



Town Council Regular Meeting
Tuesday, April 14, 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/83517414335> (Telephone: 1-719-359-4580; Webinar ID: 835 1741 4335). 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 24, 2026

III. APPROVAL OF AGENDA

IV. COMMUNICATIONS TO COUNCIL

- A. PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)
- B. BRECKENRIDGE TOURISM OFFICE UPDATE

V. CONTINUED BUSINESS

- A. SECOND READING OF COUNCIL BILLS, SERIES 2026

VI. NEW BUSINESS

- A. FIRST READING OF COUNCIL BILLS, SERIES 2026
 - 1. COUNCIL BILL NO. 4, SERIES 2026 - AN ORDINANCE ESTABLISHING A PERMIT SYSTEM AND FEE IN CONNECTION WITH THE TOWN OF BRECKENRIDGE E-DELIVERY PROGRAM
 - 2. COUNCIL BILL NO. 5, SERIES 2026 - AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO THE COLORADO DEPARTMENT OF TRANSPORTATION
 - 3. COUNCIL BILL NO. 6, SERIES 2026 — AN ORDINANCE AMENDING TITLE 8, SECTION 1, FINDINGS AND TITLE 9, SECTION 1, DEFINITIONS OF THE BRECKENRIDGE TOWN CODE TO ADDRESS THE WORKFORCE HOUSING APPROVAL PROCESS
- B. RESOLUTIONS, SERIES 2026
- C. OTHER

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 APRIL, MAY AND JUNE

XII. ADJOURNMENT

EXECUTIVE SESSION CERTIFICATE

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

I, 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 24th, 2026 at 5:42 pm, Council Member Gerard 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 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 Carleton 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 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 negotiations on potential open space acquisition in the Upper Blue Basin
(ii) Discuss negotiations for real property within the Town of Breckenridge.

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

Council Member Gerard moved to adjourn the executive session. Council Member Carleton seconded the motion. All were in favor of the motion and the executive session was adjourned at 6:08 pm. Mayor Owens stated Council came out of executive session and the Council instructed negotiators to negotiate on both projects.

This certificate shall be included before the minutes of the regular Town Council meeting of Tuesday, March 24th, 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 24, 2026, to order at 7:00pm. The following members answered roll call: Marika Page, Steve Gerard, Dick Carleton, Carol Saade, Jay Beckerman, and Mayor Kelly Owens. Todd Rankin was absent.

II) APPROVAL OF MINUTES

There were no changes or corrections to the Town Council meeting minutes of March 10, 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.

Wayne Haley, a current board member of the Summit County Mountain Bike Alliance (SCMBA), shared that the Board of Directors has endorsed expanding access for Class 1 pedal-assist mountain bikes on soft-surface trails.

SCMBA has been in communication with Sam Massman, Acting District Ranger for the Dillon Ranger District. Haley stated Massman is supportive of pursuing a pilot program for Class 1 pedal-assist bikes. Haley stated Massman also expressed that, prior to initiating the NEPA process, he would like some level of assurance that there is support from both the Town and the County. Additionally, Massman has invited other interested stakeholders to participate in discussions regarding which trails may be considered for inclusion in the pilot program.

Haley inquired whether the Town would be willing to support the pilot program and communicate that support to in a letter to the Forest Service.

With no additional public comments, Mayor Owens closed public comment

VII) CONTINUED BUSINESS

A) SECOND READING OF COUNCIL BILLS, SERIES 2026

VIII) NEW BUSINESS

B) FIRST READING OF COUNCIL BILLS, SERIES 2026

B) RESOLUTIONS, SERIES 2026

C) OTHER

1) BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION APPOINTMENTS

Town Council casted their vote on the provided ballots. The three highest voter getters were Krysten Joyce, Bobbie Zanca, and Matt Powers.

Council Member Saade moved to appoint Krysten Joyce, Bobbie Zanca, and Matt Powers to four-year terms to the Breckenridge Open Space Advisory Commission. Council Member Beckerman seconded the motion.

The motion passed 6-0. Council Member Rankin was absent.

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

Town Manager Shannon Haynes noted that the Mountain Towns meeting and CAST conference will be held in Sun Valley, with Mountain Towns scheduled for October 13–14 and CAST taking place October 14–15.

Haynes also shared that the Spring Retreat is scheduled for May 12, beginning at approximately 12:30 p.m. Additionally, there will be a school district meeting at Upper Blue River Elementary on April 13 at 6:00 p.m.

IX) REPORT OF MAYOR AND COUNCIL MEMBERS

A) CAST/MMC
No update.

B) BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION
Council Member Beckerman reported that Ecoworks provided an update on the health of local wetlands, noting that conditions remain stable and that beaver activity has increased year over year. Staff also delivered a presentation on the use of wildlife cameras. Council Member Beckerman noted the takeaway from the wildlife cameras are seasonal gondola closures are effective and beneficial to wildlife. Council Member Beckerman stated there was extensive discussion regarding the OPMD policy, with a robust exchange of ideas among participants.

C) BRECKENRIDGE TOURISM OFFICE
No update.

D) BRECKENRIDGE HISTORY
No update.

E) BRECKENRIDGE CREATIVE ARTS
Council Member Gerard stated there is a meeting this week.

F) CML ADVISORY BOARD UPDATE
Council Member Saade stated there is a meeting on Friday.

G) SOCIAL EQUITY ADVISORY COMMISSION
Council Member Saade reported on a meeting held last week, noting that a presentation was provided on the OMPD policy update following BOSAC's recommendation. Council Member Saade also shared that Breck Create provided an update regarding the Town Party and Breck Pride events. Additionally, the Planning Department delivered a presentation on the Comprehensive Plan.

H) ARTS & CULTURE MASTER PLAN STEERING COMMITTEE
No update.

X) OTHER MATTERS

Mayor Owens proposed modifying BOSAC term limits from two four-year terms to two three-year terms in order to encourage broader participation and involvement. Council expressed support for holding a future discussion on adjusting BOSAC term limits.

Council Member Gerard requested installing a basketball hoop in the Vista Verde neighborhood. Council was supportive.

XI) SCHEDULED MEETINGS

SCHEDULED MEETINGS FOR MARCH, APRIL, AND MAY

XII) ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:19 pm. Submitted by Mae Watson, Town Clerk.

ATTEST:

Mae Watson, Town Clerk

Kelly Owens, Mayor

Memo

To: Town Council

From: Jessie Burley, Sustainability + Parking Manager

Date: 4/8/26 (for 4/14/26 meeting)

Subject: First Reading of an Ordinance Establishing a Permit System and Fee In Connection with the E-Delivery Program

Town Council Goals

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

Summary

This memo presents an ordinance for first reading to formally establish an annual E-Delivery permitting process and fee for distributors participating in the Town's E-Delivery program. The proposed fee structure is designed to recover a portion of the program's operational costs while maintaining an equitable, transparent, tier-based methodology for the service. The ordinance reflects Council's prior direction and incorporates findings, data, and stakeholder feedback summarized in the [E-Delivery Dock Permit Fee analysis](#) from the March 24th Town Council meeting.

Background

The E-Delivery program, part of the larger Blue River Pathways Project, was launched as a public safety and mobility strategy to reduce large delivery truck activity in the downtown core. Under the program, distributors deliver goods to a centralized dock where products are transferred to low-speed electric carts operated by a Town-approved contractor. This model reduces truck conflicts, improves safety, lowers congestion, and cuts emissions while improving distributor efficiency. Given the high alpine environment of the Town of Breckenridge, the narrow streets and alleys that are remnants of the town's old mining days, and the large numbers of people and their various transportation modes present in the town at any given time and particularly during peak visitor days, it has become increasingly obvious that the proliferation of large delivery trucks in the downtown core area poses a public safety issue. The program has been very successful in centralizing the location and activity of large delivery trucks on the outskirts of the town core, thereby increasing public safety and reducing traffic conflicts.

Since its pilot start in November 2024, the program has:

- Removed 2,495+ large trucks from downtown
- Delivered 482,866+ products
- Provided 15,202 curb relief hours
- Reduced 84,370 pounds of emissions

These performance indicators affirm that the program is achieving its intended safety, operational, and environmental goals.

Purpose of the Ordinance

As the program transitions from pilot to ongoing service, an E-Delivery permitting program and fee are needed to support partial cost recovery. Using relevant data and information available from the similar Town of Vail program, the fee is tiered based on distributor characteristics including delivery frequency, number of locations served, unloading time, and truck size. Larger distributors with greater operational impact pay a higher annual fee; smaller distributors pay less.

Key Ordinance Components

1. Fee Structure

The fee schedule mirrors the methodology reviewed by Council at the [March 23, 2026 work session](#): a point-based system assigning tiers according to delivery patterns, vehicle characteristics, and time spent at the dock.

2. Implementation Timeline

- August 1: Application deadline
- September 1: Invoices issued
- October 1: Payment due for permit activation

3. Delivery Zone Permit Inclusion

Distributors paying the Dock Permit Fee will receive Delivery Zone permits for areas outside the E-Delivery service boundary at no added cost.

4. Annual Fee Adjustment Cap

Fee increases will be limited to 2% per year through the 2028 permit cycle, aligning with stakeholder requests for predictability.

Financial Implications

The E-Delivery Program's 2026 operating budget is \$1.54 million, with only \$175,000 currently budgeted for revenue. If all 17 current distributors participate under the proposed tier structure, the program would generate approximately \$295,100, covering just over 19% of operating expenses. The ordinance provides the legal mechanism to collect this revenue.

Equity Considerations

The permitting and fee structure is designed to be fair, predictable, and proportional to actual system usage. Stakeholder engagement, including a distributor meeting, three-week comment period, and discussions with small businesses, shaped the final approach. Feedback themes included fee levels, seasonal variability, integration of Delivery Zone permits, and budget predictability. Staff recommendations incorporated into the ordinance address each of these concerns. While the permit fee will be mandatory for those users who want to use the E-Delivery program, participation in the E-Delivery program will remain optional.

Staff Recommendation

Staff recommend Town Council approve the proposed ordinance on first reading and schedule it for a second reading and public hearing.

**AN ORDINANCE ESTABLISHING A PERMIT SYSTEM AND FEE IN CONNECTION
WITH THE TOWN OF BRECKENRIDGE E-DELIVERY PROGRAM**

WHEREAS, the Town of Breckenridge is a world-renowned, year-round tourist destination, home to one of the most visited ski resorts in the state of Colorado and the United States; and

WHEREAS, while the permanent population of the town hovers around 5,000 people, during peak times the population of the town can exceed 39,000 people; and

WHEREAS, the town, which is at an elevation of 9,600 feet above sea level, was originally founded in 1859 and is a little over 5 square miles in size; and

WHEREAS, the downtown area of the town, including but not limited to Main Street, Ridge Street, and the alleys and side streets associated therewith, is the oldest part of town; and

WHEREAS, there are roughly 200 businesses located in the downtown area, known as the "Town Core," including restaurants, retail stores, grocery stores and bars, approximately 70 of which are businesses that get food and beverage delivery; and

WHEREAS, the Town Core, having been at its inception a small mining community before the advent of motor vehicles, has narrow alleyways and side streets; is roughly a mile long and four blocks in width; and

WHEREAS, Main Street itself is a two-lane road with no room for expansion, street parking for cars, and bike lanes going both directions; and

WHEREAS, during peak times there can be as many as 25,000 cars in the town and all parking, including street parking, is full; and

WHEREAS, in order to provide their services to the public, the various businesses in the Town Core require regular delivery of goods to their locations, including food, beverages, linens, and other bulk items; and

WHEREAS, there are very few, if any, business locations in the Town Core that can accommodate delivery trucks without the trucks having to park in the street or alley, blocking traffic and creating a safety hazard for public transit, cars, bikes, and pedestrians; and

1 WHEREAS, the safety hazards created by the delivery trucks in the Town Core increase
2 during the winter season, when the town experiences significant snowfall, further narrowing the
3 streets and alleyways that must be shared between all users due to snow storage and
4 accumulation; and

5 WHEREAS, the winter season, which on average lasts from the end of October to the
6 beginning of May, but in some years extends beyond that, brings limited visibility, snow and ice-
7 covered streets and sidewalks, and frigid temperatures, all of which further exacerbate the
8 safety concerns; and

9 WHEREAS, the Town has established delivery zones in some locations around the
10 Town Core in order to facilitate the delivery of goods to businesses; and

11 WHEREAS, the delivery zones are not always suitable for the amounts and volumes of
12 goods needing to be delivered, as the goods then have to still be conveyed to the business
13 location which might be virtually impossible based on the size of the delivery, the weather
14 conditions, and the distance between the business and the delivery zone; and

15 WHEREAS, between 2019 and 2023 there were over 160 vehicle accidents within the
16 Town Core, and

17 WHEREAS, the 2025 Summit County Safe Streets for All study classified the streets in
18 the Town Core area as part of the “High Risk Network,” which category makes up just 4% of all
19 roads in greater Summit County and constitutes roads which have three or more of identified
20 risk factors such as high traffic volumes and adjacency to commercial areas; and

21 WHEREAS, the combination of large numbers of people, cars, bicycles, and delivery
22 vehicles all attempting to use the same small areas in the Town Core has resulted in significant
23 safety concerns for the Town Council; and

24 WHEREAS, the Town Council has made public safety a priority in its various initiatives;
25 and

26 WHEREAS, in 2024 the Town Council established a pilot program entitled “Breckenridge
27 E-Delivery” whereby delivery trucks could voluntarily drop their goods off at a centralized
28 location just north of the Town Core, safely accessible for delivery trucks, where the goods
29 would then be delivered to the business locations by small electric carts that are equipped to
30 safely navigate the narrow streets and alleyways of the Town Core; and

1 WHEREAS, the E-Delivery program has been wildly successful, dramatically reducing
2 the number of delivery trucks in town thereby improving the safety of the Town Core, improving
3 delivery efficiency for local businesses, and reducing emissions from delivery trucks by more
4 than 84,370 pounds of greenhouse gas emissions; and

5 WHEREAS, since the launch of E-Delivery, the Town has been paying for the full costs
6 of the program, the bulk of which consists of the contractor providing the staff and equipment for
7 the final leg of delivery; and

8 WHEREAS, the Town Council desires to continue the E-Delivery program and would like
9 to implement a permit and associated fee for those delivery vendors that want to utilize the
10 program; and

11 WHEREAS, based on a study conducted by Town to staff that includes current
12 operational and maintenance costs and is based on business tiers, staff has proposed a permit
13 and fee structure that will be required for those delivery vendors who desire to utilize the E-
14 Delivery program; and

15 WHEREAS, if all current participants continue to participate in this voluntary program,
16 the fee amount will represent approximately 19% of the actual costs borne by the town for the
17 E-Delivery program.

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

20
21 **Section 1.** That a new Chapter 15 is hereby added to Title 5 of the Town Code,
22 entitled "E-Delivery Permitting Process" as follows:

23
24 5-15-1:DEFINITIONS:

25
26 COMMERCIAL FOOD AND BEVERAGE CARRIER: Carrier delivering commercial food and
27 beverage to recipients in the E-Delivery Service Area.

28
29 COMMERCIAL FOOD AND BEVERAGE: Food and beverage goods sold for the generation of
30 income or any other commercial purpose, at retail or wholesale.

31
32 E-DELIVERY SERVICE AREA: The E-Delivery Service Area is established by the Town and
33 published in the Town's E-Delivery Rules and Regulations. The E-Delivery Service Area shall

1 incorporate such portions of the Town Core as the Town determines to be necessary to protect
2 the public health, safety, and welfare.

3
4 E-DELIVERY SERVICES: The transportation and delivery of Commercial Food and Beverage
5 goods to businesses located in the E-Delivery Service Area, and any associated services as
6 determined by the Town and the Town-approved Contractor.

7
8 E-DELIVERY DOCK: Designated facility for the loading and unloading of Commercial Food and
9 Beverage by Commercial Food and Beverage Carriers.

10
11 E-DELIVERY PERMIT: Permit issued by the Town to a Commercial Food and Beverage Carrier
12 that entitles the holder to utilize the E-Delivery Dock for loading and unloading Commercial
13 Food and Beverage for the purposes of delivery to businesses located in the E-Delivery Service
14 Area.

15
16 DELIVERY ZONES: Those zones established within the Town by the Police Chief for the
17 purpose of managing delivery traffic as set forth further in the Model Traffic Code Section
18 1204.5, Title 7, Chapter 1, Section 2 of the Town Code.

19
20 TOWN-APPROVED CONTRACT: The Contractor selected by the Town to transport
21 Commercial Food and Beverage to and from the E-Delivery Dock within the E-Delivery Service
22 Area.

23
24 5-15-2: Selection of Town-approved Contractor

25 The Town shall select one or more Town-approved Contractors to provide the E-Delivery
26 services contemplated herein. In the selection process, the Town shall consider cost,
27 responsibility, professionalism, prior experience, and any other factor deemed relevant by the
28 Town. The selection of a Town-approved Contractor shall be memorialized in a written
29 agreement in a form approved by the Town.

30
31 5-15-3: E-Delivery Permit Required for Use of E-Delivery Dock

- 32 A. Any Commercial Food and Beverage Carrier that wishes to use the E-Delivery Dock to
33 facilitate the delivery of Commercial Food and Beverage to customers in the E-Delivery
34 Service Area shall obtain an E-Delivery Permit.

- B. Permits will be issued by the Town of Breckenridge Department of Public Works.
- C. Permits will be issued on a first come, first served basis and are subject to program capacity and service availability.
- D. Permits will be valid from October 1 through September 30 of each year.
- E. Commercial Food and Beverage Carriers without an E-Delivery Permit may not use the E-Delivery Dock and E-Delivery Services, and must adhere to Town of Breckenridge traffic laws, including but not limited to parking, stopping, and standing in a delivery zone regulations set forth in the Model Traffic Code as amended and adopted in Section 7-1-2 of the Town Code.
- F. All E-Delivery Permits will include a Delivery Zone Permit that will be valid for those Delivery Zones that are located outside the boundaries of the E-Delivery Service Area.
- G. All Commercial Food and Beverage Carriers delivering Commercial Food and Beverage outside the E-Delivery Service Area must adhere to Town of Breckenridge traffic laws, including but not limited to parking, stopping, and standing in a delivery zone regulations set forth the Model Traffic as amended and adopted in Section 7-1-2 of the Town Code.
- H. Failure to comply with the requirements of this Chapter or the associated Rules and Regulations may result in the revocation of the E-Delivery Permit.

5-15-4: E-Delivery Permit Fee

- A. There is hereby established an E-Delivery Permit Fee for use of the E-Delivery Dock and E-Delivery Services.
- B. The E-Delivery Permit Fee is based on a tiered fee structure that is determined by assessing points using the following methodology:

Permit Points System	
Weekly Loading dock access days:	1 Day = 1 point 2-3 Days = 2 points 4+ Days = 3 points
Number of delivery locations in the Service Area:	1-12 Locations = 1 point 13+ Locations = 2 points
Delivery Time needed at dock location:	0-1/2 Hour = 1 point. 1/2 Hour to 1 Hour = 2 points. 1 Hour to 2 Hours = 3 points. 2 Hour+ = 4
Type of delivery vehicle:	Van = 1 point Truck: Less than 3 axles = 2 points 3+ axles = 3 points

Based upon the points as calculated above, the following fees will apply to permits issued to those Commercial Food and Beverage Carriers whose points fall into the tiers listed below:

Permit Points	Annual Dock Permit Tier	Annual Rate
Fewer than 6	1	\$3,900
6-7	2	\$15,600
8-9	3	\$23,400
10-11	4	\$35,100
12+	5	\$45,500

Example: Distributor XYZ delivers to Breckenridge 3 days/week. (3 Points) They deliver to 15 locations in the service area (2 Points). Their trucks typically take 45 minutes at the dock to unload (2 points). They deliver using a 2-axle delivery truck (2 points). 3+2+2+2= 9 Points total. Distributor XYZ falls into the Tier 3 permit category, and they will owe \$23,400 for their annual permit fee.

C. Points will be calculated using peak demand numbers. Applicants shall submit upon request documentation to verify submitted numbers.

D. Town may adjust fees upward by 2% per year; otherwise the fees stated herein may not be changed until 2028.

5-14-5: Rules and Regulations

The Department of Public Works is authorized to promulgate rules and regulations to assist in the implementation and monitoring of this Chapter 15.

Section 2. Except as specifically amended hereby, the Breckenridge Town Code, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

Section 3. The Town Council hereby finds, determines and declares that this ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants thereof.

Section 4. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
PUBLISHED IN FULL this ____ day of ____, 2026. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of

____, 2026, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
Town.

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

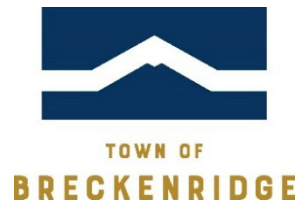
By: _____
Kelly Owens, Mayor

ATTEST:

Mae Watson
Town Clerk

APPROVED AS TO FORM:

Town Attorney



Memo

To: Town Council
From: Keely Ambrose, Town Attorney
Shannon Cahill, Town Engineer
Sarah Crump, Senior Planner
Date: 4/8/2026 (for 4/14/2026 meeting)
Subject: Ordinance conveying Town rights-of-way to CDOT for French Street roundabout construction.

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

In furtherance of the French Street roundabout construction by Breckenridge Grand Vacations, the Town must approve conveyance of two rights-of-way parcels to CDOT through ordinance. These parcels are currently part of the Town's Woods Drive and N. French Street rights-of-way. The parcels discussed for conveyance to CDOT have been reviewed by the Town Engineer and Planning staff and are consistent with plans for the French Street roundabout construction. The parcel legal descriptions and location maps are attached. Parcel 1 (a portion of Woods Drive, see Exhibit A) is 0.1316 acres and Parcel 2 (a portion of French Street, see Exhibit A) is 0.1260 acres.

Following ordinance adoption, the Town will convey the parcels to CDOT in a form acceptable to CDOT using a quit claim deed, in substantial conformance with the deed shown in Exhibit A to the proposed ordinance. This quit claim deed will only be executed pending review and approval by the Engineering and Planning Divisions of the subdivision(s) necessary for the roundabout which will legally create these parcels. Adjacent landowners must also dedicate portions of private property along Woods Drive and French Street as CDOT right-of-way for the roundabout construction for the construction to proceed.

The conveyance of rights-of-way parcels to CDOT by the Town allows for CDOT control of the roadway. The roundabout will be constructed according to CDOT standards and will be controlled by CDOT after completion as part of CO-State Hwy 9 (Park Avenue).

Background

Construction of a French Street roundabout is acknowledged as a public benefit in the development agreement between the Town of Breckenridge and Breckenridge Grand Vacations, approved April 9, 2024. Construction of this roundabout is required prior to the developer obtaining a certificate of occupancy for any units of the employee housing under construction on North Gold Rush Lot or any market-rate duplex units, Independence Townhomes, on South Gold Rush Lot.

Public Outreach/Engagement

While there has not been public outreach specifically requesting feedback on conveyance of the Town's rights-of-way to CDOT for construction of the French Street roundabout, the Council held over ten public work sessions during negotiation of the Breckenridge Grand Vacations development agreement in 2023 and 2024. Future construction of the French Street roundabout was included as a public benefit in the development agreement and was discussed publicly as part of these negotiations.

Financial Implications

There will be short-term increased staff time to draft the ordinance and review and approve associated subdivision applications. There are no financial obligations of the Town to contribute to the French Street roundabout construction. The Town will be giving up maintenance responsibilities and control of these portions of Town rights-of-way to CDOT.

1

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.

Equity Lens

Related to the Town's Equity Blueprint, this policy does not further any of the Blueprint's goals. Conveyance of these two right-of-way parcels and construction of the French Street roundabout are neutral actions that will benefit all citizens which traverse the Park Avenue corridor.

Staff Recommendation

Staff recommends the Town Council approve the proposed ordinance at first reading conveying Town rights-of-way parcels 1 and 2 to CDOT in pursuance of the French Street roundabout construction as referenced in Exhibit A to the proposed ordinance.

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

COUNCIL BILL NO. ____

Series 2026

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL
PROPERTY TO THE COLORADO DEPARTMENT OF TRANSPORTATION**

(French Street Roundabout Project)

WHEREAS, in connection with the French Street Roundabout project it is necessary for the Town to convey certain Town-owned real property to the Department of Transportation, State of Colorado; and

WHEREAS, Section 15.3 of the Breckenridge Town Charter requires that the conveyance of real property be authorized by ordinance approved by Town Council.

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

Section 1. The Town Manager is authorized, empowered, and directed to execute, acknowledge, and deliver to the Department of Transportation, State of Colorado a quit claim deed substantially in the form that is attached hereto as **Exhibit "A"**. The execution, acknowledgment, and delivery of the quit claim deed on behalf of the Town of Breckenridge are hereby expressly ratified, confirmed, and approved in advance.

Section 2. The Town Manager is further authorized to execute, acknowledge, and deliver to the Department of Transportation, State of Colorado any other documents required in connection with the construction of the French Street Roundabout, including, but not limited to, any required temporary construction easements located on Town-owned real property.

Section 3. The Town Council finds, determines, and declares that it has the power to adopt this ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.

Section 4. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
PUBLISHED IN FULL this 14th day of April, 2026. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 28th day of April, 2026, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By: _____
Kelly Owens, Mayor

ATTEST:

Mae Watson
Town Clerk

Approved as to Form

Town Attorney

NO CONSIDERATION CONVEYANCE
NO DOCUMENTARY FEE REQUIRED

QUITCLAIM DEED

TOWN OF BRECKENRIDGE, a Colorado municipal corporation (“**Grantor**”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor by the DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO (“**Grantee**”), whose mailing address is 2829 W. Howard Place, Denver, CO 80204, the receipt and sufficiency of such consideration being hereby acknowledged, hereby BARGAINS, SELLS AND QUITCLAIMS unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with its appurtenances (collectively, the “**Property**”); subject to statutory exceptions.

[SEE SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Deed has been executed as of the date of acknowledgment by Grantor to be effective as of the _____ day of _____, 2026.

GRANTOR:

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By: _____

Name: _____

Title: _____

STATE OF _____)

COUNTY OF _____)

The forgoing instrument was acknowledged before me this _____ of _____, 2026,
by _____ as _____ of the Town of Breckenridge, a Colorado municipal corporation.

WITNESS my hand and official seal.

(SEAL)

Notary Public

My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

[2 pages attached]

EXHIBIT A

PARCEL 1

A PARCEL OF LAND LOCATED IN WOODS DRIVE, BEING A 50' WIDE PUBLIC RIGHT-OF-WAY, PER THE RESUBDIVISION PLAT OF LOT 1, BLOCK 4, PARKWAY CENTER SUBDIVISION FILING 1 AMENDED, RECORDED 11/30/2005 AT RECEPTION No. 807735 IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER AND ALSO BEING IN A PORTION OF SECTION 31, T6S, R77W OF THE 6TH P.M., SUMMIT COUNTY, COLORADO.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, GONDOLA LOTS SUBDIVISION #1-AMENDED RECORDED IN THE OFFICE OF THE CLERK AND RECORDER UNDER RECEPTION No. 1319751 ON 10/25/2023, THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S89°57'38"W, 59.07 FEET
2. 53.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET AND A CHORD WHICH BEARS N77°43'54"W, 53.29 FEET
3. N65°25'23"W, 3.73 FEET

THENCE DEPARTING SAID NORTH LINE N03°07'05"E, 53.72 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WOODS DRIVE AND CONTINUING ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

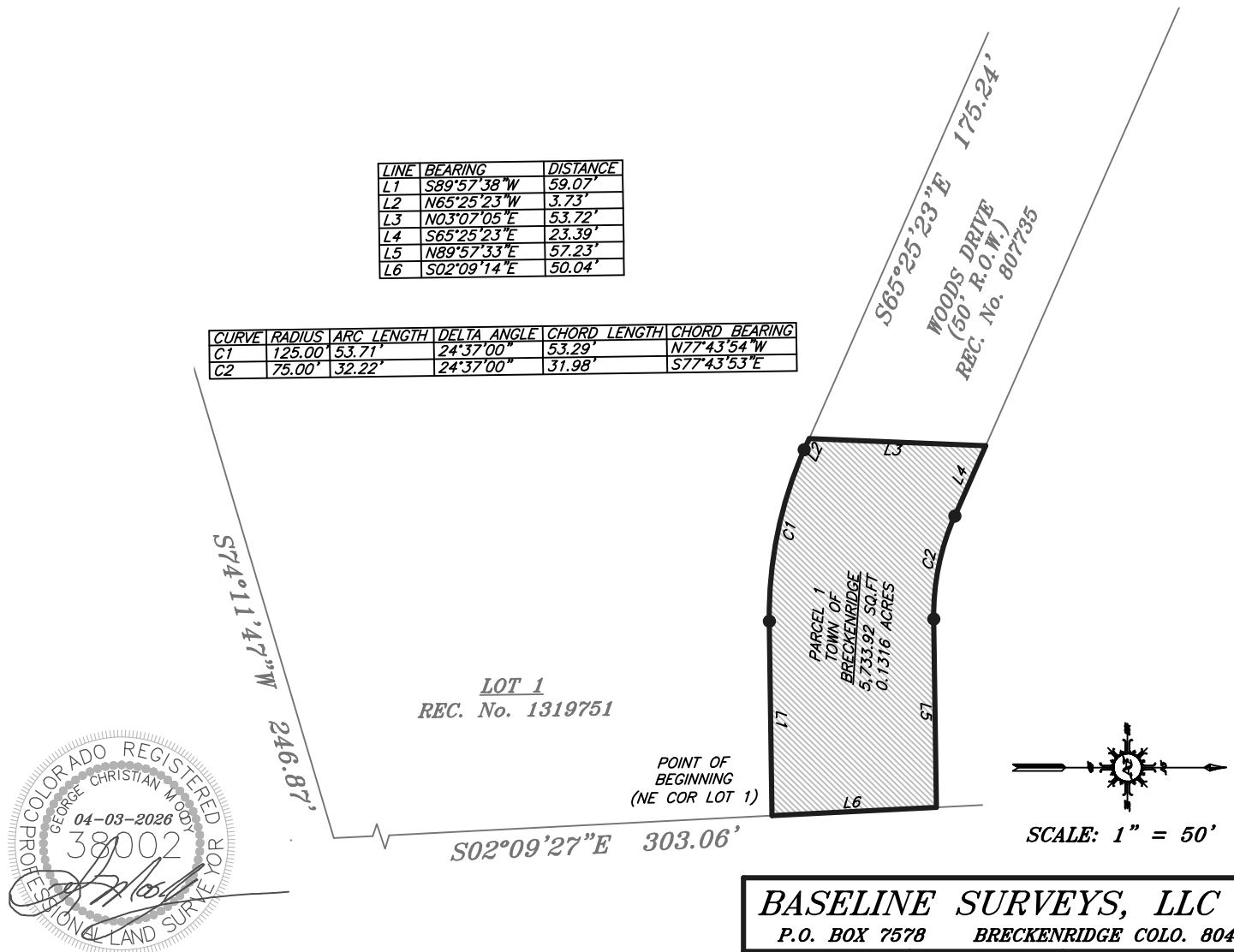
1. S65°25'23"E, 23.39 FEET
2. 32.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS S77°43'53"E, 31.97 FEET
3. N89°57'33"E, 57.23 FEET

THENCE DEPARTING SAID NORTH LINE S02°09'14"E, 50.04 FEET BACK TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING 5,733.92 SQUARE FEET, OR 0.1316 ACRES OF LAND, MORE OR LESS.

LINE	BEARING	DISTANCE
L1	S89°57'38"W	59.07'
L2	N65°25'23"W	3.73'
L3	N03°07'05"E	53.72'
L4	S65°25'23"E	23.39'
L5	N89°57'33"E	57.23'
L6	S02°09'14"E	50.04'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	125.00'	53.71'	24°37'00"	53.29'	N77°43'54"W
C2	75.00'	32.22'	24°37'00"	31.98'	S77°43'53"E



BASELINE SURVEYS, LLC		
P.O. BOX 7578 BRECKENRIDGE COLO. 80424		
SCALE: 1"=50'	DATE: 4/03/2026	JOB NO. 4903
DRAWN BY: RDG	CHECKED BY: GCM	DRAWING NO. 4903 EX

EXHIBIT A

PARCEL 2

A PARCEL OF LAND LOCATED IN FRENCH STREET, BEING A 60' WIDE PUBLIC RIGHT-OF-WAY, PER THE AMENDED PLAT OF PARKWAY CENTER SUBDIVISION FILING 1, RECORDED 7/26/1985 AT RECEPTION No. 300636 IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER AND ALSO BEING IN A PORTION OF SECTION 31, T6S, R77W OF THE 6TH P.M., SUMMIT COUNTY, COLORADO.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

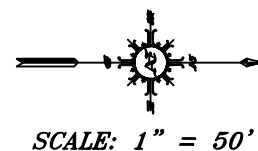
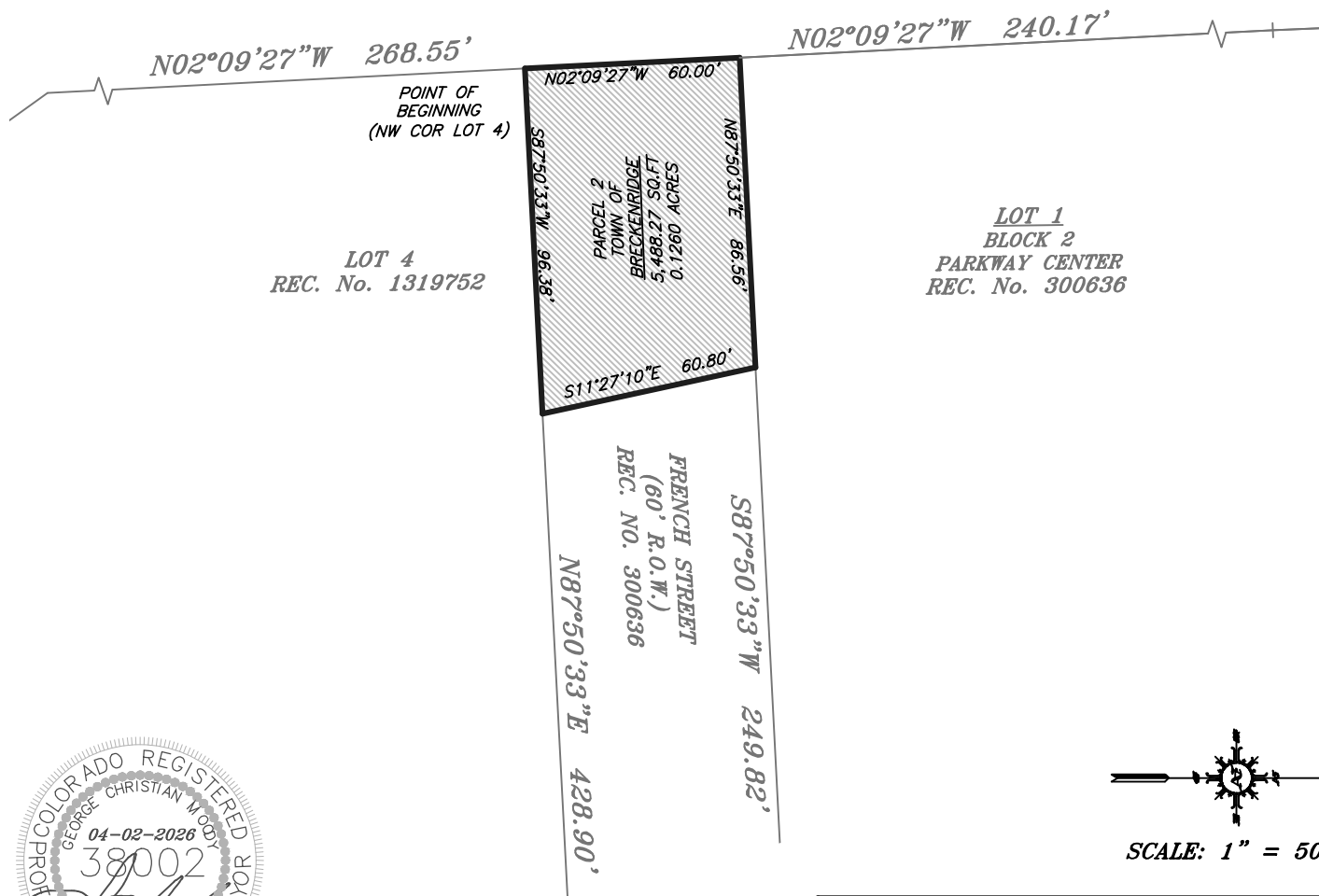
BEGINNING AT THE NORTHWEST CORNER OF LOT 4, GONDOLA LOTS, FILING No. 2-AMENDED RECORDED IN THE OFFICE OF THE CLERK AND RECORDER UNDER RECEPTION No. 1319752 ON 10/25/2023, THENCE $N02^{\circ}09'27''W$, 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, AMENDED PARKWAY CENTER RECORDED UNDER RECEPTION No. 300636 ON JULY 26th, 1985;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, $N87^{\circ}50'33''E$, 86.56 FEET;

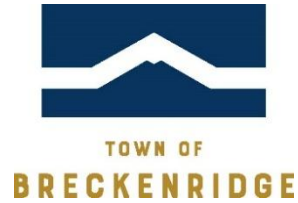
THENCE DEPARTING SAID SOUTH LINE $S11^{\circ}27'10''E$, 60.80 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4;

THENCE ALONG SAID NORTH LINE $S87^{\circ}50'33''W$, 96.38 FEET BACK TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING 5,488.27 SQUARE FEET, OR 0.1260 ACRES OF LAND, MORE OR LESS.



BASELINE SURVEYS, LLC		
P.O. BOX 7578 BRECKENRIDGE COLO. 80424		
SCALE: 1"=50'	DATE: 4/02/2026	JOB NO. 4903
DRAWN BY: RDG	CHECKED BY: GCM	DRAWING NO. 4903 EX



Memo

To: Town Council
From: Chris Kulick, AICP, Assistant Community Development Director
Date: 4/9/2026 (for 4/14/2026 work session)
Subject: Ordinance Amending Town Code to Address Workforce Housing Approval Processes (First Reading)

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

The Colorado Department of Local Affairs' (DOLA) Division of Local Government (DLG) is offering an incentive program to encourage early adoption of "fast-track" policies, otherwise known as expedited development review of qualifying affordable housing projects. Local governments that adopt Proposition 123-compliant expedited review processes by June 30, 2026 (six months ahead of the January 1, 2027 deadline) will qualify to receive up to \$45,000 in immediate grant funding, with no local match required.

Background

Colorado Proposition is a voter-approved, 2022 law that dedicates a small portion of existing state income tax revenue each year to fund affordable housing across Colorado, without raising taxes. Created in response to rising housing costs, the law provides ongoing funding for building and preserving affordable homes, rental assistance, and incentives for local governments that increase housing supply, making it one of the state's largest long-term efforts to address housing affordability.

Under Proposition 123, local governments must meet specific requirements to remain eligible for state housing funds:

- Establish a baseline count of existing affordable housing and formally commit to increasing that supply, generally by about three percent annually over several years¹;
- Implement policies that support housing growth, most notably a "fast-track" or expedited development review process that requires a decision on qualifying affordable housing projects within 90 days, with a deadline of January 1, 2027.

Additionally, local governments must file and maintain an official housing commitment with the state and demonstrate progress toward these goals, or risk losing access to Proposition 123 funding for a period of time. Local governments that establish a baseline count and have a development review process that meets the "fast-track" requirements approved by June 30, 2026 (six months ahead of the January 1, 2027 deadline) will qualify to receive a one-time grant of up to \$45,000, with no local match required. Planning and Housing staff met with DOLA on March 17th to discuss compliance strategies to meet the June 30th early adoption deadline. Housing staff had previously met with DOLA to

¹ HB 26-1313 will change the baseline calculation, staff will continue to monitor any changes for compliance.

confirm the Town has established a baseline count of existing affordable housing and meets the current three percent threshold, therefore establishing a “fast-track” review process is our only outstanding item for eligibility compliance.

The “fast-track” review process must apply to all Development and Building Permit applications in which 50% or more of the dwelling units are considered affordable by state standards:

- For rental housing units, affordable means that monthly rent is less than or equal to 30% of the monthly income of a household earning at or below 60% Area Median Income (AMI).
- For for-sale housing units, affordable means that monthly payments are less than or equal to 30% of the monthly income of a household at or below 100% Area Median Income (AMI).

Proposed Amendments

Staff recommend sections of the Development and Building Code be amended to comply with the requirements of Proposition 123 ahead of the June 30, 2026 early adoption date to qualify for additional grant funding. Specifically, staff seek to classify any development permit application that meets the “affordability” requirements of Proposition 123 as a Class C Development Permit application.

Class C applications require the Community Development Director to decide (approval or denial) within 22 days of a complete submittal (as determined by staff) and then place the decision on the next available Planning Commission consent calendar, typically a maximum of another 18 days, for review by the Planning Commission. After the Planning Commission reviews the application, their decision is placed on the Town Council's Planning Commission Decisions agenda for a final decision a week later. In total, the typical Class C application receives a final decision in less than 50 days. The Class C process allows for efficient review by staff, the Planning Commission, and Town Council with the ability to have an application called-up and still meet the 90-day requirement.

In addition to the proposed Development Code amendments, staff advise the Council to amend the Building Code so that it complies with the 90-day decision mandate of Proposition 123. It should be noted that the 90-day decision requirements of the Development and Building Codes are independent. Staff does not foresee issues with Building Permit review completion within this timeframe, because currently most Building Permit reviews are completed within five to eight weeks, even for larger multi-unit dwellings.

At the March 24th worksession, Town Council expressed support for amending the Development Code to classify qualifying Proposition 123 applications as Class C applications with the added requirement that a final decision must be made within 90 days of a complete submittal and require Building Permit Reviews be completed within 90 days of a complete submittal.

Financial Implications

Financial implications of this proposed revision would be minimal. Staff anticipates work on the code amendments in the short term will result in more staff time dedicated to the topic from the Planning Division and Housing Department but will ensure eligibility for state housing funds. Staff believe the Runway Development is eligible for up to \$2 million dollars in Proposition 123 funding. The Town will not be eligible for this funding without an adopted “fast-track” process in place.

Equity Lens

Related to the Equity lens, these proposed code amendments support prioritizing the review of lower AMI workforce housing developments which are important components of maintaining economic diversity within our community.

Staff Recommendation

Staff recommend the Town Council approve the proposed code amendments to address workforce housing approval processes at first reading.

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

COUNCIL BILL NO. ____

Series 2026

Additions To The Current Breckenridge Town Code Are
Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

AN ORDINANCE AMENDING TITLE 8, Section 1, FINDINGS AND TITLE 9, SECTION 1, DEFINITIONS OF THE BRECKENRIDGE TOWN CODE TO ADDRESS THE WORKFORCE HOUSING APPROVAL PROCESS.

WHEREAS, the State of Colorado passed Proposition 123, a voter-approved law that dedicates a portion of existing state income tax revenue to fund affordable housing across Colorado, without raising taxes, in response to rising housing costs affecting communities statewide; and

WHEREAS, under Proposition 123, local governments must implement an expedited "fast-track" development review process requiring a final decision on qualifying affordable housing projects within 90 days, with a compliance deadline of January 1, 2027, in order to remain eligible for state housing funds; and

WHEREAS, the Colorado Department of Local Affairs is offering a one-time grant of up to \$45,000, with no local match required, to local governments that adopt a Proposition 123-compliant "fast track" review process by June 30, 2026, six months ahead of the state deadline; and

WHEREAS, the core values and vision plan of the Town of Breckenridge include efforts to preserve the community character of the town, support economic diversity, and maintain an authentic hometown feel by ensuring the availability of workforce and affordable housing for residents; and

WHEREAS, Town staff have confirmed that the Town has already established a baseline count of existing affordable housing and meets the required three percent threshold, making adoption of a qualifying fast-track review process the only outstanding item for full Proposition 123 eligibility; and

WHEREAS, in order to qualify for early adoption grant funding, support affordable housing development, and fulfill its commitment to economic diversity, the Town Council desires to amend the Development and Building Codes to classify affordable housing development projects that meet the criteria established in Colorado Revised Statutes ([C.R.S. 29-32-101](#) and [C.R.S. 29-32-105\(2\)](#)), as Class C Development Permit applications, with a requirement that final decisions are made within 90 days of a complete submittal as determined by staff, and Building Permit applications must receive a decision within 90 days of a complete application as determined by the Chief Building Official or assigned designee.

1 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE**
2 **TOWN OF BRECKENRIDGE, COLORADO:**
3

4 **Section 1.** That section 9-1-5: DEFINITIONS, be amended by adding the
5 language underlined to read as follows:
6

7 CLASS C DEVELOPMENT: Any development which includes any of the following
8 activities or elements:

9 **N. For purposes of compliance with Proposition 123, Affordable housing**
10 **development projects, including mixed-use projects, which have at least 50%**
11 **of the residential units designated as affordable housing, as defined in**
12 **Colorado Revised Statutes ([C.R.S. 29-32-101](#) and [C.R.S. 29-32-105\(2\)](#), will be**
13 **eligible for processing as a Class C application. Affordable housing**
14 **development projects that meet the criteria established in Colorado Revised**
15 **Statutes ([C.R.S. 29-32-101](#) and [C.R.S. 29-32-105\(2\)](#), must receive a decision**
16 **within 90 days of a complete application as determined by Town staff.**
17 **Qualifying affordable housing projects may forgo this special review process**
18 **and be reviewed through the standard review process if requested by the**
19 **applicant. Qualifying affordable housing projects are eligible for a one-time**
20 **90-day extension at the request of the applicant.**

21 **Eligible affordable housing development projects include:**

- 22 • **Development Permits that are not up zonings**
- 23 • **Site Plan Level Development Permits that are not up zonings**
- 24 • **Site Specific Development Plans that are not up zonings**
- 25 • **Master Plans and Master Plan Amendments that are not up zonings**
- 26 • **Building Permits**
- 27 • **Engineering Permits**
- 28 • **Variances**

29 **Section 2.** That section 8-1-2: Findings be amended by adding the new
30 subsections G., to read as follows:
31

1 **G. It is the intent of the Town of Breckenridge to provide for “fast track”**
2 **processing of building permits for affordable housing development projects,**
3 **including mixed-use projects, which have at least 50% of the residential units**
4 **as affordable, as defined in Colorado Revised Statutes ([C.R.S. 29-32-101](#) and**
5 **[C.R.S. 29-32-105\(2\)](#)), and in compliance with Proposition 123. In order to**
6 **ensure that such applications receive a decision within 90 days of a complete**
7 **application, once such applications are determined to be complete by the**
8 **Chief Building Official or assigned designee, they will be processed in front of**
9 **any other pending applications. Qualifying affordable housing projects may**
10 **forgo this special review process and be reviewed through the standard**
11 **review process if requested by the applicant. Qualifying affordable housing**
12 **projects are eligible for a one-time 90-day extension at the request of the**
13 **applicant.**

14 **Section 7.** Except as specifically amended hereby, the Breckenridge Town
15 Code, and the various secondary codes adopted by reference therein, shall continue in
16 full force and effect.

17
18 **Section 8.** The Town Council hereby finds, determines, and declares that it has
19 the power to adopt this ordinance pursuant to the provisions of: (i) Section 31-35-402,
20 C.R.S.; (ii) Article XIII of the Town Charter; and (iii) the powers possessed by home rule
21 municipalities in Colorado.

22
23 **Section 9.** The Town Council hereby finds, determines, and declares this
24 ordinance to be in the best interest and preservation of the public health, safety, and
25 welfare.

26
27 **Section 10.** This ordinance shall be published and become effective as provided
28 by Section 5.9 of the Breckenridge Town Charter.

29 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
30 PUBLISHED IN FULL this ____ day of ____, 2026. A Public Hearing shall be held at
31 the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
32 ____ day of ____, 2026, at 7:00 P.M., or as soon thereafter as possible in the Municipal
33 Building of the Town.

34
35 TOWN OF BRECKENRIDGE, a Colorado

municipal corporation

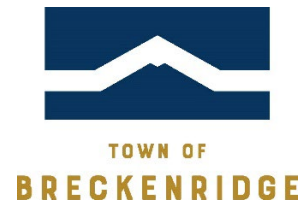
By: _____
Kelly Owens, Mayor

ATTEST:

Mae Watson,
Town Clerk

APPROVED AS TO FORM:

Town Attorney



Memo

To: Breckenridge Town Council
From: Mark Truckey, Director of Community Development
Date: April 8, 2026, 2026
Subject: Planning Commission Decisions of the April 7, 2026 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, April 7, 2026:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS:

1. 108 N Gold Flake Terrace Addition, 108 N Gold Flake Terrace, PL-2026-0048
A proposal to construct a 3,324 sq. ft. addition to an existing single-family residence along with a complete interior and exterior remodel. The residence will have 5 bedrooms, 5.5 bathrooms, and a two-vehicle garage. *Approved.*

TOWN PROJECT HEARINGS: None.

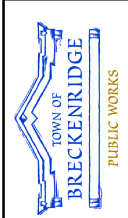
OTHER: None.



108 N Gold
Flake Terrace
Addition



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 17, 2026 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the April 7, 2026 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No Comments.

CONSENT CALENDAR:

1. 108 N Gold Flake Terrace Addition (EM), 108 N Gold Flake Terrace, PL-2026-0048

Mr. Frechter: When a project says that they're going to preserve a tree and then they don't, is there any recourse for that?

Ms. Muncy: Yes, in the Findings and Conditions it is specified that if an existing tree designated to be preserved dies due to site disturbance or construction, staff can require them to replace it. The Planning Department does a tree and fence inspection prior to the issuance of the Building Permit to ensure the correct construction fencing and tree protection are installed, and it's something we try to continue to monitor during the construction process.

With no call-ups, the Consent Calendar was approved as presented.

WORK SESSIONS:

1. State of the Open Space Report

Duke Barlow, Open Space & Trails Manager, presented an overview of the program's work during 2025.

Commissioner Comments / Questions:

Mr. Smith: Is the McCain Open Space open for fishing this 2026 season? (Mr. Barlow: No, the area and trails will not be open this season, because of fish stocking and habitat building. It will be open to the public next year.)

Ms. Gort: The Banff Film Festival included a film on adaptive mountain bike trails. Is this something Breckenridge is exploring, implementing specific trails dedicated to adaptive mountain bikes? (Mr. Barlow: Yes, we are working on this, but not adaptive bike-specific trails. Adaptive mountain bikes are allowed on trails. We are looking to develop a loop trail targeting adaptive mountain bikes and beginners. We are also working to improve our signage and trailheads that provide specific information regarding the terrain of a trail to help better inform adaptive mountain bikes.) Boreas Pass gets really dusty in the fall season, is there any consideration for spraying the road down? (Mr. Barlow: That is a county road, but I will look into it and make that suggestion.) Not all of Breckenridge trails are found on AllTrails, can we improve this? (Mr. Barlow: I will look into this and try to get AllTrails added to our list of trail manager accounts.) What information do we have for e-bikes and motorized vehicles regarding the trails they are permitted to access and use? (Mr. Barlow: We do have maps that show the areas these are allowed.)

Mr. Giller: The Trollstigen trail has a lot of root degradation around the troll, are there any plans to improve the trail hardening? (Mr. Barlow: I will work with Breck Create to address this. We either need to harden the area under the troll to prevent further erosion or prevent access to the eroding area.) There are solutions like a stacked stone base that could be considered.

Ms. Propper: As a frequent hiker, I find myself often in conflict with bikers on trails that allow for both user groups. Will the new trail signage have any additional information on proper trail etiquette? (Mr. Barlow: We do have some existing signage, but they are small and not super prominent. We do need to improve etiquette signage, but it's important to balance wayfinding and etiquette signage to not overwhelm the user who then may ignore all signs.)

OTHER MATTERS:

1. Class D Majors Q1 2026 (Memo Only)
2. Class D Subdivisions Q1 2026 (Memo Only)
3. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:33 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
------	---------	----------	------

April 2026

Tuesday, April 14th, 2026	First Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm
Thursday, April 16, 2026	BTO Summer Preview	Council Chambers	8:30am - 11:00am
Thursday, April 16, 2026	Community Partners Voice Event w/ SSD BOE	SSD Offices	5:00pm - 7:00pm
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

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
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



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
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
May 26th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
May 28th, 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
June 2nd, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
June 3rd, 2026	Breckenridge Events Committee	Town Hall	9:00am
June 4th, 2026	NWCCOG Board Meeting	Silverthorne Office	10:00am
June 11th, 2026	Upper Blue Sanitation District	Administrative Office	5:30pm
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