



Town Council Work Session
Tuesday, April 14, 2026, 4:00 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. PLANNING COMMISSION DECISIONS (4:00-4:05PM)

PLANNING COMMISSION DECISIONS

II. LEGISLATIVE REVIEW (4:05-4:20PM)

ORDINANCE TO ESTABLISH A PERMITTING PROCESS AND FEE FOR THE TOWN E-DELIVERY PROGRAM (FIRST READING)

ORDINANCE TO CONVEY RIGHT OF WAY TO CO DEPARTMENT OF TRANSPORTATION (CDOT) (FIRST READING)

ORDINANCE AMENDING TOWN CODE TO ADDRESS WORKFORCE HOUSING APPROVAL PROCESSES (FIRST READING)

III. MANAGERS REPORT (4:20-4:50PM)

RED WHITE AND BLUE FIRE PROTECTION DISTRICT UPDATE

PUBLIC PROJECTS UPDATE

MOBILITY UPDATE

SUSTAINABILITY UPDATE

HOUSING UPDATE

OPEN SPACE UPDATE

COMMITTEE REPORTS

BRECKENRIDGE EVENTS COMMITTEE

2026 STATE LEGISLATIVE SESSION UPDATE

IV. OTHER (4:50-5:10PM)

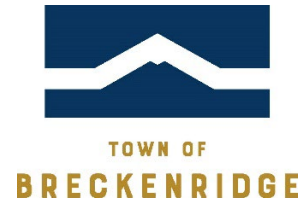
TOWN PARTY SOCIAL EQUITY ACTIVATION (MEMO ONLY)

TOWN WI-FI UPDATE

V. PLANNING MATTERS (5:10-6:00PM)

BLUE RIVER PATHWAY/RIVERWALK SPECIAL AREA INCENTIVES WORK SESSION

ACCESSORY DWELLING UNITS DISCUSSION



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.



NOT TO SCALE



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.)

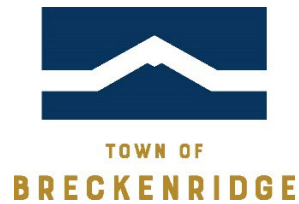
OTHER MATTERS:

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



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

- | | | | |
|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | More Boots & Bikes, Less Cars | <input checked="" type="checkbox"/> | Leading Environmental Stewardship |
| <input type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | 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.

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

18
19 5-15-4: E-Delivery Permit Fee

- 20 A. There is hereby established an E-Delivery Permit Fee for use of the E-Delivery Dock and
- 21 E-Delivery Services.
- 22 B. The E-Delivery Permit Fee is based on a tiered fee structure that is determined by
- 23 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

24
25 Based upon the points as calculated above, the following fees will apply to permits
26 issued to those Commercial Food and Beverage Carriers whose points fall into the tiers listed
27 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

1

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

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

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

11

12 5-14-5: Rules and Regulations

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

15

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

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

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

24

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

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

3
4 TOWN OF BRECKENRIDGE, a Colorado
5 municipal corporation
6

7
8
9 By: _____
10 Kelly Owens, Mayor

11
12 ATTEST:

13
14
15
16 _____
17 Mae Watson
18 Town Clerk

19
20
21 APPROVED AS TO FORM:

22
23
24
25
26 _____
27 Town Attorney



TOWN OF
BRECKENRIDGE



SUSTAINABLE BRECK

E-DELIVERY REVENUE

Jessie Burley

Sustainability + Parking Manager

sustainablebreck@townofbreckenridge.com



Before



After

GOALS

- Improve public safety and experience in downtown
- Reduce vehicular traffic + improve business efficiency
- Minimize idle times and vehicle miles travelled

106West Logistics

This program would not be possible without the professional experience of 106West Logistics.



Timeline

2026

- **Feb 2026:** Engaged stakeholders on proposed dock permit fee + gather feedback
- **March 24, 2026:** [Work session with Town Council](#) regarding proposed permit and fee methodology

Where we are

- **April 14, 2026:** First reading of an ordinance to establish permit and fee
- **April 28, 2026:** Second reading and public hearing

Where we are going

- **August 1, 2026:** Application deadline
- **October 1, 2026:** Payment due and permit activation





THANK YOU


SUSTAINABLE BRECK



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)

- | | |
|--|--|
| <input type="checkbox"/> More Boots & Bikes, Less Cars | <input type="checkbox"/> Leading Environmental Stewardship |
| <input type="checkbox"/> Deliver a Balanced Year-Round Economy | <input type="checkbox"/> Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> 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:

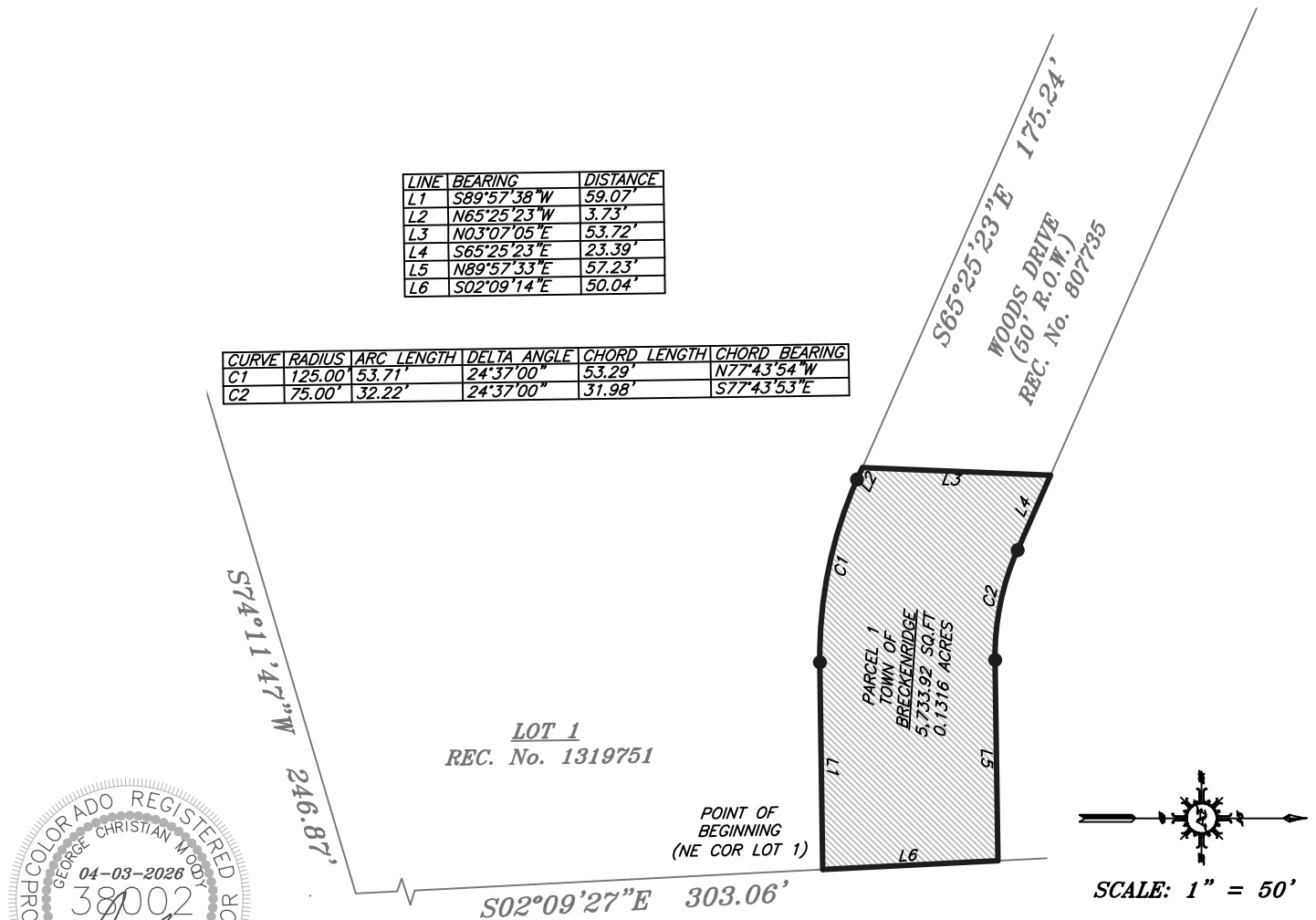
1. S65°25'23"E, 23.39 FEET
2. 32.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS S77°43'53"E, 31.97 FEET
3. N89°57'33"E, 57.23 FEET

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:

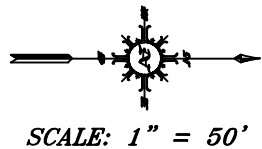
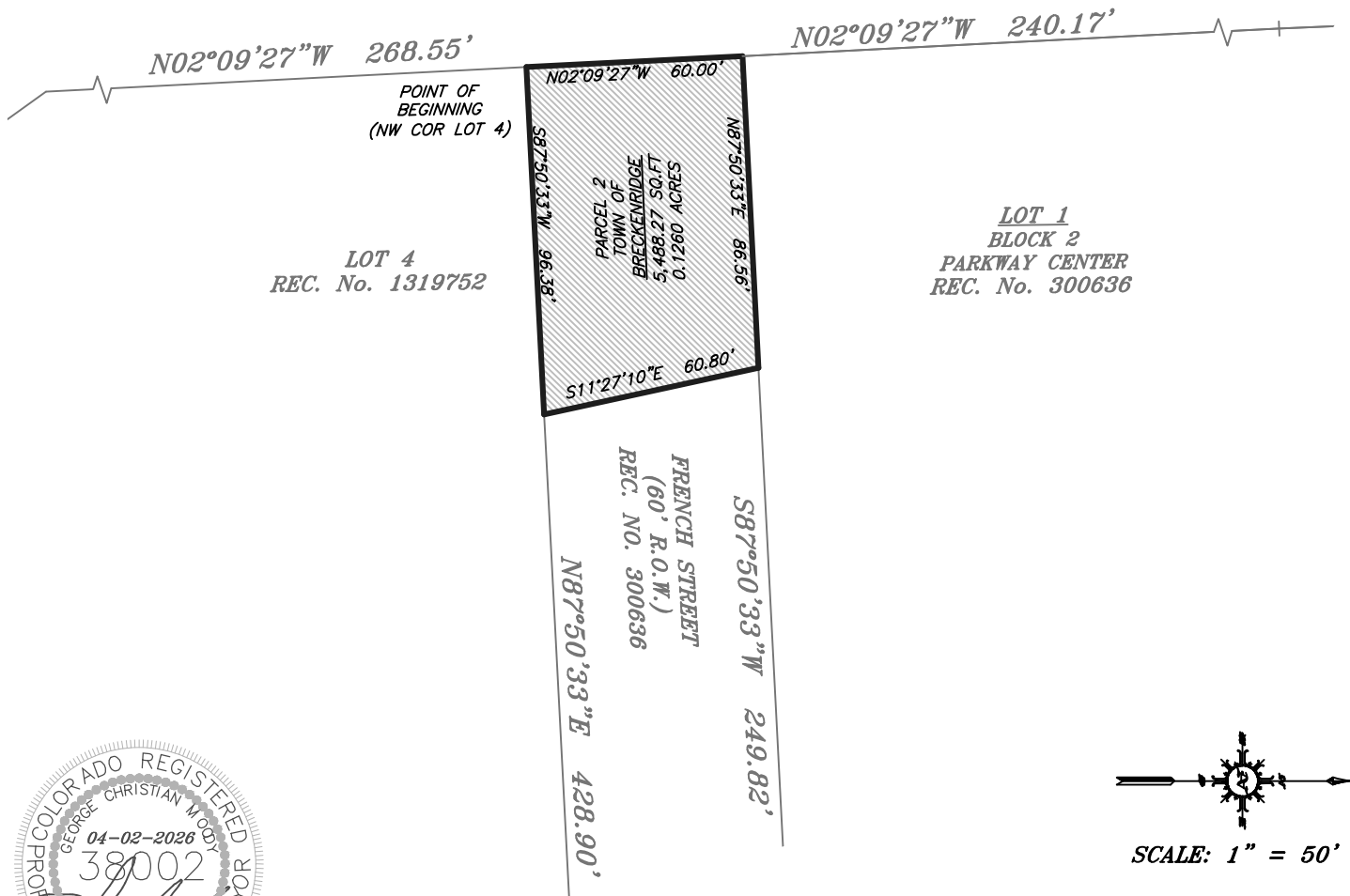
BEGINNING AT THE NORTHWEST CORNER OF LOT 4, GONDOLA LOTS, FILING No. 2-AMENDED RECORDED IN THE OFFICE OF THE CLERK AND RECORDER UNDER RECEPTION No. 1319752 ON 10/25/2023, THENCE N02°09'27"W, 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, AMENDED PARKWAY CENTER RECORDED UNDER RECEPTION No. 300636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

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, N87°50'33"E, 86.56 FEET;

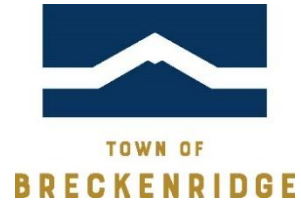
THENCE DEPARTING SAID SOUTH LINE S11°27'10"E, 60.80 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4;

THENCE ALONG SAID NORTH LINE S87°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)

- | | |
|--|---|
| <input type="checkbox"/> More Boots & Bikes, Less Cars | <input type="checkbox"/> Leading Environmental Stewardship |
| <input type="checkbox"/> Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> 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.

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.

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.

1 COUNCIL BILL NO. ____

2
3 Series 2026

4
5 Additions To The Current Breckenridge Town Code Are
6 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

7
8 **AN ORDINANCE AMENDING TITLE 8, Section 1, FINDINGS AND TITLE 9,**
9 **SECTION 1, DEFINITIONS OF THE BRECKENRIDGE TOWN CODE TO**
10 **ADDRESS THE WORKFORCE HOUSING APPROVAL PROCESS.**

11
12 WHEREAS, the State of Colorado passed Proposition 123, a voter-approved law
13 that dedicates a portion of existing state income tax revenue to fund affordable
14 housing across Colorado, without raising taxes, in response to rising housing costs
15 affecting communities statewide; and

16
17 WHEREAS, under Proposition 123, local governments must implement an
18 expedited "fast-track" development review process requiring a final decision on
19 qualifying affordable housing projects within 90 days, with a compliance deadline
20 of January 1, 2027, in order to remain eligible for state housing funds; and

21
22 WHEREAS, the Colorado Department of Local Affairs is offering a one-time grant
23 of up to \$45,000, with no local match required, to local governments that adopt a
24 Proposition 123-compliant "fast track" review process by June 30, 2026, six
25 months ahead of the state deadline; and

26
27 WHEREAS, the core values and vision plan of the Town of Breckenridge include
28 efforts to preserve the community character of the town, support economic
29 diversity, and maintain an authentic hometown feel by ensuring the availability of
30 workforce and affordable housing for residents; and

31
32 WHEREAS, Town staff have confirmed that the Town has already established a
33 baseline count of existing affordable housing and meets the required three percent
34 threshold, making adoption of a qualifying fast-track review process the only
35 outstanding item for full Proposition 123 eligibility; and

36
37 WHEREAS, in order to qualify for early adoption grant funding, support affordable
38 housing development, and fulfill its commitment to economic diversity, the Town
39 Council desires to amend the Development and Building Codes to classify
40 affordable housing development projects that meet the criteria established in
41 Colorado Revised Statutes ([C.R.S. 29-32-101](#) and [C.R.S. 29-32-105\(2\)](#)), as Class
42 C Development Permit applications, with a requirement that final decisions are
43 made within 90 days of a complete submittal as determined by staff, and Building
44 Permit applications must receive a decision within 90 days of a complete
45 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:

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

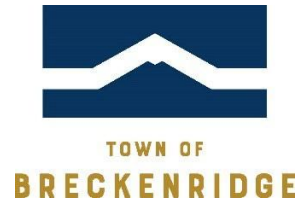
By: _____
Kelly Owens, Mayor

ATTEST:

Mae Watson,
Town Clerk

APPROVED AS TO FORM:

Town Attorney



Memo

To: Town Council
From: Town Staff
Date: 4/7/2026 (for the 4/14/2026 work session)
Subject: Public Projects Updates

Asphalt and Concrete Rehabilitation

The 2026 Asphalt and Concrete Rehabilitation project was awarded to the low bidder Columbine Hills Construction. Project locations for 2026 include: Highlands Drive, Rounds Road, Forest Hill Drive, and transit stop repairs on Airport Road near the Justice Center. The current Roads Conditions Survey map is available on the Town's Engineering Department website and linked [here](#).

Schedule: Work is slated to begin in late April and continue throughout the summer and early fall. Roadwork for the Highlands neighborhood is currently being targeted for late August, but schedules may shift as the contractor finalizes their agreements and balances resources with other projects and agencies within the county.

Budget: The current project budget is \$2.9M.

Project Funding	
Prior Years Budget Rollover	\$400,000
2026 CIP	\$2,500,000
TOTAL Funding	\$2,900,000

Gary Roberts Water Treatment Plant Rehab

The Gary Roberts Water Treatment Plant Rehabilitation projects are a series of projects planned and budgeted as Utility Fund capital projects to rehabilitate the Town's drinking water treatment plant located at the Goose Pasture Tarn reservoir. This treatment plant was constructed over 54 years ago, has met the end of its design life, and must be rehabilitated to reliably meet the current demand for treated water in the Town.

Schedule: The design for the plant rehabilitation is progressing with 30% plans to be completed within a few weeks. Staff will begin solicitation for a Construction Manager At Risk (CMAR), which is similar to the Construction Manager General Contractor (CMGC) format used by the Town for vertical construction projects, to leverage contractor input early in the design process to reduce risks, inform accurate project budgeting, and allow for front-end value engineering. Construction for this project is anticipated to be phased over three years beginning in 2027.

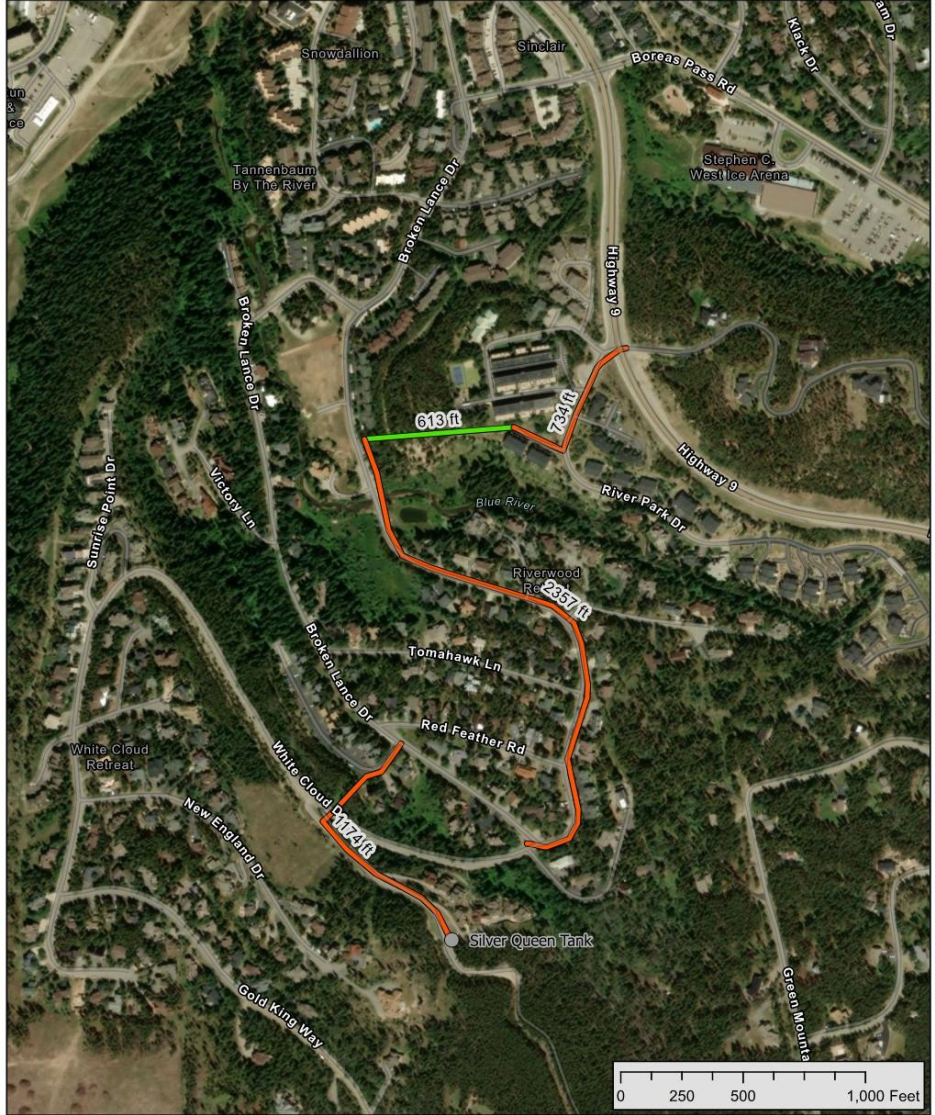
Budget: The project is currently budgeted in the Utility Fund and estimated at \$54M. A small portion of this project has been submitted for consideration for a Congressionally Directed Spending (CDS) grant.

Project Funding	
Utility Fund	\$54,000,000
TOTAL Funding	\$54,000,000

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.

Silver Queen Waterline Replacement & Extension

This water infrastructure project will upgrade the existing waterline between the Silver Queen storage tank near White Cloud Drive and the eastern side of the Broken Lance Drive loop. A new water line will also be connected from Broken Lance Drive toward State Highway 9 to the existing water main. This project is needed to replace the aging watermain to a larger 16” main, as well as to maintain service and adequate pressure during the rehabilitation of the Gary Roberts Water Treatment Plant.



Silver Queen to Hwy 9
Water Main Improvements

Improvement Type
— New
— Upgrade

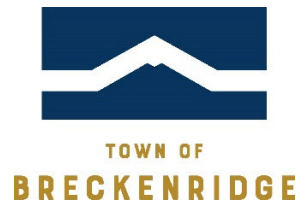


Schedule: The RFP for CMAR contractor services is scheduled to be advertised on April 10th. The construction portion of the project is anticipated to be phased over two years, with a smaller amount of work for Phase 1 taking place in fall 2026, pending contractor input, and the remaining work completed as Phase 2 in 2027.

Budget:

Project Funding	
2026 Utility Fund (Phase 1)	\$5,355,000
TOTAL Funding	\$5,355,000

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Memo

To: Town Council
From: Jessie Burley, Sustainability + Parking Manager
Date: 4/8/26 (for 4/14/26 meeting)
Subject: Sustainability Update

Climate and Energy

Mountain Energy Project

Xcel Energy is actively promoting two upcoming public meetings related to Mountain Energy Project. Details are below.

- Virtual Project Meeting April 15, 2026: 12-2:00 PM [Registration Link](#)
- In-Person Open House, Frisco Community Center (110 3rd Ave) May 6, 2026: 3-7 PM

Staff have shared with representatives from the Mountain Community Coalition and asked that communities help spread the word to residents and businesses.

Virtual Net Metering Project

Staff has been working to procure additional renewable energy capacity that also has the associated renewable energy certificates (RECs) to meet the Town's 100% renewable electricity goal. While over 85% of our electricity needs comes from clean energy sources (rooftop solar, utility solar programs, solar gardens, 52% certified clean energy on the grid), the Town does not have the RECs for all our energy sources. This means the Town can only claim the green attributes for a portion of that 85% (see attached REC info sheet for more information on how RECs work). Virtual net metering programs, authorized by SB21-261, help solve this gap.

Staff presented this virtual net metering opportunity at Council work sessions June 13, 2023, November 14, 2023, May 14, 2024, and November 11, 2025. The Town submitted a joint application with Pivot Energy to Xcel Energy in 2023 and were awarded three projects initially. One project did not move forward due to siting and land use concerns. There is no upfront cost to the Town for developing these projects. Pivot finances and builds the project and the Town is the sole subscriber to the power through a subscription agreement, receiving a bill credit for any power produced that exceeds the power at the building meter.

Construction commenced in January on Pivot Solar 60, a 1.32 MW capacity virtual net-metering solar array in eastern Colorado. Additionally, Pivot Energy and Breckenridge were also awarded a 1.74 MW project in Logan County (NE Colorado). Once constructed, they will produce an estimated 3,349,500 kWh. Piles at Pivot 60 have been completed for racking/module support and single axis tracker hardware is being installed. Construction timeline should be wrapped up with the system operational this fall.



Material Management

Glass Recycling

Staff is working with the contracted service provider for the glass recycling in the Town's Commercial Shared Enclosures to transition to incorporating glass bottles and jars back into single-stream recycling. The current contract will end effective May 1, 2026, to coincide with Summit County's timeline.

Education and outreach will be completed with all residents and businesses in the weeks leading up to the change in recycling regulations.

Bear Aware Campaign

Sustainability staff is working with Breck PD to inform residents of proper trash and recycling bin management as described in the Town code. Residents with curbside trash and recycling service should place containers out no earlier than 6 a.m. on the day of service and must return bins to a safe storage area no later than 10 p.m. the same day.

Breck PD will begin tagging bins that are placed curbside outside of the stated service times.

Mobility

Helios Public DC Fast Chargers

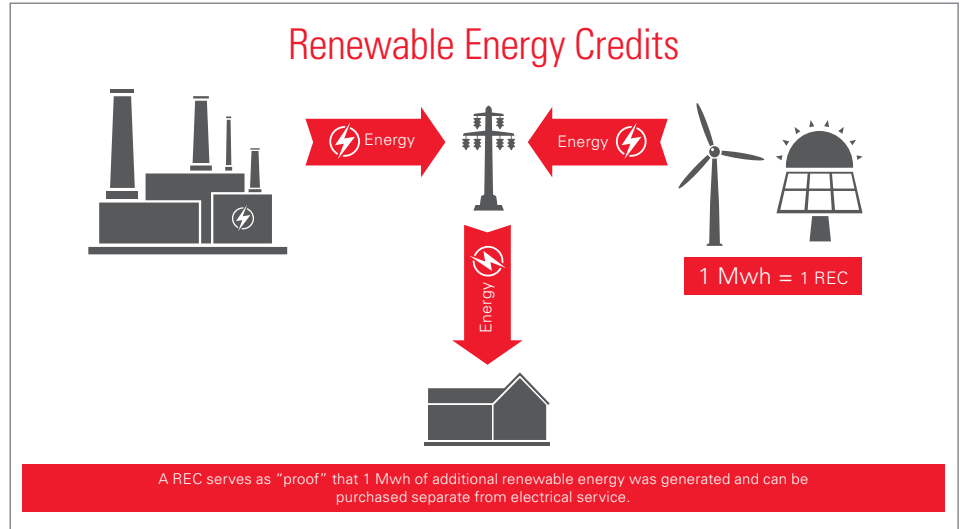
Following feedback from the Council during the March 24, 2026 work session, staff is conducting further exploration of other potential locations for installing the seven public fast chargers, including:

- Breckenridge Golf & Nordic Center: The Colorado Energy Office would not accept this location under the current grant award, citing that it was too far outside of town.
- Colorado Mountain College: Staff have reached out to the college president to inquire if CMC would be willing to host these chargers in one of the lots at the Breckenridge campus.
- Parkway Center: Staff have inquired with the developer if they would be willing to host these chargers as part of the gas station re-development.
- South Gondola surface parking lot: Staff have reached out to Breckenridge Ski Resort base operations staff to see if they would support installation of the chargers in the South Gondola surface parking lot.

While we wait for responses from the various third parties, staff wanted to check with Council to see if there are any other lots/locations that they would like staff to assess feasibility for hosting the chargers?

Together, we can deliver a clean energy future.

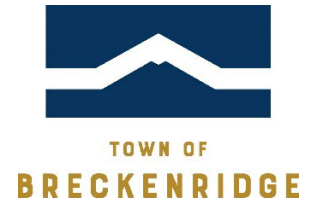
Renewable Energy Credits (RECs) represent the environmental benefits associated with energy produced from a renewable source. When you participate in a renewable energy program, it is important to know when the RECs are included with the program, or when they are kept by Xcel Energy and used toward our company’s renewable energy goals. The REC is the piece that determines the statements or claims you can make regarding your renewable energy participation.



Explore your renewable energy options and claims.

Renewable Energy Option	Solar*Rewards®	Solar*Rewards Community® (SRC)	Windsorce®	Renewable*Connect® (R*C)	Net Metering
Description	Install your private on-site solar system and earn an incentive for transferring the RECs to Xcel Energy.	Subscribe to third-party solar gardens and receive payment for solar energy produced and RECs.	An easy, low cost, low risk way to subscribe to clean wind energy and keep your RECs.	An easy way to subscribe to up to 100% solar energy, keep the RECs at little to no cost and potentially save on energy bills.	Install your own solar and get credit for excess solar production and keep your RECs.
Claims	<ul style="list-style-type: none"> I support renewable energy I support solar The solar on my house helps reduce global carbon emissions 	<ul style="list-style-type: none"> I support renewable energy I support local solar development My solar garden subscription helps to reduce global carbon emissions 	<ul style="list-style-type: none"> I support renewable energy I use local wind energy I offset my carbon footprint with my Windsorce subscription I am helping fund development of new local renewable resources 	<ul style="list-style-type: none"> I support renewable energy I use local solar energy I offset my carbon footprint with my R*C subscription I am directly funding additional local solar development 	<ul style="list-style-type: none"> I support renewable energy I use solar energy I offset my carbon footprint with my solar system
REC' Owner	Xcel Energy	Xcel Energy	Participant	Participant	Participant

*Renewable Energy Credits (RECs) are considered currency used to measure renewable energy produced and used to meet renewable energy goals. If the renewable program allows you to keep the RECs, you can claim that they are offsetting your energy use or are using renewable energy. If the renewable program shifts the RECs to us, you are unable to claim that you offset energy use with renewable energy. Xcel Energy certifies Renewable*Connect and Windsorce RECs through green-e.org and designs renewable choice offerings to align with the Renewable Energy Buyers’ Principles at buyersprinciples.org.



Memo

To: Town Council
From: Duke Barlow, Open Space & Trails Manager
Date: 4/6/2026 (for 4/14/2026)
Subject: Open Space & Trails Update

Enclosed please find the draft meeting minutes from the March 16, 2026, BOSAC meeting. Staff will be present to answer any questions.

Please note that this meeting summary was partially generated using AI transcription technology and has been reviewed by the designated minute taker for accuracy and completeness.

I) CALL TO ORDER

Nikki LaRochelle called the March 16, 2026, regular meeting of BOSAC to order at 5:30 pm. Other members of BOSAC present were David Rossi, Krysten Joyce, Matt Powers, Chris Tennal, Bobbie Zanca, and Town Council liaison Jay Beckerman. Staff members present were Chris Kulick, Keely Ambrose, Alex Stach, Duke Barlow, and Tony Overlock. Katherine King from Summit County Open Space was also present. Jess Doran and Dave Sutherland from EcoWorks were present. Members of the public present: Matt Dayton, Gene Dayton, Therese Dayton, and Evan Hrevus. Members of the public that were present virtually: Alex Lindquist, Greg Ruckman, Sarah Watson, and Craig Cummins.

II) APPROVAL OF MINUTES

Mr. Powers noted that his use of the term "optics" during the February meeting referred specifically to the aesthetic improvement of permanent structures over portable toilets, rather than an endorsement of the project's necessity or location.

The minutes were approved as presented.

III) PUBLIC COMMENTS

N/A

IV) STAFF SUMMARY

- A. Field Season Update**
- B. Seasonal Hiring Update**
- C. McCain Construction Designs**
- D. BreckCreate**
- E. USFS Frisco Projects**
- F. Golden Horseshoe Oversight Committee**
- G. BOSAC Vacancies**

V) OPEN SPACE DISCUSSION

2025 CGP Monitoring Summary (0:05:37)

Jessica Doran and Dave Sutherland from EcoWorks presented their annual monitoring findings, reporting that the Cucumber Gulch wetlands remain stable with no new environmental stressors identified. Vegetation monitoring continues to focus on the re-establishment of transects to track long-term conditions, including specific oversight of areas adjacent to the NutraFix pilot plots for invasive reed canary grass control in the Upper Gulch. While 2024 saw historically low beaver activity, 2025 surveys indicate a positive upward trend in Lower Cucumber Gulch, including the confirmation of an active lodge and a nursing female.

Following the annual report, Ms. Doran and Mr. Sutherland presented a Beaver Habitat Connectivity Study. This 50-year longitudinal study (1975–2024) identified high-functioning waterways in the Blue River corridor—including the Swan River and Upper Cucumber Creek—while noting the continued isolation of waterways like South Barton Creek due to historical mining impacts. Despite stable habitat availability, Ms. Doran highlighted a long-term population decline in certain areas likely tied to habitat fragmentation and the 2015 tularemia outbreak. The Commission engaged in an extensive dialogue regarding restoration and conflict management, focusing on infrastructure improvements to reconnect movement corridors, the technical challenges of beaver relocation, and the importance of inter-agency collaboration with the U.S. Forest Service and private landowners to encourage the return of beaver populations to the region.

OPDMD (0:45:33)

The Commission held an extensive discussion regarding a proposed policy update for electric and adaptive mountain bike (eMTB & aMTB) usage on non-motorized trails, focusing on the balance between preserving user experience and meeting federal ADA requirements. The proposal seeks to pre-authorize adaptive mountain bikes while maintaining a general prohibition on Class 1 and 2 e-bikes, except in cases where they serve as a necessary mobility aid for individuals with disabilities. Town Attorney Keely Ambrose was present and clarified that under the ADA, the Town must provide reasonable accommodations and perform individualized assessments, as a blanket ban on e-bikes for disabled users could be legally indefensible if the use does not fundamentally alter the nature of the trail experience.

Significant debate occurred regarding the practical implementation of these mandates, with some members expressing concerns over potential system abuse and the Town's limited capacity for active trail enforcement. Conversely, other members highlighted that requiring direct staff contact for every request could create a discriminatory burden for those seeking access. The group considered the potential for third-party studies to establish baseline data on trail degradation; however, it was noted that current research remains inconclusive, with conflicting evidence regarding the specific impacts of motorized versus non-motorized use. The dialogue also touched on the high cost and low availability of adaptive equipment, easing concerns that adaptive mountain bikes are used by those without disabilities. The Commission ultimately reached a consensus to move forward with a structured pre-authorization and registration system. This process will include a helpful flowchart and will require e-bike users to provide an attestation of disability. To support this, staff plan to develop a dedicated accessibility page on its open space website to host the registration process and provide trail-specific suitability information. This information will also be added

to the already existing “Accessible Breck” page on the Town’s website. Finally, BOSAC recommended that staff not broadcast the process for non-disabled users to gain approval for e-bike use on non-motorized trails. These instances are likely to be rare, and any member of the public is always entitled to request accommodation.

Staff will continue to coordinate with Summit County to ensure policy alignment across jointly managed properties, and the final policy will be presented to the Town Council following further feedback from the Breckenridge Social Equity Advisory Commission.

Wildlife Camera Monitoring Report (2:01:11)

Staff presented the 2025 Wildlife Camera Monitoring Report, which provided insight on species abundance and biodiversity richness across Town and jointly owned Open Space properties in the Upper Blue drainage. Findings help confirm that the Cucumber Gulch Preserve functions as a high biodiversity sanctuary, documenting 16 species—including black bears and pine martens—within a pristine environment. Strategic monitoring across 10 cameras revealed that ungulates, primarily moose and mule deer, account for 80% of detections and utilize the area for extended foraging and "nursery" activities rather than simple transit. Key findings within the preserve include confirmed beaver activity at Josie’s Cabin, and the identification of a consistent ungulate habitat for bedding and rearing young.

Beyond the preserve, monitoring at McCain Open Space, Four Mile, and Barton Gulch has provided critical baseline data for future trail planning and habitat management. At McCain, a mountain lion and black bear were documented within the same 24-hour window, highlighting its role as a predator corridor. Conversely, at Four Mile Bridge, a pattern of "deflections" was observed where animals approach but ultimately avoid the underpass, possibly due to human-induced stressors. In the Golden Horseshoe, multi-year data from Rock Island Road showed a downward trend in biodiversity, while Lincoln Park recorded illegal winter motorized use. Staff recently installed signs to discourage this trend and will use the camera for continued monitoring.

Collectively, these findings reinforce the success of seasonal closures in protecting sensitive habitats and highlight the value of multi-year datasets for trend analysis. Staff intend to build on this report, providing a similar update to a growing dataset annually, and emphasized that future expansion of the program into river restoration areas will be essential for evaluating long-term habitat connectivity.

BOSAC appreciated the report and inquired about the potential expansion of the wildlife camera monitoring network and sought staff’s input on prospective study locations. Staff indicated that several sites are currently being considered, noting that continued flexibility is needed in accounting for future trail developments and parcel acquisitions.

VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Barlow presented copies of a new book on the Colorado Trail by Peter Grosshuesch, which the author graciously provided for distribution to the Commission.

Mr. Barlow presented an update on the Reiling Punt preservation project, noting that Breck History has proposed a protective lean-to shelter for the approximately 15-foot vessel. The structure is intended to be low impact, with a footprint designed specifically to cover the boat, and much smaller than the Keystone Drill shelter. Ms. King discussed the logistical details of the project, including the necessity of a building permit and the minimal clearance planned for the structure to discourage unintended use. Staff emphasized that the project would remain tucked into the timber west of the dredge and would be paired with an all-persons trail and interpretive signage to improve site accessibility. The Commission expressed support for the additional structure.

Ms. Joyce sought clarification on the timeline for the Barton Connector and Aspen Alley projects. Staff confirmed that these are currently listed on the U.S. Forest Service (USFS) Work Plan for 2026 but not finalized on the Town's immediate construction schedule. Mr. Barlow explained that while the USFS hopes to review these projects this year, they are currently categorized as "Tier 2" priorities. If the federal review is completed in time, there is a possibility for construction in late summer or fall of 2026 and the Town is maintaining placeholders for these projects until formal USFS approval is granted.

VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

N/A

VIII) EXECUTIVE SESSION

Ms. LaRochelle moved that BOSAC go into executive session under C.R.S. § 24-6-402(4) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators concerning a property that the Town may be interested in acquiring for open space purposes. Mr. Powers seconded the motion. BOSAC went into an executive session at 7:59 PM.

The executive session of BOSAC concluded at 8:14 PM. The participants in the executive session were Nikki LaRochelle, Krysten Joyce, Matt Powers, David Rossi, Chris Tennial, Bobbie Zanca, and Council liaison Jay Beckerman. Staff present included Duke Barlow, Alex Stach, Tony Overlock and Chris Kulick. Katherine King from Summit County Open Space & Trails was present.

IX) ADJOURNMENT

Nikki LaRochelle, Chair



Memo

To: Breckenridge Town Council Members
From: Mae Watson, Town Clerk
Date: 4/8/2026
Subject: Committee Reports

The following committee reports have been submitted and included:

- Breckenridge Social Equity Advisory Commission

Committees*	Representative	Report Status
Summit Stage Advisory Board	Matt Hulsey	No Meeting/Report
Police Advisory Committee	Staff	No Meeting/Report
Recreation Advisory Committee	Molly Boyd	No Meeting/Report
Transit and Parking Advisory Committee	Matt Hulsey	No Meeting/Report
Liquor and Marijuana Licensing Authority	Tara Olson	No Meeting/Report
Breckenridge Social Equity Advisory Commission	Flor Cruz	INCLUDED
Communications	Staff	No Meeting/Report

***Note:** Reports provided by the Mayor and Council Members are listed in the Council agenda.



TOWN OF
BRECKENRIDGE

Breckenridge Social Equity Advisory Commission

March 18, 2026, 5:30pm

Breckenridge Town Hall
Council Chambers
150 Ski Hill Road
Breckenridge, CO

*Striving for racial and social equity for all by removing barriers and
facilitating opportunities to thrive*

I. Call to Order

Chair Burns called the meeting to order at 5:33pm.

Roll Call

Present: Jordan Burns, Abigail Martinez, Michelle Mahoney, Carlos Lopez, Carol Saade, Jotwan Daniels, June Walters

Virtual:

Absent: Isaura Cirillo, Ujala Vatas

Discussion/Approval of Agenda

Motion to Approve: Commissioner Daniels Seconded: Commissioner Walters

Discussion/Approval of the Minutes

Motion to Approve Minutes: Commissioner Walter, Seconded: Commissioner Daniels

II. Staff Summary

i. Black History Month Culinary Class

Cruz shared that nine people attended the Black History Month culinary class at CMC. Attendees made many different dishes and had a good time together. Cruz also shared that CMC would like to make it an annual event.

ii. Town Master Plans Community Involvement

Cruz provided an update on the ongoing redevelopment of both the Arts and Culture Master Plan and the Town's Comprehensive Master Plan, emphasizing their importance in shaping the community's future, including cultural initiatives, town aesthetics, and facility planning. Cruz highlighted that staff have been actively working to increase community engagement, making an elaborate effort to include underrepresented community members to participate in the steering committees. She shared that by seeking individuals who are not typically involved in planning or

decision-making processes community members like high school students can have the opportunity to learn about and engage with local government. She also noted that this inclusive approach has been encouraging and reflects positively on the Town's commitment to meaningful community involvement.

III. Presenters

i. Duke Barlow, Open Space & Trails Manager – OPDMD Policy Update

Duke Barlow, Open Space and Trails Manager, presented an overview of the Town's effort to update its policy on Other Power-Driven Mobility Devices (OPDMDs), citing the need to address outdated 2011 guidelines, changes in ADA classifications, and advancements in mobility technology. The update aims to reduce legal vulnerability while improving accessibility for individuals with mobility disabilities, particularly in open spaces and historic sites.

Barlow summarized key elements of the proposed policy including distinguishing between devices designed specifically for individuals with disabilities, such as adaptive mountain bikes, and standard e-bikes. Adaptive devices would be pre-authorized for use on non-motorized trails within defined safety and size parameters, while Class 1 and 2 e-bikes would require a registration process to ensure appropriate use. The system is intended to balance accessibility with accountability, relying largely on an honor-based framework while providing optional identification methods for registered users. The policy also allows for case-by-case accommodation.

Barlow also highlighted efforts to improve public access to information, including adding accessibility resources, registration forms, and trail condition details to both the Town and Open Space websites. He also noted that overall, the proposed policy reflects a measured approach to expanding accessibility while addressing community concerns about misuse and trail impacts.

Commission members raised concerns and asked questions about minimizing barriers in the registration process, especially for those with limited technological access, and addressing safety impacts of faster, heavier devices on shared trails. Commission members also emphasized the need for stronger communication and education around trail use and conditions, and highlighted broader accessibility challenges such as improving transportation options to trailheads for users with mobility devices.

ii. Jill Desmond & Jill Marek, Breck Create Senior Directors - Town Party & Breck Pride Update

Jill Desmond and Jill Marek from Breck Create presented the plans for Town Party which was developed through the Celebrate Diversity and Community Outreach & Engagement subcommittee group. Desmond and Marek shared that the theme for the event will be "Connected in Kindness" and include various outdoor and indoor activities that provide a space for celebration, entertainment, and community connection. Marek highlighted some of the enhancements which include a patio DJ, inclusive food and beverage options, creative craft activities, lawn games, face painting, and button-making. She also shared additional elements that would foster community connection including a connection wall, a "Kindness Bingo" game, bilingual kindness cards, and a photo opportunity with a themed frame.

Commissioner Lopez asked to consider culturally diverse musicians to create a sense of belonging for Spanish-speaking community members. Councilmember Carol Saade highlighted the importance of community reconnection, giving residents a space to catch up with friends, colleagues, and familiar faces after a busy winter season. Commissioner Mahoney asked to consider potential technology barriers for the “Kindness Bingo” photos and suggested suggesting a more inclusive alternative like allowing participants to collect signatures instead.

Desmond and Marek also presented the plan for Breck Pride which was developed alongside a community advisory group to ensure queer community input throughout the planning process. Desmond noted that this would be the first year Breck Create would be taking over the event which required reflections on past celebrations and conversations with the Breckenridge Tourism Office.

Marek shared that the event incorporates symbolic public art including an interactive rainbow archway representing a journey of self-discovery, increased Town visibility through flags and stickers, and programming intentionally varied to include both high-energy and more reflective experiences. She also highlighted that, in response to community feedback, the event will include a Pride March along Main Street, along with a silent disco, crafts, a queer DJ, a ticketed headliner event, film screenings, a vendor market featuring queer-owned businesses, multiple group fitness and outdoor activities, and a closing drag brunch.

Chair Burns suggested an educational event during the evening similar to a previous ally training hosted by Mountain Pride. Commissioner Martinez highlighted the importance of kid activities and ensuring the event is family friendly. Commissioner Mahoney also asked about experiences that help families better understand and support each other when navigating this new or unfamiliar community, especially so children and parents can communicate more openly.

IV. Social Equity Discussion

i. Subcommittee Updates

Civic Engagement

Commissioner Daniels provided an update of the subcommittee minutes and the grant applications for Early Childhood Options and Breckenridge Elementary. He shared that Early Childhood Options requested funding for Spanish translation services to support trainings and events, and while the subcommittee agreed to move the request forward, they asked for additional details regarding the specific services to be provided within the Upper Blue Basin. Daniels also shared that Breckenridge Elementary requested funding to host children’s author and social justice activist Nyasha Williams. He also noted that the proposed program would include storytelling sessions with students aimed at empowerment and promoting equity. The Commission approved moving forward with the Breckenridge Elementary grant and will review the Early Childhood Options grant upon receipt of additional details.

ii. Upcoming Community Events

Chair Burns reminded the Commission about the upcoming community events.

V. Upcoming Council Items

Councilmember Saade introduced the Town’s Community Development Assistant Director, Chris Kulick, who discussed the need to update the Town’s comprehensive plan, noting that it has not been revised in nearly 20 years and does not reflect the input of many newer community members. Kulick emphasized the importance of creating a more inclusive and representative planning process that fosters a sense of belonging and encourages participation from all segments of the community, particularly those who may not typically engage in town-related efforts. He also highlighted the goal of making the process more engaging, creative, and accessible. He also mentioned that he and his team would like to see broad and diverse community involvement, including first-time participants. Kulick also explained that the comprehensive plan will serve as a guiding framework for future decision-making and sub-plans, and shared enthusiasm for collaborating with the Commission and other departments to gather meaningful community feedback and shape the plan moving forward. The Commission thanked Chris and praised him and his team for their dedication.

VI. Upcoming Agenda Topics

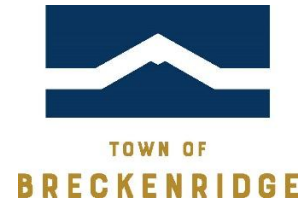
VII. Other Matters

Commissioner Walters shared that Breck History is currently undergoing strategic planning and noted that they are utilizing the Equity Lens Tool along with staff training on it during their most recent meeting.

VIII. Public Comment (Non-Agenda Items)

There was no public comment.

Chair Burns adjourned the meeting at 7:06pm.



Memo

To: Breckenridge Town Council Members
From: Jon Dorr, Assistant Director of Recreation
Date: 4/7/2026 (for the 4/14/26 work session)
Subject: Breckenridge Events Committee

The Breckenridge Events Committee met on April 1, 2026. Below you will find the meeting minutes and a link to the SEPA calendar. The collaboration for “Party like it’s 1876” was shared with positive upcoming animation. BEC also began its strategic discussion and reviewed dates and opportunities of 2026 events. There are no additional items of note.

Minutes
Breckenridge Events Committee
Wednesday, April 1, 2026
Right event, right time, right result

Attending: Michele Chapdelaine, Jeff Edwards, Marika Page, Dave DePeters, Kelly Sanders, Jon Dorr, Jen Mehlin, Tony Cooper, Karlie McLaughlin, Ken Miller, Jaqueline Stone, Dave Feller
Guests: Sarah Wetmore, Majai Bailey, Juile Puester, Becca Reniers, Mike McCormack, Scott Jackman, Bill Wishoski, Kerry O’Connor, Brooke Shotts, Jacob Ojeda, Nick Wilson, Shannon Haynes, TJ Messerschmit

- I. **Michele Chapdelaine called the meeting to order at 9:00am.**
 - a The Committee Chair took roll call.
 - b A motion was made to approve the March 4, 2026 meeting minutes

- II. **Upcoming Events – *no concerns***
 - a 4.4.26 Imperial Challenge
 - b Reminder: 4th of July Parade Registration goes live April 2.

- III. **Review of Past Events – Performance against intended strategic purpose**
 - a *N/A*

- IV. **General Updates**
 - a Party Like It’s 1876 - *NRO*
 - NRO/Breck Film/Breck History/Backstage Theatre collaboration to help bring business into local restaurants. May 27-29.
 - b Review NEW Special Events EMS requirements – *Sarah/Becca*
 - BEC reviewed the suggested Special Events EMS requirements and supported moving forward with incorporating them into the Special Events application process.

c CO 150/250 – *Standing item*

V. Strategic Discussion

a Event Calendar Review & Strategic Planning

- **Identified opportunities around Labor Day Weekend, Breck Bike Week, 2nd weekend in December, April 2027.**
- **Potential to build up mid-week events and activations ahead of existing weekend events/festivals**

b FYI: Winter Event Dates

- Dec 5 Lighting of Breckenridge
- Dec 17 Ullr Parade (Possible Return of Rockstar that weekend)
- 2027 Snow Sculptures
 - Sculpting: Jan 23-27, 2027
 - Viewing: Jan 27 – Feb 2, 2027

VI. Review Agenda Items for next BEC Meeting, Wednesday, May 6, 2026

a Arts & Culture Master Plan – Consultant Engagement with BEC

VII. Meeting adjourned at 9:50 am

The Breckenridge Events Committee evaluates events according to the following (strategic) criteria:

- **Build Business** - An event designed to drive revenue for greater business community.
- **Branding/Media** - An event designed to draw external media (national & international) promoting the Breckenridge brand.
- **Fundraising** - An event designed to raise awareness and funding for a non-profit organization's mission.
- **Resident Focused** - An event designed specifically for residents vs. an event more broadly marketed to visitors and residents.



Memo

To: Town Council
From: Shannon Haynes, Town Manager
 Keely Ambrose, Town Attorney
 Jessie Burley, Sustainability and Parking Manager
Date: April 8, 2026 (for April 14, 2026 work session)
Subject: 2026 State Legislative Session Update

Town Council Goals

- | | | | |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input type="checkbox"/> | Leading Environmental Stewardship |
| <input type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Background

The 2026 State of Colorado Legislative Session began on January 14, 2026. Mayor Owens, Councilmember Saade, and Town staff have been identifying bills relevant to the Town and working to support the Town’s position on various pieces of legislation. In addition, we are engaged with several different organizations lobbying in support of or opposition to various pieces of legislation. These organizations include:

- Colorado Municipal League (CML), Carol Saade, Board member/officer CML Executive Board
- Colorado Association of Ski Towns (CAST), Shannon Haynes, Board President and member of the CAST Legislative Committee
- CML Policy Committee, Keely Ambrose
- Colorado Communities for Climate Action (CC4CA), Jessie Burley, Board Chair (also responsible for monitoring Northwest Colorado Council of Governments (NWCCOG)’s Water Quality & Quantity (QQ) legislative work)

Bill Summary

Current bills of note include the following:

Colorado’s 2026–27 budget bill was introduced last Thursday, April 2nd along with several orbital bills that would make changes to existing law. The bills would have negative impacts on municipalities, largely due to permanent funding shifts to the state.

- [HB26-1360](#) Affordable Housing Financing Fund – Transfers \$130M from the Affordable Housing Fund (Proposition 123) to the General Fund. This change could have a real impact on the Town, as we are planning for \$2M in Proposition 123 funding for the Runway Development.
- [HB26-1387](#) Severance Tax Fund Expenditures – Redirects severance tax revenues, including ongoing transfers to the General Fund.
- [HB26-1398](#) Retail Delivery Fee Revenue Allocation – Permanently changes transportation funding split from 85/15 (local/state) to 70/30, thereby reducing local funding. We understand the intention of this change is to keep the Bustang service running.
- [HB26-1399](#) Eliminate General Fund Transfer to Multimodal Transportation Fund – Permanently eliminates \$10.5M annual General Fund transfer to the Multimodal Transportation Fund (MMOF) that is used to fund

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.

local government multimodal transportation. Lobbying organizations are pushing for a one-year pause, instead of permanent elimination of the fund.

[SB26-148](#) Financing Utility On-Bill Repayment Program – This bill provides a \$50 million state-funded loan from Unclaimed Property Trust Fund to the Colorado Clean Energy Fund to expand on-bill repayment programs that help residents finance energy-efficiency and electrification upgrades directly through their utility bills. The bill aims to reduce upfront cost barriers, especially for low-income households, and accelerate utility participation in these programs. This approach aligns with Breckenridge’s energy goals by providing a financing mechanism that supports building decarbonization projects, expands access to efficiency upgrades, and advances equitable clean-energy adoption within the community. CCC4A – Supports

[SB26-142](#) Development of Thermal Energy Resources – This bill removes regulatory barriers and creates new incentives for developing thermal energy resources, including expanded authority for local governments to finance and partner on thermal energy networks. The bill increases allowable geothermal project sizes and strengthens pathways for utilities and communities to pursue both small- and large-scale geothermal systems. For Breckenridge, this directly supports the Town’s exploration thermal energy networks by clarifying legal authority, easing financing, and expanding market opportunities for community-scale thermal systems. CC4CA - Supports



Memo

To: Town Council
From: Flor Cruz – Bilingual Community Outreach & Engagement Liaison
Date: 4/8/2026 (for 4/14/2026 work session)
Subject: Town Party Social Equity Activation

Town Council Goals

- | | |
|--|---|
| <input type="checkbox"/> More Boots & Bikes, Less Cars | <input type="checkbox"/> Leading Environmental Stewardship |
| <input type="checkbox"/> Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> Hometown Feel & Authentic Character |
| <input type="checkbox"/> Organizational Need | |

Summary

This memo, along with the attached presentation, provides Town Council with an update on the Town Party activation planned for June 5, 2026. The plan was developed through the Breckenridge Social Equity Advisory Commission’s Celebrate Diversity and Community Outreach and Engagement Subcommittee in collaboration with Breck Create, which has played a vital role in both planning and implementation.

The event theme, “Connected in Kindness,” features a variety of outdoor and indoor activities designed to celebrate community and strengthen meaningful connections. Breck Create developed many of the activities based on the success of Third Thursday’s core elements with strategic activation indoors and outdoors and the ability to pivot indoors as needed based on the weather. Enhancements to the Town Party include a patio DJ, inclusive food and beverage options, creative craft activities, lawn games, face painting, and a quiet space inside the Riverwalk Center. Additional engagement components include a connection wall, a “Kindness Bingo” activity, bilingual kindness cards, and a themed photo frame.

The Town Party will continue to include a volunteer fair featuring local non-profit organizations offering volunteer opportunities and community resources.

Background

At the 2025 Town Party, the Breckenridge Social Equity Advisory Commission, in partnership with Breck Create, hosted Warm Cookies of the Revolution, a non-profit organization specializing in civic engagement. Community members participated in activities and held meaningful conversations about inclusivity and civic responsibility.

The Commission recognized the positive response and received feedback expressing interest in similar opportunities for engagement. As a result, the Celebrate Diversity and Community Engagement Subcommittee, together with Jill Desmond and Jill Marek, Breck Create representatives in the subcommittee, collaborated to expand the 2026 Town Party with additional community-focused activities.

Public outreach/engagement

The Communications and Community Engagement Department staff will work to enhance outreach and ensure residents, local employees, and part-time residents are invited. Communication channels will include social media, the Town website, community partners, flyers, and newsletters.

Financial Implications

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.

The Town Party budget has been allocated as part of the existing 2026 budget and no additional funding is needed. The Breck Create team has been very conscious of budget constraints and will re-use existing materials and offer low-cost activities.

Equity Lens

Theme and activities are designed to align with the Breckenridge Social Equity Advisory Commission. The Equity Lens Tool was applied throughout the planning process to ensure inclusivity and broaden participation among community members who may not have previously attended the event. The Town Party plan incorporates community feedback and has been refined to respond to local needs. Breck Create aims to foster an inclusive and welcoming environment where all members of the Breckenridge community can come together and connect.

Staff Recommendation

Staff seeks to update Town Council on the activation planned for this year's Town Party. This information is intended to be memo-only, but staff will be available on Tuesday to answer any Council questions.



JUNE 5, 2026

TOWN PARTY:

CONNECTED IN KINDNESS



VOLNTEER BOOTHS + INDOOR CONCERT + CRAFTS + GAMES + CONNECTION MOMENTS



INTENTIONS + OUTCOMES

1. To provide a welcoming (and fun!) space for the Breckenridge community to connect.
2. To highlight important local non-profits and community service opportunities.
3. To celebrate town officials and the community service they provide.
4. To provide connection moments and the opportunity to establish new friends and access community resources.



COMMUNITY CELEBRATION + NON-PROFIT BOOTHS + MUSIC + CRAFTS + GAMES + CONNECTION MOMENTS





The Heart of Breckenridge

Connect with a local non-profits, sign up to volunteer + meet local leaders.

VOLUNTEER BOOTHS



COMMUNITY CELEBRATION + NON-PROFIT BOOTHS + MUSIC + CRAFTS + GAMES + CONNECTION MOMENTS



Local Vibes

Building on the Community Spirit and tone of Third Thursdays and Airstage Après, keep the music local. The music may be more background than focal point to create space for movement, play and dance. We will be nimble to move inside if needed. Either way, we will keep the indoors open for a more quiet space to reconnect and converse.

Engage a local business—Five Star Catering.

Vegan + Mocktail options.

PATIO DJ



COMMUNITY CELEBRATION + NON-PROFIT BOOTHS + MUSIC + CRAFTS + GAMES + CONNECTION MOMENTS



Simple Crafts: Made for the Moment

Around June, everyone is craving the short and sweet vibes of Summer.

To meet the audience at this moment, Spring/Summer-inspired crafts recognize the fleeting moments of Summer and the shared joy it creates.

Wearable art makes it fun and visible, establishing celebratory vibes.

CRAFTS



COMMUNITY CELEBRATION + NON-PROFIT BOOTHS + MUSIC + CRAFTS + GAMES + CONNECTION MOMENTS





Fun on the Lawn

The weather is unpredictable this time of year, but the love of movement and sport is a constant.

Family-friendly, creatively-made lawn games create easy engagement and inspire new connections.

The DIY factor adds an element of local intimacy and creative inspiration.

Created by our Precious Plastics Lab.

LAWN GAMES



COMMUNITY CELEBRATION + NON-PROFIT BOOTHS + MUSIC + CRAFTS + GAMES + CONNECTION MOMENTS





10 ft 50 ft

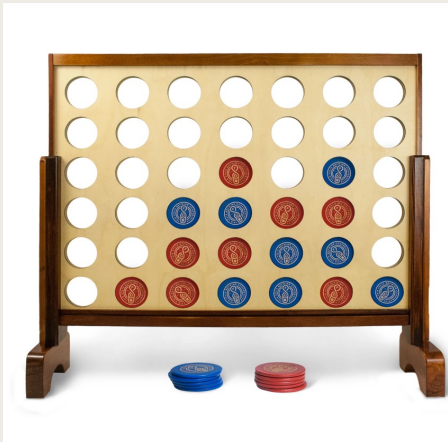
20-25 non-profit tables

volunteer tent lawn games inside Yaht-zee Jen-ga



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Fun Inside

Imagining the Riverwalk garage doors opened up to create an easy flow between inside and out (to enjoy the concert and just in case the weather is intolerable).

Looking into displaying photos tagged in real-time on the large screen.

Third Thursday style setup.

INDOORS



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Kindness Bingo

We will create a card with Bingo options to “Find someone who...” Examples: Volunteers at a non-profit, Knows a Town Council member, is a part of Town Council, Owns a business, Smiles at you, Loves a dog. Players take photos for proof of process. Winners receive Town of Breck or Breck Create branded merch.

Connection Wall

Pre-printed diverse faces. Instructions: Draw yourself and sign it to create a fun visual representation of our community.

All activities will have bilingual instructions.

COMMUNITY MOMENTS



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Connected in Kindness Moments + Memories

Photo-Op

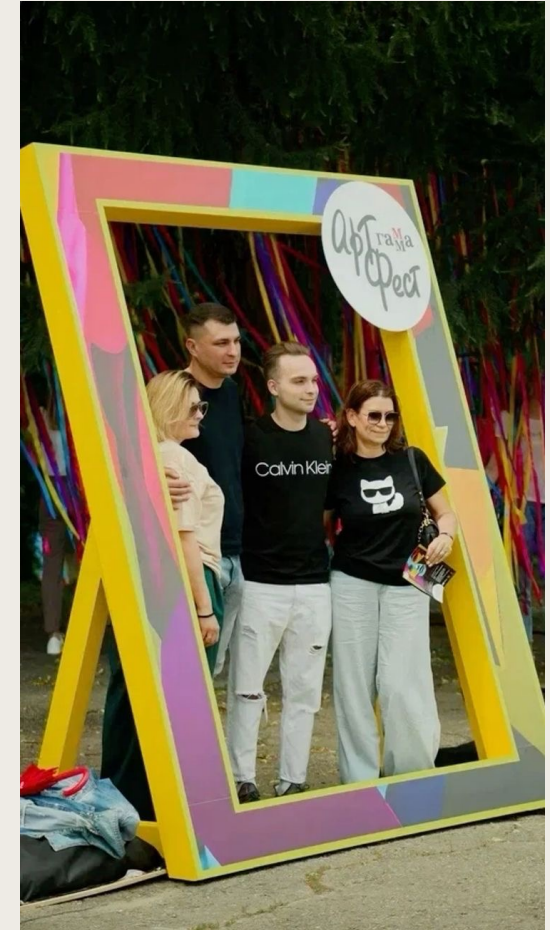
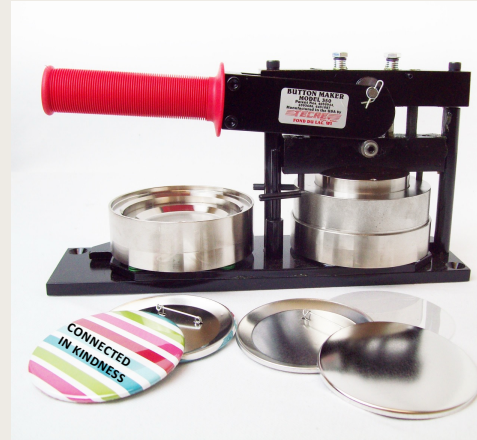
Buttons — to design

Facepainting

Fun Emcee Introductions for all Town Officials serving the public.

Bilingual

CONNECTION MOMENTS



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Memo

To: Town Council
From: Chris Luberto – Director of Information Technology
Date: 4/6/2026 (for 4/14/2026)
Subject: Town Wi-Fi Update

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input type="checkbox"/> | Leading Environmental Stewardship |
| <input checked="" type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input type="checkbox"/> | Organizational Need | | |

Summary

Staff is providing an update on the utilization of the Town’s public Wi-Fi network (Breck Free Wi-Fi) and whether additional access points are needed.

The public Wi-Fi network is actively used, with approximately 59,000 unique devices connecting since deployment in the summer of 2020. Over the past year (April 1, 2025 – April 1, 2026), 11,330 unique devices have connected to the network. However, usage is largely concentrated at indoor access points, where users tend to stay longer. Indoor locations account for 90% of total traffic, while outdoor locations account for 10%. High-traffic outdoor areas, including Main Street, the Riverwalk, Blue River Plaza, parks, and alleys, represent only 3% of total usage.

These findings indicate limited demand for expanded outdoor Wi-Fi coverage.

Background

In 2020, the Fiber9600 team was tasked with leveraging the Town’s fiber infrastructure to deploy a public Wi-Fi network in downtown Breckenridge. The goal was to offload cellular traffic from visitors and improve overall connectivity.

The Town deployed Breck Free Wi-Fi using infrastructure on Town-owned buildings connected to the fiber network. The system currently includes 76 access points (51 indoors and 25 outdoors) and is managed by the Town’s Information Technology Department. Users connect through a splash page that requires acceptance of the terms of service. Contact information is shared with the Breckenridge Tourism Office (BTO) for marketing and visitor research, and the BTO has captured data from 11,851 users since integration in 2025.

The Town has also implemented targeted expansions of the network to meet specific user needs. In 2025, Wi-Fi was installed at the Carter Park dog park and Recreation Center trailheads to support users accessing online maps.

Also in 2025, the Town and Allo partnered with Verizon to deploy seven new cellular towers using the Town’s fiber network. This approach is more effective and cost-efficient for improving outdoor connectivity. Deployment of Verizon infrastructure is anticipated in the summer of 2026.

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Public outreach/engagement

The public was not directly engaged on this item, as the analysis is based on system usage data. However, targeted requests received through the Open Space and Trails Division led to Wi-Fi installations at select trailheads. The Breckenridge Tourism Office provided user contact information collected through the Wi-Fi system to support this evaluation.

Financial Implications

No new capital investment is recommended for additional outdoor Wi-Fi access points. Existing Wi-Fi infrastructure will continue to be maintained within the current IT operating budget.

Expanding outdoor Wi-Fi coverage would require additional capital investment in access points, fiber infrastructure, and ongoing maintenance, with a limited return given the current usage pattern. The Town is instead leveraging its existing fiber through partnership agreements with Verizon and Allo to support the deployment of seven new cellular towers. The Town will benefit from enhanced service without direct capital investment and will receive additional revenue through the fiber lease with Verizon.

Equity Lens

Free Wi-Fi in the Town provides residents and visitors with accessible internet access, supporting digital equity in and around Town-owned facilities. At select trailheads, Wi-Fi access also supports residents and visitors who may not have reliable cellular service. Additionally, QR codes at trailheads provide access to maps that can be easily translated into Spanish, improving accessibility for a broader range of users.

The Town's partnership with Allo and Verizon expands cellular coverage and improves outdoor connectivity more broadly, without requiring users to locate or connect to the Town's Wi-Fi. This approach supports more consistent and equitable access across the community.

Staff Recommendation

Staff does not recommend expanding outdoor public Wi-Fi access points at this time, but will continue to evaluate opportunities on a case-by-case basis in response to specific requests or identified needs.

Based on current usage patterns, demand for outdoor Wi-Fi is limited, while indoor locations are already well covered by the existing network. To improve outdoor connectivity, staff recommend continuing to partner with cellular providers and leveraging our current fiber infrastructure. This approach provides broader coverage and a more cost-effective solution for serving residents and visitors.



TOWN OF
BRECKENRIDGE

Memo

To: Town Council
From: Sarah Crump, Senior Planner
Date: April 8, 2026 (for April 14, 2026 work session)
Subject: Blue River Pathway/Riverwalk Special Area Incentives Work Session

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | More Boots & Bikes, Less Cars | <input checked="" type="checkbox"/> | Leading Environmental Stewardship |
| <input checked="" type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> | Hometown Feel & Authentic Character |
| <input type="checkbox"/> | Organizational Need | | |

Summary

Planning proposes several recommendations that would enhance the Riverwalk Special Area by incentivizing Riverwalk compatible improvements on private property. Revising Policy 37/A and relaxing some other related code sections could encourage private improvements along the Riverwalk, which would encourage more walking and biking along the pathway and promote more responsible storage of environmentally sensitive materials and waste. The potential improvements would be economically advantageous to participating businesses and create a more beautified and engaging setting for residents and visitors that emphasizes Breckenridge’s mountain town character and river view corridor. Private improvements to this area would also complement the public improvements planned for the Riverwalk through the Blue River Pathways Master Plan.

Background

In 2005, an incentive program was adopted for the “Riverwalk Special Area”, defined as the area bounded by Ski Hill Road to the north, Park Avenue to the south, Main Street on the east, and the Blue River on the west. The incentives are outlined in Policy 37/A of the Development Code and provide waived parking requirements and possible density bonuses in exchange for the development of “Riverwalk compatible improvements”. As written, the program is somewhat complicated and has not proven very successful. Staff believes only one property has used this code provision to construct Riverwalk compatible improvements since its implementation in 2005. The Council has previously noted that some locations along the Riverwalk Special Area are less visually appealing than others. Instead of these areas inviting visitors or engaging pedestrian activity, they are frequently used for parking or storage of unsightly materials. Planning staff previously spoke with the Council regarding ways to incentivize or encourage private investment along the Riverwalk at the October 28, 2025 work session. At this work session, Council directed staff not to move forward with any requirements for screening or penalties for not screening, but rather to hold public outreach with business owners within the Riverwalk Special Area to hear what incentives would be best to encourage upgrades in this area.

Planning staff conducted an information gathering session on November 20, 2025 with approximately ten local entrepreneurs and property owners who operate within the Riverwalk Special Area. At this session, the most consistent feedback was in favor of eliminating employee housing impact mitigation requirements with many participants stating that business expansion, especially for outdoor dining, was cost prohibitive when the cost of this policy was factored in.

A summary of the feedback received from Riverwalk Special Area property and business owners included the following:

- The Town’s Employee Housing Impact Mitigation policies create too much of a financial barrier for business expansion, especially for new or expanded exterior food and beverage areas. The financial

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burden is exacerbated when coupled with other required fees such as Water Plant Investment Fees (PIFs).

- There was question of the legitimacy of the parking fees within the Parking District and whether they are currently necessary given the buildout of parking infrastructure. (Staff notes that Riverwalk compatible improvements are already exempt from parking requirements through Policy 37.)
- The Town should reconsider high cost of water PIFs for certain uses.
- The Town's lighting regulations for bistro lighting over outdoor dining areas, which include required shielding, timing, and summer seasonality limitations, are too complicated to know what is permissible. These regulations result in some businesses just not installing them or uninstalling them after receiving citations for code noncompliance.
- Requests for additional signage allowances for properties with multiple entrances that front Main Street and border the Riverwalk.
- There should be code allowances for window screening of storage areas.
- Art installations, such as murals, should be allowed in the Riverwalk Special Area.
- There should be allowance for a limited density exemption for storage sheds/buildings along the Riverwalk to limit the proliferation of exterior storage.
- Solid fences should be allowed in the rear to provide better storage screening.
- Navigating the existing Policy 37 density bonuses and understanding density allowances in general in the Conservation District should be easier.
- Permitting of exterior improvements should be easier. A suggested lower-level permit with expedited or no review for Riverwalk improvements.
- Additional public seating and gathering spaces should be encouraged and included in Riverwalk Master Plan improvements.

Planning staff recently worked with Council to adopt changes to Policy 24, Employee Housing Impact Mitigation, and as of March 10, 2026 the policy no longer applies to changes of use to commercial areas throughout Town. Given the above feedback from business and property owners, planning staff are returning with a list of other possible recommendations and incentives that would apply specifically to the Riverwalk Special Area to encourage private improvements along the Riverwalk.

Staff Recommendations

Exterior food and beverage areas.

Allowing for new exterior food and beverage areas without employee mitigation requirements would be one of the easiest ways to improve the Riverwalk and activate underutilized spaces. Under the Town's current policies, new outdoor food and beverage floor area must comply with the employee housing impact mitigation Policy 24, a requirement to provide housing or pay a fee-in-lieu for new employees generated, whichever is applicable. The greatest feedback received from business owners was that this policy is cost-prohibitive to constructing new additional exterior food and beverage areas, often costing much more than the improvements. Business owners described that when their exterior food and beverage areas can be occupied, interior restaurant space is generally empty, thus negating the theory that new employees are generated by those areas. They also stated these areas cannot be used for a large majority of the year due to weather.

To incentivize outdoor activation and improvements, staff recommends Council exempt the Riverwalk Special Area from compliance with Policy 24 employee housing impact mitigation only for new or expanded exterior food and beverage areas.

Additional signage.

The sign code currently allows for additional signage when a business has two or more right-of-way frontages. Staff recommends expanding when additional signage is allowed to encourage signage and activated storefronts along the Riverwalk when a business has both front (Main Street) and rear (Riverwalk) entries. Staff also recommends allowances for an additional menu display box on the rear for restaurants. This would encourage patronship by those walking along the Riverwalk.

Rear storage screening.

Current code does not explicitly allow for full window coverings attached to the glass that would screen storage areas from view. Code enforcement has not targeted some existing full window coverings on rear facing properties along the Riverwalk since the alternative would mean these storage areas are in plain view. Planning staff recommends amending the code to give allowances for screening of rear storage areas including full window glass coverings. Planning would want these full window coverings to be kept in good condition, applied to the interior, have no messaging, and be artistic in nature so that they are not treated as additional sign area.

Fencing designs for the Riverwalk Special Area must currently comply with the "Handbook of Design Standards for the Historic and Conservation Districts." These guidelines dictate that fencing should follow the property line, be no taller than three feet, and have a high void to solid ratio that is not a visual obstruction. Staff recommends that for the Riverwalk Special Area there be special fence design standards that allow for short sections of taller and solid fencing to screen commercial storage areas from the Riverwalk.

Revised density exceptions within Policy 37.

Staff recommends revisions to the density provisions in Policy 37. The current policy is confusing, does not actually provide any density bonus above what is allowed by the Land Use Guidelines, and specifies density additions along the Riverwalk have a relation to "leasable and non-leasable" floor area. Leasable or non-leasable floor area is difficult to track and monitor for Planning staff, confusing for applicants, and has not led to the desired Riverwalk improvements and activation. The current policy also does not provide a density bonus for constructing a Riverwalk compatible improvement. Staff recommends simplifying this code section and providing a small density bonus for projects which also complete a Riverwalk compatible improvement.

Staff also recommends allowing for a density exemption for rear storage sheds within the Riverwalk Special Area up to a certain size (e.g. 200 sq. ft. or some other number determined by the Council). This approach would provide back-of-house screening of stored materials and tidying of the Riverwalk as viewed from the Blue River Pathway. Rewriting this development code section for easier implementation and enhancing the density incentives may produce better results to achieve the Town's goal of improving the Riverwalk special area.

Relax mural prohibition within the Riverwalk Special Area.

A cost-effective way to provide exterior activation and pedestrian interest along the Riverwalk would be through art installations, specifically an allowance for murals on private property. Policy 43 (Absolute) Public Art prohibits murals within the Conservation District. Staff proposes relaxation of this policy so that murals would be allowed on private property, on the rear facing the Riverwalk. Any proposed murals, even on private property, would still adhere to the public art approval process and Public Art Advisory Committee review as delineated in Policy 43.

Planning staff is requesting feedback on the above proposed code changes. Of the recommendations, does the Council prefer some of the incentives and code changes to others? Are there potential incentives not listed that the Council would like to see?

Public outreach/engagement

Planning staff conducted an information gathering session on November 20, 2025 with approximately ten local entrepreneurs and property owners who operate within the Riverwalk Special Area. At this session, the most consistent feedback was in favor of eliminating employee housing impact mitigation with many participants stating that business expansion, especially for changes of use and outdoor dining, was cost prohibitive when the cost of this policy was factored in, often costing much more than the improvements. Staff has been in communication with participants of the November 20th session with periodic updates regarding progress toward making code changes.

Should the Council wish to move forward with code amendments following this work session, staff would conduct any supplemental outreach and public notifications required for such amendments.

Financial Implications

Staff resources would be dedicated to research and drafting policy language. The Council may also decide to explore financial incentives for private improvements, such as fee waivers, for incentivizing businesses to complete Riverwalk improvements. The degree of financial implication is dependent upon the monetary incentives, if any, which are agreed upon and whether any properties move forward with completing such

projects. Otherwise, improvements on private property would be the financial responsibility of the private property owner or applicant.

Equity Lens

Related to the Town's Equity Blueprint and corresponding Equity Lens, any code amendments to Policy 37/A would be neutral as they would apply to all private property owners within the Riverwalk special area. Future improvements incentivized by any code amendments would benefit visitors and residents alike.

Staff Recommendation

- Does the Council agree with the staff recommended code changes above to incentivize Riverwalk compatible improvements?
- Does the Council have other specific ideas for Riverwalk compatible improvement incentives?

[A link to the current Development Code Policy 37/A Special Areas is provided here.](#)



Memo

To: Town Council
From: Clif Cross, Planner II
Date: 04/08/2026 (for 04/14/2026 work session)
Subject: Accessory Dwelling Units Discussion

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input type="checkbox"/> | Leading Environmental Stewardship |
| <input type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

The Town’s current ADU framework under [Policy 51A](#) requires any residential floor area that meets the definition of an Accessory Dwelling Unit (ADU) to be deed-restricted for local workforce occupancy; staff discussion below indicates this requirement is a primary barrier to ADU creation because it is perceived as an encumbrance on property ownership and resale. The requirement to deed-restrict ADUs has resulted in construction of very few new ADUs and a different approach with more flexibility is warranted.

Staff has been directed to evaluate potential modifications to this requirement with the goal of reducing barriers that dissuade the development of ADUs. These units represent an opportunity for the Town to increase its workforce housing supply.

This work session is intended to present potential policy pathways for ADUs, including:

- Allowing unrestricted ADUs without a deed restriction
- Maintaining and enhancing deed-restricted ADUs with associated incentives
- Evaluating livability standards focused on unit size, quality of life, and functionality
- Clarifying existing incentives and development code provisions

Staff seeks Council direction on the overall framework and incentive approach; staff is not recommending a single preferred alternative at this time. Rather, the goal of this work session is to obtain Council feedback on potential pathways forward.

Background

Under the current structure, ADUs are used primarily as a workforce housing option (via deed restriction, minimum lease terms, and prohibition on accommodation use), which supports the Town’s housing goals. The current code provisions were adopted by Ordinance 34, Series 2021. Since then, the Town has adopted revised standards regarding Accommodation License Regulations, or Short Term Rentals (STRs), which limits the allowable number of licenses by zone. As a result of these STR regulations, staff is no longer concerned about the impacts from STRs to our workforce housing stock.

Currently, ADUs are permitted only if they meet all requirements of [Policy 51A](#), including:

- Workforce employment requirements
- Minimum lease terms

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- Recorded deed restriction limiting rent and occupancy
- Prohibition on use as an accommodation unit

This structure ensures that ADUs contribute directly to the Town’s workforce housing inventory. However, it also limits flexibility and has constrained overall ADU production.

Below is an overview of approved projects that included an ADU since the enactment of Policy 51R.

Plan Case	Address	Description	Procurement Method
PL-2025-0315	116 Locals Lane	Finish half of basement area for an ADU in existing deed restricted property	Owner developed, no new restriction signed
PL-2024-0064	203 S French Street	Rehabilitation of historic garage into 2-bedroom deed restricted ADU	Owner developed; Deed-restriction required for positive points under Policy 24R
PL-2022-0207	215 Locals Lane	Conversion of existing basement to deed restricted ADU in existing deed restricted property	Owner developed, no new restriction signed

In staff’s opinion, the current deed restriction requirement has acted as a barrier to ADU development, as property owners have indicated they are unwilling to encumber their properties with a deed restriction.

Staff Recommendations:

1. Reduce administrative burden by changing definitions and avoiding detailed regulation of “unrestricted” units (including eliminating or substantially simplifying “wet bar vs. kitchen” analysis for non-deed-restricted space).
2. Remove the deed restriction requirement as a mandatory condition for creating a secondary dwelling unit and instead treat deed restriction as an elective pathway tied to incentives.
3. Strengthen incentives (beyond points alone) so the deed-restricted pathway remains competitive with an unrestricted pathway.

Definitions (Preliminary Direction)

Staff propose simplifying definitions using the following approach:

1. Define the deed-restricted workforce unit clearly (e.g., “Employee Housing Deed-Restricted ADU”) and tie it to covenant requirements in the Code/relative policy section.
2. Remove the “one kitchen” limitation from the kitchen definition.
3. Eliminate or substantially simplify the wet bar definition, especially any location/size/appliance parameters.

Staff propose the following draft definitions for review:

- *Accessory Dwelling Unit (Unrestricted)* – A self-contained residential unit with independent living facilities located on the same lot as a primary dwelling.
- *Accessory Dwelling Unit (Deed-Restricted)* – An accessory dwelling unit subject to a recorded covenant requiring occupancy by qualified workforce in accordance with Town regulations.
- *Kitchen* – An area designed and intended for food preparation and cooking.
- *Wet Bar* – A secondary food or beverage preparation area.

Proposed Policy Framework – Two-Pathway Approach

Staff has developed a preliminary framework that will expand the allowances for ADUs while attempting to further incentivize the development of workforce housing options. The concept is to restructure the development of ADUs into two distinct pathways, one essentially unregulated and allowed without deed-restriction encumbrance (beyond building code and baseline zoning) and one regulated/incentivized because it produces a deed-restricted workforce unit.

1. Unrestricted ADU

- No deed restriction required
- No ADU-specific qualification standards
- No planning-level regulation of internal configurations (kitchens/wet bars/location/appliances), beyond building code and standard zoning review
- No incentives
- Parking evaluated using bedroom count rather than “per ADU”

2. Deed-Restricted ADU (Workforce Unit)

- Recorded deed restriction required
- Fee waivers provided (similar to any deed restricted unit)
- ADU is subject to the Housing Administrative Rules and Regulations
- No requirement to rent, but if rented, the unit must meet the regulations within the Housing Rules and Regulations

Category	UNRESTRICTED PATHWAY	DEED-RESTRICTED PATHWAY – BASELINE	DEED RESTRICTED PATHWAY – ENHANCED
DEED RESTRICTION	Not Required	Required	Required
SIZE	No ADU-specific maximum (limited by underlying zoning/density/building code)	Remove “1/3 of primary” ratio; retain a clear maximum (e.g., 1,200 sq ft)	Same as baseline, but eligible for higher incentive/points tier based on livability standards
INCENTIVES	None	Yes	Yes (higher tier)
RELATIVE POLICY POINTS	No	Yes (baseline points)	Yes (high tier based on livability standards)
DENSITY INCENTIVE	No	Yes (recommended as key incentive)	Yes (recommended as key incentive)
FEE WAIVERS/ CREDITS	No	Yes (existing + clarified)	Yes (existing + clarified)
LIVABILITY STANDARDS	No ADU-specific livability standards (building code governs habitability)	Minimum size + functional storage + basic kitchen/bath expectations	Baseline + a dedicated outdoor space and/or higher storage target

Livability Standards for Deed Restricted Units

Staff is proposing the application of baseline livability standards for deed restricted ADUs to ensure that these units provide a functional, safe, and high-quality living environment for workforce occupants. The intent of these standards is not to overregulate design, but rather to establish clear, minimum expectations related to space, storage, and basic amenities so that units contribute meaningfully to the Town’s housing stock. By focusing on essential elements of habitability, these standards help ensure that deed restricted units offer a reasonable quality of life for tenants while remaining flexible and achievable for property owners.

1. Minimum Unit Size
 - a. Align minimum unit size to the Town’s existing employee-housing baseline (350 sq ft) and require a functional kitchen and full bathroom.
 - i. Efficiency units: ~350–400 sq ft minimum
 - ii. Full units: ~500 sq ft minimum
2. Maximum Unit Size
 - a. Deed-restricted units: consistent with or slightly expanded from current code
3. Storage
 - a. Add an explicit storage standard for all employee housing units (e.g., a percent of floor area and/or a minimum square footage) to avoid substandard units; treat this as a “tiering” lever for points.
 - b. Example:
 - i. 5–8% of livable floor area, or
 - ii. Fixed minimum (e.g., 25–40 sq ft)

- iii. Excludes closets already counted in [Policy 14](#)
- 4. Outdoor Space
 - a. Use dedicated/private outdoor space as a higher-tier livability feature
 - i. Required or strongly encouraged for deed-restricted units
- 5. General Livability
 - a. Compliance with building code for light, ventilation, and ceiling height
 - b. Avoid creation of substandard or non-functional units

Incentives and implementation tools

1. Existing incentives to clarify in code
 - a. The Town already provides certain fee waivers for deed-restricted units (e.g., building permits and review fees), while Plant Investment Fees (PIFs) are not eligible for waivers; staff recommends clarifying this in the Development Code and other public-facing guidance.
2. Proposed additional incentives (deed-restricted pathway only)
 - a. Tiered positive points: Increase beyond the baseline and tie higher points to clearly defined livability features (e.g., baseline deed-restricted = 3 points; enhanced deed-restricted = 4–5 points)
 - b. Density incentive: Provide a density bonus or Floor Area Ratio (FAR) exclusion for deed-restricted ADUs—e.g., exclude up to a capped amount from density accounting (e.g. “up to 500 sq ft”) while optionally allowing the unit itself to be larger if it fits within broader development standards.
 - i. Any density allowances would be achieved through Town-provided density and remain subject to the Joint Upper Blue Master Plan and the intergovernmental agreement (IGA) with Summit County.

Public outreach/engagement

This item is policy-focused and no formal public outreach has been conducted to date. Should Council direct staff to proceed with code amendments, public outreach will be incorporated into the future review process.

Financial Implications

- Existing fee waivers are already incorporated into Town practice.
- No new financial commitments are proposed at this time.
- Potential future incentives would require further analysis.

Equity Lens

Providing a broader range of ADU options may:

- Increase housing availability.
- Support seasonal and year-round workforce needs
- Improve access to smaller and more attainable housing types.

At the same time, maintaining incentives for deed-restricted units ensures continued alignment with the Town’s workforce housing goals.

Staff Recommendation

Staff is seeking general policy direction rather than approval of a specific proposal.

ADU Policy Questions for Council:

1. Does Council agree that the existing ADU regulations and Development Code definitions should be amended to reduce barriers to the development of ADUs?
2. Does Council support shifting from a required deed-restriction model to a two-pathway approach that allows for an unrestricted ADU and an incentivized ADU pathway?
3. Does the Council support staff developing livability standards for deed-restricted ADUs to ensure a quality living environment without discouraging development?
4. Does Council support the incentives identified by staff for deed-restricted ADUs? Are there any additional incentives Council would like staff to consider?