



Planning Commission Regular Meeting

Tuesday, July 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 (5:30PM)

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

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

III. CONSENT CALENDAR (5:40PM)

- A. PATEK REMODEL CEDARS TOWNHOME UNIT 24 (CC), 505 VILLAGE RD UNIT 24; PL-2026-0115

IV. WORK SESSIONS (5:45PM)

- A. COMPREHENSIVE PLAN STRATEGIC GROWTH AND UNDERUTILIZED PARCEL ANALYSIS WORK SESSION

V. OTHER MATTERS (7:15PM)

- A. TOWN COUNCIL SUMMARY
- B. FRAUDULENT EMAIL NOTICE

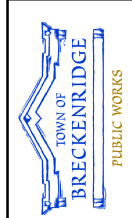
VI. ADJOURNMENT (7:30PM)



Patek Remodel Cedars
Townhome Unit 24, 505
Village Rd. Unit 24



Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

Mike Giller	Mark Leas	Matt Smith	Allen Frechter
Ethan Guerra	Elaine Gort	Susan Propper	

APPROVAL OF MINUTES

With no changes, the June 16, 2026 minutes were approved.

APPROVAL OF AGENDA

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

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None.

CONSENT CALENDAR:

1. Stillson (Stables Village) Minor Master Plan Amendment (CS) 710 Wellington Road; PL-2026-0129
2. Gonzolez Addition (CS) 128 Royal Tiger Road; PL-2026-0134

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

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 5:50 p.m.

Susan Propper, Chair

Class C Minor Development Staff Report

Project Title:	Patek Remodel Cedars Townhome Unit #24	
Proposal:	Remodel and addition of 67 sq. ft. at Unit 24 at Cedars Townhomes. Add dormer to top floor, add bathroom, laundry, and remodel kitchen. Remove dividing wall and change two bedrooms into one bedroom.	
PC#:	PL-2026-0115	
Project Manager:	Clif Cross, Planner II	
Date of Report:	July 17, 2026	
Owner/Applicant:	Cedars 24 LLC, Jewell Patek	
Agent/Applicant:	Bryan Scott-Williams, BSW Design & Construction	
Proposed Use:	Residential - Townhome	
Address:	505 Village Road, Unit #24	
Legal Description:	Site 24 Cedars at Breckenridge Townhomes	
Site Area:	857 sq. ft.	0.02 acres
Land Use District (2A/2R):	LUD 23; 20 UPA; Residential - Multi-family, Lodge, or Hotel	
Existing Site Conditions:	The townhome lot is developed with the existing Unit 24 with 1,816 sq. ft. of density and a 352 sq. ft. garage. The development is bordered by Trails End Condos to the north, Beaver Run Parking lot to the south, Ski Area to the east, and Village Road ROW to the west. Unit 24 is between townhomes units 22 and 26 and backs up to the HOA's open space.	
Density (3A/3R):	In 2022, the Town adopted a new definition of Density under Policy 3 and eliminated Policy 4 Mass. For this project, what was previously considered Mass is now considered Density. Calculated allowed Density remains the same at 99 SFEs x 1600 sq.ft.= 158,400 sq.ft. allowed for the entire Cedars Townhome Subdivision.	
	Density of the Entire Cedars Townhomes:	
	Allowed under recorded plat:	158,400 sq. ft.
	Density after proposed addition:	109,900 sq. ft.
	Remaining density:	48,500 sq. ft.
	Existing:	2,168 sq. ft. (with garage)
	Proposed:	2,235 sq. ft. (with garage)
Areas:	Existing	Proposed
Level 1 (Lower Level & Garage):	352 sq. ft.	352 sq. ft.
Level 2 (Main Level):	760 sq. ft.	760 sq. ft.
Level 3 (Upper Level):	768 sq. ft.	768 sq. ft.
Level 4 (Loft):	288 sq. ft.	355 sq. ft.
Total:	2,168 sq. ft.	2,235 sq. ft.
Bedrooms:	3 bedrooms	2 bedrooms
Bathrooms:	2.5 bathrooms	4 bathrooms
Height (6A/6R):	No change	
Lot Coverage/Open Space (21R):	No change	
Parking (18A/18/R):	Required: 1.5 spaces per unit.	No additional parking is required.
Snowstack (13A/13R):	No change	
Fireplaces (30A/30R):	Removal of one (1) fireplace and installation of electric fireplace	
Setbacks (9A/9R):	No change	
Architectural Compatibility (5/A & 5/R):	The proposed residence will be architecturally compatible with the neighborhood.	

Exterior Materials:	Exterior colors and materials are to match existing Cedars Townhomes siding deminsions, asphalt shingles, paint colors, windows, and exterior lighting. The roof material on the new dormer will be a black standing seam metal roof.
Landscaping (22A/22R):	No change
Defensible Space:	No change
Drainage (27A/27R):	No change
Driveway Slope:	No change
Point Analysis (Sec. 9-1-17-3):	Staff conducted a point analysis and found no reason to award positive or negative points. The application meets all Absolute and Relative Policies of the Development Code.
Staff Action:	The Community Development Department has approved the Patek Remodel Cedars Townhome Unit #24, PL-2026-0115, with the attached Findings and Conditions.
Comments:	This project qualifies as a Class C review due to the change of character to the exterior of the structure of a multi-family building.

TOWN OF BRECKENRIDGE

**Patek Remodel Cedars Townhome
Site 24 Cedars at Breckenridge Townhomes
505 Village Road, Unit 24
PL-2026-0115**

STAFF RECOMMENDATION:	Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.
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FINDINGS

1. The project is in accord 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 **July 17, 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 at the hearing on the project held on **July 21, 2026**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

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 expires eighteen (18) months from date of issuance, on **January 28, 2028**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

7. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

8. Applicant shall submit proof of ownership of the project site.
9. **Applicant shall submit and obtain approval from the Town of a construction staging plan indicating construction fencing installed at the disturbance envelope boundary, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No construction staging is permitted within a public right-of-way without Town permission obtained through a right-of-way permit. If permission is obtained to allow parking within the public right-of-way, the following best practices must be observed: cars must first be parked in spaces available within the construction site, cars along the right-of-way must be consolidated to one side of the road, and cars parked in the right-of-way must be moved daily. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit. Parking violations noted in this condition may be given one warning, after which the Town will fully enforce Town Code 7-1-2 Section 1204 through the penalty of ticketing and fines to be issued by the Breckenridge Police Department as described in Traffic Code 7-1-7.**
10. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.
11. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Building Permit.***

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

12. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
13. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
14. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
15. **Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.**
16. Applicant shall screen all utilities.
17. **All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a**

maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.

18. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
19. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
20. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
21. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
22. **Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.**

(Initial Here)

**CEDARS TOWNHOMES ARCHITECTURAL CONTROL COMMITTEE
BRECKENRIDGE, COLORADO**

6/25/2026

Jewell and Heather Patuek
PO Box 1933
Jefferson City, MO 65102

RE: ACC Approval
Unit # 24
The Cedars Town Homes
Lot 18, Four Seasons of Breckenridge Village, Filing No. 2,
Town of Breckenridge
Summit County, Colorado

Dear Jewell and Heather,

Thank you for submitting your proposal for Cedars ACC approval. The Committee members have reviewed your project proposal for unit # 24. The proposed project which involves adding a dormer to your existing attic space, combining the 2 small bedrooms back to 1 bedroom, removing a main floor bathroom, and adding a ½ bath and W/D to the bedroom level as well as updates to the kitchen and other living areas as detailed in the 6/23/26 BSW architecture document is approved. The additional 67 square feet realized with the dormer is also approved. The following conditions apply:

- 1) It is your responsibility to ensure that you apply for your proposed project to the Town of Breckenridge Planning Department with a Class 'D' Modification application and include a copy of this approval letter. Typically, your architect should make the submittal. Building permits must be acquired from the Town of Breckenridge Building Department for all projects.
- 2) If any additional exterior changes or density changes need to be made prior to or during the construction, someone on the architecture committee must be contacted.
- 3) All new roofing and/or waterproofing, exterior siding, stone, new decking, and new windows must conform to the standard materials and detailing of the Cedars Townhomes Remodel project of 2003 and the reroofing and painting project of 2022.
- 4) All gutters, drainage, heat tape must meet or exceed the existing to comply with the details in the Cedar Townhomes roofing project of 2022.
- 5) It is your responsibility to verify with a licensed surveyor any extensions including decks and patios are within your property lines.

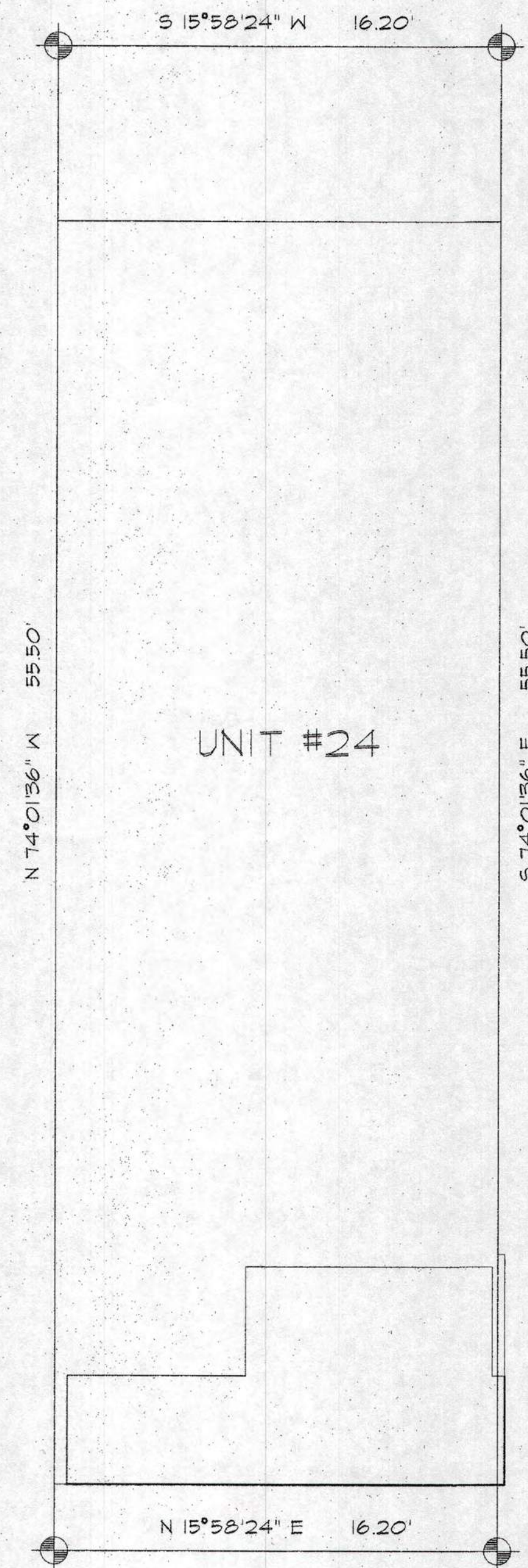
This approval is valid for up to 24 months from the above approval date. Please send an electronic version of your building permit to Woodwinds.

Good luck on the successful completion of your remodel project.

Sincerely,

The Cedars Architectural Control Committee
BJ Austin, Steve Carr, Chuck Marien, Susan Townsley, John Weihe

cc Woodwinds Property Management Company
Clif Cross - Town Planner



SITE PLAN
SCALE: 1/4" = 1'-0"

INDEX OF DRAWINGS

- | | |
|-----|------------------------------|
| A.1 | COVER SHEET / SITE PLAN |
| A.2 | EXISTING FLOORPLAN |
| A.3 | EXISTING ELEVATION & SECTION |
| A.4 | DEMOLITION PLAN |
| A.5 | PROPOSED FLOORPLAN |
| A.6 | PROPOSED ELEVATION & SECTION |
| A.7 | FRAMING PLAN |

REMODELING OF

UNIT #24 @ CEDARS BRECKENRIDGE, COLORADO

GENERAL NOTES

1. THE FOLLOWING GENERAL NOTES, ABBREVIATIONS AND LEGENDS OF MATERIALS APPLY TO ALL DRAWINGS FOR THE PROJECT.
2. THESE DRAWINGS AND ALL COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. THEY MAY BE USED ONLY FOR THIS PROJECT AND MAY NOT BE COPIED WITHOUT THE ARCHITECT'S APPROVAL.
3. IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND EXISTING CONDITIONS, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, INCLUDING VERIFICATION OF EXISTING ITEMS SHOWN EXISTING CONDITIONS (TOPOGRAPHY, BUILDINGS, UTILITIES, ETC.) ARE INDICATED AS TO LOCATION AND EXTENT AS PROVIDED TO THE ARCHITECT BY THE OWNER OR GOVERNMENT AGENCIES, OR OTHER CONSULTANTS, UNLESS NOTED OTHERWISE. THE ARCHITECT HAS NOT MADE AN EXHAUSTIVE DETAILED SURVEY OF EXISTING CONDITIONS, AND THE DRAWINGS MAY NOT INDICATE ALL ACTUAL CONDITIONS, HIDDEN OR OTHERWISE.
6. ALL EXISTING WORK IS NOTED AS "EXISTING" OR "EXIST". ALL NEW WORK IS NOT NOTED AS "NEW" UNLESS NOTED OTHERWISE FOR PURPOSES OF CLARITY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A DILIGENT EFFORT TO LOCATE AND DETERMINE THE EXTENT OF ANY PROBABLE CONCEALED UTILITIES BEFORE COMMENCING THE WORK INCLUDING, BUT NOT LIMITED TO, CONTACTING THE APPROPRIATE GOVERNMENT AUTHORITIES.
8. DO NOT SCALE THE DRAWINGS.



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Patek Remodel
Cedars Unit #24
505 Village Rd
Breckenridge, CO 80424

DRAWINGS PROVIDED BY:

DATE:

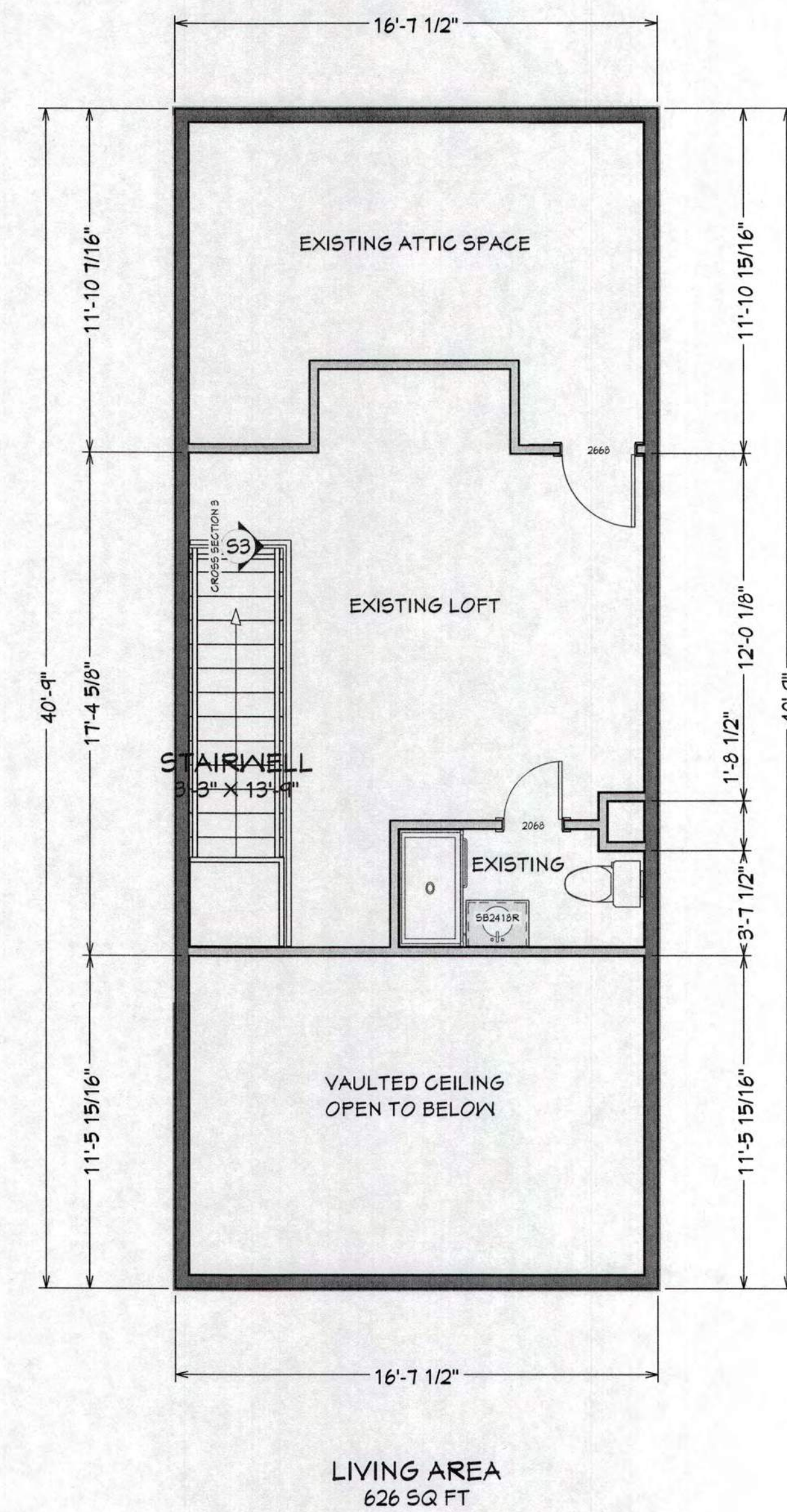
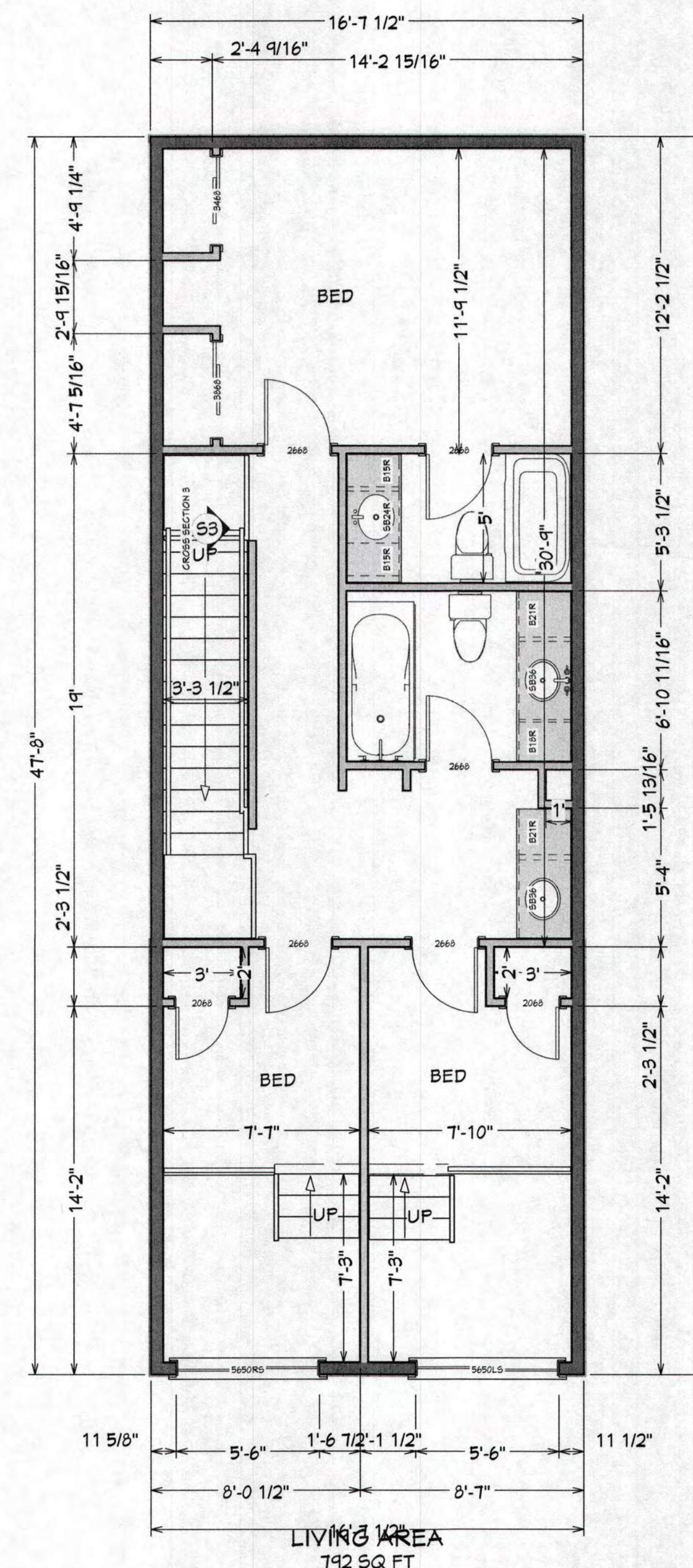
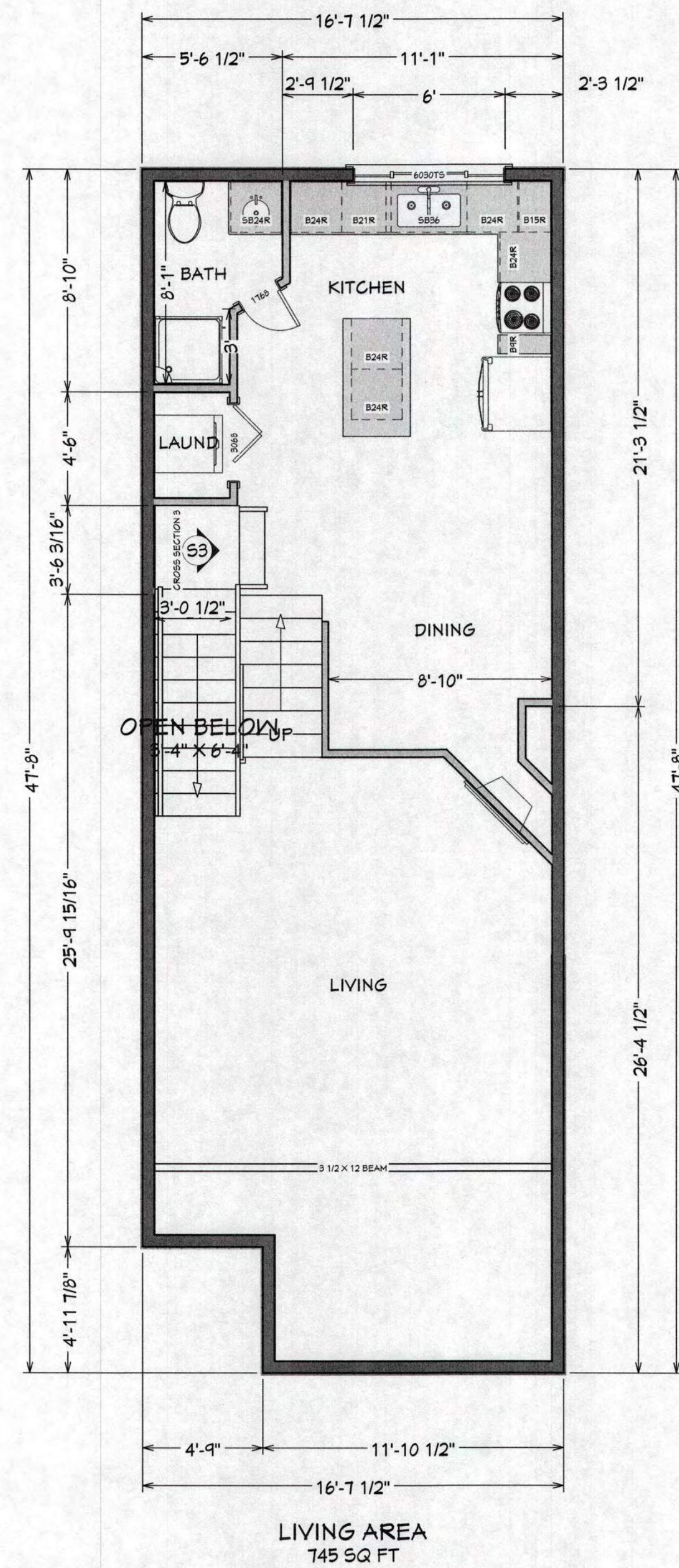
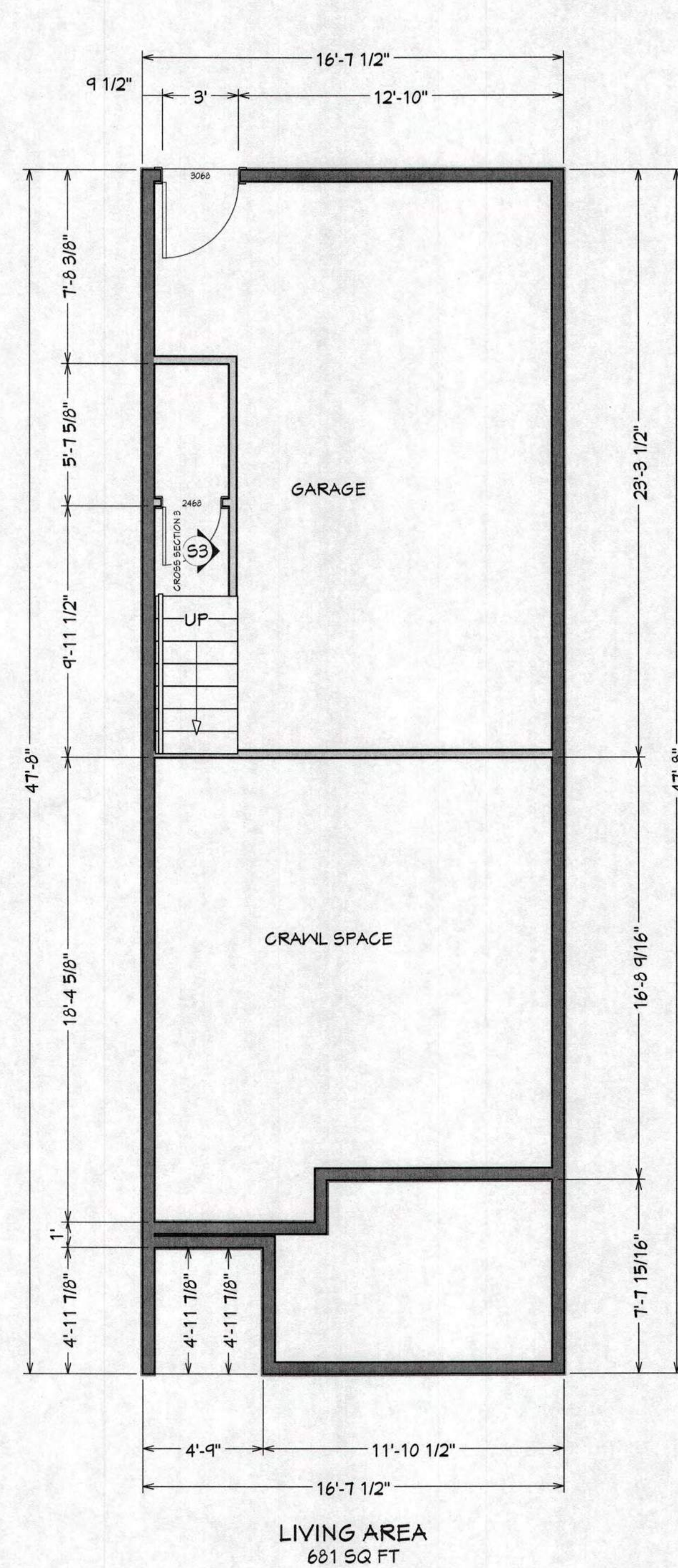
5/29/2026

SCALE:

1/4" = 1'

SHEET:

A-1

[illegible]

EXISTING FLOOR PLANS

Patek Remodel
Cedars Unit #24
505 Village Rd
Breckenridge, CO 80424

DRAWINGS PROVIDED BY:

DATE: _____

5/29/2026

SCALE:

$$1/4'' = 1'$$

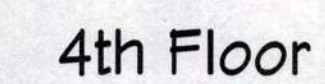
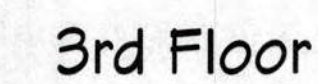
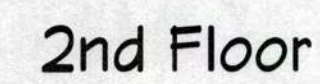
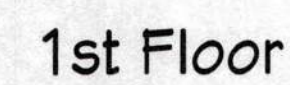
SHEET:

A-2



Patek Remodel
Cedars Unit #24
505 Village Rd
Breckenridge, CO 80424

A-3





REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION

Patek Remodel
Cedars Unit #24
505 Village Rd
Breckenridge, CO 80424

DRAWINGS PROVIDED BY:

DATE:

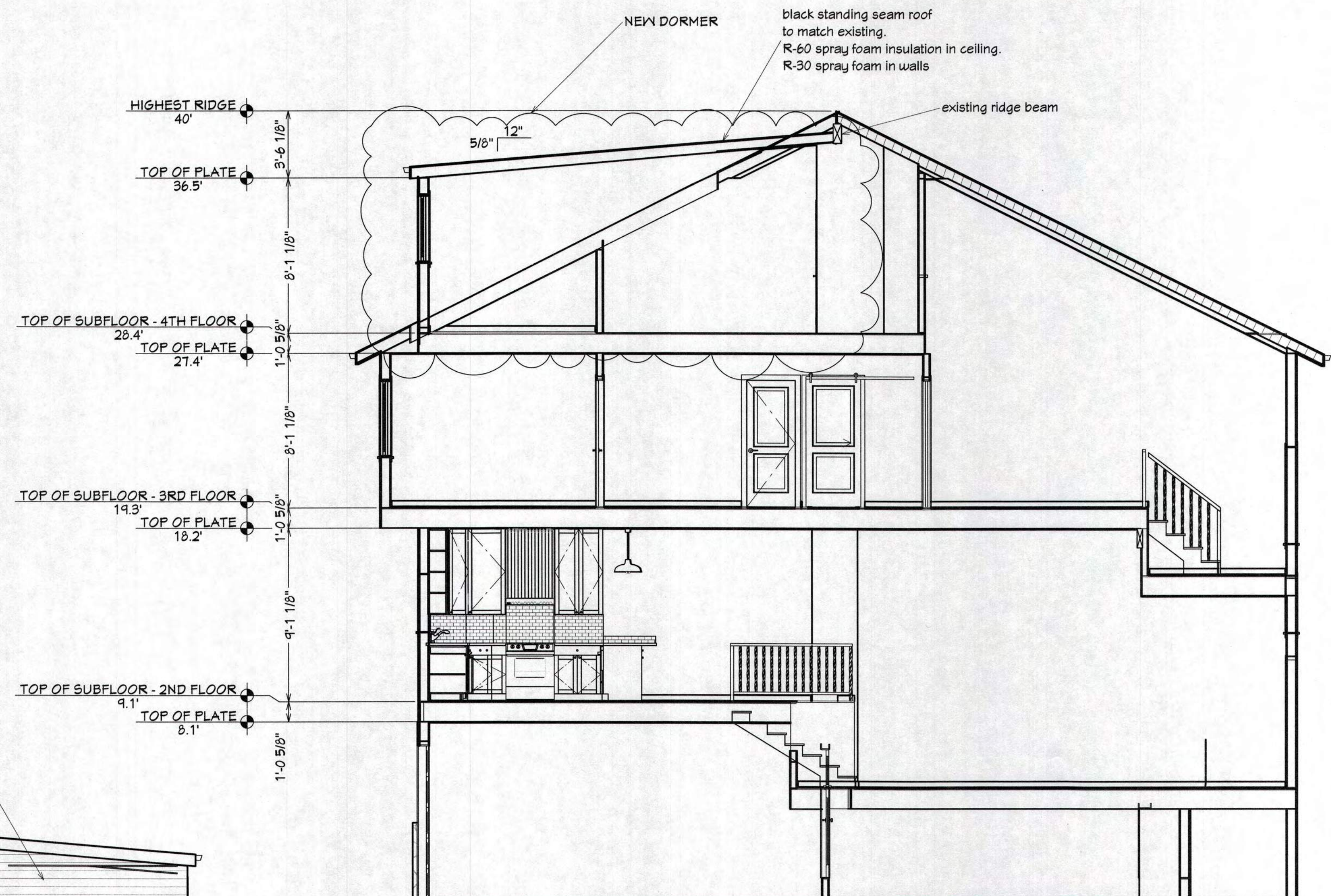
5/14/2026

SCALE:

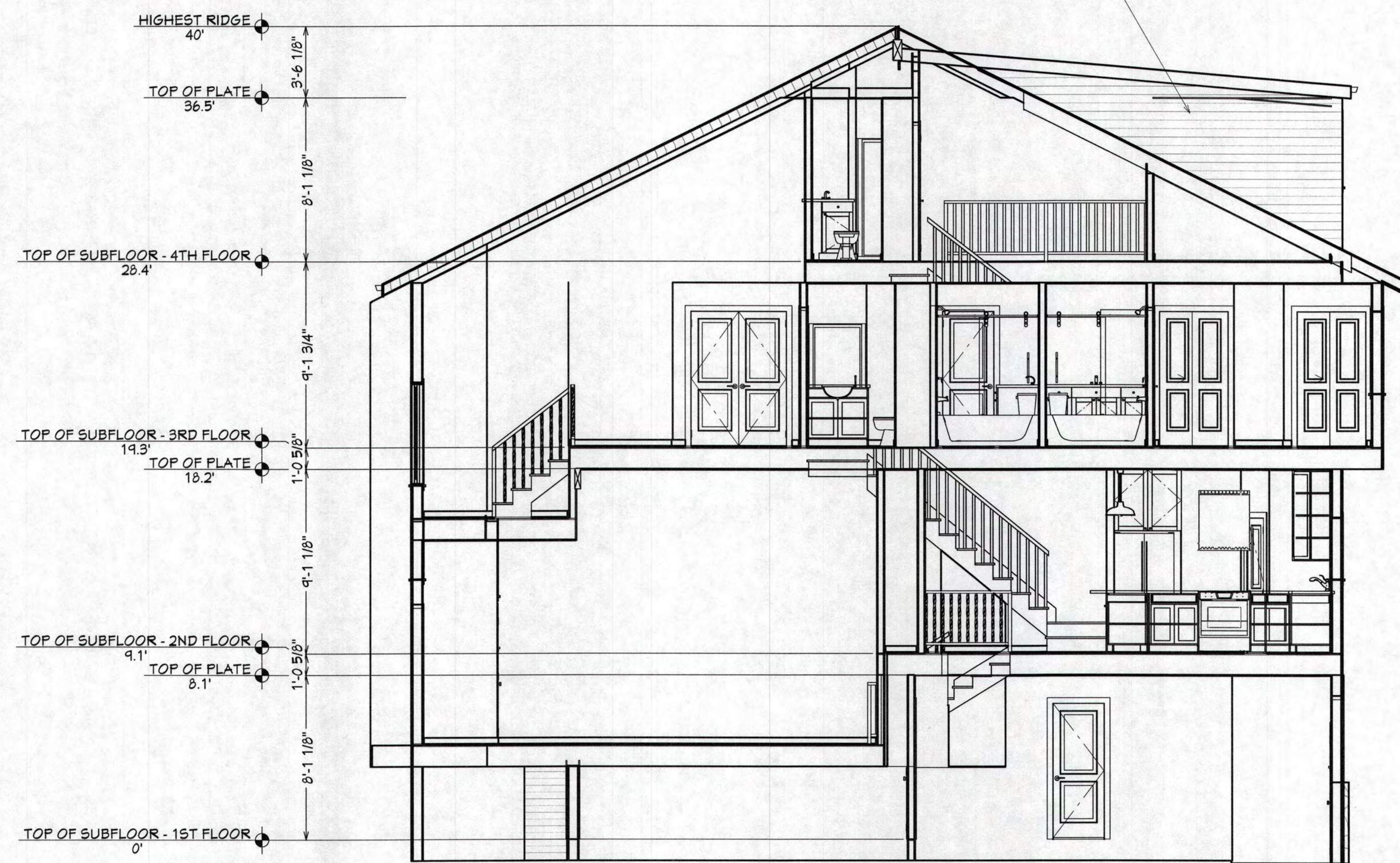
1/4" = 1'

SHEET:

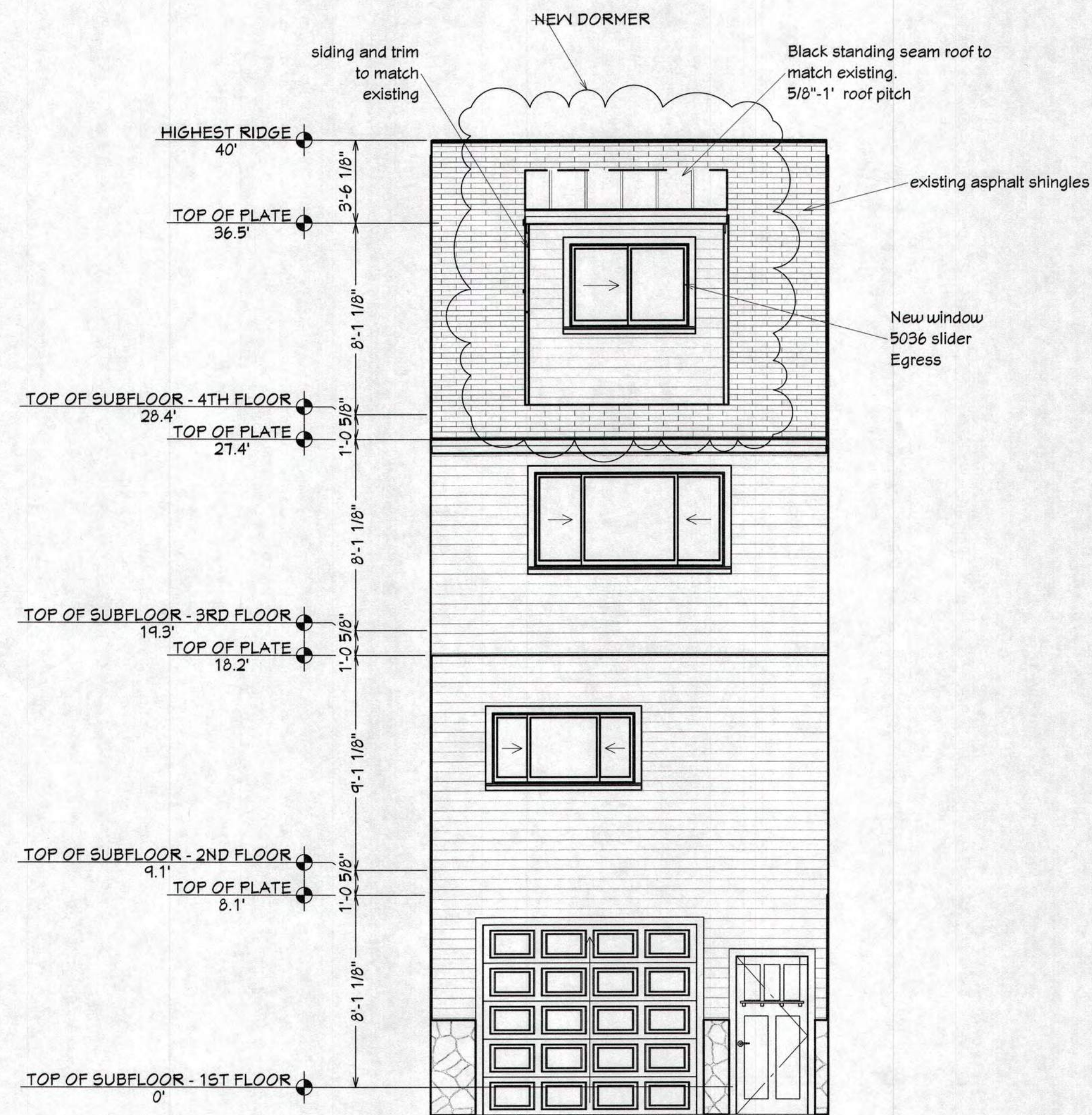
A-4



Elevation 2



Elevation 3



Elevation 1



Camera 9



Camera 8



REVISION TABLE	REVISION	DATE	DESCRIPTION
NUMBER	DATE	REVISION	DESCRIPTION

Patek Remodel
 Cedars Unit #24
 505 Village Rd
 Breckenridge, CO 80424

DRAWINGS PROVIDED BY:

DATE:

5/14/2026

SCALE:

1/4" = 1'

SHEET:

A-5

GENERAL NOTES

SOIL BEARING CAPACITY
SNOW LOAD
FLOOR LIVE LOAD
EXTERIOR DECK LIVE LOAD
WIND LOAD
EXPOSURE
FROST

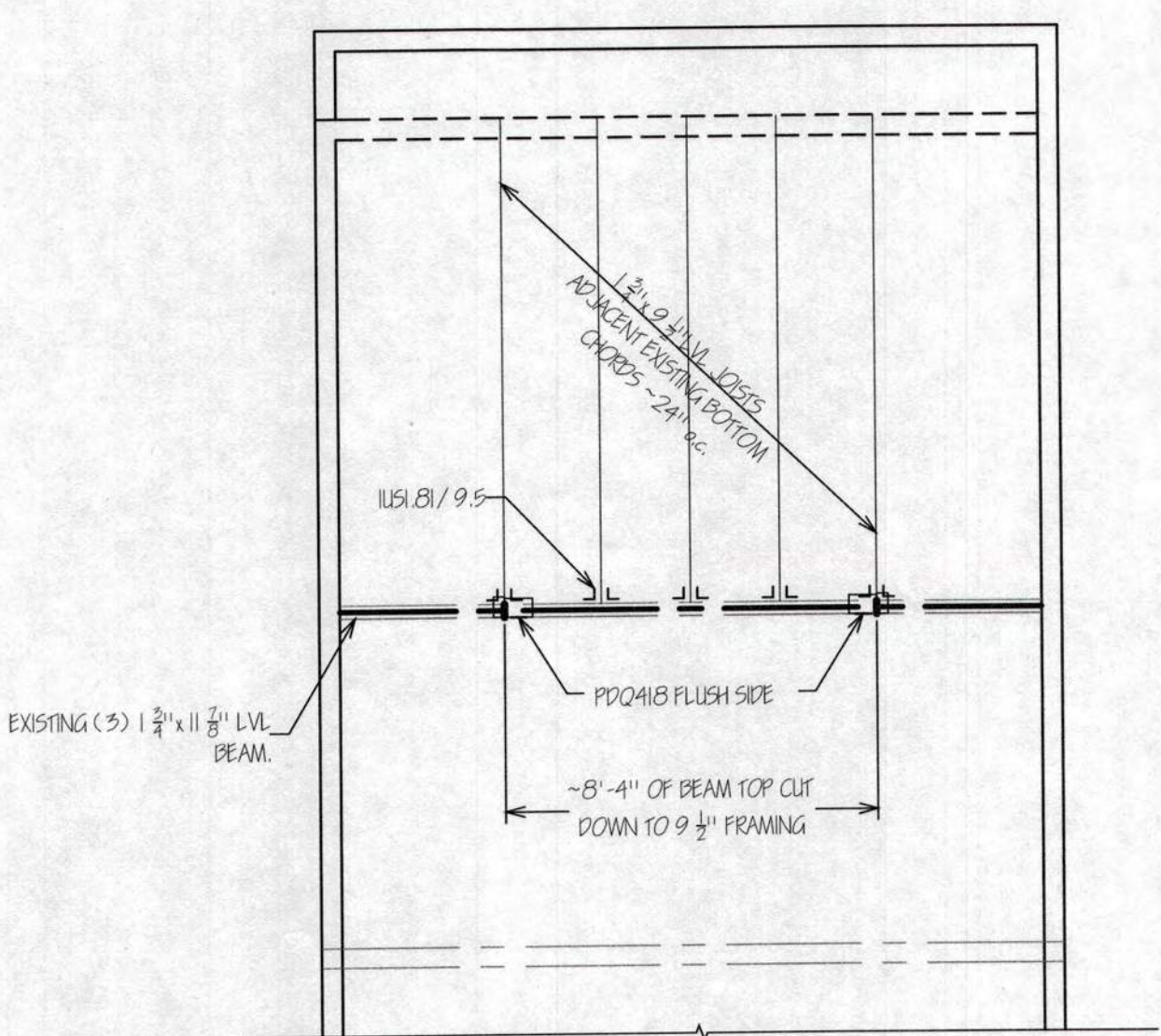
FLOOR FRAMING NOTES

- N.A. 1. INFILL 9 1/2" JOISTS BC15000
90 psf
40 psf
N.A. 2. 3/4" OSB STURDIFLOOR SHEATHING GLUED AND
NAILED PER IRC TABLE R602.3(1)
100 mph
"C"
N.A. 3. ANY SUBSTITUTIONS MUST BE PRE-APPROVED
BY THE ENGINEER OF RECORD

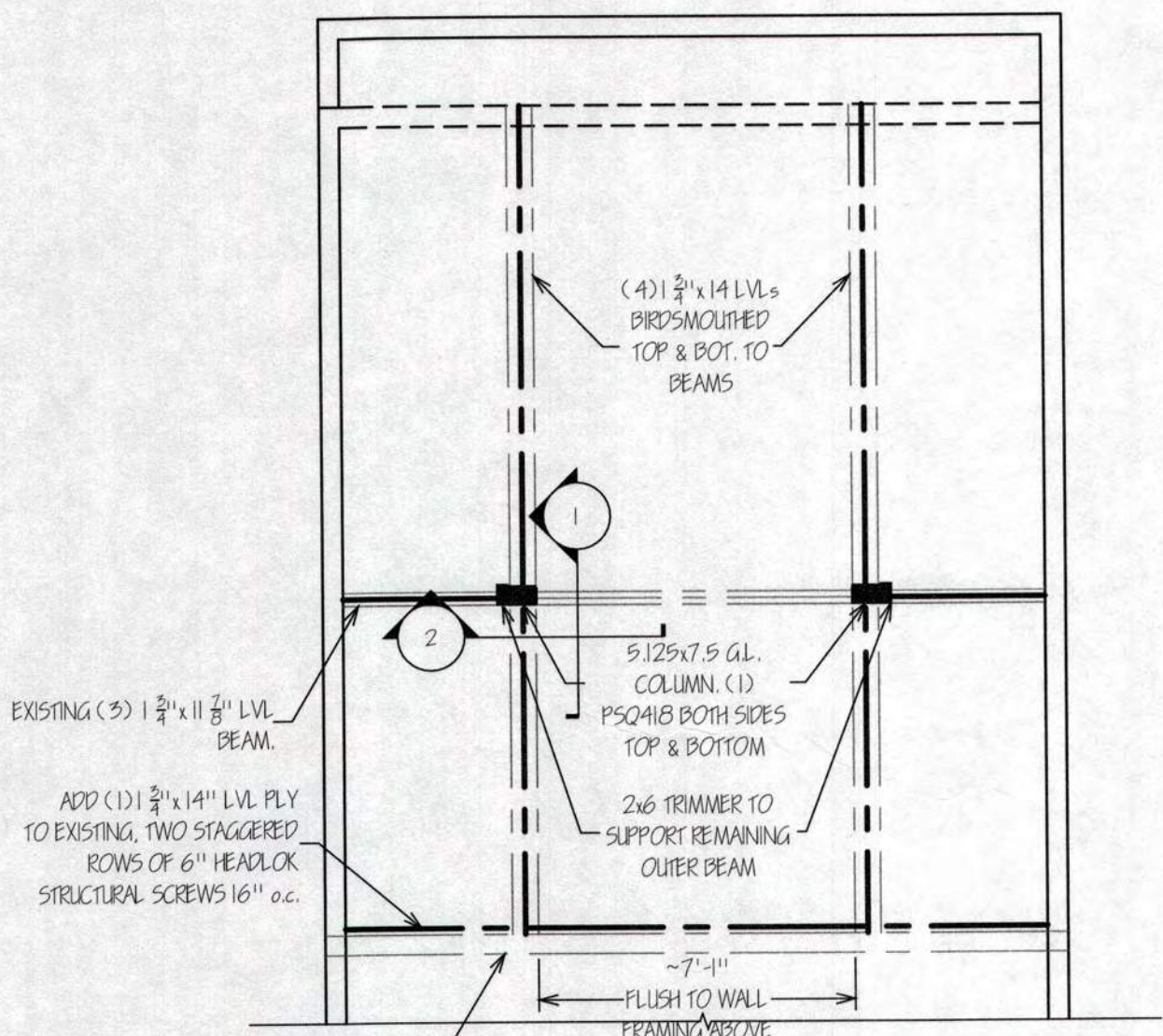
ROOF FRAMING NOTES

1. ROOF RAFTERS 9 1/2" BC15000
2. ROOF SHEATHING 3/8" APA RATING EXPOSURE 1 (<49/60) SPAN RATING. FASTEN WITH 10d NAILS
SPACED 6" o.c. EDGES, 12" o.c. MAX SPACING
3. RE: ARCHITECTURAL PAGES FOR ROOF SLOPES AND PLATE HEIGHTS

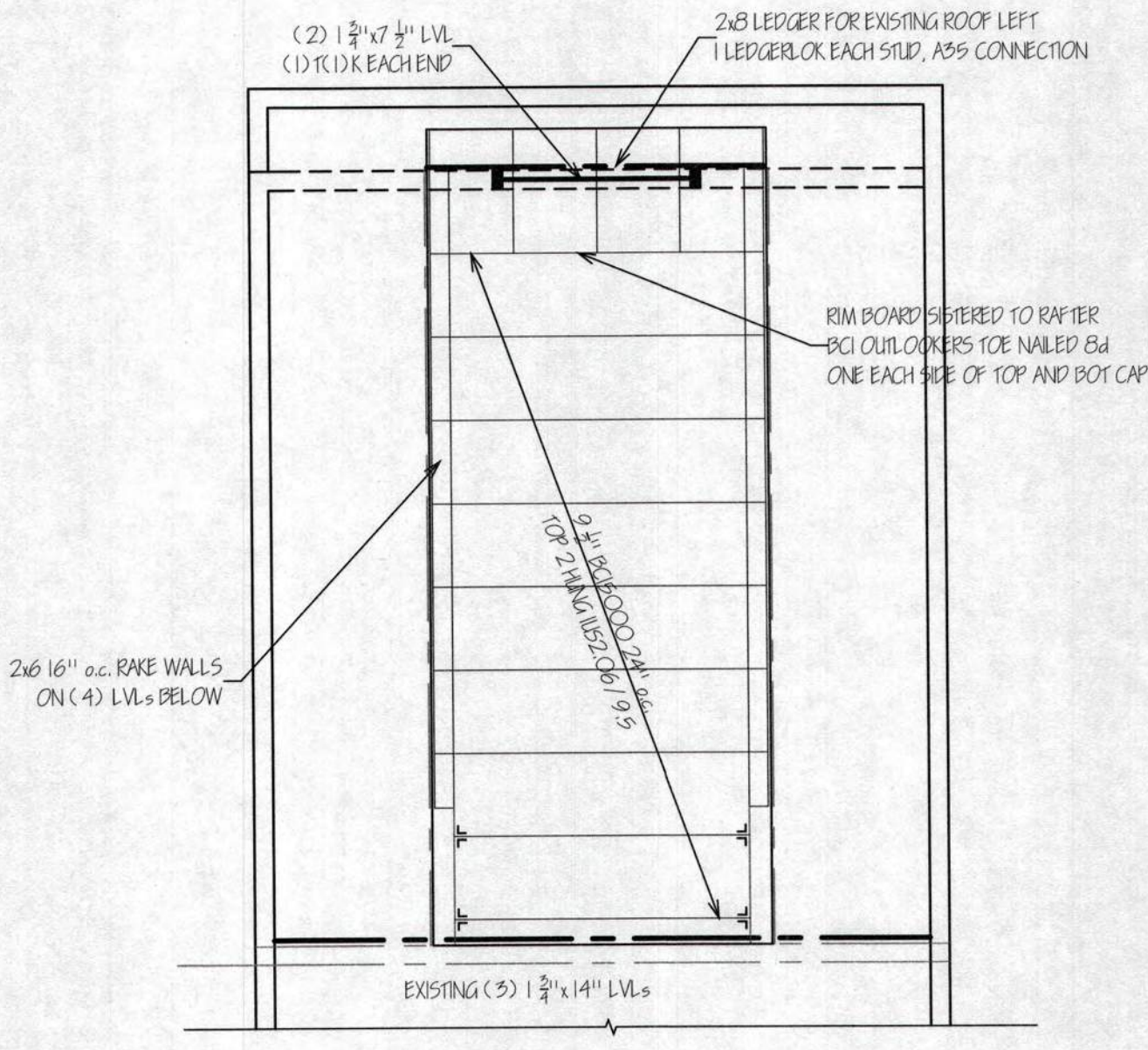
ANY AND ALL DEVIATIONS OR SUBSTITUTIONS MUST BE
APPROVED BY THE ENGINEER OF RECORD PRIOR TO
INSTALLATION AND/ OR PLACEMENT



FLOOR FRAMING
SCALE 3/8" = 1'

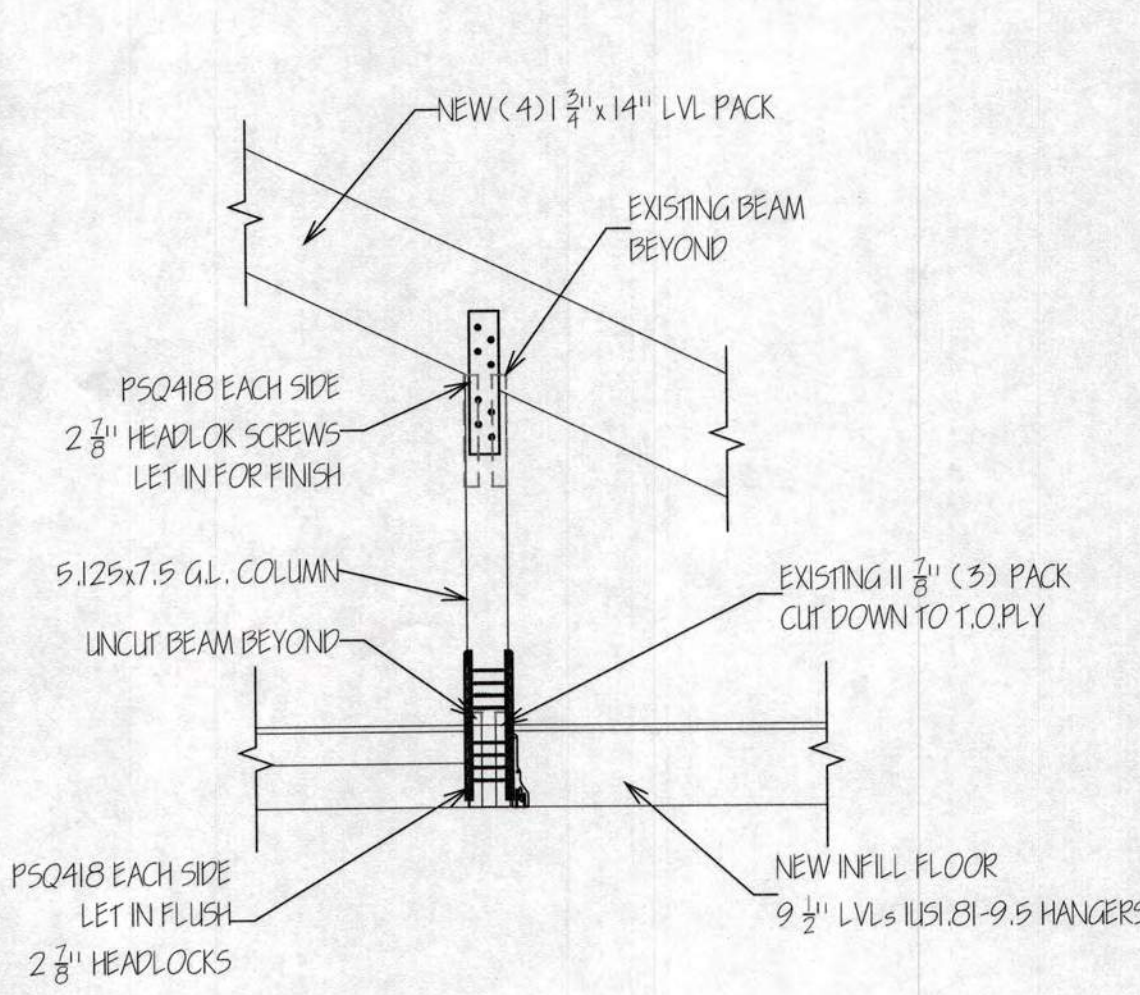


ROOF SUPERSTRUCTURE FRAMING
SCALE 3/8" = 1'

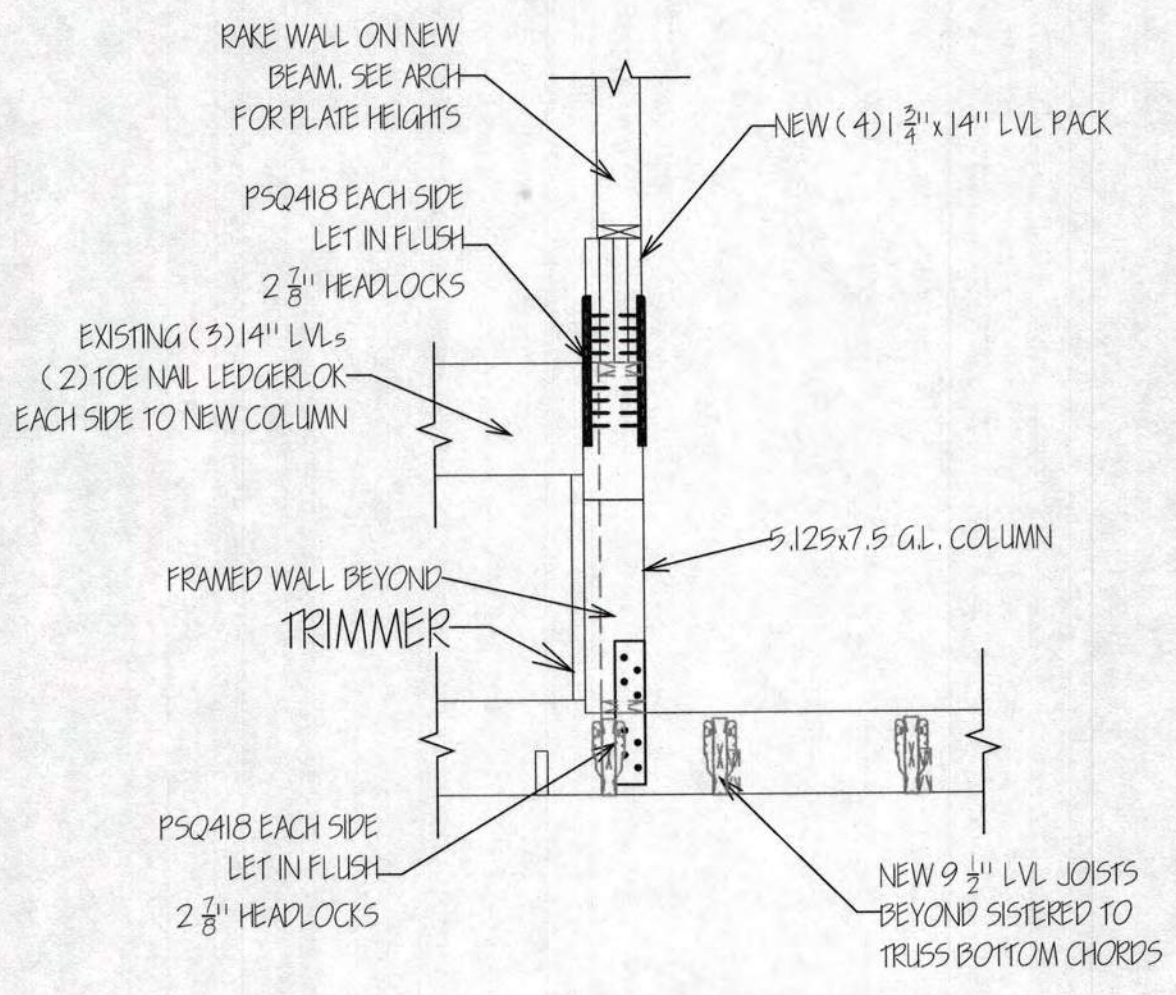


ROOF FRAMING
SCALE 3/8" = 1'

SCALE 1/4" = 1'



1 FLOOR FRAMING
SCALE 1/2" = 1'



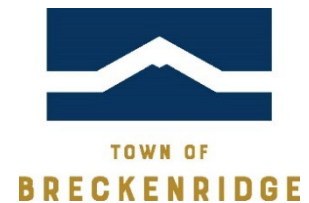
2 FLOOR FRAMING
SCALE 1/2" = 1'

PATEK REMODEL DORMER
CEDARS UNIT #24
505 VILLAGE ROAD
BRECKENRIDGE, CO 80424

ISSUE:	DATE:
STRUC DESIGN	04/03/2026
PROJECT #	
FRAMING	

SI

Memo



To: Town Council
From: Cliff Cross, Planner II
Date: July 17, 2026 (For meeting of July 21, 2026)
Subject: Comprehensive Plan Strategic Growth and Underutilized Parcel Analysis Work Session

The Town of Breckenridge is actively updating its Comprehensive Plan and is developing a strategic growth analysis to identify vacant, partially vacant, and underutilized land that may be appropriate for future infill, redevelopment, or housing. The accompanying online StoryMap (linked below) is intended to be the primary work-session review tool; this memo provides a concise summary of the state requirements, preliminary methodology, and requested Planning Commission direction.

[Finding Room to Grow – Comp Plan StoryMap V1](#)

Senate Bill 24-174 Requirements

[Senate Bill 24-174](#) amended Colorado municipal master plan requirements to include a strategic growth element. The element must discourage sprawl, promote development or redevelopment of vacant and underutilized parcels in urban areas, address demonstrated housing needs, and reduce the need to extend infrastructure and public services into natural and agricultural lands. The required analysis must identify vacant, partially vacant, and underutilized land near existing or planned transit or job centers; assess general feasibility based on infrastructure, transportation capacity, transit access, and public facilities and services; describe the public benefits of infill and redevelopment compared with greenfield development; and designate sites that are generally feasible for future residential uses consistent with the master plan. The law also requires consideration of undeveloped sites and the long-term fiscal impacts of serving those locations. Municipalities must include the strategic growth element at the first master plan amendment occurring no later than December 31, 2026, and update it at least every five years. To review the adopted bill, [review here](#).

Preliminary Parcel Evaluation Methodology

Staff developed a GIS-based screening process using a common five-point scale, with higher scores generally indicating stronger feasibility for development or redevelopment, (e.g. a parcel has close proximity to utility infrastructure, good access to transit and town services, and a low environmental impact if developed etc.) Approximately 186 candidate parcels are included in the current working dataset. Detailed thresholds, maps, and parcel-level results are provided in the StoryMap. The current methodology evaluates the following eight scored criteria:

1. *Proximity to transit and job centers.* Measures parcel distance to bus stops and relationship to major employment areas, prioritizing locations that reduce transportation barriers.
2. *Ownership and control.* Distinguishes between Town, other public, and private ownership because public control may improve the ability to advance community housing goals.
3. *Zoning, land use, and policy alignment.* Evaluates whether current zoning, land-use designations support residential or mixed-use development.

4. *Parcel size and configuration.* Considers whether acreage, shape, and frontage can reasonably accommodate housing; staff will continue testing whether this criterion should receive less weight.
5. *Road access and connectivity.* Measures access to the public road network as an indicator of infrastructure efficiency, emergency access, and development feasibility.
6. *Utility availability.* Considers the proximity and anticipated availability of water, sewer, electric, gas, and broadband service.
7. *Development context and open-space value.* Prioritizes infill and previously disturbed or urbanized sites while discouraging conversion of isolated, intact natural areas.
8. *Environmental and physical constraints.* Evaluates slope, wetlands, floodplain and floodway conditions, and habitat constraints. These factors are analyzed separately, and severe constraints may result in a low ranking or removal from further consideration.

Development feasibility and fiscal impact are not assigned a separate numeric score. Instead, staff will use these considerations as a final, consistent vetting step after the GIS screening, including a planning-level review of infrastructure needs, public-service implications, known site conditions, and practical development limitations.

Preliminary Results and StoryMap – [Finding Room to Grow – Comp Plan StoryMap V1](#)

The StoryMap explains the state requirement and methodology, presents context maps and the full candidate-parcel inventory, and provides a closer review of the preliminary highest-ranking parcels. Staff requests that the Commission focus primarily on whether the methodology captures the appropriate planning factors and whether the results tell a logical community-wide story, rather than treating individual parcel scores as final development recommendations.

Disclaimer: All maps, scores, rankings, and parcel descriptions remain preliminary. Inclusion in the analysis does not constitute zoning, development approval, a determination of buildability, Town acquisition interest, a commitment of public funding, or a recommendation that a parcel be developed. Any future site-specific consideration would require additional due diligence, infrastructure and capacity analysis, environmental review, landowner coordination, and the applicable public review process.

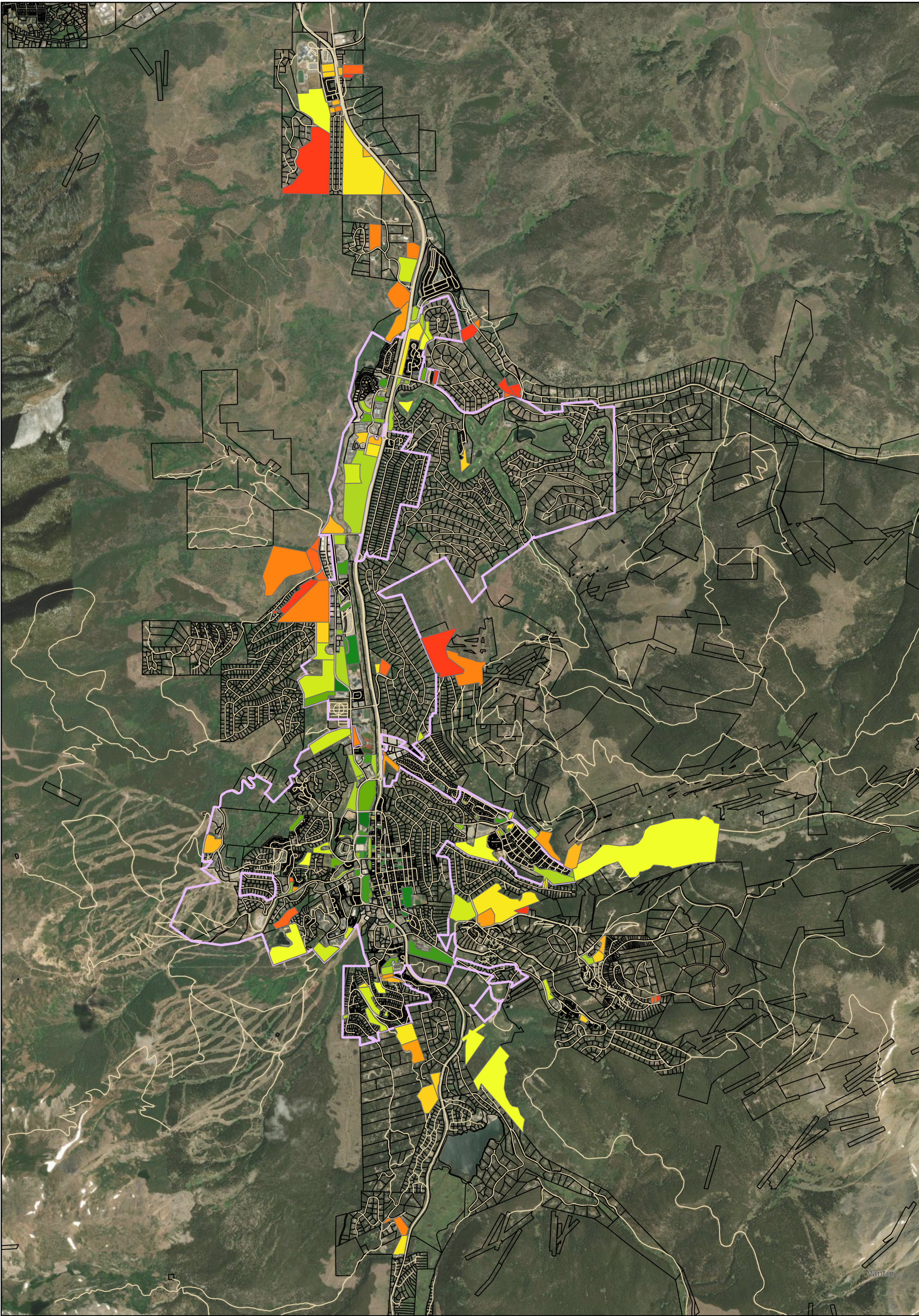
Staff Comments

Staff finds that the methodology provides a transparent and repeatable starting point for meeting the strategic growth requirements of SB 24-174 while reflecting Breckenridge-specific priorities, including transit access, infill efficiency, preservation of natural areas, and environmental constraints. Commission feedback will be used to verify data, complete the final feasibility review, and determine how priority sites or areas should be presented in the draft Comprehensive Plan. The Commission is encouraged to explore the story map and discover which parcels have been identified as underutilized, looking for trends and themes in the data or outliers you may notice.

Questions for the Commission

Staff requests high-level Planning Commission direction on the following questions:

1. Are there criteria or weighting adjustments the Commission would like staff to explore, particularly for parcel size, disturbed-land and open-space context, or environmental constraints?
2. Does the Commission support using the preliminary rankings for further analysis and potential inclusion in the draft Comprehensive Plan, subject to the stated caveats and future public review?



Round 4 - Total Ranked Parcel Overview

This map shows the overall results for the R4 parcel analysis, with parcels ranked by total weighted score across the eight evaluation criteria.

Comprehensive Plan - Underutilized Parcel Identification Project

DISCLAIMER: This map identifies preliminary candidate parcels for discussion. It does not represent a development proposal, acquisition plan, or final policy recommendation.

Town Boundary

Parcel Rank

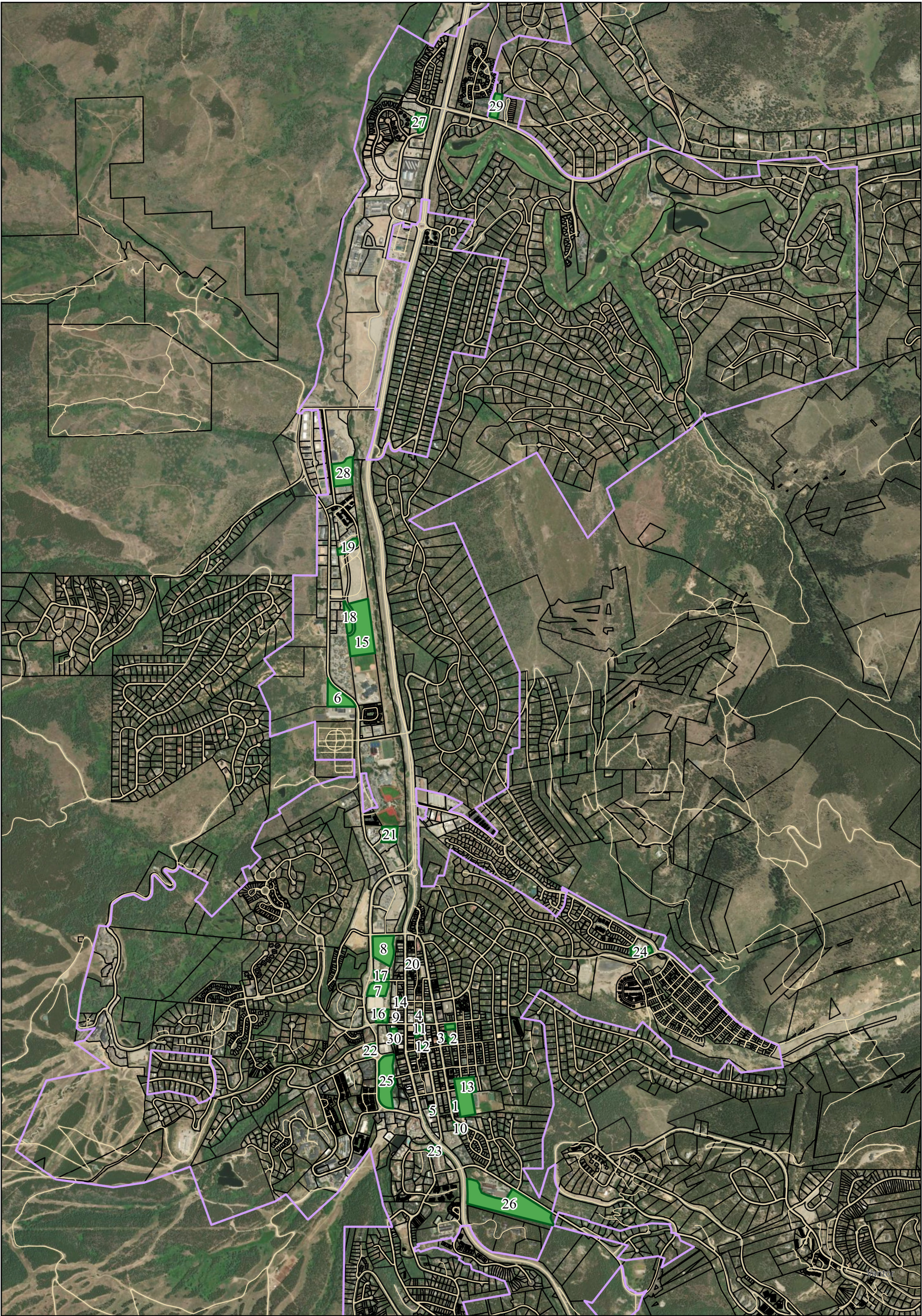
Higher (#1)

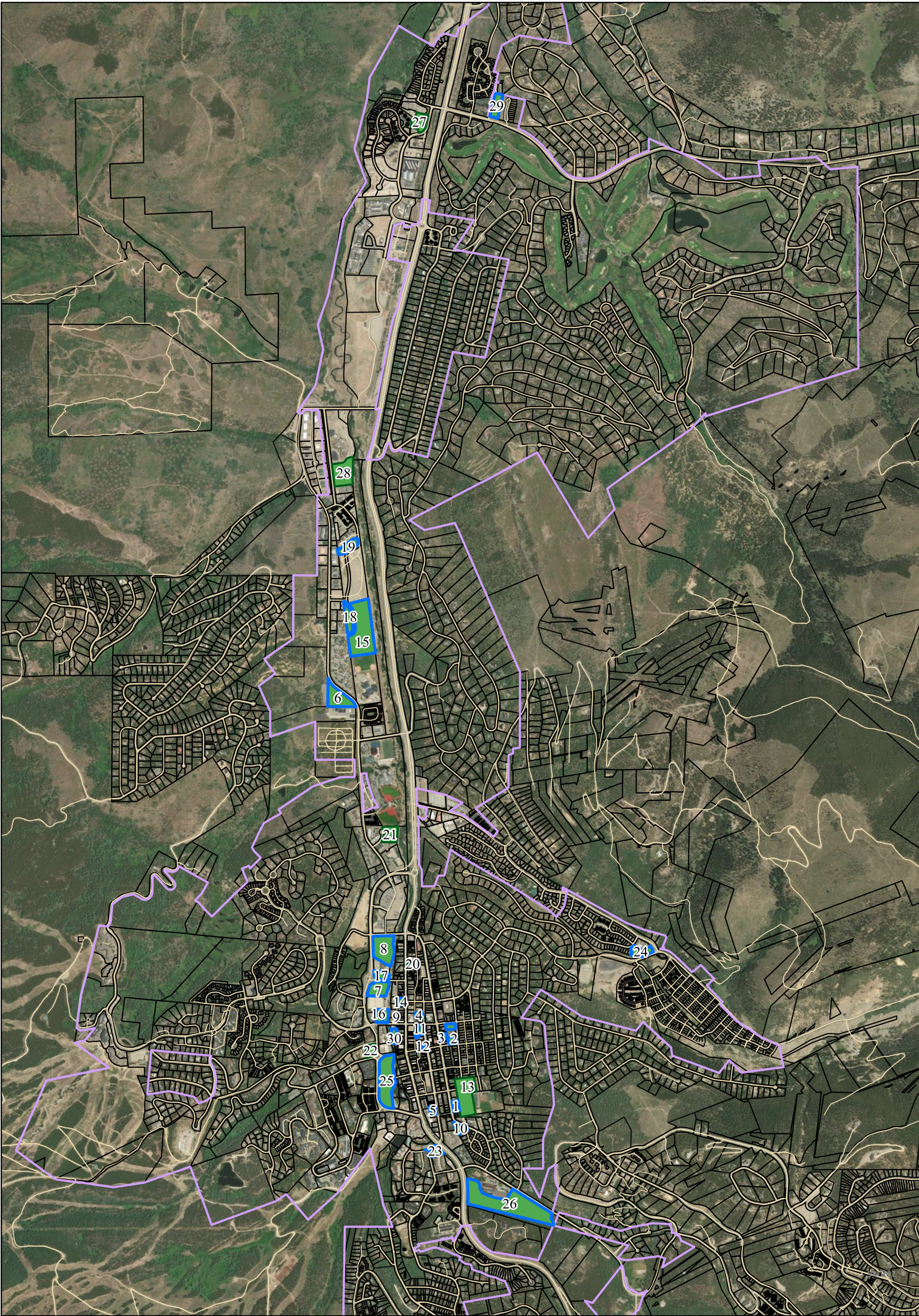
Lower (#186)

00.250.511.5

Miles

N





Round 4 - Top 30 Parcels by Ownership

This map highlights the Top 30 parcels and outlines parcels that are owned by the Town.

Comprehensive Plan - Underutilized Parcel Identification Project

This map highlights the Top 30 parcels and outlines parcels with an ownership score of 5 for staff review.

Legend

Town Boundary

Top 30 Parcels (Labeled #1-30)

Town Owned Parcels

00.250.5

Miles

