEDICATION

Staff is planning on bringing the South Fifth Street ROW dedication to Town Council in March. The Town's Fifth Street ROW currently ends at the Town Streets Shop on Fifth Street. The remaining portion of South Fifth Street South of the shop, is actually an easement on the School Property. There is also a proposed realignment of this easement adjacent to the east side of the School's transportation building, that will come before the PSSGID Board for considering deeding a portion of the Lagoon property to the Town to formalize the Fifth Street ROW to the south end of the School Districts property, providing future access to the property south of the schools property.

TWO RIVERS GRAVEL PIT

Archuleta County is considering an application for a proposed gravel pit operation 14 miles south on Trujillo Road. The Planning Director has identified a number of issues related to increased heavy truck traffic in residential districts, pedestrian safety and impacts to our Town road infrastructure. The Planning Director has been working with the County Planning Department and the Town's Legal Counsel to identify potential means of ensuring the town has some sort of financial remediation for damage caused by the proposed increased traffic on Town Roads. Options will come to Town Council in March for consideration.

SMALLER RESIDENTIAL LOT SIZES

The Planning Commission has approved recommendations for Town Councils' consideration, which will come to Town Council in March 2016.

WAL- MART

Public Notification has been published for an Appeals Hearing from Wal-Mart on March 1, 2016, regarding the planning director's determination regarding the parking lot lights not complying with town codes. Wal-Mart has stated they are in the process of designing and manufacturing shields for the parking lot lights, however, due to public notification requirements, it was necessary to publish the possibility that Wal-Mart will want to pursue this option, based on Town Councils recent determination to only extend their request for extension till March 1, 2016.

SAFE ROUTES TO SCHOOL GRANT

A Safe Routes to School (SRTS) infrastructure grant application has been submitted on January 8th, for sidewalk improvements within the north Pagosa residential neighborhood, to provide connectivity to the Elementary School. Awards are expected to be notified in April 2016. There is \$2 million available state wide, and with up to \$350,000 requests being accepted, it is expected to be a very competitive grant round. The Town Council has dedicated \$80,000, the BOCC have dedicated \$10,000 and the School district has dedicated \$3,500 towards the grant match. Due to the funding commitments and engineers final project estimate, we requested 346,500 in grant funding.

SPRINGS PEDESTRIAN BRIDGE REPLACEMENT

The Planning Director submitted a GOCO grant in November, with award notification expected in Late March. Regardless of an award, the bridge will be replaced this summer. The Town Projects Manager has begun research for value of the old bridge to better understand the salvage value, since we have two interested private property owners that would like to purchase the bridge for their private use.

WATER WORKS FACILITY STATE HISTORIC HUND GRANT APPLICATION

We were recently notified that our Grant Application for restoration was not awarded. Staff would like to resubmit the SHF grant application in April 2016. Construction would not occur until 2017 if awarded. The estimated project cost is \$183,153.00 and the requested grant funding is \$137,365.00 with a town cash match of \$45,788.25.

AERIAL TOPOGRAPHY SURVEY

We conducted an Aerial Survey on Saturday November 14th with our hired contractor Olympus Aerial Surveying. The Aerial Survey will provide 1 foot interval topography mapping that can be utilized in planning future riverwalk trails, Town to Pagosa lakes trail segments and provide data for secondary road alignments as identified in the adopted "Access Control Plan". The data will also be made available for developers for a small fee.

RUMBAUGH CREEK BRIDGE UPDATE

We have received the signed grant contract awarding the town \$166,000. The RFP is being drafted for the restoration of the bridge in 2016.



Town of Pagosa Springs Historic Preservation Board
Regular Meeting Minutes
Wednesday, January 13, 2016
Town Hall Conference Room Located at 551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

I. **Call to Order / Roll Call:** Chair Brad Ash called the meeting to order at 5:22 pm. Present were Board members Peggy Bergon, Judy James, Chrissy Karas, Andre Redstone, Lindsey Smith, Planning Director James Dickhoff and Associate Planner Margaret Gallegos.

II. **Announcements:** None.

III. **Approval of Minutes:** Motion by Member James, seconded by Member Bergon, and unanimously carried to approve the *November 18, 2015* Historic Preservation Board meeting minutes as presented. Motion by Member Bergon, seconded by Member Redstone, and unanimously carried to approve the *December 9, 2015* Historic Preservation Board meeting minutes as presented. The Board relayed its appreciation to Margaret Gallegos for her assistance during the meetings and for the preparation and expertise that was provided with preparing the minutes for the Board.

IV. **Public Comment:** None

V. **Decision Items:**

A. Election of Chair Person and Vice-Chair Person for 2016: The Town's Land Use Development Code section 2.5.6.A.1 Election of Chairman and Vice Chairman outlines that "Annually, at the first regular meeting of the year, each board and commission shall elect, by majority vote, from its membership a Chairman and Vice-Chairman, with each being eligible for re-election, and each serving a one- year term in such capacity. The Chairman of each board or commission shall preside at all meetings and public hearings of such board or commission and shall decide all points of order and procedure. The Vice-Chairman shall assume the duties of the Chairman in the absence of the Chairman and shall act in the capacity of Chairman of all special committees created by the board or commission. Should the Vice-Chairman and the Chairman be absent from a meeting or public hearing, the majority of the board or commission shall appoint a member to be the presiding officer. Any vacancy from the position of Chairman or Vice Chairman shall be filled in the same manner as such positions are established. The Chairman shall transmit reports and recommendations to the Town Council." The Historic Preservation Board Chair asked for discussion and nominations for the annually elected Chair and Vice Chair positions.

Motion made by Member Karas, seconded by Member James and unanimously carried to nominate Peggy Bergon as HPB Chair Person for 2016.

Motion made by Member Redstone, seconded by Member James and unanimously carried to table nominates for the 2016 HPB Vice Chair Person until the next meeting for consideration.

B. Establish HPB regular meeting day(s), time(s) and place for 2016: The Land Use and Development Code Section 2.5.6.A.2: Establishment of Meeting Schedule specifies, "Each board



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and commission shall also establish a meeting schedule that meets frequently and regularly. All meetings shall be open to the public, and the agenda for each meeting shall be made available in advance. In lieu of a meeting schedule, the Board of Adjustment must convene a meeting within 45 days of receipt by the Director of a completed variance or appeal application."

Motion by Member James, seconded by Member Redstone and unanimously carried to set the 2016 regular Historic Preservation Board meetings for the Second and the Fourth Wednesday of each month, at 5:45 pm to be conducted in the Town Hall, located at 551 Hot Springs Boulevard.

VI. Discussion Items:

- A. **Saving Places Conference, February 3 – 6, 2016:** Planning Director Dickhoff noted that the 2016 Saving Places Conference is on February 3 – 6, 2015 and the current information is available at the Colorado Preservation website at: <http://coloradopreservation.org/saving-places-conference/2016-saving-places-conference>. In addition to Member Smith, Redstone and Karas may be interested in attending and will advise the Planning Director not later than January 18.
- B. **Sandwich Board Sign Regulations Considerations within the Historic District:** At the last meeting, it was decided to start an email dialog on potential questions for a survey for the district tenants and owners. Since this conversation was just initiated, the Planning Director included the same material from the last staff report in the Board's meeting packets. He noted that if the Board is able to decide on up to twenty questions, we could get a survey started, mailed and delivered door to door with return envelopes. A discussion occurred on how the HPB would like this handled. The Board commented that the questions should be informative such as "were you aware about allowable square footage of signage". The owners should be asked about what they want to convey on their respective signs. In addition, with the removal of Sandwich Board signs, would the owner utilize projecting and/or hanging signs as additional signage. It was concluded the PD Dickhoff would consult with the Town Manager and Council for their input about the survey and gauge their reaction to sign regulation changes.
- C. **Lake City Historic Commission Training, January 21 – 22, 2016:** Planning Director Dickhoff reported that Lake City would be hosting a Historic Preservation Commission Training on January 21 from 1p-5p and January 22, 9a – 1p. The training will be conducted by Tim Stroh State Architect and Mark Rodman of History Colorado and four others. The Town has indicated that we may have two in attendance. This training does count towards our CLG requirement of annual board member training. The training will be in the Historic Lake City Arts Building on the corner of 3rd and Silver Street in the heart of the Historic District. If your town/city will attend and wants to bring an exhibit of



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your historic activities, we have reserved an exhibit room to set up in Thursday morning right next to the training area.

- D. 125th Anniversary celebrations and Historic Preservation Month activities:** The official Town Birth date is February 28, 1891. The HPB begin discussions about HP month, May, activities and theme. It was agreed that the Board would not adopt the State theme but would recommend its own recognizing Pagosa Springs' 125 Anniversary. Several ideas were discussed including additional historic district walks/tours, banners with student artwork, window artwork in businesses and Indian nation presentations. It was suggested that a lecture series be coordinated to include topics such as trains, wolf creek, lumber industry, water – river / Springs, Korea, historic landmarks, early history outpost, books and author signing of Pagosa Springs books, and Pagosa's future.
- E. Community Presentation Update:** Staff has asked Mark Rodman, the new CLG coordinator, to consider the dates through May for a community presentation. Mr. Rodman noted that he would like to await a decision until after the Lake City presentations on January 21 and 22 in order to evaluate the presentations and would like to discuss the project one-on-one with any Pagosa Springs HPB members in attendance.

VII. Reports and Updates:

A. Planning Department Director Updates:

MASON LODGE: The Lodge has expressed interest in and has picked up an application for local landmark designation. The planning Director reviewed the application and the required submittal documents with their representative, Richard Wholf.

RUMBAUGH CREEK BRIDGE UPDATE: Town Council approved the second reading of Ordinance 835 on December 1, 2015, designating the Rumbaugh Creek Bridge as a local historic landmark. The State Historic Fund staff has mailed our contract. Planning Director will draft an RFP for advertisement of bids. At this point, staff recommends the stabilization of the bridge to occur by same restoration contractor to ensure the stabilization will accommodate the restoration project.

WATER WORKS FACILITY STATE HISTORIC HUND GRANT APPLICATION: Staff has submitted a grant application with the State Historical Funds for the restoration of the Water Works building located at 96 first Street. Award notification is accepted in April. The estimated project cost is \$183,153.00 and the requested grant funding is \$137,365.00 with a town cash match of \$45,788.25.

PLANNING COMMISSION (PC) UPDATE: At the November 24, 2015 PC meeting, the PC recommended the Town Council approve smaller lot sizes for single family dwellings in the R-12 and R-18 districts. This does not affect the current historic district, however, may apply to some historic neighborhoods. Town Council will be considering this matter most likely on January 21, 2016. The Next Regularly scheduled PC meeting will be conducted on January 12, 2016 at 5:30pm in Town Hall.



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TOWN COUNCIL: The Town Council approved Ordinance 833 on November 3, 2015, Establishing regulations regarding Electronic Message Center signs. Although the Council did prohibit exterior EMC signs within the historic district, they did allow interior use EMC signs.

TOWN PROJECTS COMPLETED / UPDATES:

- 1) Completed the Piedra Street reconstruction and installation of sidewalk to Elementary School.
- 2) Completed Majestic Drive CMAQ paving project.
- 3) Completed Aerial Survey for 1-foot topo mapping to accommodate TTPL trail and ACP road planning efforts.
- 4) Completed 6th Street Pedestrian Bridge project.
- 5) Began GGP site work with site improvements accepted to be completed in early 2016 and construction of one dome in 2016. Additional 2 domes are dependent on funding.
- 6) Completed Sewage transfer line to the Vista sanitation plant. System is expected to be operational by end of January 2016.
- 7) Received a State Historical Fund (SHF) grant for restoring the Rumbaugh Creek Bridge.

NEW ASSOCIATE PLANNER: Our new associate planner, Rachel Novak has accepted the position, and is scheduled to begin work the first week of February 2016.

NEW PROJECTS MANAGER: Our new Projects Manager, Scott Lewandoski has accepted the position, and is scheduled to begin work on January 14th. His desk will be located in the Planning Department offices, now located upstairs in Town Hall, in the former Parks and Recreation office space. Parks and recreation have moved their offices to the Community Center.

- B. Opportunity for HPB members to briefly present ideas and suggestions as well as potential future agenda items for the HPB's consideration:** Member Redstone made the following comments: He felt that more dialog is needed between the Historic Preservation Board and Planning Commission for preservation as a whole. He felt that they should have joint meetings for conveying of information. In addition, a greater effort is needed to increase membership of the Historic Preservation Board and to broaden its representation. In closing, he asked that the Board consider the Rumbaugh Creek bridge be a priority for the Board as an immediate and ongoing project.

VIII. Public Comment: None

IX. Adjournment: Meeting duly adjourned at 7:30 pm.

By: Brad Ash
Historic Preservation Board Chair



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Town of Pagosa Springs
Historic Preservation Board

Date: December 8, 2015
To: Town Manager, Greg Schulte & Town Council
From: Historic Preservation Board/Signed Chair Brad Ash
Subject: Town Tourism Committee (TTC) Regional Heritage Tourism Brochure

Dear Town Council,

The Town of Pagosa Springs Historic Preservation Board (HPB) has concerns with the "Pagosa Springs Heritage" brochure as presented, prepared and printed by the Town Tourism Committee (TTC). The Historic Preservation Board acknowledges that the intent of the brochure is to be used as a general tourism product for the region around Pagosa Springs, however, the brochure is popular and a second printing is expected soon, presumably with same content that does not adequately represent "Pagosa Springs Heritage" nor is the brochure culturally sensitive to Pagosa Springs History, for example: "Disease, hostile Indians, and ..."

On September 9, 2015, the Board held their regular monthly meeting and the "Pagosa Springs Heritage" brochure was once again a topic for the board to consider. "Consensus of the Board is to reject the existing brochure content for a second time and would suggest at this time the TTC or Town of Pagosa Springs hire a firm/group that could research and provide accurate information to develop a narrative for such a brochure." The HPB requested that HPB Chairman, Brad Ash, relay this recommendation to the TTC and Town of Pagosa Springs. The Board has agreed that the HPB is not qualified to provide historically accurate history of the heritage of Pagosa Springs, however, the HPB understands how important/popular this brochure is for the Town of Pagosa Springs visitors and would like for it to represent the Town of Pagosa Springs to the best that it can.

The board has requested that copies of the letter from December 9, 2014, and the published "Pagosa Springs Heritage" brochure be provided to the Town Manager. In closing, as stated in the letter dated on December 9, 2014, to the Town Manager and Town Council "THE BOARD IS CONCERNED WITH THE INADEQUATE INFORMATION AND HISTORICAL CONTENT CONTAINED IN THE TTC'S "PAGOSA SPRINGS HERITIAGE" BROCHURE. THE BOARD FURTHER RECOMMENDS THAT THE TOWN TOURISM COMMITTEE (TTC) RESEARCH THE CONTENTS OF THE BROCHURE SO THAT IT CONVEYS FACTUAL ACCURACY ABOUT PAGOSA SPRINGS HISTORY AND THAT THE INFORMATION BE CULTURALLY SENSITIVE".

Your review into this matter and conveyance of the Board's concerns is greatly appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to be "Brad Ash", written over a horizontal line.

Brad Ash, Chair
Pagosa Springs Historic Preservation Board

Attachments: Published/Printed - August 2014 "Pagosa Springs Heritage" Brochure.
Letter to Town Manager dated December 9, 2014.



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Town of Pagosa Springs
Historic Preservation Board

Date: December 9, 2015
To: Pagosa Springs Town Council and Town Manager
Re: Pagosa Springs Museums

Dear Town Council,

It is the expressed opinion of the Town of Pagosa Springs Historic Preservation Board that museums are a vital part of any community. Museums are charged with conserving, preserving, protecting and displaying the oral, pictorial and photographic history, ancient artifacts and historically significant physical property of the people and the region they inhabit. Museums also are the repositories and storehouses of regionally specific material of past and present cultures and historic past times. They are given to make available the collection of materials to the community at large, for a variety of different applications. Local museums concentrate on the area where they are located, bringing both educational and research opportunities as well as tremendous visitor interest. Quite simply, without museums in our community we would lose tangible links to our past and be unable to provide an accurate history for future generations to learn from.

Museums provide the unique and interactive experience of getting up close to things we usually only see in a book or on a webpage. This is a significant factor in attracting tourists to any area therefore making them instrumental in helping the local economy. Communities celebrating their rich cultural heritage with an array of museums and galleries can be a major draw in a tourist's decision to visit the area. Due to the large number of Baby Boomers retiring, all numbers point to Heritage Tourism being Colorado's fastest growing segment of the tourism industry.

Knowing that both the San Juan Pioneer Museum and the Fred Harman Art Museum have reached out to the Town Council for ideas on their concerns of their respective sustainability, the Historic Preservation Board unanimously supports that the Town of Pagosa Springs should play a role in ensuring that the inventory, collections and stories these museums house are preserved, displayed and remain accessible to the public for many generations to come. In addition, the HPB would like to suggest that this would be a great opportunity to include all the diverse cultural perspectives that have influenced the Pagosa area since the beginning of time, and encourage pursuing a "Cultural and Heritage" concept versus a traditional museum venue.

Thank You for your serious consideration of the sustainability of our current museums and the potential future of a Cultural and Heritage concept.

Sincerely,

A handwritten signature in blue ink that reads "Peggy Bergon". The signature is written in a cursive style and is positioned above a horizontal line.

Peggy Bergon

Vice Chair

Pagosa Springs Historic Preservation Board

Colorado's Historic Preservation Tax Credit for Residential Properties

WHAT IS A TAX CREDIT?

A tax credit is a dollar-for-dollar reduction in the amount of tax owed to the government. Tax credit projects create jobs and provide financial incentives to revitalize historic buildings. Federal and state tax laws offer tax credits for historic preservation projects that follow the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. The federal government offers a tax credit between 10 and 20 percent, which can be paired with the state tax credit.

In 2015, Colorado will offer tax credits for historic buildings. Preservation tax credits are managed by History Colorado.

WHAT TYPE OF PROPERTY IS ELIGIBLE?

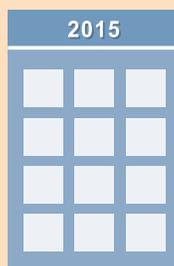
	Property must be:
Pre-2015 state tax credit	<ul style="list-style-type: none"> » At least 50 years old » Locally landmarked or listed on the State Register
New state tax credit for residential properties	<ul style="list-style-type: none"> » At least 50 years old » Locally landmarked or listed on the State Register
New state tax credit for commercial properties	<ul style="list-style-type: none"> » Locally landmarked or listed on the State Register » Income-producing

www.historycolorado.org/oahp/available-programs

HOW CAN THE TAX CREDITS HELP ME?

- » Historic preservation tax credits lower your tax bill, which can increase your tax refund.
- » Preservation tax credits can be used to offset the cost of rehabilitating and restoring historic buildings.

WHEN CAN I APPLY?



Applications for the new residential state preservation tax credit are accepted year-round on a rolling basis. Applicants may apply at any time. Applicants are encouraged to apply before starting work or in the early stages of the rehabilitation project.

Note: Each building is limited to \$50,000 in credits over a ten-year period unless the building is sold to a new owner.



Want to learn more?

Visit h-co.org/statetaxcredit or
Contact **Joseph Saldibar** at:
joseph.saldibar@state.co.us or 303/866-3741

HOW DO I CLAIM A TAX CREDIT?

1.  Submit Part 1 of the tax credit application.
2.  History Colorado will conduct a preliminary review of project materials and respond to your request.
3.  If your submitted Part 1 meets the requirements, History Colorado will approve the proposed work.
4.  Submit Part 2 of the tax credit application.
5.  History Colorado will conduct a detailed review and ensure your project follows the Standards for Rehabilitation.
6.  If your submitted Part 2 meets the requirements, History Colorado will approve the work and you will receive your tax credit.

All applications are reserved on a first-come, first-served basis.

	NEW CREDIT RESIDENTIAL	OLD CREDIT
		
Eligible properties	More than 50 years old, <i>and</i> Listed on State Register of Historic Properties or landmarked by a Certified Local Government (CLG)	More than 50 years old, <i>and</i> Listed on State Register of Historic Properties or landmarked by a Certified Local Government (CLG)
Eligible applicants	Property Owner, <i>or</i> Tenant with lease of at least 5 years	Property Owner, <i>or</i> Tenant with lease of at least 5 years
Eligible projects	Costs must exceed \$5,000 Project must meet the Secretary of the Interior's Standards	Costs must exceed \$5,000 Project must meet the Secretary of the Interior's Standards
Time limits	No time limit	Project must be completed within 24 months (or 48 with a one-time extension)
Completed work	Can be claimed if completed within past 24 months* and documented (* or 7/1/15, whichever is later)	Can be claimed if within 24 month period and documented
Extent of tax savings	20% of Qualified Rehabilitation Expenditures (QREs)	20% of Qualified Rehabilitation Expenditures (QREs)
Disaster relief	Additional 5% credit for properties located in areas that have been designated as disaster areas within past 6 years	None
Project cap	\$50,000 per property, but resets upon new ownership or after 10 years	\$50,000 per property
Credit availability	See Credit Limits Per Year chart on opposite page	Subject to yearly budget estimates
Credit length	Can be used for up to 10 years	Can be used for up to 10 years
Allowable costs	List of allowable expenditures (interior and exterior)	Qualified Rehabilitation Expenditures (QREs)
Fees	“Reasonable” Part 1 fee (may be waived for projects under \$15,000); No Part 2 fee	\$250 Part 1 fee (may be waived for projects under \$15,000) \$0-\$750 Part 2 fee
Recapture	No recapture of credits under the new law	Recapture plan if property sold within 5 years
Transferability	None; credits stay with owner	None; credits stay with owner



Colorado's Historic Preservation Tax Credit for Commercial Properties

WHAT IS A TAX CREDIT?

A tax credit is a dollar-for-dollar reduction in the amount of tax owed to the government. Tax credit projects create jobs and provide financial incentives to revitalize historic buildings. Federal and state tax laws offer tax credits for historic preservation projects that follow the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. The federal government offers a tax credit between 10 and 20 percent, which can be paired with the state tax credit.

In 2015, Colorado will offer tax credits for historic buildings. Preservation tax credits are managed jointly by the Office of Economic Development and International Trade (OEDIT) and History Colorado.

WHAT TYPE OF PROPERTY IS ELIGIBLE?

	Property must be:
Pre-2015 state tax credit	<ul style="list-style-type: none"> » At least 50 years old » Locally landmarked or listed on the State Register
New state tax credit for residential properties	<ul style="list-style-type: none"> » At least 50 years old » Locally landmarked or listed on the State Register
New state tax credit for commercial properties	<ul style="list-style-type: none"> » Locally landmarked or listed on the State Register » Income-producing

www.historycolorado.org/oahp/available-programs

HOW CAN THE TAX CREDITS HELP ME?

- » Colorado's state historic preservation tax credits are transferable: you can sell them upon completion of your project. Selling credits can bring in additional funds for your project, for a cash match for a grant, or for a loan.
- » Using preservation tax credits gives you access to additional federal and state funding pools, grant programs, and further tax credits.
- » Historic preservation tax credits lower your tax bill, which can increase your tax refund.

WHEN CAN I APPLY?

2015
JULY

Applications for the new commercial state preservation tax credit will be accepted starting July 2015. Applications are accepted year-round on a rolling basis.

RESERVATION LIMITS PER YEAR

Expenditures	2016	2017	2018	2019
Estimated rehab expenditures of \$2 million or less	\$2.5 million	\$5 million	\$5 million	\$5 million
Estimated rehab expenditures over \$2 million	\$2.5 million	\$5 million	\$5 million	\$5 million

- » **Each building is limited to \$1 million in credit in any one calendar year.** Owners may apply for credits on multiple properties.

HOW DO I RESERVE A TAX CREDIT?

www.advancecolorado.com/hptc

1.  Register with OEDIT on their tax credit website
2.  Submit a Tax Credit Application (TCA) and rehab plan. Use OEDIT's project checklist to make sure you've turned in all requested materials, such as photographs and drawings.
3.  History Colorado and OEDIT will conduct a preliminary review of project materials and respond to your request.
4.  If the project materials you submitted meet the requirements, OEDIT will reserve a preliminary tax credit on your behalf, pending available funding.
5.  History Colorado will conduct a detailed review and ensure your project follows the Standards for Rehabilitation. Upon History Colorado's approval of project, OEDIT will officially reserve the tax credits for the applicant (90 days).
6.  You will claim your tax credit upon completion of your project and approved proof of rehabilitation.

All applications are reserved on a first-come, first-served basis.



	NEW CREDIT COMMERCIAL	OLD CREDIT	
Eligible properties	Property must be designated individually, or it must be part of a historical contributing district, at the national, state, or local level.		More than 50 years old, <i>and</i>
	Listed on State Register of Historic Properties or landmarked by a Certified Local Government (CLG)		Listed on State Register of Historic Properties or landmarked by a Certified Local Government (CLG)
Eligible applicants	Property Owner, <i>or</i>	Property Owner, <i>or</i>	
	Tenant with lease of at least 39 years , <i>or</i>	Tenant with lease of at least 5 years	
	Holder and those with property under contract		
Eligible projects	Costs must exceed adjusted basis (25% of the purchase price minus current value of land)	Costs must exceed \$5,000	
	Project must meet the Secretary of the Interior's Standards	Project must meet the Secretary of the Interior's Standards	
Time limits	1) Applicant must start work within 12 months of allocation, and; 2) Applicant must be at least 20% finished within 18 months of allocation.	Project must be completed within 24 months (or 48 with a one-time extension)	
Completed work	Can be claimed if completed within 60 days* and documented (* or 7/1/15, whichever is later)	Can be claimed if within 24 month period and documented	
Extent of tax savings	25% of Qualified Rehabilitation Expenditures (QREs) for projects less than \$2 million; 20% of Qualified Rehabilitation Expenditures (QREs) for projects more than \$2 million	20% of Qualified Rehabilitation Expenditures (QREs)	
Disaster relief	Additional 5% credit for properties located in areas that have been designated as disaster areas within past 6 years	None	
Project cap	The maximum amount of tax credit available to any commercial property is \$1 million per year	\$50,000 per property	
Credit availability	See Reservation Limits Per Year chart on opposite page	Subject to yearly budget estimates	
Credit length	Can be used for up to 10 years	Can be used for up to 10 years	
Allowable costs	Any expenditures allowed by federal tax credit (IRS code 47(c)(1)(A))	Qualified Rehabilitation Expenditures (QREs)	
Fees	\$500 Part 1 fee Issuance fee of 3% of tax credit amount	\$250 Part 1 fee (may be waived for projects under \$15,000) \$0-\$750 Part 2 fee	
Recapture	No recapture of credits under the new law	Recapture plan if property sold within 5 years	
Transferability & saleability	Owners, including nonprofit organizations, may use, transfer or sell credits to other taxpayers; these other taxpayers may in turn transfer credits to additional taxpayers, using the OEDIT website	None; credits stay with owner	





**Town of Pagosa Springs
Planning Commission, Board of Adjustments & Design Review Board
Regular Scheduled Meeting Minutes**

January 12, 2016

Town Hall, Council Chambers, 551 Hot Springs Boulevard, Pagosa Springs, Colorado 81147

- I. **Call to Order / Roll Call:** Commission Chair Ron Maez called the meeting to order at 5:30 PM. Commissioners present were Peter Adams, Greg Giles, Heidi Martinez and Cameron Parker (arrived at 5:38 pm). Alternative Member Natalie Woodruff was absent. Also present were Planning Director James Dickhoff and Associate Planner Margaret Gallegos. Chair Maez left the meeting from 6:37 until 6:40 PM with VC Martinez presiding over the meeting in his absence.

- II. **Announcements:** None

- III. **Approval of Minutes:** Motion by Commissioner Martinez, seconded by Commissioner Giles, and unanimously carried to approve the December 8, 2015 Planning Commission regular meeting minutes as presented.

- IV. **Public Comment:** None received.

- V. **Board of Adjustments:** None.

- VI. **Planning Commission:**
 - A. **Set 2016 Regular Meeting Days, Times and Place for Planning Commission, Design Review Board and Board of Adjustments.** The Land Use and Development Code (LUDC) section 2.5.6.A.2: Establishment of Meeting Schedule specifies, *"Each board and commission shall also establish a meeting schedule that meets frequently and regularly. All meetings shall be open to the public, and the agenda for each meeting shall be made available in advance. In lieu of a meeting schedule, the Board of Adjustment must convene a meeting within 45 days of receipt by the Director of a completed variance or appeal application."* The Planning Commission Chair asked for discussion regarding the best day(s) and time(s) to meet monthly for the current Board members.

Motion made by Commissioner Martinez, seconded by Commissioner Adams, and unanimously carried to set the regular Town Planning Commission meetings for the Second and the Fourth Tuesday of each month, at 5:30 pm to be conducted in the Town Hall Council Chambers in Town Hall, located at 551 Hot Springs Boulevard, Pagosa Springs, Colorado.

 - B. **Elect 2016 Chair and Co-Chair for Planning Commission, Design Review Board and Board of Adjustments:** The Land Use and Development Code (LUDC) section 2.5.6.A.1: Election of Chairperson and Vice Chairperson outlines that *"Annually, at the first regular meeting of the year, each board and commission shall elect, by majority vote, from its membership a Chairman and Vice-Chairman, with each being eligible for re-election, and each*



**Town of Pagosa Springs
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serving a one- year term in such capacity. The Chairman of each board or commission shall preside at all meetings and public hearings of such board or commission and shall decide all points of order and procedure. The Vice-Chairman shall assume the duties of the Chairman in the absence of the Chairman and shall act in the capacity of Chairman of all special committees created by the board or commission. Should the Vice-Chairman and the Chairman be absent from a meeting or public hearing, the majority of the board or commission shall appoint a member to be the presiding officer. Any vacancy from the position of Chairman or Vice Chairman shall be filled in the same manner as such positions are established. The Chairman shall transmit reports and recommendations to the Town Council. In the case of the Planning Commission, the Chairman shall also certify plans and plats." The Planning Commission Chair asked for discussion and nominations for the annually elected Chair and Vice-Chair positions.

Motion made by Commissioner Martinez, seconded by Commissioner Adams and unanimously carried to nominate and elect Ron Maez as Planning Commission Chair Person for 2016.

Motion made by Commissioner Adams, seconded by Commissioner Maez and unanimously carried to nominate and elect Heidi Martinez as Planning Commission Vice-Chair Person for 2016.

VII. Design Review Board: None

VIII. Public Comment: None received.

IX. Reports and Comments:

A. Planning Department Report –Planning Director Dickhoff provided the following overview of the 2015 Planning Commission activities:

1) Approved a recommendation for Town Council to consider revising the design criteria in commercial districts regarding the use of metal siding. Town Council has approved this LUDC revision in Ordinance 822.

2) Approved a recommendation for Town Council to consider revising the LUDC regarding the use and placement of Cargo Shipping Containers. TC has approved regulations for commercial districts in ordinance 828. Residential District consideration will come back to them in the first quarter of 2016.

3) Approved a recommendation for Town Council to consider amending the LUDC to allow Electronic Message Center signs. TC approved LUDC revisions in Ordinance 833.



**Town of Pagosa Springs
Planning Commission, Board of Adjustments & Design Review Board
Regular Scheduled Meeting Minutes**

January 12, 2016

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4) Approved a recommendation for Town Council to consider allowing smaller single family residential lots within the R-12 and R-18 districts. This matter will go before the TC before the end of February.

5) Approved a recommendation to remove the minimum density requirement in the R-18 district. This item will come back to TC in the first quarter of 2016.

TOWN PROJECTS COMPLETED / UPDATES:

- 1) Completed the Piedra Street reconstruction and installation of sidewalk to Elementary School.
- 2) Completed Majestic Drive CMAQ paving project.
- 3) Completed Aerial Survey for 1-foot topo mapping to accommodate TTPL trail and ACP road planning efforts.
- 4) Completed 6th Street Pedestrian Bridge project.
- 5) Began GGP site work with site improvements accepted to be completed in early 2016 and construction of one dome in 2016. Additional two domes are dependent on funding.
- 6) Completed sewage transfer line to the Vista sanitation plant. System is expected to be operational by end of January 2016.
- 7) Received a State Historical Fund (SHF) grant for restoring the Rumbaugh Creek Bridge.

NEW ASSOCIATE PLANNER: The Town's new associate planner, Rachel Novak has accepted the position, and is scheduled to begin work the first week of February 2016.

NEW PROJECTS MANAGER: The Town's new Projects Manager, Scott has accepted the position, and is scheduled to begin work on January 14. His desk will be located in the Planning Department offices, now located upstairs in Town Hall, in the former Parks and Recreation office space. Parks and recreation have moved their offices to the Community Center.

SOUTH EIGHTH STREET RECONSTRUCTION IMPROVEMENTS PUBLIC INPUT WORK

SESSION: On January 19, 2016 at 5 pm in the Community Center, the Town Planning Department will conduct a public input work session regarding the potential scope of improvements along South Eighth Street. Door hangers will be distributed to residents along South Eighth Street, owners were mailed an invitation, and articles were published in the Pagosa Sun newspaper encouraging attendance. Town Council has allocated 1.5 million for 2016 improvements along South Eighth Street, and we want to collect comments from property owners and residents regarding the proposed project and potential elements that will be designed into the project.

WALMART: Public Notification has set the Town Council Appeals Hearing for March 1st, if needed, regarding the planning director's determination regarding the parking lot lights not complying with town codes. Walmart has stated they are in the process of designing and manufacturing shields for the parking lot lights, however, due to public notification



Town of Pagosa Springs
Planning Commission, Board of Adjustments & Design Review Board
Regular Scheduled Meeting Minutes

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requirements, it was necessary to publish the possibility that Walmart will want to pursue this option.

SAFE ROUTES TO SCHOOL GRANT: A Safe Routes to School (SRTS) infrastructure grant application has been submitted on January 8th, for sidewalk improvements within the north Pagosa residential neighborhood, to provide connectivity to the Elementary School. Awards are expected to be notified in April 2016. There is \$2 million available state wide, and with up to \$350,000 requests being accepted, it is expected to be a very competitive grant round. The Town Council has dedicated \$80,000, the Board of County Commissioners (BOCC) have dedicated \$10,000 and the School District has dedicated \$3,500 towards the grant match.

SPRINGS PEDESTRIAN BRIDGE REPLACEMENT: The Planning Director submitted a GOCO grant in November, with award notification expected in late March. Regardless of an award, the bridge will be replaced this summer.

WATER WORKS FACILITY STATE HISTORIC FUND GRANT APPLICATION: Staff has submitted a grant application with the State Historical Funds for the restoration of the Water Works building located at 96 First Street and the award notification is expected in April, 2016. The estimated project cost is \$183,153.00 and the requested grant funding is \$137,365.00 with a Town cash match of \$45,788.25.

B. Planning Commission: Commissioner Adams requested that the Planning Director provide an outline to the Commissioners that include the 2016 projects with progress and/or planning to date. Chair Maez asked that the outline include LUDC proposals. Planning Director noted that he could have a report ready for the Commission to review and invited them to add to the report and to provide recommended projects and prioritizing. The Commissioners agreed that they would begin working on their list of project and bring back during its next meeting on February 9.

C. Upcoming Scheduled Town Meetings: A meeting schedule was provided to the Commissioners that included meetings, through February 10, 2016, for the Planning Commission, Historic Preservation, Town Council and Parks and Recreation.

X. Adjournment - Upon motion duly made, the meeting adjourned at 6:45 PM.

Ron Maez
Planning Commission Chair



AGENDA DOCUMENTATION REPORTS TO COUNCIL: IV.2

PAGOSA SPRINGS TOWN COUNCIL
FEBRUARY 18, 2016

FROM: GREGORY J. SCHULTE, TOWN MANAGER

PROJECT: DECEMBER 2015 SALES TAX REVENUE REPORT

ACTION: DISCUSSION

CURRENT MONTH SALES TAX & LODGERS TAX REVENUE

This report represents the report for December 2015 for sales tax and the revenue continues to show an increase of **+11.4%** compared to December 2014. Total sales tax revenue for December 2015 for the Town is \$392,185 with that divided equally between the General Fund and the Capital Improvement Fund (\$196,408 going to each). In December 2014, the total amount received was \$352,558. The 2015 December sales tax received is \$40,257 higher than in 2014.

For only the Town, the collections year to date equals \$4,226,852 for both the General and the Capital Funds. In 2014, the year to date total for the period was \$3,583,519. This represents an 18% increase, or \$643,333.

However, also about 18% of this increase (about \$234,412 of the total for the Town and County) is collection of back taxes, mostly from 2014 and 2013. Collection of prior year taxes has been occurring all year long, though in decreasing amounts as the year goes by. The amount of funds received from prior periods has been getting progressively less and appears to be stabilizing, as follows:

<u>Prior Year \$</u>	<u>2015 Month Collected</u>
\$98,000	January
\$62,500	February
\$30,000	March
\$11,000	April
\$17,000	May
\$ 6,700	June
\$ 8,195	July
\$ 0	August
\$ 139	September
\$ 433	October
\$ 405	November
<u>\$ 40</u>	
\$234,412	TOTAL

Last, the state Department of Revenue continues to remit to the County instead of directly to the Town.

Compared to 2015 Budget

The sales tax projection for the adopted 2015 budget is a total of \$3,791,242 or \$1,895,621 each for the General Fund and the Capital Improvement Fund, and represents a 6% increase over the year end for 2014. The month of December 2015 yielded \$196,408 for the General Fund and exactly the same amount for the Capital Improvement Fund. Premised upon the 10 year monthly average, the expectation is the Town should have received in October for each Fund about \$187,666. The variance is \$8,742 or 5% more than budget. Year to date, we are ahead of budget by approximately \$217,805, or 11% ahead of budget. This information is true for the Capital Fund as well. Please see Exhibit A.

Here are some year-to-date PERCENT INCREASES provided by the County in sales tax by the most closely watched categories:

Construction = 11.5% (including prior period adjustments = 16%)

Retail Trade = 20.7% (including prior period adjustments = 23.5%)

Real Estate/Rental = 31.6% (including prior period adjustments = 32.5%)

Accommodation/Food Service = 11.6% (including prior period adjustments = 16.2%)

ANALYSIS

Resolution 2015-01 mandates 2015 expenditure reductions if sales tax revenues decline from the average revenue of the past two years. The application of the Resolution requires a monthly analysis that averages several months/years of revenue, to smooth out the impact of significant swings in sales tax collections:

	<u>2013</u>	<u>2014</u>	<u>Avg.</u>	<u>2015</u>	<u>% Change</u>
October	307,778	261,673	284,726	332,631	+16.8%
November	249,725	255,428	252,577	283,804	+11.1%
December	312,400	352,558	332,479	392,815	+18.1%

Everything is positive. Application of paragraphs 5 and 5(b) of the Council's policy calls for **NO** reduction of budgeted expenditures since the reduction is not more than 5%

ATTACHMENT(S)

Exhibit A

RECOMMENDATION

Informational, no action required.

**Town of Pagosa Springs
2015 Sales Tax Estimate
General Fund**

<u>Month</u>	<u>2015 Estimated</u>	<u>2015 Actual</u>	<u>Variance</u>	<u>10 Year Ave. % Collection</u>	<u>Percent Above Budget</u>
January	127,007	155,088	28,081	6.7%	22%
February	121,320	136,674	15,354	6.4%	13%
March	140,276	158,798	18,522	7.4%	13%
April	117,529	129,739	12,210	6.2%	10%
May	138,380	160,646	22,266	7.3%	16%
June	178,188	206,457	28,269	9.4%	16%
July	231,266	229,548	(1,718)	12.2%	-0.7%
August	178,188	204,313	26,125	9.4%	15%
September	180,084	227,537	47,453	9.5%	26%
October	155,441	166,316	10,875	8.2%	7%
November	140,276	141,902	1,626	7.4%	1%
December	187,666	196,408	8,742	9.9%	5%
TOTAL	1,895,621	2,113,426	217,805	100.0%	
Percent Ahead of Estimate	11%				



AGENDA DOCUMENTATION REPORTS TO COUNCIL: IV.3

PAGOSA SPRINGS TOWN COUNCIL
FEBRUARY 18TH, 2016

JENNIFER GREEN
DIRECTOR, PAGOSA SPRINGS AREA TOURISM BOARD

PROJECT: LODGING TAX UPDATE
ACTION: UPDATE AND DISCUSSION

LODGERS TAX FINANCIAL REPORT

The most recent lodging tax report has been included in the packet for review. December 2015 showed a 14.77% increase over 2014, or an increase \$5,956. 9 of the 12 months in 2015 resulted in the strongest collections in history. 2015 year to date collections were up 5.3% compared to 2014, or an increase of \$27,011.20. 2015 represents the strongest year of collections on record, despite a 15% - 20% reduction in available hotel / motel inventory during most of 2015.

VISITOR CENTER UPDATE

Visitor Center traffic in January was low compared to other months we have tracked with door counters. Given the abundant snow, it is possible that our visitors do not need the assistance of the visitor center in order to determine area activities. Additionally, we have added outdoor window rack holders to provide area brochures to visitors during off-hours. As we continue to collect monthly data from the door counters installed in mid Feb 2015, we will be able to begin analyzing data better.

SOCIAL MEDIA UPDATE

- Facebook - www.facebook.com/visitpagosasprings Facebook: 13,014 fans
- Instagram - www.instagram.com/visitpagosa: 1,605 followers
- Twitter - www.twitter.com/visitpagosa - 1050 followers

WEBSITE UPDATE

The responsive website launch has been held up due to various excuses by the vendor for way too long, despite staff's relentless efforts. The Tourism Director has made a decision to discontinue the current redesign with Jesse James Creative and issue an RFP to locate a new vendor to launch the responsive website by end of May.

GROUP TRAVEL UPDATE

The after attending the NTA show in Atlanta, below are updates after one year of targeting group travel / tour buses:

- Tour operators definitely seem familiar with Pagosa after attending last year
- 4 Operators that Director met with at NTA 2015 have trips stopping in Pagosa summer / early fall 2016 for a few hours (one overnight):
 - Great Canadian Holiday Tours (July FAM visit) is bringing group in mid Sept - overnighting at Strater in Durango, however, group will be in Pagosa from approximately 11am - 4pm; Director will work with Operator to arrange customized excursions for smaller group to broaden activities available

- One group through Western Leisure Tours is overnighing at High Country Lodge in 2016 - specifically interested in dinner restaurant for group
- Activity Interest:
 - Hot springs, breweries, Chimney Rock; Center for the Arts and hot air balloons were most appealing:
 - Hot Air Balloon trips sparked interest with international audience (especially when summer video played during one on one meetings)
 - Center for the Arts for english-speaking groups
 - Breweries huge appeal for international audience / domestic operators expect breweries now
 - Zero interest in winter with these tour operators - we are too difficult and unpredictable to reach
 - Durango airport is too small for most groups - 40-50 in a group, difficult to get on one flight; large groups will likely generate out of Denver and / or Albuquerque
 - Historic Hot Springs Loop resonated with international tours - multiple Chinese and Scandinavian operators seem very interested and loved the idea of a pre-determined itinerary
 - Director would like to begin scheduling FAM visits with key Tour Operators (for example, Leisure West out of Brighton, CO and Sun Tours out of Albuquerque) as soon as we have additional / refurbished hotel properties ready and we have a chance to identify more restaurant options that can accommodate groups of 30-50 - both have been questioned by operators.

MOUNTAIN TRAVEL SYMPOSIUM

The Tourism Board approved sending Director to the Mountain Travel Symposium, a week-long event, held in Keystone, CO March 3rd - 8th. The symposium is a combination of educational sessions for Destinations with one on one meetings (speed dating) with ski clubs, tour operators, etc for winter trip planning. Given the lack of interest from most Tour Operators for trips to Pagosa during the winter, and Wolf Creek's typical early season conditions. It is not inexpensive, however, it will be interesting to test group travel efforts on the winter market and see how we fare and review feedback received.

“Reach your ideal client, build brand awareness, introduce new and improved products and-most importantly- create relationships with industry leaders. MTS is much more than a typical networking event. MTS is well-established as the premier global meeting place for the worldwide mountain destination tourism industry where resort representatives meet in a single location with a wide range of mountain vacation suppliers, buyers and vendors from around the world.”

SW TOURISM SUMMIT

The SW Tourism Summit is now scheduled for Wednesday, April 13th and Thursday, April 14th in Pagosa Springs. The agenda is being finalized. The Welcome Networking Event will be held on Wed, April 13th and it is expected to be hosted by Visit Pagosa Springs. The Board needs to determine amount willing to spend for the event; it will be our main expenditure of the event, most, if not all others, will be covered through other sponsors and registration fees.

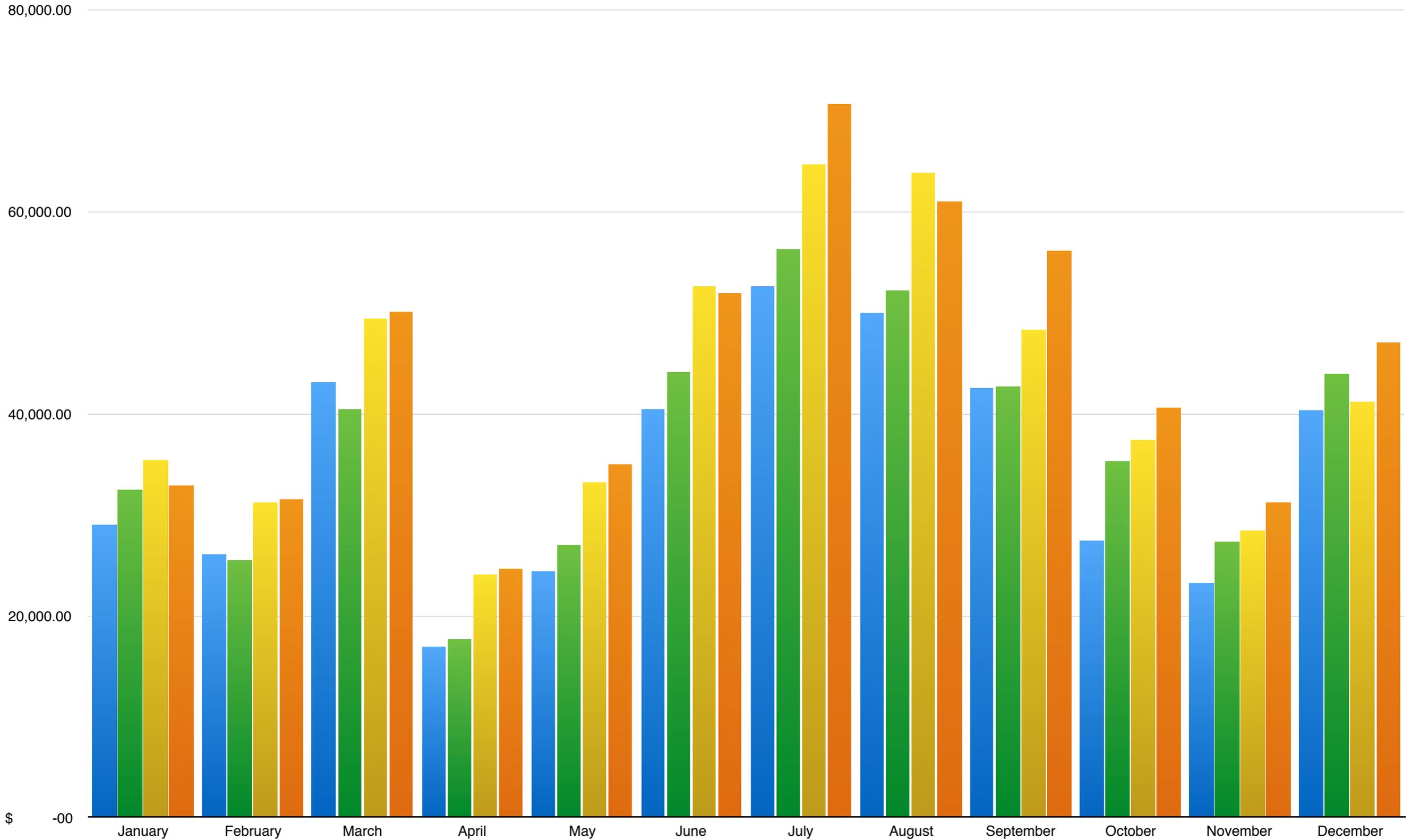
ADVENTURE TRAVEL STUDY

John Ricks, former Associate Director of the CTO, provided a study conducted by Outside Magazine regarding Adventure travelers. Please review. John will speak during the SW Tourism Summit and is inviting the ATTA to attend. As this is a key audience for Pagosa, the study can help assist our efforts to reach the “adventure” audience.

Town Collections by Month

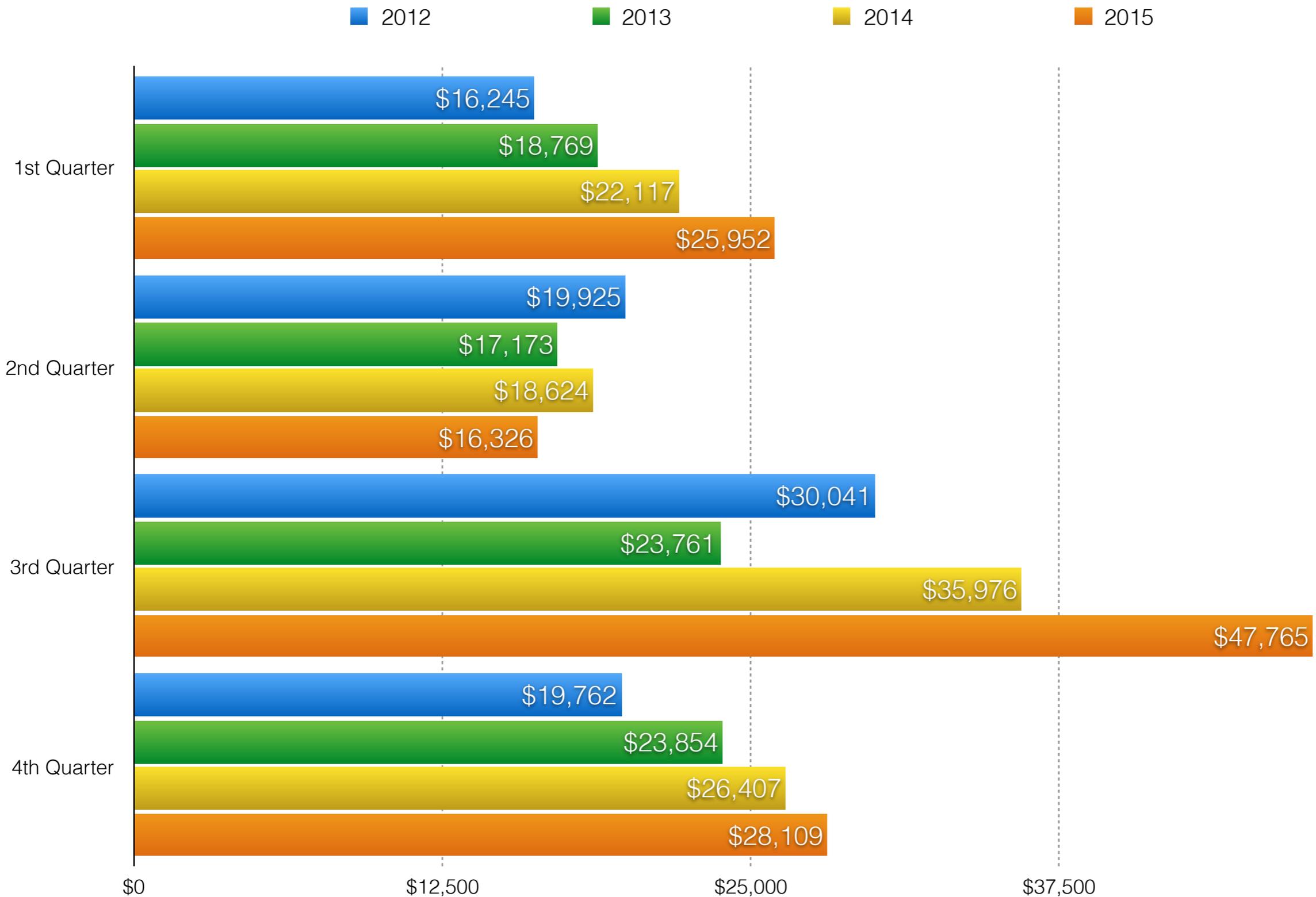
(2012 - 2015)

2012 2013 2014 2015



County Collections by Quarter

(2012 - 2015)

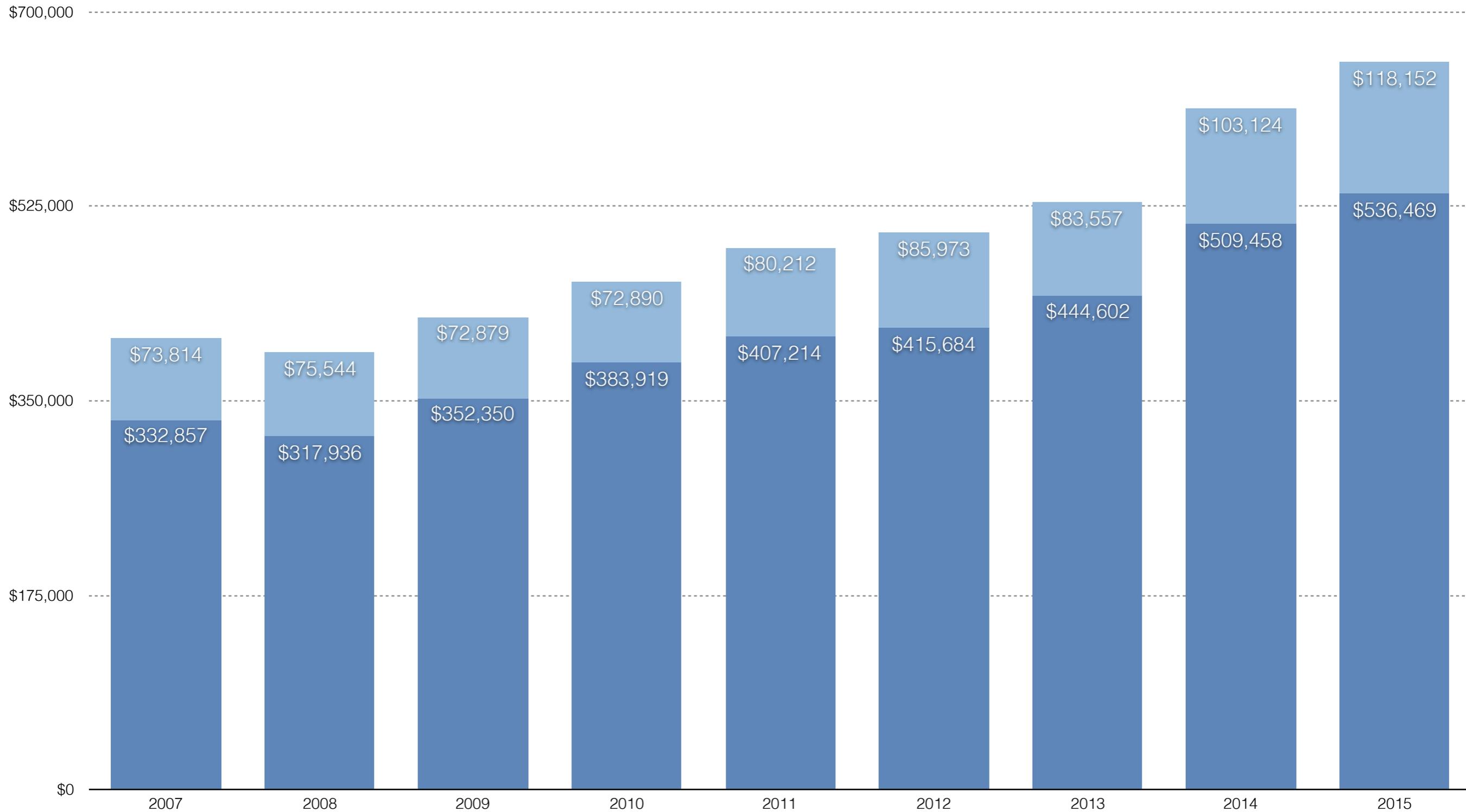


Total Collections by Year

(2007 - 2015)

■ Town

■ County

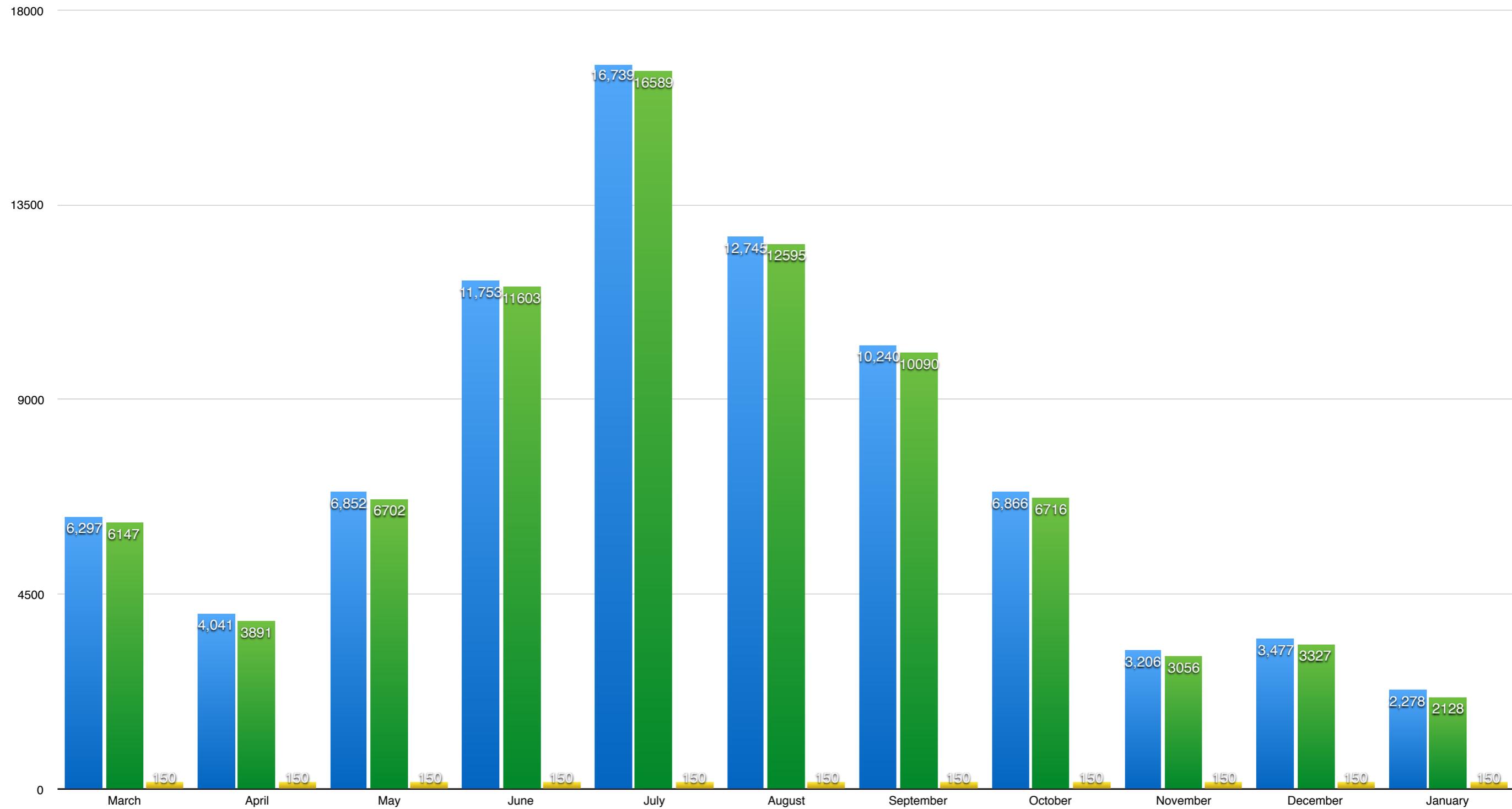


Visitor Center Traffic

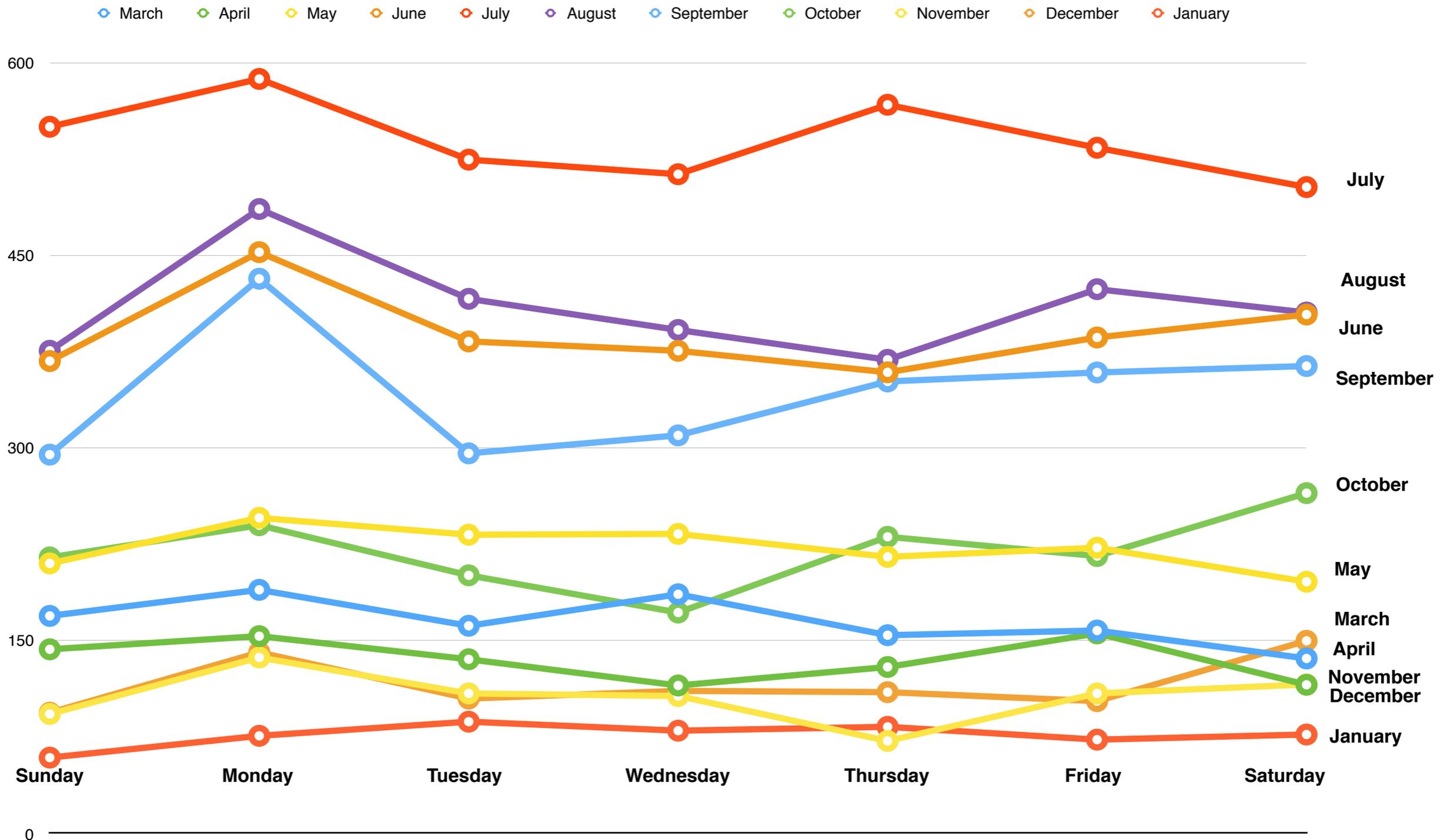
Monthly Traffic

Traffic less Chamber / Mtgs

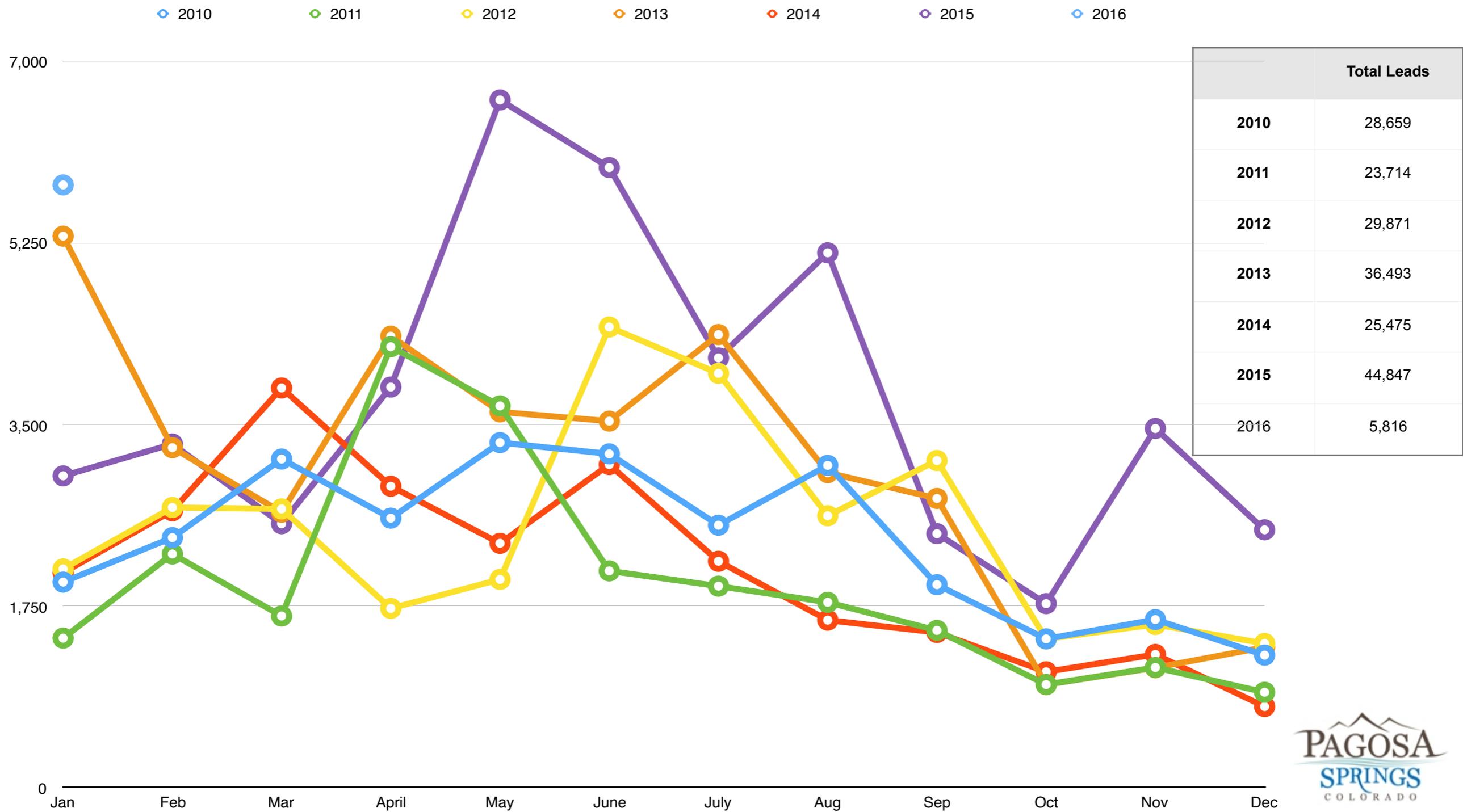
Chamber / Mtg Traffic



Average Traffic by Day of Week / Per Month



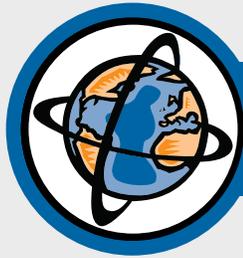
Vacation Planner Requests by Month



Total Lead Collection by Month

	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
2010	1984	2413	3171	2601	3330	3221	2533	3110	1959	1436	1622	1279	28,659
2011	1443	2255	1657	4255	3684	2092	1945	1789	1518	995	1160	921	23,714
2012	2111	2704	2690	1730	2010	4445	3998	2624	3157	1435	1575	1392	29,871
2013	5322	3281	2658	4357	3626	3537	4372	3040	2791	995	1158	1356	36,493
2014	2,074	2,672	3,857	2,909	2,358	3,118	2,185	1,617	1,498	1,118	1286	783	25,475
2015	3,009	3,316	2,547	3,866	6,636	5,984	4,147	5,161	2,451	1,776	3,466	2,488	44,847
2016	5,816												5,816

		2007	2008	2009	2010	2011	2012	2013	2014	2015	% Change
Q1	Town	\$76,963.56	\$71,762.00	\$73,513.78	\$84,183.98	\$86,118.70	\$97,953.00	\$98,393.62	\$116,010.30	\$114,311.00	-1.46%
	County	NA	NA	NA	NA	NA	\$16,245.23	\$18,769.34	\$22,116.79	\$25,952.02	17.34%
	Combined	NA	NA	NA	NA	NA	\$114,198.23	\$117,162.96	\$138,127.09	\$140,263.02	1.55%
Q2	Town	\$68,272.65	\$60,817.00	\$69,757.11	\$74,353.26	\$74,679.71	\$81,703.10	\$88,697.87	\$109,904.75	\$111,564.00	1.51%
	County	NA	NA	NA	NA	NA	\$19,925.20	\$17,173.05	\$18,623.89	\$16,326.35	-12.34%
	Combined	NA	NA	NA	NA	NA	\$101,628.30	\$105,870.92	\$128,528.64	\$127,890.35	-0.50%
Q3	Town	\$115,838.05	\$115,148.75	\$128,042.61	\$134,978.55	\$146,280.99	\$145,020.43	\$150,988.63	\$176,699.10	\$187,849.00	6.31%
	County	NA	NA	NA	NA	NA	\$30,041.11	\$23,760.77	\$35,975.64	\$47,764.82	32.77%
	Combined	NA	NA	NA	NA	NA	\$175,061.54	\$174,749.40	\$212,674.74	\$235,613.82	10.79%
Q4	Town	\$71,782.55	\$70,208.15	\$81,036.85	\$90,403.58	\$100,134.59	\$91,007.94	\$106,521.65	\$106,843.65	\$122,745.00	14.88%
	County	NA	NA	NA	NA	NA	\$19,761.88	\$23,854.14	\$26,407.32	\$28,109.20	6.44%
	Combined	NA	NA	NA	NA	NA	\$110,769.82	\$130,375.79	\$133,250.97	\$150,854.20	13.21%
Totals	Town	\$332,856.81	\$317,935.90	\$352,350.35	\$383,919.37	\$407,213.99	\$415,684.47	\$444,601.77	\$509,457.80	\$536,469.00	5.30%
	County	\$73,813.73	\$75,544.09	\$72,878.61	\$72,890.39	\$80,211.79	\$85,973.42	\$83,557.30	\$103,123.64	\$118,152.39	14.57%
	Combined	\$406,670.54	\$393,479.99	\$425,228.96	\$456,809.76	\$487,425.78	\$501,657.89	\$528,159.07	\$612,581.44	\$654,621.39	6.86%
% Growth	Town	NA	-4.48%	10.82%	8.96%	6.07%	2.08%	6.96%	14.59%	NA	NA
	County	NA	2.34%	-3.53%	0.02%	10.04%	7.18%	-2.81%	23.42%	NA	NA
	Combined	NA	-3.24%	8.07%	7.43%	6.70%	2.92%	5.28%	15.98%	NA	NA



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CHRISTINA BECKMANN
ATTA Research and AdventureEDU Director

RESEARCH PARTNER

Outside

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The U.S. market for travel of all types is massive:

USTOA estimates U.S. travelers generated \$927.9 billion in direct spending and another \$1.2 trillion in indirect and induced spending in 2014.¹ While domestic trips dominate for U.S. travelers, comprising 94% of their leisure travel², the UNWTO still finds that the U.S. is the second largest outbound market for international travel.³

For adventure travel businesses, the U.S. market represents an important business opportunity. This report presents the findings from two recent surveys of outdoor enthusiasts and adventure travelers in particular. With the goal of providing adventure companies interested in building their business with U.S. travelers, the report shares information on:

- » PRIMARY U.S. ADVENTURE TRAVELER PERSONAS
- » FAVORED DESTINATIONS FOR U.S. ADVENTURE TRAVELERS
- » MOST COMMONLY PRACTICED ADVENTURE ACTIVITIES
- » ADVENTURE TRAVEL TRIP DURATION
- » ADVENTURE TRAVEL TRIP PLANNING HORIZON
- » TOOLS USED TO PREPARE AND BOOK ADVENTURE TRAVEL TRIPS

SURVEY METHOD

The Adventure Travel Trade Association's 2014 U.S. Adventure Pulse survey examined adventure traveler motivations, favored destinations, activities, spending, use of tour operators, gear preferences, planning horizon and more. The study revealed preferences and behavioral patterns among U.S. adventure

¹ US Travel Association. *US Travel Answer Sheet*. Tech. Washington, D.C.: USTOA, 2015. Downloaded May 2015 from: https://www.ustravel.org/sites/default/files/page/2013/08/US_Travel_AnswerSheet.pdf

² Euromonitor International. *Tourism Flows Domestic in US*. Rep. N.p.: Euromonitor International, 2014. Print.

³ UNWTO. *Over 1.1 Billion Tourists Travelled Abroad in 2014*. World Tourism Organization UNWTO. UNWTO, 27 Jan. 2015. Web. 15 May 2015. <<http://media.unwto.org/press-release/2015-01-27/over-11-billion-tourists-travelled-abroad-2014>>.

travelers. There were 1700 respondents to the US Adventure Pulse survey: 49% male, 51% female. A post-stratification method based on demographics was used to infer results and correct for the panel bias in the main demographic proportions. U.S. Adventure Pulse results are provided at +/-2.5% error.

In a second survey, conducted March 2015, ATTA and Outside Magazine partnered to survey U.S. outdoor enthusiasts, posing select questions from the U.S. Adventure Pulse to a panel of respondents drawn from Outside Magazine readers, Outside online users and Outside television viewers. The Outside study involved a panel of 680 respondents, 80% male, 20% female. Median age for respondents was 45.

Reviewing the results of the U.S. Adventure Pulse alongside the recent survey using Outside's panel provides fresh insight into opportunities for product innovation and marketing by adventure travel tour operators, agents, accommodation providers and retailers. In particular, both studies reveal similar findings in the following areas: activities favored by adventure travelers, trip planning horizon and trip duration.

This report is organized into three sections:

1. Understanding U.S. Adventure Traveler Personas
2. Findings to Inform Product Development
3. Findings to Support Marketing Strategy

Within each section select findings from both surveys are shared and suggestions for how adventure travel businesses focused on the U.S. market might apply the information are offered.



Mexico, Photo © ATTA / Hassen Salum

UNDERSTANDING U.S. ADVENTURE TRAVELER PERSONAS

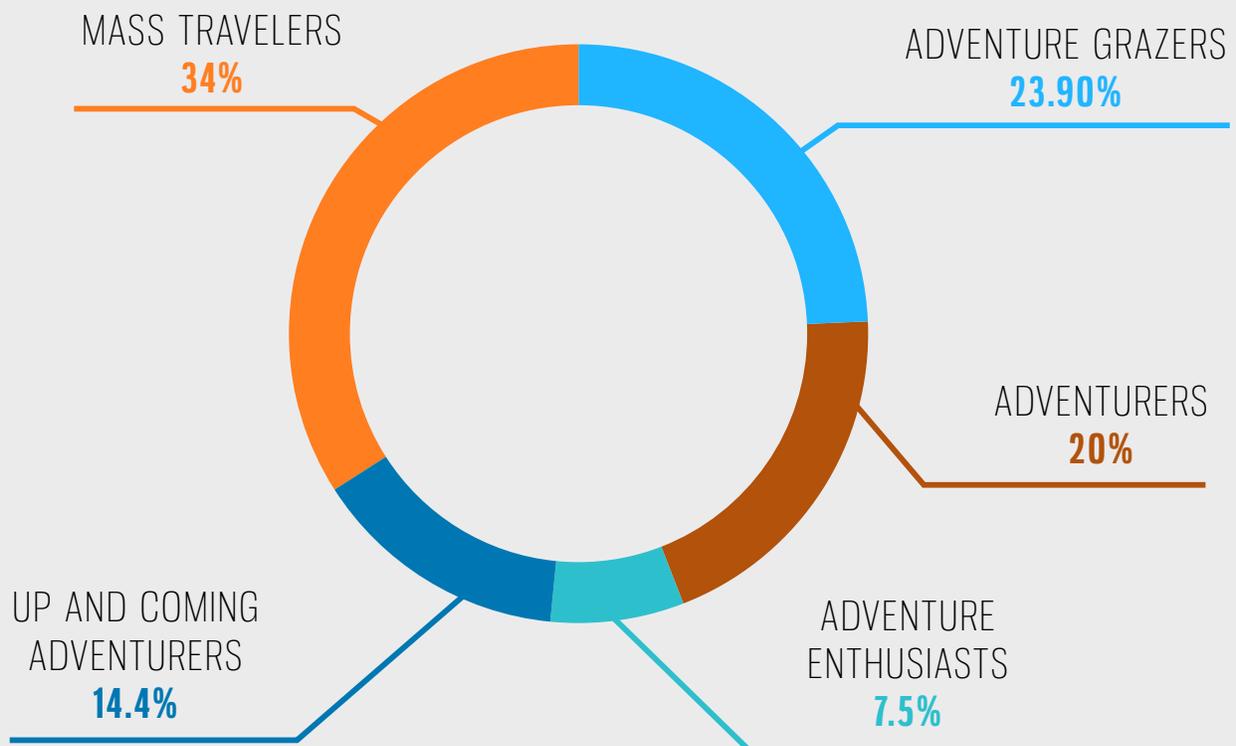
One of the most useful pieces of information to emerge from the U.S. Adventure Pulse is a more refined segmentation of the U.S. adventure traveler market.

Whereas in past studies, respondents were categorized as adventure travelers based solely on the primary activity of their last trip, in the U.S. Adventure Pulse, researchers examined adventure traveler behavior more deeply. Three primary adventure traveler personas emerged based on respondents' answers to questions about the primary and secondary activity of their last trip, skill level, comfort with risk, and whether they participated in the same activities repeatedly.

The chart illustrates a segmentation of U.S. travelers that includes Mass Travelers, "Up- and-Coming Adventurers", "Adventure Enthusiasts", "Adventurers", and "Adventure Grazers."

The chart shows:

- » **34%** of the U.S. population can be considered pure mass travelers
- » **14.4%** are pre-adventurers or up-and-coming adventurers, having tried an adventure activity as a secondary activity to a trip in the past
- » **23.9%** are Adventure Grazers
- » **20%** are Adventurers
- » **7.5%** are Adventure Enthusiasts



ADVENTURE TRAVELER PERSONAS

Mass travelers are those not currently participating in adventure activities. The three primary adventure traveler personas – “Adventure Enthusiasts”, “Adventurers”, and “Adventure Grazers” – are described in the table below. The column on the left itemizes key characteristics; the column on the right describes what motivates people within each persona to travel.

CHARACTERISTICS

MOTIVATIONS



- » Bucket list driven
- » Not likely to repeat activities once experienced
- » Perform at novice/beginner skill level
- » High thrill seeker

1. Time to be with family
2. Exploring new places
3. Time to be with friends



- » Actively seeking to improve and enhance skills
- » Repeat a favorite activity or related activity on multiple trips
- » Perform at intermediate level
- » Moderate thrill seeker

1. Relaxation
2. Time to be with family
3. Exploring new places



- » Practice activities at a high skill level
- » Dedicated to one activity
- » Accept higher risks (as a result of higher skill level) to achieve greater thrill
- » Seek unique and new destinations to practice favorite activity

1. Exploring new places
2. Exciting new activities
3. Relaxation

Understanding the different types of adventure travelers and what motivates them to travel is at the heart of understanding what products and marketing messages will appeal most to them.



Chile. Photo © ATTA / Camron L. Martdinell

PERSONAS IN ACTION CASE STUDY: NORTHERN OUTDOORS

One approach to applying these personas in an adventure business, is to recognize these personas among current clients. An adventure lodge based in the U.S. state of Maine, Northern Outdoors, shared how they have been able to use these personas in their business and with sharper product development and targeted marketing, enjoy greater predictability in their business.

Adventure Enthusiast

Northern Outdoors learned early that perhaps the easiest guests to understand and the hardest to replace are their Adventure Enthusiasts. For Northern Outdoors their Adventure Enthusiasts are made up of three specific types of visitors: Anglers, Hunters and Snowmobilers. Each of these different types of Adventure Enthusiasts visits at different times in the season specifically, spring / fall and winter – which is also somewhat aligned with Maine tourism’s slower seasons.

Northern Outdoors noticed that each of the three different groups are very loyal to their chosen sport often traveling to multiple locations a year to participate in their chosen activity. The Adventure Enthusiasts invest time and money in equipment,

books and activity-specific magazines to learn about their sport. Northern Outdoors discovered that if they met all of the Enthusiasts’ needs, ie lodging, meals and activity, they would very likely come back as loyal customers and advocates year-after year.

With respect to product development, Northern Outdoors catered to the Adventure Enthusiast passion, providing the best possible experience with highly knowledgeable service.

To market to Adventure Enthusiasts Northern Outdoors relies on word of mouth, specialist agents and very targeted media advertising in narrowly focused publications with a specialist audience.

The result of this attention to the specific characteristics of the Adventure Enthusiast has allowed Northern Outdoors to enjoy repeat customers who are extremely loyal, and not overly price sensitive.

Adventure Grazers

At the other end of the spectrum are the Adventure Grazers. Northern Outdoors noticed that their Adventure Grazer clients

often book late (within two weeks of departure), and many expect a deal or last minute discount. In contrast to the Adventure Enthusiasts who want to savor the experience of their favorite sport, such as a full day of fishing, the Adventure Grazers are hoping to experience many new and exciting activities on their holiday.

With respect to product development the better offer to an Adventure Grazer, Northern Outdoors discovered, was a self guided morning hike to a local waterfall, lunch at the in-house brewery and an afternoon fishing trip.

Marketing to the Adventure Grazers is best done through a myriad of online channels and mainstream consumer publications that catch a novice audience and can be worth the expense especially when advertising an appealing discount.

The result of Northern Outdoors' specific attention to the characteristics of the Adventure Grazers was the knowledge that this group could be useful to fill in underutilized space, with the awareness that they are not likely to be repeat clients, as they prefer instead to move on to their next adventure.

Adventurers

And finally, the Adventurers. For Northern Outdoors, this persona turned out to present itself most fully in their list of daily rafting clients. These people tend to:

- » Research their trip quite thoroughly

- » Ask many questions during the reservations process
- » Express interest in staying an extra day or two to explore, hike on their own or simply relax
- » Display loyalty to Northern Outdoors, and venturing “out-of-season” for specific trips or itineraries that can only be arranged in non-peak times
- » Value the specifics of the experience more highly than the deal – for example, requesting a specific cabin or trip date

Northern Outdoors developed products to appeal to Adventurers by focusing on education, and especially training staff to help share with these guests the details and differences of the three different river trip experiences available. The company also developed a series of local hikes and driving loops to help round out the trip for Adventurers who often want to delve deeper into the community and explore the area on their own.

Northern Outdoors' marketing to Adventurers has emphasized relaxation, which is of high importance to Adventurers, as well as the benefits of experiencing the region with the company's smart and knowledgeable local staff.

As a result of shaping product and marketing specifically to their Adventurer clients, Northern Outdoors discovered that many of the Adventurer clients will over the course of three or four years return to do all three river trips.



Ecuador, Photo © ATTA / Hassen Salum

FINDINGS TO INFORM PRODUCT DEVELOPMENT

The research findings shared in this section can be used by adventure travel businesses to help inform product development efforts. This section includes detailed information on the following:

- » Past and future favored destinations for U.S. Adventure Travelers
- » Most popular adventure activities for U.S. Adventure Travelers
- » Adventure travel trip duration

PAST AND FUTURE FAVORED DESTINATIONS FOR U.S. ADVENTURE TRAVELERS

Survey respondents were asked to provide information about their last trip and the preferred destination of their next trip. For both past travel and future travel North America is the top region for U.S. Adventure travelers in all three personas. After North America, Europe is the second most popular region to visit, followed by Central and South America, Asia and the Middle East and finally Africa. Within these regions, the top five countries most recently visited by adventure travelers in each persona are shown below.

Destinations Most Recently Visited by U.S. Adventure Travelers

	ADVENTURE GRAZER	ADVENTURER	ADVENTURE ENTHUSIAST
1	United States	United States	United States
2	Mexico	Mexico	Canada
3	Canada	Canada	Australia*
4	U.K.	Caribbean Island	Mexico
5	France	Ireland*	Bahamas
6	Caribbean Island	Bahamas	Fiji
7	India*	Japan	U.K.
8	Dominican Republic*	Costa Rica*	France
9	Bahamas	Australia*	Italy
10	Germany	China	Haiti*

*Destinations unique to adventure travelers

The popularity of Mexico and Canada among international adventure travelers is consistent with what is known about U.S. travelers in general. For example, Travel Weekly reported that

Mexico was by far the most popular destination among U.S. travelers when they traveled internationally in 2014; approximately 34% of U.S. travelers going abroad last year visited

⁴“U.S. Visits to Mexico up 22% in 2014: Travel Weekly.” *Travel Weekly*. Travel Weekly, 4 Mar. 2015. Web. 04 June 2015. <<http://www.travelweekly.com/Mexico-Travel/US-visits-to-Mexico-up-22-percent-in-2014>>.

Mexico, with 19% visiting Canada and 18% traveling to Europe.⁴ Moving out of the top three destinations however, the adventure travel population begins to veer away from the norm, with countries such as India, Australia, Dominican Republic, Costa Rica, and Haiti showing up on the list.

With respect to travel within the United States, the U.S. Adventure Pulse found that the most frequently cited destination for adventure travelers' last trip in all three personas was Colorado. The table below shows the top five states most recently visited by travelers within each persona.

States Most Recently Visited by U.S. Adventure Travelers



- 1. COLORADO**
- 2. FLORIDA**
- 3. MARYLAND**
- 4. GEORGIA**
- 5. CONNECTICUT**

- 1. COLORADO**
- 2. FLORIDA**
- 3. NORTH DAKOTA**
- 4. MINNESOTA**
- 5. NEW HAMPSHIRE**

- 1. COLORADO**
- 2. CONNECTICUT**
- 3. LOUISIANA**
- 4. NORTH DAKOTA**
- 5. MINNESOTA**

The top five states cited by respondents in the Outside magazine survey are Colorado, California, Utah, Florida, and Arizona, as the most recently visited destinations.

In comparing the two sets of results it is clear that Colorado is a destination of choice for both new and experienced adventure travelers. Florida also appears in the results of both surveys. (Of note also is that Florida is expected to be the fastest growing state in the country for domestic tourism in general, with tourist arrivals estimated to grow by 14% from 2013 - 2018, at a CAGR of 3%.⁵)

The appearance of states such as Maryland, Georgia and Connecticut in the list of adventure traveler destinations could signal an opportunity for both adventure travel tour operators and destination marketers in those states to explore how adventure travelers are experiencing these destinations.

⁵ Euromonitor International. *Tourism Flows Domestic in US*. Rep. N.p.: Euromonitor International, 2014. Print.

Wish List Destinations for U.S. Adventure Travelers

Looking to the future, the table below shows the countries adventure travelers said they hope to visit on their next trip.

	ADVENTURE GRAZER	ADVENTURER	ADVENTURE ENTHUSIAST
1	United States	United States	United States
2	Mexico	Canada	Canada
3	Canada	Caribbean Island	Brazil
4	U.K.	U.K.	U.K.
5	Italy	Mexico	Australia
6	Australia	Bahamas	Italy
7	Germany	Italy	France
8	France	Greece	South Africa
9	Japan	Aruba	Mexico
10	Bahamas	Costa Rica	Austria

Brazil and the Caribbean Islands are the only places to break the lock on the top three destinations held by the U.S., Mexico, and Canada. Brazil's appearance in the top three future destinations for Adventure Enthusiasts suggests that adventure travel tour

operators with itineraries in Brazil might increase their marketing to U.S. adventure travelers, emphasizing the opportunity for skilled adventurers to enjoy their favorite activities in a new and exotic destination.

Wish List States For U.S. Adventure Travelers

Within the United States, adventure travelers say they plan to take their next trip to the states below.

	ADVENTURE GRAZER	ADVENTURER	ADVENTURE ENTHUSIAST
1	Colorado	Florida	Colorado
2	Florida	Colorado	Florida
3	Maryland	North Carolina	Maryland
4	North Carolina	New Hampshire	Montana
5	Connecticut	Minnesota	Minnesota
6	Pennsylvania	Maryland	North Dakota
7	California	Connecticut	New Hampshire
8	Arkansas	California	Oregon
9	Georgia	Georgia	Arkansas
10	Bahamas	Costa Rica	Iowa

Colorado and Florida appear in both past and future adventure traveler plans, and were cited by both the U.S. Adventure Pulse respondents and the respondents participating in the Outside magazine survey. This suggests that adventure businesses with

offerings in these states should continue to build and market their services in these places, as they appear to be in high demand.

MOST POPULAR ADVENTURE ACTIVITIES FOR U.S. ADVENTURE TRAVELERS

The most popular activity for U.S. adventure travelers in all three personas is backpacking/hiking/trekking. The table below provides further detail on other activities of interest for each persona from the U.S. Adventure Pulse survey.

	ADVENTURE GRAZER	ADVENTURER	ADVENTURE ENTHUSIAST
1	Backpacking/Hiking/Trekking	Backpacking/Hiking/Trekking	Backpacking/Hiking/Trekking
2	Camping	Camping	Camping
3	Fishing/Fly-fishing	Fishing/Fly-fishing	Snorkeling
4	Bird watching	Climbing Mountain/Rock	Fishing/Fly Fishing
5	Snorkeling	Snorkeling	Bird Watching
6	Horseback riding	Bird Watching	Sailing
7	Climbing mountain/rock	Skiing/snowboarding	Skiing/Snowboarding

The top three activities are the same for Adventure Grazers and Adventurers: backpacking/hiking/trekking; camping; and fishing. Bird watching, a soft adventure activity, appears in the list of activities for all three personas, including the Enthusiasts, who typically have greater skill and greater comfort with risk. Also worth noting is the interest in mountain and rock climbing for the Adventurer and Grazer personas, in which people are novice and intermediate participants and look to guides to mitigate risk and compensate for their inexperience.

Adventure businesses considering how best to apply this information might consider for example, adding short introductory climbing activities into a varied itinerary for Grazers, who are interested in sampling many activities. To appeal to Adventurers, the persona most interested in building their skills, an afternoon of climbing instruction might be a welcome add-on. Acknowledging that all three personas are interested in backpacking and camping indicates that developing varied itineraries incorporating these components as an option could be appealing to different types of adventure travelers. For example, consider providing an optional single night of camping to appeal to Grazer clients, the option for a slightly more strenuous two night option with more challenging hiking for Adventurers, and a self-guided option with company support to carry gear and food supplies for Enthusiasts who typically have high skill levels for the activities they pursue.



Ecuador, Photo © ATTA / Hassen Salum

The Outside survey further confirms the interest in backpacking and camping. That survey found the most popular past activities for survey respondents as follows:

1. Hiking
2. Camping
3. Backpacking
4. Road cycling
5. Downhill skiing
6. Mountain biking
7. Trail running
8. Kayaking
9. Boating, sailing or yachting
10. Scuba diving or snorkeling

For adventure travel businesses, recognizing that U.S. adventure travelers (as captured by the U.S. Adventure Pulse) and general outdoor enthusiasts (as captured by the Outside Magazine survey) favor backpacking, hiking and camping is

significant. One of the possible lures of backpacking, hiking, and camping is that they can be approached by both novice and experienced people, offering a way into adventure travel for people with little experience, and with a variation in route or duration perhaps, a rewarding challenging experience for people who have been honing their backcountry skills for years. For adventure travel businesses one product development opportunity could be to bring backpacking and camping components into more trips.

In addition, the Outside survey asked respondents to share information about activities in which they would like to enhance their skill on their next adventure/sports focused trip. Respondents were “extremely interested” in the following activities:

1. Biking
2. Skiing
3. Kayaking

4. Photography
5. Fishing
6. Rafting
7. Rock climbing
8. Trail running
9. Adventure writing
10. Video/Film making

Considering the findings from both studies suggests that incorporating activities such as hiking, backpacking, and camping into adventure tours seems to elevate and add value to the experience of these activities and could enhance existing product offerings to appeal to adventure travelers not currently using industry services. Further, developing trips accessible to novice participants that have a component of skill-building in biking, skiing or kayaking for example, may attract new customers.



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Ecuador, Photo © ATTA / Hassen Salum

ADVENTURE TRAVEL TRIP DURATION

Creating adventure travel trips of the right length is a challenge many companies grapple with, especially when working in destinations with so much to offer in the way of nature, culture and physical activity.

Length of Last Trip

The table below shows the average length of all adventure travelers’ last trip, and also provides a segmentation showing the difference in duration for travelers who booked with the help of a tour operator, agent, or on their own.

	ADVENTURE GRAZER	ADVENTURER	ADVENTURE ENTHUSIAST
All adventure travelers	6.5 days	6.5 days	7 days
Adventure travelers using a tour operator or travel agent	7.5 days	7.8 days	8.4 days
Adventure travelers assembling trip all on their own	6 days	6 days	6 days

For the majority of adventure travelers, the average trip duration is 6.5 days. The U.S. Adventure Pulse results show that adventure travelers booking through a tour operator or travel agent spent an extra day on their trip, excluding travel to and from their home: Grazers and Adventurers in this case spent 7.5 to 7.8 days traveling, while for Enthusiasts the trip duration extended to 8.4 days. This is in contrast to adventure travelers assembling their trips without support – their trips lasted only six days.

The results from the Outside survey show that the majority of people felt that the ideal length of time for an adventure trip was six to seven days (34%), followed by one to five days (33%) and then eight to ten days (21%). Trips longer than 11 days were favored by only 12% of respondents.

“Bleisure”

When it comes to combining business and pleasure the U.S. Adventure Pulse found ten to twelve percent of travelers across the three personas stating that they were adding the adventure portion of their trip onto an existing business trip, with the business portion of the trip lasting approximately three to four days, and the adventure portion of the trip lasting four (adventurer), five (grazer) or six days (enthusiast).

This is more than double the amount of time that mainstream travelers have been found to add on to their business trips: travel research company Skift shares in a Bridgestreet Global Hospitality survey of 640 international guests⁶ that mainstream travelers add an average of only two days to their business trips. The report further notes that people who do “bleisure” do so nine out of ten business trips. Although the Bridgestreet Hospitality research is global (which may be partly responsible for the lower average number of days reported) whereas the adventure traveler research reports only on U.S. traveler behavior, it is clear that the “bleisure” trend is worth paying attention to for adventure travel companies. Finding ways to design trips in such a way that they are accessible to people traveling on business – for example possibly making gear available to reduce packing concerns, or setting departures for Saturday when business meetings have concluded — are two product innovation ideas that may help adventure travel tour operators cater to the adventurous business traveler.

Considering the results of these two studies suggests that developing itin-



Mexico, Photo © ATTA / Hassen Salum

eraries for adventure travelers six to seven days in length is ideal for most U.S. adventure travelers, while some adventure travelers (notably the Enthusiasts) will travel for longer: between eight and 11 days. Marketing four to six day adventure trips to business travelers is also recommended. For tourism managers responsible for marketing in

states such as Colorado and Florida, building awareness among business travelers for the state’s adventure opportunities could help encourage people to stay longer when traveling for meetings.

⁶The Bleisure Report 2014. Rep. Skift, n.d. Web. 4 June 2015. <<http://skift.com/wp-content/uploads/2014/10/BGH-Bleisure-Report-2014.pdf>>.

FINDINGS TO SUPPORT MARKETING STRATEGY AND TACTICS

The results shared in this section can be used by adventure travel businesses to support their marketing strategy. This section includes detailed information on the following:

- » Adventure travel trip planning horizon
- » Adventure traveler tools used in trip planning



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ADVENTURE TRAVEL TRIP PLANNING HORIZON

Adventure travel businesses can better plan their marketing activities when they have a sense of how and when travelers are planning their trips. The U.S. Adventure Pulse results show that nearly half of all adventure travelers (46%), regardless of persona, begin planning their adventure travel trips one to four months in advance. The next most common planning time horizon cited for all three personas was five to seven months in advance, followed by less than one month in advance. Not surprisingly, Adventure Grazers and Adventurers are the most likely to plan with less than a month's notice, while Adventure Enthusiasts were the least likely to plan a trip with less than one month lead time.

These results are similar to the findings from the Outside survey, where the majority of respondents said they plan trips three months or more in advance (38%). The next most popular trip planning time horizon cited was one month or more in advance (23%), followed by six months or more in advance (19%).

Considering the findings from both studies, it seems that approximately six months prior to departure is the best time to start trying to capture the attention of adventure travelers planning their trips. At three months out, consider heavily promoting trips with a scheduled departure. And finally, when marketing trips launching within the month consider appealing to male Adventure Grazers and male Adventurers. This suggestion comes from considering the similar results from the U.S. Adventure Pulse and the Outside survey, and bearing in mind that respondents in the Outside survey were 80% men.

ADVENTURE TRAVELER TOOLS USED IN TRIP PLANNING AND BOOKING

The section above provided details on the trip planning time horizon. This section discusses the tools most commonly used in trip planning and can provide guidance on where to market in order to best capture the attention of adventure travelers.

The table below shows the percentage of adventure travelers in each persona using each of the different tools available for trip planning.

	ADVENTURE GRAZER	ADVENTURER	ADVENTURE ENTHUSIAST
Friends/Family	29.4%	30.2%	30.5%
Review Site	17.4%	19.4%	21.7%
No Preparation	12.9%	12.6%	5.2%
Travel Deal	10.9%	10.5%	10.9%
Travel Magazine	10.7%	10.5%	15.8%
Travel Blog	0.9%	0.9%	1.5%
Social Site	9.9%	9.4%	10.0%
Travel Show TV	1.6%	1.2%	1.2%
Travel Show Online	0.6%	0.2%	0.0%
Other	5.8%	5.2%	3.2%

Best Social Media, Review Sites and Travel Magazines to Reach U.S. Adventure Travelers

Diving further into the topic of tools used in planning, the U.S. Adventure Pulse asked respondents to share which online sites they frequented when preparing for their trips. The most used social media site for all three personas was Facebook, followed by YouTube, Twitter and then Pinterest. Facebook was also used most by all three personas when looking for new travel ideas.

TripAdvisor was the most popular travel review site.

When asked about travel magazines, the leading publications are National Geographic, Conde Nast Traveler, and Outside Magazine. National Geographic and Outside were especially favored by Adventure Enthusiasts, whereas the Adventure Grazers and Adventurers cited Budget Travel as the third most commonly referred to travel magazine when planning trips.

Among travel deal sites, Groupon led the way for all three personas, followed by LivingSocial.

CONCLUSION

From this research a more refined view of U.S. adventure travelers has emerged. Understanding the different adventure personalities (in contrast to the more frequently used age-based demographic segmentation, for example) allows adventure travel businesses to design products and market them very specifically to people based on a complete profile of their preferences and motivations.

Taking this powerful information and linking it to an understanding of the domestic and international destinations U.S. adventure travelers have visited and where they dream of traveling, along with their preferred trip duration provides the fundamental building blocks of adventure travel itineraries.



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APPENDIX: LIST OF ADVENTURE TRAVEL ACTIVITIES

Appendix: List of Adventure Travel Activities

Survey respondents were organized into traveler personas (Up-and-Coming Adventurer, Adventure Grazer, Adventurer, Adventure Enthusiast) based on an analysis of the primary and secondary activities of their last trip, skill level, likelihood to participate in the same activities repeatedly, and comfort with risk.

Archeological expedition	Mountain Biking	Surfing
Backpacking / Hiking / Trekking	Orienteering	Volunteer tourism
Bird-watching	Paragliding	
Camping	Rafting	
Canoeing	Research expeditions	
Caving	Road Cycling	
Climbing – Mountain / Rock	Sand-boarding	
Fishing/fly fishing	Safaris	
Heli-skiing	Sailing	
Horseback riding	Scuba diving	
Kayaking/sea/whitewater	Snorkeling	
Kite surfing	Skiing/snowboarding	
Motorized sports (motorcycle / snowmobile /4x4, etc)	Standup paddle boarding	



AGENDA DOCUMENTATION

REPORTS TO COUNCIL: IV

PAGOSA SPRINGS TOWN COUNCIL

FEBRUARY 18, 2016

FROM: ZACH RICHARDSON, BUILDING OFFICIAL/FIRE MARSHAL

PROJECT: DEPARTMENT REPORT

ACTION: UPDATE AND DISCUSSION

BUILDING/FIRE INSPECTOR HIRED

The Department is pleased to announce that it has offered the Building/Fire Inspector position to Jonathan Roberts. He has accepted the position and will be Colorado Springs for three days preparing for the Fire Inspector I certification. He brings to the Department strong public relations skills and is knowledgeable about building and fire codes. He has been in Pagosa Springs for fourteen years and has a very good working relationship with local builders and businesses. He will fill the essential functions of Building Inspector, Fire Inspector and Code Enforcement.

COMMERCIAL BUILDING ACTIVITY

Walmart received an additional extension on its temporary Certificate of Occupancy (CO) for 120 days; expires 4/17/16. Prior to issuance of a final CO, the following issues shall be completed: landscaping and parking lot lighting.

During January, Commercial Tenant Improvement permits were issued to Citizens Bank, High Country Title and the Pagosa Springs Medical Center for interior remodeling.

BUILDING PROJECTS

The Department issued the following building permits during January 2016:

	JANUARY 2016
Commercial - Addition	0
Commercial - Improvement	3
Commercial - New	0
Misc-Accessory Structures	0
Residential - Addition	0
Residential - Improvement	0
Residential - New	0
Permits Issued	3
Total Project Valuation:	\$86,700

As of this report, the Department has 109 active building permits.

BUILDING DEPARTMENT TRAINING AND CONTINUED EDUCATION

New employee Jonathan Roberts will be attending a three day class in February preparing for the Fire Inspector I certification. Margaret will attend the annual weeklong International Code Council educational institute the first week of March. Zach will be getting two-weeks of training in March in Washington for fire investigation.

BUILDING INFRACTIONS

Legal Issues: The Department continues to work with legal counsel to follow-up on building code violations. Most recent issue was a report from neighboring business owners and tenants about odors emitting from a nail salon. The owners have been contacted and the Department is awaiting a response/compliance.

BUILDING COMMITTEE

The Building Committee and sub-committees continue to meet on a regular basis to review the significant changes between the current and 2015 building and fire codes. Local engineers and architects are voluntarily reviewing other related codes as well.

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AGENDA DOCUMENTATION

REPORTS TO COUNCIL: IV

PAGOSA SPRINGS TOWN COUNCIL

FEBRUARY 18, 2016

FROM: DENNIS FORD, MAINTENANCE SUPERVISOR

PROJECT: MAINTENANCE DEPARTMENT REPORT

ACTION: UPDATE AND DISCUSSION

MAINTENANCE UPDATE

Town Hall and Community Center

Maintenance staff has been busy plowing and shoveling over the last month. Four new televisions have been installed in the Town Council chambers. Staff has been working on door and lock issues at the Community Center and Town Hall, one was due to vandalism. The Maintenance Supervisor covered the Sanitation District while the supervisor was out of town for training. Staff continues to complete daily duties.

Geothermal

The geothermal system has been running an average of 1.5 gallons per minute, there was a leak that appeared bringing that to 8.5 gallons per minutes. Staff found one leak of 2 gallons per minute that was a customer's leak. Staff believes they have found another leak and are exploring possibility that it may be the other 5 gallon per minute leak.



AGENDA DOCUMENTATION

REPORTS TO COUNCIL:IV

PAGOSA SPRINGS TOWN COUNCIL
 FEBRUARY 18, 2016

FROM: CANDACE DZIELAK, COURT ADMINISTRATOR

PROJECT: MUNICIPAL COURT, DEPARTMENT REPORT
ACTION: UPDATE

IN-COURT ACTIVITY UPDATE AND SUPERVISION CASELOAD UPDATE

COURT SESSIONS ~ Four (4) court sessions were conducted in January 2016.

Pagosa Springs Municipal Court January 2016 Case Characteristics			Pagosa Springs Municipal Court Current Supervision Caseload January 26 , 2016		
Total Cases Docketed	68		Total		% of Caseload
Traffic	19		Cases Under Supervision	78	—
Adults	17		Juveniles	17	21.80%
Juveniles	2		Adults	61	78.20%
Criminal	49		Males	49	62.82%
Adults	34		Females	29	37.18%
Juveniles	15		TOTAL WORKLOAD UNITS	164.39	

COURT SCHEDULING

January 2016 was the first month of Municipal Court’s new docket schedule which has four (4) regularly scheduled court dates per month. The expanded schedule is alleviating the logjam the court had been experiencing on court days. The additional day per month, allows the court to reasonably schedule telephonic, review, and accountability hearings.

CERTIFICATIONS AND TRAINING

Deputy Court Clerk, Amber Johnson, received her Operator Security Number (OSN) on January 26, 2016. With this certification, the deputy court clerk started her training on Criminal Justice Information System (CJIS) security protocols, and she is learning how to query criminal and driving histories when required. With her OSN, the deputy court clerk started the training process which enables her to enter Municipal arrest warrants into the Colorado Crime Information (CCIC) System and the law enforcement records management system, ID Networks.



AGENDA DOCUMENTATION

REPORTS TO COUNCIL:IV

PAGOSA SPRINGS TOWN COUNCIL
February 18, 2016

FROM: DARREN LEWIS, PARKS & RECREATION DIRECTOR

PROJECT: COMMUNITY CENTER AND PARKS AND RECREATION DEPARTMENT REPORT

ACTION: UPDATE

PARKS AND RECREATION COMMISSION UPDATE

There was a meeting held February 9th. I am waiting on the completion of minutes.

RECREATION PROGRAMS UPDATE

Youth Basketball 9-12 games started the week of February 1st.

Youth Volleyball registration 9-12 began January 15th – February 29th.

PARKS UPDATE

Pond at River Center will close in the next two weeks based upon weather.

RFQ is out for skate bowl at Yamaguchi Park.

RFP is being worked on for repaving river walk project at River Center.

RFP is being worked on for bathroom at Centennial Park.

Reservoir Hill thinning project completed. Signs are posted for debris on the hill which will be cleaned up when the snow melts.

Community Center

There has been continued success having the Community Center open on Saturday. This will continue throughout the winter and will be reevaluated for summer.

Three new programs have started at the Community Center, Free meditation class, Boys to Men (fee to participate), Women self-defense (fee to participate).

The Community Center has cancelled the Dodgeball Tournament Saturday, February 20th for lack of participation.



AGENDA DOCUMENTATION

REPORTS TO COUNCIL: IV.1A

PAGOSA SPRINGS TOWN COUNCIL
FEBRUARY 16, 2016

FROM: CHRIS GALLEGOS, PUBLIC WORKS DIRECTOR

PROJECT: PUBLIC WORKS DEPARTMENT REPORT

ACTION: UPDATE AND DISCUSSION

STREETS UPDATE

There have been lots of sanding and plowing. There have been lots of pot holes and we are being to take care of them. The sweeper is cleaning our streets. The equipment has been taken care of with lights, chain fixing, oil changes, filters, welding, and greasing. Signs and street lights also have been fixed. Have been cutting ice at curbs, also been fueling equipment for river restoration project.

GEOHERMAL UPDATE

Geothermal is running and checked every day. We have only had one small leak so far this year.



AGENDA DOCUMENTATION

REPORTS TO COUNCIL: IV

PAGOSA SPRINGS TOWN COUNCIL

FEBRUARY 18, 2016

FROM: APRIL HESSMAN, CMC, TOWN CLERK

PROJECT: TOWN CLERK DEPARTMENT REPORT

ACTION: UPDATE AND DISCUSSION

CLERK'S OFFICE UPDATE

The Clerk's office has submitted and received approval from the Department of Local Affairs, DOLA, for the submissions for the 2015 amended budget, the 2016 budget and the Conservation Trust Fund financial reports. Staff has been working with the auditing firm of HintonBurdick to prepare for the 2015 audit in March. Confirmation letters were prepared and mailed to the County, State and several other agencies to confirm revenues, grants, debt, etc. The Town Council directed a new investment program with UMB bank. The four CDs held by the Town and Sanitation District have been closed and the funds will be sent to UMB bank for the new investment. Three of the expired CDs were at Rio Grande Savings and Loan totally approximately \$380,000, the other CD of approximately \$113,000 was held at First Southwest Bank.

The ballots for the 2016 election are at the local printer. We have approximately 950 active registered voters and just two voters living abroad. Those two ballots will be mailed this week to the UOCAVA voters. The list of registered voters will be provided to the Clerk's office from the County the first week of March and the first day to mail ballots will be March 14th. The ballot has one question regarding the telecommunication question and three at-large town council seats currently held by Clint Alley, Tracy Bunning, and David Schanzenbaker. Three candidates returned their petitions and will be listed on the ballot. The candidates' names are Clint Alley, Tracy Bunning, and David Schanzenbaker. There are no registered write-in candidates although there is required to be three blank lines on the ballot. The election is scheduled for Tuesday April 5th and the newly elected town council members will serve a four year term until April 2020.

The 2016 budget included updates to the Town Council chambers. With the help of Dennis Ford, Quiller Electric and Mountain Home and Sound, four large screen televisions were installed to assist with presentations. The previous presentations were hard to see either by the Council or the audience, the four televisions should allow for all in the council chambers to have a good view. All departments are being trained to use the system for use during courts, planning commission, and during staff training.

The Sanitation District changed from Intellipay to XpressBillPay for the online payment and submission of utility bills. The system is extremely easy to use and several departments have been trained to receive payments through the system. The Municipal Court uses it to process credit card payments for traffic, court costs, probation and more. The Parks, Recreation and Community Center uses XpressBillPay to process room rentals and has been using the online registration to take payments and allow parents to register their kids for sports programs. They have provided the ability to upload business license renewals onto the XpressBillPay site for businesses to renew their license online. The 345 accounts that pay their utility bills online through XpressBillPay have decreased the amount of checks the Town has to process. There are approximately 160 paperless customers saving the Sanitation District money in having to mail the bill to the customer.

As part of the Town Council's goals for community outreach, we are excited the Town's Facebook page currently has 553 likes and some posts have reach over 900 people. There are currently 182 people signed up to receive email and text messages from the Town's website with updates on Town Council, Tourism, Park and Receptions, Planning and Historic Preservation, and Community Center events.

PERSONNEL

The Town has hired Jonathan Roberts to fill the new Building/Fire Inspector position in the Building Department. Mr. Roberts is scheduled to begin work on February 22nd. Interviews were conducted for the Equipment Operator I position in the Public Works Department. We were unable to successfully hire from the pool interviewed and will re-open the interview process. Twenty-five applications were received for the Deputy Clerk position and interviews were conducted on February 16th.

RECORDS

The records clerk is working to organize the records area, follow the retention policy as required by State statute and impress upon department heads the need for a record process. Each record, depending on its type, could be required to be held by the records department, recorded, and perhaps destroyed according to the retention policy. Training for department heads will continue to keep the process as efficient and convenient as possible.



AGENDA DOCUMENTATION

REPORT TO COUNCIL: IV

PAGOSA SPRINGS TOWN COUNCIL
FEBRUARY 18, 2016

FROM: GREGORY J. SCHULTE, TOWN MANAGER

PROJECT: TOWN MANAGER'S REPORT

ACTION: UPDATE AND DISCUSSION

Geothermal Greenhouse Update

It's no surprise that the geothermal greenhouse project is on winter hold. But will restart as soon as the weather permits. The GGP folks are planning a new fundraising program to secure funding for the placement of the first greenhouse dome. The campaign is known as Spring Forward and is scheduled to begin in March 2016 to coincide with the first day of Spring. It is hope they can raise the last \$25,000 for the first dome.

Personnel Updates

The Admin staff is in the middle of several recruitments as follows:

- Special Project Manager (Scott Lewandowski started January 13th)
- Associate Planner (Rachel Novak started Feb. 8th)
- Building / Fire / Code Inspector: (Jonathon Roberts starts Feb. 19th)
- Operator I (David Kelly starts Feb. 29)
- Deputy Town Clerk Interviews Feb. 16th)

Fire Department inspection Agreement

On January 12th, the Mayor and staff attended the Fire District Board of Directors meeting to discuss the Town taking over annual fire inspections, plan review, and investigations. At the meeting it was agreed that both parties would meet to hammer out the details of a MOU outlining responsibilities and communication lines. Staff met on January 25th to talk details on the MOU and a revised MOU was delivered to Fire staff for their review on Feb. 9th.

Staff Evaluations

As of February 11, 2016, all staff evaluations for 2015 are complete.

Reservoir Hill Thinning

The thinning of Reservoir Hill was complete as of Feb. 5th. The complete thinning totaled 47 acres. It also yielded about 1,600 tons of wood chips. Of that amount, about 1,500 tons of chips are located at the sewer lagoons and about 150 tons are still up on Reservoir Hill for use around the meadows and the camping areas for the music festivals. A map of the approximate thinned areas is attached as an exhibit to this report. We are still budgeted to have the Southwest Conservation Corp come and some hand thinning this summer, but will be on the denser, steeper terrain.

Mountain Town Assembly

I attended a conference in Denver at the end of January that was an assembly of mountain ski towns and included towns and resorts from all over the country. There were several workshops and presentations, but some of the interesting items from my notes are as follows:

Snow industry was very impacted by the recession, but more ski resorts are profitable now than ever before

Revenue for resorts (skiing/boarding and lodging) is now rate driven and not volume

10 million +/- ski/boarders domestically

Millennials account for about 43% of customers (in contrast 26% in golf)

70% of core customers are less than 50 years

Shaped skis, warm clothing, and high speed lift help older customers stay in the sport.

Work force housing and finding employees are huge issues for everyone.

2013 - 77% of people who buy vacation homes intend to short term vacation rental, but it's a secondary driver.

2010 – 8% of people who have done vacation rentals

2014 – 25% of people who have done vacation rentals

32% of vacation rental bookings are first time renters.

96% are very or extremely satisfied

“Everyone is trying to fill the unfillable dates.”

Reservoir Hill Thinning Map

46.5 Acres large tract, 0.5 acres top piece. 47.0 Acres Total.

Legend

 RES HILL





AGENDA DOCUMENTATION

NEW BUSINESS: V.1

PAGOSA SPRINGS TOWN COUNCIL

FEBRUARY 18, 2016

FROM: GREGORY J. SCHULTE, TOWN MANAGER

PROJECT: ADDITIONAL FUNDING REQUEST FROM PAGWAPA FOR EXPLORATORY WELL DRILLING

ACTION: DISCUSSION AND POSSIBLE ACTION

PURPOSE / BACKGROUND

In April 2014, the Town of Pagosa Springs and Archuleta County executed an agreement creating the Pagosa Area Geothermal Water and Power Authority (Authority) with the purpose of exploring for geothermal resources and possible development of those resources, if they were found to be viable. The Authority Board of Directors is composed of the County Commissioners, 3 Town Council Members, and 1 At Large Member. In subsequent actions, the Authority has entered into an agreement with Pagosa Verde that, in turn, created an L.L.C. known as Pagosa Waters. The ownership of the Pagosa Waters LLC is: Town 40% / County 40% / Pagosa Verde 20%. All entities were cooperatively working to conduct exploratory test drilling in select locations for geothermal water.

The project, including the test drilling, was funded from three sources, as follows:

- \$4 million in federal Department of Energy (DOE) Funds
- \$2 million in state of Colorado Department of Local Affairs (DOLA) Energy Impact Funds (EIAF)
- \$520,000 in County and Town funds

The DOLA grant was initially secured by Archuleta County and then subsequently conveyed to the Authority. The DOLA grant was to assist with funding the exploratory drilling for geothermal water and was considered by the DOE as matching funds for their \$4 million in grant funds. The initial intent was to drill several thermal gradient wells and then using the data to drill exploratory wells.

Unfortunately, the funding from the DOE was unexpectedly taken back by the Treasury Department several months earlier than anticipated. In addition, the project was delayed several extra months due to US Fish & Wildlife Service compliance efforts in regards to the Pagosa Skyrocket. As a result, the project was not able to move from thermal gradient wells to test wells to further prove up the geothermal resource.

There is still about \$1.4 million in funding from DOLA that has not been spent and the question arose as to under what circumstances the money might be accessed in order to drill an exploratory well that might prove to be commercially viable.

The representatives from Pagosa Waters, LLC presented a matrix of funding scenarios to the PAGWAPA Board to assess the viability of drilling one exploratory well. The matrix detailing the funding scenarios is attached as Exhibit A. The scenarios portray 4 different options with assumptions on how much DOLA would contribute and what the requisite match would be from the partnership. The matrix assumes possible EIAF matches of 0%, 40%, 60%, and 75%.

Furthermore, other baseline assumptions are as follows:

- The well costs are estimated at \$745,000
- Current funds of Pagosa Waters of approximately \$75,000
- The partnership split of: 40% Town / 40% County / 20% Pagosa Verde

Pagosa Area Geothermal Water and Power Authority Action

At the February 8, 2016 PAGWAPA meeting, the Authority Board voted, by a vote of 5-2, to recommend to the County Commissioners and the Town Council to consider allocating additional funding in an amount not to exceed \$45,000 each from the County and the Town to drill an exploratory well, with the following contingencies:

- DOLA provides 75% of the cost of the well estimated at \$559,000
- Pagosa Waters contributes \$75,000 or about 10% of the total
- Pagosa Verde contributes \$23,000 or about 3% of the total
- DOLA advances the funding instead of it being on a reimbursement basis

ATTACHMENTS

- Exhibit A: Match Funding Scenarios Matrix

FISCAL IMPACT

The fiscal impact for the Town would be an allocation of \$45,000 in 2016. As this is not a budgeted item, it would have to be allocated out of reserves.

2016 TOWN COUNCIL GOALS & OBJECTIVES

Included in the Town Council's adopted 2016 Goals & Objectives is Goal #3 of "Promote a vital local economy by supporting economic development and tourism." In addition, Objective 3.1 is "Explore and Expand our Geothermal Resources with the specific Action of "Expand Geothermal Power Authority" by seeking power or cascaded use.

RECOMMENDATIONS

Possible actions by the Town Council include:

1. **"Move to approve the Town's participation in further well drilling and allocating an amount not to exceed \$45,000 with the following contingencies:**
 - **DOLA provides 75% of the cost of the well estimated at \$559,000**
 - **The County contributes an amount not to exceed \$45,000**
 - **Pagosa Waters contributes \$75,000.**
 - **Pagosa Verde contributes \$23,000.**
 - **DOLA advances the funding instead of it being on a reimbursement basis.**
2. **Move to decline the Town's participation in further well drilling.**
3. **Direct staff otherwise.**

Match Scenarios for EIAF Funds

	No EIAF	40% EIAF	50% EIAF	75% EIAF
High Risk Exploration Well	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000
Monthly Lease Payments	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
PM Exploration Well	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
High Risk Total	\$ 745,000	\$ 745,000	\$ 745,000	\$ 745,000
EIAF Contribution	\$ -	\$ 298,000	\$ 372,500	\$ 558,750
PW Cost Share	\$ 745,000	\$ 447,000	\$ 372,500	\$ 186,250
Current PW Funds	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Remainder to Raise	\$ 670,000	\$ 372,000	\$ 297,500	\$ 111,250
40% share (each from T&C)	\$ 268,000	\$ 148,800	\$ 119,000	\$ 44,500
20% share (from PV)	\$ 134,000	\$ 74,400	\$ 59,500	\$ 22,250
Effectual EIAF Share	0%	40%	50%	75%
Effectual PW Share	10%	10%	10%	10%
Effectual County Share	36%	20%	16%	6%
Effectual Town Share	36%	20%	16%	6%
Effectual PV Share	18%	10%	8%	3%



AGENDA DOCUMENTATION

NEW BUSINESS: V.2

PAGOSA SPRINGS TOWN COUNCIL

FEBRUARY 18, 2016

FROM: JAMES DICKHOFF, TOWN PLANNING DIRECTOR

PROJECT: ORDINANCE 841, FIRST READING, AN ORDINANCE OF THE TOWN OF PAGOSA SPRINGS AMENDING THE OFFICIAL ZONING MAP REGARDING PROPERTY KNOWN AS 1855 WEST U.S. HIGHWAY 160.

ACTION: DISCUSSION AND POSSIBLE ACTION

PURPOSE

On November 4, 2015, the Town received a complete application requesting the re-zoning of 1855 West U.S. Highway 160, from Agricultural/Residential (RA) to Mixed Use Corridor (MU-C), from Kraig Lorenzen, of Sawmill Creek Ranch Timber and Cattle Company, the applicant.

The Town Councils consideration of a decision for this re-zoning application should be based on complying with the approval criteria pursuant to LUDC 2.4.2.C.2, the recommendation from the planning commission, testimony from the Planning Director, applicant and public.

BACKGROUND

On February 09, 2016, the Planning Commission consider the re-zoning application and unanimously approved the following: *"Recommend Town Council approve the rezoning of 1855 West U.S. Highway 160 from Agricultural/Residential to Mixed Use Corridor with the understanding that the property owner will provide an easement for the Town to Lakes Trail."*

The Planning Director has met with the applicant after the PC meeting to discuss the contingency for providing the trail easement and the applicant will be prepared to responds to that contingency at the TC meeting.

Furthermore, the Planning Director has discussed with the applicant the Access Control Plan adopted by CDOT, Archuleta County and the Town, that identifies a conceptual secondary road through the subject property. The applicant supports the conceptual plan and acknowledges the requirement for the development of the property construct such secondary roadway and deed it to the Town, at the time of such future development.

ZONING DISTRICT DEFINITIONS

The current zoning of the subject property is Agricultural/Residential (RA). The former zoning prior to 2009 was Corridor Business (D-3) along the Hwy Corridor and Mixed Use Development (C) on the southern 2/3rds of the lot. Below are current and previous zoning district definitions for comparison.

Current (post 2009) definitions for zoning districts:

AGRICULTURAL/RESIDENTIAL (R-A) DISTRICT

The R-A zone district is intended for agricultural uses and detached single-family residences. The district is intended to provide a transition between Town neighborhoods and surrounding county agricultural/rural residential areas on large parcels of land at a low rate of population density. Land owners may develop large lot single-family residential, or cluster residential units on smaller lots to conserve space, views, agriculture or equestrian land, and other natural features. Clustering should occur near the edges of property close to existing or planned development. Density can range from one unit per five acres, to up to one unit per acre, with more density being allowed proportionately with increased dedication of land for conservation purposes.

MIXED-USE CORRIDOR (MU-C) DISTRICT

The MU-C district is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential, along major highways. Commercial uses are appropriate, including retail, offices, hotels, and tourism related businesses. The district is intended to promote gradual development and redevelopment of existing commercial corridors to become more vibrant and attractive mixed-use areas that also contain some housing, offices, and light trade.

Previous (Pre-2009) definitions for zoning districts:

MIXED USE DEVELOPMENT - C DISTRICT

The C district is established to accommodate a combination of residential uses at higher densities the other residential districts. The Town permits all types of housing that meets current building standards, including manufactured homes built in compliance with the national manufactured housing construction and safety standards program and complies with the HUD roof design load requirements. Manufactured homes situated within manufactured home parks must also comply with the above requirements. Temporary foundations are permitted for manufactured housing units located in this district.

CORRIDOR BUSINESS - D-3 DISTRICT

The D-3 district is established to accommodate certain commercial uses along east and west Highway 160. This district shall attract business that is service oriented and which will be heavily used by local and tourist traffic. A broad range of commercial uses is permitted in this district, and some uses require a conditional use permit. Portions of this district are designated for vending or peddling, and are subject to the limitations set forth in section 21.4.10. All vendors or peddlers are required to obtain the necessary permits from the Town.

LUDC REFERENCES

Below is LUDC SECTION 2.4.2, outlining requirements for proposed re-zonings.

LUDC section 2.4.2 AMENDMENTS TO THE OFFICIAL ZONING MAP 2.4.2.

A. Purpose

The boundaries of any zone district may be changed, or the zone classification of any parcel of land may be changed, pursuant to this Section. The purpose is not to relieve particular hardships, nor to confer special privileges or rights on any person, but only to make adjustments to the Official Zoning Map that are necessary in light of changed conditions or changes in public policy, or that are necessary to advance the general welfare of the Town.

B. Applicability

Amendments to the Official Zoning Map may be approved by the Town Council, following review and recommendation by the Planning Commission. Revisions shall be accomplished through the procedure in subsection C. below (or subsection D. below for rezonings to the Planned Development Overlay District).

C. Procedure for General Rezonings

This subsection includes the procedure for the review of all rezoning applications, except those to the Planned Development Overlay District. Figure 2.4-2 shows the steps of the common development review procedures that apply. The common procedures are described in Section 2.3. Specific additions and modifications to the common review procedures are identified below.

1. Step 7: Town Holds Public Hearing(s)

a. Planning Commission Hearing, Review, and Recommendation

Following a public hearing, the Planning Commission shall review the Staff Report, consider the comments and evidence presented at the hearing and the recommendation of the Director and make a recommendation to the Town Council to approve, conditionally approve, or deny the rezoning application, based on the criteria in Step 8 below.

b. Town Council Hearing, Review, and Decision

Following a public hearing, the Town Council shall consider the comments and evidence presented at the hearing and the Staff Report and recommendations from the Planning Commission and the Director, and approve, conditionally approve, or deny the application based on the criteria in Step 8 below.

2.4.2.D.

ANALYSIS OF APPROVAL CRITERIA

Below are the Re-Zoning approval criteria pursuant to LUDC section 2.4.2.D.3, with staff's comments on each criteria.

"2.4.2.D.3.a. Approval Criteria (Staff's comments in italics below)

The Town Council may approve re-zonings, and the Planning Commission may recommend approval, if the rezoning meets all of the following criteria:"

(1) The rezoning will promote the public health, safety, and general welfare;

Staff: No negative impacts are anticipated on public health, safety or general welfare. Once the property is approved for a development, the southern secondary road along the Hwy 160 corridor will be required to be constructed through this property to Town standards by the developer and deeded to the Town, which will have a positive benefit to the public health, safety or general welfare. Additionally, at the time of development the developer is required to construct and deed to the Town a hard surfaced trail, unless an easement is provided and trail constructed prior to a development application, which in this case could be a substantial financial benefit to a future developer.

Staff believes the re-zoning application meets this approval criteria.

(2) The rezoning is consistent with the Comprehensive Plan and the purposes of this Land Use Code;

Staff: The MU-C rezoning request is consistent with adjacent zoning to the east and on the north side of the Hwy. The Comprehensive Plan's "future land use plan map" indicates a swath of open space along the Hwy on this parcel. The town is working with the applicant regarding a trail easement for the town to Pagosa Lakes commuter trail in this same open space swath. In addition, all commercial/residential subdivision developments are required to designate open space within the development. The area shown on the Future land use map could be the designated open space area once development is considered at the application stage.

The subject property is within the Comprehensive Plan's "West Merchant Area" and "Central Residential Area". These designations support businesses that provide for day-to-day needs with residential on the periphery. The LUDC was adopted based on the Comprehensive Plan guidance, however, the RA zoning does not appear to be consistent with the above mentioned merchant and residential area identified in the Comprehensive Plan.

Staff believes the re-zoning application meets this approval criteria.

(3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);

Staff: The proposed MU-C rezoning is consistent with the stated purpose in the MU-C definition, which supports "the vertical and horizontal mixing of uses including high density residential along the Hwy corridor". Since development on this property will require the construction of a secondary local roadway, businesses that provide local day-to-day needs are a good fit for a mixed use commercial and residential development. The close proximity to Town will provide residential and commercial uses in walking/biking distance to the Downtown district.

Staff believes the re-zoning application meets this approval criteria.

(4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Staff: All utility services are available for this property including water, sewer, electric, gas and phone. The property is accessed from the west end of Goldmine Drive. Internal roadways will be required as part of any development and a secondary local roadway (ultimately connecting Goldmine Drive with Harman Park Drive) providing connectivity for local traffic off of the Hwy system. Staff believes the re-zoning application meets this approval criteria.

(5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and

Staff: No substantial impacts are identified at this time. The proposed re-zoning does not include a development plan, thus specific issues are not able to be addressed at this time, however, at the time of development, a "Major Subdivision" application and "Major Design Review" application are required, and provide the appropriate opportunity to address compliance with the LUDC at that time. Both processes are public hearings that encourages public input.

Staff believes the re-zoning application meets this approval criteria.

(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.

Staff: The residential properties to the south are separated from this property by an undevelopable 100 foot wide x 50 foot deep ravine, providing a natural buffer area. MU-C zoning is consistent with the property's to the east, and, it is likely that at some point in the future, the property to the west would be considered for rezoning to MU-C as well. No impacts to properties north of Hwy 160 are anticipated.

Staff believes the re-zoning application meets this approval criteria.

Based on the above approval criteria, staff believes the proposed re-zoning is consistent with the Comprehensive Plan and LUDC. The previous zoning prior to 2009 was very similar to the proposed MU-C zoning. The applicant is very aware and supportive of both the Town to Pagosa Lakes trail and Secondary road alignments through the subject property at the time of development.

PUBLIC COMMENTS RECEIVED

There were members of the public that attended the meeting with two providing comments and questions regarding the proposed rezoning. They were encouraged to attend the Town Council public hearings or provide their comments to staff to include the TC's packet. Comments and concerns presented from these individuals included:

Holly Hasenbuhler (Alpha Rock Ridge Subdivision)

- Has CDOT completed a study on the impact of future development?
- Will there be another egress on highway 160?
- Would the developer be required to provide access?
- Isn't this a contradiction to the town's vision and priority to maintain the downtown?
- How many commercial developments already exist that are unoccupied or vacant?
- Has consideration been given to the canyon that deer, elk, and bear access?
- How will this effect downtown vitality?
- Will abandoned vehicles currently on the property be removed in a timely manner and what types of buffers are recommended?

Kathy Butte (?) (Alpha Rock Ridge Subdivision)

- Will there be legal access off of Goldmine Drive?
- Will there be adequate drainage from the canyon and appropriate access for wildlife?
- Is there a natural spring in the area and could the area be used as a greenbelt for preservation?
- What alterations are planned for the topography?
- If the property becomes mixed-use residential, will the back portion of the property be low density to blend with existing single family homes?
- Will the property have a very restrictive easement?

Additionally, staff received one public comment via phone call on February 4th from an adjacent property owner on Goldmine Drive, Mike Cremi, supporting the proposed rezoning.

PUBLIC NOTIFICATION

The following required public notifications were provided at least 15 days prior to the PC and TC public hearings:

- ~ Published in the Sun Newspaper on January 21, 2016.
- ~ Sign posted on the property on January 21, 2016.
- ~ Notification to properties within 300 feet mailed on January 21, 2016.

ATTACHMENTS

- 1) DRAFT Ordinance 841.
- 2) Letter of request from the applicant.
- 3) Property Vicinity Map.

RECOMMENDATION

The Town Councils consideration of a decision for this re-zoning application should be based on complying with the approval criteria pursuant to LUDC 2.4.2.C.2, the recommendation from the planning commission, testimony from the Planning Director, applicant and public. Below are alternate actions for Town Councils consideration. Town Council is not limited to the following alternative actions.

- 1) APPROVE the First Reading of Ordinance 841, An Ordinance of the Town of Pagosa Springs Amending the Official Zoning Map Regarding Property Known As 1855 West U.S. Highway 160.
- 2) APPROVE a recommendation to Town Council to APPROVE the re-zoning of 1855 West U.S. Highway 160 from Agricultural Residential to Mixed Use Corridor, with the following Contingencies:
 - a. Applicant to provide and an easement for the Town to Pagosa Lakes commuter trail.
 - b. (to be determined at the PC meeting).....
- 3) DENY the First Reading of Ordinance 841, An Ordinance of the Town of Pagosa Springs Amending the Official Zoning Map Regarding Property Known As 1855 West U.S. Highway 160.

TOWN OF PAGOSA SPRINGS, COLORADO

**ORDINANCE NO. 841
(SERIES 2016)**

**AN ORDINANCE OF THE TOWN OF PAGOSA SPRINGS AMENDING THE
OFFICIAL ZONING MAP REGARDING PROPERTY KNOWN AS
1855 WEST U.S. HIGHWAY 160**

WHEREAS, the Town of Pagosa Springs (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Pagosa Springs Home Rule Charter of 2003 (“Charter”); and

WHEREAS, Section 11.2, A) of the Charter provides that the Town Council may adopt land use and development ordinances, including but not limited to zoning ordinances, subdivision ordinances and an official map of the Town; and

WHEREAS, the Town has provided in the Pagosa Springs Municipal Code (“Code” of “P.S.M.C.”), within Chapter 21 (“Land Use Code”), Articles 3 through 6, for zoning districts, use regulations, dimensional requirements, and development and design standards, for the purpose of promoting the health, safety, morals and general welfare of the Town; and

WHEREAS, the Pagosa Springs Municipal Code, Section 21.2.4.2, allows for the Town’s Official Zoning Map to be amended by the Town Council; and

WHEREAS, the subject property is undeveloped vacant land with no current plans fo development; and

WHEREAS, after notice and public hearing as provided for in the Pagosa Springs Municipal Code, Sections 21.2.3.6, 21.2.3.7 and 21.2.4.2, the Town of Pagosa Springs Planning Commission recommended that the Town Council approve the Re-Zoning Application; and

WHEREAS, the Town Council has upon proper notice and a public hearing as provided for in the Pagosa Springs Municipal Code, Sections 21.2.3.6, 21.2.3.7 and 21.2.4.2, considered the Application, the recommendation of the Planning Commission, the report of the Town Planning Director, the testimony of the Applicant and members of the public, and other evidence presented at such hearing; and

WHEREAS, the Town Council finds and determines that rezoning the Property from Agricultural/Residential to Mixed Use Corridor:

1. Will promote the public health, safety, and general welfare;
2. Is consistent with the Comprehensive Plan and the purposes of the Code;
3. Is consistent with the stated purpose of the proposed zoning district;
4. Has existing facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) available to serve the Property while maintaining adequate levels of service to existing development;
5. Is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and
6. Is not likely to result in significant adverse impacts upon other property in the vicinity of the Property.

WHEREAS, the Town Council hereby approves the rezoning of the property from Agricultural Residential to Mixed Use Corridor.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, as follows:

Section 1. Incorporation of Recitals. The recitals set forth above are incorporated and ordained hereby as if set forth hereafter in full.

Section 2. Zoning Approval. The Application is approved; the base zoning classification of the Property is Mixed Use Corridor (MU-C) as shown in Exhibit A.

Section 3. Amendment of Zoning Map. The official zoning map of the Town of Pagosa Springs, dated February 03, 2009, and last updated on December 13, 2013, is amended to designate the base zoning of the Property as Mixed Use Corridor (MU-C) Zoning District, as shown on Exhibit A attached hereto and incorporated herein.

Section 4. Public Inspection. The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.

Section 5. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 6. Public Hearing. A public hearing on the first reading of this Ordinance shall be held on the 18th day of February, 2016, at 5:00 p.m., at the Pagosa Springs Town Hall, 551 Hot Springs Boulevard, Pagosa Springs, Colorado.

Section 7. Effective Date. This Ordinance shall become effective and be in force immediately upon final passage at second reading.

INTRODUCED, READ, AND ORDERED PUBLISHED PURSUANT TO SECTION 3.9, B) OF THE PAGOSA SPRINGS HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE 18th DAY OF FEBRUARY, 2016.

TOWN OF PAGOSA SPRINGS

By: _____
Don Volger, Mayor

Attest:

April Hessman, Town Clerk

FINALLY ADOPTED, PASSED, APPROVED, AND ORDERED PUBLISHED PURSUANT TO SECTION 3.9, D) OF THE PAGOSA SPRINGS HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE DAY OF _____, 2016.

TOWN OF PAGOSA SPRINGS

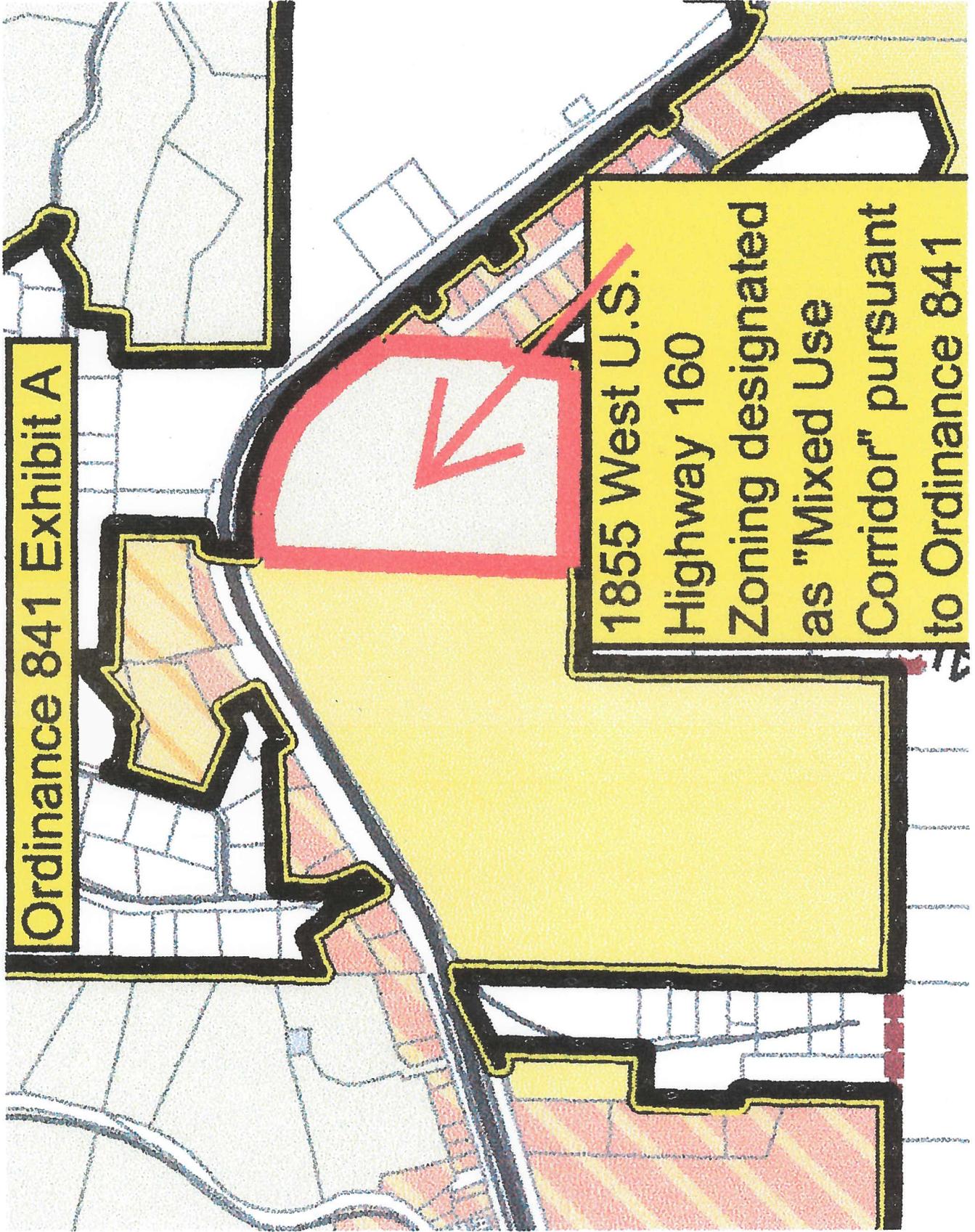
By: _____
Don Volger, Mayor

Attest:

April Hessman, Town Clerk

Ordinance 841 Exhibit A

**1855 West U.S.
Highway 160
Zoning designated
as "Mixed Use
Corridor" pursuant
to Ordinance 841**



CERTIFICATE OF PUBLICATION

I, the duly elected, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. 841 (Series 2016) was approved by the Town Council of the Town of Pagosa Springs on first reading at its regular meeting held on the 18th day of February, 2016, and was published by title only, along with a statement indicating the effective date of the Ordinance and that the full text of the Ordinance is available at the office of the Town Clerk, on the Town’s official website, on _____, 2016, which date was at least ten (10) days prior to the date of Town Council consideration on second reading.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this ___ day of _____, 2016.

April Hessman, Town Clerk

(S E A L)

I, the duly elected, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. 841 (Series 2016) was approved by the Town Council of the Town of Pagosa Springs on second reading, at its regular meeting held on the ___ day of _____, 2016, and was published by title only, along with a statement indicating the effective date of the Ordinance and that the full text of the Ordinance is available at the office of the Town Clerk, on the Town’s official website, on _____, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this _____ day of _____, 2016.

April Hessman, Town Clerk

(S E A L)

January 25, 2016

James Dickhoff

Planning Director Town of Pagosa Springs, CO

551 Hot Springs Blvd.

Pagosa Springs, CO 81147

Response addressing the Approval Criteria Re: Rezoning Application

Criteria 2.a.1: Rezoning of this property from RA to MUC will promote the general welfare, safety and public health of the town. With the cost of fuel, and increased traffic from people driving into downtown, we need to encourage the development of multihousing units near the down town area, and commercial ventures along the highway, not agricultural units and single family housing taking up valuable space so close to the town center and nearby local schools.

Criteria 2.a.2: The rezoning of this property as well, is consistent with the Comprehensive plan and purposes of the land use code in that it is consistent with the mixed use designation that is evident when the "Town Zoning Map" is referenced. One would think, if done early enough in the development of a gorgeous alpine town, that all contiguous properties adjacent to Highway 160 which passes through the center of town, would be designated for business development , not agricultural or single family plots. Especially so close to downtown. Fortunately we are able to correct the zoning of this large parcel before it's development and not be encumbered with an odd assortment of structures (mobile homes, barns, field crops, and farm animals) along the critical main corridor for the town. This planning of business's is evidenced elsewhere all throughout the US on properties near the down town areas. It is really apparent in many of the most beautiful alpine towns in Europe. Businesses where multiple users and needs are fulfilled should be located along the main corridor of a town where

they are easily reached, and more productively advertised. I would think there would be less offense to the community where one can park and walk thus avoiding the need and offense of parking in front of private homes. People should be encouraged to park and shop downtown with businesses complimenting each other as much as possible rather than businesses separated by large distances. People should not be forced to drive long distances to accomplish their tasks. This property on Putt Hill should annex the businesses from the west and east developments of Pagosa Springs on a beautiful hill, and not be a barrier to businesses where people see themselves as being from "East or West" Pagosa. The town, people and businesses, should benefit from increased density in the downtown area. With so large a parcel being mixed usage, businesses with their increased revenue could expand along the highway with multiuse buildings (low income housing for workers near downtown, apartments and parking) back away from the highway corridor . Increased revenue, density, parking and volume only complements a vibrant center of town where people want to stop, shop and mingle.

Criteria 2.a.3:The rezoning is consistent with the stated purpose of the zoning district in that the majority of like properties along Highway 160 corridor are mixed use. This is even more important now and more easily handled with such a large parcel before it is broken up.

Criteria 2.a.4:Facilities and services are readily available as this area is in the town boundaries already and it is located along the main corridor near the center of the town.

Criteria 2.a.5:Regarding any adverse impacts of rezoning: Rezoning should accomplish the opposite-less movement of the local population, increased density to this sparse area near downtown which could be the incentive of beautiful alpine towns like ours so more walking, shopping, spending is done near the center of town. There isn't a

walking corridor involving Putt Hill. Presently I see often people dangerously making their way up or down Putt Hill often in the winter. Businesses primarily want to be situated along the main corridor of the town(Hwy 160) where they are easily seen and advertised when possible. Any business, if they get the chance will relocate like this rather than being on back streets or side streets. Also the property is large enough to accommodate low income housing in a proper setting and close to all the facilities they need to live a respectable lifestyle without the expense's of commuting if they so desire.

Criteria 2.a.6: All rezoning has some impact on the surrounding parcels I'm sure, and this will be borne out by the owners but considering the location and the extent of the frontage on Highway 160, which is the main corridor of the town, I would think that it would be welcomed. The private houses presently completed to the southwest are a considerable distance from the highway and mixed use properties should blend right in. The properties to the south, along goldmine drive are developed businesses so this is certainly consistent with mixed use. A large ditch surrounds the back of the property. This is a natural boundary anyway and would be a nice place for a nearby walkway or path which would seem to benefit the property owners.

Respectfully,

Applicant and agent, Kraig E. Lorenzen, for the Sawmill Creek Ranch T&CC, holding title to the property requesting rezoning.

Cover Letter for the Rezoning Application

Dear Committee Members:

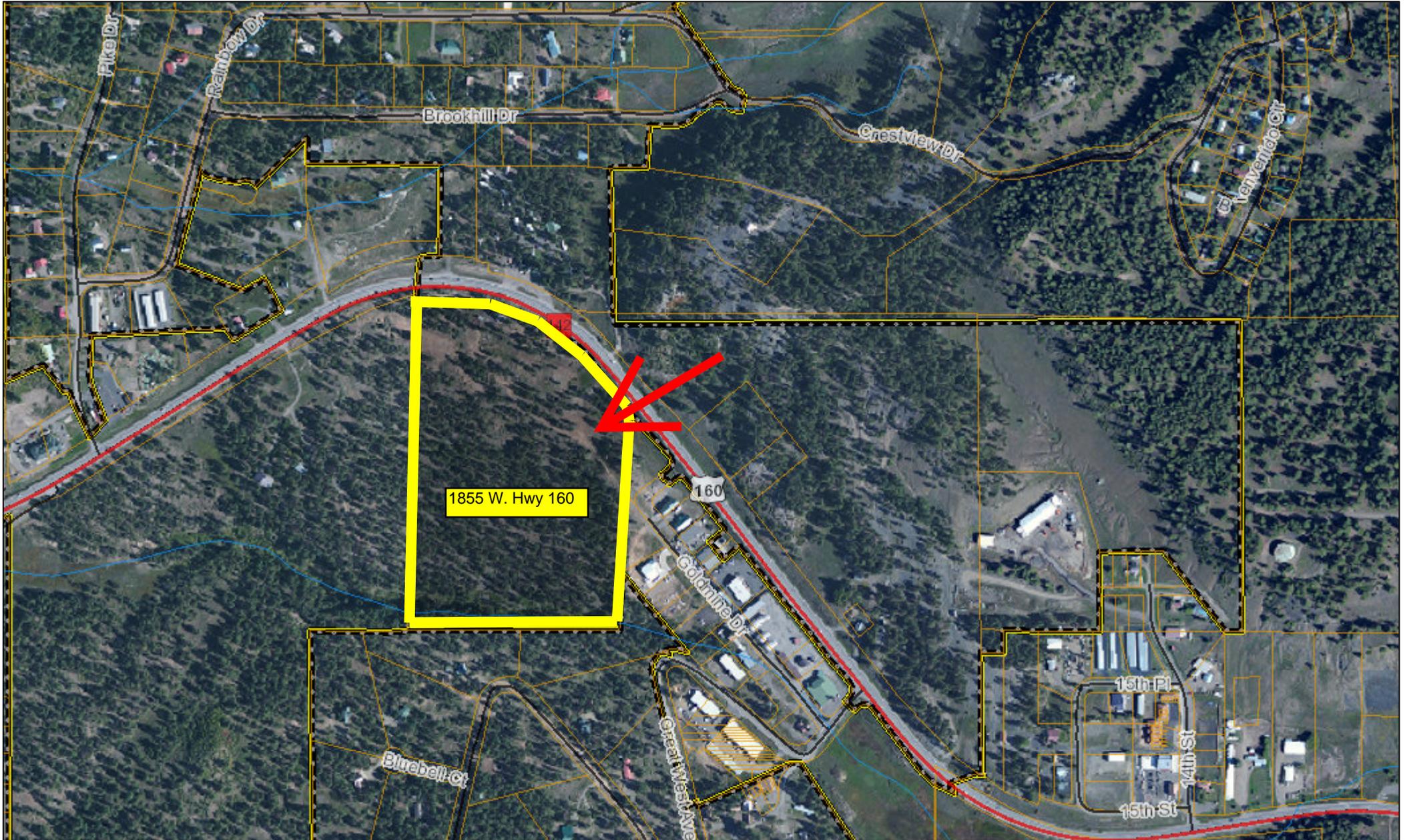
This application stems from several meetings this past year that I had with developers. When I purchased this property years ago, it had already been proposed and designed by an architect as a mixed use development to the town council and the mayor at that time with approval. When zoning was implemented, I didn't even think that the property in question, being almost 30 acres in the middle of town would be rezoned to agricultural or something other than mixed use. My property tax bill doesn't indicate in any way how a property is zoned so I couldn't imagine that it would be changed especially since the concept of development earlier presented to the town seemed so complimentary. When one of the people I had met with about the issue of development asked about zoning, I looked into it and was shocked to see what had happened and without my consideration or notification.

I have tried to think why it was zoned as such but cannot come to any reasonable conclusion. My inquiries as to who and why this was done was met with the same puzzling look. I ask that the councils in question, after my appeal, consider my proposal as one which would benefit Pagosa Springs, Colorado in many ways and would be befitting a beautiful alpine town like this. I look forward to appealing this before you and answering any questions.

Respectfully,

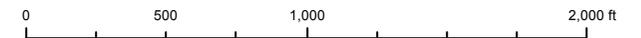
Kraig E. Lorenzen, agent for the Sawmill Creek Ranch T&CC

1855 W. Hwy 160



Archuleta County Department of Information Systems

February 4, 2016



1 inch = 684 feet
1 inch = 0.13 miles



AGENDA DOCUMENTATION

NEW BUSINESS: V.3

PAGOSA SPRINGS TOWN COUNCIL

FEBRUARY 18, 2016

FROM: JAMES DICKHOFF, TOWN PLANNING DIRECTOR

PROJECT: ORDINANCE 840, FIRST READING, AN ORDINANCE OF THE TOWN OF PAGOSA SPRINGS DEDICATING A PUBLIC UTILITY EASEMENT WITHIN HILL TOP CEMETERY WITHIN THE CORPORATE LIMITS OF THE TOWN OF PAGOSA SPRINGS.

ACTION: DISCUSSION AND POSSIBLE ACTION

PURPOSE / BACKGROUND

The Planning Department has received a request from LaPlata Electric Association, Inc. to correct a previously recorded inaccurate easement for a utility line installation LaPlata installed in 2014 to service the PASWD water tank within the Hill Top Cemetery. The previous recorded easement contained an incorrect legal description for the easement and was specific to LaPlata Electric instead of a general easement for use by all utility providers recognized by the Town.

ANALYSIS

The Planning Director has reviewed the proposed legal description and map for correcting the previously recorded easement, and finds both to be accurate. Ordinance 840 will provide the correct easement legal description, allow the easement for use by all utility providers recognized by the Town and supersedes the previously recorded easement.

FISCAL IMPACT

There are no fiscal impacts to the Town with the exception of

ATTACHMENTS

- 1) Ordinance 840, An Ordinance of the Town of Pagosa Springs, Dedicating a Public Utility Easement within the Hill Top Cemetery within the Corporate Limits of the Town of Pagosa Springs.

ALTERNATIVE ACTIONS

- 1) APPROVE the First Reading Ordinance 840, An Ordinance of the Town of Pagosa Springs, Dedicating a Public Utility Easement within the Hill Top Cemetery within the Corporate Limits of the Town of Pagosa Springs.
- 2) APPROVE the First Reading Ordinance 840, An Ordinance of the Town of Pagosa Springs, Dedicating a Public Utility Easement within the Hill Top Cemetery within the Corporate Limits of the Town of Pagosa Springs, with the Following Contingencies.....
- 3) DENY the First Reading Ordinance 840, An Ordinance of the Town of Pagosa Springs, Dedicating a Public Utility Easement within the Hill Top Cemetery within the Corporate Limits of the Town of Pagosa Springs.

TOWN OF PAGOSA SPRINGS, COLORADO

**ORDINANCE NO. 840
(SERIES 2016)**

**AN ORDINANCE OF THE TOWN OF PAGOSA SPRINGS DEDICATING A
PUBLIC UTILITY EASEMENT WITHIN HILL TOP CEMETERY
WITHIN THE CORPORATE LIMITS OF THE TOWN OF PAGOSA SPRINGS**

WHEREAS, the Town of Pagosa Springs (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Pagosa Springs Home Rule Charter of 2003 as amended in 2012 (“Charter”); and

WHEREAS, The Town has received a request from LaPlata Electric Association Inc. to correct the previous inaccurate public utility easement legal description recorded with the Archuleta County Clerk and Recorder’s Office under reception number 21403356; and

WHEREAS, the Town wishes to formalize the dedication of the accurate 20 foot wide public utility easement legal description for the previous installation of a LaPlata Electric Association, Inc. underground electric line within the Town’s Hill Top Cemetery; and

WHEREAS, The accurate 20 foot wide public utility easement legal description and map are represented in attached Exhibit A; and

WHEREAS, LaPlata Electric Association, Inc. has an installed utility line within the easement described in Exhibit A; and

WHEREAS, this Ordinance 840 supersedes the previous inaccurate public utility easement legal description recorded with the Archuleta County Clerk and Recorder’s Office under reception number 21403356; and

WHEREAS, the Town wishes to formally and expressly dedicate such public utility easement within the corporate limits of the Town, for the use by public utility providers recognized by the Town of Pagosa Springs.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, as follows:

SECTION 1 – Incorporation of Recitals and Findings. The above Recitals and Findings of the Town Council are hereby incorporated into this Ordinance.

SECTION 2 – Dedication of Utility Easement. The Town hereby dedicates a 20 foot wide public utility easement in the Hill Top Cemetery, within the corporate limits of the Town of Pagosa Springs, as described in **Exhibit A.**

SECTION 3 – Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

SECTION 4 – Effective Date. This Ordinance shall become effective and be in force immediately after final passage at second reading.

INTRODUCED, READ, AND ORDERED PUBLISHED PURSUANT TO SECTION 3.9, B) OF THE PAGOSA SPRINGS HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE ____ DAY OF _____, 2016.

TOWN OF PAGOSA SPRINGS,
COLORADO

By: _____
Ross Aragón, Mayor

Attest:

April Hessman, Town Clerk

FINALLY ADOPTED, PASSED, APPROVED, AND ORDERED PUBLISHED PURSUANT TO SECTION 3.9, D) OF THE PAGOSA SPRINGS HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE ___ DAY OF _____, 2016.

TOWN OF PAGOSA SPRINGS,
COLORADO

By: _____
Ross Aragón, Mayor

Attest:

April Hessman, Town Clerk

CERTIFICATE OF PUBLICATION

I, the duly elected, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. 840 (Series 2016) was

approved by the Town Council of the Town of Pagosa Springs on first reading at its regular meeting held on the 18th day of February, 2016, and was published by title only, including violations of this ordinance and a statement that the full text of the Ordinance, including any amendments, is available for public inspection at the office of the Town Clerk at Town Hall, on the Town's official website, on _____, 2016, which date was at least ten (10) days prior to the date of Town Council consideration on second reading.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this ___ day of _____, 2016.

April Hessman, Town Clerk

(S E A L)

I, the duly elected, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. 840 (Series 2016) was approved by the Town Council of the Town of Pagosa Springs on second reading, at its regular meeting held on the ___ day of _____, 2016, and was published by title only, along with a statement indicating the effective date of the Ordinance and that the full text of the Ordinance is available at the office of the Town Clerk, on the Town's official website, on the ___ day of _____, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this ___ day of _____, 2016.

April Hessman, Town Clerk

(S E A L)

EXHIBIT "A" - EASEMENT DESCRIPTION
PAGOSA SPRINGS CEMETERY
LOCATED IN SECTIONS 13 & 14, T 35 N, R 2 W, N.M.P.M.
ARCHULETA COUNTY, PAGOSA SPRINGS, COLORADO

EASEMENT DESCRIPTION

An Underground Electric Line Easement located in Sections 13 & 14, Township 35 North, Range 2 west of the New Mexico Principal Meridian, Archuleta County, Town of Pagosa Springs, Colorado being a strip of land twenty feet (20.00') in width, ten feet (10.00') on each side of the following described centerline of an existing underground electric line:

BEGINNING at a point on the westerly right of way of North 8th Street whence the Northeast Corner of Block 14, Townsite of Pagosa Springs bears N 00°51'50" E, a distance of 190.28 feet;

- THENCE S 84°42'55" W, a distance of 25.81 feet;
- THENCE S 28°46'59" W, a distance of 9.86 feet;
- THENCE S 01°51'22" W, a distance of 75.70 feet;
- THENCE S 00°55'47" E, a distance of 57.14 feet;
- THENCE S 10°24'58" W, a distance of 74.53 feet to POINT "A";
- THENCE S 82°51'47" W, a distance of 102.92 feet;
- THENCE S 86°33'57" W, a distance of 104.49 feet;
- THENCE S 87°39'24" W, a distance of 62.49 feet;
- THENCE N 87°14'43" W, a distance of 260.12 feet;
- THENCE N 89°14'14" W, a distance of 112.39 feet;
- THENCE S 88°17'04" W, a distance of 38.18 feet;
- THENCE N 88°14'03" W, a distance of 197.30 feet;
- THENCE S 83°31'59" W, a distance of 29.33 feet;
- THENCE S 70°02'28" W, a distance of 31.21 feet;
- THENCE S 81°08'11" W, a distance of 25.33 feet;
- THENCE N 87°36'07" W, a distance of 70.56 feet to a point, the POINT OF TERMINATION whence said Northeast Corner of Block 14 bears N 68°30'00" E, a distance of 1159.45 feet.

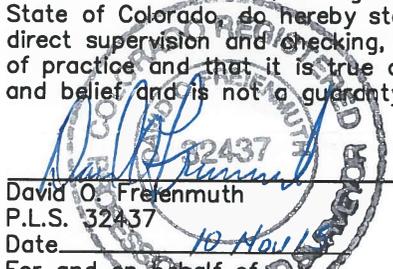
The sidelines of said strip are to be lengthened or shortened to intersect said westerly right of way of North 8th Street.

ALSO,
BEGINNING at POINT "A" above;
 THENCE S 00°21'50" W, a distance of 19.29 feet.

Said easement contains 1296.65 linear feet or 0.595 acres, more or less.

SURVEYORS STATEMENT

I, David O. Freienmuth, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was made under my direct supervision and checking, is in accordance with applicable standards of practice and that it is true and correct to the best of my knowledge and belief and is not a guaranty or warranty, either expressed or implied.



David O. Freienmuth
 P.L.S. 32437
 Date 10 Nov 15
 For and on behalf of
 Animas Surveying & Mapping, Corporation

Rev. 10 NOV 15

PLAT NOTICES

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTICE: All linear dimensions shown hereon are U. S. Survey feet.

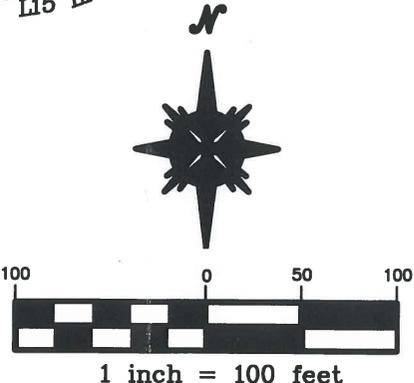
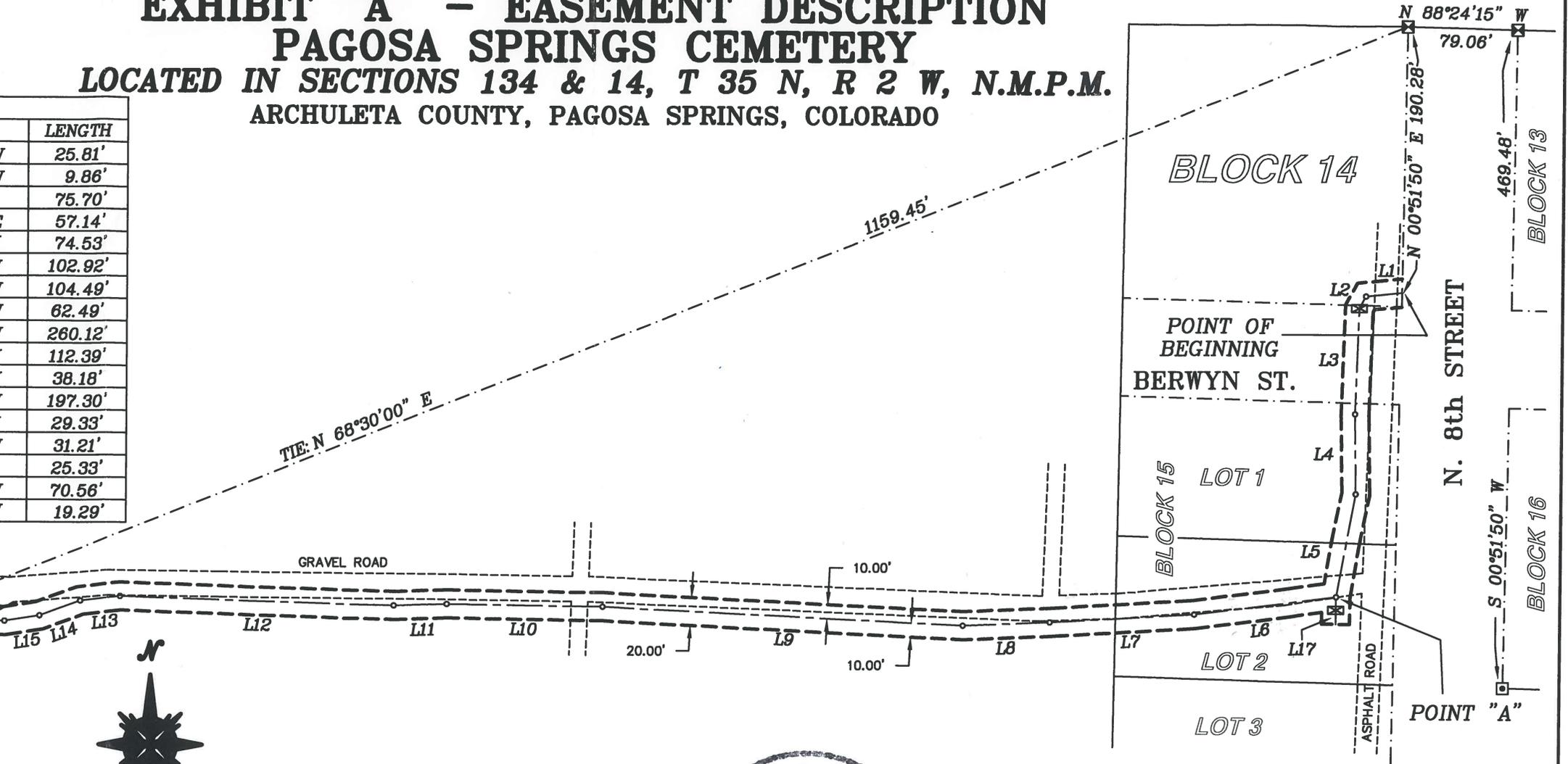
EXHIBIT "A" - EASEMENT DESC.		
PAGOSA SPRINGS CEMETERY		
LOCATED IN SEC.S 13 & 14, T35N, R2W, NMPM		
ARCHULETA COUNTY, PAGOSA SPRINGS, COLORADO		
DRAWN BY: DOF	CHK'D BY: df	DATE: 3 NOV 15
SCALE: 1"=100'	JOB No: 1350-1	SHEET: 1 OF 2
PROP. OWNER(S) TOWN OF PAGOSA SPRINGS, CO		
 ANIMAS Surveying & Mapping	960 E. 2ND AVENUE P.O. Box 497 DURANGO, CO 81302 (970)385-6891	 LPEA La Plata Electric Association, Inc. A Touchstone Energy® Cooperative

EXHIBIT "A" - EASEMENT DESCRIPTION

PAGOSA SPRINGS CEMETERY

LOCATED IN SECTIONS 134 & 14, T 35 N, R 2 W, N.M.P.M.
ARCHULETA COUNTY, PAGOSA SPRINGS, COLORADO

LENGTH
25.81'
9.86'
75.70'
57.14'
74.53'
102.92'
104.49'
62.49'
260.12'
112.39'
38.18'
197.30'
29.33'
31.21'
25.33'
70.56'
19.29'



- ☒ = FOUND: 6"X4" STONE WITH "+" CHISLED ON TOP.
- ☐ = FOUND: 5/8" REBAR
- ☒ = ELECTRICAL BOX



EXHIBIT "A" - EASEMENT DESC.		
PAGOSA SPRINGS CEMETERY		
LOCATED IN SEC.S 13 & 14, T35N, R2W, NMPM ARCHULETA COUNTY, PAGOSA SPRINGS, COLORADO		
DRAWN BY: DOF	CHK'D BY: df	DATE: 3 NOV 15
SCALE: 1"=100'	JOB No: 1350-1	SHEET: 2 OF 2
PROP. OWNER(S) TOWN OF PAGOSA SPRINGS, CO		
	960 E. 2ND AVENUE P.O. Box 497 DURANGO, CO 81302 (970)385-6891	
		La Plata Electric Association, Inc. A Touchstone Energy® Cooperative



551 Hot Springs Boulevard
Post Office Box 1859
Pagosa Springs, CO 81147
Phone: 970.264.4151
Fax: 970.264.4634

**PAGOSA SPRINGS SANITATION GENERAL
IMPROVEMENT DISTRICT MEETING AGENDA
THURSDAY, FEBRUARY 18, 2016
Town Hall Council Chambers
551 Hot Springs Blvd
5:00 P.M.**

- I. **CALL MEETING TO ORDER**
- II. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
- III. **PUBLIC COMMENT** – *Please sign in to make public comment*
- IV. **CONSENT AGENDA**
 - 1. **Approval of February 2, 2016 Meeting Minutes**
 - 2. **Approval of January Financial Statement and Accompanying Payments**
- V. **REPORTS TO BOARD**
 - 1. **Sanitation District Report**
 - 2. **PAWSD/Pipeline Update Report**
- VI. **EXECUTIVE SESSION**
 - 1. **Pursuant to C.R.S. Section 24-6-402(4)(b) Conference with an attorney for the public entity for the purpose of receiving legal advice on the possibility of initiating litigation or entering mediation in regards to the Sewer Pipeline Intergovernmental Agreement between the Pagosa Area Water and Sanitation District (PAWSD) and the Pagosa Springs Sanitation General Improvement District (PSSGID)**
- VII. **NEXT BOARD MEETING MARCH 1, 2016 AT 5:00PM**
- VIII. **ADJOURNMENT**



AGENDA DOCUMENTATION

REPORTS TO BOARD: V.1

PAGOSA SPRINGS SANITATION BOARD OF DIRECTORS

FEBRUARY 18, 2016

FROM: GENE TAUTGES, SANITATION SUPERVISOR

PROJECT: SANITATION DISTRICT REPORT

ACTION: DISCUSSION

ADMINISTRATIVE

Staff, along with engineering has reviewed and analyzed the sewer infrastructure on south 8th street and has determined that possibly only 3 service lines will need to be excavated and repaired before paving begins. The rest of the deficiencies can be done without excavation and can therefore be done after paving is complete.

I attended a conference to obtain training units to keep my licenses current last week. It was very informative and pertinent to my everyday duties and challenges.

All of the required paperwork for the Small Community Grant Program has been turned in ahead of schedule. Once preliminary approval is given, the required work plans, timeline estimates, service agreements, and financial documents will be completed with the goal of having a design completed and be ready to go out to bid by late spring.

COLLECTION SYSTEM

I have been experiencing some priming issues at one of our lift stations and had an opportunity to discuss it with a factory representative at the conference last week. We discussed possible solutions and I will implement them when I return. There have been a few instances where snow plowing has hit and moved manhole lids from their bases which have been repaired as soon as reported.

WASTEWATER TREATMENT PLANT

The average daily flow to the lagoon system in January was 241,000 gallons per day and I have been pleased to report no violations for several months now. We are having success with our recycling flows from the third lagoon cell back to cell #1 which seems to be keeping the ammonia concentration in the effluent within limits. There were some minor electrical issues last week which I was able to diagnose and repair.

GEOHERMAL

All private geothermal well readings were completed early this month with again some extremely abnormal readings being recorded. Staff from Pagosa Verde has requested to tag along next month when the data is downloaded so we have coordinated that event for early March.



AGENDA DOCUMENTATION

REPORTS TO BOARD:V.2

PAGOSA SPRINGS SANITATION BOARD OF DIRECTORS

FEBRUARY 18, 2016

FROM: GENE TAUTGES, SANITATION SUPERVISOR

PROJECT: PAWSD/PIPELINE UPDATE REPORT

ACTION: DISCUSSION

UPDATE

The contractor continues to coordinate with its subcontractors to finish the punch list during this waiting period for the damaged pumps to be returned. Numerous electrical, heating, and mechanical issues are being resolved at this time. There is also manufacturers training that will occur as each major portion of the punch list is completed.

As I mentioned at the last update, the repair time on the four failed pumps will take longer than the contractor anticipated. We requested a project timeline from the contractor which I have included as a part of this brief. As you can see, project completion is now slated well into summer. Staff continues to work with the Supervisory Control and Data Acquisition (SCADA) company that will be providing the communications link between the pump stations and wherever the SCADA central computer server will be located. We did receive comments back from the property owner regarding the easement for the radio repeater site and will now negotiate those comments with LPEA.

Due to a number of reasons, I am behind on my reporting of certified payrolls as a part of this project but will get caught up shortly. I have also procured some surplus desks and filing drawers for each of the 2 pump stations to keep operations and maintenance manuals and documents in.

Respectfully submitted,
Gene Tautges
Sanitation Supervisor



Hammerlund Construction, LLC
7396 Reynolds Drive
Sedalia, CO 80135
Office: (720) 457-2339
Fax: (720) 457-2329

Mr. Greg Schulte, Town Manager
Town of Pagosa Springs
551 Hot Springs Blvd
Pagosa Springs, CO 81147

February 5, 2016

RE: Contract Weather Delays – Wastewater Conveyance System Pump Station 1&2 and
Forcemain 1&2 and Town Water Transmission Main

Hammerlund Construction has made every effort to keep working on the Pagosa Area Water and Sanitation District Wastewater Conveyance & Town Water Transmission Main Project, while dealing with numerous weather delays that either shut us down, or slowed us down. So pursuant to the Contract documents, Section 12.03 Delays, Paragraph A; Hammerlund Construction is requesting that the Contract completion dates be extended by fifty eight (58) days due to the weather incidents as tabulated on the attached page. We feel that during the course of the Project, these have been overlooked as having a significant impact on the overall Project completion dates.

We are continuing to go through our Project documentation, and tabulating data on time lost due to other delays. As soon as that is completed, we will request additional time based on the data found.

If you have any questions, please feel free to call.

Sincerely, 

Steve Bouley | VP Operations
Hammerlund Construction, LLC.

Email: steveb@hammerlundconstruction.com | Website: www.hammerlundconstruction.com



5/13/2014	Directed by County & PAWSD to shut down due to muddy road condition hazards
5/14/2014	Ground water still heavy
5/23/14 - 5/25/14	Directed by district to shut down due to heavy rains prior evening
6/14/2014	shut down by Greg Mayo & HOA - easement verification
8/18/2014	delay due to unknown live 6" forcemain location
9/9/2014	no work, rain
9/29/2014	shut down entire project to heavy rain
9/30/2014	shut down heavy rain continued
11/3/2014	shut down do to weather conditions
11/14/14 - 11/15/14	no work, rain and muddy roads
11/17/2014	no work, rain
1/2/2015	no work, snow all day
1/3/2015	Snow Removal
1/13/15 - 1/19/15	no work, continuous snow weather and snow removal
1/23/2015	snow no work
1/30/15 - 2/2/15	no work, snow
2/6/2015	no work, continuous snow weather and snow removal
2/7/2015	no work, continuous snow weather and snow removal
2/21/15 - 3/4/15	no work, continuous snow weather and snow removal
3/3/2015	no work, heavy snow and muddy
3/4/2015	snow removal
3/5/2015	no work heavy snow
3/8/15 - 3/10/15	no work, continuous snow weather and snow removal
4/25/2015	heavy rain, not workable
5/5/2015 - 5/6/15	no work, rain
5/15/2015	no work, rain
5/16/2015	no work, rain all day
5/19/2015	no work, rain, ground not workable
7/7/2015	no work, heavy rain
7/11/2015	no work, heavy rain
10/19/2015	no work, heavy rain
10/22/2015	no work, rain

