



**Planning Commission Regular Meeting**

Tuesday, August 4, 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**

- 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)**

**III. WORK SESSIONS**

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

**IV. OTHER MATTERS**

- A. TOWN COUNCIL SUMMARY

**V. ADJOURNMENT**

## 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 **absent**      Elaine Gort **absent**      Susan Propper

### APPROVAL OF MINUTES

With no changes, the July 7, 2026 minutes were approved.

### APPROVAL OF AGENDA

With no changes, the July 21, 2026 Planning Commission agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

### CONSENT CALENDAR:

1. Patek Residence Expansion (CC), 505 Village Rd. Unit 24, PL-2026-0115

With no call-ups, the consent calendar was approved as presented.

### WORK SESSIONS:

1. Comprehensive Plan Underutilized Parcels Identification Work Session  
Mr. Cross presented maps of identified underutilized parcels within the Town. This analysis is part of Colorado State comprehensive plan requirements which direct municipalities to identify areas that could be developed or redeveloped as potential sites for housing.  
  
Mr. Smith: Were these parcels ranked by technology or staff? (Mr. Cross: The framework categories for evaluating each of the parcels were created by staff based on requirements in the State bill. Then the criteria for scoring were calculated using ArcGIS Pro and weighted by staff.) (Mr. Truckey: We wanted to take a broad-brush stroke of parcels to bring to the Planning Commission and not eliminate many parcels for initial consideration. This is a planning exercise, and a lot of these parcels will come off the map later in the process. That process still needs to be done, but we wanted to bring everything to the Commission for our initial analysis so the public and the Commission can see where we are starting from.)  
  
Mr. Frechter: Are the parcels only within Breckenridge jurisdiction? (Mr. Cross: No, some of the properties we analyzed and included in our initial top 30 are located outside of Town jurisdiction. For example, there are some identified parcels near Farmer's Corner and there is a town-owned parcel located in Blue River's jurisdiction.) Will the County go through this same process? (Mr. Cross: Yes, the County will have to go through this same process.) (Mr. Truckey: Yes, the County will go through this same process, but they may take a different approach or utilize different criteria for evaluating parcels.)  
  
Mr. Frechter: Of the parcels presented today, a few of them are privately owned. The majority of the parcels are town-owned, but how did we evaluate those privately owned parcels for inclusion compared to other privately owned parcels? (Mr. Cross: We did not place heavy weight on ownership in our evaluation methodology for the parcels presented today. There is a lot of HOA-owned land, and some is privately owned. A lot of our evaluation methodology was analyzing what land is out there that may be vacant, what is still buildable, what has remaining densities, and other similar criteria. We really didn't focus

on the ownership piece at this stage of the analysis in order to rule a parcel in or out for inclusion in the analysis.) Looking at the term “underutilized,” there are some parcels that we could argue meet a lot of the criteria of the term but are not included in the initial top thirty parcels. Are we going to have an opportunity to bring that up later? (Mr. Cross: Definitely, if there’s anything the Commission thinks that staff have missed, please let us know.) (Mr. Kulick: One caveat, we did not include platted single-family homes in this list, in terms of our methodology for evaluating parcels. We felt there were enough parcels for consideration without also evaluating every single-family lot and whether it could be considered “underutilized.”)

Mr. Frechter: If we run out of density, are we required by the State to continue adding density to the community? (Mr. Truckey: No, we are not required to add density by the State, but our need for employee housing is driving a need to look for opportunities to accommodate housing in our community. This will be a discussion point as we move forward with the Comprehensive Plan.)

Mr. Leas: Is the historic cemetery sacred in terms of never being developed? (Mr. Cross: That parcel is not included in our underutilized parcels.) (Mr. Kulick: With the understanding that the cemetery has a designation as a historic cemetery and the impracticality of redeveloping a cemetery, that is not under consideration.)

Mr. Frechter: I think the North Gold Rush lot is underutilized as an overflow surface parking area only 12 days of the year, since it is so close to town and to the transit center. It would probably be easier to negotiate development with Vail than the EPA. (Mr. Cross: That lot was scored and ranked 74 within the evaluated parcels.) (Mr. Kulick: This year, we are currently conducting a parking study in collaboration with Vail. By the end of the summer, we should have a better understanding of parking issues and where we can improve parking overall within our community.)

Mr. Kulick: We are not factoring in the cost of development for each of these parcels. That may be a consideration for feasibility as we move along. For example, developing in the historic district having more rigorous design standards that can raise development cost is understood but not considered at this time.

Mr. Cross: Staff does have a ninth criteria, which has not been finalized at this time. This ninth criterion will evaluate the feasibility of development on all sites.

#### Underutilized Parcels Redevelopment Scenario Exercise

The Commission then participated in redevelopment scenario exercises for both the F-Lot and City Market parcels. The exercises included two hypothetical redevelopment possibilities for each site, a low-medium density and high-density redevelopment alternative. This exercise is part of the Comprehensive Plan revisions and mirror exercises that the Comprehensive Plan Advisory Committee already completed. The input from the Advisory Committee and Planning Commission will be used to create immersive 3-D modeled redevelopment scenarios that will be open for the public to experience and provide comment on later in fall 2026.

For F-Lot, common themes to the Advisory Committee emerged, including making the parcel a community focused civic park by relocating surface parking underground and allowing for meaningful connections to the Blue River. To accomplish underground parking, market rate housing would likely be part of the redevelopment. Density was concentrated on the south end of the parcel with mixed-use retail and residential and a small hotel. Other ideas included: areas for outdoor restaurants, a playground, an ice skating rink/summer outdoor movie theater, additional public restrooms near the Riverwalk Center, and an expanded rec path connection to the downtown core. For the high-density alternative, Commissioners discussed a maximum building height of four-stories but with added opportunities for market-rate and workforce housing. It was important to the Commission that building height be higher closest to the Village and step down from south to north.

On the City Market site, the Commissioners concentrated the proposed larger City Market venue on the west side of the parcel adjacent to Park Avenue, understanding that this relocation will be the most realistic position of the new store for the existing store to remain operable during construction. A parking structure for the grocery store was considered. Redevelopment of the existing store site involved reimagining the connection to the Blue River and rec path in this location. Ideas for redevelopment along the Blue River included mixed-use retail and workforce housing and an opportunity for a community service in the northeast that does not need to be located in the downtown core. The Commission recommended additional square footage for more retail opportunities other than the grocery store on the City Market parcel and advised against spreading the density into one and two-story elements across the entire site that would squander the opportunities for future development on the site, understanding the redevelopment could occur over the course of an entire decade or more. Commissioners also envision that the Town's e-delivery site and the truck deliveries for the retail and market could be collocated. Again, Commissioners were most comfortable with a four-story building height as the maximum allowed on the site with height stepping down at the Blue River for the high-density alternative.

**OTHER MATTERS:**

1. Town Council Summary
2. Fraudulent Email Notice

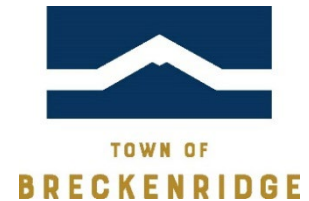
**ADJOURNMENT:**

The meeting was adjourned at 7:37 p.m.

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Susan Propper, Chair

# Memo



**To:** Town Council  
**From:** Cliff Cross, Planner II  
**Date:** July 31, 2026 (For meeting of August 4, 2026)  
**Subject:** Comprehensive Plan Strategic Growth and Underutilized Parcels Density Analysis Work Session

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Town staff are continuing the Comprehensive Plan strategic growth and underutilized parcels analysis with the Planning Commission. At the July 21, 2026 work session, the Planning Commission reviewed staff's [preliminary screening of 186 candidate parcels](#), along with an initial Top 30 list. Staff has now prepared a second StoryMap for the August 4 work session. This round, moves from identifying and scoring candidate parcels to comparing current density guidance with existing development patterns. This memo summarizes the prior discussion, the framework for density analysis, and discussion for the Commissioners.

[Finding Room to Grow: Density Analysis StoryMap](#)

## Previous Work Session

At the July 21 work session, the Commission reviewed the requirements of Senate Bill 24-174, the eight parcel-screening criteria, the full inventory of 186 candidate parcels, and the initial Top 30 list. Staff explained that the screening was intentionally broad and shows where the planning analysis begins; it does not determine which parcels should be developed. The criteria were based on the state requirements and Town planning priorities, calculated through GIS where possible, and reviewed and weighted by staff. Ownership, jurisdiction, and rank provide context but do not independently determine whether a parcel remains in the analysis.

The larger discussion focused on how the preliminary results should be interpreted and refined. Commissioners discussed additional sites, ownership, parcels outside Town limits, parking, infrastructure, cost, and practical feasibility. Staff clarified that the state does not require the Town to add density; the Town's employee housing needs and long-range land-use goals are driving the analysis. The ranking does not resolve parcel-specific questions of development feasibility, cost, landowner interest, or future approvals. The inventory and Top 30 therefore remain a starting point, not an outcome. Since the work session, staff and management have continued internal feasibility discussions and removed approximately 20 parcels from the working inventory due to broader policy and management considerations, platted single-family status, or potential prior open-space dedications to the Town. The working total may decrease further as staff researches open-space dedications and other parcel-specific constraints.

## Round 5 Preliminary Density Analysis

Round 5 focuses on the refined preliminary Top 50 and uses representative parcels to compare three planning-level measures:

1. *Current land-use guidance.* Identifies the applicable Land Use District (LUD) and units per acre (UPA), or the master plan, planned unit development, floor-area ratio, conditional standard, or other direction. Where direct UPA guidance applies, staff uses a common planning-level comparison; it is screening only, not a unit count or entitlement. Special, mixed, or overlapping controls are flagged for additional review even when an underlying LUD is available.

2. *Existing development on the parcel.* Summarizes the current scale and residential intensity on the candidate parcel where that information can be reasonably determined.
3. *Nearby built context.* Reviews the scale, density, and general pattern around the candidate parcel to show how the site relates to surrounding development.

These measures will not always align. Existing development may predate the current LUD guidelines, reflect a development agreement, master plan, or other project-specific approval, making the existing density above or below current policy guidance. Similar density values can also produce different forms depending on parcel size, height, unit size, parking, historic context, and other constraints. The comparison is intended to identify differences and policy questions; it is not a buildout estimate, compatibility finding, or parcel-level recommendation.

### **Preliminary Results and StoryMap**

The Round 5 [StoryMap](#) is the primary work-session tool. Staff will use representative examples from the refined Top 30 to show where current guidance aligns with existing development and where meaningful differences occur. The original 186-parcel inventory remains in the supporting maps for transparency, while the working inventory continues to be refined. The goal is not to select parcel densities, but to frame later discussion of UPA guidance, LUD revisions, or new area-specific direction.

**Disclaimer:** All maps, parcel rankings, density calculations, policy comparisons, and development examples remain preliminary and are provided only for Comprehensive Plan discussion. Inclusion of a parcel or an illustrative density calculation does not constitute rezoning, a Land Use District amendment, development approval, a determination of buildability, site selection, Town acquisition interest, a commitment of public funding, or a recommendation that a parcel be developed. Existing development is context, not an endorsed baseline. Any future parcel-specific project or policy change would require additional due diligence, infrastructure and capacity analysis, environmental review, landowner coordination, legal review, and the applicable public process.

### **Staff Comments**

Round 5 will move the discussion beyond parcel ranking to the land-use policy questions for the updated Comprehensive Plan. Some areas may be well served by existing LUD guidance; others may be better understood through master plans, project-specific approvals, or surrounding patterns. Commission feedback will help identify where more analysis is warranted and how future density ranges or policy options should be structured. No formal action is requested.

### **Questions for the Commission**

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

1. Is the three-part comparison of current policy guidance, illustrative LUD density, and existing built context a useful way to evaluate the refined Top 30?
2. Should staff explore revised UPA ranges, LUD changes, or area-specific guidance?
3. Assuming the Planning Commission supports exploring revisions to the LUGs, should an evaluation of surrounding built densities be part of that analysis?
4. What additional sites or information should staff analyze before developing policy options?