



Town Council Regular Meeting
Tuesday, March 24, 2026, 7:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE CONDUCTS HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Join the live broadcast available by computer or phone: <https://us02web.zoom.us/j/81801126789> (Telephone: 1-719-359-4580; Webinar ID: 818 0112 6789). If you need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

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- I. CALL TO ORDER, ROLL CALL**
- II. APPROVAL OF MINUTES**
 - A. TOWN COUNCIL MINUTES - MARCH 10, 2026
- III. APPROVAL OF AGENDA**
- IV. COMMUNICATIONS TO COUNCIL**
 - A. PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)
- V. CONTINUED BUSINESS**
 - A. SECOND READING OF COUNCIL BILLS, SERIES 2026
- VI. NEW BUSINESS**
 - A. FIRST READING OF COUNCIL BILLS, SERIES 2026
 - B. RESOLUTIONS, SERIES 2026
 - C. OTHER
 - 1. BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION APPOINTMENTS
- VII. PLANNING MATTERS**
 - A. PLANNING COMMISSION DECISIONS
- VIII. REPORT OF TOWN MANAGER AND STAFF**
- IX. REPORT OF MAYOR AND COUNCIL MEMBERS**
 - A. CAST/MMC
 - B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE
 - C. BRECKENRIDGE TOURISM OFFICE
 - D. BRECKENRIDGE HISTORY
 - E. BRECKENRIDGE CREATIVE ARTS

- F. CML ADVISORY BOARD UPDATE
- G. SOCIAL EQUITY ADVISORY COMMISSION
- H. ARTS & CULTURE MASTER PLAN STEERING COMMITTEE

X. OTHER MATTERS

XI. SCHEDULED MEETINGS

- A. SCHEDULED MEETINGS FOR MARCH, APRIL AND MAY

XII. ADJOURNMENT

EXECUTIVE SESSION CERTIFICATE

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

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

As part of the town council regular meeting on Tuesday, March 10th, 2026 at 4:24 pm, Council Member Rankin moved to convene an executive session pursuant to Paragraph 4(a) of Section 24-6-402, C.R.S., to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest; Paragraph 4(b) of Section 24-6-402, C.R.S, for a conference with the Town Attorney to receive legal advice on specific legal questions, and Paragraph 4(e) of Section 24-6-402, C.R.S determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations. Council Member Gerard seconded the motion.

The Mayor stated a motion had been made to go into executive session pursuant to Section 24-6-402, C.R.S Paragraph 4(a) to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest; Paragraph 4(b) convene with the Town Attorney for the purpose of receiving legal advice, and Paragraph 4(e) determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations.

The subject of the executive session as stated in the motion included:
(i) To discuss negotiations on vertical pricing budget for Runway Neighborhood
(ii) To discuss vertical pricing of accessory dwelling units (ADU) for the proposed workforce housing neighborhood
(iii) Receive legal advice related to deal points and contractual provisions allocating risk between developer and the town.

A roll call vote was taken, and all were in favor of the motion.

Council Member Rankin moved to adjourn the executive session. Council Member Gerard seconded the motion. All were in favor of the motion and the executive session was adjourned at 5:52 pm. Mayor Owens stated Council came out of executive session and the Council made decisions on three questions:

1. Does the Council approve the developers budget?
Council voted 6-1 to approve the developers budget. Council Member Rankin voted no and requested additional review of the soft costs. Council Member Gerard voted yes as amended by the changes in the ADU build and policy.

Council Member Beckerman voted yes with the contingency of retaining a town’s owner representative for the quarterly meetings to represent the Town’s behalf. Council Member Rankin and Carleton supported Council Member Beckerman’s contingency. Council Members’ Page, Saade, Gerard and Mayor Owens did not feel the contingency was necessary. Council Member Beckerman’s proposed contingency did not move forward.
2. Does the Council authorize vertical construction to begin?
Council voted 6-1 to authorize vertical construction. Council Member Rankin voter no.
3. Does the Council authorize the plan for staff and the developer to determine an appropriate number of ADU shells and homes, with no garages, to meet budget restraints, provided the price of homes without garages are decreased and any homes with garages can be converted to an ADU?
The Council voted 7-0 to authorize the plan for staff and the developer to determine an appropriate number of ADU shells and homes, with no garages, to meet budget restraints, provided the price of homes without garages are decreased and any homes with garages can be converted to an ADU.

As part of the town council regular meeting on Tuesday, March 10th, 2026 at 5:52 pm, Council Member Rankin moved to convene an executive session pursuant Paragraph 4(b) of Section 24-4-6-402, C.R.S, for a conference with the Town Attorney to receive legal advice on specific legal questions, and Paragraph 4(e) of Section 24-6-402, C.R.S determining positions relative to matters that may be subject to

negotiations, developing strategies for negotiations, and instructing negotiations. Council Member Gerard seconded the motion.

The Mayor stated a motion had been made to go into executive session pursuant to Section 24-6-402, C.R.S Paragraph 4(b) to convene with the Town Attorney for the purpose of receiving legal advice, and Paragraph 4(e) determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations.

The subject of the executive session as stated in the motion included:
(i) Discuss litigation and receive legal advice regarding aqueous film forming foams
(ii) Discussion negotiations related to Breck Create Agreement and received legal advice related thereto.

A roll call vote was taken, and all were in favor of the motion.

Council Member Rankin moved to adjourn the executive session. Council Member Gerard seconded the motion. All were in favor of the motion, and the executive session was adjourned at 6:13 p.m. Mayor Owens stated Council came out of executive session and no decisions were made.

This certificate shall be included before the minutes of the regular Town Council meeting of Tuesday, March 10th, 2026.

ATTEST:	TOWN OF BRECKENRIDGE
Mae Watson, Town Clerk	Kelly Owens, Mayor

[ONLY SIGN IF APPLICABLE]

As Town Attorney, I hereby attest that it is my opinion that the portion of the discussion in executive session which was not recorded constitutes a privileged attorney-client communication that is not required to be recorded pursuant to C.R.S. §24-6-402(2)(d.5)(II)(B).

ATTEST:

Keely Ambrose, Town Attorney

I) CALL TO ORDER, ROLL CALL

Mayor Kelly Owens called the meeting of March 10, 2026, to order at 7:00pm. The following members answered roll call: Marika Page, Steve Gerard, Dick Carleton, Carol Saade, Jay Beckerman, Todd Rankin and Mayor Kelly Owens.

II) APPROVAL OF MINUTES

There were no changes or corrections to the Town Council meeting minutes of February 24, 2026. Mayor Owens declared they would stand approved as presented.

III) APPROVAL OF AGENDA

Town Manager Shannon Haynes stated there are no changes to the agenda.

IV) COMMUNICATIONS TO COUNCIL

A) PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT)

Mayor Kelly Owens opened public comment.

With no public comments, Mayor Owens closed public comment

B) BRECKENRIDGE TOURISM OFFICE UPDATE

Lucy Kay, CEO of BTO, reported that winter room nights are down 9%, with revenue also down 9%. Summer performance is holding steadier, with lodging down 4% and revenues down 2%. Kay stated the board recently held a planning retreat and reviewed the economic outlook, which is more favorable than anticipated. Kay noted the labor market is cooling, Colorado is still experiencing slight job growth, and inflation appears stable. Kay stated BTO staff are continuing work on 2027 events planning including the Fourth of July, Oktoberfest, Global Fire, and additional upcoming events.

C) BRECKENRIDGE SKI RESORT UPDATE

Jon Copeland, COO of Breckenridge Ski Resort, reported that this season is the driest and warmest on record since the resort began tracking data. Copeland stated 76% of total terrain is open. Copeland reviewed recently opened terrain and outlined what areas are next on the priority list.

Copeland noted the team has done a strong job shifting its mindset amid challenging conditions, and employee morale has remained relatively positive. The resort is focused on applying lessons learned from this season. Copeland also shared that guest satisfaction and employee engagement scores are the highest they have been since 2019.

Copeland highlighted efforts to activate the mountain through special events and described the success of several recent activations. Upcoming events will focus on strengthening mountain town connections. The resort is also using "Inside Scoop" text alerts to provide updates on terrain openings and special events.

Copeland stated the Epic Pass has been released for next season. Copeland reported there are currently no plans to close early, with a goal of operating into May. Summer operations are scheduled to begin on June 12.

Council Member Carleton thanked Copeland for the support of the International Snow Sculpture event. Mayor Owens expressed appreciation for the work the Breckenridge Ski Resort team puts into keeping the mountain open and that it is critical to the lifeblood of the community.

VII) CONTINUED BUSINESS

A) SECOND READING OF COUNCIL BILLS, SERIES 2026 - PUBLIC HEARINGS

- 1) COUNCIL BILL NO. 2, SERIES 2026 – AN ORDINANCE AMENDING TITLE 9, SECTION 1, POLICIES 3R, COMPLIANCE WITH DENSITY/INTENSITY GUIDELINES, 5R ARCHITECTURAL COMPATIBILITY, 7R SITE AND ENVIRONMENTAL DESIGN, 33R ENERGY CONSERVATION, AND 48R VOLUNTARY DEFENSIBLE SPACE OF THE BRECKENRIDGE TOWN CODE**
Mayor Owens read the title into the record.

Chris Kulick, Assistant Community Development Director, stated the ordinance would amend Town Code to address perceptions of residential mass, expand the range of permitted exterior materials, and streamline Policy 7R related to site disturbance while creating additional opportunities for positive points. The ordinance would also establish new Policy 48R to award positive points for defensible space.

Mayor Owens opened public comment.
With no comments, Mayor Owens closed public comment.

Council Member Gerard moved to approve COUNCIL BILL NO. 2, SERIES 2026 – AN ORDINANCE AMENDING TITLE 9, SECTION 1, POLICIES 3R, COMPLIANCE WITH DENSITY/INTENSITY GUIDELINES, 5R ARCHITECTURAL COMPATIBILITY, 7R SITE AND ENVIRONMENTAL DESIGN, 33R ENERGY CONSERVATION, AND 48R VOLUNTARY DEFENSIBLE SPACE OF THE BRECKENRIDGE TOWN CODE. Council Member Saade seconded the motion.

The motion passed 6-0. Council Member Rankin voted no

- 2) COUNCIL BILL NO. 3, SERIES 2026 — AN ORDINANCE AMENDING TITLE 9, SECTION 1, POLICY 24 (ABSOLUTE) THE SOCIAL COMMUNITY, SECTIONS B,C,E, AND F REGARDING EMPLOYEE HOUSING IMPACT MITIGATION, OF THE BRECKENRIDGE TOWN CODE
Mayor Owens read the title into the record.

Chris Kulick, Assistant Community Development Director, stated the ordinance would amend Policy 24A to eliminate employee housing mitigation requirements for changes of use, allow off-site housing units to satisfy mitigation, and require an independent study for any application seeking to challenge established employee generation rates.

Mayor Owens opened public comment.
With no comments, Mayor Owens closed public comment.

Council Member Rankin moved to COUNCIL BILL NO. 3, SERIES 2026 — AN ORDINANCE AMENDING TITLE 9, SECTION 1, POLICY 24 (ABSOLUTE) THE SOCIAL COMMUNITY, SECTIONS B,C,E, AND F REGARDING EMPLOYEE HOUSING IMPACT MITIGATION, OF THE BRECKENRIDGE TOWN CODE. Council Member Carleton seconded the motion.

The motion passed 7-0.

VIII) NEW BUSINESS

- A) FIRST READING OF COUNCIL BILLS, SERIES 2026
- B) RESOLUTIONS, SERIES 2026
- 1) RESOLUTION NO.4, SERIES 2026 — A RESOLUTION APPOINTING THE PRESIDING JUDGE OF THE TOWN OF BRECKENRIDGE MUNICIPAL COURT AND FIXING THE COMPENSATION THEREFOR
Mayor Owens read the title into the record.

Scott Reid, Deputy Town Manager, stated the resolution would approve Mark Hurlbert as the presiding judge for the Town of Breckenridge Municipal Court for a two-year term beginning on May 1st.

Council Member Rankin moved to approve RESOLUTION NO.4, SERIES 2026 — A RESOLUTION APPOINTING THE PRESIDING JUDGE OF THE TOWN OF BRECKENRIDGE MUNICIPAL COURT AND FIXING THE COMPENSATION THEREFOR. Council Member Gerard seconded the motion.

The motion passed 6-1. Council Member Page voted no.

- 2) RESOLUTION NO. 5, SERIES 2026 — A RESOLUTION EXTENDING THE APPOINTMENT AND EMPLOYMENT AGREEMENT OF PRESIDING JUDGE
Mayor Owens read the title into the record.

Scott Reid, Deputy Town Manager, stated the resolution would extend the current municipal judge, Buck Allen's, tenure through the end of April to allow for a smooth transition for Mark Hurlbert.

Council Member Rankin moved to approve RESOLUTION NO. 5, SERIES 2026 — A RESOLUTION EXTENDING THE APPOINTMENT AND EMPLOYMENT AGREEMENT OF PRESIDING JUDGE. Council Member Gerard seconded the motion.

The motion passed 7-0.

- 3) RESOLUTION NO. 6, SERIES 2026 — A RESOLUTION APPOINTING A DEPUTY JUDGE AND FIXING COMPENSATION THEREFOR
Mayor Kelly Owens read the title into the record.

Scott Reid, Deputy Town Manager, stated the resolution will appoint Judge Buck Allen as a Deputy Judge to serve in Mark Hurlbert absence.

Council Member Rankin moved to approve RESOLUTION NO. 6, SERIES 2026 — A RESOLUTION APPOINTING A DEPUTY JUDGE AND FIXING COMPENSATION THEREFOR. Council Member Gerard seconded the motion.

The motion passed 7-0.

Mayor Owens congratulated Judge Hurlbert and thanked him for his service to his community. Mayor Owens also thanked Judge Allen for his 37 years of service to the Breckenridge community.

- C) OTHER

VII) PLANNING MATTERS

- A) PLANNING COMMISSION DECISIONS

Mayor Kelly Owens declared the Planning Commission decisions would stand approved as presented.

VIII) REPORT OF TOWN MANAGER AND STAFF

Deputy Town Manager Scott Reid reported that he and the Police Chief attended a CDOT presentation regarding planned improvements at Exit 203, with construction set to begin next month. Reid outlined the anticipated changes and noted the primary goal of the project is to reduce vehicle stacking on the interstate. Work will continue through each construction season until 2027. Reid stated residents and visitors should expect traffic challenges and increased congestion during this time.

Town Manager Haynes shared that the French Creek HOA is implementing a dark sky policy to align with the Town of Breckenridge's dark sky standards. Haynes also reminded the group that the Candidate Forum will take place tomorrow from 5:00–7:00 p.m. Additionally, the BOCC wildfire meeting has been rescheduled.

IX) REPORT OF MAYOR AND COUNCIL MEMBERS

- A) CAST/MMC

Town Manager Haynes reported receiving updates from congressional representatives regarding congressional spending applications. The Town is submitting requests for several projects, though she noted it is a stretch that Breckenridge projects will be selected. Haynes stated Congressman Neguse will be at the Pavilion tomorrow at 7:15 p.m.

Haynes also shared that the Dillon movie theater is being converted into approximately 200 housing units. The County is continuing to move forward, to some extent, with a USFS workforce housing project.

Haynes stated there was also a roundtable discussion about emergency planning related to a potential fire event during construction at Exit 203, including what response and evacuation could look like.

- B) BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION

Council Member Beckerman stated there is a meeting next Monday and BOSAC is in the process of interviewing 14 candidates for 3 vacancies on the commission.

- C) BRECKENRIDGE TOURISM OFFICE

Council Member Carleton stated there are no additional updates

- D) BRECKENRIDGE HISTORY

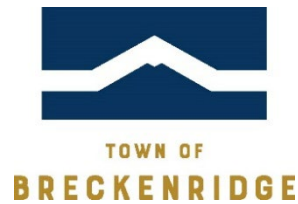
Council Member Rankin stated there is a meeting tomorrow and encouraged everyone to attend the Americans exhibit.

- E) BRECKENRIDGE CREATIVE ARTS
Council Member Gerard stated there is a board meeting on March 26th.
- F) CML ADVISORY BOARD UPDATE
Council Member Saade stated the next meeting is in 3 weeks.
- G) SOCIAL EQUITY ADVISORY COMMISSION
Council Member Saade stated there are no updates.
- H) ARTS & CULTURE MASTER PLAN STEERING COMMITTEE
Council Member Beckerman stated there was a presentation today and encouraged the other Council Members to schedule their meetings with the committee.
- X) OTHER MATTERS
Council Member Beckerman reported that he served as a judge for an 8th grade class project focused on designing solutions to the UN Sustainability Goals. Council Member Beckerman stated it was inspiring to see the students present thoughtful ideas and think critically.
- XI) SCHEDULED MEETINGS
SCHEDULED MEETINGS FOR FEBRUARY AND MARCH
- XII) ADJOURNMENT
With no further business to discuss, the meeting adjourned at 7:31 pm. Submitted by Mae Watson, Town Clerk.

ATTEST:

Mae Watson, Town Clerk

Kelly Owens, Mayor



Memo

To: Town Council
From: Duke Barlow, Open Space and Trails Manager
Date: 3/19/2026 (for 3/24/2026)
Subject: BOSAC Interviews and Appointment

Town Council Goals (Check all that apply)

- | | |
|--|--|
| ☐ More Boots & Bikes, Less Cars | ☐ Leading Environmental Stewardship |
| ☐ Deliver a Balanced Year-Round Economy | ☐ Hometown Feel & Authentic Character |
| ☒ Organizational Need | |

Summary

A selection committee comprised of Jay Beckerman, Nikki LaRochelle, and Duke Barlow has narrowed the field of Breckenridge Open Space Advisory Commission (BOSAC) applicants to five finalists for Council consideration. These finalists will be attending the meeting to answer questions from Council during the work session.

3 BOSAC seats are open for appointment and are made by motion during the regular meeting. A sample motion follows:

"I move that we appoint Name, Name, and Name to four-year terms to the Breckenridge Open Space Advisory Commission".

Background

The BOSAC terms of three commissioners- Krysten Joyce, Matt Powers, and Bobbie Zanca- are scheduled to expire following the March 16, 2026, BOSAC meeting, with each incumbent eligible for re-appointment. Applications to fill these 3 vacancies were open from February 9 through March 2, 2026. In total, the Town received 17 applications, 13 of whom were interviewed by the selection committee (four of the applicants were not interviewed due to a candidate withdrawal, a late application, and two applications lacking sufficient knowledge of the open space program). The five finalists determined by the selection committee are: Krysten Joyce, Alex Lindquist, Matt Powers, Ken Shindler, and Bobbie Zanca.

Council will have an opportunity to ask the five finalists a short series of questions during their work session, prior to voting on the three appointments during the regular meeting. New BOSAC terms will begin with the April 13, 2026, BOSAC meeting and will last 4 years.

Public outreach/engagement

Staff conducted an extensive public outreach effort in the posting of the BOSAC vacancies, including posting on the Town and OST websites, social media channels, and promotion in the Summit Daily News. Staff believe the large applicant pool, spanning a range of demographics, reflects both strong community interest in the Town's Open Space & Trails program and a successful outreach campaign.

Financial Implications

There are no financial implications associated with the BOSAC appointments.

Equity Lens

Staff was deliberate in communicating the BOSAC vacancies to the public through multiple channels, including Spanish translations, with the intention of casting a wide net across our community. This broad effort was reflected in

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Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

the submission of 17 applicants with a wide variety of backgrounds and experiences. Staff continue to seek ways to reach and support underserved populations within the broader Breckenridge community.

Staff Recommendation

Staff recommend Council carefully consider the five finalists for BOSAC appointment and select three, as each applicant presented compelling cases through the application and selection committee finalization process.

Entry #: 15 - Krysten Joyce

Status: Submitted

Submitted: 2/28/2026 9:57 AM



TOWN OF BRECKENRIDGE OPEN SPACE & TRAILS

Thank you for your interest in the [Town of Breckenridge's Open Space Advisory Commission \(BOSAC\)](#). Applications are being taken for three (3) open positions. BOSAC terms are four (4) years, and the positions would start at the April 24, 2026, BOSAC meeting.

The application period closes Sunday, March 1st, 2026, at 4 p.m. An initial round of interviews will be held for the first two weeks of March. Finalists will be invited to interview with the Town Council during the March 24th meeting.

For more information on the Breckenridge Open Space Advisory Commission, including upcoming meetings and past meeting agendas, please visit [TownofBreckenridge.com](https://www.townofbreckenridge.com).

Name

Krysten Joyce

Physical Address

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

Briefly describe your interest in the Breckenridge Open Space Advisory Commission.

Over the past four years, I have taken the opportunity to protect our public lands and preserve our way of life in this mountain community very seriously. Each iteration of this commission has the responsibility to reflect on why the program was created, what it aimed to achieve at the outset in 1997, and how to thoughtfully shape the future of our open space for generations to come. Like most of my fellow community members, I am an avid trail user – biking, hiking, dog walking, running (that's a stretch...) cross country skiing, backcountry skiing, strolling with friends – and it has been fun and rewarding to shape and enhance the trail system, especially through creation of new connections to improve accessibility. Most importantly, we have a responsibility to protect our open spaces and ensure we're aligned with all four of our strategic goals (conservation, recreation, access and inclusion, and stewardship), and I look forward to continuing learning about our natural habitats and how human interference – be it development, trails creation, etc, have an impact. I look forward to advancing the work in areas like Cucumber Gulch and the (soon to be renamed!) McCain Open Space, where careful balances must be struck to ensure habitat health and responsible recreation, and the opportunities to acquire land that will enhance our trail connections and protect areas from development, particularly in sensitive habitats.

Please describe how your background and/or experience will contribute to the Breckenridge Open Space Advisory Commission.

In my first term I was determined to sponge up all the knowledge I could about our open space program, including our trails system, public lands, and natural habitat. I feel like I've hit my stride and now have more confidence applying my knowledge and thinking both creatively and critically about how the program should be shaped. I have also gained much more general board experience, having joined the Building Hope board/ executive committee/ development committee and the FIRC development committee. I have always taken the approach on BOSAC and other boards to first and foremost a good listener. I am willing to change my mind when a strong argument is made and perspective uncovered that I hadn't thought of before. There will inevitably be differing opinions and conflicting personalities, but I think that is what makes a commission stronger. Lastly, I think my extensive background in policy at the federal and state level give me a strong understanding of how our government operates, how decisions are made in local bodies, and how policy, when thoughtfully crafted and applied, can positively impact communities.

Commissioners often have to balance their personal perspectives with the collective goals of the body. Please provide an example of a time you worked in a group setting to achieve a shared objective.

Working on the Breckenridge open space and trails master plan in my last term was a challenging experience. Not only were there many commissioners, councilmembers, and staff members providing strategic direction to the document, we were also working with an external consultant, making the pool of drafters and reviewers quite large! While I don't have to tell the readers of this application how that went, I will share that it challenged me to think harder about how collaboration is possible amongst such a large group. I was proud of our group's persistence advocating for changes when deliverables didn't meet our expectations. Ultimately, we ended up with a document I am proud of, one that will be our north star for the remainder of my service and hopefully for many commissions to come. But that didn't come without persistence, the courage to speak up (especially as a brand new member who didn't fully understand the dynamics yet), and many hours editing to make sure it properly reflected our values.

I am registered to vote in the Town of Breckenridge.

Yes

Please upload resume or letter of interest (optional)



[Krysten Joyce Resume Jan 2026.pdf](#)
0.2 MB



KRYSTEN W. JOYCE

Breckenridge, CO • [REDACTED]

PROFESSIONAL EXPERIENCE

Kaiser Permanente Institute for Health Policy

2019 – Present

Senior Health Policy Consultant

- Lead Kaiser Permanente's Drug Pricing Initiative, providing strategic direction and consultation to advance evidence-based fair pricing policy. Manage \$600,000 in funding to external partners a year.
- Manage and host *Policy Current Events*, a monthly webinar featuring internal and external policy experts on a variety of pressing policy issues; reaches audience of ~2000 employees and physicians.
- Serve as the Institute's policy advisor on drug pricing, COVID-19, delivery system, and market issues. Facilitate leadership discussions, monitor and analyze trends, cultivate external partnerships, and advance policy in alignment with our organization's strategy.
- Co-manage Kaiser Permanente's process to nominate experts to external boards and commissions.

Health Policy Consultant

- Managed COVID-19 vaccine policy, regulatory, and political developments for the organization, served as government relations point person for COVID-19 vaccine issues, and conducted weekly informational bulletins to over 500 internal employees.
- Led policy forums that brought together 100 prominent policy experts, subject matter experts, academics, political staff, and advocates in Washington, DC, on a variety of issues ranging from drug pricing to mental health.
- 2016 – 2017: Graduate health policy intern, working on drug pricing and biosimilars policy.

Colorado State Innovation Model (SIM), Office of the Lieutenant Governor, Denver, CO

2017 – 2019

Manager of Strategy and Policy

- Responsible for coordinating and drafting the sustainability plan for SIM, a \$65 million cooperative agreement with the Centers for Medicare and Medicaid Services. The plan outlined investments made through SIM to advance physical and behavioral health integration and value-based payment models, and identified which investments must continue to sustain health transformation efforts.
- Managed all work related to development of an All-Payer Model for Colorado, including global budget model development for rural hospitals and a multi-payer strategy for creation of a statewide alternative payment model for primary care that supports physical and behavioral health integration.
- Managed three contracts totaling over \$350,000 annually.

Office of United States Senator Mark Udall (CO), Washington, D.C.

2009, 2011 – 2015

Health Care Legislative Assistant

- Served as the Senator's senior advisor on healthcare issues, including the Affordable Care Act, reproductive health, and rural health services.
- Responsible for staffing the Senator in key stakeholder meetings, driving his health care legislative agenda, drafting legislation, and writing healthcare related talking points and speeches.
- Developed a sophisticated legislative strategy for the implementation of the Affordable Care Act and was responsible for advising the Senator on how to improve the law to ensure it works for Coloradans.

Executive Assistant to the Senator

- Facilitated the Senator's daily schedule, briefings, and attendance at votes and committee hearings.
- Coordinated and managed all correspondence and daily interactions between constituents, executives, Members of Congress, and the Senator's 50 legislative and administrative staff members.
- Organized a yearly conference to connect 100 Coloradans with policy leaders in Washington, D.C.

Health Care Legislative Correspondent and Staff Assistant

- Provided legislative support to the Senator and senior staff by writing memorandums and vote recommendations on healthcare law implementation, Medicare and Medicaid, and global health.

Office of United States Senator Michael Bennet (CO), Washington, D.C

Summer 2015

Health Policy Legislative Fellow

- Advanced the Senator's legislative portfolio, prepared materials and vote recommendations for Senate Finance and HELP Committee hearings, and effectively communicated his priorities to stakeholders.

KRYSTEN W. JOYCE

Breckenridge, CO • [REDACTED]

Udall for Colorado Campaign, Denver, Colorado

2014 – 2015

Director of Scheduling and Political Consultant

- Organized and managed all aspects of the Senator's schedule and day-to-day events.
- Coordinated with senior staff from official and campaign offices on critical priorities and strategic communications, and served as primary contact for senior staff, executives, and elected officials.
- Responsible for the Senator's transition out of Congressional office by managing his schedule, developing talking points, overseeing all correspondence and requests, and providing key support in strategic decision making.

Summit County Public Health Department, Frisco, Colorado

2009 – 2010

Project Assistant and Translator

- Educated the public on H1N1 vaccinations, provided administrative support, and served as translator for Spanish speaking patients.

The Keystone Center, Keystone, Colorado

2009

Special Projects Intern

- Provided logistical support for a CDC-sponsored nationwide community engagement project that brought over 1000 members of the public into dialogue regarding administration of H1N1 vaccine.

EDUCATION

University of California at Berkeley

Master of Public Health in Health Policy and Management

May 2017

- Vice President of Operations, Haas Business School Healthcare Conference
- Lead Graduate Student Instructor, Health Policy and Management
- Board Member, Public Health Alumni Association

Bachelor of Arts in Public Health, Emphasis in Public Policy

May 2009

- Alumni Leadership Scholar; Researcher at Bixby Center for Population, Health, and Sustainability

PUBLICATIONS

Butler, Judy, Krysten Joyce, Adriane Fugh-Berman. "[Free Samples: Pharma's Best Marketing Strategy](#)," *Health Affairs Forefront*. November 20, 2025.

Lang, Mary Beth, Sameer Awsare, Krysten Joyce, Simon Vismantas, Anthony Barraeta, "[How Lawmakers Can Achieve Savings From Biosimilars: Lessons From Kaiser Permanente](#)," *Health Affairs Forefront*. August 3, 2023.

Moneer, Osman, Beatrice Brown, Jerry Avorn, Jonathan Darrow, Mayookha Mitra-Majumdar, Krysten Joyce, Murray Ross, Catherine Pham, Aaron Kesselheim. "[New Drug Postmarketing Requirements and Commitments in the US: A Systematic Review of the Evidence](#)," *Drug Saf*. 2022

Mitra-Majumdar, Mayookha, SJ Gunter, Aaron Kesselheim, et al. "[Analysis of Supportive Evidence for US Food and Drug Administration Approvals of Novel Drugs in 2020](#)," *JAMA Network Open*. 2022. 5(5):e2212454.

Brown, Beatrice, Mayookha Mitra-Majumdar, Krysten Joyce, Murray Ross, Catherine Pham, Jonathan Darrow, Jerry Avorn, Aaron Kesselheim; "[Trends in the Quality of Evidence Supporting FDA Drug Approvals: Results from a Literature Review](#)," *J Health Polit Policy Law* 2022; 10041093.

Barraeta, Anthony, Samantha DuPont, Krysten Joyce, Murray Ross. "[Restoring Provider Confidence In FDA-Approved Drugs](#)," *Health Affairs Forefront*. 2022

ADDITIONAL EXPERIENCE AND SKILLS

Breckenridge Open Space and Trails Commission, Board Member

2022 – Present

Building Hope Summit County, Board Member (Executive and Development Committee)

2024 – Present

FIRC, Development Committee Member

2025 – Present

Sports 4 Kids, mentor and tutor at bilingual elementary school

2006 – 2009

Con conversationally fluent in Spanish

Entry #: 4 - Alex Lindquist

Status: Submitted

Submitted: 2/9/2026 1:36 PM



TOWN OF BRECKENRIDGE OPEN SPACE & TRAILS

Thank you for your interest in the [Town of Breckenridge's Open Space Advisory Commission \(BOSAC\)](#). Applications are being taken for three (3) open positions. BOSAC terms are four (4) years, and the positions would start at the April 24, 2026, BOSAC meeting.

The application period closes Sunday, March 1st, 2026, at 4 p.m. An initial round of interviews will be held for the first two weeks of March. Finalists will be invited to interview with the Town Council during the March 24th meeting.

For more information on the Breckenridge Open Space Advisory Commission, including upcoming meetings and past meeting agendas, please visit [TownofBreckenridge.com](https://www.townofbreckenridge.com).

Name

Alex Lindquist

Physical Address

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

Briefly describe your interest in the Breckenridge Open Space Advisory Commission.

I am interested in serving on the Breckenridge Open Space Advisory Commission because of my deep appreciation for Breckenridge's natural environment and my desire to contribute to its long-term stewardship. Spending time in the mountains is central to my life, and I value the thoughtful balance Breckenridge has struck between conservation, recreation, and community needs.

Through my professional work and civic involvement, I have developed a strong respect for data-informed decision-making, long-term planning, and collaborative governance. I am particularly drawn to the commission's role in protecting open space while supporting responsible access and sustainability. Serving on BOSAC would be a meaningful way for me to give back to this community.

Please describe how your background and/or experience will contribute to the Breckenridge Open Space Advisory Commission.

My background combines professional operations leadership with long-term civic and community governance experience that would support the work of BOSAC. I currently work as a contractor to the U.S. Department of Energy as an operations manager at the National Laboratory of the Rockies (formerly the National Renewable Energy Laboratory), where I am accustomed to balancing safety, sustainability, regulatory requirements, and long-term planning in complex public-interest environments.

In addition, I serve on the board of my homeowners' association at Main Street Junction and have previously served for more than a decade on the Board of Governors for the Human Rights Campaign. These roles have reinforced the importance of stakeholder engagement, transparent decision-making, and thoughtful governance in stewarding shared resources. Earlier in my career, I was also a Colorado-licensed real estate broker, which gave me valuable perspective on land use, development pressures, and the tradeoffs communities face as they grow.

Having been born and raised in Colorado, I have a deep personal connection to our public lands and have spent much of my life hiking, camping, and exploring historic and natural areas across the state. Together, these professional and personal experiences have shaped my commitment to public service and to the careful stewardship of Breckenridge's beautiful resources for future generations.

Commissioners often have to balance their personal perspectives with the collective goals of the body. Please provide an example of a time you worked in a group setting to achieve a shared objective.

In my role as an operations leader at a national laboratory, I routinely work in group settings where priorities shift and personal perspectives must be balanced with collective goals. Over time, national research priorities have evolved significantly, requiring our organization to adapt to new directions while continuing to steward complex facilities and long-term capabilities. While I hold strong personal commitments to sustainability and renewable energy, I have learned that effective leadership requires engaging openly with differing viewpoints and navigating change with a long-term, systems-based perspective.

In one recent effort, I led a strategic planning process for the user facility I manage that is facing shifting research demands and funding priorities. This required balancing input from research users, senior leadership, and operational staff—each with distinct and sometimes competing needs. I facilitated open, transparent discussions to understand these perspectives, grounded the conversation in shared principles and data, and helped develop a strategy that articulates clear problem statements, tradeoffs, and adaptable investment strategies.

The outcome has been a shared course of action that aligns stakeholders around a foundational strategy while remaining flexible to future change. This experience underscored the importance of listening, empathy, and disciplined decision-making in the service of collective goals—an approach I would bring to BOSAC.

I am registered to vote in the Town of Breckenridge.

Yes

Please upload resume or letter of interest (optional)



[Alex Lindquist Resume-9Feb26.pdf](#)
0.1 MB



[Alex Lindquist - Profile.pdf](#)
71.2 KB





Alex Lindquist

PROFILE:

Alex is an operations and safety leader with over 20 years of experience supporting complex, mission-driven organizations at the intersection of people, infrastructure, and purpose. Alex currently manages a \$20MM research facility at the National Laboratory of the Rockies, where he leads cross-functional teams and strategic initiatives that enable safe, reliable, and compliant operations. Alex is also the owner of The Cook's Outfitter, a small online gourmet kitchen store rooted in quality and connection over shared meals. His leadership style is systems-oriented, collaborative, and grounded in building trust across diverse stakeholders.

Beyond his professional work, Alex has a long history of civic and community engagement, with experience in nonprofit governance, advocacy, and grassroots leadership. He is deeply invested in his community, serving on his homeowners' association board and staying actively engaged in local civic affairs.

Alex Lindquist

EXECUTIVE PROFILE Strategic operations leader with over 20 years of experience enabling cutting-edge research through integrated safety management systems, cross-functional operations, and enterprise-level problem solving. Proven ability to align institutional priorities with efficient, resilient infrastructure and mission-enabling services. Known for a principled, systems-based approach and for building trusting partnerships across disciplines and organizational levels to drive high-impact results.

Selected Leadership Highlights:

- Responsible for research operations of a \$20MM/year Department of Energy (DOE) user facility, overseeing engineers and technicians, and ensuring compliance with the facility safety basis and quality standards
- Worker Safety and Health Program point of contact and subject matter expert for Integrated Safety Management and Hazard Identification and Control
- Engaged citizen and active volunteer leader, committed to issues of sustainability, good stewardship of public lands, and equal rights.
- Serving on national DOE and local community leadership working groups and boards
- Recognized as a high-potential leader with a consistent record of exceeding expectations and managing organizations
- An intentional learner who continually invests in mentoring relationships with executive leaders

CORE STRENGTHS

Institutional Alignment – Aligns operations and safety systems with mission needs

Strategic Communication – Builds visionary strategy and communicates values and risks effectively

Operational Excellence – Routinely partners with program owners to deliver mission-enabling services at an enterprise level

Change Management – Senses potential impacts of changes and proactively designs the implementation with stakeholder needs in mind

People Development – Leads high-performing teams through trust, clarity, and empowerment

EDUCATION

M.S. Organizational Leadership
Strategic Innovation and Change, University of Denver

Graduate Certificate
Environmental Policy and Management, University of Denver

B.S. Chemical Engineering
Biochemistry Concentration, University of Colorado

WORK EXPERIENCE

National Laboratory of the Rockies (Formerly NREL)

Research Operations Manager

Jul 2024-Present

- Leads daily operations for the Energy Systems Integration Facility
- Responsible for maintaining the facility safety basis through enforcement of integrated safety management, work planning and control, and configuration management
- Ensures safe and reliable facility performance through compliance with ISO 9001, 14001, and 45001
- Coordinates emergency response and abnormal event processes, overseeing fact finding, cause analysis, and continuous improvement
- Serves as the primary liaison between research and Site Operations, aligning stakeholder needs and institutional requirements
- Chairs Safety Excellence Team and represents Energy Security, Resilience and Integration directorate on Work Planning and Control Change Advisory Board
- Contributes to national lab effectiveness via the Battelle Capability Stewardship Team for Mission Execution and Continuous Commissioning Reviews, and the Research Operations Community of Practice

Field Support Manager

Mar 2021-Jul 2024

- Directed a 31-person environment, safety, and health (ESH) organization providing risk assessment support across research, facilities, and infrastructure programs
- Managed \$6.2MM in task activities and ensured alignment with institutional safety strategies
- Spearheaded the development of the Hazard Analysis Report for the Energy Materials and Processing at Scale line-item construction facility in accordance with DOE O 413.3b and the smaller Research and Integration Laboratory at NREL
- Supported strategic execution of multi-year safety culture initiatives and instituted a hazards and control requirements steering committee
- Actively contributed to national-level communities of practice for Worker Safety and Health and Work Planning and Control

Program Owner,

Apr 2019-Dec 2023

Integrated Safety Management and Hazard Identification and Control

- Co-authored NREL's Worker Safety and Health Program in compliance with 10 CFR 851 and 48 CFR 970.5223-1
- Led product ownership and project delivery for *Worksafe*, an enterprise software platform integrating safety risk assessment and work planning

Laser Safety Officer

Aug 2017-May 2022

- Developed and managed lab-wide laser safety policies, hazard analysis, and training for over 250 lasers in accordance with ANSI Z136.1
- Served as Secretary on the DOE Laser Safety Working Group

Senior Environment, Safety, and Health Professional

Oct 2014-May 2018

- Conducted complex risk assessments in high-hazard research environments
- Developed and facilitated onboarding and refresher safety training for researchers

OPX Biotechnologies, Inc.

Aug 2009-Oct 2014

Manager, Facilities and Environmental, Health, Safety, and Security

- Designed and implemented an integrated safety management system and inspection programs grounded in safety culture
- Oversaw \$1.7MM lab and office renovation project and managed lease negotiations and facility operations
- Achieved Responsible Care® certification and Gold Leader recognition in the Colorado Environmental Leadership Program for the company

Protonex Technology, LLC

Sep 2003-Jun 2009

Chemical Engineer

- Researched solid oxide fuel cell design and high-temperature catalysis

**CERTIFICATIONS &
AWARDS**

- DOE TS Clearance
- Battelle Laboratory Operations Leadership Academy
- Certified Laser Safety Officer (CLSO), 2019-Present
- Certified Safety Professional (CSP), 2017-Present
- Battelle Laboratory Operations Supervisor Academy
- Qualified DOE Accident Investigator (SAF-230)
- Conduct of Operations (NTC-FOO-100DE)

Entry #: 14 - Matt Powers

Status: Submitted

Submitted: 2/27/2026 5:16 PM



TOWN OF BRECKENRIDGE OPEN SPACE & TRAILS

Thank you for your interest in the [Town of Breckenridge's Open Space Advisory Commission \(BOSAC\)](#). Applications are being taken for three (3) open positions. BOSAC terms are four (4) years, and the positions would start at the April 24, 2026, BOSAC meeting.

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For more information on the Breckenridge Open Space Advisory Commission, including upcoming meetings and past meeting agendas, please visit TownofBreckenridge.com.

Name

Matt Powers

Physical Address

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

Briefly describe your interest in the Breckenridge Open Space Advisory Commission.

I have been fortunate to serve as a BOSAC Commissioner for almost eight years over three different terms. I continue to have great enthusiasm for the program. Continuing with the work currently on the table is most interesting to me - the updated signage design and installation, fine tuning the trails plan decision making matrix and the chance to visit other open space programs top the list.

The challenge of creating processes that give future BOSAC's a consistent opportunity to make sound recommendations to the Town Council regarding these and other open space initiatives is very fulfilling.

Please describe how your background and/or experience will contribute to the Breckenridge Open Space Advisory Commission.

I was first appointed to serve as commissioner to BOSAC in 2016 and served two terms ending in 2022. I was honored to serve as BOSAC Chair during my second term. During my appointment I was always focused on being able to offer a reasoned viewpoint on the Town's open space initiatives based on my depth of knowledge and historical perspective. I was later reappointed to serve the balance of Duke Barlow's term when he became the program manager.

Additionally, I am confident that my experience as a Realtor in Breckenridge for over 24 years is an asset to the commission in providing essential perspective to the business of land acquisition, values and market conditions.

Commissioners often have to balance their personal perspectives with the collective goals of the body. Please provide an example of a time you worked in a group setting to achieve a shared objective.

In addition to my time on BOSAC I am a partner at Breckenridge Associates Real Estate. We are a group of 14 who own and operate the business together. I was the managing broker from 2020-2024 and currently sit on the managing board. Similar to the makeup of the current BOSAC (which I believe has a world class group dynamic), we agree to share ideas in a decision-making setting where all of us may not agree. We do, however, agree to listen to, and respect alternative perspectives to make decisions that are in the overall best interest of the partnership and not just an individual.

As this relates to BOSAC; I have always felt that the many user groups who share the benefits of our open space have the right to be heard and represented. I believe everyone deserves a place to enjoy open space in their own way.

I am registered to vote in the Town of Breckenridge.

Yes

Please upload resume or letter of interest (optional)



[BOSAC App Letter 2026.pdf](#)
0.3 MB



February 27, 2026

Matt Powers



Mr. Barlow, Mayor Owens and members of the Breckenridge Town Council,

I am writing to express my interest in being appointed to the Breckenridge Opens Space Advisory Commission.

I was first appointed to serve as commissioner to BOSAC in 2016 and served two terms ending in 2022. I was honored to serve as BOSAC Chair during my second term. I was most recently reappointed to serve the balance of Duke Barlow's term when he became manager of the OST program. During my appointments I was always focused on being able to offer a reasoned viewpoint on the Town's open space initiatives based on my depth of knowledge and historical perspective.

With the implementation of the updated Open Space and Trails Master Plan as a guiding document I understand the continuing goals of the program along with the inevitable changes to focus on environmental stewardship and ongoing management of our resources.

While we have these guidelines, there is always room for interpretation. Making effective recommendations to Town Council is still the responsibility of BOSAC and I realize the importance of being a positive contributor to the group whether supporting a popular, or unpopular viewpoint.

I am confident that my experience as a Realtor in Breckenridge for over 24 years is an asset in providing essential perspective to the business of land acquisition, values and market conditions. As we continue to move into an era where there are fewer opportunities, I will encourage The Council to be aggressive in its efforts to acquire property for conservation and recreational purposes.

I continue to have great enthusiasm for the program. I know there is always more to learn, and I would be grateful for the opportunity to add to the many fulfilling experiences that BOSAC afforded me during my earlier terms.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read 'Matt Powers', with a long horizontal flourish extending to the right.

Matt Powers

Entry #: 7 - Ken Schindler

Status: Submitted

Submitted: 2/15/2026 12:02 PM



TOWN OF BRECKENRIDGE OPEN SPACE & TRAILS

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Name

Ken Schindler

Physical Address

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

Briefly describe your interest in the Breckenridge Open Space Advisory Commission.

I am an avid user of the trail system in Breck. It serves a key purpose in attracting outdoor active people to the town year round. As the town grows, the trail system needs to keep up

Please describe how your background and/or experience will contribute to the Breckenridge Open Space Advisory Commission.

Aside from being a trail user, I have been an active volunteer in the FOBT program for over six years. I follow Town issues closely and read about or attend Town Council meetings on issues particularly meaningful to me and the Town

Commissioners often have to balance their personal perspectives with the collective goals of the body. Please provide an example of a time you worked in a group setting to achieve a shared objective.

I recently retired from senior officer position of a major Colorado based corporation. See my attached Letter of interest.

I am registered to vote in the Town of Breckenridge.

Yes

Please upload resume or letter of interest (optional)



[Schindler Letter of Interest.docx](#)
15.2 KB



To: BOSAC Selection Committee
From: Ken Schindler
Subj: Letter of Interest
Date: February 16, 2025

My name is Ken Schindler and I would appreciate being considered for one of the openings on the Open Space & Trails Advisory Committee.

I live at 122 Peabody Terrace in the Highlands. I purchased my home in Breckenridge in 2017 and became a full time resident in 2024 after retiring from my job in Denver. I am an active user of the trails and bike paths of Breck and Summit County and have a keen interest in preservation of the trails and open space. I sincerely believe this trail system is a major asset of the Town and critical to the maintenance of year round visitor engagement. It was one of the reasons I chose Breckenridge to live in.

For the last six years I have been an active volunteer in the Friends of Breckenridge Trails program. I have developed understanding of the process of trail construction, maintenance and decision making in trail routing, decommissioning and signage. I have enjoyed getting to know the staff team such as Joel Dukes and Tony Overlock.

The Upper Flume trail passes through my property so I am sensitive to the property owner considerations. A successful trail program involves many considerations – parking, signage, shelter and restroom facilities to name a few.

Though I have attended and spoken at times in the public comment portions of Town Council meetings, I have not been directly involved in Town government in my 9 years in Breckenridge. I am now permanently retired and have the time and interest to dedicate to this important position. Since this is a citizen Advisory Committee, I hope I can bring new perspective to the role.

I feel very comfortable working in committee structures. I was in the legal/regulatory compliance field for over 30 years. In 2016, I was recruited and relocated to Colorado by Empower, a financial company in Denver (think Broncos stadium), to be their Chief Compliance Officer. As a C suite officer of a major Colorado-based corporation, I had plenty of experience with committees and highly sensitive situations.

I look forward to meeting to further discuss the contributions I believe can make to BOSAC .

Sincerely,

Ken Schindler



Entry #: 8 - Bobbie Zanca

Status: Submitted

Submitted: 2/22/2026 6:36 PM



TOWN OF BRECKENRIDGE OPEN SPACE & TRAILS

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Name

Bobbie Zanca

Physical Address

[REDACTED]

Phone

[REDACTED]

Email

[REDACTED]

Briefly describe your interest in the Breckenridge Open Space Advisory Commission.

My continuing interest in serving on BOSAC is due in large part to both my experiences on our trails and open spaces and the experience I have gained in my first term. As a hiker, skier, and snowshoer I have enjoyed our trail system in all seasons. I see first hand the beauty of our trails and the stresses heavy use causes. BOSAC is the place to play a real role in maintaining and improving our trails and open spaces for locals, visitors and part time residents alike. Having the advantage of working and learning from both the professional Open Space and Trails staff and the other members of BOSAC has broadened my outlook and and knowledge helping make me a more effective member. I feel BOSAC provides Town Council with well reasoned and thoughtful advice on issues concerning our open spaces and trails and I'd like to continue to be a part of that.

Please describe how your background and/or experience will contribute to the Breckenridge Open Space Advisory Commission.

In addition to my personal experiences on our trails and open spaces and the broader knowledge of how they fit in with the County, Forest Service, other governmental agencies gained from my time on the Commission I also bring my professional background to the Commission. Most of my career was spent in US Government contracting. As a Contracting Officer I was responsible for analyzing offers from companies responding to Government Requests for Proposals. I find this experience serves me and the Commission well when reviewing projects being considered by BOSAC. I focus in on the language of a proposal or request to be sure we understand (rather than just assume) we know what we're getting. I also bring experience analyzing cost proposals, budgets and prices. I am very focused on getting the best value for our tax dollars and staying within our budget.

I was the business manager for a small non-profit in Colorado Springs-The Colorado Festival of World Theater where I was the only staff member who did NOT have a theater background-I am used to asking questions that might not be obvious to someone so thoroughly immersed in a subject. I find that asking questions often brings up points that might not have been considered before.

I am also very involved in the community, which gives me the opportunity to hear from many different groups and let them know what's happening with our trails and open spaces.

(see uploaded resume)

Commissioners often have to balance their personal perspectives with the collective goals of the body. Please provide an example of a time you worked in a group setting to achieve a shared objective.

I came to BOSAC really excited to be involved in building new trails and voicing the needs and concerns of hikers. My hiking friends had expressed frustration about the emphasis on so many trails designed more for mountain biking than for hiking. I learned that our trail system is largely built out and maintenance, rather than expansion, would be the priority. Though I still speak up for hikers I have come to understand that we all share an interest in well designed and maintained trails that serve the needs of the whole community. That is my focus as well.

I am registered to vote in the Town of Breckenridge.

Yes

Please upload resume or letter of interest (optional)



[BOSAC Application Zanca 2026.pdf](#)
0.1 MB



2/22/2026

[REDACTED]

Breckenridge, CO 80424

Breckenridge Open Space Advisory Commission application

Name: Bobbie Zanca

Home Address:

[REDACTED]

Phone Number:

[REDACTED]

Email Address:

[REDACTED]

I am very interested in serving on BOSAC for second term because, as a regular trail user in Breckenridge and throughout Summit County, I recognize that these are precious resources for our community, and I would like to continue to be involved in protecting, improving and expanding them for all of the many different groups that use these trails and open spaces.

My husband and I moved to Colorado from Northern Virginia in 2001 and have owned a condo in Breckenridge since 2003. It is now our full-time residence. We rented it out for a few years but quickly realized we'd rather be able to use it ourselves and it became our second home. For seven years we lived in our condo for about five months of the year (not just on weekends). I bring the perspective of a resident, a second homeowner and a short-term rental property owner to the Commission.

Professional background: I was the Business Manager for the Colorado Festival of World Theatre (until the Great Recession dried up our funding) so I have experience with non-profit financial management and grant writing. I was a Contracting Officer for the Defense Fuel Supply Center and bought jet fuel for worldwide military needs as well as crude oil for the Strategic Petroleum Reserve. While working for the Navy I bought ships and was the Assistant Director for International Programs. I also worked for a major Defense contractor negotiating and administering contracts. I can analyze competing proposals and assess the financial and regulatory issues that may be involved. My experience dealing with detailed and confusing regulations (government procurement regulations are massive) I feel is a real asset to the Commission.

After retiring here, I have become very involved in the community:

- Film reviewer for many years for the Breck Film Festival and member of the Breckenridge Film Society
- 2023 Volunteer of the Year for the Summit County Library System
- Co-founder and co-leader of the Breckenridge Banned Book Club sponsored by the library
- Sawmill Creek Condos HOA Board of Directors member
- Smart Bellies food delivery
- Friends of Dillon Ranger District
- Blue River Watershed Group
- Friends of Breck Trails
- Recently invited to be a part of a new initiative with High Country Conservation Center-HOA Sustainability Champions

I have an undergraduate degree from The College of William and Mary (VA) and an MBA from George Washington University (D.C.).

What else:

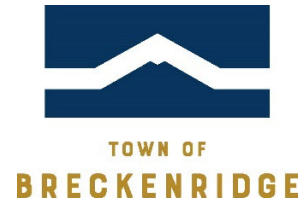
- I feel strongly that our environment is a vital asset that should be protected as well as enjoyed and a strong, well-managed trail system combined with open spaces do just that.
- I would like to see increased diversity on our trails. After meeting with Javier Pineda of Mountain Dreamers, I learned that simply putting a QR code on a trail sign linking to Spanish translation of trail sign information wouldn't be especially helpful to his community unless there was free Wi-Fi also. While working on an HOA project to bring ALLO fiber optics to our condo complex I learned about ALLO's Community Wide free Wi-Fi. That led to some in-town trailhead signs with the QR code and free Wi-Fi, with more to come as ALLO's network expands!
- I think we can all work to improve trail etiquette and appreciation for what we have here already. I'd like to be part of the solutions and not just

someone who notices issues but does nothing about them. There are enough of those people already!

I look forward to meeting with you.

Sincerely,

Bobbie Zanca



Memo

To: Breckenridge Town Council
From: Mark Truckey, Director of Community Development
Date: March 18, 2026
Subject: Planning Commission Decisions of the March 17, 2026 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, March 17, 2026:

CLASS A APPLICATIONS:

1. [Stouffer House Landmarking, Restoration, and Addition, 110 S. Harris Street, PL-2025-0355](#)
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 four (4) bedrooms, five (5) bathrooms, an office, and a two-car garage (500 sq. ft.). The historic barn will also be fully rehabilitated and turned into a shop space. The project includes one (1) gas fireplace and 475 sq. ft. of heated paving and walkways. *Approved, see second memo.*

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS: None.

OTHER: None.

Memo

To: Town Council
 From: Clif Cross, Planner II
 Date: March 18, 2026 (for meeting of March 24, 2026)
 Subject: Stouffer House Landmarking, Restoration, and Addition - Class A Development Planning Commission Approval Summary

This Class A application proposes to locally landmark and rehabilitate an existing historic primary residence, demolition of the non-historic saltbox addition, and a new addition in the rear of the lot. The project proposes 3,668 sq. ft. of total density which includes four (4) bedrooms, five (5) bathrooms, an office, and a two-car garage (500 sq. ft.). The historic barn will also be fully rehabilitated and turn into a shop space. The project includes (1) one gas fireplace and 475 sq. ft. of heated paving and walkways. The project was found to meet all Absolute Policies of the Development Code and Priority Standards of the Handbook of Design Standards for the Historic District and was awarded a passing score of zero (0) points.

The Planning Commission reviewed this proposal at a Preliminary Hearing on February 17, 2026 and a Final Hearing on March 17, 2026. The Commission approved the application with a vote of 7 - 0.

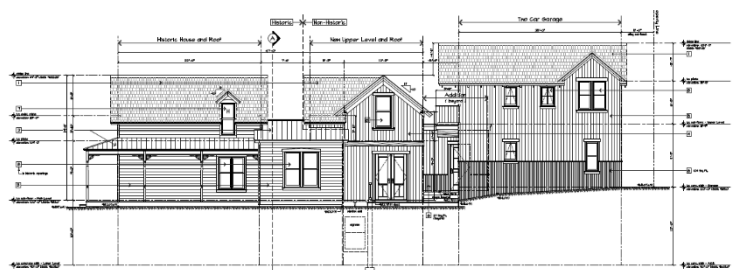
Staff will be available at the meeting to answer any questions.

Planning Commission packet and additional information here:

<https://www.townofbreckenridge.com/home/showdocument/27132>



Proposed primary structure west elevation.



Proposed south elevation.



Breckenridge South



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	Matt Smith
Ethan Guerra	Elaine Gort	Susan Propper	

APPROVAL OF MINUTES

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

APPROVAL OF AGENDA

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

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

FINAL 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 the non-historic saltbox addition and construct a new addition in the rear of the lot. The project proposes 3,668 sq. ft of total density which includes four bedrooms, five bathrooms, an office, and a two-car garage (500 sq. ft.). The historic barn will also be fully rehabilitated and turned into a shop space. The project includes one gas fireplace and 475 sq. ft. of heated paving and walkways.

Commissioner Comments / Questions:

Mr. Frechter: No questions.
Mr. Guerra: No questions.
Mr. Smith: No questions.
Ms. Gort: No questions.
Mr. Giller: No questions.
Mr. Leas: No questions.
Ms. Propper: How was it determined that the vergeboard is not historic? (Mr. Cross: That is a question for the applicant.)

Ms. Janet Sutterley, Architect: We don't really have any new evidence other than historic photographs from other properties. The Hilliard House, now Tin Plate, is one example where we know that same design was added in the 1970s. We don't believe the vergeboard on this house is historic and that it was similarly added in the 1970s. There are no photographs of this specific structure.

Mr. Frechter: No questions.
Mr. Guerra: I was disappointed to see the ADU removed. Why was it originally included and later removed? (Mr. Larry Crispell: It was a difficult decision. It was a necessary economic decision after consulting with our realtor and understanding the project in years to come. Economics really dictated the decision.)
Ms. Gort: It says 25 percent of materials will be recycled. What materials will be recycled? (Mr. Merrick Crispell: Summit County Resource Allocation Park (SCRAP) has now started a separation program to remove nails from wood, that would include being able to recycle all framing from the existing home, as well as appliances, I believe the 25 percent is attainable.) (Mr. Kulick: Since this is the first step of having more waste diversion

overall, Jessie Burley Sustainability and Parking Manager for the Town, says that 25 percent is an achievable goal for projects like this without overloading the SCRAP. This gives authority to the SCRAP to determine what is recyclable and not overloading them. Understanding the software that SCRAP is using, they will be able to give the applicant the prescriptive method to achieve 25 percent while getting the material that is the easiest for them to recycle.)

Mr. Smith: How is the recycling program quantified? (Mr. Kulick: The software at the SCRAP; the materials are entered and tracked over time. It is up to the applicant to work with staff at SCRAP to document and detail what is recycled. This is a learning experience for us and over time this program may be adjusted. We're excited to see an early adoption and test case for this project and thank the applicant for that.)

Mr. Giller: No questions for the applicant.

Mr. Leas: I would comment that 25 percent is more difficult to recycle than people might initially anticipate. I think the 25 percent is fair to the applicant and to the overall goals of the program. (Mr. Kulick: Yes, the percentage is rightsized to not set the applicant up for failure.)

Ms. Propper: I have no questions.

The hearing was opened to public comment. There were no public comments and the comment period was closed.

Mr. Frechter: I am glad you were able to make the project work with points to not have the ADU if that is what was preferred. In terms of the 25 percent, I foresee a trading program to help projects achieve the 25 percent, where projects that are over the threshold could contribute more for other projects which are deficient.

Mr. Guerra: I applaud and think it is a beautiful design. I am disappointed at the loss of the ADU, as that would have been an excellent public benefit in the center of downtown, but otherwise it is a great project.

Mr. Smith: No comments.

Ms. Gort: No comments.

Mr. Giller: Kudos to the Crispells. You have a great project and have chosen a great architect.

Mr. Leas: I think it's a great project. I empathize with comments on the removal of the ADU but also understand the economics.

Ms. Propper: I also think this is a great project and look forward to seeing the success of the recycling program.

Mr. Giller made a motion to approve the Stouffer House Restoration, Landmarking, and Addition; seconded by Mr. Guerra. The motion passed 7 to 0.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:00 pm.

Susan Propper, Chair



TOWN OF BRECKENRIDGE TOWN COUNCIL

Only 2 Council Members at each meeting, a third just means it needs to be posted.

The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.

Date	Meeting	Location	Time
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March 2026

Tuesday, March 24th, 2026	Second Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm
Thurs. March 26th, 2026	Summit Chamber March Mixer	Great Western Lodging	5:00pm - 7:00pm

April 2026

Tuesday, April 14th, 2026	First Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm
Tuesday, April 28th, 2026	Second Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm

May 2026

Tuesday, May 12th, 2026	Spring Retreat	Council Chambers	Noon
Tuesday, May 12th, 2026	First Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm
Tuesday, May 26th, 2026	Second Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm
Wed., May 27th, 2026	Summit County Graduation Parade	Main Street	5:00pm - 6:00pm
May 29th & 30th, 2026	Leadership Park City	Throughout Town	All Day

Other Meetings

March 24th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
March 26th, 2026	Summit Stage Transit Board Meeting	Senior Center	8:15am
	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	Breck Create	Town Hall	2:00pm
	RW&B Board Meeting	Main Street Station	3:00pm
April 1st, 2026	Breckenridge Events Committee	Town Hall	9:00am
April 7th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
April 9th, 2026	Upper Blue Sanitation District	Administrative Office	5:30pm
April 14th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
April 15th, 2026	Social Equity Advisory Commission	Town Hall	5:30pm
April 20th, 2026	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
April 21st, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
April 22nd, 2026	Summit Stage Transit Board Meeting	Senior Center	8:15am
	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	RW&B Board Meeting	Main Street Station	3:00pm
April 28th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm



TOWN OF BRECKENRIDGE

TOWN COUNCIL

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Date	Meeting	Location	Time
May 5th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
May 6th, 2026	Police Advisory Committee	PD Training Room	7:30am
	Breckenridge Events Committee	Town Hall	9:00am
May 12th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
May 13th, 2026	Breckenridge History	Town Hall	Noon
May 14th, 2026	I-70 Coalition	Keystone Policy Center	1:00pm
	Upper Blue Sanitation District	Administrative Office	5:30pm
May 18th, 2026	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
May 19th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
May 20th, 2026	Social Equity Advisory Commission	Town Hall	5:30pm
June 4th, 2026	NWCCOG Board Meeting	Silverthorne Office	10:00am
June 12th, 2026	QQ - Quality and Quantity - Water District	CMC	10:00am
June 18th, 2026	Breck Create	Town Hall	2:00pm
TBD	Transit Advisory Council Meeting		8:00am
	Water Task Force Meeting		9:30am