



**Planning Commission Regular Meeting**

Tuesday, March 3, 2026, 5:30 PM

Town Hall Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

The indicated times are intended only to be used as guides. The order of projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times. For further information, please contact the Planning Department at 970-547-3160.

- I. CALL TO ORDER, ROLL CALL (5:30PM)**
  - A. LOCATION MAP
  - B. APPROVAL OF MINUTES
  - C. APPROVAL OF AGENDA
  
- II. PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES (NON-AGENDA ITEMS ONLY; 3-MINUTE LIMIT PLEASE) (5:35PM)**
  
- III. WORK SESSIONS (5:40PM)**
  - A. COMPREHENSIVE PLAN INTRODUCTION
  
- IV. OTHER MATTERS (6:15PM)**
  - A. TOWN COUNCIL SUMMARY
  
- V. ADJOURNMENT (6:30PM)**

## PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:30 pm by Chair Propper.

### ROLL CALL

Mike Giller	Mark Leas	Allen Frechter <b>remote</b>	Matt Smith
Ethan Guerra	Elaine Gort	Susan Propper	

### APPROVAL OF MINUTES

With no changes, the February 3, 2026 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the February 17, 2026 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

### PRELIMINARY HEARINGS:

1. Stouffer House Restoration, Landmarking, and Addition (CC), 110 S. Harris Street, PL-2025-0355  
Mr. Cross presented a proposal to locally landmark and rehabilitate an existing historic primary residence, demolish a non-historic saltbox addition, and add a new addition in the rear of the lot. The project proposes 3,668 sq. ft. of total density which includes three bedrooms, five bathrooms, an office, an accessory dwelling unit (430 sq. ft.), and a two-car garage (500 sq. ft.). The historic barn will also be fully rehabilitated. The project includes one gas fireplace and 489 sq. ft. of heated paving. The following specific questions were asked of the Commission:

1. Does the Commission support awarding positive three (+3) points under Policy 24R for historic preservation of average public benefit of the primary structure?
2. Does the Commission support awarding positive three (+3) points under Policy 24R for historic preservation of above average public benefit of the secondary structure, given the site limitations for moving the structure?
3. Does the Commission have concerns about the re-established compliant window on the north façade of the living room impacting historic fabric?
4. Does the Commission agree the property meets the requirements for Local Landmarking Designation and recommend Town Council approve the Designation?
5. Staff recommends two positive (+2) points under Policy 18R for locating the parking proposed out of sight from public view, does the Commission concur?
6. Does the Commission agree with the preliminary point analysis?
7. Does the Commission agree the project is ready for a Final Hearing?

### *Commissioner Questions / Comments:*

Mr. Guerra: Can you describe the issue with the positive three points for moving the primary structure? (Mr. Cross: The project would otherwise be eligible for positive six points for the level of restoration but because they are moving the structure the code is clear the project is only eligible for positive three points.)

Mr. Smith: Can you provide more clarification on the negative three points for the cottonwoods? (Mr. Truckey: For policies that are not Priority but are “encouraged” we have assigned negative points when those are not provided on the plans.)

Ms. Gort: For Cammet, Engineering said that project couldn’t move? (Mr. Cross: Engineering said it was not in the public benefit for this structure to move.) What about the historic bric-a-

- Mr. Giller: brac? (Mr. Cross: We don't have any historic photos of the front façade, so we don't know if it's historic.)  
On the ADU, if they don't need the positive three points can they remove that from the plans? (Mr. Cross: They could remove the ADU but staff believes that they will need the ADU to have a passing score.) Putting it on the record, I discussed with Mr. Cross an error in the point analysis in the staff report. (Mr. Cross: The points analysis will be updated and corrected before the final hearing.)
- Mr. Leas: I am struggling with 24R, moving the primary structure. Looking at the points, relocating a structure to resolve encroachments or setbacks that are not met, projects receive zero points when moved for those reasons. Could the Planning Commission have leeway on the point assignment of negative ten because moving the structure forward on the lot is a good thing and improves the street alignment? (Mr. Cross: Staff is not making that recommendation because the relocation is not necessary to bring it into compliance.)
- Ms. Propper: Is the structure being moved to accommodate the programming in the rear? (Mr. Cross: Yes, it would provide additional room in the rear to improve programming and get the parking relocated from Harris Street right-of-way to the alley.)
- Mr. Frechter: No additional questions.

Janet Sutterley, Architect: I do have quite a few things to go through. I will leave the big items for the end. Landscaping, this is our fault, we did not spend a lot of time back and forth with staff. We do not plan to take landscaping negative points, we will work with staff to get these landscaping points removed. We will add cottonwood trees if needed or change the sod. The larger specimen tree would be lost even if the house was not being moved. It will be removed to accommodate the new basement foundation which will cut into the roots. The three windows on the north side. To let you know what is going on. This window on the north has already been opened. We suspect there will be lower historic framing when we open up this wall. We will likely come back to final with three double hung within the historic opening unless we find something different through historic analysis. The third item, the bric-a-brac on the front, given the opportunity the applicant would prefer not to have it. The recent precedent is the Hilliard House, Tin Plate on Ridge Street. We had that kind of detail on that design and were required to remove it since it was not historic. We tried to date those and were able to date them to the 1970s. We suggested removing them here because we were required to remove them previously on Hilliard. (Mr. Kulick: For clarification we would like to see evidence that the vergeboard is not historic before supporting their removal.) The historic photos really only show the barn and do not show the historic front of this house. The point analysis, Ms. Gort asked about the precedent under 24R. We have four projects listed under 24R and I want to go over those. We established it was 2019 that the negative ten points for moving a structure code change came into effect. The Walker House came before the Commission in 2017, which was the reason why the code change was made. This will be the first project coming through since that time that is being moved and also requesting the six points for preservation. We are really getting negative 13 points for moving this house, not ten. I feel strongly about this because it is a six-point worthy restoration project. We're not moving the project to allow for more density, we're moving the house to get a garage and conceal the parking. We could get the surface parking to fit but not a garage. To facilitate the garage and keep the setbacks. There are reasons to move the house forward that are not to add more density. If ever there was a hardship, this should apply, the house is right in the middle of the lot. The most important thing about this project is that we are removing the non-compliant second floor addition which is incredibly bad. It was smashed on to the historic house. How this was done, never mind the poor construction, to smash on the additions to the historic structure. To me it's worth six points to remove this bad addition. It will cost the applicants \$150,000 to fix this and realign the roof. There is a good chance that someone else could have bought this property and not remove the nonhistorical addition to keep the density. This is our big chance to correct this. This is so far above and beyond the normal six-point project. We're being double-dinged on the proposed move. This project will set precedent for all projects moving forward. The way the code is written it's pretty clear. I feel like we're being overly

penalized and I feel like we don't want to move historic structures if we don't have to but this is my plea. On the four precedent projects, all four are mine. Evans-McLean, that house only got three points because of a previous restoration, the house was not moved. On the Noble House, it was moved and we only got three points. Those projects were all before the new code change to assign negative ten points for moving the structure. The Levy house was moved to allow for more access on the south side. The King Residence, on French Street, that was moved back on the lot, less than five feet, to meet the front setback of 10 feet. In all of those cases, it was before the ten points and we were given negative three points in those cases for moving the structure. This will be the first project to receive the negative ten points.

Merrick Crispell, owner: I have been in communication with Matt Wright from Deeper Green. Deeper Green says it will achieve the four points with new spray foam insulation and new window package even without a renewable energy package. Attaining a high HERS rating should be possible on this project.

Larry Crispell: I agree with everything Ms. Sutterley has said. The Town has the opportunity to erase some past sins by removing the previous saltbox addition. We will do a good job on this project. Mr. Leas has a good point that we will also realign the street grid. With the level of integrity of the remodel that we will complete, negative thirteen points is disrespectful for the quality of remodel we are planning. I would urge the Commission to use discretion and to not over penalize this project or future projects. I would urge you to find three points to allocate to us.

Ms. Sutterley: We are requesting six points, not three, for the restoration.

Mr. Guerra: I applaud the proposed restoration and getting rid of the existing addition. To clarify, you are asking the Commission to look at this point analysis, you are asking us to consider six points for the restoration? (Ms. Sutterley: The code is very clear, you cannot get six points and move the house. If we were not moving this house, staff would support the six points for restoration.) (Mr. Kulick: Staff would absolutely support positive six points if the provision about moving the house was not in the code.) For future projects would you suggest we use this for setting a precedent.

Mr. Smith: No questions.

Ms. Gort: No questions.

Mr. Giller: No questions.

Mr. Leas: No questions.

Mr. Frechter: No questions.

Ms. Propper: No questions.

Mr. Truckey: It doesn't help in this situation where the code is clear about why staff recommended only three points. We could change the code in the future and then set future precedent.

Mr. Guerra: I commend the applicant and I hear what the applicant is saying. But the code is clear about the point assignments for moving the structure.

Mr. Smith: It is clear that the drafters of the code really wanted to discourage moving the structure so we have to honor that.

Ms. Gort: What a puzzle but I think you will still be able to make it work.

Mr. Giller: Nothing but respect for the applicant and this design. Location is one of the Secretary of the Interior Standards. I was around in 2019 when this code update was made and it was intended to discourage moving the primary structure. Regarding aligning the street grid, while that is a goal for new construction in the Handbook, the charm of Breckenridge does rely on some of the random placement of structures in the Historic District. The report and points analysis are correct as staff presented.

Mr. Leas: I stand behind my previous comments on the points and believe Ms. Sutterley is correct that it is really negative thirteen points. I have previously expressed my frustration with the code in Breckenridge and wish we had additional discretion when exceptional projects are presented. But the code says what it says and staff has followed that. (Mr.

Truckey: We do have the ability to look at variances for absolute policies but not for relative or non-priority policies.)

Mr. Frechter: I reiterate what fellow Commissioners have stated. This is a double penalty and really is a minus thirteen points and not minus ten. This project has pointed out what I believe is an inconsistency. I wish there was a remedy for the Commission, but we must judge the code as written. I hope we can revisit this code section and that the applicant can make this project work.

Ms. Propper: I appreciate the report from Clif and the background provided by Mr. Giller on this subject.

Mr. Guerra: 1. Yes, I support positive three. 2. Yes, I support positive three. 3. I have concerns about the window but the applicant will address that at final. 4. I support the landmarking designation. 5. I support the points for the parking. 6. Yes. 7. Yes.

Mr. Smith: 1. Yes. 2. Yes. 3. The applicant has a good explanation of what will happen with further investigation for the window. 4. Yes to landmarking. 5. Yes. 6. Yes 7. Yes, ready for final.

Ms. Gort: I agree with all points 1-7.

Mr. Giller: I agree with all points.

Mr. Leas: 1. Yes. 2. Yes. 3. No concerns based on the applicant's comments. 4. Yes. 5. Yes. 6. I do not agree with the point analysis, but there is not a mistake with the code interpretation or staff's assignment. 7. Yes, it is ready for final.

Mr. Frechter: 1.-5. I agree with staff's outlined points. 6. I reluctantly agree with the point analysis. If the applicant wants to use the ADU space for themselves then they should find three points elsewhere in the code. 7. The project is ready for final.

Ms. Propper: I agree with points proposed by staff. I will be interested to see what is revealed regarding the window opening. 7. Yes, the project is ready for final.

**OTHER MATTERS:**

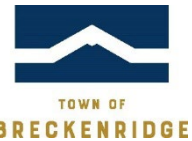
1. Town Council Summary

**ADJOURNMENT:**

The meeting was adjourned at 6:55pm.

---

Susan Propper, Chair



# Memo

**To:** Planning Commission  
**From:** Mark Truckey, Community Development Director  
**Date:** February 26, 2026 (for meeting of March 3, 2026)  
**Subject:** Comprehensive Plan Introduction

---

## Summary

The Logan Simpson consultant team that has been hired to develop the Town of Breckenridge Comprehensive Plan update will provide an overview of the upcoming plan process and timeline.

## Background

The Comprehensive Plan serves as an overall guiding document for the Town, setting overall policy direction on growth and development issues faced by the community. The Comprehensive Plan will address a series of issues but will particularly focus on setting the stage for future land use and development decisions. State law requires that jurisdictions have an adopted Comprehensive Plan. The Town of Breckenridge Comprehensive Plan was last updated in 2008. Recent laws enacted by the state legislature have set forth new requirements for the information that must be included in Comprehensive Plans and have set a deadline of December 31, 2026 for compliance.

In November, 2025 staff released a Request for Proposals for consultant assistance in the development of the update to the Comprehensive Plan. Ten consultant firms submitted proposals and after vetting and interviews, staff selected the consultant firm Logan Simpson to lead the Comprehensive Plan Update. Lead staff from Logan Simpson will be in attendance at the March 3<sup>rd</sup> meeting to provide the Planning Commission an overview of the Comprehensive Plan process.

### Plan Process and Timeline

The consultants have outlined a timeline that aims for adoption of the updated Comprehensive Plan by the end of 2026. The relatively ambitious schedule includes the following main phases and tasks.

### **Phase I Foundation (January to April)**

Task 1-1 Project Initiation: Initial planning meetings with Town staff and kickoff meetings with the Planning Commission, Town Council, and Advisory Committee.

Task 1-2 Community Engagement and Branding: Development of the Community Engagement Plan, branding suites, notification/messaging campaign, and media calendar.

Task 1-3 Evaluation and Crosswalk of Existing Plans: Evaluation of existing plans to determine portions that should be carried over into or aligned with the updated Comprehensive Plan.

Task 1-4 Community Profile: Confirmation of Plan Elements and compilation of data sets and analysis related to community demographics, housing, etc.

Task 1-5 Community Visioning Week: Setting the Foundation: Initial public engagement and listening sessions in a variety of formats to solicit early input on community values and ideas.

Task 1-6 Phase I Finalization

### **Phase 2 Discovery and Community Choices (May to July)**

Task 2-1 Vision Refinement: Refinement and confirmation of vision statement, guiding principles, and goals.

Task 2-2 Townwide Frameworks and Priority Analysis: Refinement of Plan Elements and group exercises on element topics.

Task 2-3 Discovery and Immersion Outreach Week 2: Mobile immersion lab events for the public to help envision redevelopment options for key sites within the Town.

Task 2-4 Phase 2 Finalization

### **Phase 3 Plan Development (August to December)**

Task 3-1 Goal and Strategy Refinement: Synthesize public input and refine and finalize plan policy language.

Task 3-2 Monitoring and Management/Dashboard: Monitoring and management framework to evaluate progress toward plan goals over time.

Task 3-3 Draft Plan Development and Community Celebration: Final drafting of the plan and presentation to the public.

Task 3-4 Draft Comprehensive Plan Summit: Meeting with Planning Commission and Town Council to review draft plan.

Task 3-5 Adoption Hearings and Final Transmittal: Public hearings with the Planning Commission and Town Council to formally adopt the Comprehensive Plan update.

### Plan Areas of Focus

Several areas of focus are worth recognizing. First, the public engagement efforts are intended to be inclusive events representing all segments of the community. Specific outreach strategies are targeted towards involving underrepresented segments of the population, such as Spanish speakers, workforce, and youth.

Comprehensive Plans typically have a strong focus on Land Use. This will be the case with this plan update, but there will be a special emphasis on the subject of redevelopment, given that the Town is approaching buildout of vacant land. As noted above, public sessions will involve envisioning different redevelopment scenarios on properties in Town.

Housing will be another focus, in particular actions that can be taken to increase the availability of workforce housing in the community. An analysis of underutilized properties will be undertaken to evaluate opportunities for those properties to accommodate workforce housing, in alignment with the in-progress Housing Needs Assessment.

### **Public Outreach/Engagement**

Our intent will be to have a robust public involvement process in the development of the plan. We anticipate a series of public open houses and workshops, along with a series of stakeholder engagement meetings. There will be at least three periods of public engagement during the development of the Plan with a goal of reaching out to all segments of the community. Online activities will be available in tandem with events throughout the process. The Planning Commission will be regularly updated on progress and have opportunities to provide input on plan issues and content.

### **Equity Lens**

The proposed public outreach process will have a focus on outreach to typically underrepresented segments of our population with the goal of identifying and mitigating disparities relevant to the Comprehensive Plan scope.

**Staff Recommendation**

Logan Simpson has provided a Powerpoint presentation, which they will be going over with the Commission, and is attached for your review. Staff welcomes any thoughts or suggestions that the Commission may have regarding the Comprehensive Plan update effort, especially regarding Phase I. We intend to have multiple opportunities for the Planning Commission to give input throughout the process.



TOWN OF  
**BRECKENRIDGE**

# TOWN OF BRECKENRIDGE **COMPREHENSIVE PLAN**

Planning Commission Kickoff Meeting – 3/3/2026



# Project Team



**Megan Moore**  
Project Director



**Bruce Meighen**  
Innovation Strategist



**Deanna Weber**  
Local Liaison and Facilitator  
AECOM Lead



**Alex Norton**  
Implementation Strategist  
OPS Lead



**Javier Pineda**  
Underrepresented Outreach  
Mountain Dreamers Lead



**Kelly Naumann**  
Co-Assistant Project Manager



**Sophie Frankenburg**  
Co-Assistant Project Manager



**Ben Oesterling**  
GIS Modeling and  
Visualization

# What will be in the Comprehensive Plan?



**CONTEXT AND  
DATA ANALYSIS**



**VISION AND  
VALUES**



**GOALS**



**OBJECTIVES OR  
POLICIES**



**ACTIONS OR  
STRATEGIES**



**FUTURE LAND USE MAP  
AND CATEGORIES**

# Comprehensive Plan

## What is the Comprehensive Plan?

- A long-range plan for how the community will grow and change in the next 10 to 20 years.
- Serves as the community's "big picture" framework for decision-making.
- Plan functions primarily as a policy guide but may become *binding* through zoning, subdivision, or other regulations.



# Comprehensive Plan Goals

## Plan Process Goals

1. Create a more usable document for decision makers to align public investments and development with long-term community priorities.
2. Refine the Town's approach towards redevelopment and providing workforce housing.
3. Create an engaging, consistent, and inclusive process that captures the spectrum of community voices.



# State Statute Requirements

If a planning commission exists, it **must prepare and adopt a plan** for physical development of the jurisdiction.

## Required Plan Elements

- Housing Action Plan (most recent adopted plan)
- Recreation and tourism element
- Strategic growth component (updated at least every 5 years)
- Water supply planning component (updated at least every 5 years)
- Three-mile plan (municipal / regional applicability)
- Narrative description of plan development procedure



# Timeline

2026

JANUARY - APRIL

## Foundation

- Community Engagement Plan
- Plan Audit
- Community Visioning
- Community Profile Snapshots

Engagement



Community  
Listening  
Sessions



Visioning  
Events



Focus  
Groups



TedTalk  
Event

MAY - AUGUST

## Discovery & Community Choices

- Vision Refinement
- Redevelopment Scenarios
- Frameworks and Priorities
- Goals and Strategy Development

Engagement



Immersion  
Outreach  
Week



Plan Element  
Focus Groups

AUGUST - DECEMBER

## Draft Plan Development

- Goal and Strategy Refinement
- Monitoring and Management
- Draft Plan Development
- Adoption and Plan Summit

Engagement



Plan  
Showcase  
Celebration

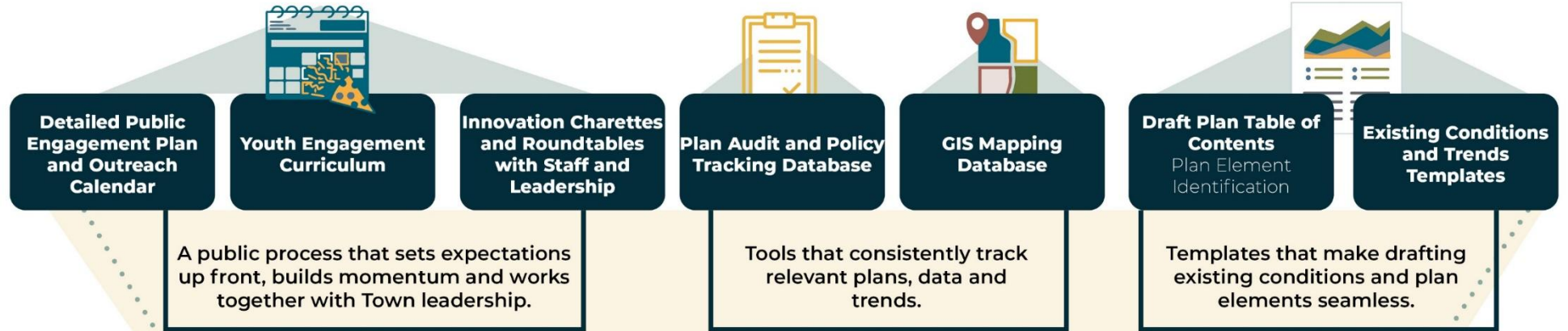


Draft Plan  
Review

# Phase Deliverables

## PHASE 1 | SETTING THE STAGE

A front-loaded process delivers every tool upfront, so the plan unfolds seamlessly.



## PHASE 2 | CONFIRMING WITH THE COMMUNITY

Using the tools and templates in Phase 1, Phase 2 is about making sure we got it right with the community and asking key questions.



Integrating best practices, emerging trends, and in-depth community feedback to the plan element drafts.

## PHASE 3 | REFINING AND OPTIMIZING

Phase 3 delivers the Draft Plan and focuses on fine-tuning for optimization.



Each element in the Plan will have...

**Goals** - The targets that define WHAT needs to be achieved.

**Policies** - Policies provide direction on HOW to achieve the goals.

**Actions** - The specific STEPS for staff to take.

# Discussion

**Finish this sentence...**

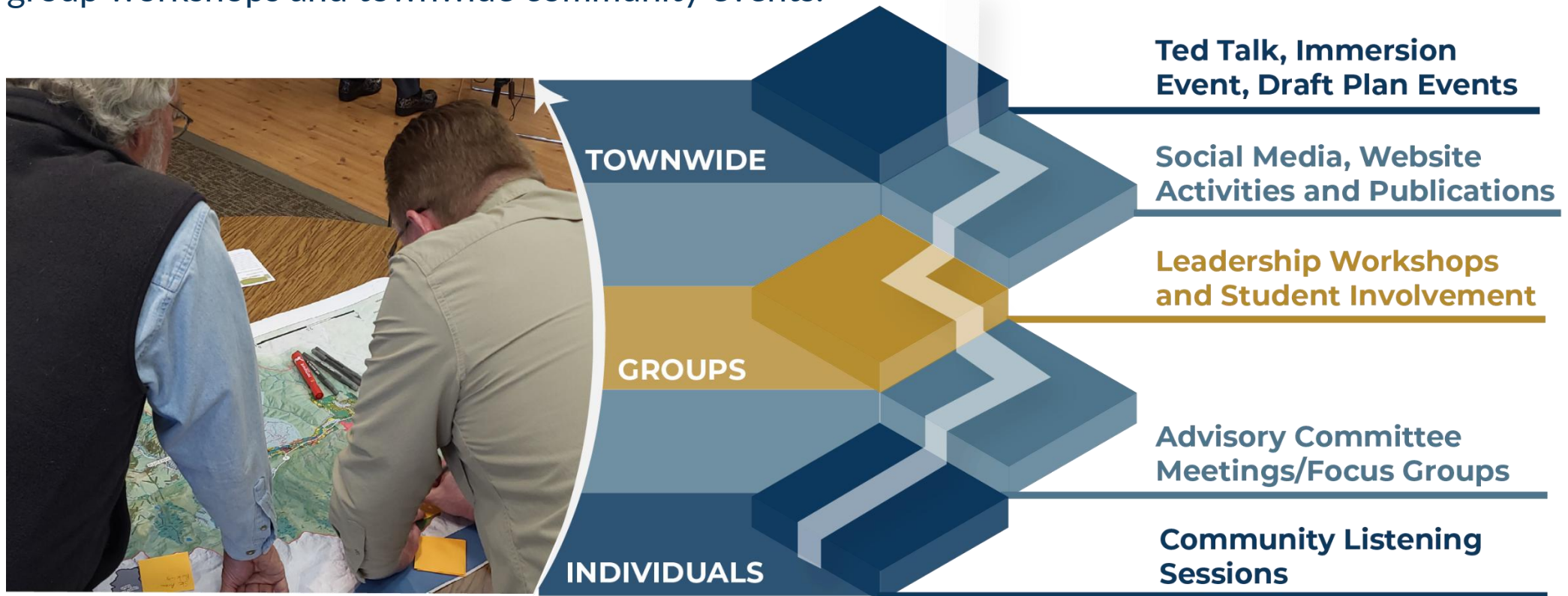
**This project will be a success if...**

# Public Engagement



# Public Engagement

This process will engage the community at every level, from individual participation in community interviews to small group workshops and townwide community events.



# Partnerships and Coordination

## Town Council

Provides the **big-picture vision** and policy priorities that shape the plan's direction.

## Planning Commission

Provides **technical and land-use-focused review** of plan components such as land use, mobility, housing, and growth management.

## Project Team and Coordination

## Town Staff

Works with consultants, schedules meetings, manages public engagement, and ensures the project stays on scope and budget.

## Advisory Committee

Provides **local knowledge**, values-driven feedback, and diverse perspectives that help shape priorities and trade-offs.

# Advisory Committee – Roles and Responsibility



## Advisory Committee members will:

- Provide guidance throughout the planning process, helping ensure the Comprehensive Plan reflects community values and includes meaningful and broad public participation.
- Review information, discuss community issues and opportunities, evaluate alternatives, and help refine the vision, goals, policies, and strategies that will shape Breckenridge's future.
- Serve as a connection to the broader community by sharing information about the planning process and helping reach diverse voices across Breckenridge's neighborhoods, workforce, businesses, and community groups.

# Phase 1: Community Visioning Week

## Tuesday

<b>9:00-12:00 PM</b>	Town Tour with Staff
<b>12:00-1:00PM</b>	Lunch
<b>3:00-5:00PM</b>	Town Leadership Visioning Roundtable (TC)
<b>5:30-7:00 PM</b>	Town Leadership Visioning Roundtable (P&Z) Spanish-Speaking Workforce Focus Group

## Wednesday

<b>9:00-12:00 PM</b>	45 minute to 1 Hour Community Listening Sessions <i>*ability to have concurrent meetings with multiple members of consultant team</i>
<b>12:00-1:00 PM</b>	Lunch
<b>1:00-4:00 PM</b>	45 minute to 1 Hour Community Listening Sessions <i>*ability to have concurrent meetings with multiple members of consultant team</i>
<b>4:30-6:00 PM</b>	Visioning Drop-in Event

## Thursday

<b>7:45 - 12:00PM</b>	Bilingual Student Visioning <i>*classroom activities facilitated by consultant team in partnership with teachers</i>
<b>12:00-1:00PM</b>	Lunch
<b>2:00-3:00PM</b>	Bilingual Student Visioning <i>*classroom activities facilitated by consultant team in partnership with teachers</i>
<b>3:00-5:00PM</b>	Summarizing Feedback
<b>5:30-7:00PM</b>	Spanish-Speaking Focus Group Advisory Committee Meeting

*\*Student visioning activities align with class schedules and allow for recaps between class periods*

## Friday

<b>9:00-12:00 PM</b>	45 minute to 1 Hour Community Listening Sessions <i>*ability to have concurrent meetings with multiple members of consultant team</i>
<b>12:00-1:00PM</b>	Lunch
<b>1:00-4:00 PM</b>	45 minute to 1 Hour Community Listening Sessions <i>*ability to have concurrent meetings with multiple members of consultant team</i>
<b>4:30-6:00 PM</b>	Visioning Drop-in Event

## Bilingual Student Visioning



**OUR EXTENSIVE ENGAGEMENT TEAM ALLOWS US TO HOLD CONCURRENT MEETINGS TO MAXIMIZE ENGAGEMENT OPPORTUNITIES.**

# Phase 2: Discovery and Immersion Week

## Tuesday

<b>1:00PM</b>	Consultant Team Arrives in Town
<b>1:30-2:30PM</b>	Touch-Base Meeting with Town Staff
<b>2:30-3:00PM</b>	Roundtables Set-up
<b>3:00-5:00PM</b>	Town Leadership Roundtable (TC)
<b>5:30-7:00 PM</b>	Town Leadership Roundtable (P&Z) Spanish-Speaking Focus Group

## Thursday

<b>10:00-12:00PM</b>	Immersion Workshop Set-up
<b>12:00-1:00PM</b>	Break for Lunch
<b>1:00-4:00PM</b>	Immersion Set-up
<b>5:30-7:00PM</b>	Immersion Workshop

OUR EXTENSIVE ENGAGEMENT TEAM ALLOWS US TO HOLD CONCURRENT MEETINGS TO MAXIMIZE ENGAGEMENT OPPORTUNITIES.

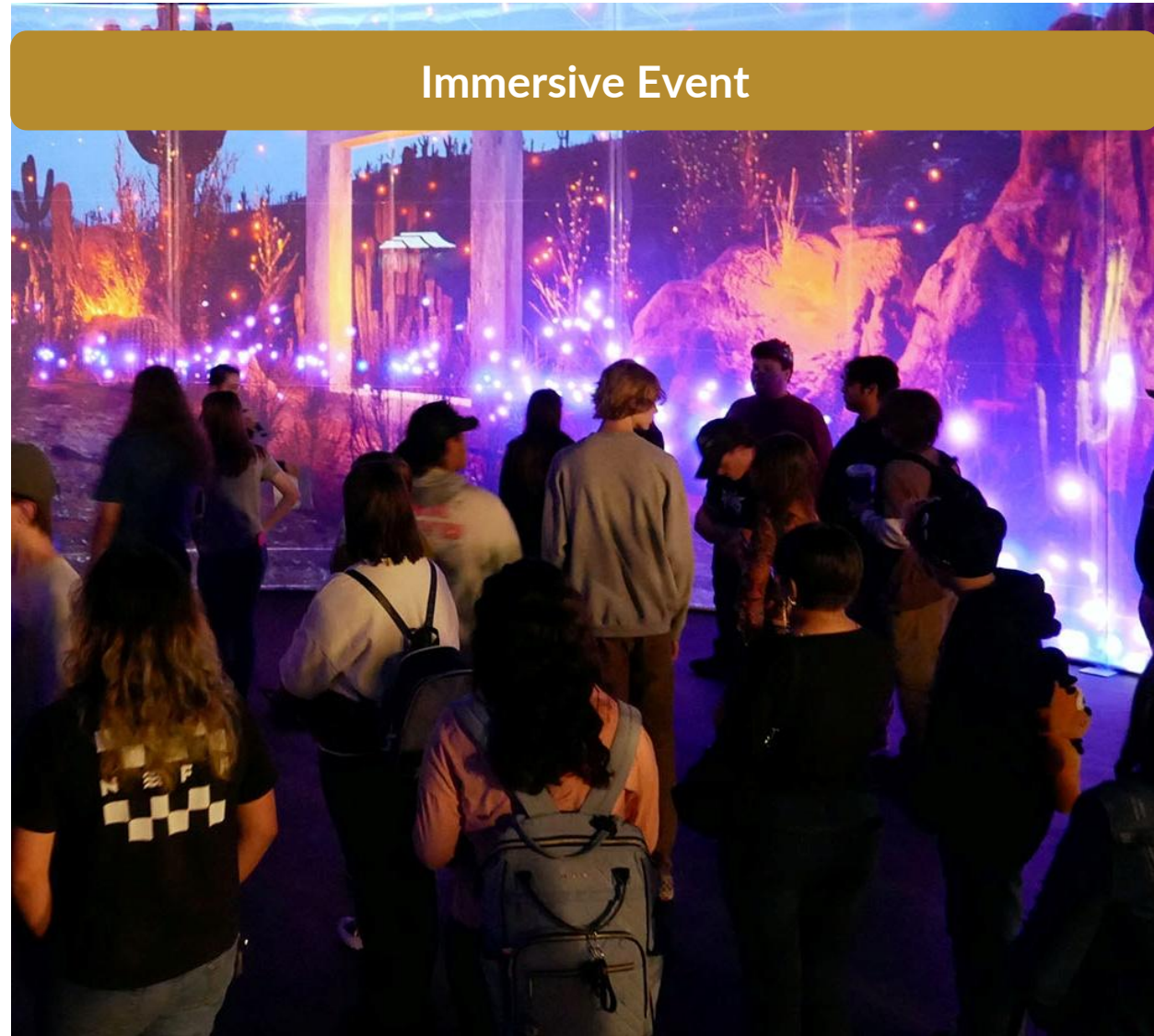
## Wednesday

<b>9:00-11:30 PM</b>	Plan Element Focus Group - Housing Plan Element Focus Group - Community and Cultural Resources
<b>12:00-1:00 PM</b>	Lunch
<b>1:30-3:00 PM</b>	Plan Element Focus Group - Transportation Plan Element Focus Group - Natural Environment/Sustainability
<b>3:30-5:00PM</b>	Plan Element Focus Group - Land Use, Redevelopment and Strategic Growth Plan Element Focus Group - Water
<b>5:30-7:00PM</b>	Advisory Committee Meeting

## Friday

<b>9:00-10:30 PM</b>	Plan Element Focus Group - Historic Resources Plan Element Focus Group - Recreation and Tourism
<b>12:00-2:00PM</b>	Immersion Workshop
<b>2:00-4:00PM</b>	Summarizing Feedback
<b>4:30-6:00 PM</b>	Immersion Workshop

## Immersive Event



# Phase 3: Draft Plan Review



## Project Launch

What are the main issues facing the community that the Plan should address?

## Existing Conditions

What might be a key trend/dataset to look at for Existing Conditions?

# Next Steps

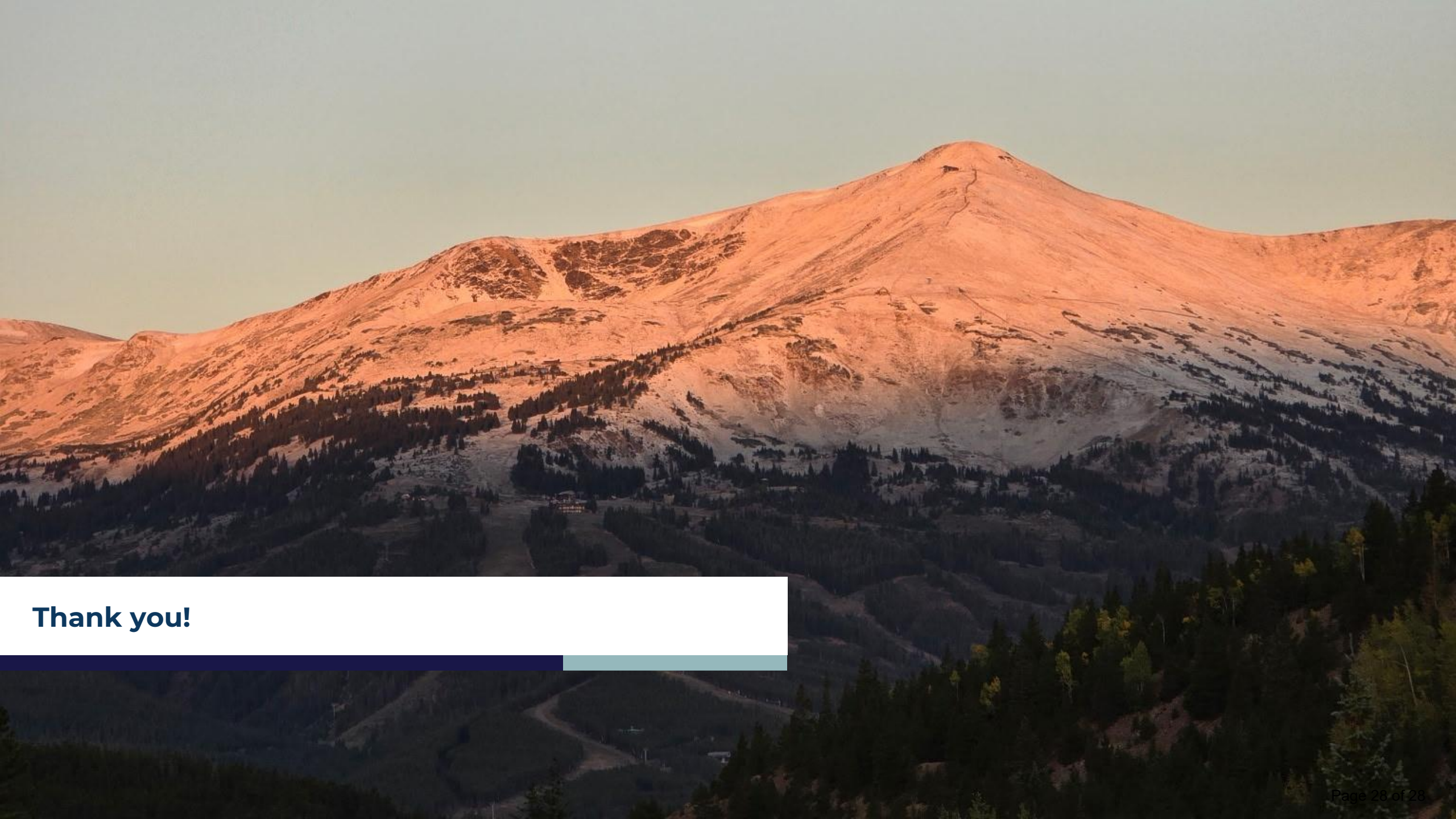
- **Town Council Meeting 1, March 24**
- **Advisory Committee Meeting 1**
- **Town Tour**
- **Plan Audit**
- **Community Profile Snapshots**

## Town of Breckenridge

### Recent Development Projects

- Development proposals submitted and heard on Planning Commission agendas
- Major redevelopment areas and larger proposals





**Thank you!**