



Planning Commission Regular Meeting

Tuesday, April 21, 2026, 5:30 PM

Town Hall Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

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

I. CALL TO ORDER, ROLL CALL (5:30 PM)

- A. LOCATION MAP
- B. APPROVAL OF MINUTES
- C. APPROVAL OF AGENDA

II. PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES (NON-AGENDA ITEMS ONLY; 3-MINUTE LIMIT PLEASE) (5:35 PM)

III. CONSENT CALENDAR (5:40 PM)

- A. BEAVER RUN SUMMER TENT (CS) 620 VILLAGE ROAD: PL-2026-0060

IV. OTHER MATTERS (5:45 PM)

- A. TOWN COUNCIL SUMMARY

V. ADJOURNMENT (6:00 PM)



NOT TO SCALE



Beaver Run Summer
2026 Conference and
Event Tents, 620 Village
Rd.

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

Planning Commission Staff Report

- Subject:** Beaver Run Summer 2026 Conference and Events Tents
(Class C Minor; PL-2026-0060)
- Proposal:** Install a main tent (40'x100' = 4,000 sq. ft.) by contractor Tents and Events, a food service/kitchen tent (20'x40' = 800 sq. ft.), an entryway tent (10'x10' = 100 sq. ft.) and a walkway/connector tent from main tent to the service/kitchen tent (10'x10' = 100 sq. ft.) for use from June 4th – Sept 30th and to be removed before October 5th, 2026. The tent will provide additional space for on-site conferences and functions. This tent has been used previously with the same design and location.
- Address:** 620 Village Road
- Legal Description:** Beaver Run Resub, Lots 3A and 3B
- Project Manager:** Caleb Swartz, Planner I
- Date:** April 14, 2026 (For meeting of April 21, 2026)
- Applicant/Owner:** Jonathan Arvelo, Beaver Run Resort
- Land Use District:** 23: Residential: 20 UPA and Commercial: 1:3 FAR
- Site Conditions:** The site is a flat, paved parking lot adjacent to the existing Beaver Run Conference Center. There are no significant development constraints.
- Adjacent Uses:** North: Cedars Condominiums South: Forest Service / Ski Area
East: Forest Service / Ski Area West: Beaver Run Condominiums

Item History

The conference and events tent has been permitted and installed in this location since 1994. The last Development Permit for the tent was issued on March 26, 2025 (PL-2025-0039), which expired September 30, 2025.

Staff Comments

Policy 36 (Absolute) Temporary Structures: The Breckenridge Development Code requires that Temporary Tents for Private Events abide with Development Code provision: 9-1-19-36A: Policy 36 (Absolute) *Temporary Structures*, adopted in 2015 and amended in 2017. Staff has analyzed the application as it relates to Policy 36 below:

F. Temporary Tents for Private Events: ...

(2) Special Rules For Temporary Tents Located Upon Certain Properties: Temporary tents may be allowed for the following properties if authorized by a class C development permit, subject to the following terms and conditions. For properties that are subject to this subsection F(2), the provisions of subsection F(1) of this section do not apply.

a. This subsection F(2) applies only to temporary tents to be erected on the following categories of properties: hotel/lodging/inn and condominium properties. For this subsection F(2) to apply a

property must contain a minimum of four (4) acres, or have a minimum of fifty (50) residential single-family equivalents of approved and developed density.

The property is 6.18 acres. Additionally, the Beaver Run Resort has 678,644 sq. ft. of mixed use density on-site and therefore is well over the minimum (50) residential SFE requirement. Staff does not have any concerns.

b. A temporary tent shall be used solely in connection with the holding of a private event;

The proposed use of the tent is for private events held by Beaver Run Resort. Staff does not have any concerns.

c. At the option of the applicant, either:

1. One temporary tent permit per calendar year may be issued per property for a maximum duration of one hundred fifty (150) consecutive days; or

2. Two (2) temporary tent permits per calendar year may be issued per property for a maximum duration of forty five (45) consecutive days each;

The applicant is requesting a single permit for 123 days of use. The tent is proposed to be erected on June 4th and removed no later than October 5th, 2026.

d. Temporary tents authorized under this subsection F(2) may only be erected after the close of the ski season at the Breckenridge Ski Resort and before start of the next ski season at the Breckenridge Ski Resort;

Breckenridge Ski Resort has already closed Peak 9 for the 2025-2026 ski season as of the drafting of this report. The tent is to be erected on June 4th, so the skier parking in the location of the temporary tent will not be needed.

e. No temporary tent approved pursuant to this subsection F(2) may exceed five thousand five hundred (5,500) square feet in size; and

The total area of the proposed tents and walkway ramp is 5,000 square feet and is below the 5,500 square foot maximum. Staff has no concerns.

f. A temporary tent may not be placed in a location that will interfere with approved circulation on the subject property, or be located on required parking or landscaping.

The tents are proposed to be placed on the south edge of the Beaver Run Conference Center parking lot, adjacent to the United States Forest Service access easement and Breckenridge Ski Resort. The main tent is oriented lengthwise northeast to southwest. The conference and events tent is proposed in the same location it has been permitted and installed since 1994. The application has been referred to the Red, White and Blue Fire Department, who also require a Tent Permit to ensure life-safety concerns and emergency service access and structural requirements are met prior to the tent being erected. Staff does not have any concerns.

(3) Conditions of Approval: Without limitation, the conditions of approval of a development permit issued under this subsection F may include, if determined to be appropriate by the director or the planning commission:

a. *Proper upkeep of the temporary tent; and*

b. *The requirement that the permittee provide a monetary guarantee to the town, in a form acceptable to the town attorney, ensuring the complete removal of the temporary tent, site cleanup, and site revegetation, when the permit expires without being renewed, or is revoked.*



Tent as erected in 2023.

Staff does not expect any issues with upkeep or removal of the temporary tent, site cleanup, or revegetation. The site is completely hardscaped and has been cleaned after tent removal in previous years.

Point Analysis: The proposal meets all Absolute policies of the Development Code. Staff does not find any reason to assign positive or negative points to this application under any Relative policies.

Staff Action

The Community Development Department has approved the Beaver Run Summer 2026 Conference and Events Tent, PL-2026-0060, located at 620 Village Road, with the attached Findings & Conditions.

TOWN OF BRECKENRIDGE

Beaver Run Summer 2026 Conference and Events Tents
620 Village Road
Beaver Run Resub, Lots 3A and 3B
PL-2026-0060

FINDINGS

1. The project is in accordance with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **April 14, 2026** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and approved on **April 21, 2026** by the Town Council as to the nature of the project.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. **This permit is valid from June 4th – October 5th, 2026.** In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the permit shall be become null and void.
4. **Applicant shall obtain a building permit prior to installation of the temporary tent.**
5. **Applicant shall obtain a temporary tent permit from the Red, White and Blue Fire Department prior to installation of the temporary tent.**
6. This permit contains no agreement, consideration, or promise that a certificate of compliance will be issued by the Town. A certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
7. **At all times during the erection of the temporary tent, the permittee must ensure proper upkeep of the tent. Prior to expiration of this permit, the tent must be removed, and the site cleaned of all trash and debris associated with the tent.**



Beaver Run Resort

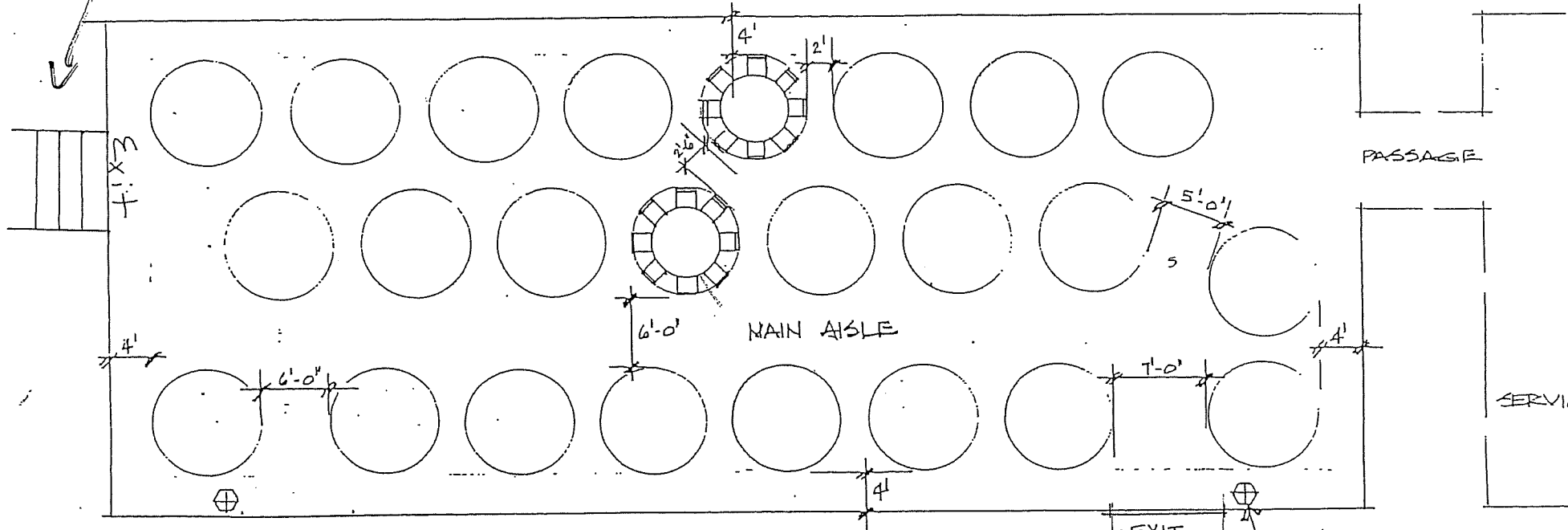
Village Road

Tent
Location



REFER TO ATTACHED
CODE NOTES FOR
STAIRS, HANDRAILS, GUARDS

PROPANE



BEAVER RUN RESORT
TENT LAYOUT W/ROUND TABLES

NOSMOKING & EXIT SIGNS
OCCUPANCY LOAD 200

EXIT

Entrance Ramp

FIRE EXTINGUISHER
(TYP. FOR 3)

$X = 107 \div 2 = 53.5' > 50'$
SCALE: 1" = 10'

RECEIVED
5499

USFS SIGN #1

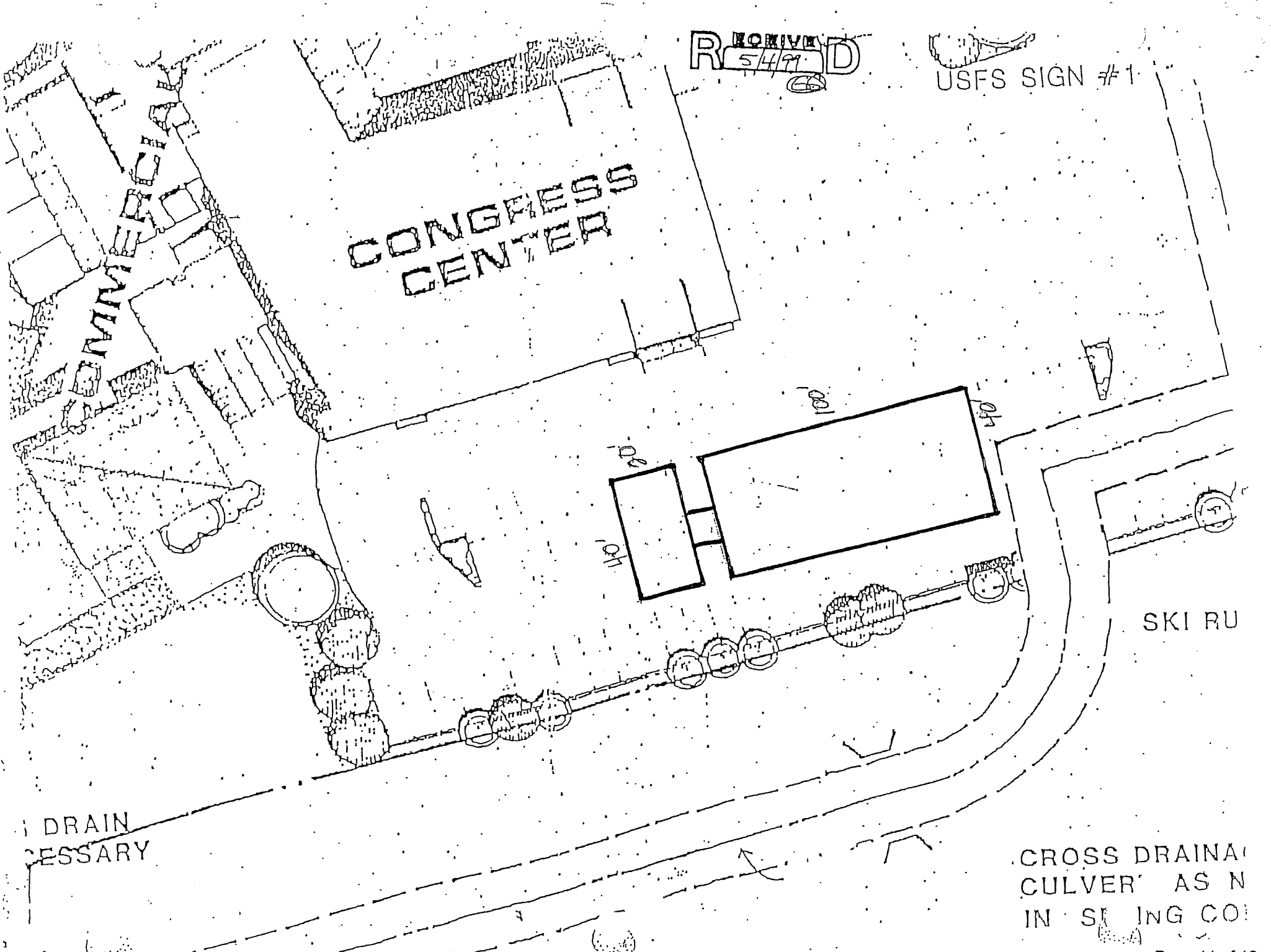
CONGRESS
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MAIN

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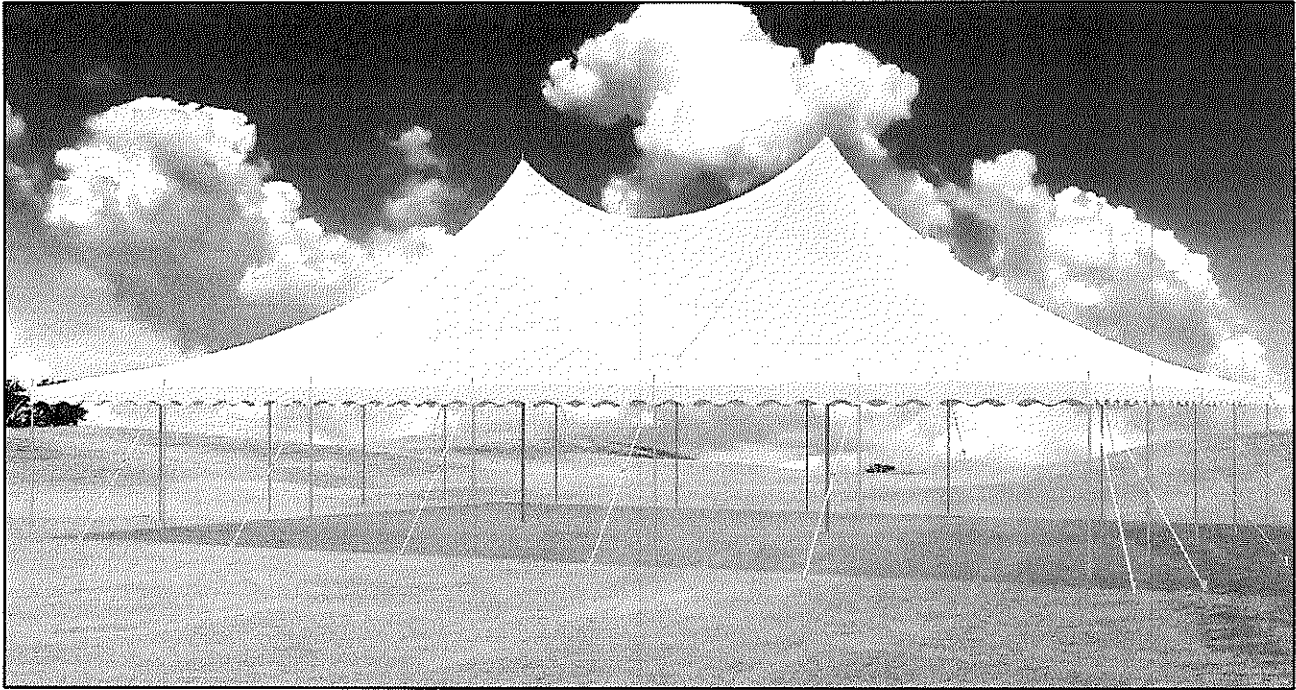
CROSS DRAINAGE
CULVERT AS N
IN SIGNING CO



Installation Instructions

Century® Mate Expandable

30' & 40' Wide



Please read all of the installation instructions before the installation or removal of this product.



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