



**Town Council Work Session**  
Tuesday, August 25, 2026, 3:00 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/81801126789> (Telephone: 1-719-359-4580; Webinar ID: 818 0112 6789). 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. TOWN COMPREHENSIVE PLAN UPDATE (3:00-3:45PM)**

TOWN COMPREHENSIVE PLAN UPDATE

**II. PLANNING COMMISSION DECISIONS (3:45-3:50PM)**

PLANNING COMMISSION DECISIONS

**III. LEGISLATIVE REVIEW (3:50-4:10PM)**

TOWN CODE AMENDMENTS RELATED TO EXTERIOR FOOD & BEVERAGE EMPLOYEE  
HOUSING MITIGATION AND RIVERWALK SPECIAL AREA (SECOND READING)

TOWN CODE AMENDMENTS TO MODEL TRAFFIC CODE TO ADDRESS DELIVERY ZONES  
(FIRST READING)

AUTHORIZATION TO ENGAGE OUTSIDE COUNSEL FOR CERTIFICATES OF PARTICIPATION  
REFUNDING (RESOLUTION)

APPROVAL OF SETTLEMENT AGREEMENT TO RESOLVE THE MW GOLDEN ET AL.  
LITIGATION (RESOLUTION)

**IV. MANAGER'S REPORT (4:10-4:30PM)**

PUBLIC PROJECTS UPDATE

MOBILITY UPDATE

SUSTAINABILITY UPDATE

HOUSING UPDATE

OPEN SPACE UPDATE

COMMITTEE REPORTS

FINANCIALS

COMMUNICATIONS AND COMMUNITY ENGAGEMENT UPDATE

**V. OTHER (4:30-5:30PM)**

WAYSIDE REDEVELOPMENT PRELIMINARY DISCUSSION

ARTS AND CULTURE HYBRID MODEL AND COMMITTEE DISCUSSION

BLUE RIVER LINING DISCUSSION  
Q3 TOWN COUNCIL PRIORITIES UPDATE  
RESTAURANT WASTE GREASE DISCUSSION

**VI. EXECUTIVE SESSION FOR LEGAL ADVICE AND NEGOTIATIONS (5:30-6:00PM)**

EXECUTIVE SESSION TO RECEIVE LEGAL ADVICE REGARDING LEGAL OBLIGATIONS  
RELATED TO SNOWBERRY LANE

EXECUTIVE SESSION TO INSTRUCT NEGOTIATORS REGARDING REAL PROPERTY IN THE  
UPPER BLUE BASIN



# Memo

**To:** Breckenridge Town Council  
**From:** Mark Truckey, Community Development  
 Chris Kulick, Assistant Community Development Director  
**Date:** August 19, 2026 (for the August 25, 2026 meeting)  
**Subject:** Comprehensive Plan Progress Update

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## 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

Town staff, along with our consultant team from Logan Simpson, will provide a progress update on the Town of Breckenridge Comprehensive Plan process. The presentation for the work session is attached to this memo.

## Background

The Comprehensive Plan serves as an overall guiding document for the Town, setting policy direction on growth and development issues faced by the community. The Comprehensive Plan will address a series of issues but will particularly focus on setting the stage for future land use and development decisions. State law requires that jurisdictions have an adopted Comprehensive Plan. The Town of Breckenridge Comprehensive Plan was last updated in 2008. Recent laws enacted by the state legislature have set forth new requirements for the information that must be included in Comprehensive Plans and have set a deadline of December 31, 2026 for compliance.

## Community Profile

The Community Profile [ShapeWhatHappensInBreck - Town of Breckenridge](#) provides a series of snapshots of our community, including population and demographic data to inform the community as we move forward in the Plan process. The Storybook format discusses the key themes of “Who We Are”, “How We Live”, and “How We Play”, to set the stage for future planning discussions.

## Public Involvement Findings and Key Themes

We have completed our first phase of public engagement for the Comprehensive Plan. Public engagement has been varied, ranging from in-depth stakeholder interviews to open-ended pop-up events. Completed engagement activities include:

- [Kick-off, speaker event](#), featuring Mike Douglas, Carlos Lopez-Angeles and Nancy Gedeon (sold out event at the Eclipse Theatre)
- Pop up Outreach Events
  - Town Party
  - Farmers' Market
  - Morning at the Crown
  - Bus to Work Day
  - Bike to Work Day
- Spanish Speaking Focus Group
- High School Focus Groups
- Stakeholder Interviews

- The Carne Asada at Vista Verde – a joint effort with the Breckenridge Social Equity Advisory Committee
- Pop up events
  - Transit (Riding Buses)
  - Breckenridge Mountain Camp Pick Up
  - Little Red School House Pick Up

To date, we have received initial feedback from over 800 participants. In addition to our in-person engagement efforts, virtual opportunities for engagement have been available through [shapewhathappensinbreck.com](https://shapewhathappensinbreck.com).

Community Priorities that have been voiced numerous times in this public engagement include:

- Workforce Housing Affordability and Supply
- Main Street Pedestrian Orientation
- Parking, Transit, and Mobility
- Equity and Diversity
- Redevelopment Opportunities
- Economic Diversification and Small Business Support

Attached to this memo, after the meeting presentation, are two documents that provide further details on the input received both from our Phase I of public engagement and our Mountain Dreamers Focus Group.

### **Underutilized Parcel Analysis**

Staff have been working through a data intensive analysis of properties in Town that have additional development or redevelopment potential. This exercise is required per state law to be undertaken by municipalities by the end of 2026. The goal is to find opportunities to accommodate additional workforce housing. Staff have completed our initial analysis of some 165 properties and are beginning to organize these by focus areas where there will be recommendations for densities that accommodate additional workforce housing. We have already held several work sessions with the Planning Commission to review these properties and develop land use and density recommendations. This work will be incorporated into the Comprehensive Plan update.

### **Upcoming 3D Immersion Event**

Staff have been working with the Comprehensive Plan Advisory Committee and the Planning Commission to look at possible redevelopment scenarios for the City Market property and the F Lot/Tiger Dredge Lot area. The consultant team is refining several redevelopment scenarios for each of these sites, which will be the subject of a 3D Immersion Event at the Riverwalk Center available to the public in late September. The Council is scheduled to attend the 3D Immersion at the end of its September 22<sup>nd</sup> work session.

### **Equity Lens**

The public engagement process has focused on outreach to typically underrepresented segments of our population with the goal of identifying and mitigating disparities relevant to the Comprehensive Plan scope.

### **Staff Recommendation**

Staff and the consultant team are available to answer any questions related to the Comprehensive Plan process at the work session and we welcome Council comments.



# TOWN OF BRECKENRIDGE COMPREHENSIVE PLAN

Town Council Update Meeting– 08/25/2026



# Meeting Agenda

- Project Schedule Update
- Community Profile Snapshots
- Public Involvement Findings and Key Themes
- Upcoming Event Series

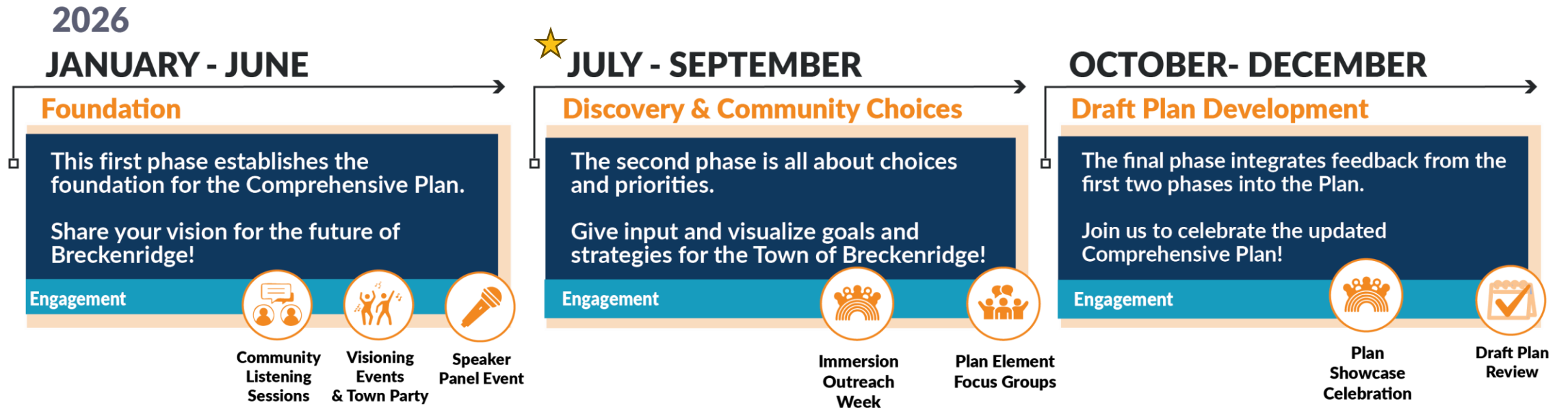






# PROJECT SCHEDULE UPDATE

# Project Timeline





# Breckenridge Community Profile Snapshots

An Introduction to Breckenridge's Comprehensive Plan Update

## **This won't just be a document that sits on a shelf.**

This Plan will directly influence real decisions about housing, open space, transportation, and community character. In short, it helps answer a big question: *what kind of place do we want Breckenridge to be moving forward?*

## **This update is a chance to set the Town's direction together.**

We're starting by showing you where things stand today. This StoryMap dives into the trends and forces that are shaping Breckenridge currently, to better understand where we want and need to go for a better future.

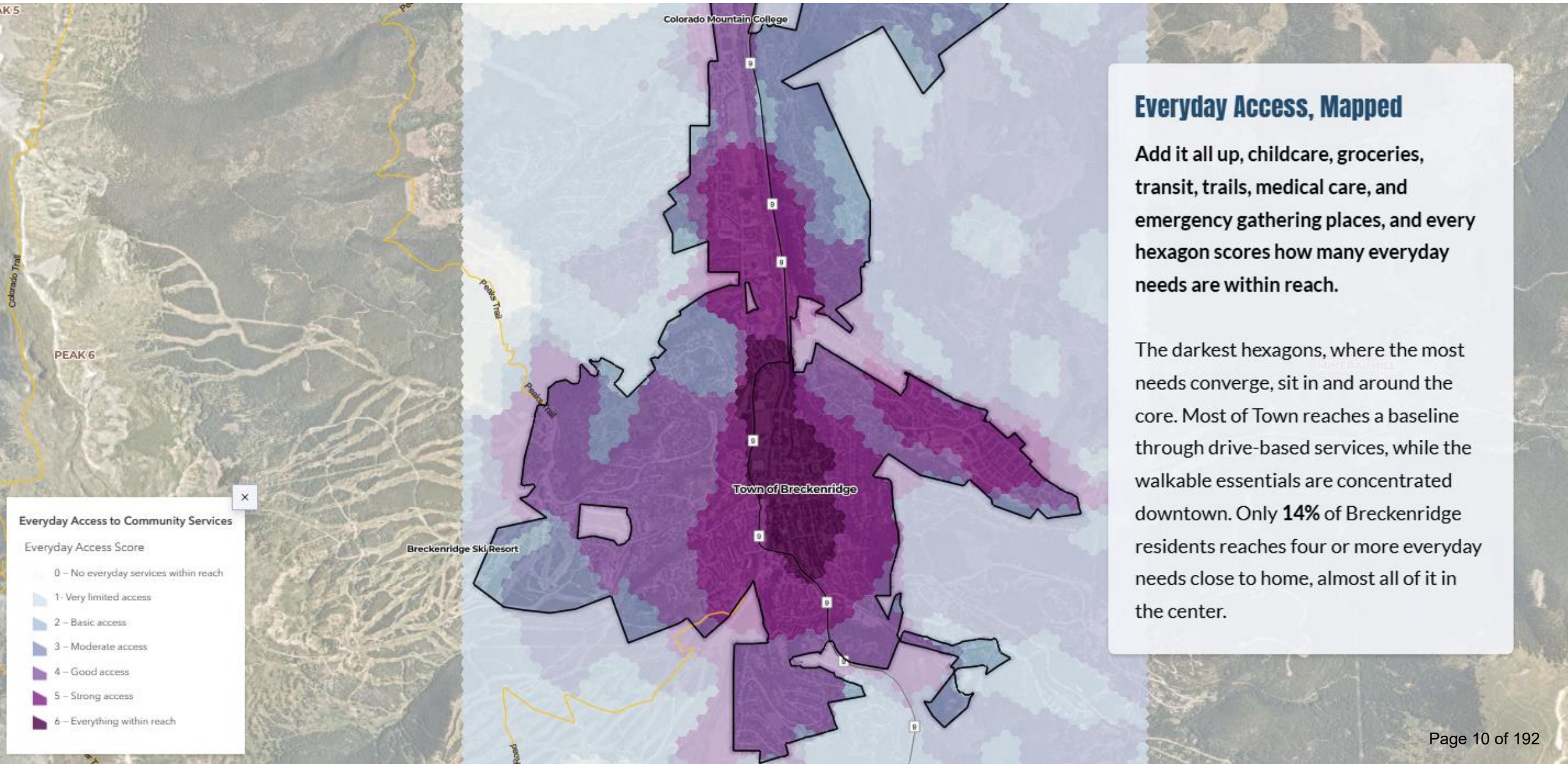
## **The data is an important part of this update, but it can only get us so far.**

It can show trends, but it doesn't fully capture what it's like to actually live or work here. That's why this StoryMap pairs spatial analysis with lived experience. The goal is to ground the Plan in real data so future decisions reflect both what's measurable and what's meaningful.

# COMMUNITY PROFILE SNAPSHOTS ANALYSIS



# Data Analysis Tied to Community Input



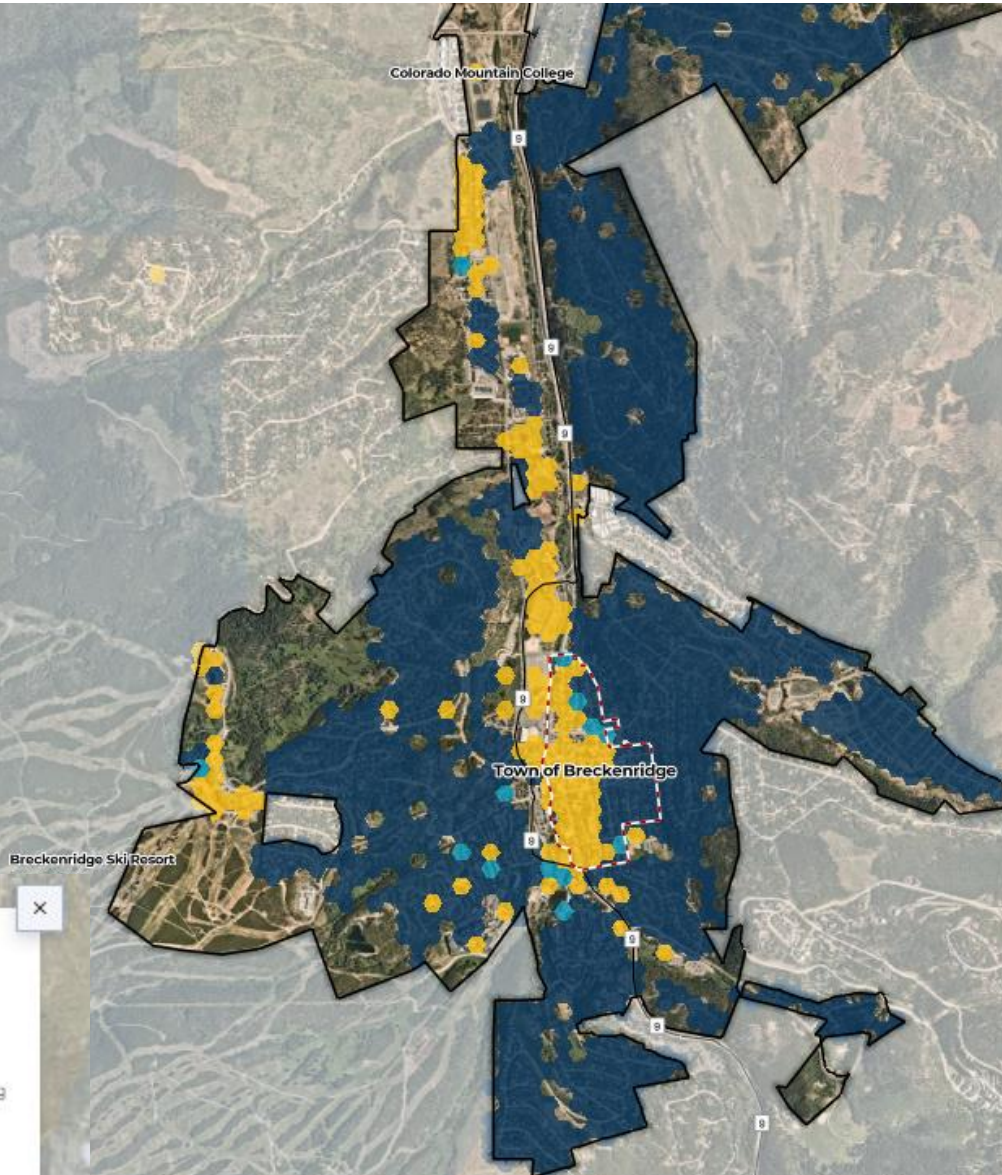


# Utilizing the Storymap to Ask Questions





# Visualizing Land Uses In a Way That Makes Sense



## The Jobs and Housing Mix

Put jobs and homes on the same map, and a clear pattern appears.

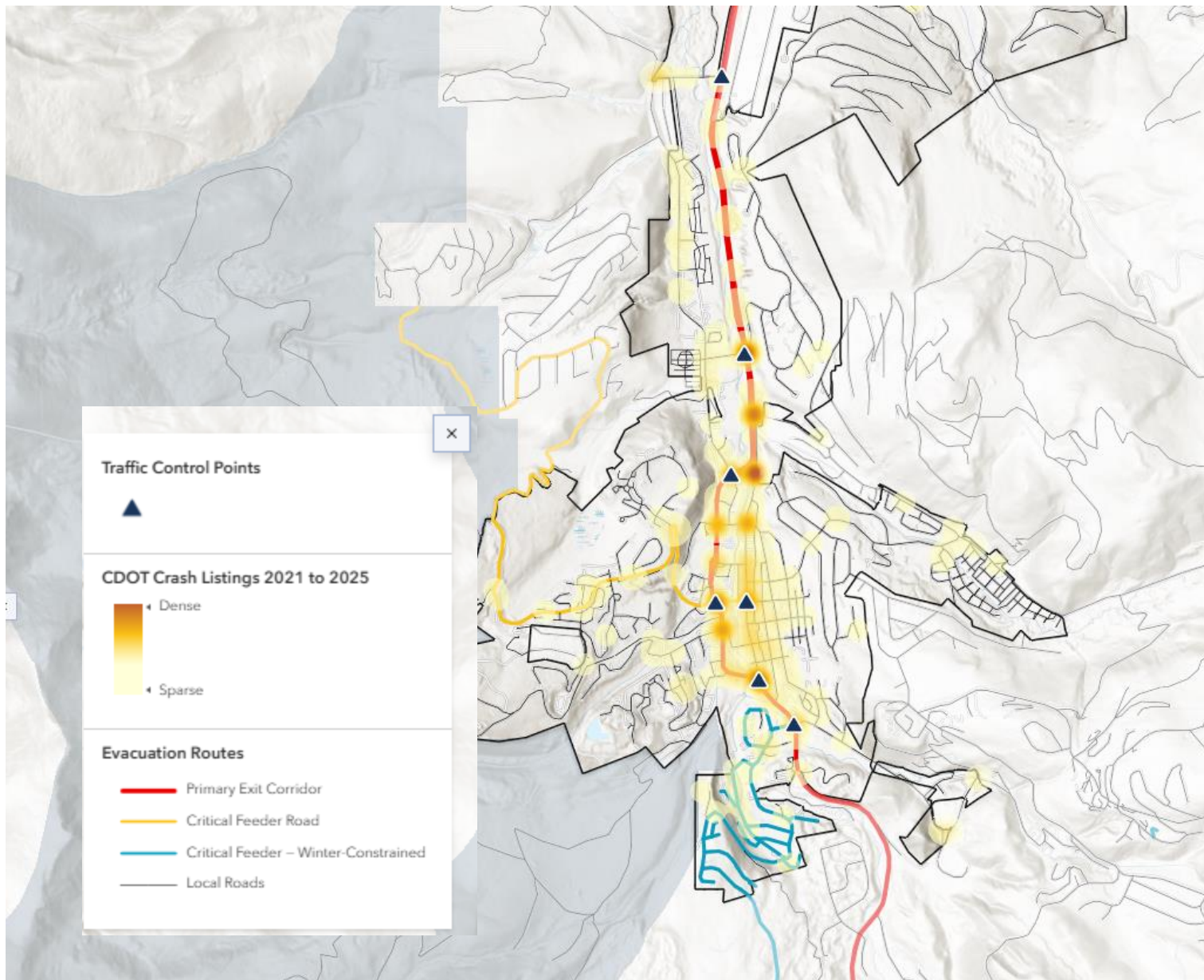
Most of Breckenridge is "Only Housing": the residential neighborhoods shown in navy. Jobs concentrate in a narrow "Only Jobs" spine down the core, in gold. True mixed-use, where jobs and homes share the same ground, is rare and represented on the map as the small pockets of teal. Breckenridge has clear neighborhoods and a clear job center, but the two rarely overlap.

Where would you like to see more local business, shops, or things to do all year?

Share Where!



# Building on Existing Planning Efforts



## Where It Pinches

A single blocked lane matters more here than almost anywhere else.

The Town's hazard mitigation plan identifies the intersections that need traffic control in a large event. They sit along the same stretch of Highway 9 where crashes already concentrate — turning movements, driveway conflicts, and winter conditions stacking up on the one corridor everyone has to use.

Most of these crashes are minor. But an evacuation doesn't care why a lane is blocked, and on a corridor carrying 25,000 vehicles a day, there's no second route to absorb it.

**~25,000**

**vehicles per day on Highway 9 at its busiest point in Breckenridge.**





# PUBLIC INVOLVEMENT FINDINGS AND KEY THEMES



# Presentations and Meetings to Date

10

## Community Meetings

- Innovation Workshop
- Planning Commission Meeting #1
- Advisory Committee Meetings (x3)
- Town Council Meeting (x2)
- BOSAC Meeting
- BSEAC Meeting
- Mountain Dreamers Focus Group
- Open Space and Trails Open House

12

## Pop-Up Events

800+ participants across town June–Aug, meeting people where they already were.

- Transit Takeovers (x5)
- Bike to Work Day
- Little Red School House
- Breckenridge Mountain Camp
- Farmers Market
- Speaker Panel
- The Crown
- Town Party
- Vista Verde Carne Asada Event

5

## High School Engagement Events

167 Summit High students across senior seminars and classroom sessions — the town's next generation weighed in.

15

## Listening Sessions

Interviews with a realtor, builder, social worker, equity professional, officials, community members at-large, & regional leaders in-person and virtual.

# Community Engagement Summary



## COMMUNITY PRIORITIES ENGAGEMENT TIMELINE

**1261**  
WEBSITE VIEWS

March 3rd

**Innovation Workshop**

**22** Participants

**Planning Commission Meeting #1**

**7** Participants

March 24th

**Advisory Committee Meeting #1**

**12** Participants

**Town Council Meeting #1**

**7** Participants

April 13th

**BOSAC**

**7** Participants

April 14th

**Summit High School Senior Seminar #1**

**60** Participants

April 15th

**BSEC**

**7** Participants

May 5th

**Summit High School Senior Seminar #2**

**57** Participants

May 12th

**Summit High School Presentations**

May 13

**Advisory Committee Meeting #2**

**Summit High School Classrooms - Period 5**

**17** Participants

**Summit High School Classrooms - Period 7**

**13** Participants

**Summit High School Classrooms - Period 8**

**20** Participants

May 18th

**Open Space & Trails Open house**

June 2nd

**Speaker Panel**

**155** Participants

June 3rd

**Listening Sessions**

**15** Participants

June 4th

**The Crown Drop-In Events**

**29** Participants

June 5th

**The Town Party Drop-In Events**

**151** Participants

June 23rd

**Transit Takeover CommDev**

**94** Participants

June 24th

**Bike to Work Drop-In Events**

**51** Participants

June 25th

**Farmer's Market Drop-In Events**

**92** Participants

Other Meetings

July 8th

**Transit Takeover CommDev**

**69** Participants

July 8th

**Transit Takeover CommDev**

**72** Participants

July 15th

**Carne Asada Vista Verde**

**150** Participants

July 23rd

**Transit Takeover CommDev**

**40** Participants

August 3rd

**Breck Mountain Camp CommDev**

**74** Participants

August 12th

**Little Red Schoolhouse CommDev**

**31** Participants

Pop-Up Events

High School Events

Community Events

Listening Sessions

Community Engagement started with online connection!

Phase 1 Community Engagement started with an online connection. Our dedicated project website, ShapeWhatHappensInBreck is the host of multiple online activities where community members could give their feedback in the following ways:

- Tag the Map
- Bulletin Board Questions | see "Let's Breck It Down by Question"
- Project Notification and Resources
- Event Notification and Update Sign up

To date the website has collected over 1,261 views

### Project Website



### Social Media Posts

**SHARE ONE BOLD IDEA to make Breck's future exceptional.**





# Speaker Panel Video





# Community Priorities



## Workforce Housing Affordability and Supply

This was the single most universal priority across every engagement, with specific programs (buy-down, Housing Helps, Runway, deed-restriction reform) named repeatedly as tools for expanding supply.



## Parking, Transit and Mobility

Free or discounted local parking was the most-repeated specific request in the survey; transit optimization and safety improvements (Boreas Pass Road, Upper Blue Elementary crossing, Highway 9) came up consistently across sources.



## Redevelopment Opportunities

F-Lot, City Market, the Gondola Lots, and the Riverwalk Center were consistently identified as the places shaping the town's future, with a range of ideas offered for what each site could become.



## Main Street

There was a strong, cross-event interest in making Main Street more pedestrian-oriented, whether through a full car-free redesign or seasonal/weekend closures, paired with wider sidewalks and more local retail.



## Equity and Diversity

Participants called for affordable housing access, fair lottery treatment, and community programming that served Breckenridge's Latino and Spanish-speaking residents.



## Economic Diversification and Small-Business Support

As tourism revenue leveled off and sales-tax collections shifted in 2025-2026, participants favored business incubators and entrepreneurship support as a complement to retail and tourism infrastructure.



# Community Priorities



## Community Events and Third Places

Participants consistently called for shifting the town's social calendar and gathering spaces to focus more on residents alongside visitors.



## Balancing Sustainability and Economy

Views here reflected two different priorities: leadership favored cost-conscious sustainability policy, while public input favored larger clean-energy incentives.



## Ski Area Relationships and Tourism Balance

The community favored a more measured approach to growth and ongoing engagement with the ski area to mitigate infrastructure and visitation impacts.



## Transparency and Regional Coordination.

This theme came up consistently, with calls for public dashboards, more frequent plan updates, and stronger coordination across Summit County towns.

# Big Moves - Projects

## 1 Main Street.

- Car-Free Pedestrian Mall on Main St (Lincoln & Adams), with pavers, planters, public art, shade trees, expanded sidewalks/patios, and pop-up space
- Enlarge Main St plaza toward the Riverwalk center, with local restaurants
- Outdoor dining
- Local shops only
- Free 2-hour parking (via app)
- Alley parking lots flagged for housing infill
- Pedestrian underpass or bridge to F-Lot

## 2 F-Lot.

- Become a green space with large trees, picnic area, blanket space, and expanded Riverwalk Lawn
- New performing arts/cultural center and museum

## 3 City Market Site.

- Tall and dense mixed-use with housing

## 4 Riverwalk Center.

- Replace/redo as a better music venue and book more artists/jam bands
- More concerts, outdoor movies, lawn activations, and picnics
- Become a new central town park

## 5 Boreas Pass Road.

- Separated recreation path, split funding between Summit County and Town
- Protected bike lane and improved safety at intersections and curves

## 6 Airport Road.

- Expand downtown to Airport Road; support mobile-home owners by buying the land they live on
- Widen road or fix traffic plan for school merge
- Protected bike lane, fixed trails, and increased amenities
- Overnight parking
- Add lights along road

## 7 Highway 9.

- Paved shoulder and bike path, plus a recreation path along Blue River
- Add a bike/pedestrian crossing of Highway 9

## 8 Peak 7/ Peak 8/Peak 9 base.

- New bus stop, more service, and a bike trail linking Peak 7 to the other side
- Ped signal and safer pedestrian crossing at Peak 9
- Zone Peak 8 for STRs
- Replace some bus routes with a gondola; more gondola connections across the mountain

## 9 Warriors Mark/Broken Lance.

- Add sidewalks around Broken Lance and a pump track in Warriors Mark
- Improve safety at Boreas Pass/Broken Lance/Highway 9 intersection

## 10 Tiger Dredge Lot.

- Pedestrian crossing from Tiger Run to bus stop, and a better underpass crossing
- Safe/separated bike-and-hike trail along Tiger Road
- Increase amenities as population grows

## 11 Wellington Road.

- Wide sidewalk and protected uphill bike lane
- Safe crossing at Fairview roundabout and safer pedestrian passage
- Workforce housing

## 12 Elementary School Site.

- Town to use land for a community use like a park or workforce housing

## 13 Rec Center Area.

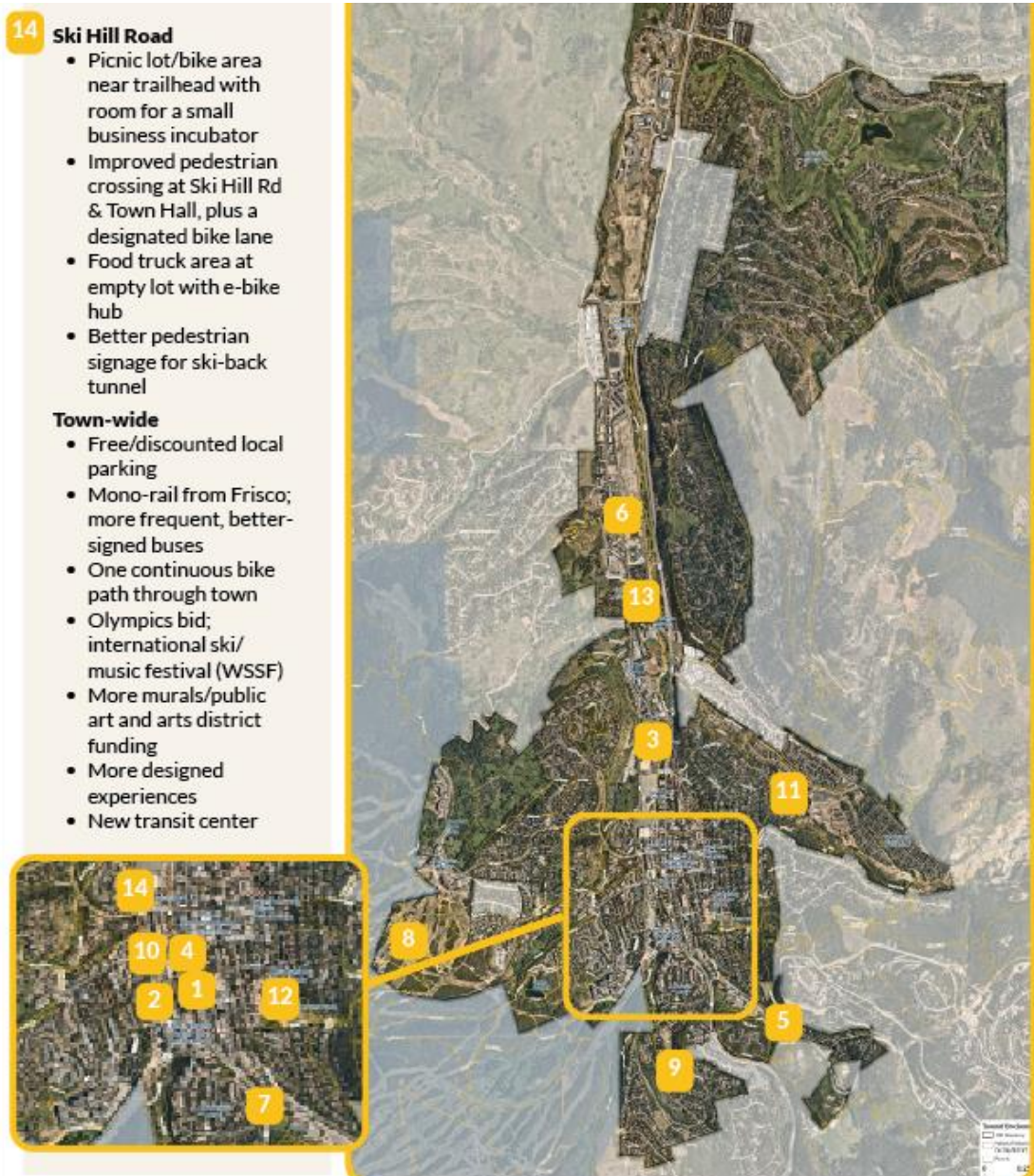
- Improve pedestrian safety at intersection
- Fix broken gym equipment
- Stables lot should be free after 3-4pm

## 14 Ski Hill Road

- Picnic lot/bike area near trailhead with room for a small business incubator
- Improved pedestrian crossing at Ski Hill Rd & Town Hall, plus a designated bike lane
- Food truck area at empty lot with e-bike hub
- Better pedestrian signage for ski-back tunnel

### Town-wide

- Free/discounted local parking
- Mono-rail from Frisco; more frequent, better-signed buses
- One continuous bike path through town
- Olympics bid; international ski/music festival (WSSF)
- More murals/public art and arts district funding
- More designed experiences
- New transit center







# **UPCOMING EVENTS - IMMERSION EXPERIENCE LAB**

## **AT THE RIVERWALK CENTER ON SEPTEMBER 22 AND 23**

# FROM COMMUNITY INPUT TO PLAN PROGRESS

## A New Way to Visualize Planning





# Parcel Methodology



# Workshopping Site Design with the Community



Advisory Committee Workshops



High School Classroom Workshops





# BIG IDEAS ACROSS BOTH SITES

**MORE COMMUNITY GATHERING SPACES**

**MORE PLACES FOR TEENS TO SPEND TIME WITHOUT SPENDING MONEY**

**ACTIVATE THE RIVER CORRIDOR**

**SUPPORT AND CREATE MORE OPPORTUNITIES FOR LOCAL BUSINESSES**

**INTEGRATE MIXED-USE DENSITY WITH LOCAL HOUSING**

**WALKABILITY**

**CREATE INFORMAL SOCIAL SPACES (THIRD SPACES) WITH FLEXIBLE PROGRAMMING.**

**PRIORITIZE LOCALLY ORIENTED FOOD AND RETAIL EXPERIENCES**

**ADD MORE FAMILY-ORIENTED AND YOUTH FOCUSED AMENITIES**

**FAMILY AMENITIES**

**MAINTAIN AND IMPROVE CONNECTIVITY, INCLUDING WALKABILITY, BIKE ACCESS AND LINKS TO SURROUNDING DESTINATIONS**

**PRESERVE MOUNTAIN VIEWS**

**LOCAL PARKING**

**BUSINESS INCUBATOR SPACES**

# What to Expect

- You'll see **four** immersive experience scenes showing how community goals could be achieved through designs “on the ground.”
- Remember that each flythrough is meant to **inspire you** to think about how the Comprehensive Plan can create a better community. The buildings and details you see are illustrative only, not a specific design.

## A TOOL TO INSPIRE

*Focus on whether the goals and feel of the space resonates with you, not the exact elements of the scene.*







# How will the event work?

Overview

Welcome Station and  
Presentation

Interactive Boards

Guided Immersive  
Presentation Every 30  
min

Interactive Polling

Tuesday

AM Sessions

PM Sessions

Wednesday

AM Sessions

PM Sessions





**Thank you!**





TOWN OF  
BRECKENRIDGE

# BRECKENRIDGE

## COMPREHENSIVE PLAN UPDATE

### PHASE 1 | FOUNDATION PUBLIC ENGAGEMENT SUMMARY





# WE WENT BOLD

**Phase 1 | Foundation** set the foundation for the Comprehensive Plan Update. The Innovation Workshop kicked off the bold ideas, and the bold ideas just kept coming!

## WHEN

Phase 1 | Foundation kicked off with the Innovation Workshop on March 3rd and wrapped up with Carne Asada at Vista Verda on July 15th. This phase included over 5 months of engagement ranging from committee meetings to drop-in events to high school engagement!

## WHERE

All over town! See Community Priorities | Touchpoints to see where community members were engaged.

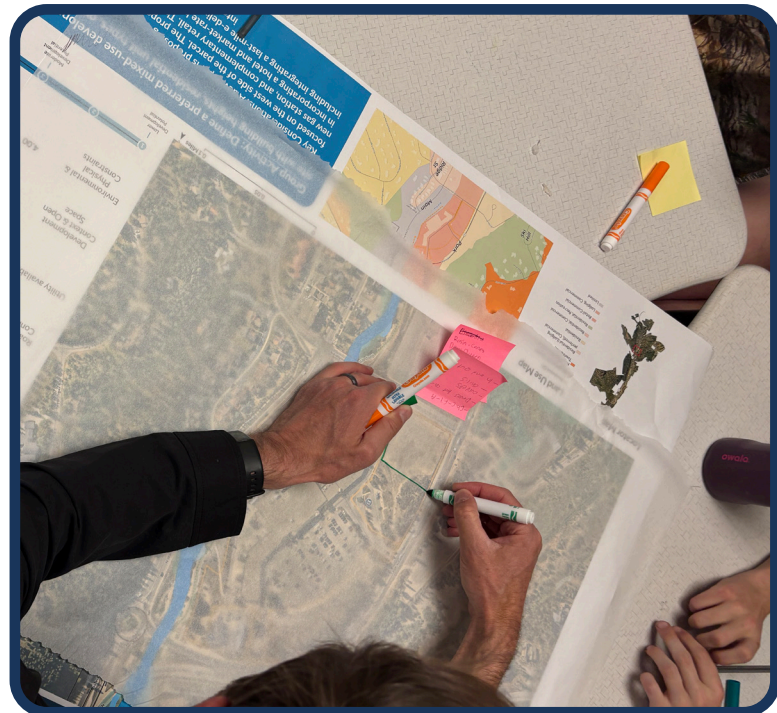
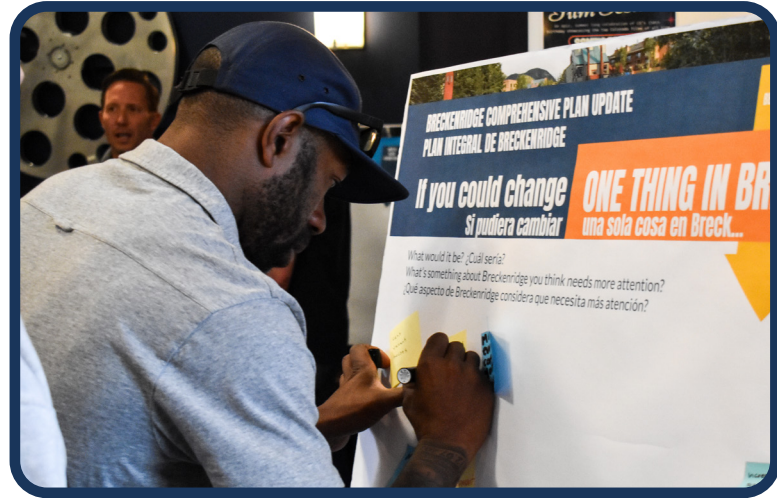
## WHY

The foundation to a good plan is public engagement. The foundation of a great plan is a bold idea. This phase offered interactive and innovative ways for the community to get involved from the very beginning and it will continue!

The goals of this phase were to:

1. To engage people where they were.
2. Encourage people to give innovative ideas.
3. Get people thinking and get excited about the future of Breckenridge.
4. Understand what is going well.
5. Identify the opportunities that come from pressing issues.
6. Think BOLD.

The following summary is not an exhaustive list of all the results rather just the main themes.





# COMMUNITY PRIORITIES

## KEY THEMES

### 1 An Authentic Mountain Town

**The community highlighted the importance of Breck's historic character and small town identity!**

Community members want Breckenridge to stay connected to its mining town roots and remain a place where people live. Engagement called for focus on local residents and businesses experience by protecting Breck's historic core, maintaining mountain views through height protections, supporting local businesses over chains, and keeping the traditional and seasonal character that make Breck Breck.

### 2 A Welcoming Community Where Everyone Belongs

**The community highlighted equity and support for latinos, immigrants, members of the workforce, and seniors.**

Community members want Breckenridge to feel like a place where everyone truly belongs. Some ideas that came up to accomplish this goal were making the housing process more transparent, creating more community activities designed specifically for the locals and the Latino/Oaxacan workforce, and making sure locals remain part of everyday decision-making as the Town continues to grow.

### 3 Thoughtful Leadership and Innovation

**The community highlighted government transparency.**

Community members want Town leadership to lead with innovation by protecting Breckenridge's identity as a housing and sustainability leader, building a more structured relationship with Vail Resorts, closing the regional transportation gap with the rest of Summit County, and creating genuinely new ways to make community engagement more inclusive.

### 4 Livability Through Balance

**The community highlighted housing affordability, above all else.**

Community members want Breckenridge to stay livable by expanding workforce and deed-restricted housing, addressing vacant second homes and a stalled empty-home tax, easing parking and transit friction and improving connectivity. Other ideas included closing specific pedestrian and bike safety gaps, and finding the right balance on density, building height, and short-term rentals to get there.

### 5 Connected to Nature, Connected to Each Other

**The community highlighted open space, recreation, and locals-first events.**

Community members want to stay connected to nature and to each other by protecting open space and trails, creating more locals-focused events and third spaces instead of tourist-facing programming, investing in public art and murals, and continuing to lead on sustainability and dark-sky commitments while keeping recreation genuinely accessible to everyone.

# COMMUNITY IDEAS BY LOCATION

## WHERE THERE ARE BIG MOVES

### 1 Main Street.

- Car-Free Pedestrian Mall on Main St (Lincoln & Adams), with pavers, planters, public art, shade trees, expanded sidewalks/patios, and pop-up space
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- Outdoor dining
- Local shops only
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- Become a green space with large trees, picnic area, blanket space, and expanded Riverwalk Lawn
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### 11 Wellington Road/Fairview

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### 12 Workforce housing Elementary School Site.

- Town to use land for a community use like a park or workforce housing

### 12 Rec Center/Stables Area

- Improve pedestrian safety at intersection
- Stables lot should be free after 3-4pm
- Fix broken gym equipment

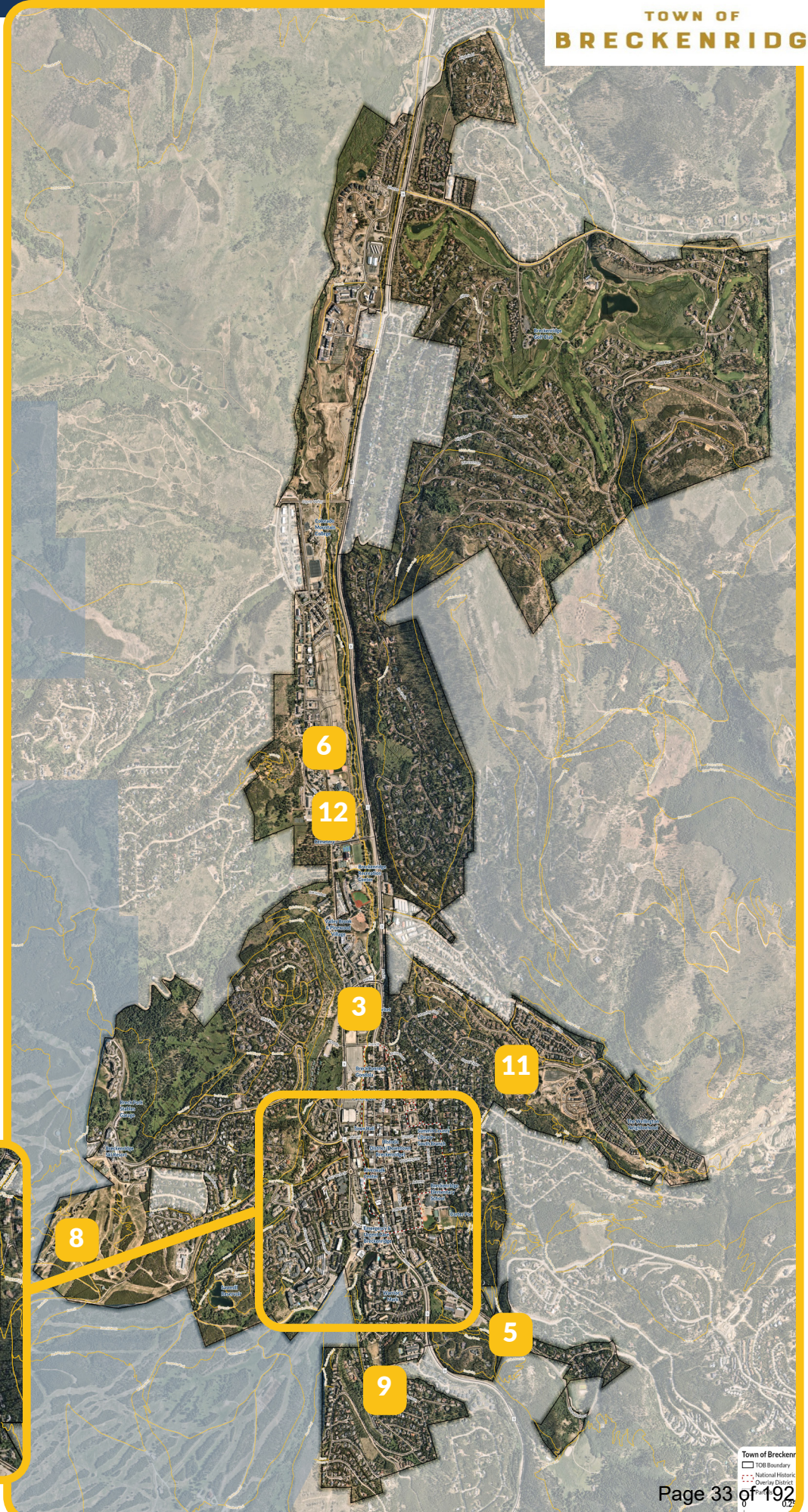


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# COMMUNITY PRIORITIES

## TOP 10 PRIORITIES ACROSS ALL ENGAGEMENT

| Priority                                                   | Community Response                                                                                                                                                                                                                     |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Workforce Housing Affordability and Supply</b>          | This was the single most universal priority across every engagement, with specific programs (buy-down, Housing Helps, Runway, deed-restriction reform) named repeatedly as tools for expanding supply.                                 |
| <b>Parking, Transit, and Mobility</b>                      | Free or discounted local parking was the most-repeated specific request in the survey; transit optimization and safety improvements (Boreas Pass Road, Upper Blue Elementary crossing, Highway 9) came up consistently across sources. |
| <b>Redevelopment Opportunities</b>                         | F-Lot, City Market, the Gondola Lots, and the Riverwalk Center were consistently identified as the places shaping the town's future, with a range of ideas offered for what each site could become.                                    |
| <b>Main Street</b>                                         | There was a strong, cross-event interest in making Main Street more pedestrian-oriented, whether through a full car-free redesign or seasonal/weekend closures, paired with wider sidewalks and more local retail.                     |
| <b>Equity and Diversity</b>                                | Participants called for affordable housing access, fair lottery treatment, and community programming that served Breckenridge's Latino and Spanish-speaking residents.)                                                                |
| <b>Economic Diversification and Small-Business Support</b> | As tourism revenue leveled off and sales-tax collections shifted, participants favored business incubators and entrepreneurship support as a complement to retail and tourism infrastructure.                                          |
| <b>Community Events and Third Places</b>                   | Participants consistently called for shifting the town's social calendar and gathering spaces to focus more on residents alongside visitors.                                                                                           |
| <b>Balancing Sustainability and Economy</b>                | Views here reflected two different priorities: leadership favored cost-conscious sustainability policy, while public input favored larger clean-energy incentives.                                                                     |
| <b>Ski Area Relationships and Tourism Balance</b>          | Leadership prioritized formal, ongoing engagement on shared infrastructure and visitation impacts, while public sentiment favored a more measured approach to growth.                                                                  |
| <b>Government Transparency and Regional Coordination.</b>  | This theme came up consistently, with calls for public dashboards, more frequent plan updates, and stronger coordination across Summit County towns.                                                                                   |



# COMMUNITY PRIORITIES

## TOUCHPOINTS

TOWN OF  
BRECKENRIDGE

**13**  
DIFFERENT TOUCHPOINTS

A total of **27** events across **13** different touchpoints or locations. The number on the map indicates how many events or meetings were at each touchpoint. These locations include:

1. 112 Washington Ave
2. Blue River Plaza
3. Briggie House
4. Bus Riding/Transit Station
5. Council Chambers
6. Eclipse Theater
7. Recreation Center
8. Riverwalk Center
9. Summit High School
10. The Crown Coffee
11. Town Hall
12. Vista Verde Neighborhood
13. Little Red Schoolhouse

Community Events

Pop-Up Events

High School Events

Listening Sessions

Other Meetings

**25**  
EVENTS



# COMMUNITY PRIORITIES

## ENGAGEMENT TIMELINE

**1261**  
WEBSITE VIEWS

**March 3rd**

**Innovation Workshop**

**22** Participants

**Planning Commission**  
Meeting #1

**7** Participants

**March 24th**

**Advisory Committee**  
Meeting #1

**12** Participants

**Town Council**  
Meeting #1

**7** Participants

**April 13th**

**BOSAC**

**7** Participants

**April 14th**

**Summit High School**  
Senior Seminar #1

**60** Participants

**April 15th**

**BSEC**

**7** Participants

**May 5th**

**Summit High School**  
Senior Seminar #2

**57** Participants

**May 12th**

**Summit High School**  
Presentations

**May 13**

**Advisory Committee**  
Meeting #2

**Summit High School**  
Classrooms - Period 5

**17** Participants

**Summit High School**  
Classrooms - Period 7

**13** Participants

**Summit High School**  
Classrooms - Period 8

**20** Participants

**May 18th**

**Open Space & Trails**  
Open house

**June 2nd**

**Speaker Panel**

**155** Participants

**June 3rd**

**Listening Sessions**

**15** Participants

**June 4th**

**The Crown**  
Drop-In Events

**29** Participants

**June 5th**

**The Town Party**  
Drop-In Events

**151** Participants

**June 23rd**

**Transit Takeover**  
CommDev

**94** Participants

**June 24th**

**Bike to Work**  
Drop-In Events

**51** Participants

**June 25th**

**Farmer's Market**  
Drop-In Events

**92** Participants



July 8th

## Transit Takeover

CommDev

69 Participants

July 8th

## Transit Takeover

CommDev

72 Participants

July 15th

## Carne Asada

Vista Verde

150 Participants

July 23rd

## Transit Takeover

CommDev

40 Participants

August 3rd

## Rec-Center

CommDev

74 Participants

August 12th

## Little Red Schoolhouse

CommDev

31 Participants

## Community Engagement started with online connection!

Phase 1 Community Engagement started with an online connection. Our dedicated project website, ShapeWhatHappensInBreck is the host of multiple online activities where community members could give their feedback in the following ways:

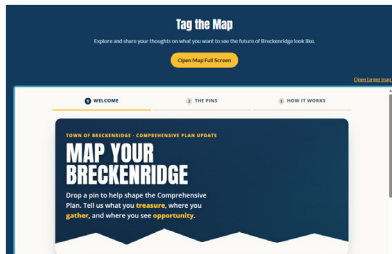
- Tag the Map
- Bulletin Board Questions | see "Let's Breck It Down by Question"
- Project Notification and Resources
- Event Notification and Update Sign up

To date the website has collected over **1,261** views

## Project Website

Get Involved What is the Comprehensive Plan? Tag the Map Missed It to Person? Watch the Speaker Panel here!

TAG THE MAP

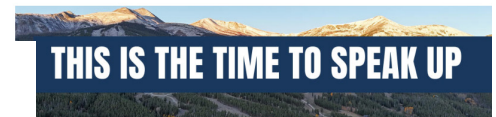


## Social Media Posts

**SHARE  
ONE BOLD IDEA  
to make  
Breck's future  
exceptional.**

Please?

Visit [shapewhathappensinbreck.com](http://shapewhathappensinbreck.com)



The Comprehensive Plan Update is a chance to challenge "the way it's always been" and to turn community values into real outcomes.

Do something future Breckenridge will thank you for...

JUST ONE

**Start with one BOLD IDEA**

For how Breckenridge can improve in the next 20 years

**Don't worry about  
Breck's Future,  
PLENTY OF  
OTHER PEOPLE  
ALREADY ARE**

**But we'd still like to  
hear from YOU too!**  
Attend a Comprehensive Plan Drop-In Event!

[ShapeWhatHappensInBreck.com](http://ShapeWhatHappensInBreck.com)



**June 24 | 7:00-10:00 AM**  
Bike to Work Day at Blue River  
Plaza (137 S Main Street,  
Breckenridge, CO 80424).

**June 25 | 4:00-7:00 PM**  
Breck Farmers Market (112  
Washington Ave, Breckenridge, CO)

# POP-UP EVENTS

## WHO WAS THERE

Ten events were held around Breckenridge from June 23rd to August 12th with over **950+ participants**. The locations were distributed throughout the Town to meet community members where they were. The summary on the next page includes both in-person engagement results and top themes.

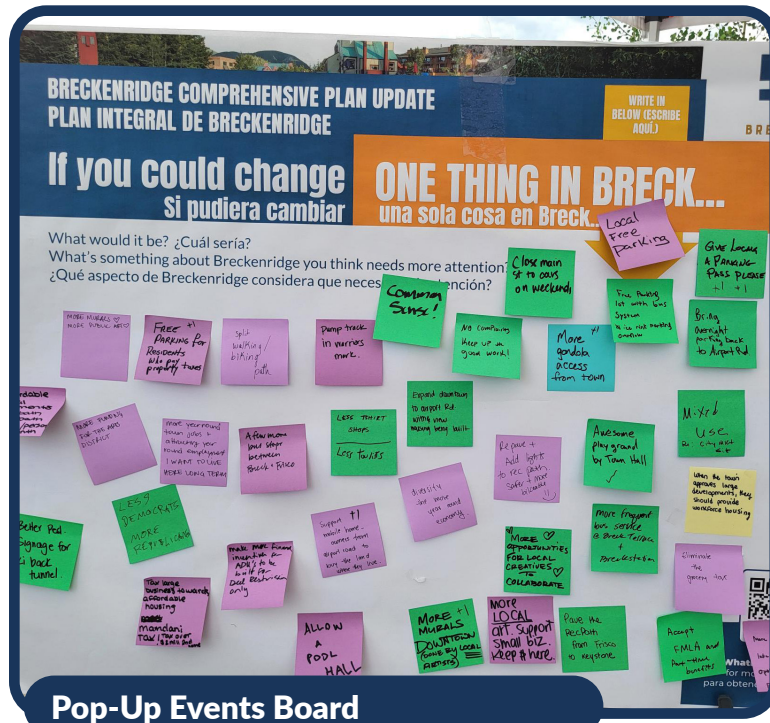
**950+**  
PARTICIPANTS



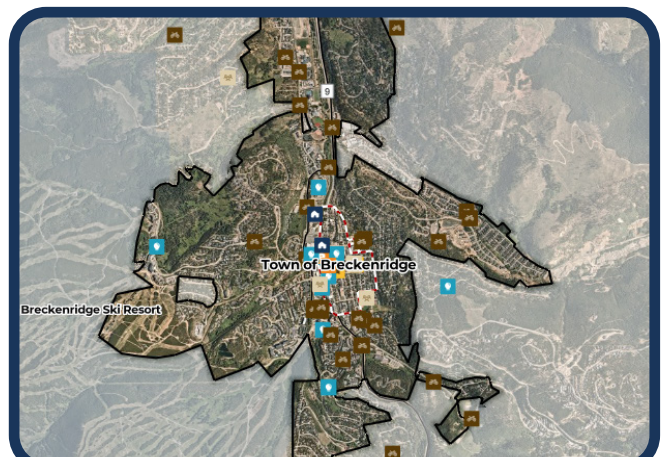
Speaker Panel



Pop-Up Events Board



Pop-Up Events Board



Tag The Map | Online Activity



# POP-UP EVENTS

## LET'S BRECK IT DOWN BY QUESTION

### Give us one BOLD IDEA to change Breckenridge for the Better!

People's boldest ideas cluster around reshaping Breckenridge's physical core, creating a car-free Main Street, reimagining F-Lot, expanding transit, addressing structural housing challenges, and building a stronger year-round community and economy. The sub-themes are below:

- 1. Main Street.** Transform Main St. into a car-free pedestrian mall with public art, outdoor dining, events, and support for local businesses.
- 2. Transit and Connectivity.** Connect Breckenridge to the region with a monorail from Frisco, expanded gondolas, improved in-town circulation, and better local transit and parking.
- 3. Housing.** Expand workforce and attainable housing through redevelopment and prioritize year-round residents and local workers.
- 4. Signature Parks and Culture.** Create civic anchors including F-Lot, a central town park, a reimagined Riverwalk Center, and a connected Blue River corridor. Expand year-round events, recreation, arts, nightlife, and experiences for locals and visitors beyond skiing.
- 5. Fiscal Tools.** Introduce vacancy and high-value second-home taxes, directing revenue toward housing, transit, parks, and infrastructure.
- 6. Bike/Pedestrian Safety Infrastructure.** Improve protected lanes, trails, crossings, and connections between neighborhoods, downtown, and recreation areas.
- 7. Sustainability, Resilience, and the Environment.** Invest in wildlife, clean energy, carbon reduction, water conservation, and dark-sky protections.

### If you could change one thing in Breck, what would it be? What's something about Breckenridge that you think needs more attention?

The most repeated comments are actions that would approve daily needs such as free or discounted locals parking paired with advancing housing policies, enhancing community culture, and infrastructure maintenance. The sub-themes are below:

- 8. Parking.** Offer free or discounted parking for locals and expand affordable parking options for the local workforce.
- 9. Housing Policy.** Advance workforce and attainable housing through large developments, flexible ADU and deed restriction policies, and mixed-use redevelopment of City Market, Airport Road, and Vista Verde.
- 10. Community Culture.** Grow local events, live music, youth and family activities, public art, and programming at the Riverwalk Center and Eclipse following the Skyline Theater closure.
- 11. Transit and Connectivity.** Strengthen everyday transit with more frequent buses, especially the Purple Route, later service for workers, clearer signage, and progress toward a county-wide transportation district.
- 12. Maintenance and Infrastructure.** Continue investment in roads, trails, recreation facilities, and public amenities while ensuring infrastructure keeps pace with development and growth.
- 13. Inclusivity and Equity.** Expand affordable housing, fair lottery access, Spanish-language resources, and community programming to better serve Latino, Spanish-speaking, and working residents.

# INNOVATION WORKSHOP

The Innovation Workshops brought together different stakeholders and city staff to think through the big picture of the plan, organized around three guiding questions:

- 1. Marketing and Branding.** How can this plan push the boundaries of marketing campaigns and attract participation?
- 2. Visioning and Plan Structure.** How can the plan be visionary, beautiful, innovative, and useful?
- 3. Big Moves Walk-Through.** What big ideas should be included in the new Plan?

Below includes the 5 draft Vision Pillars and key big moves. This workshop helped set Phase 1 community engagement for success. The Big Moves that came out were consistent with the community's own Big Moves. See Community Priorities | Big Moves.



## DRAFT VISION THEMES

**1 An Authentic Mountain Town**  
Preserve Breckenridge as a real, lived-in mountain community with a unique identity, rich history, and small-town character.

**2 A Welcoming Community Where Everyone Belongs**  
Foster a diverse, inclusive community where people can build lives, feel connected, and contribute regardless of background or stage of life.

**3 Thoughtful Leadership & Innovation**  
Lead with creativity, adaptability, and progressive thinking while remaining grounded in community values.

**4 Livability Through Balance**  
Balance tourism, housing, economic vitality, recreation, and environmental stewardship to ensure Breckenridge remains a place where people can live, work, and thrive.

**5 Connected to Nature, Connected to Each Other**  
Celebrate the mountain lifestyle through recreation, arts, stewardship, and shared experiences that strengthen community bonds.



# LISTENING SESSIONS

During the Foundation phase, listening sessions were conducted to discuss issues most important to the community; opportunities and ideas to integrate into the Comprehensive plan; and desired plan outcomes. The listening sessions comprised of a Realtor, builder, social worker, education and equity professional, local officials, regional leaders, and involved citizens who were invited by Town staff to these sessions held both in-person and virtually.

In-Person Listening Sessions were offered at the Briggie House from June 3rd to June 5th.

## Themes

- 1. Workforce housing.** Every single interviewee recognized the opportunity to increase the amount of workforce housing. They discussed their own personal housing-searching stories to opportunities like buy-down program, Housing Helps, and deed-restrictions reform.
- 2. Redevelopment Sites.** Interviewees agreed on the importance of the redevelopment of the City Market, F-Lot, the Gondola Lots, and the Riverwalk Center, but there is mixed response on what the use should be. Some suggested keeping surface parking while others could see up to 5 story buildings.
- 3. Transportation.** Transportation is viewed as an operational opportunity and not an infrastructure gap as the transit system is considered Summit County's strongest. Opportunities include optimization through frequency, e-bikes, micro-transit and fixing pinch points on Main Street, Ski Hill, Park Avenue, Upper Blue Elementary School Crossing.
- 4. Balance Sustainability and Costs.** The community members recognize the importance of sustainability but the regulations and costs slow community development.
- 5. Intertwined Community Character, and Workforce Retention.** To maintain the character of Breckenridge, keeping and retaining the workforce and locals housed, employed, and able to build their lives is linked to Breck's community character.

# Breckenridge Comprehensive Plan *Initial Spanish Focus Group*

*Presented by  
Mountain Dreamers*

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## **2026 BRECKENRIDGE COMPREHENSIVE PLAN – 1ST SPANISH FOCUS GROUP**

### **I. SUMMARY**

Mountain Dreamers is a mountain-region nonprofit based in Frisco, Colorado. Since 2019, the organization has supported local immigrants by connecting them to resources and advocating for the community. It is a trusted organization that has played a key role in reaching Spanish-speaking residents across the county and increasing community participation, also supports local organizations in their efforts to better understand the needs of Spanish-speaking residents.

As part of the process of developing the Breckenridge Comprehensive Plan 2026–2036, the Town of Breckenridge developed a community engagement strategy to ensure that the voices of different sectors of the population were included in building the community's vision for the future.

Within this process, Mountain Dreamers was selected as a facilitating organization to develop the focus group aimed at the Spanish-speaking community, due to its history of working with immigrant families and its ability to generate culturally appropriate spaces for participation in Spanish.

The focus group brought together 27 Hispanic residents and workers of Breckenridge to identify needs, challenges, opportunities and proposals related to housing, transportation, infrastructure, community services, recreation, the environment and quality of life.

The results show that, although participants deeply value the safety, nature, and sense of community that Breckenridge offers, there are structural challenges that directly affect the permanence of working families in the community. These include access to affordable housing, the high cost of living, limitations in community services, the need for greater cultural representation, better recreational opportunities during the winter, and more inclusive communication in Spanish.

The information collected during this day constitutes a fundamental input for Phase 1 of the Comprehensive Plan and will serve as a basis for community diagnosis and the construction of strategies for the next ten years.

### **Collaboration with the Town of Breckenridge**

The Town of Breckenridge began the development of its new Comprehensive Plan with a vision of participatory planning that seeks to guide the growth of the community over the next ten years.

One of the fundamental principles of the process is to ensure that future decisions reflect the priorities of all the people who live, work and contribute to Breckenridge's development on a daily basis.

Recognizing that the Hispanic community represents an essential part of the workforce and community life, the Town of Breckenridge established a collaboration with Mountain Dreamers

to facilitate a focus group entirely in Spanish, eliminating language barriers and promoting broader and more inclusive participation.

This collaboration created a space for dialogue where participants shared personal experiences, identified current challenges, and proposed ideas to strengthen the quality of life of working families over the next ten years.

## **II. OBJECTIVE**

Collect community priorities; identify barriers; evaluate redevelopment concepts; generate recommendations for future land use, housing, transportation, infrastructure, economic development, parks and community engagement.





### **III. General Information**

Location:  
Breckenridge Recreation Center

Date:  
June 23, 2026

Duration:  
2 hours

Facilitator:  
Mountain Dreamers

Number of participants  
27 participants

Participant Profile:

Of the 27 participants:

- 11 live in Breckenridge.
- 7 works in Breckenridge but reside in other communities within Summit County.
- 9 both live and work in Breckenridge.

Length of Residency or Employment:

- 6 participants have lived or worked in the community for 1 to 2 years.
- 11 participants have lived or worked in the community for 4 to 10 years.
- 10 participants have lived or worked in the community for more than 20 years.

The diversity in participants' length of residency and employment provided valuable perspectives from both newer community members and long-term residents with extensive knowledge of Breckenridge's historical development and community evolution

#### **Recruitment method:**

We used our client data software to identify community members living and working in Breckenridge. Direct calls and messages was the primary method of recruitment.



#### IV. METHODOLOGY

##### **Format**

The focus group was held in person at Breckenridge Recreation Center and followed an open, guided discussion format to collect participant feedback.

The session was structured as follows:

**Introduction/Icebreaker:** Participant's initial thoughts on what they like living in Breckenridge.

**Section 1: Comprehensive Plan Overview Introduction-** In this section participants heard a on overview on the Breckenridge Comprehensive Plan and information about its different phases.

**Section 2: Guided Mapping Activity-** Participants rotated through map-based stations reviewing redevelopment sites and discussing housing, transportation, infrastructure, community services, recreation, environmental priorities, and future land use. Large-format maps, tracing paper, sticky notes, and facilitated discussion were used to capture qualitative feedback.

**Section 3: Overall brainstorming sessions-** Facilitators then explained the purpose of the Comprehensive Plan, the partnership between the Town and Mountain Dreamers, and how participant feedback would influence future planning decisions. The digital survey and marketing strategy activity from the agenda were intentionally omitted from this report because they were implementation tools rather than substantive focus group findings.

##### **Duration**

120-minute session.

##### **Facilitation Approach**

The discussion was facilitated by Mountain Dreamers staff, Javier Pineda and Cielo Galindo, using a cultural and community-centered approach. The facilitators encouraged open conversation, ensured respectful dialogue, and created a safe space for participants to share personal experiences and perspectives.

##### **Key Discussion Questions**

Review Appendix I: **KEY QUESTIONS DISCUSSION & STRUCTURE**



## V. FINDINGS

Collectively, participants envisioned a Breckenridge that continues to be a safe, welcoming, and vibrant mountain community while becoming more affordable, equitable, and inclusive for the workforce and families who sustain its economy.

Rather than advocating for dramatic changes to the character of the community, participants consistently expressed a desire for thoughtful growth that balances tourism with the long-term needs of year-round residents. Their recommendations centered on expanding housing opportunities, improving public services, strengthening cultural inclusion, investing in community infrastructure, and ensuring that future planning decisions reflect the experiences of all members of the community.

This vision reflects a shared commitment to preserving the qualities that make Breckenridge exceptional while creating a community where residents and workers have equitable opportunities to live, participate, and prosper.

### **Community Perspectives: Direct Participant Feedback**

The focus group provided participants with multiple opportunities to share their lived experiences as residents and workers in Breckenridge. While comments covered a range of topics, several consistent themes emerged across nearly all discussions. Participants expressed appreciation for Breckenridge's natural beauty, safety, and quality of life while also identifying significant barriers that affect their ability to remain and thrive within the community. The following synthesis captures the primary themes voiced throughout the engagement.

#### **Appreciation for Community Character**

Despite concerns regarding affordability, participants consistently expressed deep appreciation for Breckenridge as a place to live and work.

Residents repeatedly described Breckenridge as:

- Safe
- Beautiful
- Peaceful
- Family-oriented
- Rich in outdoor recreation
- A community with exceptional natural scenery

Many participants stated that they willingly endure high housing costs because they value the community's safety, natural environment, and opportunities for their families. Several longtime residents shared that Breckenridge provides a sense of stability and belonging that is increasingly difficult to find elsewhere.

This balance of appreciation and concern demonstrates that participants are not seeking to change the community's identity but rather to ensure that those who contribute to its success are able to continue living within it.

### **Housing Affordability and Workforce Stability**

Housing affordability dominated nearly every conversation and was consistently identified as the community's most urgent challenge. Participants emphasized that the cost of housing has increased at a pace that far exceeds local wages, making it increasingly difficult for working families to establish long-term stability.

Many participants shared that between 50 and 70 percent of their monthly household income is devoted to rent, leaving little opportunity to save, invest in homeownership, or prepare for emergencies. Several described annual rent increases averaging approximately \$300 per year, creating ongoing financial uncertainty.

Several participants described having to relocate multiple times because rental costs became unaffordable. Others reported living with multiple families or renting individual rooms because independent housing was financially unattainable. These experiences illustrate that housing affordability extends beyond cost alone and directly affects family stability, workforce retention, and overall quality of life.

Participants also expressed concern regarding the limited availability of affordable homeownership opportunities. Many indicated that existing workforce housing programs are insufficient to meet demand and recommended expanding affordable ownership opportunities, low-interest financing programs, and additional housing specifically reserved for the local workforce. Several participants also emphasized the importance of bilingual application materials and greater transparency in housing allocation processes.

You can incorporate the following paragraph into the Housing Affordability and Workforce Stability section immediately after the discussion of workforce housing recommendations:

### **Need for Family-Oriented Housing**

Participants emphasized that future workforce housing initiatives should prioritize the development of multi-family housing units designed for families, rather than predominantly constructing studio apartments or single-room accommodations. Many participants explained that the current housing inventory does not adequately reflect the needs of working families with children, forcing households to live in overcrowded conditions or separate family members due to limited space. Several shared experiences of multiple families or unrelated individuals sharing



a single residence because appropriately sized housing is either unavailable or financially unattainable.

Participants recommended that future housing developments include a greater proportion of two-, three-, and four-bedroom units that allow families to remain together and establish long-term roots within the community. They expressed that housing policies should recognize that many essential workers are raising children in Breckenridge and require housing that supports family stability rather than temporary or individual occupancy. Expanding family-sized workforce housing was viewed as an important strategy for improving quality of life, reducing overcrowding, supporting children's educational stability, and strengthening the long-term social and economic resilience of the community.

From a planning perspective, these comments suggest that future workforce housing policies should focus not only on increasing the overall number of affordable units but also on ensuring a diverse housing inventory that reflects the demographic composition and household sizes of Breckenridge's year-round workforce. Providing larger, family-oriented housing options will help retain essential workers, promote neighborhood stability, and support a more inclusive and sustainable community.

### **Recreation, Arts, and Community Life**

Participants recognized the abundance of outdoor recreational opportunities but identified several gaps in year-round programming that better reflects the needs of local residents.

Numerous participants recommended developing an indoor cultural and recreation center that would provide affordable opportunities during the winter months. Suggested uses included:

- Dance and music classes
- Cultural celebrations
- Youth leadership programs
- Art studios
- Community workshops
- Indoor sports
- Family gathering spaces

Participants also recommended increasing affordable access to the Recreation Center, expanding discounts for local families, creating additional outdoor athletic facilities, and providing more programs specifically designed for youth, teenagers, and working families.

Many participants expressed interest in celebrating Breckenridge's cultural diversity through festivals, artisan markets, cultural exhibitions, and entrepreneurship events that showcase the traditions and talents of the community's many cultural groups.

### **Community Services and Accessibility**

Participants emphasized that equitable access to community services remains an important challenge.

Language barriers were frequently cited as obstacles to accessing programs, healthcare, municipal services, and recreational opportunities. Participants recommended increasing bilingual staffing, expanding interpretation services, and incorporating Spanish-language signage throughout municipal facilities and public spaces.

Participants also identified several unmet community service needs, including:

- A primary care or urgent care medical facility located in Breckenridge.
- Expanded childcare options for infants and young children.
- Community meeting spaces that are affordable for local families.
- Additional employee parking during peak tourism seasons.
- Community facilities that support older adults, youth, and families.

Several participants noted that accessing healthcare often requires traveling to neighboring communities, creating additional transportation and financial burdens.

### **Transportation and Mobility**

Transportation discussions focused on improving mobility for residents rather than visitors.

Participants recommended increasing transit frequency during peak commuting hours, expanding bicycle infrastructure and electric bicycle access, improving winter transportation reliability, and increasing employee parking availability.

Many participants noted that seasonal congestion significantly affects travel times and recommended transportation investments that prioritize workers who commute daily.

Several participants also suggested extending bicycle infrastructure beyond its current limits to better connect neighborhoods, schools, and employment centers.



### **Community Inclusion and Civic Participation**

Participants expressed appreciation for being invited into the planning process and emphasized that opportunities such as this focus group should continue throughout implementation of the Comprehensive Plan.

Many participants noted that this was the first time they had been asked to directly share their experiences regarding the future of Breckenridge. They emphasized that continued engagement with Spanish-speaking residents is essential to ensuring that future planning decisions reflect the needs of the entire community.

Participants also recommended expanding multilingual outreach, increasing partnerships with trusted community organizations, and creating additional opportunities for residents to participate in planning decisions before major projects are finalized.

### **Overall Community Vision**

Collectively, participants envisioned a Breckenridge that continues to be a safe, welcoming, and vibrant mountain community while becoming more affordable, equitable, and inclusive for the workforce and families who sustain its economy.

Rather than advocating for dramatic changes to the character of the community, participants consistently expressed a desire for thoughtful growth that balances tourism with the long-term needs of year-round residents. Their recommendations centered on expanding housing opportunities, improving public services, strengthening cultural inclusion, investing in community infrastructure, and ensuring that future planning decisions reflect the experiences of all members of the community.

This vision reflects a shared commitment to preserving the qualities that make Breckenridge exceptional while creating a community where residents and workers have equitable opportunities to live, participate, and prosper.

## **VI. RECOMMENDATIONS**

### **Recommendations**

1. Expand workforce housing.
2. Increase affordable homeownership opportunities.
3. Improve bilingual communication.
4. Expand childcare and healthcare.
5. Invest in indoor recreation and cultural facilities.
6. Improve multimodal transportation.

7. Support local entrepreneurship.
8. Continue meaningful engagement with historically underrepresented communities.

## **Conclusion**

Participants consistently described Breckenridge as a safe, welcoming, and beautiful community while emphasizing the increasing challenges associated with housing costs, service accessibility, and workforce sustainability. Their recommendations present a clear roadmap for creating a more equitable, resilient, and inclusive community. Continued collaboration with trusted community organizations will be essential to implementing the Comprehensive Plan and ensuring that future decisions reflect the voices of all residents.

Planning Analysis: Community feedback indicates that future policy decisions should be evaluated through the interconnected lenses of housing affordability, economic resilience, equitable access to services, transportation efficiency, environmental stewardship, and cultural inclusion. The recurring themes identified during the engagement demonstrate that investments in one planning area will positively influence outcomes across multiple sectors, reinforcing the importance of integrated and community-centered planning.

Planning Analysis: Community feedback indicates that future policy decisions should be evaluated through the interconnected lenses of housing affordability, economic resilience, equitable access to services, transportation efficiency, environmental stewardship, and cultural inclusion. The recurring themes identified during the engagement demonstrate that investments in one planning area will positively influence outcomes across multiple sectors, reinforcing the importance of integrated and community-centered planning.

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## **VII. APPENDICES**

- Appendix I: Raw Notes –
- Appendix II: Pictures –

## APPENDIX I

### RAW NOTES

Participaron 27 personas  
11 personas viven en Breckendrige  
7 Personas trabajan en Breckendrige  
9 viven y trabajan en Breckendrige

de las 27 personas  
6 lleva viviendo o trabajando de 1 a 2 años  
11 lleva viviendo o trabajando de 4 a 10 años  
10 lleva viviendo o trabajando mas de 20 años.

Después de esto se desarrolla la metodología planeada en la agenda en donde cada los facilitadores se presentan y tambien cada participante se presenta,

Se desarrolla la metodología establecida en la agenda y una vez desarrollado las actividades de la priorizacion comunitaria en donde cada participante vota con las carteleras y los sticky notes, se realiza la actividad de QR en donde cada uno entra al link de y pone una idea de como seria mejor Breck, después de esto se desarrolla la ultima actividad explicando los mapas y tambien alguna preguntas guias para que la comunidad participante responda dependiendo a cada tema de vivienda, recreacion y medio ambiente, infraestructura y servicios comunitarios y por ultimo transporte y movilidad.  
a continuación se digitalizo toda la información recolectada:

### VIVIENDA

25 personas opinaron que Las rentas son muy costosas siendo trabajadores del condado  
Mas Oportunidades de compra para familias trabajadoras del condado  
Prestamos a bajo interés para compra de vivienda  
Expandir recursos para adquirir vivienda para los hispanos  
Regular los costos de las rentas por que cada año suben demasiado  
Vivienda para trabajadores del condado

### OPINIÓN DE LA COMUNIDAD

3 PERSONAS RESPONDIERON El 70% de los sueldos se destinan a la vivienda en renta  
18 PERSONAS RESPONDIERON El 50% de los sueldos se destinan a la vivienda en renta  
15 personas opinan: No hay oportunidad de compra para vivienda nueva,son demasiado elevados los precios.



He tenido que mudarme 3 veces en el año por el costo, y eso me obliga a estar en lugares inadecuados con mis hijos.

El costo de la vivienda me ha obligado a vivir con muchas personas y no puedo tener un espacio independiente.

2No puedo ahorrar por el costo de la renta, adicional al pago de los servicio públicos.

Es muy difícil encontrar renta a un costo asequible según mis ingresos.

Creación de apartamentos accesibles para los trabajadores de ingresos bajos para venta y renta económica

## OPINIÓN COMUNITARIA

El costo de vida y los salarios no alcanzan para pagar rentas tan costosas.

El 70 por ciento de mis ingresos se van al pago de renta y no me alcanza para sobrevivir.

Hay muy pocas viviendas con ayuda financiera y hay edificios desocupados y libres por que muchas personas no pueden pagarlos.

La administración de los únicos apartamentos como vista verde son racistas.

El incremento de renta constante

El aumento de sueldo estancado

35% pago por una habitación en renta de mis ingresos.

que las aplicaciones para cualquier programa sean bilingües.

- Comparado con Denver, es muy costosa la renta.
- Las rentas suben cada año, en promedio, \$300 dólares.
- Costo elevado en la renta.
- Algunas personas pagan más en renta en Breckenridge a cambio de tranquilidad y vivir agradablemente.
- Una participante vive aquí hace 23 años y hasta este momento logró obtener vivienda propia en Breckenridge.
- Hablaron de los subarriendos en algunos lugares, lo cual no es justo.
- Un participante indicó que el tema de vivienda y trabajo se ha dificultado con el tiempo.
- Es un esfuerzo pagar la renta, pero el beneficio es la seguridad del pueblo.
- Un participante dice que está agradecido de vivir en un lugar donde muchos vienen de vacaciones.
- Un participante del grupo (2) indica que es necesaria vivienda local para trabajadores en el espacio, pero a bajos costos.

- Un participante del grupo (2) indica compra y venta a bajo costo para la fuerza local.
- Un participante del grupo (1) dice que sería necesario un control al cobro de las rentas, ya que en Breckenridge
- Se ve el exceso de los costos de renta en vivienda.

## RECREACIÓN Y MEDIO AMBIENTE

### Más dinámicas para la comunidad

Beneficios y descuentos del rec center y de pases de ski para los niños y jóvenes residentes de Breck

Sistemas de educación ambiental para jóvenes y adolescentes

Creación de club de conciencia ambiental en la comunidad hispana

Parques en espacios de recreación cerrados para los niños en el invierno

Ampliar el conocimiento para la comunidad hispana de las rutas de ciclovías y senderos para caminar

Otro centro de recreación que tenga más servicios de diversión

Crear más canchas outdoor ya que solo hay tenemos conocimiento de 1 la que está cerca al rec center.

Anfiteatro del pueblo de breckenridge

Centros de formación para jóvenes culturales, musicales en danza y en deporte que afiancen las raíces tanto de los angloparlantes como las diferentes culturas y haya inclusión.

canchas de baloncesto al aire libre

Contrata personas bilingües que faciliten la comunicación con los de otras culturas como la hispana

Centros de educación comunitaria en breck, para que hayan líderes que los formen en la sostenibilidad de medio ambiente, reciclaje, cuidado de medio ambiente y exhibición del progreso.

9 personas opinaron Centro cultural bajo techo en invierno, arte, danza música etc o a precio accesible.

Clubs de cuidado ambiental para niños en donde se les den incentivos y lo vean como algo didáctico.

Más actividades para la comunidad latina, desfiles en donde se representen diferentes culturas.

Habilitar espacios para que permita enseñar a la comunidad como pueden desarrollar sus emprendimientos, gastronómicos, arte o manufactura partiendo de sus raíces.

Eventos en donde puedan exhibir los emprendimientos en la comunidad y que conozcan nuestras culturas.

17 personas opinaron, Centros de cultura que permitan exhibir las artesanías de todas las culturas.

Centro de cultura con salones para ensayar danza y música.





Salones como el pavillion para eventos comunitarios y familiares accesibles a la comunidad latina.

Más parques al aire libre y también encerrados para el invierno.

Programas en la comunidad para que aprendan a reciclar y compostar y a ahorrar agua en tiempos de sequía

Lugares y espacios en donde los jóvenes puedan expresar sus talentos.

Ferias en la comunidad para venta artesanal y culturales.

18 Facilitar la promoción de eventos para los latinos amigables a nuestro idioma.

Eventos en los que puedan participar los trabajadores de Breck que puedan ser accesibles por trabajar allí.

Escuelas deportivas de soccer, baloncesto, voleibol, danza, karate, gimnasia, para la comunidad de Breck con precios más accesibilidad. por trabajar o vivir en Breck.

Un edificio de Varios niveles para acceder a actividades.

Apoyo para emprendimientos con locales de bajo costo en renta.

## OPINIONES DE LOS PARTICIPANTES

me impide participar en el recreo el costo y es un espacio pequeño para toda la comunidad de Breck

SITE 3 crear casa de cultura y arte para niños jóvenes y lugar para música

tener un terreno para hacer una pista de obstáculos de juegos para jóvenes

Carrera profesionales en college para hispanos

no hay guarderías en Brecken para los bebés, y las pocas que hay los cupos son muy limitados y es casi imposible.

Más eventos culturales accesibles para jóvenes e infantes de familias que trabajan en temporada de vacaciones

Más programas gratuitos para niños y jóvenes hijos e trabajadores del condado como sky y snow board en invierno.

## INFRAESTRUCTURA Y SERVICIOS COMUNITARIOS

Señalizaciones en español para los parking espacios para

Nos hacen falta estacionamientos de varios niveles por que no hay espacio en donde parquear

5 Un servicio de salud primario ya que Breckenridge no tiene todo hasta Frisco

Publicidades genéricas de las diferentes actividades difusión e inclusión de las diferentes culturas

Abrir guarderías para infantes.

Espacios de recreación para hombres, mujeres y adultos mayores

9 personas opinaron Paquetes para los empleados no hay sobre todo en temporadas altas.

2 personas opinaron: Necesitamos servicios médicos primarios en Breck, o un urgent care center.  
10 enfrentamos barreras por la falta de traductores en los lugares que ofrecen servicios o programas comunitarios

Construir una villa alrededor de la City Market y diferentes restaurantes al rededor.

6 Creación de eventos sociales a bajo costo para los residentes de Breckendridge

Mini plaza comercial al lado de City Market con estacionamiento en niveles, como los de Silverthorne.

Sitio para vivienda para trabajadores de Breck

- Una de las participantes indica que es abuela y lleva a sus nietos a la biblioteca donde sí existe una zona para niños; sin embargo, sería aconsejable un orientador en los libros por edades, actividades, etc.

- Un participante del grupo (1) dice que sería bueno que en las actividades que hace el pueblo tengan traductor, también algunas señalizaciones que sean en español

- Otro participante indica que es bueno más parques para niños, zonas recreativas para épocas del año como invierno.

- Lugares para eventos como el de Dillon, para conciertos.

- Un lugar para alquiler de espacios para fiestas como quince años, cumpleaños, etc.

programas que beneficien a los hispanos para que puedan acceder a educación, salud y asesorías legales frente a procesos de inmigración.

Una clínica comunitaria para la comunidad de Breck.

Descuento de parking para los residentes o trabajadores de Breck.

## TRANSPORTE Y MOVILIDAD

Horarios más cercanos del bus en las horas de movimiento. Las bicicletas eléctricas no van tan lejos, algunas zonas del pueblo necesitarían de este servicio o alcance.

- Indican varias personas que es necesaria la ampliación de vías ya que en época de turismo los trancones son tediosos en el pueblo.

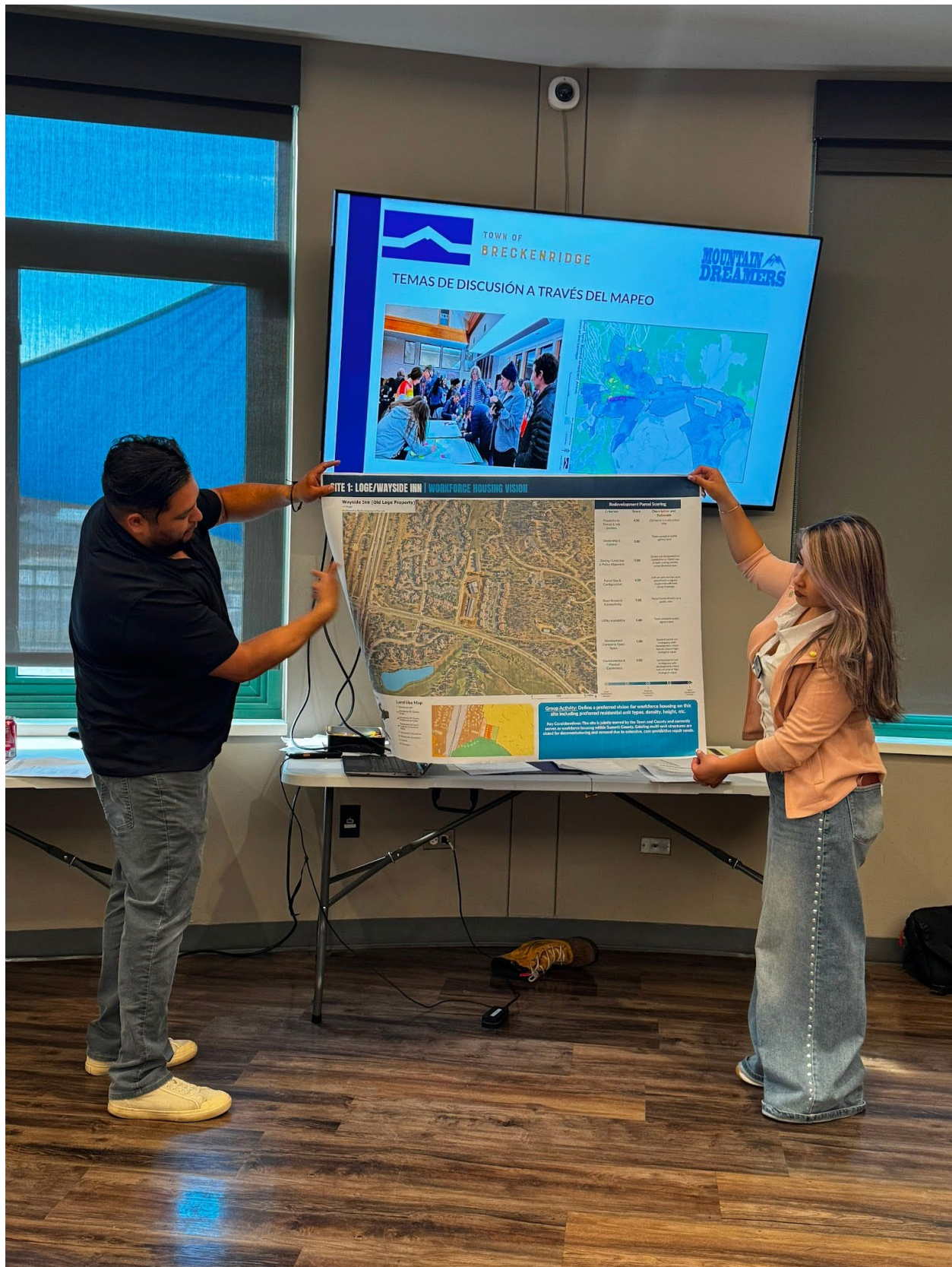


**APPENDIX II**

**PICTURES**

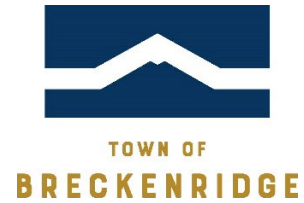












# Memo

**To:** Breckenridge Town Council  
**From:** Mark Truckey, Director of Community Development  
**Date:** August 19, 2026  
**Subject:** Planning Commission Decisions of the August 18, 2026 Meeting

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## ***DECISIONS FROM THE PLANNING COMMISSION MEETING, August 18, 2026:***

**CLASS A APPLICATIONS:** None.

### **CLASS B APPLICATIONS:**

1. [Mamba Trust Site Work Variance Request, 219 Glen Eagle Loop, PL-2026-0159](#)  
A request for a variance from the Development Code to allow for a portion of an existing, unpermitted retaining wall to remain beyond the platted disturbance envelope. *Denied, see second memo.*
2. [Nehme Batista Home Childcare Business, 115 Stallion Loop, PL-2026-0156](#)  
A proposal to use the townhome residence of 1,548 sq. ft. for the operation of a home childcare business. *Approved, see third memo.*

**CLASS C APPLICATIONS:** None.

**TOWN PROJECT HEARINGS:** None.

**OTHER:** None.



# Memo

To: Town Council  
From: Clif Cross, Planner II  
Date: August 19, 2026 (for meeting of August 25, 2026)  
Subject: Mamba Trust Site Work Variance Request - Class B Development Planning Commission Determination Memo

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The Planning Commission reviewed a Class B Minor variance request (PL-2026-0159) for the Mamba Revocable Trust at 219 Glen Eagle Loop, Lot 32, Fairways at Breckenridge Subdivision. The applicant requested a variance from the Development Code to allow a portion of an existing, unpermitted retaining wall to remain beyond the platted disturbance envelope.

The variance request was reviewed for relief from Policy 1 (Absolute), which requires compliance with applicable plat notes and plat restrictions. The applicable subdivision plat note limits the location of buildings, decks, grading and excavation, and other improvements to the platted disturbance envelope, except for allowable driveway access or utility service connections. Other landscape and site improvements, including grading, drainage, turf, irrigation, patio, pathways, planting, and defensible-space items, remain under separate review through the related Class D Minor application, PL-2026-0092.

Staff recommended denial of the variance request because the applicant did not demonstrate the physical hardship required by Section 9-1-11 of the Development Code. Staff found that the existing single-family residence has functioned without the portion of the wall outside the disturbance envelope, the need for relief is tied to unpermitted wall construction and associated site disturbance, approval would not be in general harmony with Policy 1 or Plat Note No. 7 of The Fairways at Breckenridge Subdivision, and the applicant had not demonstrated that the wall outside the disturbance envelope was the minimum necessary departure from the Code.

The Planning Commission reviewed the variance request at a Combined Hearing on August 18, 2026. The Commission denied the variance request as recommended by staff with a vote of 7-0.

Staff will be available at the meeting to answer any questions.

Link to the Planning Commission packet:

<https://www.townofbreckenridge.com/home/showdocument/27675>



# Memo

**To:** Town Council  
**From:** Caleb Swartz, Planner I  
**Date:** August 19, 2026 for meeting of August 25, 2026  
**Subject:** Nehme Batista Home Childcare Class B Minor Planning Commission Approval Summary

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A Combined Hearing for the Nehme Batista Home Childcare Business, located at 115 Stallion Loop in the Stables Village neighborhood, was held by the Planning Commission on August 18, 20226. The application seeks to obtain a Town of Breckenridge Business License for the operation of a State of Colorado licensed toddler and infant home childcare business at the residence. The business is limited to care for a maximum of six children by the State license.

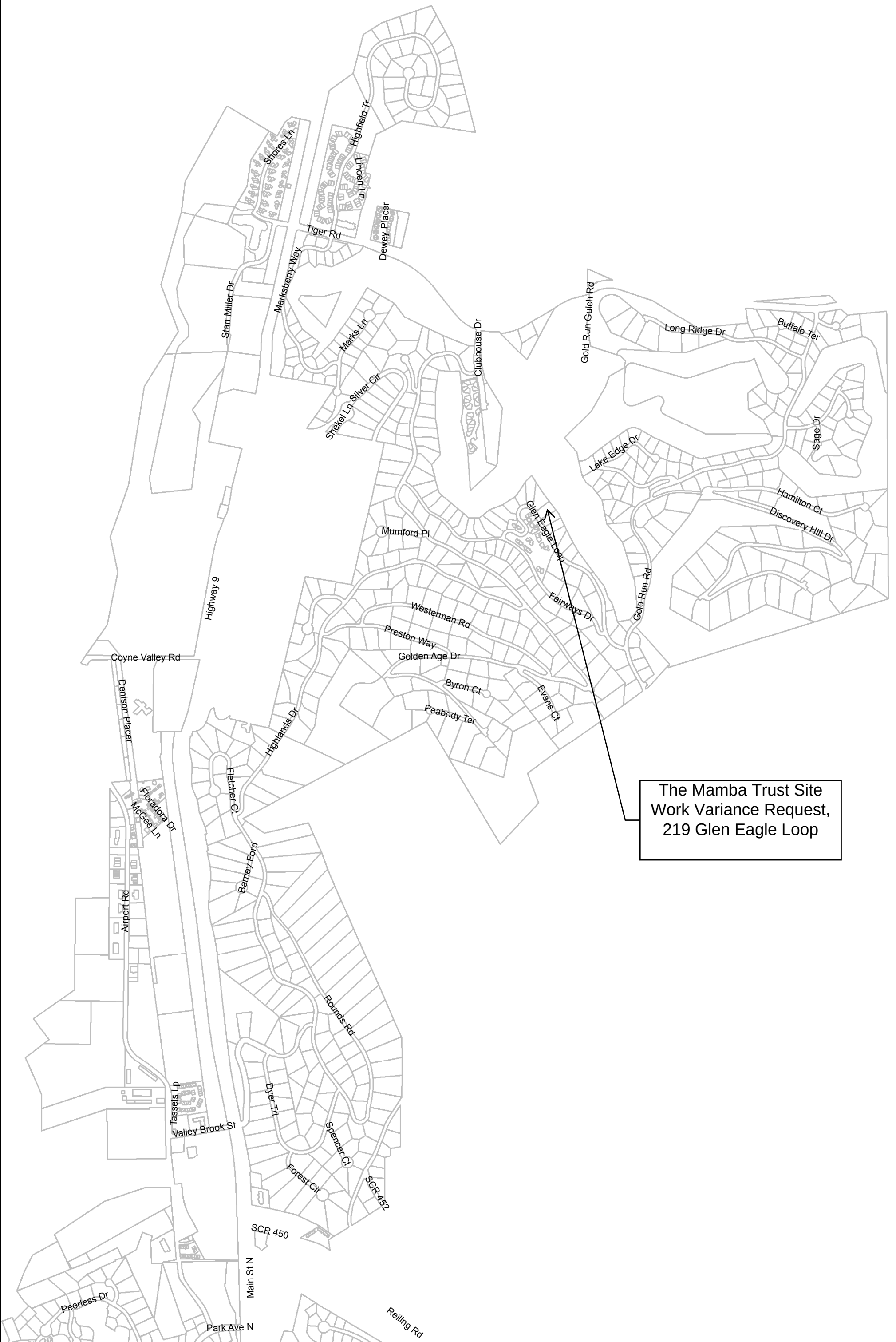
The Commission found the proposal complied with Absolute Policy 38.5, Home Childcare Businesses, and assigned the project a passing score of zero (0) points. The development permit was approved with a modification to the Findings & Conditions to limit the business to no more than six children by a 7-0 vote of the Commission.

Staff will be available at the meeting to answer any questions.

[Planning Commission Packet 2026-08-18.pdf](#)







The Mamba Trust Site  
Work Variance Request,  
219 Glen Eagle Loop



## PLANNING COMMISSION MEETING

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

### ROLL CALL

|                           |             |                             |                |
|---------------------------|-------------|-----------------------------|----------------|
| Mike Giller <b>remote</b> | Mark Leas   | Matt Smith                  | Allen Frechter |
| Ethan Guerra              | Elaine Gort | Susan Propper <b>remote</b> |                |

### APPROVAL OF MINUTES

With no changes, the August 4, 2026 minutes were approved.

### APPROVAL OF AGENDA

With no changes, the August 18, 2026 Planning Commission agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None.

### COMBINED HEARINGS:

1. Mamba Trust Site Work Variance Request (CC), 219 Glen Eagle Loop, PL-2026-0159

Mr. Cross presented a proposal for a request for variance from the Development Code to allow a portion of the existing unpermitted retaining wall to remain beyond the platted disturbance envelope.

#### *Commissioner Questions / Comments:*

Mr. Leas: There are other landscape proposals on a separate application. Does that include other impermissible items in the code? (Mr. Cross: The separate D-minor application is generally approvable with minor revisions.)

Ms. Propper: How is a disturbance envelope created or designed? (Mr. Cross: The plat note and the disturbance envelope creation is part of the subdivision review process.) (Mr. Kulick: The current subdivision process for creating an envelope has evolved over time. It is based on setbacks, site disturbance, open space requirements, etc.) How much of the wall would need to be removed to come into compliance? (Mr. Cross: Approximately 75 feet.) Is there an alternative available to the applicant? I assume the wall is for aesthetic purposes? (Mr. Cross: There is not another option available to the applicant to construct a wall outside the envelope.) Other than aesthetics, is there justification for the wall? (Mr. Cross: The applicant has stated safety concerns with the backyard, but staff does not find that to be justified.)

Mr. Giller: When was the AstroTurf installed and what is the status of that? (Mr. Cross: Staff understands that the AstroTurf was temporary to allow for temporary use of the backyard and will be removed.)

Mr. Leas: It would be helpful for staff to discuss how envelopes have come into being. I can't find a formula for how envelopes should be created. This came up also with the review of Victory Ridge [Valor Heritage] subdivision. I can understand that this is confusing for everyone and for the applicant. This house fills the envelope and leaves little latitude for improvements outside the home. (Mr. Kulick: There is a tradeoff during first construction. An applicant may determine that having a larger residence outweighs having a yard space that is improved. For a subsequent buyer purchasing a home built to the envelope, they are buying into the existing conditions and understanding that it is not possible to have an improved area beyond the envelope. For creating the envelopes, we can review the subdivision code.) Is there a process in the current code to modify an envelope for an applicant? (Mr. Kulick : The subdivision code is firm that an envelope can only be modified to improve an environmental situation, wetlands encroachment,

steep slope, significant tree preservation etc. without making the envelope larger. It does not allow for shifting the envelope simply for additions. Part of the reason for not allowing modification is for the certainty of neighbors to understand where future improvements will be constructed.) Is it the position of staff that an envelope is preferable to setbacks? (Mr. Kulick: For older neighborhoods, Weisshorn for example, these are more permissive than newer subdivisions that don't allow for improvements outside the envelope. The envelopes help to preserve more of the natural alpine environment.) (Mr. Truckey: There is specific criteria of minimum setbacks for envelopes, and taking the following into consideration: topography, wetlands, water bodies, vegetation, geology, slope, significant trees, etc. with their design. This is within the subdivision code.) (Mr. Kulick: There is also an adjacent golf safety zone and there was probably an intention to have the envelope in this location to provide additional buffer from the golf course.)

Ms. Gort: Can you talk about the preexisting wall and its location? (Mr. Cross: There was existing disturbance outside the envelope by the previous property owner. We don't typically penalize current owners for previous owners' mistakes. Other than photos presented, no additional information has been supplied by the applicant to support that the pre-existing retaining wall was larger than the assumed footprint.) Was the retaining wall parallel to the house? (Mr. Cross: Yes, approximately parallel.) Where is the unpermitted retaining wall? (Mr. Cross: The wall starts on the southern side of the residence and extends west for a segment and then turns north.)

John Longhill, Landscape Architect for the Applicant: Thank you Chair Propper. I am the landscape architect for the project at 219 Glen Eagle Loop. I want to thank you for the time and all the hours put into this review in general. I know how much work and time goes into this effort and I appreciate the work that has gone into this because I spent 12 years on the Lower Blue Planning Commission and served as the Chair. Because of that background, I want to be clear about this presentation tonight. We're not asking you to set aside the purpose of the disturbance envelope. It was created to maintain the ecosystem, vegetation, and the character of the Town. Everything about the design is for that purpose. I think we need to be clear; I think it is easily lost in a staff report that is written in general terms or compliance terms. This lot didn't come to us as undisturbed hillside that we decided to build a wall on. The original developer and prior owner cut into the hillside added drainage, a retaining wall, stone fire pit, and steps. Long before this owner took title. There is very little natural condition to resort to because of what was there prior. We are trying to bring the disturbed ground back into some kind of balance with native high alpine plantings. Something that matches and brings the property back into character with the mine tailing character rather than pretend the disturbance never happened. With staff's comments noting the house has functioned without a wall since 2008, that is a fair thing to write but I don't think it's a fair comparison. The house functioned, yes, but the ground behind was never stable. The question is not whether the house can function on this site without the retaining wall. It's whether removing the wall, which is the only alternative staff has offered, actually gets this property closer to the purpose of the envelope or farther from it and in my professional judgment, it just moves it farther away. I want to walk you through why in plain terms grading that slope back to the unsupported angle you would need to extend well beyond where the wall sits now, into the vegetated buffer and the golf safety zone that this plan is supposed to protect. It would also put a drainage corridor that currently protects the house at risk. It would take at least two growing seasons to reseed it; there's going to be erosion and it will be draining into those pipes. The alternative staff has described, actually causes more disturbance to the protected ground than what we're asking you to approve, not less. That's the piece I would like you to sit with tonight, because I don't think this is a disagreement about the facts on the lot. I think it's just a disagreement about which condition that we're measuring against, like an undisturbed hillside that no longer exists, or a disturbed condition, that this owner inherited. On whether this was self-created, I want to be straightforward, because I respect this process too much to dance around it. This wall segment went into the ground before the town approved it,



and that was a mistake. Unfortunately, the owner had talked to the neighbors, and they had done things without getting any kind of a permit, so they thought they could do the same. But this owner has spent this year trying to correct that course, including removing, reducing other walls the Town has asked to see reduced, and sitting through the same kind of detailed comment cycles most of you have. What I would ask you to separate out is the conduct from the physical condition in front of you tonight. The slope, the drainage, layout, and the tight distance between the house and that protected buffer were not created by the owner. These physical conditions were already there. It's a narrow request; this wall stands about 24 inches tall. It's built of natural stone, it's not visible from the golf course, or from the neighboring homes. We've even got letters from the neighbors on either side that they're in favor of it. We've got HOA approval. You would need to be standing in the owner's backyard to see it at all. We're not asking for relief from density, height, use, architecture, or any landscaping standards. We're just asking for relief from one plat restriction as it applies to one modest-grade transition wall, because part of it sits outside the line on a plat. I want to close by saying, respectfully, we have real appreciation for the staff on this project. Mr. Cross and his team have been responsive. They met with us in person, they've helped us work through a long list of front and side yard items without much friction at all, so this is not a complaint about the people. This is one issue, we believe that the analysis that compares this wall to an idealized hillside that no longer exists on this lot rather than to a condition that the owner actually inherited, and the disturbance the alternative would cause. So we're asking that you look at it this way tonight and we're grateful for the chance to make the case to you directly. Thank you for your time and your service to the Town.

Mr. Mike Lazar, Attorney for the Applicant: Good evening, Commissioners. My name is Mike Lazar, I'm the attorney for the property owner. My office address is 1099 18th Street, Suite 2600 in Denver, Colorado and my firm is Robinson, Waters, & O'Dorisio, P.C. The one thing that I want to make sure that the Commission understands is the stark choice that's in front of them right now, in terms of what will happen if the variance is granted, or if the variance is denied. If the variance is granted, then what you see is what you get. The wall remains, the landscape remains undisturbed, and the collaboration with the Town continues to finalize the remaining details of the current plan for landscaping the yard. However, if the variance is denied, and I want to make sure that this is crystal clear and everyone understands this, the wall is going to come out. The bulldozers and the earthmovers are going to wind up out there, outside the golf course, disturbing land, regrading everything, and I don't know how that's not a loss for everybody within the community. The neighbors lose, the HOA loses, the golfers on the golf course lose, because they have to watch all this ugliness now. I mean, frankly, the Town loses. It really would be a tragedy, and the sole reason for that loss, if we're to accept the Town's position on this, is that there's a retaining wall outside the building envelope. That's the sole issue that we're talking about, and that's why we're seeking a variance from that one very limited requirement. I was very interested in Mr. Leas' comments on this point which touch upon a larger issue in terms of what should be done with these types of landscaping requests, especially when they're pre-existing buildings that eat up the entirety of the building envelope. I would suggest to the Commissioners that this type of expensive variance process is probably not the right way to handle these very limited types of improvements. I would say that this is overkill from a process point of view, but setting that aside, the variance process exists precisely for this type of situation; the issue that is in the way of allowing this wall to exist is so limited in scope. It's strictly just a plat requirement, and that's it. I mean, if you look at the rest of the town code, if you look at Policy 7, Policy 9, this type of retaining wall is exactly what the Town code encourages. This is what y'all want. This is the type of landscaping that y'all want. And so the fact that we're talking about removing this beautiful improvement just to comply with this plat restriction, I mean, it kind of hurts thinking about it that way. But here's the good news that I have for you. I know the town has walked through staff's findings with regards to their recommended denial of the variance request, but there's an alternative path forward. I submitted a detailed letter that maps out the precise findings that the Commission can make to approve this variance request. And really, it all comes down to how y'all want to frame this dispute, how you want to frame the facts. I mean, if we're talking about probably the biggest complaint that the Town

has, and look, this is a legitimate one, it's that the wall was put in before a valid permit was granted. That's a mistake. I get it. That's a problem. However, the good news there is that there's nothing within the town code or the variance process itself that prevents the utilization of the variance process to correct that error. And so, that's the opportunity that I'm presenting here today. If we're to look through each of the four requirements, I believe that we amply have satisfied all four requirements. Mr. Longhill talking about the first requirement and the topographical necessity of the retaining wall. His report is attached to my letter that I submitted. It's there in the record for y'all to review in detail, and the long and short of it is, is that there is no alternative to the retaining wall unless the town would prefer that the bulldozers go out there and dig up all the ground and disturb all the vegetation, and it'll take years to restore. I would suggest that the first element is satisfied. If we're looking at the second element, the special circumstances supporting the variance were not created by the applicant. Well, this depends upon how y'all want to frame the special circumstances. The town wants you to frame it as we simply want to approve the existing retaining wall that we put in. That's one way of looking at it. I think the other way of looking at the special circumstances is the surrounding topography. As is agreed by everybody here, our client and the current homeowner did not cut into the hillside. They didn't put in a lot of these improvements that were already there in the yard. These are pre-existing conditions that he's inherited, and he's doing what he can to fix it as best he can, and frankly, he's doing it in a very thoughtful way. With that framing I think that the Commission has ample grounds to find in favor of the applicant on the second condition. And then third, the variance will be in harmony with the rest of the purposes of the development code. This is precisely the type of retaining wall that the Code wants and encourages. This is the type of landscaping that the code wants. I mean, I was paying close attention to the Town's statements, and I was looking at the staff report with regards to why the variance should be denied, they didn't cite to any provision within the Code other than the policy that the plat has to be followed. I mean, there was no citation to any of the landscaping policies, and I found that to be striking. I would say that the applicant has made an overwhelming showing that the retaining wall fits within the policies of the town code. And again, the only policy that we've run afoul of is that we didn't get the variance first. I understand that, we recognize that, but that's why we're here today, and there's been a considerable amount of expense that's been expended to try and remedy that error in good faith, and work with the town and work with staff on that point. And then, the last thing, the requested variance does not depart from the provisions of the Town Code any more than necessary. Well, the proof is in the pudding on that one. The only thing that we're seeking relief from is that plat note and that's it. I believe the Planning Commission has ample findings and ample evidence before the Commission right now to grant the variance. And again, this is why I started off my comments and my presentation with, focusing on what happens tonight. What will happen depending upon the Commission's decision here? If the variance is granted well, you can see what the result is. If the variance is denied, I think everybody loses. I know that there were a few other questions that the Commission had pertaining to the homeowner and other conditions going on there. I know there was a question about the AstroTurf that was put down. Yes, that's temporary. Yes, that's going to be removed. My client has been working with the Town for about four months now on trying to get some degree of landscaping approved, notwithstanding the issue with the retaining wall and we're still working through that process. My client has grandchildren, and he was very concerned about the grandchildren being injured out in the backyard, and so just threw it down there on a temporary basis, but heavens no, that is certainly not something that's staying. That has to go as well. With that, I would be happy to open the floor to questions from the Commission.

*Commissioner Questions for the Applicant:*

Mr. Frechter: There are no topographic contours on what you presented. Could you clarify, does the hillside slope toward or away from the house? Other homes on this fairway on the Beaver Nine are above and the slope goes down away from the homes. (Mr. Longhill: Not in this case; the slope comes down toward the home.)

The hearing was opened to public comment.

Doug Glass, neighbor, President Fairways at Breckenridge HOA: It has been demonstrated that building envelopes in our neighborhood are very tight, leaving little room for landscaping. We support the applicant for the reasons stated by council. Removing it would cause more harm to the neighborhood. The HOA has approved the retaining wall and the landscaping plan.

John Dean, neighbor: I have been staring at the retaining wall for 14 years. It has been there longer than the last two owners have been there. I also support it and support the variance. The owner has done a lot to improve the property. The property looks a lot better now than it did before. Thank you.

The public comment period for the hearing was closed.

*Commissioner Comments :*

Mr. Frechter: We have a code that we must follow. As much as I appreciate the predicament, we must follow the code. Every builder makes a decision on how to use the envelope. Some homes have yards and some don't. Even though the applicant states this is insignificant it is a precedent. Other applicants could ask for the same thing.

Mr. Guerra: Thank you for the time and effort you have put into the appeal. Notwithstanding the letters received, I take issue with only removing the slope back away from the house. There are other alternatives that could be taken to minimize site disturbance. When the applicant has disregarded the code and then comes to ask for forgiveness and then grant a variance, that would set a precedent for other home owners to do the same. I see no path to approve this variance.

Mr. Smith: I see this similarly; asking for forgiveness instead of permission. One day it is a retaining wall and tomorrow what about a garage outside the envelope? We can't go down that slippery slope.

Mr. Leas: I empathize with the applicant and wish the circumstances were different so we could give some relief. We must make a decision based on what is in the code. I understand the applicant has made a nice looking retaining wall and spent the money to do so. I take issue with the attorney's statement that there will be significant additional disturbance from bulldozers removing this wall. This is a stacked rock wall that can be unstacked without excessive further disturbance to the site.

Ms. Propper: I agree with my fellow Commissioners. We have a process that wasn't followed. We are now in the position of creating a poor precedent if we approve this. I strongly disagree with setting such a precedent and the code is there for a reason. I appreciate the comments by the builders on our Commission who say there are other alternatives. Looking at the previous pictures, it is not evident there was a slope problem previously that needed to be fixed. We should not grant this variance.

Ms. Gort: Although it's beautiful what you have done, I agree with my fellow commissioners. I don't see a topographic necessity or any reason to grant a variance.

Mr. Giller: I agree with my fellow Commissioners. This is an easy landscape restoration project to return the site to a more natural setting which is the ethos of the Town's code.

Mr. Frechter made motion to **deny** the Mamba Trust Site Work Variance Request, seconded by Mr. Guerra. The motion **carried** by a vote of 7 to 0.

2. Nehme Batista Home Childcare Business (CS), 115 Stallion Loop, PL-2026-0156

Mr. Swartz presented a proposal to use a townhome residence of 1,548 sq. ft. for the operation of a home childcare business.

*Commissioner Questions / Comments:*



Mr. Smith: Do the neighborhood regulations allow for a fence that might buffer noise from the property ? (Mr. Swartz : The specific fence guidelines in the master plan were recently updated to allow for a taller fence. The fence would minimally buffer noise as it has a high void to solid ratio.)

The hearing was opened to public comment.

Carrie Juskowiak, 123 Stallion Loop: I am sorry that I am here. The last thing I want is to be here publicly opposing my neighbor. I do think we have some real concerns regarding objections that I've outlined here for you. I'm not going to go into detail, because I think it'll be more than three minutes. I'll just say that, I have no concern with childcare in general. Obviously, we have that issue ourselves times two. This particular property, though, I feel like there is an issue to be looking at the surrounding areas. Staff has concluded that the impacts will be negligible, but I don't understand how that conclusion was reached when some of the most obvious impacts don't appear to have been meaningfully considered. No offense. The applicant has one exterior driveway space for pickup and drop-off, while the business could generate around 50 pickup and drop-off events each week with five children. The guest parking referenced in the staff report is further away and is heavily occupied. I put a picture in there that was taken at 8:00 a.m. yesterday morning that shows those parking areas are constantly full, and that's just a representation of that scenario. The street and sidewalks around the proposed daycare are also heavily used by neighborhood children. Children walk through this area to and from the school bus during the same morning and afternoon periods as daycare drop-offs and pickups. They regularly bike, scooter, play, and congregate in front of the surrounding homes. I also referenced a picture there that showed the property between myself and Ms. Greenlee here, where there's commonly up to ten children playing at one time, and those are at the same times of those pick-up and drop-offs. There's also a significant question I don't think has been resolved. The staff report discusses an operation of six children. While the staff proposed condition appears to allow as many as twelve, if staff determined that six children would have a negligible impact, I don't understand why the permit should authorize more than six. The applicant has said drop-offs could be scheduled. That may help, but scheduling doesn't create additional parking, and it can't guarantee that parents won't overlap. If staggered drop-off and pickup, sick children, or other promises are part of the reason the Commission believes this will work I think those promises should be written in the permit. I don't think the town has enough information to conclude that the impact on the closest homes will be negligible. I'm asking the Commission either to deny the application or continue the hearing until these issues have actually been evaluated, and a more detailed operating plan can be developed. I also want to talk about the fact that the parking currently is such that people are parking on the sides of the roads, and I don't think there's anything in this proposal that says that that will be stopped by what you guys have planned right now. Thank you so much.

Kelly Greenlee, 120 Stallion Loop: I live across the street from the applicant. While daycare is an important subject, in the neighborhood we have parking issues. The scheduled drop off and pick up times sound great but I don't know if that is a realistic solution. We're so tight in the neighborhood I think the disturbance to immediate neighbors would be impactful whether there is a split rail fence or not. It's unfortunate that we're so close, I just don't see it working out. I support Ms. Juskowiak and the surrounding neighbors asking not to approve the daycare.

Chris Juskowiak, 123 Stallion Loop: I'm an owner at 123 Stallion Loop and Carrie Juskowiak's husband. We are the neighbor directly next to the duplex proposed for the daycare, not the party wall neighbor. The issue for me is the noise. There will be minimal noise protection from the buck and rail fence with mesh. The proposed child play area is 25' from my backyard and bedroom. We're talking about impacts from noise in perpetuity. My children play in this area and walk to the bus stop. The additional traffic of people coming and going quickly will put my kids' lives in danger. We spent \$710,000 to move to Stables. I used to live in a mixed-use building and we decided to move to Stables because it is a quiet residential

neighborhood where my kids can play and not have commercial traffic. This proposed daycare has taken that away as soon as we moved in; now it's a proposed economic zone. I'm not in favor of that whatsoever.

The public comment period for the hearing was closed.

- Mr. Frechter: I empathize with neighbors and with the town's need for coming up with solutions for daycare. Coming up with something new, there is always a trade-off. I'm acknowledging the neighbors and their comments.
- Mr. Guerra: I appreciate the comments from the neighbors. I live in the adjoining neighborhood and there is a similar daycare two doors down from my house. I really don't notice it and there is less impact than one would think.
- Ms. Propper: I agree with what Mr. Guerra is saying. The need for childcare is acute. I understand the concerns the neighbors have expressed. The need is there and I am not going to oppose the application. Can we modify the application with a finding to limit to six children? (Mr. Swartz : Yes, speaking with the State licensing office, the current license to be obtained from the State by the applicant only allows for a maximum of six children. We could limit the application to six children with a modified condition of approval.)
- Mr. Giller: I see no reason to deny this application under the code.
- Mr. Leas: I appreciate the comments from the neighbors. We are not in a position to deny the application that meets the code despite negative things we have heard tonight.

Mr. Frechter made a motion to **approve** the Nehme Batista Home Childcare Business with the additional modification of condition No. 4 limiting the number of children in the childcare facility to six (6), seconded by Ms. Propper. The motion **carried** by a vote of 7 to 0.

#### **PRELIMINARY HEARINGS:**

1. City Market #430 Fuel Center (CC), 430 N. Park Avenue, PL-2026-0171

Mr. Cross presented a proposal to construct a new City Market fuel center with seven multi-product dispensers providing fourteen fueling positions beneath a canopy and an employee staffed retail kiosk. The application also includes the future demolition and environmental remediation of the existing City Market fuel center, canopy and convenience store in accordance with State of Colorado requirements. The following specific questions were asked of the Commission:

1. Does the Commission agree with staff that the revised canopy and kiosk architecture is generally appropriate and supportable under Policy 5, notwithstanding staff's separate concerns regarding the canopy's overall scale, form, and modulation under Policy 6?
2. Does the Commission find the visual scale and roof form of the approximately 126-foot-long canopy acceptable, or should the applicant provide additional roof breaks and modulation so that the gable elements are more fully integrated into the overall canopy design?
3. Does the Commission have any preliminary comments on the overall site layout, including the relationship among the canopy, underground fuel tanks, access points, and potential future widening of North Park Avenue, recognizing that the Town Engineering, the Town's traffic consultant, the applicant, and CDOT will continue coordinating on the technical circulation plan?
4. Does the Commission find that the proposed landscape plan will provide adequate screening at installation and throughout the year, particularly along North Park Avenue, Airport Road, and the City Market parking lot, or should larger trees, additional evergreen material, and/or tree planting within the internal landscaped island be required?

#### *Commissioner Questions / Comments:*

- Ms. Propper: Regarding the unbroken ridgeline, if we added more gabled elements would that create a snowfall hazard for cars under the canopy? (Mr. Cross: If there are Building Code

implications regarding that I'm not aware. There are alternative solutions to remedy that concern if justified.) Can you explain the difference between a full movement driveway and one that is not? (Ms. Cahill, Town Engineer: A full movement driveway allows for both directions of inbound and outbound (left and right) movements. CDOT may limit the turning movements on the west to right-in right-out only. The applicant will need to apply for access permits with CDOT and CDOT will determine whether the necessity of making the west entrance right-in right-out only lies with this development or with future developments.)

Ms. Gort: The canopy is so massive, is there a way to make the roof more slim and less massive? Is there a way to make it more artistic? (Mr. Cross: The applicant was provided with precedent imagery, including the 7/11 gabled roof design which is deemed desirable by Planning staff. A flat roof design is not impermissible but is less desired.) How will all the lanes fit if Park Avenue is expanded to two northbound lanes? (Ms. Cahill: The Town has very little opportunity for input on that with CDOT. When those permits go to CDOT, applications have to comply with their recommendations to obtain a permit.)

Cameron Mullins, Galloway and Company, Applicant: My name is Cameron Mullins, I'm with Galloway & Company. We are the engineering consultants for Dillon Companies and the City Market on this project. Our address is 5500 Greenwood Plaza Boulevard, Suite 200, Greenwood Village, Colorado. Thank you for the opportunity to present the proposed City Market Fueling Center located within the existing Parkway Center development. We appreciate Mr. Cross and Town staff for your support, responsiveness, and hard work over the past few months. I think we can all agree that this project has come a long way from where we started, like you said earlier, everyone is pretty pleased where we are now. With me tonight is our team from Dillon Companies, Rebecca Mullinix and Jose Cervantes should be online with us. Our traffic team manager, Brian Horan, is also online. And then I have Nate Abbott and Troy Keltz, who are engineering and development services project managers with us here and myself. We all know why we're here. It's our preliminary hearing, so we are looking to move forward to our final hearing for our Class A development permit. I'm going to run through just a few more things on our site plan that we had submitted. We're replacing an existing site with a new site, there was some confusion earlier, so outlined in that map, you can see where the existing one is, or just right across the street, and the red box is going to be the new development site; 430 North Park Avenue. It's currently vacant. Like Mr. Cross said, it's used mostly for snow storage and we're utilizing existing infrastructure, so we're not adding anything internal to the development. We are reinvesting in this existing development, and City Market's continued dedication to support the Town of Breckenridge and its community members. The proposed fuel center provides an ancillary service to the existing City Market grocery store, serving residents, employees, and visitors throughout the year. Expanding the fueling capacity is going to allow more customers to combine their grocery shopping trips and fueling trips during the same City Market visit and we'll strengthen the established commercial center through private investment. Just as importantly, the proposal replaces an existing fueling operation with a modernized facility incorporating current safety and environmental protection, as well as operational standards. The physical design is important but so is the process that produced it. City Market has approached this review with a genuine willingness to respond to the Town's expectations. The project before you is materially different from the initial submittal through our collaboration. Shown now is the typical prototype that City Market brings for all their fueling centers, to maintain brand consistency, they come with a platinum and red canopy, and then a gray masonry kiosk, so that little flat building on the side is an employee-only kiosk where the employee is housed. This is what it looks like, typically, if you go to any other City Market. Then on the next slide, is the proposed design. It's a much more deliberate architectural composition. The revised canopy includes articulated roof forms, standing seam metal roofing, prominent faux wood elements, stone veneer, and earth-tone material palettes. Together, these features are designed to break up the canopy's horizontal profile, add depth and visual interest, all while reducing its apparent scale. It came to our attention that the 2D elevations made it slightly difficult to understand the full design of the proposed



canopy, so our team created this 3D rendering to help the Planning Commission and town staff visualize the intended effects of the architectural elements. This perspective is shown from the North Park Avenue and Airport Road intersection, so if you're turning in to the main development, this is what it's going to be looking like from there. I think that this really does a great job in showing the articulations in the roof a little bit better than the elevations did, and I think the elevations made the overall top of the canopy look really boxy and tall and square, and I think this helps show all the gables and the additional architectural changes that we made. Another thing that we are working with Ms. Cahill on and discussed previously is the intersection right next to us. In the current layout, outbound traffic uses a shared through and left turn lane, so there's two options. You can go left or straight and then a dedicated right turn lane. Highlighted in yellow there is an existing stop bar that extends far enough into the intersection, so it can kind of interfere with vehicles turning left into the airport road from North Park and causes confusion with the drivers. Part of the project review, we've been working with Ms. Cahill and the town's consultant to figure out a way to better organize and provide cleaner movements and more space for vehicles entering and exiting the sites. This slide shows the proposed state of the intersection. We made a bunch of revisions. The outbound lanes have been reorganized to provide a dedicated left turn lane. So instead of left and straight, now it's left only, and then it's right and straight as well. The western curb has been widened by approximately 3 feet, and the stop bar has been pulled back to provide additional room for vehicles turning left onto Airport Road, entering the development, so that's the other item highlighted in orange. Overall, these changes create a more organized intersection and improve inbound and outbound vehicles and pedestrians all moving through the area. For landscape, we have a color rendering to help you visualize our landscape architect's vision. We have 11 new trees, there's 150 new shrubs, and 55 ornamental grasses. The plant palette is utilizing a low-water approach, which is appropriate for this climate. These improvements provide more than decoration, they do soften the views of the fueling area, provide screening, establish visual continuity with the surrounding center, and help the project respond to the comprehensive plan's environmental and visual resource policies, all while maintaining appropriate site triangles in this intersection. Throughout this review, we've really made sure that all of our proposed architectural, landscape, circulation, and operational improvements are supported by applicable development code policies. Compatibility with the surrounding character has been the central design consideration throughout this process, especially with the architectural enhancements. The project is located within an established commercial center and is designed as an integrated component of that development. Its scale, materials, roof forms, colors, and landscape establish a direct relationship with the existing City Market property. Through the use of stone, the faux lumber, articulated roof forms, and a restrained pallet and extensive landscaping, this project supports continued commercial investment while respecting Breckenridge's established visual character. We believe that this is an important distinction, so this isn't just a generic prototype gas station getting dropped into Breckenridge. This project was meticulously designed by all of our consultants specifically for Breckenridge, so there's not another City Market fueling center that looks like this one. Our proposal advances several Comprehensive Plan objectives. Chapter 1 calls for balancing community character with economic vitality and this project provides continued investment in the established commercial center while incorporating substantial architectural refinement. Chapter 2 encourages designs that respect natural materials, mountain vernacular forms, and environmentally sensitive planning. Those principles are reflected directly in the revised architecture and landscape design. Third, Land Use Policy 11 encourages appropriate redevelopment of commercial properties outside the historic district. This project improves the appearance, vitality, and functionality of the area, and we believe that is a very strong fit for this proposal. I don't know if you guys are familiar with what the existing site looks like, but this is a massive step up from the current City Market Fueling Center. Finally, this project serves residents and visitors throughout the year, and incorporates climate-appropriate landscaping, visual screening, and controlled lighting to address all environmental and visual effects. To reiterate what Mr. Cross said earlier, staff has confirmed that our proposed use is allowed within Land Use District 9 and the Parkway Center Master Plan. Staff also found that the revised architecture generally is supportable under Policy 5, and the proposal complies with the applicable height, setbacks, parking and lighting standards reviewed to this date. We do recognize that several design and

technical items remain to be addressed. We have been working on and have addressed a handful so far, including the truck circulation. We have an updated circulation plan. With discussions with Ms. Cahill and staff, we came up with the idea to have the truck enter and exit on the same side rather than go out on that western access point, to avoid any potential modifications from CDOT's review. We respectfully request that the Commission's preliminary direction is for us to move towards final hearing, and we look forward to incorporating that feedback as we prepare our project for the final hearing. This concludes our presentation. Thank you for your time and consideration, and our team is here for any questions you have.

*Commissioner Questions for the Applicant:*

- Mr. Leas: How will this be integrated into the grocery redevelopment? (Mr. Mullins: We're not involved in the redevelopment with Kroger and we don't have information on that.) The quick-mart is going away? (Mr. Mullins: Yes, it will be replaced by the kiosk.)
- Mr. Frechter: Thanks for your presentation and visuals. Have you visited the north entrance and exit in the winter? The two exit lanes become one in winter because visitors can't see the lines. If there is anything that could define the three travel lanes in the winter that would be helpful. (Mr. Mullins: We can certainly study that with the client.)
- Mr. Leas: What is the described faux wood as part of the brackets and beams on the gables? (Mr. Mullins: It is a manufactured material to mimic the look and grain of wood. Similar to Trex if you're familiar.) I would suggest using larger steel beams that would be more impressive to maximize the mass. I think the elevation is weak and could use more mass.

The hearing was opened to public comments. There were no comments and the comment period for the hearing was closed.

*Commissioner Comments and Answers to Questions:*

- Mr. Leas: This gas canopy is one of the first things people see when they arrive. It needs to say, "Welcome to Breckenridge." I think this doesn't fit in Breckenridge. The roofline should be broken up and it needs to have more massing. Please consider the commercial buildings directly across Park Avenue in your updated design which have strong steel members, heavy timbers, and anchor the corner well. I disagree this is a strong architectural solution and I would not support it if you come back with this same design. 1. I addressed number one. No, I don't agree. 2. I don't agree the canopy works in this situation. 3. No comments about the layout or site plan. You guys know what to do to make the site function. I would just like it to look better.
- Ms. Propper: I think there is concern about the roofline and consistency with Breckenridge architecture. The 3D photograph that the applicant provided is helpful but I would defer to Mr. Leas on his expertise of the architecture. There are quite a few mature trees on the site. If the proposal is to remove those existing trees, the site will not be as well shielded as it is currently. You should try to maintain as much of the existing landscape as possible.
- Mr. Giller: 1. The canopy still requires some thought and design development. This is really a horizontal roof plane with gables attached on top. This is not an articulated roofline. 2. The roof should be better articulated. One way would be to make the kiosk penetrate the roof and make two roof wings out of the canopy. 3. No comments on the layout. 4. Mature trees that can be saved should be saved.
- Mr. Frechter: The canopy, the fascia, you can't see the gables because of this. I understand the need for the fascia for branding. The pricing, you don't see at 7/11 until you get to the pump. Signage that can be seen from afar is helpful for the customer.
- Mr. Guerra: I agree with my fellow Commissioners on the roof forms. Bringing the gables through the horizontal line would make a big difference. 2. The canopy needs to be broken up. 3. No comments on the layout. With landscaping, I think it is important to have strong

screening from the north. We should address the small landscape island on the south side. It could be beneficial to strengthen and enlarge the landscape island to the south. There are lots of outstanding issues. I think we should request another preliminary hearing prior to a final hearing.

Mr. Frechter: We are anxious to see the redevelopment of this entire site. While we would like to expedite this project because we all want a new gas station, we want to make sure this project is ready before we go to a final hearing so that we can approve the project and not have it fail.

Mr. Smith: I understand the issues of having a gabled roof and dripping melt on the customer. I think the flat roof with gabled elements could be more thoughtfully applied. Overall, the site layout is fine and I have no comments. I agree with Ms. Propper that this is well screened now and preservation of the existing trees is important.

Ms. Gort: I agree with my fellow Commissioners about many things they said. I agree this meets Policy 5. I would like to see something slimmer and more artistic for the roof. Can the canopy be broken into thirds with different elevations? It looks heavy on the top. I like the landscape plan better than what is there. The existing trees that can be preserved should be.

Mr. Truckey: There is a list of revisions that need to occur before a final hearing. Staff is not comfortable going directly to a final hearing and would recommend another preliminary hearing for the applicant.

**OTHER MATTERS:**

1. Town Council Summary

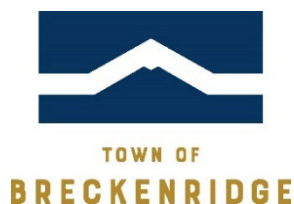
**ADJOURNMENT:**

The meeting was adjourned at 7:59 p.m.

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Elaine Gort, Vice Chair





# Memo

**To:** Town Council  
**From:** Sarah Crump, AICP, Senior Planner  
**Date:** August 19, 2026 (for August 25, 2026 Council meeting)  
**Subject:** Town Code Amendments Related to Exterior Food & Beverage Employee Housing Mitigation and Riverwalk Special Area (Second Reading)

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**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

Town Planning staff recommends Town Council adopt code amendments to eliminate exterior food and beverage areas from employee housing impact mitigation requirements townwide to reduce barriers and encourage businesses to improve and activate outdoor spaces. Staff also recommends adopting code amendments that would provide incentives for properties within the Riverwalk Special Area to make private improvements along the Riverwalk, such as allowing additional signage, revising existing density bonuses to make them more implementable, incorporating commercial storage, and allowing solid fencing for screening. Adoption of the proposed code amendments are meant to enhance the Riverwalk Special Area by incentivizing Riverwalk-compatible improvements on private property. Amended code language is provided in the attached bill for Town Council consideration on second reading. There have been no changes to the bill since first reading.

## 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 Special Areas 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 effective. Staff believes only one property has used this code provision to construct Riverwalk-compatible improvements since the program’s inception in 2005.

At previous work sessions on October 28, 2025, April 14, and May 26, 2026, Town Council directed Planning staff to revise Policy 37, draft additional Riverwalk Special Area incentives, and further consider incentives that should be expanded and allowed for businesses townwide and/or which could apply specifically to the Riverwalk Special Area. Planning staff recommended that Council consider eliminating exterior food and beverage areas from employee housing impact mitigation townwide. Planning also recommended that incentive proposals for additional signage, revising the allowed Riverwalk Special Area density bonuses to incorporate commercial storage, and solid fencing for screening be considered specifically for the Riverwalk Special Area. These incentives were drafted with the help of input from business and property owners within the Riverwalk Special Area who commented on what might work best to help activate the corridor and encourage improvements in this area.

## Proposed Code Amendments

### Townwide:

- Exterior food and beverage areas

**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 has not seen the development of any new or expanded exterior food and beverage areas since exterior food and beverage areas were added to the commercial uses for which employee housing impact mitigation is required. To encourage outdoor activation and improvements, exterior food and beverage areas are removed from Policy 24 employee housing impact mitigation requirements townwide.

#### Specific to the Riverwalk Special Area:

- Additional signage

The sign code is amended to allow for additional signage on commercial properties that front both Main Street and the Riverwalk Special Area. Code changes also allow for an additional menu display box.

- Fencing for rear storage screening

Fencing designs specific to screening commercial storage areas were added for the Riverwalk Special Area. Solid fencing that must comply with the material requirements of the Handbook of Design Standards for the Historic and Conservation Districts is allowed up to 6 feet tall and 15 feet in total length. The fencing does not have to be linear and can be “L” shaped, not following the property lines, to provide the best screening.

- Revised density and special area requirements under Policy 37

Policy 37 is revised to make the section clearer and easier for business and property owners to implement by removing unclear definitions of “leasable” and “non-leasable floor area” and “other Riverwalk Compatible improvements” that limited taking advantage of an existing small density bonus. The allowed one-time density bonus for Riverwalk-compatible improvements is clarified, and a small additional density bonus of 200 square feet was added for rear storage sheds meant to contain commercial storage.

#### **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 20<sup>th</sup> session with periodic updates regarding progress toward making code changes related to the Riverwalk Special Area. Planning continues to receive support from business owners who desire to see the Town move in this incentive-based direction that would activate the Riverwalk Special Area and eliminate some barriers to business expansion. A separate Business Vitality Work Group, an informal group comprised of local business owners throughout Town, met for the first time on August 4, 2026. This workgroup expressed full support for removing exterior food and beverage employee housing mitigation requirements, citing the same concerns as business owners from the Riverwalk Special Area group.

#### **Financial Implications**

If exterior food and beverage areas are removed from employee housing impact mitigation requirements, the Town would no longer collect fees associated with these requirements. No fees or employee housing mitigation for exterior food and beverage areas have been paid to date. 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 Chapter 1, Development Code Policies 24/A, 37/A, 47/A, and Chapter 15, Signs on Private Property, would be neutral as they would apply to all private property owners within the Riverwalk Special Area. Future improvements incentivized by these code amendments would equally benefit visitors and residents.

#### **Staff Recommendation**

Staff recommends Town Council adopt the proposed code amendments on second reading. There have been no changes since first reading. The bill for second reading is attached. Staff will be available for any questions.

COUNCIL BILL NO. \_\_\_\_

Series 2026

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

**AN ORDINANCE AMENDING TITLE 9, CHAPTER 1, POLICY 24 (ABSOLUTE) THE SOCIAL COMMUNITY, REGARDING EMPLOYEE HOUSING IMPACT MITIGATION FOR EXTERIOR FOOD AND BEVERAGE AREAS, POLICY 37 (ABSOLUTE) SPECIAL AREAS, REGARDING RIVERWALK COMPATIBLE IMPROVEMENTS, POLICY 47 (ABSOLUTE) FENCES, GATES AND GATEWAY ENTRANCE MONUMENTS, REGARDING FENCES WITHIN THE RIVERWALK SPECIAL AREA, AND CHAPTER 15, SIGNS ON PRIVATE PROPERTY, REGARDING SIGNAGE WITHIN THE RIVERWALK SPECIAL AREA, OF THE BRECKENRIDGE TOWN CODE.**

WHEREAS, in an effort to ensure that business development contributed towards the critical employee housing needs that the Town of Breckenridge was and is addressing through its local workforce housing programs, the Town of Breckenridge previously implemented employee housing impact mitigation requirements on all development activities occurring within the Town; and

WHEREAS, the Town of Breckenridge has evaluated the employee housing impact mitigation requirements for, specifically, exterior food and beverage areas and finds that, when applied to exterior food and beverage areas, the employee housing impact mitigation policy creates unintended consequences for local business development including slowing or impeding business development and expansion, limiting commercial improvements townwide, and discouraging activated spaces along the Riverwalk; and

WHEREAS, the Town Council finds that the intended benefit of the policy in offsetting the employees generated by this type of commercial redevelopment is presently outweighed by the unintended consequences of making business development more challenging in the context of creating new exterior food and beverage areas; and

WHEREAS, Council and Community goals of the Town of Breckenridge include delivering a balanced, year-round economy and a hometown feel and authentic character, initiatives to which local business development is paramount; and

WHEREAS, the Town Council desires to amend the policy to remove the requirement for employee housing mitigation for businesses seeking to add new or expand commercial exterior food and beverage areas, as well as incorporate additional business incentives to construct Riverwalk compatible improvements to further incentivize activation of the Riverwalk Special Area.



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

**Section 1.** That section 9-1-19-24A: POLICY 24 (ABSOLUTE) THE SOCIAL COMMUNITY, SECTION C, be amended by deleting the language stricken and adding the language underlined to read as follows:

**C. Employee Generation and Mitigation Rates:**

1. The "Employee Generation Rates by Type of Use Table," below, shall be applied to each type of use listed in subsection B2 of this section. For any use not listed, the director shall determine the applicable employee generation rate by consulting the town's then-current current nexus study.

**Employee Generation Rates by Type of Use Table**

| Type of Use                                                                        | Employee Generation Rate                         |
|------------------------------------------------------------------------------------|--------------------------------------------------|
| Restaurant – Food Service                                                          |                                                  |
| Fast food/counter service                                                          | 3.26 employees per 1,000 square feet             |
| Sit down/table service – <del>outdoor space up to 25% of indoor size*</del>        | 8.34 employees per 1,000 square feet             |
| <del>Sit down/table service – outdoor space greater than 25% of indoor size*</del> | <del>12.78 employees per 1,000 square feet</del> |
| <del>Outdoor additions**</del>                                                     | <del>4.44 employees per 1,000 square feet</del>  |
| Taphouse/Brewery/Bar (without food service)                                        | 2.73 employees per 1,000 square feet             |
| Health and Wellness (e.g. yoga, fitness, gym, physical therapy)                    | 3.41 employees per 1,000 square feet             |
| Personal Service (e.g. salon, spa, nailcare, skincare)                             | 5.54 employees per 1,000 square feet             |
| Retail                                                                             | 2.95 employees per 1,000 square feet             |

|                                                                                              |                                             |
|----------------------------------------------------------------------------------------------|---------------------------------------------|
| Office                                                                                       | 6.26 employees per 1,000 square feet        |
| Hospitality (e.g. condominium/hotel, divisible unit, hotel/lodging/inn, timeshare interests) | 0.23 employees per room/unit/divisible unit |

\*Rate applied to indoor square footage only.

~~\*\*Rate applied only if previous outdoor space was less than or equal to twenty-five percent (25%) of indoor size.~~

**Section 2.** That section 9-1-19-37A: POLICY 37 (ABSOLUTE) SPECIAL AREAS, be amended by deleting the language stricken and adding the language underlined to read as follows:

~~Blue River: An applicant whose project is adjacent to, or separated by only an alley from, the Blue River shall comply with the following special conditions:~~

A. Applicant Participation In Riverwalk Area Improvements: An applicant whose project is within the "Riverwalk" area as defined below shall participate in the construction of those improvements set forth in the "Riverwalk improvement plan", as amended from time to time, or shall participate in any Improvement District established by the town to develop the Blue River corridor. (Ord. 18, Series 2005)

1. Definitions: As used in this subsection A:

~~**OTHER RIVERWALK IMPROVEMENTS: An improvement constructed on private property within the Riverwalk which is not a Riverwalk compatible improvement.**~~

RIVERWALK: The area bounded by Ski Hill Road on the north, South Park Avenue on the south, Main Street on the east and the easterly bank of the Blue River on the west where the town has constructed or intends to construct public improvements in order to make the area more attractive for use by the residents of, and visitors to the town.

RIVERWALK COMPATIBLE IMPROVEMENT: An improvement constructed on private property which is necessary or useful in order to provide greater visibility of or pedestrian access to the Riverwalk, and which helps a building to achieve a functional and aesthetic compatibility with the Riverwalk. Examples include, without limitation, a rear entry improvement, such as a porch; door; vestibule; window; landscaping; outdoor seating area or public gathering place, such as a deck or patio; or other decorative features consistent with design policies appropriate for the area.

<https://breckenridge.town.codes/enactments/Ord2005-18?product=Code><https://breckenridge.town.codes/enactments/Ord2019-1?product=Code>

2. Limitation Concerning On Site Parking: An applicant for a project with an existing commercial use may not locate new or additional parking on site.
3. Credit For Voluntarily Abandoned Parking Spaces: The parking requirement for any property within this area will be reduced to the extent of the number of functional parking spaces voluntarily abandoned by the property owner.
4. Parking Requirement For Riverwalk Compatible Improvement: No additional parking shall be required as a result of the construction of a Riverwalk compatible improvement.
5. Loss Of Parking Space Resulting From Construction Of Riverwalk Compatible Improvement: Where an applicant can demonstrate that one or more functional parking spaces could have been provided on land which has been used for the construction of a Riverwalk compatible improvement, the town shall waive the parking requirement for the number of functional parking spaces which were lost as a result of the construction of such Riverwalk compatible improvement.
- ~~6. Development Agreement For Density Bonus: Notwithstanding anything contained in this chapter, the town council may, by development agreement, authorize the planning commission to review and approve (subject to compliance with all other applicable development policies of the town) a development permit containing a density bonus for qualifying development occurring within the Riverwalk under the following circumstances. The provisions of chapter 9 of this title shall apply to any application for a development agreement submitted under this subsection A(6); provided, however, that no application fee normally required under section 9-9-8 of this title shall be required to be submitted in connection with such application.~~

B. Construction Of A Riverwalk Compatible Improvement:

1. The provisions of this subsection B shall apply only to commercial development.
2. The provisions of this subsection B shall apply only to an application for a development permit to construct a Riverwalk compatible improvement **for nonleasable floor area** which could not otherwise be approved because the site of the proposed development: a) is over the allowed aboveground density and overall density/mass allowed by section 9-1-19-5A, "Policy 5 (Absolute) Architectural Compatibility" 9-1-19-3A, "Policy 3 (Absolute) Density/Intensity", of this chapter as of May 1, 2005, or b) lacks sufficient remaining aboveground density to allow for the construction of the proposed Riverwalk compatible improvement.
3. Subject to the other provisions of this subsection B, **an a one-time** aboveground density bonus of 200 square feet or 20 percent of total density, whichever amount is smaller, for nonleasable floor area may be allowed for the construction of a Riverwalk compatible improvement.



~~4. For the density bonus described in subsection B(3) of this section to be allowed, an applicant shall demonstrate that: a) there are no Riverwalk compatible improvements already located on the property, or b) if there are existing Riverwalk compatible improvements on the property, 1) such improvements are insufficient to provide adequate visibility of or pedestrian access to the Riverwalk, or to adequately allow the building to achieve a functional and aesthetic compatibility with the Riverwalk; and 2) the construction of the proposed Riverwalk compatible improvement is necessary in order to provide greater visibility of or pedestrian access to the Riverwalk, and to help the building achieve a functional and aesthetic compatibility with the Riverwalk.~~

~~5. The amount of any aboveground density bonus for nonleasable floor area granted pursuant to this subsection B shall be limited to the amount of density needed to create a functional Riverwalk compatible improvement as determined by the town council.~~

~~C. Construction Of Other Riverwalk Improvement:~~

~~1. The provisions of this subsection C shall apply only to commercial development.~~

~~2. Within the Riverwalk, the town may allow the construction of additional density for leasable floor area that is not a Riverwalk compatible improvement, subject to the following conditions:~~

~~a. Such additional density for leasable floor area shall be approved only in connection with the concurrent approval of a new Riverwalk compatible improvement;~~

~~b. Such additional density shall be allowed only if the Riverwalk compatible improvement is constructed concurrently with or prior to the construction of such additional density; and~~

~~c. The applicant must provide a substantial public benefit to the town in connection with the approval of such additional density. Such public benefit must be contained on the property upon which the additional density will be developed, and shall, in the judgment of the town council, significantly further the town's established goals for the development of the Riverwalk. An example of an acceptable public benefit shall include, without limitation, the granting of a nonexclusive public easement for use of private property to the town for Riverwalk compatible improvements in addition to the pedestrian easement to allow for public ingress and egress for the Riverwalk. Any such easement shall be subject to the approval of the town attorney. Public benefits provided under this subsection C(2)c, may, in the discretion of the town council, suffice for the commitments described in section [9-9-4](#) of this title.~~

~~d. The amount of additional density allowed under this subsection C(2) for the construction of an improvement that is not a Riverwalk compatible improvement shall not exceed the amount of density allowed on the property under the land use guidelines, and shall be roughly proportional to the public benefit provided by the applicant as determined by the town council; and~~

**DC.** Compliance With Other Development Policies: Except as expressly provided above, an applicant whose project is subject to the provisions of subsection **C B** of this section shall also be required to comply with all other applicable development policies of this code and the town's historic district guidelines. However, the town may waive the connector element requirement when warranted in light of all other relevant aspects of the proposed development.

**D. Commercial developments within the Riverwalk Special Area shall be allowed a one-time density bonus, in addition to the density bonus contemplated in Section B., of no more than 200 square feet for the construction of a rear storage shed for concealing commercial storage on the property adjacent to the Blue River. Such storage sheds shall be subject to the applicable Handbook of Design Standards for the Historic and Conservation District. Storage sheds should only be used to substantially reduce the visible exterior storage of commercial items and clutter to the benefit of the Riverwalk Special Area. Properties which take advantage of this density bonus shall be expected to store the majority of items out of view of the Riverwalk. Failure to utilize the storage sheds allowed under this section consistent with the intent stated herein shall be grounds for revocation of the shed development permit.**

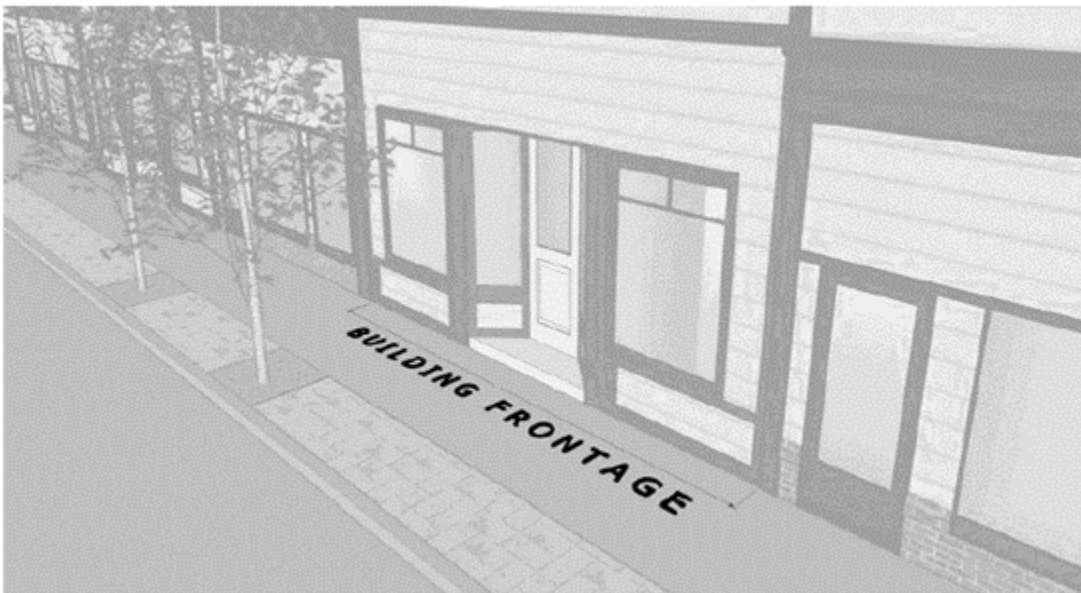
**Section 3.** That section 9-1-19-47A: POLICY 47 (ABSOLUTE) FENCES, GATES AND GATEWAY ENTRANCE MONUMENTS, SECTION B, be amended by deleting the language stricken and adding the language underlined to read as follows:

B. Within The Conservation District: Fences within the Conservation District shall be reviewed under the criteria of the "Handbook of Design Standards for the Historic and Conservation District". Where fences are required by law and the proposed fence design does not meet the handbook of design standards, the Planning Commission may approve an alternate design if all of the following required criteria are met: 1) the project as a whole is in substantial compliance with the "Handbook of Design Standards for the Historic and Conservation Districts"; 2) the alternate fence design does not have a significant negative aesthetic impact on the development and it complies as much as feasible with the handbook of design standards; 3) a fence design that meets the "Handbook of Design Standards for the Historic and Conservation Districts" could not meet the design required by law.; **4) the fence is within the Riverwalk Special Area of the Conservation District. Fences within the Riverwalk Special Area that do not meet the Standards for the Historic and Conservation Districts shall be allowed only along the portion of the property facing the Blue River for the purpose of screening commercial outdoor storage areas. Such screening fences shall not exceed 6 feet in height or 15 feet in total length, may be solid, and shall be**

1 constructed of metal, wood, or wood-look materials in a design compatible with  
2 the Conservation District. Such screening fences may be installed at or interior to  
3 the property line, and may be “L” shaped or non-linear, to provide the most  
4 effective screening from the Riverwalk Special Area.  
5  
6

7 **Section 4.** That section 9-15-5: SIGNS ON PRIVATE PROPERTIES,  
8 DEFINITIONS, be amended by deleting the language stricken and adding the language  
9 underlined to read as follows:  
10

11 BUILDING FRONTAGE: The length of a building facing a street or alley, Riverwalk  
12 Special Area, or, where a mall exists, building frontage means that portion of the mall  
13 that is parallel to the street. In the case of a corner lot, the building frontage may be  
14 either of the street frontages, but not both, at the option of the property owner. Where a  
15 property is tandem with another lot and has no frontage on a public street, the adjacent  
16 tandem property shall be disregarded, and the building frontage means the façade of  
17 the building nearest the public street. A depiction of building frontage is as follows:



18 **Section 5.** That section 9-15-15: SIGNS ON COMMERCIAL PROPERTIES,  
19 SECTION H. be amended by deleting the language stricken and adding the language  
20 underlined to read as follows:  
21  
22

23 H. Display Boxes: Each restaurant, bar, or lounge may have one display box sign. If the  
24 size of the display box is 2 square feet or less the display box shall not count against  
25 the allowable sign area. If the size of the display box exceeds 2 square feet, the area of  
26 the display box in excess of 2 square feet counts against the allowable sign area.  
27 Where a building has two (2) frontages, such as within the Riverwalk Special  
28 Area, a restaurant, bar, or similar may have a display box sign at both frontages.  
29



**Section 6.** Except as specifically amended hereby, the Breckenridge Town Code, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

**Section 7.** The Town Council hereby finds, determines, and declares that it has the power to adopt this ordinance pursuant to the provisions of: (i) Section 31-35-402, C.R.S.; (ii) Article XIII of the Town Charter; and (iii) the powers possessed by home rule municipalities in Colorado.

**Section 8.** The Town Council hereby finds, determines, and declares this ordinance to be in the best interest and preservation of the public health, safety, and welfare.

**Section 9.** This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

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

TOWN OF BRECKENRIDGE, a Colorado  
municipal corporation

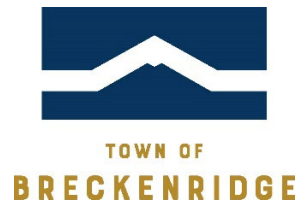
By: \_\_\_\_\_  
Kelly Owens, Mayor

ATTEST:

Mae Watson,  
Town Clerk

APPROVED AS TO FORM:

Town Attorney



# Memo

**To:** Town Council  
**From:** Jessie Burley, Sustainability + Parking Manager  
**Date:** 8/17/26 (for 8/25/26 meeting)  
**Subject:** Town Code Amendments to Model Traffic Code to Address Delivery Zones (First Reading)

---

## Town Council Goals

- |                                                                   |                                                              |
|-------------------------------------------------------------------|--------------------------------------------------------------|
| <input checked="" 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 attached ordinance proposes updates to Section 1204.5 of the Town's Model Traffic Code to modernize the delivery zone permitting program. These amendments improve operational efficiency, align the code with established E-Delivery policies, authorize updated fee and enforcement structures, and reflect Town Council direction received during the July 28<sup>th</sup> and August 11<sup>th</sup> worksessions.

## Background

Breckenridge maintains 10 designated delivery zones in the downtown core to support safe and efficient business operations. The current delivery zone permit system is administratively burdensome, under-recovers costs, and is inconsistent with both the E-Delivery program and current practice. Ordinance updates are needed to clarify eligibility, streamline administration, and ensure curbside spaces are managed effectively for active loading and unloading.

Staff presented recommended changes during two Council worksessions and after a discussion with the Business Vitality Working Group. Council provided feedback and the attached ordinance incorporates that direction.

## Key Ordinance Updates

The First Reading ordinance includes the following changes:

- **Permit Eligibility:** Allows delivery zone permits for businesses holding a valid BOLT license; removes "commercial carrier" requirement.
- **Permit Use:** One permit per business, valid for one active vehicle at a time. Multiple vehicles using the same permit constitutes a violation.
- **Time Limits:** Codifies a 30-minute active loading/unloading limit.
- **Fee Update:** Increases annual permit fee from \$25 to \$250 beginning November 1, 2026 (new permit year) to partially offset maintenance, management, and enforcement costs.
- **Enforcement:** Establishes an escalating fine structure - \$100 for the first offense; +\$50 for each subsequent offense.
- **Issuance Authority:** Authorizes the Police Chief to delegate permit issuance and enforcement responsibilities to designated staff or contracted partners (e.g., Breck Park).
- **Program Flexibility:** Allows adjustments to designations and administrative rules based on curb performance needs.

## Financial Implications

Based on staff research, the current cost of administering and maintaining the 10 existing delivery zones is as follows:

- Annual maintenance: **\$26,858**
  - Concrete, asphalt, striping, signage

- Annual enforcement: **\$66,000**
  - 5% of three Community Service Officers + 5% of BreckPark staff

Annual maintenance and enforcement costs for the Town's delivery zones significantly exceed current revenue generated under the existing \$25 fee. State statute authorizes the Town to recover fees associated with the maintenance and upkeep of designated parking spaces. The updated \$250 fee will provide partial program cost recovery.

### **Equity Considerations**

The permitting and fee structure is designed to be fair, predictable, and proportional to actual system usage. In discussing with the Business Vitality Work Group, staff engaged with a subset of impacted users. We have not identified disparities and believe expanding permit eligibility increases access.

### **Recommendation**

Staff recommends approval of the ordinance on first reading. The proposed amendments will improve curbside management, align delivery zone administration with the successful E-Delivery program, enhance turnover and safety downtown, and better reflect the true cost of maintaining these specialized spaces. Staff will be available to answer questions.



1 (a)

2 COUNCIL BILL NO. \_\_\_\_\_

3  
4 Series 2026

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

8  
9 **AN ORDINANCE AMENDING TITLE 7, CHAPTER 1, SECTION 2 OF THE**  
10 **BRECKENRIDGE TOWN CODE, TO MODIFY SECTION 1204.5 “STANDING IN**  
11 **DELIVERY ZONE” OF THE PREVIOUSLY ADOPTED 2024 MODEL TRAFFIC CODE**  
12

13 WHEREAS, Section 5.13 of the Breckenridge Town Charter authorizes the Town  
14 Council to adopt published codes by reference, and sets forth the procedures to be followed in  
15 connection therewith; and

16  
17 WHEREAS, the current Town of Breckenridge Traffic Code is based on the 2024 edition  
18 of the Model Traffic Code For Colorado (the “MTC”), published by the Colorado Department of  
19 Transportation; and

20  
21 WHEREAS, with the passage of Ordinance 2, Series 2025, the Town Council adopted the  
22 MTC and made additions and modifications to the MTC via Title 7 Chapter 1 Section 2 of the  
23 Breckenridge Town Code; and

24  
25 WHEREAS, one such addition was the addition of section 1204.5 entitled “Standing In  
26 Delivery Zone”; and

27  
28 WHEREAS, the Town Council now wishes to amend Section 1204.5 to reflect updated  
29 procedures, fees, and enforcement mechanisms of the Standing In Delivery Zone code addition.

30  
31 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN  
32 OF BRECKENRIDGE, COLORADO:

33  
34 Section 2. Section 1204.5 entitled “Standing in Delivery Zone”, an addition to the MTC  
35 reflected in Section 7-1-2 of the Breckenridge Town Code, is amended to read as follows:

36 **1204.5 Standing In Delivery Zone.**

37 (a) No person shall stand a vehicle for any purpose or length of time in a place officially  
38 marked as a delivery zone, except pursuant to a valid permit issued by the police chief  
39 pursuant to subsection (b) of this section.

(b) The police chief is authorized to issue non-transferable permits for the purpose of authorizing qualified persons to temporarily stand a vehicle in a place officially marked as a delivery zone. The following rules shall apply to the issuance of a delivery zone permit pursuant to this section:

1. The police chief shall collect a fee for the purpose of reimbursing the town for costs related to the administrative administration, maintenance, management, and enforcement costs of processing the permit application of the delivery zone program. Effective November 1, 2026, ~~the permit fee for 2020 beginning~~ shall be twenty five two hundred and fifty dollars (\$250.00) for each such permit. The permit fee for future years shall be established from time to time as part of the annual budget adopted by the town council. No portion of such permit fee shall be refundable, nor shall any permit issued under this section be transferable.

~~2. A permit may be issued only to a commercial delivery service that delivers to multiple locations within the town on a daily or weekly basis.~~

~~23.~~ No delivery zone permit shall be issued to any person who does not have a valid business and occupational license issued pursuant to title 4, chapter 1 of the town code. Each permittee shall maintain a valid business and occupational license throughout the term of the permit.

**3. Permits will be issued in the name of the business listed on the associated business and occupation license and may be utilized by any vehicle operated by the associated permittee; provided, however, only one vehicle associated with the permittee may occupy or utilize any designated delivery zone at a given time. The presence of multiple vehicles utilizing the same permit shall constitute a violation of this Section 1204.5.**

~~4. A permit shall be hung from the rear view mirror or placed on the dashboard of a vehicle at all times while such vehicle is standing in a place officially marked as a delivery zone.~~ **A permittee's vehicle shall only occupy a delivery zone for the purpose of active loading and/or unloading of goods and people. Each active loading or unloading session shall be limited to a maximum duration of thirty (30) minutes. Any continued presence of a permittee's vehicle or equipment beyond**

1 thirty (30) minutes without ongoing, good-faith loading or unloading activity shall  
2 constitute a violation of this Section 1204.5.

3 5. The police chief is authorized to designate one or more delivery zones within the  
4 town, and to alter, amend, or change such designations from time to time as the police  
5 chief determines to be necessary or appropriate based upon the usage of the designated  
6 delivery zones and the needs of those persons holding permits issued pursuant to this  
7 section.

8 6. A permit shall be valid only in those delivery zones indicated ~~by~~<sup>on the face of</sup> the  
9 permit. It shall be a violation of subsection (a) of this section for the holder of a permit  
10 to stand a vehicle in any delivery zone other than the delivery zone(s) indicated ~~on the~~  
11 ~~face of~~ <sup>by</sup> the permit.

12 7. A permit shall be valid for a period of one (1) year, unless sooner revoked by the  
13 police chief as provided in ~~S~~subsection ~~98~~.

14 8. Violations of this Section 1204.5, and the rules related hereto, may result in  
15 monetary fines imposed at the discretion of the police chief and its designees. Fines  
16 shall be assessed as follows: one hundred dollars (\$100.00) for the first violation  
17 and an additional fifty dollars (\$50.00) for each subsequent violation. Nothing in  
18 this Section 1204.5 limits the enforcing party's discretion to determine whether and  
19 when to issue fines for any violation.

20 ~~8.9.~~ A permit may be revoked by the police chief, after a hearing, if, during the term of  
21 the permit, the police chief determines that the permittee has violated: (i) any of the  
22 terms and conditions of this section; or (ii) any of the terms and conditions of the  
23 permit. Any action to revoke a license issued under this section shall generally comply  
24 with the requirements for administrative hearings set forth in title 1, chapter 19 of the  
25 town code.

26 10. For purposes of this Section 1204.5, the police chief shall have the authority to  
27 delegate and designate other qualified personnel or entities to exercise any  
28 administrative or enforcement powers, duties, or responsibilities granted to the  
29 police chief under this Section 1204.5. Any such delegation or designation shall be  
30 made at the police chief's discretion and may be modified or revoked at any time.



**Delegated parties shall possess all powers necessary to carry out the administrative or enforcement responsibilities assigned to them pursuant to this Section 1204.5.**

**11. The police chief, or its designee, is authorized to promulgate rules and regulations to assist in the implementation and monitoring of this Section 1204.5.**

Section 3. Except as specifically amended hereby, the Breckenridge Town Code, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

Section 4. The amendment of Section 2, Chapter 1, Title 7 of the Breckenridge Town Code, as provided for in this ordinance, shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of the Town of Breckenridge Traffic Code prior to this ordinance becoming effective.

Section 5. The Town Council hereby finds, determines and declares that this ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants thereof.

Section 6. The Town Council hereby finds, determines and declares that it has the power to adopt this ordinance pursuant to: (i) Section 42-4-110(1)(a), C.R.S.; (ii) Section 31-15-103, C.R.S. (concerning municipal police powers); (iii) Section 31-15-401, C.R.S.(concerning municipal police powers); (iv) the authority granted to home rule municipalities by Article XX of the Colorado Constitution; and (v) the powers contained in the Breckenridge Town Charter.

Section 7. This ordinance shall be published as provided by Section 5.9 of the Breckenridge Town Charter.

Section 8. The ordinance shall not become effective with respect to any state highway located within the corporate limits of the Town of Breckenridge until it has been approved by the Colorado Department of Transportation pursuant to Sections 42-4-110(1)(e) and 43-2-135(1)(g), C.R.S.

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

TOWN OF BRECKENRIDGE, a Colorado  
municipal corporation

By: \_\_\_\_\_

Kelly Owens, Mayor

ATTEST:

\_\_\_\_\_  
Mae Watson  
Town Clerk

COPIES OF THE MODEL TRAFFIC CODE FOR COLORADO, 2024 EDITION, ADOPTED  
BY REFERENCE AND AMENDED IN THIS ORDINANCE ARE AVAILABLE FOR  
INSPECTION IN THE OFFICE OF THE TOWN CLERK, 150 SKI HILL ROAD,  
BRECKENRIDGE, COLORADO 80424, MONDAY THROUGH FRIDAY, DURING  
NORMAL BUSINESS HOURS, HOLIDAYS EXCEPTED.



# Memo

**To:** Town Council  
**From:** Keely Ambrose, Town Attorney  
Laura MacInnes, Finance Director  
**Date:** 8/17/2026 (for 8/25/2026)  
**Subject:** Resolution Authorizing Engagement of Outside Counsel for Certificates of Participation Refunding

---

## 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

Staff recommends that Council approve a resolution engaging outside counsel, Butler Snow LLP, to assist in the preparation of legal documents related to the issuance of certificates of participation (COP).

## Background

Staff has been in discussions with its long-standing outside consultants regarding the refunding of certain existing COPs to take advantage of available savings and potentially removing certain Town assets from being encumbered by leases related to certificates of participation. Butler Snow LLP has been bond counsel for the Town for a number of years and would be assisting in the preparation of legal documents to effectuate the refunding of existing COPs to the Town's benefit. The required documentation and authorizations for the refunding are planned to be on Council's September 8, 2026 agenda; however, execution of those documents and proceeding with the refunding will not occur until interest rates have reached the level at which the Town will receive the most financial benefit from the refunding.

## Public outreach/engagement

None. This is an internal organizational consideration.

## Financial Implications

Outside counsel will be paid out of the proceeds from the refunding.

## Equity Lens

Butler Snow LLP has been the Town's longtime outside bond counsel and has provided the same legal assistance on a number of previous COP issuances and refundings.

## Staff Recommendation

Staff recommends that Council approve the resolution authorizing the Town Manager to engage outside counsel Butler Snow LLP.

**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.



1  
2  
3 RESOLUTION NO. \_\_\_\_  
4

5 Series 2026  
6

7 A RESOLUTION APPROVING ENGAGEMENT AGREEMENT WITH BUTLER SNOW  
8 LLP  
9 (Special Bond Counsel)  
10

11 WHEREAS, Section 8.1 of the **Breckenridge Town Charter** provides that the Town  
12 Council may, upon its own motion or at the request of the Town Attorney, employ special  
13 counsel in special cases; and  
14

15 WHEREAS, the Town Attorney has requested that the Town Council approve an  
16 engagement agreement with the law firm of Butler Snow LLP to serve as special bond counsel to  
17 the Town; and  
18

19 WHEREAS, an engagement letter between the Town and Butler Snow LLP has been  
20 prepared, a copy of which is marked **Exhibit "A"**, attached hereto, and incorporated herein by  
21 reference; and  
22

23 WHEREAS, the Town Attorney has recommended that the Town Council approve the  
24 proposed engagement letter; and  
25

26 WHEREAS, the Town Council has reviewed the proposed engagement letter and finds  
27 and determines that it should be approved.  
28

29 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF  
30 BRECKENRIDGE, COLORADO:  
31

32 Section 1. The engagement letter with Butler Snow LLP (**Exhibit "A"** to this resolution)  
33 is approved, and the Town Manager is authorized, empowered, and directed to execute such  
34 agreement for and on behalf of the Town of Breckenridge.  
35

36 Section 2. This resolution is effective upon adoption.  
37

38 RESOLUTION APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_, 2026.  
39

40 TOWN OF BRECKENRIDGE  
41

42  
43  
44 By \_\_\_\_\_  
45 Kelly Owens, Mayor  
46

ATTEST:

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Helen Cospolich  
Town Clerk

APPROVED AS TO FORM

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Town Attorney                      Date

## BUTLER | SNOW

August 7, 2026

Town of Breckenridge  
150 Ski Hill Road  
Box 168  
Breckenridge, CO 80424

Attn: Shannon Haynes, Town Manager

RE: Proposed Lease Purchase Agreements and related Refunding  
Certificates of Participation, Series 2026

Dear Shannon:

We are pleased to confirm our engagement as bond counsel to the Town of Breckenridge (the “Town”). We appreciate your confidence in us and will do our best to continue to merit it. This letter sets forth the role we propose to serve and the responsibilities we propose to assume as bond counsel to the Town in connection with the execution and delivery of a lease purchase agreement and the related issuance to investors of certificates of participation (together with the lease purchase agreement, the “Obligations”).

Personnel. Kim Crawford and Dalton Kelley will be principally responsible for the work performed by Butler Snow LLP on your behalf and they will report to and take direction from you. Where appropriate, certain tasks may be performed by other attorneys or paralegals. At all times, however, Kim will coordinate all work completed for the Town.

Scope of Services. Bond counsel is engaged as a recognized expert whose primary responsibility is to render an objective legal opinion with respect to the authorization and issuance of securities such as the Obligations. As your bond counsel, we will: examine applicable law; consult with the parties to the transaction prior to the issuance of the Obligations; prepare customary authorizing and operative documents, which may include proceedings relating to: the authorization of the sale and issuance of the Obligations, and closing certificates; review a certified transcript of proceedings; and undertake such additional duties as we deem necessary to render the opinion. Subject to the completion of proceedings to our satisfaction, we will render our opinion relating to the validity of the Obligations, the enforceability of the security for the Obligations, and the exclusion of the interest paid on the Obligations (subject to certain limitations which may be expressed in the opinion) from gross income for federal income tax purposes and for Colorado income tax purposes.

We are also being retained by you to act as special counsel to the Town in connection with the Official Statement for the Obligations (the “Official Statement”). As such, we will provide advice to the Town on the applicable legal standards to be used in preparing the Official Statement and meeting the Town’s disclosure responsibilities. At the conclusion

1801 California Street  
Suite 5100  
Denver, Colorado 80202

**KIMBERLEY K. CRAWFORD**  
(720) 330-2354  
Kim.crawford@ButlerSnow.com

T (720) 330-2300  
F (720) 330-2301  
www.butlersnow.com

BUTLER SNOW LLP



of the transaction we will deliver a letter to you stating, substantially, that we have assisted the Town in the preparation of the Official Statement, and that in the course of such assistance, nothing has come to the attention of the attorneys in our firm rendering legal services in connection with our representation which leads us to believe that the Official Statement, as of its date (except for the financial statements, other statistical data and statements of trends and forecasts, and information concerning The Depository Trust Company and its procedures contained in the Official Statement and its Appendices, as to which we express no view), contains any untrue statement of material fact or omits to state any material fact necessary to make the statements in the Official Statement, in light of the circumstances under which they were made, not misleading.

Our opinion and letter each will be addressed to the Town and will be executed and delivered by us in written form on the date the Obligations are exchanged for their purchase price (the “Closing”). The opinion and letter each will be based on facts and law existing as of their date.

Our services as bond counsel and as special counsel are limited to those contracted for explicitly herein; the Town’s execution of this letter constitutes an acknowledgment of those limitations. Specifically, but without implied limitation, our responsibilities do not include any representation by Butler Snow LLP in connection with any IRS audit, SEC investigation, or any litigation involving the Town or the Obligations, or any other matter. Neither do we assume responsibility for the preparation of any collateral documents (*e.g.*, environmental impact statements) which are to be filed with any state, federal or other regulatory agency. Nor do our services include financial advice (including advice about the structure of the Obligations) or advice on the investment of funds related to the Obligations. If such services are requested of us, we suggest that we discuss the nature and extent of those services and an estimate of our fee at the time of the request.

Attorney-Client Relationship. In performing our services as bond counsel and as special counsel, the Town will be our client and an attorney-client relationship will exist between us. We will represent the interests of the Town rather than its Town Council, its individual members, or the Town’s employees. We assume that other parties to the transaction will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction.

Conflicts of Interest. Our firm sometimes represents, in other unrelated transactions, certain of the financial institutions that may be involved in this financing, such as underwriters, credit enhancers, and banks that act as paying agents or trustees. We do not believe that any of these representations will materially limit or adversely affect our ability to represent the Town in connection with the Obligations, even though such representations may

be characterized as adverse under the Colorado Rules of Professional Conduct (the “Rules”). In any event, during the term of our engagement hereunder, we will not accept a representation of any of these parties in any matter in which the Town is an adverse party. However, pursuant to the Rules, we do ask that you consent to our representation of such parties in transactions that do not directly or indirectly involve the Town. Your execution of this letter will signify the Town’s prospective consent to such adverse representations in matters unrelated to the Obligations while we are serving as bond counsel hereunder.

Fee Arrangement. Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing, (ii) the duties we will undertake pursuant to this letter, (iii) the time we anticipate devoting to the financing, and (iv) the responsibilities we assume, our fee for this engagement will be \$105,000. Such fee may vary: (i) if material changes in the structure of the financing occur, (ii) if unusual or unforeseen circumstances arise which require a significant increase in our time or our responsibilities or (iii) the Obligations are not delivered by December 31, 2026. If, at any time, we believe that circumstances require an adjustment of our original fee estimate, we will consult with you.

Document Retention. At or within a reasonable period after Closing, we will review the file to determine what materials should be retained as a record of our representation and those that are no longer needed. We will provide you with a copy of the customary transcript of documents after Closing and will return any original documents obtained from you (if a copy is not included in the transcript). Our document retention policy is attached hereto.

Publicity Concerning This Matter. Often matters such as this are of interest to the public. Also, many clients desire favorable publicity. Therefore, we may publish information on this matter (including but not limited to our firm website) unless you instruct us not to do so. In any event, we will not divulge any non-public information regarding this matter.

Termination of Engagement. Upon delivery of our approving opinion and letter as special counsel, our responsibilities as bond counsel and as special counsel will terminate with respect to the Obligations, and our representation of the Town and the attorney-client relationship created by this engagement letter will be concluded. Should the Town seek the advice of bond counsel on a post-closing matter or seek other, additional legal services, we would be happy to discuss the nature and extent of our separate engagement at that time.

Approval. If the foregoing terms of this engagement are acceptable to you, please so indicate by returning a copy of this letter signed by the officer so authorized, keeping a copy for your files.

We are pleased to have the opportunity to serve as your bond counsel and special counsel and look forward to a mutually satisfactory and beneficial relationship. If at any time you have questions concerning our work or our fees, we hope that you will contact us immediately.

BUTLER SNOW LLP

By: 

ACCEPTED AND APPROVED:  
TOWN OF BRECKENRIDGE, COLORADO

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

KKC/jw  
Enclosure



**NOTICE TO CLIENTS OF BUTLER SNOW'S  
RECORD RETENTION & DESTRUCTION POLICY FOR CLIENT FILES**

Butler Snow maintains its client files electronically. Ordinarily, we do not keep separate paper files. We will scan documents you or others send to us related to your matter to our electronic file for that matter and will ordinarily retain only the electronic version while your matter is pending. **Unless you instruct us otherwise, once such documents have been scanned to our electronic file, we will destroy all paper documents provided to us.** If you send us original documents that need to be maintained as originals while the matter is pending, we ordinarily will scan those to our client file and return the originals to you for safekeeping. Alternatively, you may request that we maintain such originals while the matter is pending. If we agree to do that, we will make appropriate arrangements to maintain those original documents while the matter is pending.

At all times, records and documents in our possession relating to your representation are subject to Butler Snow's Record Retention and Destruction Policy for Client Files. Compliance with this policy is necessary to fulfill the firm's legal and ethical duties and obligations, and to ensure that information and data relating to you and the legal services we provide are maintained in strict confidence at all times during and after the engagement. All client matter files are subject to these policies and procedures.

At your request, at any time during the representation, you may access or receive copies of any records or documents in our possession relating to the legal services being provided to you, excluding certain firm business or accounting records. We reserve the right to retain originals or copies of any such records or documents as needed during the course of the representation.

Unless you instruct us otherwise, once our work on this matter is completed, we will designate your file as a closed file on our system and will apply our document retention policy then in effect to the materials in your closed files. At that time, we ordinarily will return to you any original documents we have maintained in accordance with the preceding paragraph while the matter was pending. Otherwise, we will retain the closed file materials for our benefit and subject to our own policies and procedures concerning file retention and destruction. Accordingly, if you desire copies of any documents (including correspondence, e-mails, pleadings, contracts, agreements, etc.) related to this matter or generated while it was pending, you should request such copies at the time our work on this matter is completed.

You will be notified and given the opportunity to identify and request copies of such items you would like to have sent to you or someone else designated by you. You will have 30 days from the date our notification is sent to you to advise us of any items you would like to

receive. You will be billed for the expense of assimilating, copying and transmitting such records. We reserve the right to retain copies of any such items as we deem appropriate or necessary for our use. Any non-public information, records or documents retained by Butler Snow and its employees will be kept confidential in accordance with applicable rules of professional responsibility.

Any file records and documents or other items not requested within 30 days will become subject to the terms of Butler Snow's Record Retention and Destruction Policy for Client Files and will be subject to final disposition by Butler Snow at its sole discretion. Pursuant to the terms of Butler Snow's Record Retention and Destruction Policy for Client Files, all unnecessary or extraneous items, records or documents may be removed from the file and destroyed. The remainder of the file will be prepared for closing and placed in storage or archived. It will be retained for the period of time established by the policy for files related to this practice area, after which it will be completely destroyed. This includes all records and documents, regardless of format.

While we will use our best efforts to maintain confidentiality and security over all file records and documents placed in storage or archived, to the extent allowed by applicable law, Butler Snow specifically disclaims any responsibility for claimed damages or liability arising from damage or destruction to such records and documents, whether caused by accident; natural disasters such as flood, fire, or wind damage; terrorist attacks; equipment failures; breaches of Butler Snow's network security; or the negligence of third-party providers engaged by our firm to store and retrieve records.



# Memo

**To:** Town Council  
**From:** Keely Ambrose, Town Attorney  
Shannon Haynes, Town Manager  
**Date:** 8/18/26 (for 8/25/26)  
**Subject:** Approval of Settlement Agreement to Resolve the MW Golden et al. Litigation

---

## 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

Staff is requesting that Town Council approve the settlement of the MW Golden et al. litigation pursuant to the terms of the Settlement Memorandum, as set forth in the attached exhibit.

## Background

In December 2024, Town Council authorized the filing of a lawsuit against contractor MW Golden and associated subcontractors related to a failed HVAC system installed in the Ullr/Block 11 affordable workforce housing project. The Ullr apartments are rental units financed, constructed, owned, and operated by the Town of Breckenridge. At the time of substantial completion of the units in early 2023, there were immediate issues with the HVAC system, in particular the system's failure to remain operational to heat the apartments. Despite multiple efforts to resolve the issue, and after two winters of not having functioning heat in the apartments, the Town was forced to replace the system in late 2024, incurring substantial costs. The general contractor engaged for the project, MW Golden, refused to pay for the replacement, and there were active disputes between MW Golden and its subcontractors who participated in the design, manufacture, and installation of the HVAC system.

After almost two years of litigation, and with trial set to begin August 31, 2026, all of the parties engaged in a mediation on August 12, 2026 and were able to resolve the matter pursuant to terms set forth in the attached Settlement Memorandum (**Exhibit A**). Based on a number of factors, staff is very pleased with the outcome of the mediation and there are no other strings or obligations on the part of the Town attached to the settlement terms.

## Public outreach/engagement

None.

## Financial Implications

The proposed settlement terms result in the Town recouping approximately 90% of its claimed damages plus attorneys fees, including the entire replacement cost of the HVAC system plus a backup system which was not included in the original price of the MW Golden installed HVAC system. An additional 2-3% of the claimed damages were in the form of lost rents so were not direct financial outlays by the Town, although still a financial impact. Going to trial would have cost an estimated additional \$200-300k in attorney's fees and, while the

**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.

Town's case was strong, had an uncertain outcome particularly with respect to the amount of attorney's fees that could have been awarded and ultimately collected.

**Equity Lens**

This settlement makes the Town whole with respect to the cost of replacing the heating system in the Ullr apartments. Residents of the workforce housing apartments were recipients of rent concessions and other accommodations during the winters where heat was inconsistent/unreliable.

**Staff Recommendation**

Staff recommends approving the attached resolution authorizing the execution of a formal settlement agreement pursuant to the terms set forth in the Settlement Memorandum.



1  
2  
3 RESOLUTION NO. \_\_\_\_  
4

5 Series 2026  
6

7 A RESOLUTION APPROVING SETTLEMENT AGREEMENT TO RESOLVE MW  
8 GOLDEN ET AL. LITIGATION  
9 (Settlement Agreement)  
10

11 WHEREAS, in December of 2024, Town Council authorized the filing of a complaint in  
12 district court against contractor MW Golden and various subcontractors associated with the  
13 Ullr/Block 11 apartment complex, a workforce housing rental project funded by the Town, in  
14 relation to the failure of the installed HVAC system; and  
15

16 WHEREAS, the parties have agreed to settle the case, pursuant to the terms of the  
17 attached Settlement Memorandum, attached hereto as **Exhibit A**; and  
18

19 WHEREAS, the Town Council has reviewed the Settlement Memorandum and finds and  
20 determines that a final settlement agreement reflecting the terms of the memorandum should be  
21 approved.  
22

23 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF  
24 BRECKENRIDGE, COLORADO:  
25

26 Section 1. A settlement agreement reflecting the terms of the Settlement Memorandum  
27 (**Exhibit "A"** to this resolution) in Case No. 2024CV30239 in the District Court for Summit  
28 County is hereby approved, with the Town Attorney authorized to review and approve the final  
29 form of the settlement agreement document so long as it is in substantial conformance with the  
30 terms reflected in **Exhibit A**.  
31

32 Section 2. The Town Manager is authorized, empowered, and directed to execute such  
33 agreement, once finalized and approved by the Town Attorney, for and on behalf of the Town of  
34 Breckenridge.  
35

36 Section 3. This resolution is effective upon adoption.  
37

38 RESOLUTION APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_, 2026.  
39

40 TOWN OF BRECKENRIDGE  
41

42  
43  
44 By \_\_\_\_\_  
45 Kelly Owens, Mayor  
46

ATTEST:

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Helen Cospolich  
Town Clerk

APPROVED AS TO FORM

---

Town Attorney                      Date

## EXHIBIT A

---

**Plaintiff:** THE TOWN OF BRECKENRIDGE, a Colorado municipal corporation,

v.

**Defendants:** MW GOLDEN CONSTRUCTORS, a Colorado corporation; A.L. PLUMBING & HEATING, INC., a Colorado corporation; MCCOY SALES, LLC, a Colorado limited liability company; MCCOY SERVICE, LLC, a Colorado limited liability company; and LG ELECTRONICS USA, INC., a Delaware corporation.

**Third-Party Plaintiff:** MW GOLDEN CONSTRUCTORS, a Colorado corporation,

v.

**Third-Party Defendant/Fourth-Party Plaintiff:** COBURN DEVELOPMENT, INC., a Colorado corporation,

**Fourth-Party Defendant** RESOURCE ENGINEERING GROUP, INC., a Colorado corporation.

---

## SETTLEMENT MEMORANDUM

---

Pursuant to the mediation held August 12, 2026, with the assistance of L. Tyrone Holt, Esq., this Settlement Memorandum is to confirm the settlement of the above-captioned case upon the following terms:

This Settlement Memorandum is agreed to between The Town of Breckenridge, Colorado, a municipal corporation (“**Plaintiff**”), on the one hand, and MW Golden Constructors (“**MW Golden**”), LG Electronics U.S.A., Inc. (“**LGEUS**”), McCoy Sales, LLC (“**McCoy Sales**”), McCoy Service, LLC (“**McCoy Service**”), Coburn Development, Inc. (“**Coburn**”), and Resource Engineering Group, Inc. (“**REG**”) on the other hand (collectively, “**Defendants**”), and Clear Blue Specialty Insurance Company (“**CBSIC**”), Sentry Insurance, and Westfield Insurance. Plaintiff, MW Golden, McCoy Sales, McCoy Service, LGEUS, AL Plumbing, Coburn, and REG are collectively referred to herein as the “**Parties**” or separately as a “**Party**.”

The Defendants shall pay to the Plaintiff, in full satisfaction of Plaintiff's claims, the total sum of ONE MILLION NINE HUNDRED THOUSAND (\$1,900,000.00) (the "Settlement Payment"), with payments made as follows:

- MW Golden to pay \$675,000
- CBSIC to pay \$675,000
- LGEUS to pay \$100,000
- McCoy Services/McCoy Sales to pay \$100,000
- Coburn to pay \$100,000
- REG to pay \$250,0000

This settlement resolves all claims, counterclaims, third-party claims, or fourth-party claims, pled or unpled, between all named or potential parties to the litigation in Summit County District Court Case No. 2024CV30239 (the "Lawsuit"), and each of their respective organizations, affiliates, employees, and representatives, and the parties hereby release each other for all claims that were or could have been raised in that lawsuit. This settlement shall also include a release by MW Golden and its insurance carriers of AL Plumbing and CBSIC and their respective claims administrators, affiliates, employees, and representatives for any claims arising out of the Lawsuit and the claims made therein.

This Settlement, contingent on the Town's timely receipt of full Settlement Payment, includes mutual, full and final releases of any all causes of action, claims, suits, debts, sums of money, covenants, contracts, controversies, agreements, promises, damages, judgments, interest, executions, claims for attorneys' fees and costs or disbursements, liabilities, obligations, rights or demands of any kind whatsoever, that any Party has, had, or may have against any other Party (or its parents, subsidiaries, agents, insurers, etc.), or which otherwise may be discovered at any time, that have been raised or could have been raised in the Lawsuit or which otherwise relate to the HVAC System at the Block 11 Project; provided, however that such releases will not include:

- Claims against MW Golden, AL Plumbing, Coburn, or REG related to latent defects in the construction of the Block 11 Project;
  - For clarity, any claim for latent defects for the original HVAC System is released. All claims related to the HVAC System are released in full.
- Claims arising under any original manufacturer's warranty other than warranties associated with the HVAC System at the Block 11 Project released herein;

Payment of the Settlement Payment shall be made by September 15, 2026.

Payment of the Settlement Payment does not constitute an admission of liability.

The parties agree to further memorialize this settlement in a final, mutual release and settlement agreement (the "Settlement Agreement") to be prepared by the Plaintiff's counsel.



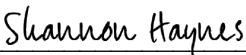
However, the parties intend this Settlement Memorandum to be a final written document which qualifies as an exception to the confidentiality provision found at C.R.S. § 13-22-307(2).

The parties understand and agree that this document is binding and enforceable, and may be submitted to a court to prove the existence of this Settlement Memorandum or for enforcement. In the event that the Settlement Agreement to be drafted by Plaintiff's counsel is not executed by all parties by August 26, 2026, the Parties agree that this Settlement Memorandum shall be deemed the final and binding settlement agreement of the parties and may be submitted to a court to prove, as of such date, the existence of this Settlement Memorandum or for enforcement.

Upon full payment of the Settlement Payment referenced above, counsel shall stipulate to dismissal of the pending litigation with prejudice. Each party shall pay their own costs and attorney fees incurred in connection with the lawsuit, though Plaintiff shall be entitled to recover any attorneys' fees and costs incurred in connection with efforts to collect the Settlement Payment referenced herein.

This Settlement Memorandum may be executed in counterparts. An electronic or faxed copy signature is considered valid as an actual signed original.

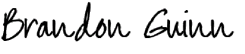
DATED: August 12, 2026.

DocuSigned by:  
  
 The Town of Breckenridge, Colorado  
 By: Shannon Haynes  
 Town Manager

READ AND AGREED:

Signed by:  
  
 Tamir I. Goldstein, Esq.  
 Counsel for Plaintiff

Signed by:  
  
 MW Golden Constructors  
 Name: Jason Golden  
 Title: President

DocuSigned by:  
  
 Brandon Guinn, Esq.  
 Counsel for MW Golden

Sentry / Middlesex Insurance Company  
 Name:  
 Title:

DocuSigned by:  
  
 Westfield / American Select Insurance  
 Company  
 Name: Sean O'Gorman  
 Title: Claims Litigation Specialist

Clear Blue Specialty Insurance Company

Name:

Title:

DocuSigned by:



LG Electronics U.S.A., Inc.

Name: Ginger Busby

Title: Attorney with permission of LGEUS

DocuSigned by:



Ginger Busby, Esq.

Counsel for LGEUS

Signed by:



McCoy Sales, LLC

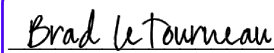
Name: Brad LeTourneau

Title: Vice President

Cody Wilson, Esq.

Counsel for McCoy Sales

Signed by:



McCoy Service, LLC

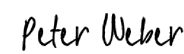
Name: Brad LeTourneau

Title: Vice President

Cody Wilson, Esq.

Counsel for McCoy Service

Signed by:



Coburn Development, Inc.

Name: Peter Weber

Title: Principal

Signed by:



Lucas Myers, Esq.

Counsel for Coburn

DocuSigned by:

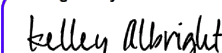


Resource Engineering Group, Inc.

Name: August Hasz

Title: President

Signed by:

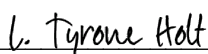


Kelley Albright, Esq.

Counsel for REG

WITNESS

DocuSigned by:



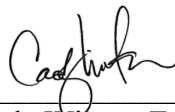
L. Tyrone Holt, Mediator

Western Neutral Services, LLC

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

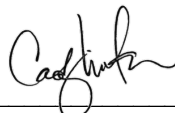
\_\_\_\_\_  
LG Electronics U.S.A., Inc.  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Ginger Busby, Esq.  
Counsel for LGEUS



\_\_\_\_\_  
McCoy Sales, LLC  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Cody Wilson, Esq.  
Counsel for McCoy Sales



\_\_\_\_\_  
McCoy Service, LLC  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Cody Wilson, Esq.  
Counsel for McCoy Service

\_\_\_\_\_  
Coburn Development, Inc.  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Lucas Myers, Esq.  
Counsel for Coburn

\_\_\_\_\_  
Resource Engineering Group, Inc.  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Kelley Albright, Esq.  
Counsel for REG

WITNESS

\_\_\_\_\_  
L. Tyrone Holt, Mediator  
Western Neutral Services, LLC

However, the parties intend this Settlement Memorandum to be a final written document which qualifies as an exception to the confidentiality provision found at C.R.S. § 13-22-307(2).

The parties understand and agree that this document is binding and enforceable, and may be submitted to a court to prove the existence of this Settlement Memorandum or for enforcement. In the event that the Settlement Agreement to be drafted by Plaintiff's counsel is not executed by all parties by August 26, 2026, the Parties agree that this Settlement Memorandum shall be deemed the final and binding settlement agreement of the parties and may be submitted to a court to prove, as of such date, the existence of this Settlement Memorandum or for enforcement.

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This Settlement Memorandum may be executed in counterparts. An electronic or faxed copy signature is considered valid as an actual signed original.

DATED: August 12, 2026.

READ AND AGREED:

\_\_\_\_\_  
The Town of Breckenridge, Colorado  
By: Shannon Haynes  
Town Manager

\_\_\_\_\_  
Tamir I. Goldstein, Esq.  
Counsel for Plaintiff

\_\_\_\_\_  
MW Golden Constructors  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Brandon Guinn, Esq.  
Counsel for MW Golden

\_\_\_\_\_  
*Lisa M. Strizel*  
Sentry / Middlesex Insurance Company  
Name: Lisa Strizel  
Title: Claim Manager

\_\_\_\_\_  
Westfield / American Select Insurance  
Company  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Clear Blue Specialty Insurance Company



However, the parties intend this Settlement Memorandum to be a final written document which qualifies as an exception to the confidentiality provision found at C.R.S. § 13-22-307(2).

The parties understand and agree that this document is binding and enforceable, and may be submitted to a court to prove the existence of this Settlement Memorandum or for enforcement. In the event that the Settlement Agreement to be drafted by Plaintiff's counsel is not executed by all parties by August 26, 2026, the Parties agree that this Settlement Memorandum shall be deemed the final and binding settlement agreement of the parties and may be submitted to a court to prove, as of such date, the existence of this Settlement Memorandum or for enforcement.

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This Settlement Memorandum may be executed in counterparts. An electronic or faxed copy signature is considered valid as an actual signed original.

DATED: August 12, 2026.

READ AND AGREED:

\_\_\_\_\_  
The Town of Breckenridge, Colorado  
By: Shannon Haynes  
Town Manager

\_\_\_\_\_  
Tamir I. Goldstein, Esq.  
Counsel for Plaintiff

\_\_\_\_\_  
MW Golden Constructors  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Brandon Guinn, Esq.  
Counsel for MW Golden

\_\_\_\_\_  
Sentry / Middlesex Insurance Company  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Westfield / American Select Insurance  
Company  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
*Doug Bird*  
Clear Blue Specialty Insurance Company

Name: Doug Bird  
Title: Claims Manager

\_\_\_\_\_  
LG Electronics U.S.A., Inc.  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Ginger Busby, Esq.  
Counsel for LGEUS

\_\_\_\_\_  
McCoy Sales, LLC  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Cody Wilson, Esq.  
Counsel for McCoy Sales

\_\_\_\_\_  
McCoy Service, LLC  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Cody Wilson, Esq.  
Counsel for McCoy Service

\_\_\_\_\_  
Coburn Development, Inc.  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Lucas Myers, Esq.  
Counsel for Coburn

\_\_\_\_\_  
Resource Engineering Group, Inc.  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Kelley Albright, Esq.  
Counsel for REG

WITNESS

\_\_\_\_\_  
L. Tyrone Holt, Mediator  
Western Neutral Services, LLC

# Memo

**To:** Town Council  
**From:** Town Staff  
**Date:** 8/18/2026 (for the 8/25/2026 work session)  
**Subject:** Public Projects Update

## 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. As part of the 2027 Phase 2 work a new water line will also be connected from Broken Lance Drive to River Park Drive, and across State Highway 9 to the existing water main near Southside Drive. This project is needed to replace the aging water main to a larger 16" main, as well as to maintain service and adequate pressure during the rehabilitation of the Gary Roberts Water Treatment Plant.

Staff has developed online resources for residents and hosted in-person meetings to share information about the project. Two open house events were held in June and two additional events are planned for April 2027 for the start of the Phase 2 work. The Town's Communications team is assisting Engineering staff with updates for the construction and a project website: [www.TownofBreckenridge.com/SilverQueen](http://www.TownofBreckenridge.com/SilverQueen) is regularly updated with schedules, detours, and anticipated impacts.

Schedule: The construction portion of the project will be phased over two years beginning in 2026. Phase 1 work began on July 20<sup>th</sup> near the Silver Queen water tank and Now Colorado and continues down the eastern side of Broken Lance Drive. Design for Phase 2 is nearing completion and updated construction costs for Phase 2 will be included in the Water Utility budget for 2027.



## Budget:

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

**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.



## 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 Hills 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: Concrete repairs have been completed on Ridge Street, Airport Road, and at Town Hall Parking Lot. Airport Road at Rankin Avenue paver repairs and an asphalt patch related to the concrete work will be performed in the coming weeks. Concrete repairs along Village Road near Beaver Run Resort were completed on August 18<sup>th</sup>. Concrete repairs on N. French Street between Wellington Road and Lincoln Avenue began on August 19<sup>th</sup>. Roadwork for the Highlands neighborhood is currently being targeted for September. Updates for schedule and work locations will be posted to [www.BreckRoads.com](http://www.BreckRoads.com).



Replaced concrete pan and improved ADA ramps at the Justice Center.



Replaced damaged concrete and made ADA improvements at the Bus Stops on Airport Road near Rankin Avenue.

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 |

**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.



### **Blue River Pathways: Sawmill Pedestrian Connection**

The Sawmill Pedestrian Connection Project was awarded to the low bidder Columbine Hills Construction. This project creates an important east/west connection from the existing pedestrian bridge near the South Gondola Parking Garage, through the Sawmill and Wellington parking lots, to N. Main Street. The project includes the reconfiguration of both the Sawmill and Wellington Parking lots based on the Blue River Pathways Master Plan concept for this segment.

Staff performed door-to-door outreach to businesses along both sides of Main Street from Ski Hill Road to French Street. Communications staff will assist in social media messaging as needed.

Schedule: The Wellington Lot closed to the public on Monday, August 3<sup>rd</sup>. Construction is anticipated through October 31, 2026. The Sawmill Lot and Gold Pan Alley impacts will be intermittent as needed to complete the sidewalk, grading and repaving.



Construction survey staked out the project area and utility work and re-grading of the parking lot has begun.

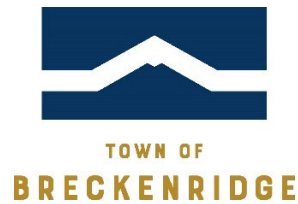
Budget: The current project budget is \$400,000.

| Project Funding |           |
|-----------------|-----------|
| 2026 CIP        | \$400,000 |
| TOTAL Funding   | \$400,000 |

### **Public Outreach: BreckRoads Update**

The [BreckRoads](http://www.BreckRoads.com) website is live with 2026 project information and highlights both private and public projects that will be impacting travel on our roadways. Please visit [www.BreckRoads.com](http://www.BreckRoads.com) for the latest information. BreckRoads will be updated weekly or as needed through the construction season (May 1<sup>st</sup> through October 31<sup>st</sup>).

**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.



# Memo

**To:** Town Council  
**From:** Jessie Burley, Sustainability + Parking Manager  
**Date:** 8/18/2026 (for 8/25/26 meeting)  
**Subject:** Sustainability Update

## Climate and Energy

The Mountain Energy Project NPA Working Group met on August 6<sup>th</sup> to review active projects, the marketing plan, and the winter heating rate pilot. As of August 1<sup>st</sup>, there are 92 projects within the MEP project area. Xcel is developing project metrics and forecasting tools to help show the progress being made toward avoiding future gas infrastructure. Staff will continue to advocate for transparent data sharing as it relates to the implementation of the MEP.

## MOUNTAIN ENERGY REBATE APPLICATIONS – REVISED 8/6/2026

| Community    | Zip Code | Online Submissions (In-Queue) | Paper Submissions (In-Queue) | Equipment Submissions (In-Queue) | Equipment Processed | Audit Submissions (In-Queue) | Audits Processed | Total (In-Queue & Processed) |
|--------------|----------|-------------------------------|------------------------------|----------------------------------|---------------------|------------------------------|------------------|------------------------------|
| Breckenridge | 80424    | 6                             | 2                            | 7                                | 13                  | 1                            | 5                | 26                           |
| Dillon       | 80435    |                               | 1                            | 1                                | 1                   |                              | 1                | 3                            |
| Frisco       | 80443    | 2                             | 2                            | 4                                | 15                  |                              | 2                | 21                           |
| Grand Lake   | 80447    | 4                             |                              | 4                                | 10                  |                              |                  | 14                           |
| Leadville    | 80461    |                               | 1                            | 1                                |                     |                              | 8                | 9                            |
| Silverthorne | 80497    |                               |                              |                                  |                     |                              |                  | 0                            |
| Silverthorne | 80498    | 11                            | 1                            | 12                               | 2                   |                              | 5                | 19                           |
| Red Cliff    | 81649    |                               |                              |                                  |                     |                              |                  | 0                            |
| <b>TOTAL</b> |          | <b>23</b>                     | <b>7</b>                     | <b>29</b>                        | <b>41</b>           | <b>1</b>                     | <b>21</b>        | <b>92</b>                    |

▪ Rebates received and in queue for processing as of 8/1/2026

Xcel shared its Mountain Energy Project marketing plan, summarized on the attached slide. Residents and businesses in Breckenridge can expect increased outreach about the MEP through traditional channels—such as print, radio, and direct mail—as well as at community events. In addition, [Xcel's Red Truck](#) team attended the August 14<sup>th</sup> Electrification Fair at Colorado Mountain College, where they answered customer questions about Xcel's full suite of customer programs.

Xcel briefed the group on the recently approved winter heating rate pilot, scheduled to launch this upcoming heating season (see attached slide 2). Customers who received a heat pump rebate before May 31, 2026 and do not have solar PV are eligible. The pilot is available to all of Xcel's qualifying residential customers, not just those within the Mountain Energy Project area. A full rate case proposing a permanent winter heating rate is expected to go before the Public Utilities Commission in August 2027, with data and feedback from this pilot informing that proposal.

The Mountain Community Coalition supported the pilot as a way to make electric heating more affordable. Breckenridge also joined a coalition of stakeholders in submitting a protest letter highlighting several concerns, which we hope will be

considered during the design of next year's proposed tariff. Eligible customers should have received a direct email from Xcel with enrollment instructions. Residents with questions or those wanting more information can contact [sustainablebreck@townofbreckenridge.com](mailto:sustainablebreck@townofbreckenridge.com), and staff will connect them with the appropriate Xcel representative.

## **Material Management**

### **Strong Future Community Grants Funding**

The Strong Future Community Grants program for waste reduction and diversion is funded through the Strong Future mill levy, approved by Summit County voters in 2018, and administered by HC3 on the County's behalf. It provides mid-level (\$1,000–\$24,999) and large (\$25,000–\$75,000) grants to support local waste reduction and diversion projects.

The Town administers most of the infrastructure and programming that drive diversion locally such as Universal Recycling compliance, shared commercial waste enclosures, contamination monitoring, and public education. Strong Future grants have been one of the few funding sources available for implementing incremental diversion programming. With Strong Future support over the years, the Town has been able to offer commercial glass recycling (now obsolete), expand residential food scrap collection, and implement the Pay as you Throw program.

At its August 11, 2026 work session, the Summit Board of County Commissioners (BOCC) reviewed 2026 award recommendations for the Strong Future Community Grants program (waste diversion), presented by the High Country Conservation Center (HC3) with recommendations from the grants committee. Following the single-stream recycling changes approved by the BOCC earlier this year, the Town of Breckenridge applied for and was awarded a mid-level grant of \$4,186 to update recently replaced single-stream recycling signs with new information. During the discussion, Commissioners raised concerns about awarding grant funds to municipalities and directed HC3 staff to consider excluding towns, special districts, and other taxing entities from future grant cycles. Based on the BOCC discussion, it is possible that the Town may not be eligible for these types of grants in the future.

### **HC3 Summer Programs - July Update**

#### **Stump the Recycling Experts**

- Events Held: 8
- Reach: 267 People
- Food Scrap Sign Ups: 3
- Common Questions/Comments:
  - Could signage be improved?

#### **Oops Tags**

- Routes Completed: 22
- Bins Tagged: 1,192
- Common Contaminants:
  - Clamshell/lettuce containers
  - Cartons
  - Plastic bags/plastic film
  - Paper towels/napkins
  - DEF fluid
  - Dryer sheets



# TACTICAL PLAN OUTLINE

- Paid Media – Targeted digital ads
- Email
- Direct Mail (focusing on non-local residents)
- Search Marketing
- Print – Local print publications
- Radio – Terrestrial Radio & Digital Audio
- Events\*
  - Breckenridge Thursday Farmer's Market
  - Silverthorne First Friday on August 7 and September 4
  - Silverthorne Pumpkin Fest on October 4
  - Leadville Boom Days August 7
- Promotional Collateral Support:
  - County-specific messaging for use in:
    - E-newsletters / Email
    - Printed Newsletter
    - Social media copy
  - Printed collateral:
    - MEP information sheet





# CO ELECTRIC SPACE HEATING PILOT

Voluntary pilot for eligible residential customers in Colorado using heat pumps for electric heating.

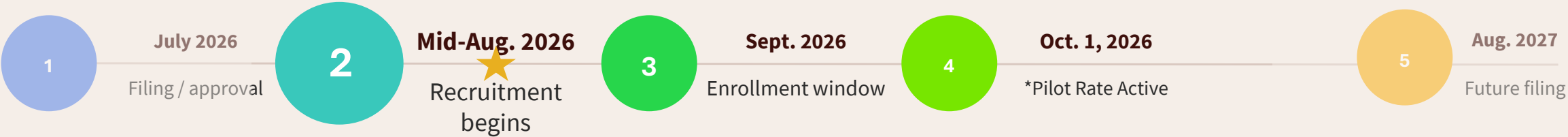
### Why it matters

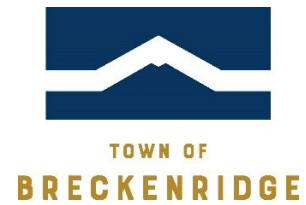
Customer participation, load impacts, and feedback will help inform future electric heating rate design.

### Partner role

Help share accurate information and direct customers to official Xcel Energy pilot resources.

| Enrollment Target  | Recruitment Pool                                                                      | Enrollment Timeline                                                                                                                              |
|--------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 1,000 participants | Customers receiving an email invitation have been identified as potentially eligible. | <b>1st email invitation:</b> Mid-August 2026<br><b>Direct mail invitation:</b> Late August 2026<br><b>2nd email reminder:</b> Mid-September 2026 |





# Memo

**To:** Town Council  
**From:** Duke Barlow, Open Space & Trails Manager  
**Date:** 8/19/2026 (for 8/25/2026)  
**Subject:** Open Space & Trails Update

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Enclosed please find the draft meeting minutes from the August 17, 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 August 17<sup>th</sup>, 2026 regular meeting of BOSAC to order at 5:37 pm. Other members of BOSAC present were Krysten Joyce, Bobbie Zanca, Matt Powers, David Rossi, and Town Council liaison Jay Beckerman. Chris Tennal was absent. Staff members present were Alex Stach, Chris Kulick, and Duke Barlow. Katherine King, Summit County Open Space Director, was in attendance. Larissa O'Neil, Executive Director of Breckenridge History, was present. Members of the public present included: Teague Holmes, Alex Lindquist, Dave Stitz, and Sam Parker. Members of the public that were present virtually: Greg Ruckman.

**II) APPROVAL OF MINUTES**

The July 20, 2026 BOSAC meeting minutes were approved as presented.

**III) PUBLIC COMMENTS**

Sam Parker spoke in favor of developing steeper, hand-built downhill trails rather than wide, machine-graded paths. He explained that less machine-intensive trails could be more cost-effective for the Town, easier to maintain, and stand up better to local weather conditions. Mr. Parker emphasized that adding dedicated downhill routes would reduce user conflicts on popular multi-use trails currently shared by hikers, uphill riders, and dogs. He assured the commission that local mountain bikers are eager to support these efforts and will readily volunteer for trail construction and ongoing maintenance.

Teague Holmes thanked BOSAC for their ongoing work on the town network and highlighted the positive community impact of the Summit Mountain Challenge race series. Speaking on behalf of local riders, Holmes offered volunteer design and maintenance support for progressive or directional singletrack, suggesting potential areas like Little Mountain and referencing SCOMBA's successful partnership with the U.S. Forest Service on the Wheeler Trail. He stressed the importance of creating technical, challenging terrain for local youth and young racers, drawing a comparison to Durango's rider development success. Holmes concluded by asking for clearer public access to upcoming volunteer schedules and guidance on how community groups can stay involved in future planning.

**IV) STAFF SUMMARY**

**A. Field Season Update**

**B. Friends of Breckenridge Trails (FOBT)**

**C. Naturalists Update**

**D. Summit County Outdoor Coalition (SCOC) Grant Submission**

**E. SGM Quandary Peak Trailhead Design Contract**

Mr. Beckerman requested clarification on how the SCOC grant relates to the SGM consulting contract. Staff clarified that they are separate: SCOC refers to the outdoor coalition grant application through which the Town pledged \$400,000 in matching funds for Quandary Trailhead improvements (with award results expected at year-end), while SGM is the consulting firm hired in partnership with the County to handle trailhead design. Staff explained that SGM's work is phased—Phase 1 covers initial technical studies (such as traffic and geological assessments) needed for a County PUD parking expansion application, while Phase 2 design work is slated to begin after the SCOC grant award decisions are finalized.

**F. Aspen Alley Seasonal Management Plan**

Staff presented the Aspen Alley Seasonal Management Plan, which will feature a free public shuttle to the Wakefield Trailhead fully funded by a State of Colorado Clean Transit Enterprise grant. The shuttle will run a quick, high-frequency loop from the ice rink, welcome dogs and all trail users, and exclude bikes (since cyclists can ride directly from town). Because the vehicles lack ADA equipment, the two designated ADA parking spaces at the Wakefield Trailhead will remain open while the rest of the lot will be closed to public vehicular traffic. Commission members raised potential logistics issues—including overflow parking at the ice rink requiring secondary bus transfers, wait times during peak hours without secondary van capacity, and queue management. Once the shuttle service is complete, staff will receive hourly user data to help inform future shuttle offerings/. To prevent illegal parking on nearby roads, the Breckenridge Police Department will conduct regular patrols, issue citations, and respond directly to parking violation reports from shuttle drivers.

**G. Trail Matrix Update**

Ms. Zanca asked whether specific hiking groups would be contacted for feedback regarding the Trails Matrix. Staff clarified that partner outreach for the update is focused on land management agencies (such as the U.S. Forest Service and Summit County) rather than specific user groups or a formal public engagement campaign. In response to a concern that mountain bikers are highly organized while hikers lack structured representation at meetings, staff noted that while they welcome input from all trail users, executing a comprehensive public engagement process is beyond the scope of this phase.

**V) OPEN SPACE DISCUSSION**

**Breckenridge History Proposed 2027 OST Workplan (2:31:58)**

Ms. Larissa O'Neil, Breckenridge History Executive Director, presented status updates on 2026 historic preservation projects and outlined the proposed 2027 Open Space and Trails workplan.

For 2026, structural stabilization begins this week on cabin F21 at the Mountain Pride Mine using hydraulic jacks to lift the building and install retaining walls without closing public trail access. Timber framing stabilization for the Laurium Mill structure is scheduled for later this fall using a crane, while recent tree clearing at the Extension Mill has improved site visibility



around its unique Portland filter. Addressing commission questions about preservation standards, Ms. O'Neil noted that contractor Ty Cortwright evaluates structures on a case-by-case basis to reuse original materials whenever possible, such as the plan to preserve the "patchwork" character of the One Step Over cabin.

The proposed 2027 workplan totals \$310,000 across four main historic sites. At the Mountain Pride Mine, \$125,000 will stabilize two remaining intact cabins, including one modified in the 1980s that will retain its dormer and deck to interpret the site's entire living history alongside traditional mining-era structures. In Dry Gulch, \$30,000 is allocated to weatherproof the late 19th-century blacksmith shop and protect its remaining tools, while \$25,000 will go toward clearing vegetation and placing gravel base support under the Reliance Dredge stacker to prevent ground rot. Additionally, the complex \$130,000 Arctic Stamp Mill relocation originally approved for 2026 is rolling over into 2027 while boundary surveys resolve land ownership discrepancies between Colorado Springs Utilities and the U.S. Forest Service in Monte Cristo Gulch, with plans to relocate the stamp battery under a roof near the Jesse Mill on Gold Run Road.

Ms. O'Neil concluded by highlighting recent instances of graffiti at local historic sites, noting that Breckenridge History is coordinating with Town staff to evaluate security camera monitoring. She emphasized that active preservation and public interpretation serve as key deterrents to vandalism by showing community care for the structures. Funding for the proposed 2027 projects will be formally reviewed by BOSAC in September.

Following the presentation, Mr. Barlow clarified that the goal of the discussion was to address any questions, gauge BOSAC's conceptual support for the proposed 2027 projects, and identify any additional information needed for the upcoming September meeting, where formal funding support will be discussed. Ms. O'Neil also confirmed the ballpark project estimates: \$125,000 for Mountain Pride, \$30,000 for Dry Gulch, \$25,000 for Reliance Dredge, and \$130,000 for the Arctic Stamp Mill. Commission members expressed strong enthusiasm for the workplan—particularly highlighting the Mountain Pride preservation and upcoming interpretive signage—and praised Breckenridge History for efficiently executing restorations that protect the Town's unique historical character.

## **VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS**

Mr. Barlow reported that the scheduled dates for the Fort Collins field trip will not work due to low commission availability, with only two members able to attend both days. Staff will cross-reference the commission's October availability to try rescheduling with Fort Collins or explore alternative destinations. When Durango was raised as an option, staff explained it was previously set aside because its trail management relies on fragmented grassroots groups rather than a centralized municipal staff structure like Breckenridge's. Addressing trip length, commission members expressed an openness to a one-day outing to accommodate busy schedules, though staff noted that travel distance limits viable single-day options; staff will continue refining the logistics and keep the group updated.

Mr. Barlow presented a proposal to name the newly opened trail between Baldy Road and Boreas Pass Road "Chasing Mystic," a nod to open space advocates Todd Rankin and Turk

Montepare derived from a story about Turk's son searching for a lost dog in the area. Commission members expressed mixed opinions, with supporters favoring the creative, distinct backstory—comparing it to memorable names like "Red Pig"—while others preferred "Copper Canyon" for its clearer geographic orientation, despite staff noting that "Copper Canyon" stems from an adjacent subdivision. and temporary signage had already been printed. Because BOSAC didn't reach consensus on the proposed trail name, and the trail is located on property jointly owned with the County, BOSAC supported deferring to OSAC on the proposed "Chasing Mystic" trail name, to be discussed during their September 2, 2026, meeting.

**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 6:27 PM.

The executive session of BOSAC concluded at 8:24 PM. The participants in the executive session were Nikki LaRochelle, Krysten Joyce, Matt Powers, Bobbie Zanca, David Rossi and Council liaison Jay Beckerman. Staff present included Alex Stach, Duke Barlow and Chris Kulick. Katherine King from Summit County Open Space & Trails was present.

**IX) ADJOURNMENT**

A motion to adjourn the BOSAC meeting was made by Ms. LaRochelle, with Ms. Zanca seconding the motion. The August 17<sup>th</sup>, 2026 regular meeting of BOSAC concluded at 8:25 PM.

The next regular meeting of BOSAC is scheduled for September 21<sup>st</sup>, 2026.

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Nikki LaRochelle, Chair



# Memo

**To:** Breckenridge Town Council Members  
**From:** Mae Watson, Town Clerk  
**Date:** 8/19/2026  
**Subject:** Committee Reports

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The following committee reports have been submitted and included:

- Liquor and Marijuana Licensing Authority

| 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     | INCLUDED          |
| Breckenridge Social Equity Advisory Commission                                                    | Flor Cruz      | No Meeting/Report |
| Communications                                                                                    | Staff          | No Meeting/Report |
| <b>*Note:</b> Reports provided by the Mayor and Council Members are listed in the Council agenda. |                |                   |

Breckenridge Liquor and Marijuana Licensing Authority  
Regular Meeting  
Tuesday, July 21, 2026

- 1) Call to Order, Roll Call  
Chair Conway called the regular meeting of Tuesday, July 21, 2026, to order at 9:00 am. The following members answered roll call: Ashley Zimmerman, Austyn Dineen, Kelly Lovely, Garren Riechel and Chair Ace Conway.
- 2) Approval of Minutes  
With no changes or corrections to the meeting minutes of June 16, 2026, Chair Conway declared they would stand as approved.
- 3) Approval of Agenda  
With no changes to the agenda, Chair Conway declared the agenda would stand as approved.
- 4) Consent Calendar
  - a) Liquor Consent Calendar  
  
The Liquor Consent Calendar was approved as submitted.
  - b) Marijuana Consent Calendar  
  
The Marijuana Consent Calendar was approved as submitted.
  - c) Tobacco Consent Calendar - None
- 5) Public Hearing; Action Items - None
- 6) Transfer of Ownership Applications - None
- 7) Informal Discussion
  - a) Police Department Update  
Detective Wilkerson stated she had no update.
  - b) Town Attorney Update  
Attorney Armstrong stated he had no update.
  - c) Town Clerk Update  
Ms. Olson stated she had no update.
  - d) Public Comment  
There was no public comment.
- 8) Adjournment  
With no further business to discuss, Chair Conway adjourned the meeting at 9:05 am.

The next regular meeting will be held on August 18, 2026. Submitted by Tara Olson, CMC, Deputy Town Clerk.

ATTEST:

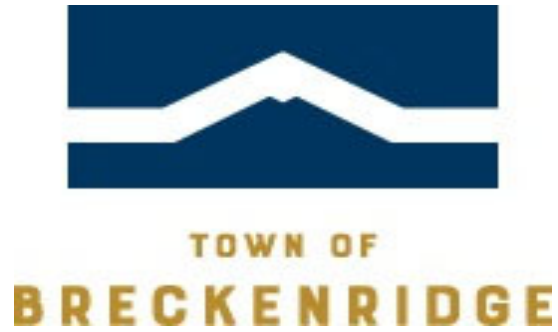
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Mae Watson, Town Clerk

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Ace Conway, Chair





# **July 31, 2026**

# **Financial Statements**

## Executive Summary

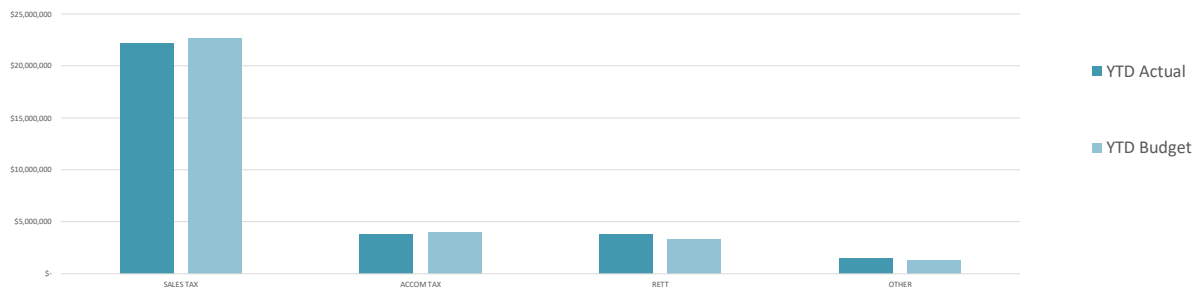
July 31, 2026

This report covers the first seven months of 2026. July collections are reflective of June sales.

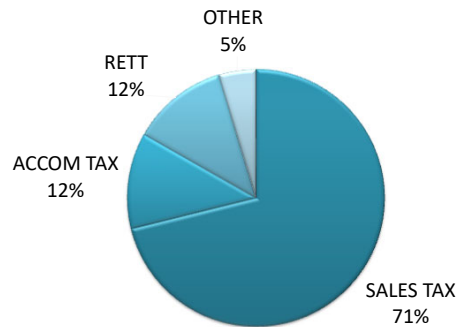
Overall, we are approximately flat to budget for 2026 revenues in the Excise fund and \$3.1M below prior year. Sales tax is currently \$.5M below YTD budget, and \$1.5M below prior year. Accommodations tax is \$.2M below YTD budget and \$.4M below prior year. Real Estate Transfer Tax is \$.5M over YTD budget and \$.8M below prior year.

See the Tax Basics section of these financial reports for more detail on sales, accommodations, and real estate transfer taxes.

**Excise YTD Actual vs. Budget - by Source**



**YTD Actual Revenues - Excise Fund**



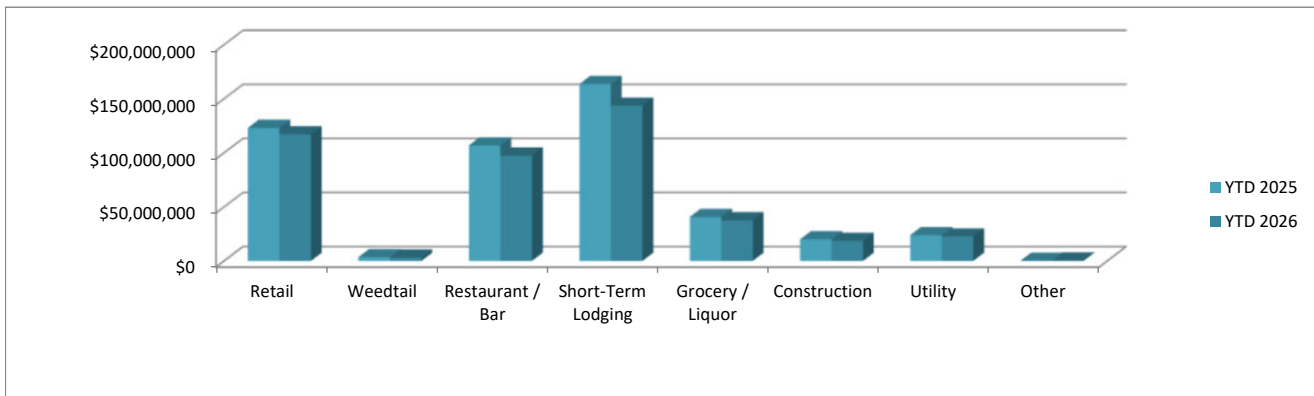
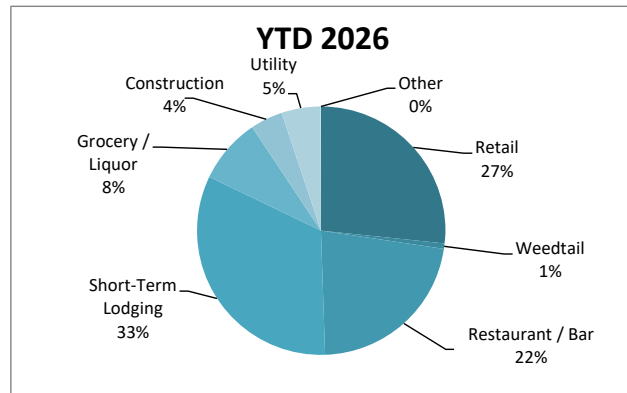
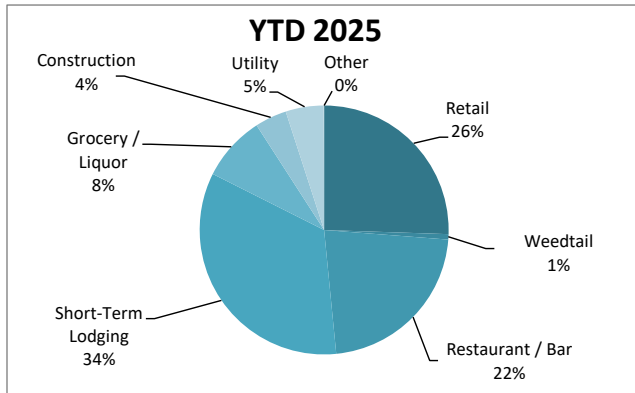
|                      | YTD Actual           | YTD Budget           | % of Budget | Annual Budget        | Prior YTD Actual     | Prior Annual Actual  |
|----------------------|----------------------|----------------------|-------------|----------------------|----------------------|----------------------|
| SALES TAX            | \$ 22,206,205        | \$ 22,654,604        | 98%         | \$ 33,505,000        | \$ 23,753,762        | \$ 35,922,078        |
| ACCOMMODATIONS TAX   | 3,767,082            | 3,977,585            | 95%         | 5,508,000            | 4,164,467            | 5,812,632            |
| REAL ESTATE TRANSFER | 3,785,630            | 3,305,241            | 115%        | 6,000,000            | 4,624,541            | 8,880,931            |
| OTHER*               | 1,455,280            | 1,317,962            | 110%        | 2,173,201            | 1,810,064            | 2,977,164            |
| <b>TOTAL</b>         | <b>\$ 31,214,197</b> | <b>\$ 31,255,392</b> | <b>100%</b> | <b>\$ 47,186,201</b> | <b>\$ 34,352,834</b> | <b>\$ 53,592,804</b> |

\* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

## Tax Summary June 2026

| Description        | YTD 2023             | YTD 2024             | YTD 2025             | 2025           |                      | 2025/2026             |               | 2026           |  |
|--------------------|----------------------|----------------------|----------------------|----------------|----------------------|-----------------------|---------------|----------------|--|
|                    |                      |                      |                      | % of Total     | YTD 2026             | \$ Change             | % Change      | % of Total     |  |
| Retail             | \$122,432,598        | \$122,072,378        | \$122,957,927        | 25.54%         | \$117,156,187        | (\$5,801,740)         | -4.72%        | 26.65%         |  |
| Weedtail           | \$4,651,693          | \$3,853,860          | \$3,438,199          | 0.71%          | \$3,047,489          | (\$390,710)           | -11.36%       | 0.69%          |  |
| Restaurant / Bar   | \$106,199,058        | \$107,785,746        | \$106,775,875        | 22.18%         | \$97,336,807         | (\$9,439,068)         | -8.84%        | 22.14%         |  |
| Short-Term Lodging | \$176,862,206        | \$174,758,610        | \$163,518,804        | 33.97%         | \$143,423,300        | (\$20,095,504)        | -12.29%       | 32.63%         |  |
| Grocery / Liquor   | \$43,014,647         | \$43,137,798         | \$40,694,739         | 8.45%          | \$37,467,359         | (\$3,227,380)         | -7.93%        | 8.52%          |  |
| Construction       | \$16,046,297         | \$19,104,133         | \$19,921,073         | 4.14%          | \$18,444,563         | (\$1,476,510)         | -7.41%        | 4.20%          |  |
| Utility            | \$24,812,495         | \$22,436,766         | \$23,884,987         | 4.96%          | \$22,417,493         | (\$1,467,494)         | -6.14%        | 5.10%          |  |
| Other              | \$119,306            | \$168,560            | \$208,351            | 0.04%          | \$303,420            | \$95,070              | 45.63%        | 0.07%          |  |
| <b>Total</b>       | <b>\$494,138,300</b> | <b>\$493,317,851</b> | <b>\$481,399,954</b> | <b>100.00%</b> | <b>\$439,596,619</b> | <b>(\$41,803,336)</b> | <b>-8.68%</b> | <b>100.00%</b> |  |

\* Other includes activities in Automobiles and Undefined Sales.



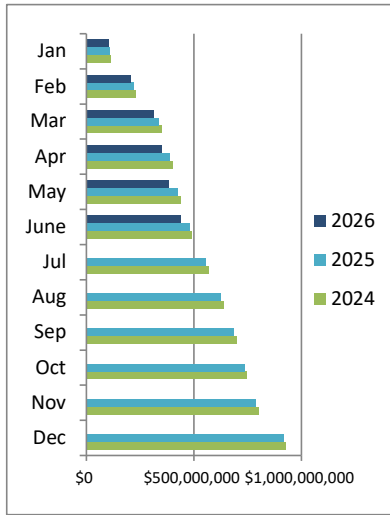
### New Items of Note:

- June YTD 2026 net taxable sales were behind June YTD 2025 net taxable sales by 9%, with declines in all sectors.
- Comparing June YTD 2026 to June YTD 2025, the retail sector has grown as a proportion of total net taxable sales while short-term lodging has declined. Most categories remain proportionally stable.
- 45% growth over prior year in the "Other" category is attributable to taxable sales growth in the government, non-profit, and service sectors.

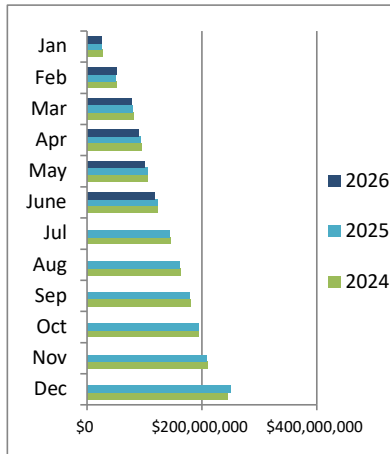
### Notes:

- Short Term Lodging taxes are generally remitted based on reservation date.
- Taxes collected from the customer by the vendor are remitted to the Town on the 20<sup>th</sup> of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are included on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.
- The "Other" category comprises minor sectors that remit relatively minimal sales tax. This includes government, non-profit, service, and professional offices.

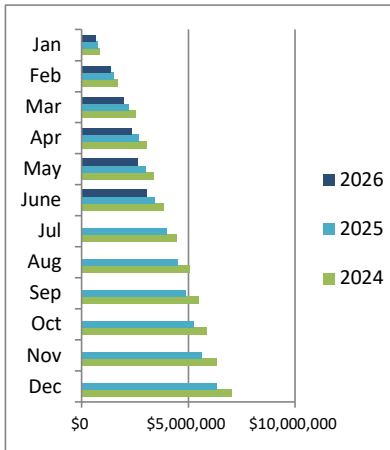
## Net Taxable Sales by Sector



| Total Net Taxable Sales |                      |                      |                      |                      |                  |
|-------------------------|----------------------|----------------------|----------------------|----------------------|------------------|
|                         | 2023                 | 2024                 | 2025                 | 2026                 | % change from PY |
| Jan                     | \$115,321,176        | \$115,494,538        | \$109,277,870        | \$105,509,948        | -3.45%           |
| Feb                     | \$114,525,316        | \$113,452,418        | \$111,633,565        | \$103,800,605        | -7.02%           |
| Mar                     | \$123,067,686        | \$122,900,207        | \$117,962,720        | \$103,337,699        | -12.40%          |
| Apr                     | \$53,733,411         | \$49,811,711         | \$49,827,608         | \$39,950,716         | -19.82%          |
| May                     | \$32,519,004         | \$35,863,047         | \$35,669,292         | \$32,480,368         | -8.94%           |
| Jun                     | \$54,971,709         | \$55,795,930         | \$57,028,899         | \$54,517,282         | -4.40%           |
| Jul                     | \$75,261,170         | \$78,934,032         | \$74,707,813         | \$0                  | n/a              |
| Aug                     | \$63,748,940         | \$68,212,102         | \$67,241,791         | \$0                  | n/a              |
| Sep                     | \$62,453,470         | \$60,824,647         | \$61,411,055         | \$0                  | n/a              |
| Oct                     | \$55,344,297         | \$48,174,114         | \$50,737,830         | \$0                  | n/a              |
| Nov                     | \$58,347,802         | \$55,054,060         | \$52,981,538         | \$0                  | n/a              |
| Dec                     | \$125,069,197        | \$121,935,430        | \$130,637,449        | \$0                  | n/a              |
| <b>YTD</b>              | <b>\$494,138,300</b> | <b>\$493,317,851</b> | <b>\$481,399,954</b> | <b>\$439,596,619</b> | <b>-8.68%</b>    |
| <b>Total</b>            | <b>\$934,363,177</b> | <b>\$926,452,236</b> | <b>\$919,117,430</b> | <b>\$439,596,619</b> | <b>-52.17%</b>   |

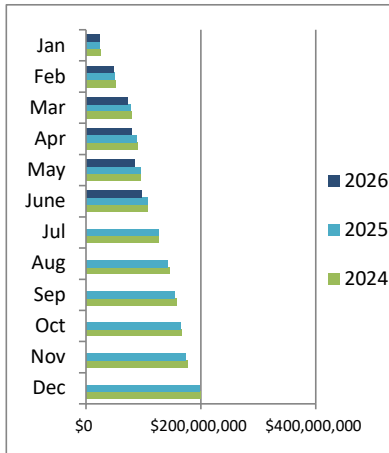


| Retail       |                      |                      |                      |                      |                |
|--------------|----------------------|----------------------|----------------------|----------------------|----------------|
|              | 2023                 | 2024                 | 2025                 | 2026                 | % change       |
| Jan          | \$25,226,456         | \$26,490,320         | \$25,532,411         | \$25,591,715         | 0.23%          |
| Feb          | \$25,063,318         | \$24,832,934         | \$24,354,248         | \$24,974,164         | 2.55%          |
| Mar          | \$31,925,954         | \$29,975,263         | \$29,677,151         | \$27,007,426         | -9.00%         |
| Apr          | \$14,433,889         | \$14,166,513         | \$14,035,865         | \$11,931,042         | -15.00%        |
| May          | \$9,394,483          | \$10,604,347         | \$10,998,457         | \$10,939,629         | -0.53%         |
| Jun          | \$16,388,500         | \$16,003,000         | \$18,359,795         | \$16,712,212         | -8.97%         |
| Jul          | \$18,187,635         | \$22,890,377         | \$20,832,372         | \$0                  | n/a            |
| Aug          | \$15,516,837         | \$17,624,910         | \$17,880,033         | \$0                  | n/a            |
| Sep          | \$18,789,645         | \$18,199,236         | \$17,282,093         | \$0                  | n/a            |
| Oct          | \$13,190,951         | \$13,501,384         | \$14,379,826         | \$0                  | n/a            |
| Nov          | \$15,174,876         | \$15,836,593         | \$15,583,243         | \$0                  | n/a            |
| Dec          | \$34,735,660         | \$33,903,876         | \$40,082,674         | \$0                  | n/a            |
| <b>YTD</b>   | <b>\$122,432,598</b> | <b>\$122,072,378</b> | <b>\$122,957,927</b> | <b>\$117,156,187</b> | <b>-4.72%</b>  |
| <b>Total</b> | <b>\$238,028,201</b> | <b>\$244,028,756</b> | <b>\$248,998,168</b> | <b>\$117,156,187</b> | <b>-52.95%</b> |

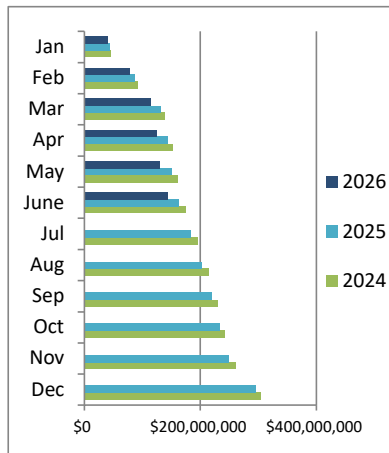


| Weedtail     |                    |                    |                    |                    |                |
|--------------|--------------------|--------------------|--------------------|--------------------|----------------|
|              | 2023               | 2024               | 2025               | 2026               | % change       |
| Jan          | \$1,085,499        | \$835,116          | \$762,521          | \$693,360          | -9.07%         |
| Feb          | \$1,071,374        | \$866,966          | \$737,934          | \$650,012          | -11.91%        |
| Mar          | \$1,021,416        | \$854,323          | \$738,047          | \$655,098          | -11.24%        |
| Apr          | \$577,496          | \$490,607          | \$437,565          | \$348,358          | -20.39%        |
| May          | \$382,445          | \$339,210          | \$328,000          | \$301,332          | -8.13%         |
| Jun          | \$513,462          | \$467,638          | \$434,132          | \$399,329          | -8.02%         |
| Jul          | \$697,911          | \$629,419          | \$560,124          | \$0                | n/a            |
| Aug          | \$578,590          | \$564,981          | \$505,420          | \$0                | n/a            |
| Sep          | \$463,014          | \$432,168          | \$389,899          | \$0                | n/a            |
| Oct          | \$413,804          | \$409,174          | \$363,636          | \$0                | n/a            |
| Nov          | \$447,069          | \$439,585          | \$393,465          | \$0                | n/a            |
| Dec          | \$785,178          | \$703,302          | \$694,462          | \$0                | n/a            |
| <b>YTD</b>   | <b>\$4,651,693</b> | <b>\$3,853,860</b> | <b>\$3,438,199</b> | <b>\$3,047,489</b> | <b>-11.36%</b> |
| <b>Total</b> | <b>\$8,037,258</b> | <b>\$7,032,490</b> | <b>\$6,345,205</b> | <b>\$3,047,489</b> | <b>-51.97%</b> |

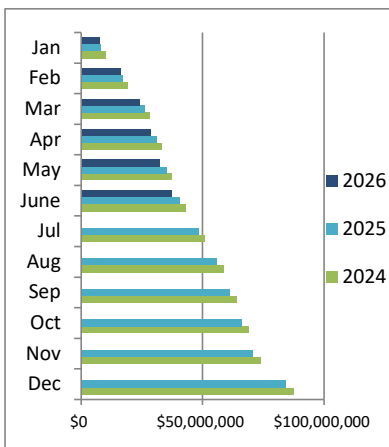




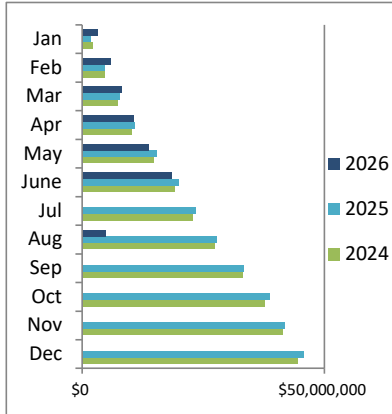
| Restaurant / Bar |                      |                      |                      |                     |                |
|------------------|----------------------|----------------------|----------------------|---------------------|----------------|
|                  | 2023                 | 2024                 | 2025                 | 2026                | % change       |
| Jan              | \$25,009,257         | \$25,043,074         | \$24,292,108         | \$23,781,846        | -2.10%         |
| Feb              | \$25,965,915         | \$26,685,736         | \$26,215,090         | \$24,436,153        | -6.79%         |
| Mar              | \$25,821,441         | \$27,280,951         | \$26,997,194         | \$23,834,983        | -11.71%        |
| Apr              | \$12,209,139         | \$10,616,393         | \$11,116,774         | \$7,896,538         | -28.97%        |
| May              | \$5,883,754          | \$5,806,256          | \$6,000,963          | \$5,682,197         | -5.31%         |
| Jun              | \$11,309,552         | \$12,353,336         | \$12,153,746         | \$11,705,091        | -3.69%         |
| Jul              | \$19,294,325         | \$19,765,556         | \$19,224,489         | \$0                 | n/a            |
| Aug              | \$15,634,593         | \$17,312,402         | \$16,785,772         | \$0                 | n/a            |
| Sep              | \$13,197,620         | \$12,818,002         | \$12,527,378         | \$0                 | n/a            |
| Oct              | \$9,879,709          | \$9,494,515          | \$9,019,071          | \$0                 | n/a            |
| Nov              | \$9,285,260          | \$9,754,342          | \$9,806,692          | \$0                 | n/a            |
| Dec              | \$23,302,685         | \$22,820,496         | \$23,430,028         | \$0                 | n/a            |
| <b>YTD</b>       | <b>\$106,199,058</b> | <b>\$107,785,746</b> | <b>\$106,775,875</b> | <b>\$97,336,807</b> | <b>-8.84%</b>  |
| <b>Total</b>     | <b>\$196,793,250</b> | <b>\$199,751,059</b> | <b>\$197,569,305</b> | <b>\$97,336,807</b> | <b>-50.73%</b> |



| Short-Term Lodging |                      |                      |                      |                      |                |
|--------------------|----------------------|----------------------|----------------------|----------------------|----------------|
|                    | 2023                 | 2024                 | 2025                 | 2026                 | % change       |
| Jan                | \$47,701,464         | \$46,141,138         | \$44,050,444         | \$39,832,439         | -9.58%         |
| Feb                | \$46,380,100         | \$45,408,073         | \$43,618,643         | \$38,246,942         | -12.32%        |
| Mar                | \$47,329,563         | \$48,330,459         | \$43,926,538         | \$37,084,153         | -15.58%        |
| Apr                | \$14,634,518         | \$13,022,629         | \$12,082,936         | \$9,221,139          | -23.68%        |
| May                | \$6,933,527          | \$7,561,024          | \$6,941,767          | \$6,088,330          | -12.29%        |
| Jun                | \$13,883,035         | \$14,295,288         | \$12,898,476         | \$12,950,296         | 0.40%          |
| Jul                | \$23,443,529         | \$21,741,756         | \$20,323,060         | \$0                  | n/a            |
| Aug                | \$18,253,684         | \$18,345,936         | \$17,910,820         | \$0                  | n/a            |
| Sep                | \$17,007,038         | \$15,110,594         | \$17,117,194         | \$0                  | n/a            |
| Oct                | \$14,697,244         | \$12,878,194         | \$13,988,534         | \$0                  | n/a            |
| Nov                | \$20,314,004         | \$18,083,260         | \$16,800,863         | \$0                  | n/a            |
| Dec                | \$44,243,192         | \$43,127,798         | \$45,419,509         | \$0                  | n/a            |
| <b>YTD</b>         | <b>\$176,862,206</b> | <b>\$174,758,610</b> | <b>\$163,518,804</b> | <b>\$143,423,300</b> | <b>-12.29%</b> |
| <b>Total</b>       | <b>\$314,820,899</b> | <b>\$304,046,148</b> | <b>\$295,078,785</b> | <b>\$143,423,300</b> | <b>-51.39%</b> |

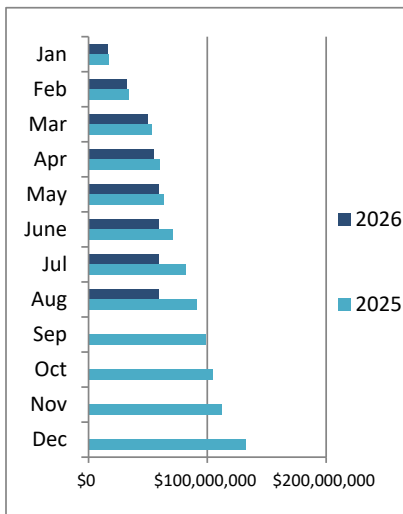


| Grocery / Liquor |                     |                     |                     |                     |                |
|------------------|---------------------|---------------------|---------------------|---------------------|----------------|
|                  | 2023                | 2024                | 2025                | 2026                | % change       |
| Jan              | \$8,997,217         | \$10,315,941        | \$8,203,287         | \$7,804,533         | -4.86%         |
| Feb              | \$9,587,315         | \$8,839,108         | \$8,986,496         | \$8,380,174         | -6.75%         |
| Mar              | \$9,151,128         | \$9,123,494         | \$8,824,618         | \$7,899,506         | -10.48%        |
| Apr              | \$5,851,774         | \$5,082,362         | \$5,141,342         | \$4,448,587         | -13.47%        |
| May              | \$4,092,212         | \$4,030,390         | \$3,960,372         | \$3,723,450         | -5.98%         |
| Jun              | \$5,335,000         | \$5,746,504         | \$5,578,625         | \$5,211,108         | -6.59%         |
| Jul              | \$7,834,806         | \$7,943,478         | \$7,614,930         | \$0                 | n/a            |
| Aug              | \$7,445,518         | \$7,416,410         | \$7,364,190         | \$0                 | n/a            |
| Sep              | \$5,968,442         | \$5,617,390         | \$5,646,795         | \$0                 | n/a            |
| Oct              | \$5,145,358         | \$5,007,660         | \$4,964,580         | \$0                 | n/a            |
| Nov              | \$6,585,486         | \$4,635,122         | \$4,433,145         | \$0                 | n/a            |
| Dec              | \$13,098,972        | \$13,939,671        | \$13,357,233        | \$0                 | n/a            |
| <b>YTD</b>       | <b>\$43,014,647</b> | <b>\$43,137,798</b> | <b>\$40,694,739</b> | <b>\$37,467,359</b> | <b>-7.93%</b>  |
| <b>Total</b>     | <b>\$89,093,228</b> | <b>\$87,697,529</b> | <b>\$84,075,612</b> | <b>\$37,467,359</b> | <b>-55.44%</b> |

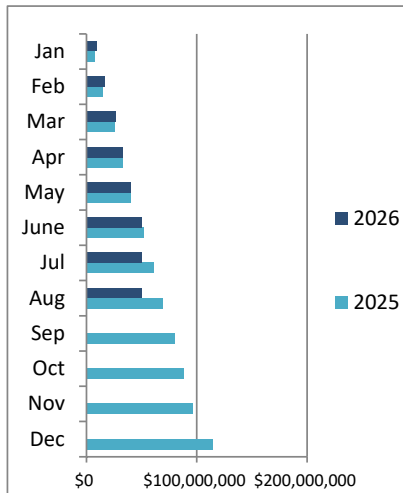


| Construction |              |              |              |              |          |
|--------------|--------------|--------------|--------------|--------------|----------|
|              | 2023         | 2024         | 2025         | 2026         | % change |
| Jan          | \$1,967,455  | \$2,266,343  | \$1,805,761  | \$3,297,885  | 82.63%   |
| Feb          | \$1,404,719  | \$2,281,787  | \$2,902,612  | \$2,495,752  | -14.02%  |
| Mar          | \$3,049,198  | \$2,879,605  | \$3,043,603  | \$2,302,115  | -24.36%  |
| Apr          | \$2,261,020  | \$2,769,645  | \$3,151,846  | \$2,585,394  | -17.97%  |
| May          | \$2,944,643  | \$4,572,020  | \$4,405,616  | \$2,994,495  | -32.03%  |
| Jun          | \$4,419,262  | \$4,334,733  | \$4,611,635  | \$4,768,922  | 3.41%    |
| Jul          | \$3,466,836  | \$3,647,255  | \$3,630,248  | \$0          | n/a      |
| Aug          | \$4,071,480  | \$4,556,734  | \$4,205,213  | \$0          | n/a      |
| Sep          | \$4,492,312  | \$5,776,671  | \$5,577,952  | \$0          | n/a      |
| Oct          | \$9,725,056  | \$4,588,876  | \$5,305,816  | \$0          | n/a      |
| Nov          | \$3,144,058  | \$3,678,639  | \$3,260,462  | \$0          | n/a      |
| Dec          | \$4,643,227  | \$3,097,444  | \$3,733,738  | \$0          | n/a      |
| YTD          | \$16,046,297 | \$19,104,133 | \$19,921,073 | \$18,444,563 | -7.41%   |
| Total        | \$45,589,266 | \$44,449,753 | \$45,634,502 | \$18,444,563 | -59.58%  |

## Retail Sales Sector Analysis

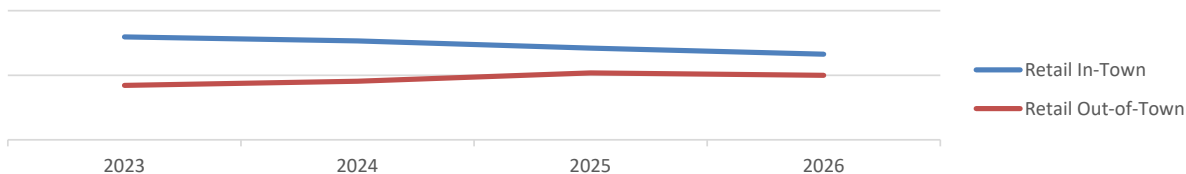


| Retail: In-Town |                      |                      |                      |                     |               |
|-----------------|----------------------|----------------------|----------------------|---------------------|---------------|
|                 | 2023                 | 2024                 | 2025                 | 2026                | % change      |
|                 |                      |                      |                      | from PY             |               |
| Jan             | \$19,140,945         | \$18,712,144         | \$17,528,236         | \$16,211,600        | -7.51%        |
| Feb             | \$19,069,432         | \$18,105,415         | \$16,865,650         | \$16,603,437        | -1.55%        |
| Mar             | \$22,257,876         | \$21,559,584         | \$18,755,085         | \$17,547,254        | -6.44%        |
| Apr             | \$8,056,091          | \$6,726,512          | \$6,947,764          | \$4,938,643         | -28.92%       |
| May             | \$3,909,984          | \$4,176,252          | \$3,800,365          | \$3,804,520         | 0.11%         |
| Jun             | \$7,301,354          | \$7,346,876          | \$7,137,516          | \$7,219,988         | 1.16%         |
| Jul             | \$11,433,358         | \$11,945,186         | \$11,191,998         | \$0                 | n/a           |
| Aug             | \$8,994,533          | \$9,722,277          | \$9,458,493          | \$0                 | n/a           |
| Sep             | \$7,969,054          | \$7,440,954          | \$7,063,560          | \$0                 | n/a           |
| Oct             | \$7,264,349          | \$5,700,535          | \$5,754,204          | \$0                 | n/a           |
| Nov             | \$7,403,900          | \$7,766,539          | \$7,453,979          | \$0                 | n/a           |
| Dec             | \$20,379,695         | \$19,644,201         | \$20,647,755         | \$0                 | n/a           |
| <b>YTD</b>      | <b>\$79,735,682</b>  | <b>\$76,626,784</b>  | <b>\$71,034,616</b>  | <b>\$66,325,441</b> | <b>-6.63%</b> |
| <b>Total</b>    | <b>\$143,180,570</b> | <b>\$138,846,475</b> | <b>\$132,604,605</b> | <b>\$66,325,441</b> |               |



| Retail: Out-of-Town |                     |                      |                      |                     |               |
|---------------------|---------------------|----------------------|----------------------|---------------------|---------------|
|                     | 2023                | 2024                 | 2025                 | 2026                | % change      |
| Jan                 | \$5,616,463         | \$7,759,648          | \$8,004,175          | \$9,354,648         | 16.87%        |
| Feb                 | \$5,984,052         | \$6,727,519          | \$7,488,598          | \$7,706,029         | 2.90%         |
| Mar                 | \$9,630,440         | \$8,393,512          | \$10,884,610         | \$9,434,686         | -13.32%       |
| Apr                 | \$6,369,865         | \$7,440,002          | \$7,088,101          | \$6,968,062         | -1.69%        |
| May                 | \$5,473,796         | \$6,395,579          | \$7,198,092          | \$7,075,471         | -1.70%        |
| June                | \$9,051,052         | \$8,624,475          | \$11,104,779         | \$9,457,910         | -14.83%       |
| Jul                 | \$6,745,242         | \$10,945,191         | \$9,509,971          | \$0                 | n/a           |
| Aug                 | \$6,508,776         | \$7,891,371          | \$8,421,540          | \$0                 | n/a           |
| Sep                 | \$10,790,574        | \$10,734,752         | \$10,218,533         | \$0                 | n/a           |
| Oct                 | \$5,914,647         | \$7,800,849          | \$8,387,802          | \$0                 | n/a           |
| Nov                 | \$7,759,434         | \$8,070,054          | \$8,026,684          | \$0                 | n/a           |
| Dec                 | \$14,208,306        | \$14,234,033         | \$18,756,900         | \$0                 | n/a           |
| <b>YTD</b>          | <b>\$42,125,668</b> | <b>\$45,340,735</b>  | <b>\$51,768,354</b>  | <b>\$49,996,806</b> | <b>-3.42%</b> |
| <b>Total</b>        | <b>\$94,052,647</b> | <b>\$105,016,985</b> | <b>\$115,089,784</b> | <b>\$49,996,806</b> |               |

### In-Town vs Out-of-Town



### New Items of Note:

- In-Town Retail sales comprise businesses that are in Town limits. This sector is down 7% for YTD 2026 compared to prior year, but was up 1% in June 2026 compared to last year.
- The Out-of-Town Retail Sales comprise businesses that are out of Town limits, whose products and services are delivered inside Town limits. This sector is down 3.4% for YTD 2026 compared to prior year. This sector saw a decrease of 15% in June 2026 compared to prior year, attributable to successful audit collections in June 2025. Staff is pleased to share that there are several remote sellers currently under audit with potentially substantial tax liabilities.

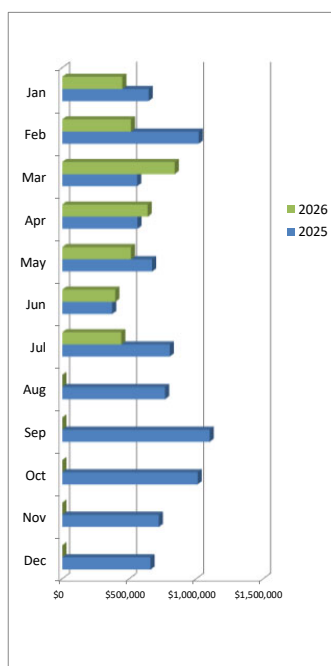
## Real Estate Transfer Tax

### New Items of Note:

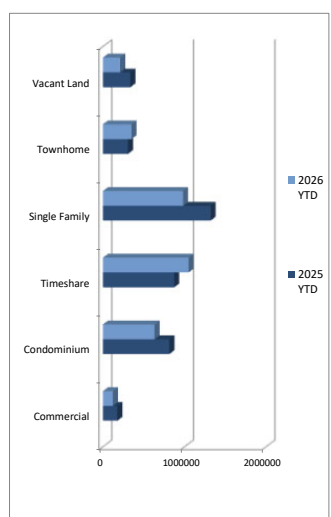
- Revenue July YTD 2026 is \$.5M favorable in comparison with budget and \$.8M behind prior year.
- Timeshare sales account for the majority of the sales (31%), followed closely by Single Family Homes sales (29%) subject to the tax. Timeshare and townhome sales are ahead YTD compared with prior year.

### Continuing Items of Note:

- 2026 Real Estate Transfer Tax budget is based upon a 5 year historical budget phasing.



|       | 2024        | 2025        | 2026        | % change | 2026 budget | +/- Budget |
|-------|-------------|-------------|-------------|----------|-------------|------------|
| Jan   | \$334,088   | \$643,773   | \$447,389   | -30.51%  | \$363,082   | \$84,307   |
| Feb   | \$569,686   | \$1,018,132 | \$513,089   | -49.60%  | \$590,923   | -\$77,834  |
| Mar   | \$495,625   | \$558,164   | \$838,660   | 50.25%   | \$398,067   | \$440,593  |
| Apr   | \$1,240,904 | \$560,240   | \$637,561   | 13.80%   | \$700,106   | -\$62,545  |
| May   | \$540,842   | \$670,611   | \$513,192   | -23.47%  | \$456,174   | \$57,018   |
| Jun   | \$392,088   | \$372,312   | \$396,115   | 6.39%    | \$290,393   | \$105,721  |
| Jul   | \$550,835   | \$801,308   | \$439,624   | -45.14%  | \$506,495   | -\$66,871  |
| Aug   | \$515,499   | \$766,879   | \$0         | n/a      | \$480,025   | n/a        |
| Sep   | \$802,713   | \$1,100,443 | \$0         | n/a      | \$714,285   | n/a        |
| Oct   | \$723,645   | \$1,009,638 | \$0         | n/a      | \$548,863   | n/a        |
| Nov   | \$770,442   | \$720,642   | \$0         | n/a      | \$584,402   | n/a        |
| Dec   | \$484,061   | \$658,787   | \$0         | n/a      | \$367,184   | n/a        |
| YTD   | \$4,124,068 | \$4,624,541 | \$3,785,630 | -18%     | \$3,305,240 | \$480,389  |
| Total | \$7,420,428 | \$8,880,931 | \$3,785,630 |          | \$6,000,000 |            |



| by Category   |              |              |              |          |            |
|---------------|--------------|--------------|--------------|----------|------------|
| Description   | 2025 YTD     | 2026 YTD     | \$ change    | % change | % of Total |
| Commercial    | \$ 175,250   | \$ 122,440   | \$ (52,810)  | -30.13%  | 3.66%      |
| Condominium   | \$ 814,418   | \$ 632,928   | \$ (181,490) | -22.28%  | 18.92%     |
| Timeshare     | \$ 872,921   | \$ 1,049,033 | \$ 176,112   | 20.17%   | 31.35%     |
| Single Family | \$ 1,319,215 | \$ 981,735   | \$ (337,480) | -25.58%  | 29.34%     |
| Townhome      | \$ 306,145   | \$ 349,700   | \$ 43,555    | 14.23%   | 10.45%     |
| Vacant Land   | \$ 335,438   | \$ 210,184   | \$ (125,254) | -37.34%  | 6.28%      |
| Total         | \$ 3,823,388 | \$ 3,346,021 | \$ (477,367) | -12.49%  | 100.00%    |



**July**

**ALL FUNDS**

**REVENUE AND EXPENDITURE SUMMARY**

**INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES**

| YTD TO ORIG BUDGET YTD |                                  |                                  |                                                      |
|------------------------|----------------------------------|----------------------------------|------------------------------------------------------|
|                        | <u>ACTUAL</u><br><u>FY26 YTD</u> | <u>BUDGET</u><br><u>FY26 YTD</u> | <u>ACTUAL vs</u><br><u>BUDGET</u><br><u>FY26 YTD</u> |
| TOTAL REVENUES         | \$ 119,701,837                   | \$ 121,257,455                   | \$ (1,555,618)                                       |
| TOTAL EXPENDITURES     | \$ 100,018,646                   | \$ 113,887,664                   | \$ 13,869,019                                        |

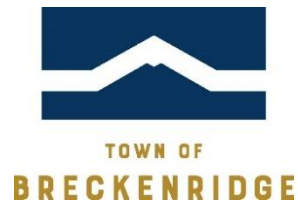
| YTD COMMENTS - REVENUES          |                       |                                                                                               |
|----------------------------------|-----------------------|-----------------------------------------------------------------------------------------------|
| PIFs                             | \$ 1,603,147          | BGV- Imperial Hotel                                                                           |
| Building Permits/Plan Check Fees | \$ 980,262            | Imperial Hotel building permits and planned check fees                                        |
| Grants- Utility                  | \$ 790,574            | Water meter upgrade                                                                           |
| Grants- Housing                  | \$ 787,905            | Timing- budgeted in Aug                                                                       |
| Investment Income                | \$ 584,829            |                                                                                               |
| Golf Operations                  | \$ 492,612            | Early opening of course, low rainfall resulting in less lost rounds and increased merch sales |
| Real Estate Transfer Tax         | \$ 480,389            |                                                                                               |
| Developer Fee                    | \$ 467,044            | BGV Parcel 6 Open Space Fee-In-Lieu                                                           |
| Sales Tax                        | \$ (597,736)          | Economic factors                                                                              |
| Parking revenue                  | \$ (614,737)          | Economic factors                                                                              |
| Grants- Garage                   | \$ (1,694,394)        | Bus grant expected in August                                                                  |
| Transfers                        | \$ (5,416,667)        | Not transferring to Housing for property purchase (offset in expenses)                        |
| <b>Total</b>                     | <b>\$ (2,136,773)</b> |                                                                                               |

| YTD COMMENTS - EXPENDITURES |                      |                                                                            |
|-----------------------------|----------------------|----------------------------------------------------------------------------|
| Minor Capital               | \$ 7,452,483         | Timing of capital projects                                                 |
| Transfers                   | \$ 5,416,667         | Not transferring to from Excise for property purchase (offset in revenues) |
| Payroll                     | \$ 1,391,450         | Vacancy rate                                                               |
| Material & Supplies         | \$ 716,079           | Favorability in Open Space, IT and Garage                                  |
| Debt Services               | \$ 310,223           |                                                                            |
| Fixed Charges               | \$ (58,496)          |                                                                            |
| Grants                      | \$ (530,694)         | Timing of BCA payment- will true up in Aug                                 |
| Charges for Services        | \$ (828,693)         | Runway project ahead of schedule                                           |
| <b>Total</b>                | <b>\$ 13,869,019</b> |                                                                            |

**Note:** Comments speak to the prominent variances when comparing actuals to budget

**July**  
**ALL FUNDS**  
**REVENUE AND EXPENDITURE SUMMARY**  
**INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES**

|                                                 | BUDGET<br>FY26        | YTD                   |                       |                                 | MONTH                |                      |                             |
|-------------------------------------------------|-----------------------|-----------------------|-----------------------|---------------------------------|----------------------|----------------------|-----------------------------|
|                                                 |                       | ACTUAL<br>FY26 YTD    | BUDGET<br>FY26 YTD    | ACTUAL vs<br>BUDGET<br>FY26 YTD | ACTUAL<br>July       | BUDGET<br>July       | ACTUAL vs<br>BUDGET<br>July |
| <b>FUND BALANCE, JANUARY 1, 2026</b>            | \$ 276,808,965        | \$ 276,808,965        | \$ 276,808,965        |                                 |                      |                      |                             |
| <b>REVENUE SUMMARY</b>                          |                       |                       |                       |                                 |                      |                      |                             |
| GENERAL GOVERNMENT (GF)                         | \$ 172,450            | \$ 29,300             | \$ 53,500             | \$ (24,200)                     | \$ 4,170             | \$ 7,750             | \$ (3,580)                  |
| EXECUTIVE MANAGEMENT (GF)                       | \$ 2,440,050          | \$ 720,831            | \$ 727,110            | \$ (6,280)                      | \$ 97,311            | \$ 88,551            | \$ 8,760                    |
| MISCELLANEOUS (GF)                              | \$ 41,701,543         | \$ 14,441,818         | \$ 14,080,889         | \$ 360,929                      | \$ 2,395,323         | \$ 2,201,684         | \$ 193,639                  |
| FINANCE (GF)                                    | \$ 38,779             | \$ 17,509             | \$ 19,530             | \$ (2,021)                      | \$ 240               | \$ 290               | \$ (50)                     |
| PUBLIC SAFETY (GF)                              | \$ 68,659             | \$ 13,444             | \$ 4,424              | \$ 9,020                        | \$ 426               | \$ 632               | \$ (206)                    |
| COMMUNITY DEVELOPMENT (GF)                      | \$ 2,951,145          | \$ 1,644,250          | \$ 600,834            | \$ 1,043,416                    | \$ 155,245           | \$ 103,525           | \$ 51,720                   |
| PUBLIC WORKS (GF)                               | \$ 1,426,661          | \$ 537,244            | \$ 485,700            | \$ 51,544                       | \$ 207,361           | \$ 109,015           | \$ 98,346                   |
| RECREATION (GF)                                 | \$ 10,323,174         | \$ 3,311,251          | \$ 3,056,658          | \$ 254,593                      | \$ 408,310           | \$ 391,630           | \$ 16,680                   |
| UTILITY FUND                                    | \$ 26,419,727         | \$ 9,988,695          | \$ 7,425,185          | \$ 2,563,509                    | \$ 1,056,800         | \$ 1,090,417         | \$ (33,617)                 |
| CAPITAL FUND                                    | \$ 20,407,211         | \$ 6,168,609          | \$ 6,051,776          | \$ 116,832                      | \$ 935,085           | \$ 823,468           | \$ 111,617                  |
| MARKETING FUND                                  | \$ 10,793,513         | \$ 3,396,796          | \$ 3,539,783          | \$ (142,987)                    | \$ 259,716           | \$ 265,597           | \$ (5,882)                  |
| GOLF COURSE FUND                                | \$ 10,043,176         | \$ 3,877,701          | \$ 3,341,309          | \$ 536,393                      | \$ 1,393,137         | \$ 1,217,401         | \$ 175,736                  |
| EXCISE TAX FUND                                 | \$ 93,776,215         | \$ 31,214,197         | \$ 31,255,392         | \$ (41,196)                     | \$ 2,750,993         | \$ 2,708,410         | \$ 42,583                   |
| WORKFORCE HOUSING FUND                          | \$ 49,248,806         | \$ 12,226,694         | \$ 16,629,592         | \$ (4,402,898)                  | \$ 830,494           | \$ 2,070,026         | \$ (1,239,532)              |
| OPEN SPACE ACQUISITION FUND                     | \$ 9,686,854          | \$ 3,614,157          | \$ 3,100,410          | \$ 513,747                      | \$ 328,401           | \$ 274,471           | \$ 53,930                   |
| CONSERVATION TRUST FUND                         | \$ 110,000            | \$ 30,557             | \$ 30,000             | \$ 557                          | \$ -                 | \$ -                 | \$ -                        |
| GARAGE SERVICES FUND                            | \$ 11,115,249         | \$ 2,110,702          | \$ 4,024,972          | \$ (1,914,270)                  | \$ 289,994           | \$ 479,427           | \$ (189,433)                |
| INFORMATION TECHNOLOGY FUND                     | \$ 4,544,109          | \$ 1,323,111          | \$ 1,333,989          | \$ (10,879)                     | \$ 187,968           | \$ 188,370           | \$ (402)                    |
| FACILITIES MAINTENANCE FUND                     | \$ 2,123,438          | \$ 912,410            | \$ 618,445            | \$ 293,966                      | \$ 161,991           | \$ 159,689           | \$ 2,302                    |
| SPECIAL PROJECTS FUND                           | \$ 9,718,412          | \$ 2,831,834          | \$ 2,837,151          | \$ (5,316)                      | \$ 404,348           | \$ 405,307           | \$ (960)                    |
| MARIJUANA FUND                                  | \$ 653,803            | \$ 196,699            | \$ 209,041            | \$ (12,342)                     | \$ 15,000            | \$ 21,340            | \$ (6,340)                  |
| CEMETERY FUND                                   | \$ 54,659             | \$ 20,577             | \$ 18,799             | \$ 1,778                        | \$ 6,079             | \$ 5,543             | \$ 536                      |
| CHILD CARE FUND                                 | \$ 918,765            | \$ 270,567            | \$ 265,053            | \$ 5,514                        | \$ 34,678            | \$ 37,865            | \$ (3,187)                  |
| PARKING & TRANSPORTATION FUND                   | \$ 26,490,100         | \$ 9,669,128          | \$ 10,149,547         | \$ (480,419)                    | \$ 3,434,213         | \$ 2,342,581         | \$ 1,091,632                |
| HEALTH BENEFITS FUND                            | \$ 10,951,951         | \$ 3,204,367          | \$ 3,162,289          | \$ 42,079                       | \$ 451,593           | \$ 413,475           | \$ 38,117                   |
| SUSTAINABILITY FUND                             | \$ 3,678,477          | \$ 1,285,630          | \$ 1,343,389          | \$ (57,759)                     | \$ 259,550           | \$ 190,806           | \$ 68,744                   |
| ACCOMMODATION UNIT COMPLIANCE FUND              | \$ 13,625,833         | \$ 6,643,758          | \$ 6,892,687          | \$ (248,929)                    | \$ 27,385            | \$ 12,671            | \$ 14,713                   |
| <b>TOTAL REVENUES</b>                           | <b>\$ 363,482,759</b> | <b>\$ 119,701,837</b> | <b>\$ 121,257,455</b> | <b>\$ (1,555,618)</b>           | <b>\$ 16,095,808</b> | <b>\$ 15,609,941</b> | <b>\$ 485,866</b>           |
| <b>EXPENDITURES BY CATEGORY</b>                 |                       |                       |                       |                                 |                      |                      |                             |
| PERSONNEL                                       | \$ 81,373,305         | \$ 22,668,692         | \$ 24,060,142         | \$ 1,391,450                    | \$ 4,471,340         | \$ 4,481,821         | \$ 10,481                   |
| MATERIALS & SUPPLIES                            | \$ 12,065,338         | \$ 3,041,611          | \$ 3,757,690          | \$ 716,079                      | \$ 416,396           | \$ 461,505           | \$ 45,109                   |
| CHARGES FOR SERVICES                            | \$ 87,339,906         | \$ 24,928,068         | \$ 24,099,375         | \$ (828,693)                    | \$ 3,214,587         | \$ 5,462,112         | \$ 2,247,525                |
| MINOR CAPITAL                                   | \$ 83,978,037         | \$ 14,426,871         | \$ 21,879,354         | \$ 7,452,483                    | \$ 1,569,717         | \$ 4,520,310         | \$ 2,950,593                |
| FIXED CHARGES                                   | \$ 2,470,408          | \$ 1,205,385          | \$ 1,146,889          | \$ (58,496)                     | \$ 8,461             | \$ 8,541             | \$ 80                       |
| DEBT SERVICES                                   | \$ 13,533,087         | \$ 2,128,311          | \$ 2,438,534          | \$ 310,223                      | \$ 371,897           | \$ 634,496           | \$ 262,600                  |
| GRANTS/CONTINGENCIES                            | \$ 9,054,628          | \$ 3,836,115          | \$ 3,305,421          | \$ (530,694)                    | \$ 1,411,674         | \$ 869,529           | \$ (542,145)                |
| ALLOCATION                                      | \$ 10,667,856         | \$ 3,112,221          | \$ 3,112,221          | \$ 0                            | \$ 444,603           | \$ 444,603           | \$ 0                        |
| TRANSFERS                                       | \$ 92,024,155         | \$ 24,671,371         | \$ 30,088,038         | \$ 5,416,667                    | \$ 3,214,958         | \$ 4,298,291         | \$ 1,083,333                |
| <b>TOTAL EXPENDITURES BY CATEGORY</b>           | <b>\$ 392,506,721</b> | <b>\$ 100,018,646</b> | <b>\$ 113,887,664</b> | <b>\$ 13,869,019</b>            | <b>\$ 15,123,633</b> | <b>\$ 21,181,209</b> | <b>\$ 6,057,577</b>         |
| <b>EXPENDITURES BY PROGRAM</b>                  |                       |                       |                       |                                 |                      |                      |                             |
| GENERAL GOVERNMENT (GF)                         | \$ 3,298,598          | \$ 670,945            | \$ 1,036,215          | \$ 365,271                      | \$ 112,853           | \$ 187,085           | \$ 74,231                   |
| EXECUTIVE MANAGEMENT (GF)                       | \$ 9,707,003          | \$ 2,923,462          | \$ 3,057,616          | \$ 134,154                      | \$ 430,334           | \$ 534,174           | \$ 103,841                  |
| MISCELLANEOUS (GF)                              | \$ 1,892,884          | \$ 311,593            | \$ 353,042            | \$ 41,450                       | \$ 21,715            | \$ 25,088            | \$ 3,373                    |
| FINANCE (GF)                                    | \$ 2,924,074          | \$ 798,013            | \$ 906,224            | \$ 108,210                      | \$ 113,940           | \$ 146,654           | \$ 32,715                   |
| PUBLIC SAFETY (GF)                              | \$ 11,652,763         | \$ 3,370,942          | \$ 3,583,372          | \$ 212,430                      | \$ 685,168           | \$ 665,969           | \$ (19,199)                 |
| COMMUNITY DEVELOPMENT (GF)                      | \$ 5,145,768          | \$ 1,241,443          | \$ 1,586,615          | \$ 345,171                      | \$ 199,333           | \$ 261,740           | \$ 62,407                   |
| PUBLIC WORKS (GF)                               | \$ 15,994,468         | \$ 4,456,547          | \$ 5,031,719          | \$ 575,172                      | \$ 978,172           | \$ 797,154           | \$ (181,018)                |
| RECREATION (GF)                                 | \$ 15,932,778         | \$ 4,394,829          | \$ 4,785,423          | \$ 390,594                      | \$ 889,315           | \$ 846,365           | \$ (42,950)                 |
| UTILITY FUND                                    | \$ 33,583,745         | \$ 5,365,216          | \$ 8,949,966          | \$ 3,584,750                    | \$ 1,384,112         | \$ 3,171,726         | \$ 1,787,614                |
| CAPITAL FUND                                    | \$ 27,723,630         | \$ 1,972,909          | \$ 6,266,899          | \$ 4,293,990                    | \$ 447,085           | \$ 2,491,046         | \$ 2,043,961                |
| MARKETING FUND                                  | \$ 12,272,448         | \$ 4,370,239          | \$ 4,358,931          | \$ (11,308)                     | \$ 354,935           | \$ 645,503           | \$ 290,568                  |
| GOLF COURSE FUND                                | \$ 9,632,546          | \$ 3,103,778          | \$ 3,340,555          | \$ 236,776                      | \$ 868,799           | \$ 482,511           | \$ (386,287)                |
| EXCISE TAX FUND                                 | \$ 74,251,772         | \$ 19,254,668         | \$ 24,692,779         | \$ 5,438,111                    | \$ 2,445,359         | \$ 3,526,412         | \$ 1,081,053                |
| WORKFORCE HOUSING FUND                          | \$ 53,424,680         | \$ 16,916,154         | \$ 11,144,071         | \$ (5,772,083)                  | \$ 1,179,263         | \$ 2,020,290         | \$ 841,027                  |
| OPEN SPACE ACQUISITION FUND                     | \$ 10,906,465         | \$ 1,863,178          | \$ 2,287,459          | \$ 424,281                      | \$ 221,668           | \$ 375,232           | \$ 153,565                  |
| CONSERVATION TRUST FUND                         | \$ 110,000            | \$ 32,083             | \$ 32,083             | \$ -                            | \$ 4,583             | \$ 4,583             | \$ -                        |
| GARAGE SERVICES FUND                            | \$ 14,293,204         | \$ 4,305,414          | \$ 5,885,929          | \$ 1,580,515                    | \$ (111,519)         | \$ 254,355           | \$ 365,874                  |
| INFORMATION TECHNOLOGY FUND                     | \$ 4,580,136          | \$ 933,987            | \$ 1,223,211          | \$ 289,223                      | \$ 65,207            | \$ 127,566           | \$ 62,358                   |
| FACILITIES MAINTENANCE FUND                     | \$ 10,471,531         | \$ 2,279,733          | \$ 3,177,889          | \$ 898,155                      | \$ 235,519           | \$ 466,695           | \$ 231,176                  |
| SPECIAL PROJECTS FUND                           | \$ 8,989,702          | \$ 4,095,784          | \$ 3,314,222          | \$ (781,562)                    | \$ 1,769,392         | \$ 889,763           | \$ (879,629)                |
| MARIJUANA FUND                                  | \$ 769,569            | \$ 207,059            | \$ 230,530            | \$ 23,472                       | \$ 31,638            | \$ 38,462            | \$ 6,824                    |
| CEMETERY FUND                                   | \$ 41,264             | \$ 1,167              | \$ 29,231             | \$ 28,064                       | \$ 167               | \$ 26,667            | \$ 26,500                   |
| CHILD CARE FUND                                 | \$ 2,924,075          | \$ 134,147            | \$ 1,062,400          | \$ 928,253                      | \$ -                 | \$ -                 | \$ -                        |
| PARKING & TRANSPORTATION FUND                   | \$ 29,181,308         | \$ 7,935,305          | \$ 8,384,741          | \$ 449,435                      | \$ 1,508,027         | \$ 1,835,997         | \$ 327,970                  |
| HEALTH BENEFITS FUND                            | \$ 11,913,226         | \$ 3,271,317          | \$ 2,908,313          | \$ (363,004)                    | \$ 453,256           | \$ 458,413           | \$ 5,157                    |
| SUSTAINABILITY FUND                             | \$ 7,573,262          | \$ 1,940,792          | \$ 2,372,851          | \$ 432,059                      | \$ 282,230           | \$ 345,743           | \$ 63,513                   |
| ACCOMMODATION UNIT COMPLIANCE FUND              | \$ 13,315,825         | \$ 3,867,941          | \$ 3,885,378          | \$ 17,437                       | \$ 553,082           | \$ 556,015           | \$ 2,933                    |
| <b>TOTAL EXPENDITURES BY PROGRAM</b>            | <b>\$ 392,506,721</b> | <b>\$ 100,018,646</b> | <b>\$ 113,887,664</b> | <b>\$ 13,869,019</b>            | <b>\$ 15,123,633</b> | <b>\$ 21,181,209</b> | <b>\$ 6,057,577</b>         |
| <b>PROJECTED FUND BALANCE DECEMBER 31, 2025</b> | <b>\$ 247,785,003</b> | <b>\$ 296,492,157</b> | <b>\$ 284,178,756</b> |                                 |                      |                      |                             |



# Memo

**To:** Town Council  
**From:** Flor Cruz, Annette Kubek, Jacob Ojeda, and Helen Cospolich  
**Date:** 8/19/2026 (for the 8/25/2026 work session)  
**Subject:** Communications and Community Engagement Update

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**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

This memo provides an update to the Council on recent marketing and outreach messaging, communication channels, and initiatives led by the Communications and Community Engagement Division during the past month.

## Background

The Communications and Community Engagement Division provides monthly updates to Council. Since its launch in April 2024, the team has developed processes to strengthen message cohesion, improve brand recognition, and expand community engagement.

## Public Outreach/Engagement August 2026 Update

### Messaging

This month, the Communications and Community Engagement Division delivered messaging across a broad range of topics, including Town operations, Council initiatives, recreation programming, public safety information, and community engagement efforts. Specific subjects included:

- |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• BreckRoads.com</li><li>• Dark Sky</li><li>• Breck E-Ride</li><li>• Town Council Updates</li><li>• Runway Phase 1.2</li><li>• Rocky-Bot Texting</li><li>• Recruitment</li><li>• Carter Park Dog Park</li><li>• Town Events</li><li>• Electrify Summit Fair</li><li>• Transit to Trails</li></ul> | <ul style="list-style-type: none"><li>• Summit County Chipping Program</li><li>• Afterschool Program Registration</li><li>• Safety Day</li><li>• Recreation Department Updates</li><li>• Noxious Weed Control</li><li>• RaceBreck</li><li>• Bear Awareness</li><li>• Little Daisy Open Space</li><li>• Event and Animation Grant</li><li>• Thursday Farmer's Market</li></ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Communication Channels

Following a highly active early summer, our social media analytics experienced an expected stabilization this past month. This overall decrease across metrics is directly attributed to coming off the massive engagement peaks generated by 4th of July festivities and Race Breck events. While the numbers are lower compared to last month, this reflects a natural, post-holiday lull rather than a loss of core audience interest.

On Facebook, metrics adjusted as we transitioned away from heavy holiday event promotions and registrations. The platform recorded 75.4k total views and 2.5k profile visits. Similarly, total link clicks landed at 553. Instagram followed a similar post-holiday trend, with total views leveling out at 86.6k (down 37%) and total reach adjusting to 8.6k. Despite

the anticipated drop in overall interactions and link clicks compared to the early July surge, our channels continue to maintain steady, organic community growth. Across both platforms, the Town still successfully welcomed 372 new followers during this quieter period, demonstrating continued baseline interest in our municipal updates as we move into the late summer season.

As ongoing road construction projects continue to impact Breckenridge, staff maintains a strong focus on proactive local outreach. To better capture our audience's attention, we now deliver weekly BreckRoads messaging in video format. We see continuous engagement through this visual approach, proving it to be an effective way to help the community digest numerous and complex project updates and emergency work. Alongside these weekly videos, construction information is consistently maintained on BreckRoads.com and promoted through local radio, digital ads, and daily website updates.

Traffic to the Town websites generally decreased over this reporting period (mid-July to mid-August), similar to the decreased traffic noted in social channels. The golf website had nearly 29,000 visits and 63,522 pageviews followed by the recreation website with 27,410 visits and nearly 53,000 page views. The main Town website had nearly 15,000 visits and 29,00 pageviews. Visits and pageviews were down 18-20% month-over-month, with a 2-3% decrease year-over-year. The month-to-month decreases are mostly attributed to drops in traffic to the recreation site after July holiday events. All three sites continue to have consistent search traffic (41-49%) and a slight increase in direct traffic (43-56%), reflecting consistent visitation by previous visitors and search optimization.

Communication initiatives and planning include:

- **Afterschool Program Registration** – The communications team supported recreation youth program staff for the department's first registration cycle on the Kaizen platform. Extensive communication through email, social media and in-person bilingual support were used to inform and guide parents through a new, multi-step registration process.
- **Recycling Transparency** – Communications and sustainability staff continue developing a video storytelling campaign to develop recycling confidence and participation. The video series will highlight the recycling process, empower residents to recycle correctly, and promote recycling as a cultural value. Scripts, spokespeople, and shooting schedules are in development.
- **Breck Free Ride** – A radio campaign to boost engagement, trust and ridership of the Free Ride continues through the summer with a focus on affordability and access to exploration. Staff also began production of a video commercial showcasing Free Ride/E-Bike connectivity, videos on "Why I ride" rider stories and a dog's point of view. Fall promotions will target the seasonal workforce. Staff is also moving forward with branding for Free Ride's 30<sup>th</sup> Anniversary in 2027.
- **Dark Sky Town Projects** – A video showing the changeout of light fixtures at Town buildings and streetlights is in production and scheduled to be completed and distributed in August.





### Sentiment Data

Over the past month, we observed a lower volume of direct interaction, resulting in less sentiment data than in previous months. However, the feedback received remained largely positive or neutral. We received multiple positive reactions on engaging content, such as our "FIFA Red Card Activities" post, which prompted comments like "Love it!" and "Well Played!". Meanwhile, neutral feedback consisted primarily of residents asking practical and logistical questions. For example, users asked, "Do we need tickets?" on our Dark Sky event post and "How much?" regarding the Runway housing updates.

### **Community Engagement**

Community engagement, at its core, is about connection, belonging, listening, and shaping something together. In August, the Community Engagement team collaborated with the Police Department and Red, White & Blue Fire District to co-host Safety Day. The event was an opportunity to celebrate our local first responders and to plant seeds of connection and grow roots of belonging with some of our youngest community members. Kids participated in fun activities, learned about fire safety, explored emergency vehicles, and shared plenty of high-fives with our Police Department. Community members of all ages joined in, connected with first responders, and captured plenty of memorable photos along the way.

### **Breckenridge Tourism Office Business and Calendar Impact**

The GoBreck.com calendar is free for businesses and automatically links in the B-Like Breckenridge app (Annual GoBreck.com calendar page views: approximately 170k; Over 250 business event submissions currently live on the calendar for summer/fall.) Town staff will continue to add items to the GoBreck calendar, share content for the DMMO and Connect with Breck newsletters, collaborate on business initiatives, and join BTO staff during business walks. Questions specific to business outreach can be directed to Tessa Breder at the BTO.

### **Upcoming Public Outreach/Engagement September 2026**

Looking ahead to September, our communications strategy will have a primary focus on the Runway Neighborhood project, where we will launch messaging around the new housing lottery and upcoming open house to ensure the community is well-informed and prepared to participate. Additionally, we will continue to promote the Free Ride transit system, introducing more lighthearted and fun content designed to actively boost ridership and increase connections with e-ride and shuttles. Finally, as we move into the fall season, we will continue vital wildfire risk conversations.

### **Financial Implications**

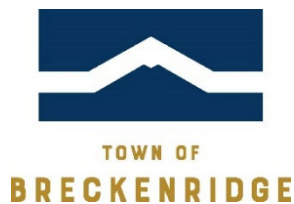
The division works within the existing budget and has a strong financial standing for the remainder of the year.

### **Equity Lens**

The Equity Lens Tool is used when creating communications and marketing initiatives to ensure the audience is reached, the message delivery is appropriate, and community trust remains strong or increases. The Town's focus remains on translation and ADA accessibility of our messages.

### **Staff Recommendation**

Staff will be available on Tuesday to answer questions from Council.



# Memo

**To:** Town Council  
**From:** Ellie Muncy, Housing Planner II  
**Date:** 8/12/2026 (for 8/25/2026 work session)  
**Subject:** Wayside Redevelopment Preliminary 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

Staff seek Council feedback on the potential redevelopment of the Wayside Inn following demolition this fall. Summit County will be leading the redevelopment project and is proposing a variety of unit types.

## Background

The Wayside Inn, formerly known as the Loge, was acquired jointly by the Town and Summit County in the fall of 2022 and is located just outside of Town limits. The building has operated as transition housing units for the Town and County and has primarily been utilized by seasonal employees as a low-cost housing option since the acquisition. However, the property was originally purchased with the intention of future redevelopment. The building, built in 1961, has many mechanical and maintenance issues and has been costly to continue to maintain due to its age and poor condition. Town Council previously approved the demolition of the building with the 2026 Capital Improvement Projects and funds for demolition have been included in the 2027 Housing budget with demolition scheduled to begin in November.

With demolition to be completed by late spring of next year, Summit County is eager to begin redevelopment of the property and conceptual designs for unit types, counts, and layouts were presented to the Board of County Commissioners (BOCC) on June 23<sup>rd</sup>. While staff support redeveloping the property for workforce housing, Town staff suggest it might be better to pause for a short time prior to redevelopment. Having completed several large projects recently, staff feel there could be a benefit to waiting and taking stock of our current inventory before initiating another workforce housing construction project. We would like to analyze how recent projects have supported the community, what can be improved upon, where community needs lie, and who our programs are not serving. The Town, in conjunction with the Summit Combined Housing Authority (SCHA), is currently in the middle of a Housing Need Assessment update and will be developing a Housing Action Plan in conjunction with the Town Comprehensive Plan update. Additionally, if started in 2028, the completion of any potential redevelopment of the Wayside property will most likely overlap with the completion of Runway Phase 1. However, staff also acknowledge that there is still a significant community workforce housing need, most likely for a “for sale” product priced to serve first-time homebuyers.

Summit County has started the process of analyzing the site and planning for redevelopment. The property should be annexed into the Town of Breckenridge and connected to the Town water system and Upper Blue Sanitation sewer service, once the current private well and aged septic system are removed. Per the Town’s Land Use Map, the property is designated to become LUD 35 upon annexation, with a density of 9 units per acre. Summit County has agreed to take the lead on demolition and redevelopment of the property and would like Town Council’s opinion on the potential site layout, unit type and density. During the June 23<sup>rd</sup> BOCC

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meeting, county staff presented four different potential site layouts for redevelopment of the property. County staff recommended moving forward with the first layout, a mix of duplexes, triplexes, and condo units at 2-3 bedrooms per unit, for a total of 25 units and 67 bedrooms. The BOCC supported the proposed density and site layout. At County staff's request, we are now presenting the same designs to the Town Council to solicit the Council's input and direction. While we are in the middle of a Housing Needs Assessment update and don't have any specific targets identified, staff agrees that this product with 2 or 3 bedrooms would likely address an unmet need if focused on lower-AMI households, such as 60% to 100% AMI, which may increase the project subsidy. This development approach would provide a unique housing option to that AMI level, as previous lower-AMI developments have typically been stacked condos.

Staff support moving forward with a high number of units per acre on the site, reflective of the surrounding denser developments of Vic's Landing and Highland Greens Lodge.

### **Public Outreach/engagement**

Summit County will be primarily taking the lead on redevelopment and any associated community outreach. Staff have informed all employees currently residing in the Wayside of the closure of the building and have provided resources for alternative housing options.

### **Financial Implications**

At the July 28<sup>th</sup> BOCC meeting, in discussing the Summit County Housing Fund budget, county staff proposed a budget of \$21,200,000 for the redevelopment of Wayside Inn with the Town to contribute \$10,600,000 in 2029. We currently do not have money budgeted in our Housing Fund for the redevelopment of Wayside and have encouraged County staff to pursue other funding options.

Staff supports the redevelopment but given our other commitments do not feel the Town can contribute financially to the project for at least five years. This timeline is based on projects and programs in the current Housing proforma, as well as the outstanding loan from the excise fund, which is anticipated to be approximately \$40M by the end of 2027.

### **Equity Lens**

Staff have considered the equity lens in relation to the proposed redevelopment and would prefer to wait for the updated Housing Needs Assessment to ensure we are accurately supporting the community needs and targeting the appropriate AMI range(s) to support underrepresented community groups.

### **Action**

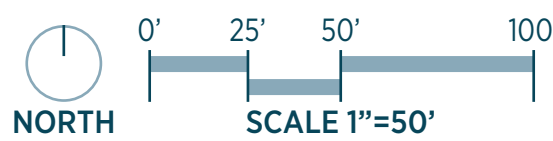
Staff seek Council's feedback on whether they support pausing redevelopment of the Wayside site for a couple more years to gather additional information on where the community need currently lies. Staff would also like the Council to weigh in on their preferences for density and housing type. As noted above, Town staff supports high density development reflective of the adjacent properties, and a for sale product targeting lower AMI ranges with 2-3-bedroom units. Staff also proposes the project target net zero construction to reduce long-term cost to owners and align with the Town's sustainability goals. Town and County staff will be available on Tuesday to answer questions and receive comments.





WAYSIDE LODGE | CONTEXT MAP

JUNE 2025









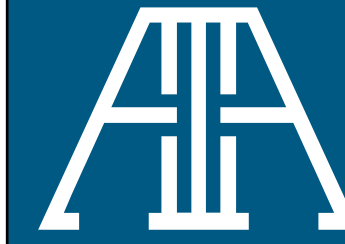




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1 EAST PERSPECTIVE  
A-3



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# WAYSIDE HOMES

165 HIGH TOR ROAD (CR 305)  
BRECKENRIDGE, COLORADO

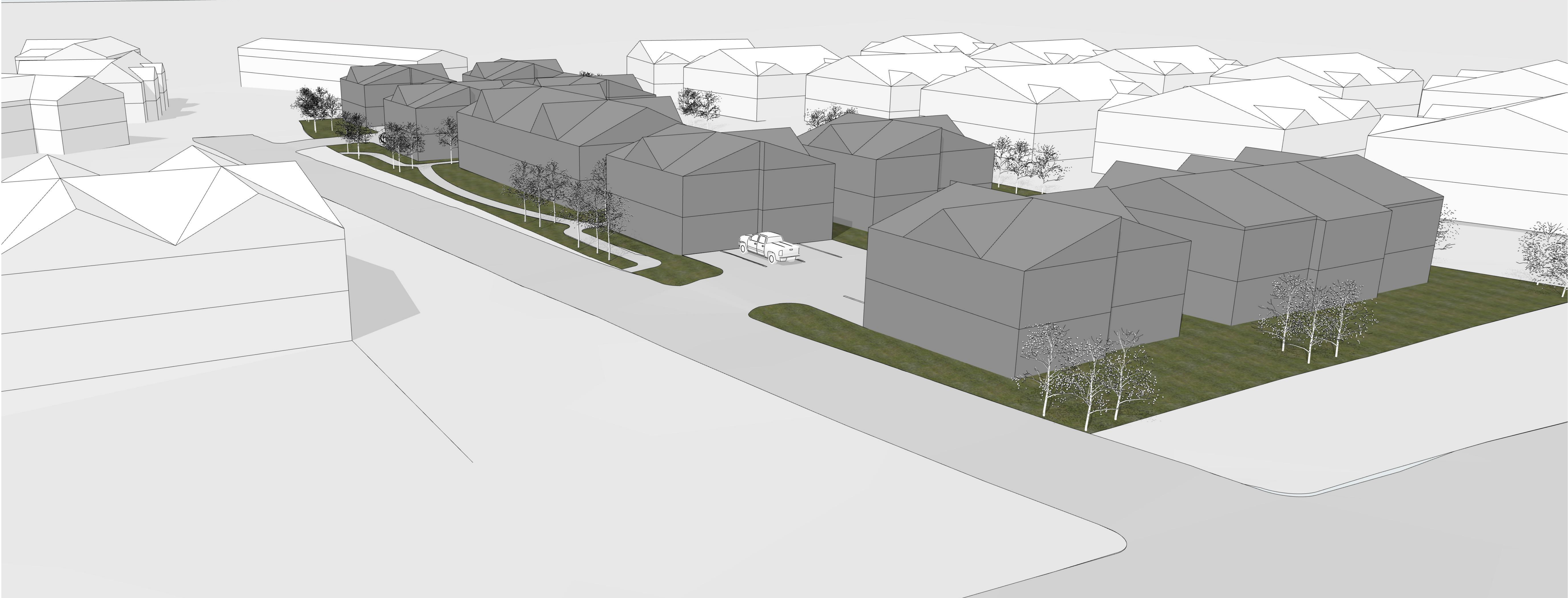
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|        |                 |
|--------|-----------------|
| JOB    | 2531            |
| DWN BY | GP              |
| ISSUE  | 06/11/26 - BOCC |
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A-3



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1 NORTH PERSPECTIVE  
A-4

**WAYSIDE HOMES**

165 HIGH TOR ROAD (CR 305)  
BRECKENRIDGE, COLORADO

|                     |      |
|---------------------|------|
| PROPOSED 3D MASSING |      |
| JOB                 | 2531 |
| DWN BY              | GP   |
| ISSUE               |      |
| 06/11/26 - BOCC     |      |
|                     |      |
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1 SOUTH WEST PERSPECTIVE  
A-5

**WAYSIDE HOMES**  
165 HIGH TOR ROAD (CR 305)  
BRECKENRIDGE, COLORADO

|                     |                 |
|---------------------|-----------------|
| PROPOSED 3D MASSING |                 |
| JOB                 | 2531            |
| DWN BY              | GP              |
| ISSUE               | 06/11/26 - BOCC |
|                     |                 |
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# WAYSIDE HOMES

165 HIGH TOR ROAD (CR 305)  
BRECKENRIDGE, COLORADO

CONDO / APT.  
SITE PLAN

|              |      |
|--------------|------|
| DB           | 2531 |
| OWN BY       | GP   |
| SUE          |      |
| 11/26 - BOCC |      |

SHEET

A-6

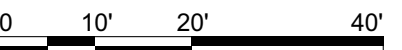
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|-------------|------------|---------|------------|---------------|---------------|-------------|------------|----------------|---------------|
| TYPE        | BLDG COUNT | STORIES | UNIT COUNT | BEDROOM/ UNIT | BEDROOM TOTAL | UNIT S.F.   | TOTAL S.F. | PARKING/ UNIT  | TOTAL PARKING |
| CONDO       | 3          | 3       | 36 UNITS   | 2             | 72            | 1,100 SF    | 39,600 SF  | 2.2 SPACES     | 78 SPACES     |

| T.O.B. DENSITY CALCULATIONS |         |
|-----------------------------|---------|
| TOTAL S.F.                  | 40,200  |
| S.F. MULTIPLIER T.O.B.      | + 1,200 |
| UNITS                       | 33.5    |
| LOT SIZE (ACRES)            | + 1.81  |
| UPA (UNITS PER ACRE)        | 18.5    |

1  
A-6

## SITE PLAN

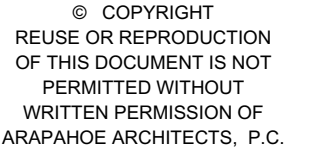
SCALE: 1" = 20'



FILE: G:\AA\Arch\Projects 2024-2025\2531 - Wayside Lodge\Drawings\Arch Drawings\Periodic Saves\2531 - Wayside Lodge - All past options update29.pln PLOT DATE: 6/11/2026

Page 152 of 192



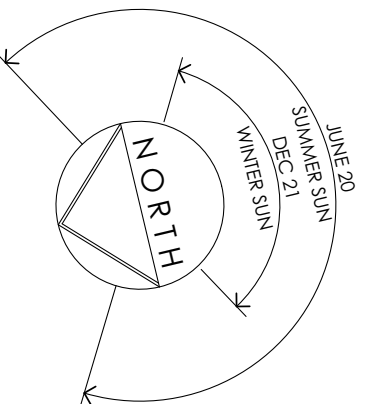


165 HIGH TOR ROAD (CR 305)  
BRECKENRIDGE, COLORADO

## EET

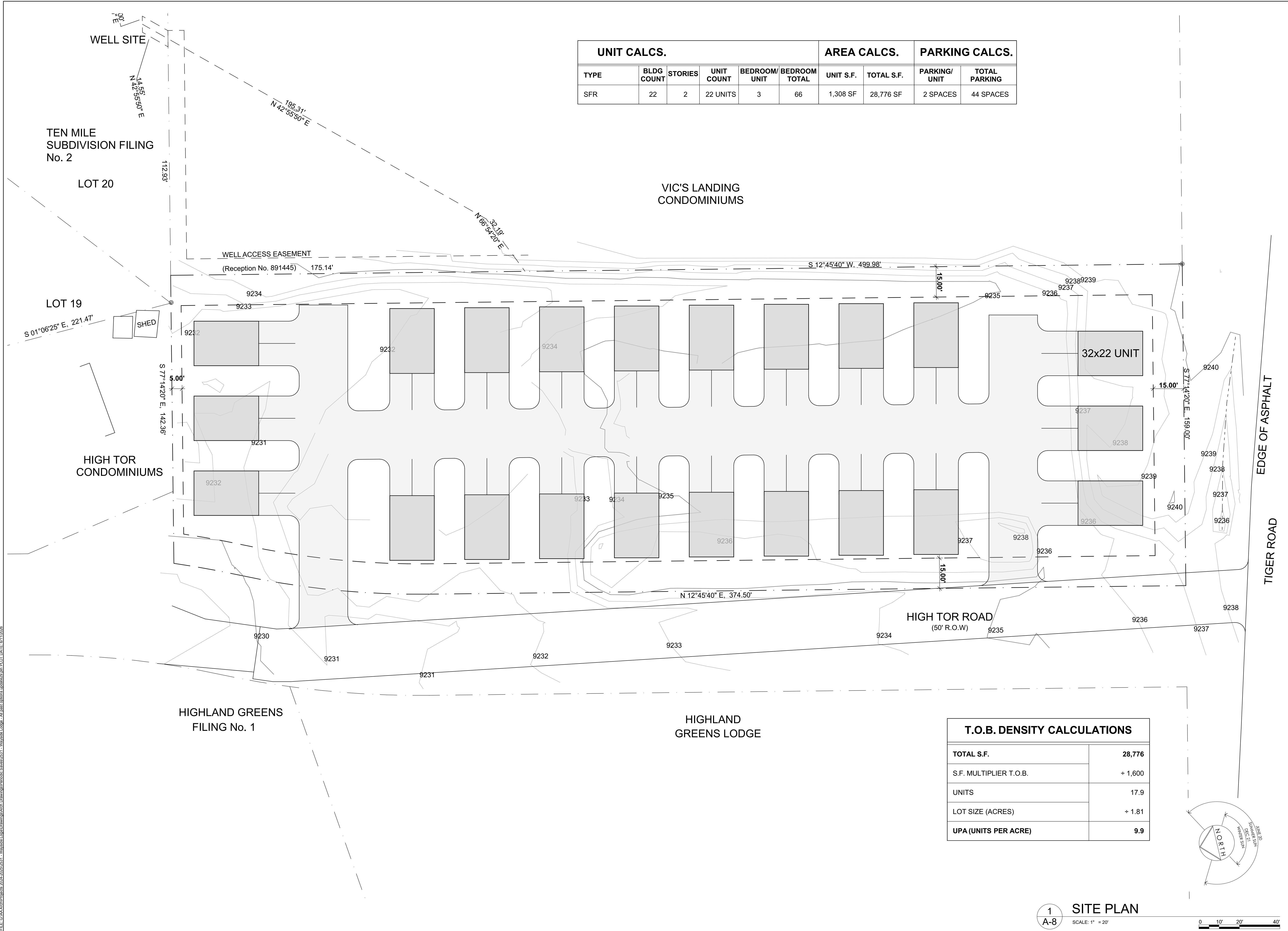
A-7

| T.O.B. DENSITY CALCULATIONS |         |
|-----------------------------|---------|
| TOTAL S.F.                  | 34,560  |
| S.F. MULTIPLIER T.O.B.      | ÷ 1,600 |
| UNITS                       | 21.6    |
| LOT SIZE (ACRES)            | ÷ 1.81  |
| UPA (UNITS PER ACRE)        | 11.9    |



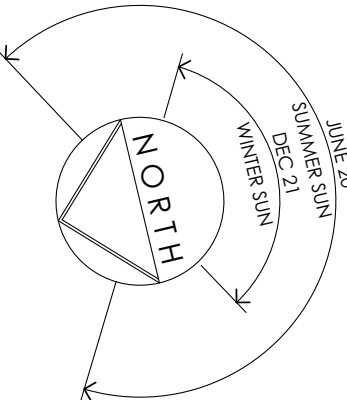


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| UNIT CALCS. |            |         |            |              |               | AREA CALCS. |            | PARKING CALCS. |               |
|-------------|------------|---------|------------|--------------|---------------|-------------|------------|----------------|---------------|
| TYPE        | BLDG COUNT | STORIES | UNIT COUNT | BEDROOM/UNIT | BEDROOM TOTAL | UNIT S.F.   | TOTAL S.F. | PARKING/UNIT   | TOTAL PARKING |
| SFR         | 22         | 2       | 22 UNITS   | 3            | 66            | 1,308 SF    | 28,776 SF  | 2 SPACES       | 44 SPACES     |

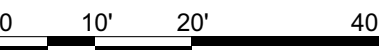
| T.O.B. DENSITY CALCULATIONS |         |
|-----------------------------|---------|
| TOTAL S.F.                  | 28,776  |
| S.F. MULTIPLIER T.O.B.      | + 1,600 |
| UNITS                       | 17.9    |
| LOT SIZE (ACRES)            | + 1.81  |
| UPA (UNITS PER ACRE)        | 9.9     |



1  
A-8

SITE PLAN

SCALE: 1" = 20'



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WAYSIDE HOMES

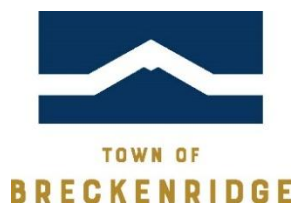
165 HIGH TOR ROAD (CR 305)  
BRECKENRIDGE, COLORADO

SINGLE FAM.  
SITE PLAN

JOB 2531  
DWN BY GP  
ISSUE 6/11/26 - BOCC

SHEET

A-8



# Memo

**To:** Town Council  
**From:** Julia Puester, AICP, Assistant Town Manager  
**Date:** August 18, 2026 (for August 25, 2026 work session)  
**Subject:** Arts and Culture Hybrid Model and Committee Discussion

---

## 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 checked="" type="checkbox"/> Hometown Feel & Authentic Character |
| <input type="checkbox"/> Organizational Need                              |                                                                         |

## Summary

Staff has provided additional information on the hybrid model, Arts and Culture Manager position, and Arts and Culture Advisory Committee. Additional information on the facility management and agreement details with Breckenridge Backstage Theatre (BBT) and Breck Film will be forthcoming. Subsequent decisions on Summit Street Group's (SSG) recommendations will be made at a later work session which include management and operation of the Riverwalk Center and RFI/RFP options for the Historic Arts Campus and Old Masonic Hall.

## Background

In November 2025, staff released a Request for Proposals (RFP) for consultant assistance in the development of the Arts & Culture Master Plan and Organizational Management/Funding Analysis. In December 2025, a subcommittee of the Arts & Culture Master Plan Steering Committee (Tamara Nuzzaci Park, Dave DePeters, Lucy Kay, Julia Puester, Jay Beckerman) unanimously selected two uniquely qualified consultants for each section of the RFP, the Cultural Planning Group (CPG) for the 10-year master plan and Summit Street Group (SSG)/Turner Townsend, for the organizational management and funding analysis, from a pool of fourteen consultant firms. SSG started their contract in January 2026.

SSG presented organizational and funding recommendations to Town Council on June 23<sup>rd</sup>. The presentation summarized a comprehensive review of Breckenridge's arts and culture delivery model, focusing on organizational structure and recommendations for improvements. The process included document review, stakeholder interviews, benchmarking against peer communities, and analysis of current practices for long-term facility success. On July 14<sup>th</sup>, staff returned to Town Council seeking direction on four primary decision points including 1) a hybrid delivery model, 2) facility management by the Town, 3) formalizing a model for the Arts and Culture Advisory Committee (currently the Arts District Management Committee), and 4) new Town agreements with the BBT and Breck Film. The Town Council supported the recommendations presented and directed staff to move forward in providing additional information with more detail, actions, and budget implications. This presentation focuses on three of the SSG recommendations- the hybrid shared responsibility model, the Arts and Culture Manager position (not yet discussed), and the Arts and Culture Advisory Committee.

## Hybrid Shared Responsibility Model

The proposed hybrid model requires shared responsibility between the Town and resident organizations (ROs). This model is multi-party operated in which the Town retains ownership and stewardship of the facilities, establishes policy, sets performance-based metrics for ROs, and retains funding authority and financial

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management. ROs under this model focus on program delivery, venue activation, and mission-driven community events. Organizations also provide input on the overall arts and culture ecosystem through participation via the Arts and Culture Advisory Committee. This approach recognizes the strengths of each organization in the arts and cultural arena, formalizes existing practices such as Town facility maintenance, addresses operational inefficiencies, and ensures responsibilities are aligned with the entity best suited to perform them. A structural flow chart is attached to display how this model would function with regard to workflow however, staff has not included funding in the chart which will be discussed at a future meeting.

### **Breckenridge Arts and Culture Advisory Committee (BACAC)**

Staff met with the existing Arts and Culture Management Committee (ADM) on August 13<sup>th</sup> to review the outline of the BACAC below. Committee members generally supported the approach and many of their suggestions are reflected in the staff recommendations below.

**Purpose (SSG):** Forum for collaboration, coordination, and transparent communication between the Town and Resident Organizations (ROs).

*Staff recommendation: Staff realizes the first 6+ months of the BACAC would be focused on transition planning with the Town and ROs (e.g. hybrid model, implementation timeline, facility management transition, creation and renewal of agreements, and discussion of shared services). However, staff and the ADM find the purpose of the committee could be expanded to focus on the master plan implementation and general advancement of arts and culture in Town after transitional work is in process.*

**Scope (SSG):** The Committee would operate in an advisory capacity and would not set Town policy (although they may provide recommendations to Council through the Arts and Culture Manager). Policy, metrics/goals and funding decisions remain with the Town Council and Town Manager, while organization specific and operational priorities are directed by each RO's Board.

*Staff recommendation: Staff supports the proposed scope.*

**Roles (SSG):**

- Discuss strategic arts and culture issues
- Identify opportunities for collaboration (e.g. shared services, improvement of services, partnerships)
- Provide feedback to Arts and Culture Manager on matters affecting the Town's cultural ecosystem. (Arts and Culture Manager would be the conduit to Town Manager's Office and Town Council)

*Staff recommendation: Staff supports SSG's recommendations above and would add the following roles after transitional planning nears completion to assist in propelling arts and culture forward. The base membership suggested by SSG should continue to meet as a sub-committee as the goal is to have the critical players involved in a single committee to address some of the concerns of prior structure and ensure those RO groups have an opportunity to provide feedback as the changes progress in an equal setting to avoid barriers around unfair access, different communications, unclear messaging, etc.*

*Staff finds the additional roles for a larger group would be:*

- Long-term planning across the Arts and Culture ecosystem in accordance with Arts 9600'
- Regularly analyze and discuss changing community priorities

**Membership (SSG):**

ROs (one per organization): National Reparatory Orchestra (NRO), Breck Create (BCA), BBT, Breck Film, Breck History, Potential New RO, and Breckenridge Tourism Office (BTO)

Town Representation (one per Dept): Town Council, Town Manager Office, Public Works/Facilities, Finance, Arts & Culture Manager

*Staff recommendation: Staff supports SSG's recommendation and would add 3-4 members to include artists (visual, musical, theatrical, etc.), event producers, other facility users, and/or a business owner*

*while the sub-committee (above) continues to work through transition implementation, feedback, adjustments and cooperation.*

Voting (SSG): When formal votes are taken for recommendations, voting is allocated as follows: two (2) votes each for the Town Council representative, Town Manager, Finance Director, and Public Works Director; and one (1) vote each for BCA, NRO, Breck Film, Backstage Theatre, Breckenridge History, and BTO.

*Staff recommendation: SSG's intent is for the Town to have the majority of votes as owner and steward of the facilities and master plan. Should Council support staff's recommendation to expand the BACAC role and membership, voting weight would be revised to remain consistent with SSG's intent.*

Meeting Frequency and Staffing (SSG): BACAC will meet at least quarterly. Monthly meetings are recommended during the 2026-2027 transition to the hybrid model. The Town's Arts & Culture Manager would staff the Committee, coordinating agendas, materials, notes, reporting to Council with committee updates, and serving as the primary point of contact for partners and stakeholders.

*Staff recommendation: Staff supports SSG's recommendations. The committee members involved with the transition planning (SSG's member recommendation) could continue to meet separately from the expanded committee on a quarterly basis to discuss facility operations and maintenance issues, shared services, partnerships, etc.).*

### **Town Arts and Culture Manager (SSG)**

The Arts and Culture Manager would be the Town liaison between the Town Council, Town Manager's Office, and ROs or community on arts and culture. This approach would address issues discovered in SSG's interviews related to confusion about roles and decision making, which provide difficulties for ROs to communicate effectively and resolve issues. Currently, ROs approach multiple sources for direction and input to confusion (e.g. various Town staff, Council, and committees) and can receive conflicting guidance, making it difficult to choose which approach is best to follow. This Town position would streamline communication and access to decision-makers. This position would be responsible for monitoring agreement compliance and performance-based metrics for ROs and assist with annual budget and funding allocation guidance. Further, this position would be responsible for the Arts and Culture Committee as a non-voting member, developing agendas, coordinating meetings, and documenting recommendations and meeting minutes.

*Staff recommendation: Staff supports the new position because SSG's study appears to necessitate a clear communication pathway and stronger role for the Town in the arts and culture ecosystem which may also include execution of the master plan goals. If Council directs staff to move forward with the position, staff will continue to work with Human Resources to refine the job description. If approved, staff would like to have someone hired by January 2027 to assist with the transition. Should the position not be approved, these duties would likely be redirected to the Assistant Town Manager.*

### **Public outreach/engagement**

The engagement for the structural organization and funding analysis included engagement with key stakeholders and staff. In contrast, the master planning process has engaged and incorporated a broader community visioning with prioritization of arts and cultural offerings and specific programming and facility investment areas. Together, those public outreach efforts, coupled with multiple Town Council presentations, represents the implementation of public engagement for this topic.

### **Financial Implications**

One new staff position may be added with the Arts and Culture Manager. Staff has not currently established the pay range; however, estimates from preliminary research indicate that the proposed position would be an upper mid-level manager. If approved, staff would work with Human Resources to determine the correct pay range for the position after finalizing research on other comparable communities' positions.

### **Equity Lens**

The Town aims to offer access and high-quality arts and culture programs to all community members and visitors. The analysis ensures that there is an equitable, sustainable, and effective deployment and use of funds

to provide arts and culture programs and services to all community members, including currently underrepresented groups.

### **Staff Recommendation**

#### **Staff Questions:**

1. Does the Council have any questions on the hybrid shared responsibility model?
2. Reviewing the flow chart, and with a Town Council member on the proposed BACAC, as well as a potential Arts and Culture Manager, would the Town Council be comfortable removing the Town Council representative from the BCA Board January 2028, after the transition implementation is complete? Staff believes that this approach would address communication concerns raised in the SSG analysis by allowing for a clear path of communication between the Town Council and BCA through the Arts and Culture Manager.

#### **Staff seek Town Council direction on the following:**

1. Formalization of the Arts and Culture Advisory Committee.
2. Recommendation of the new Arts and Culture Manager position

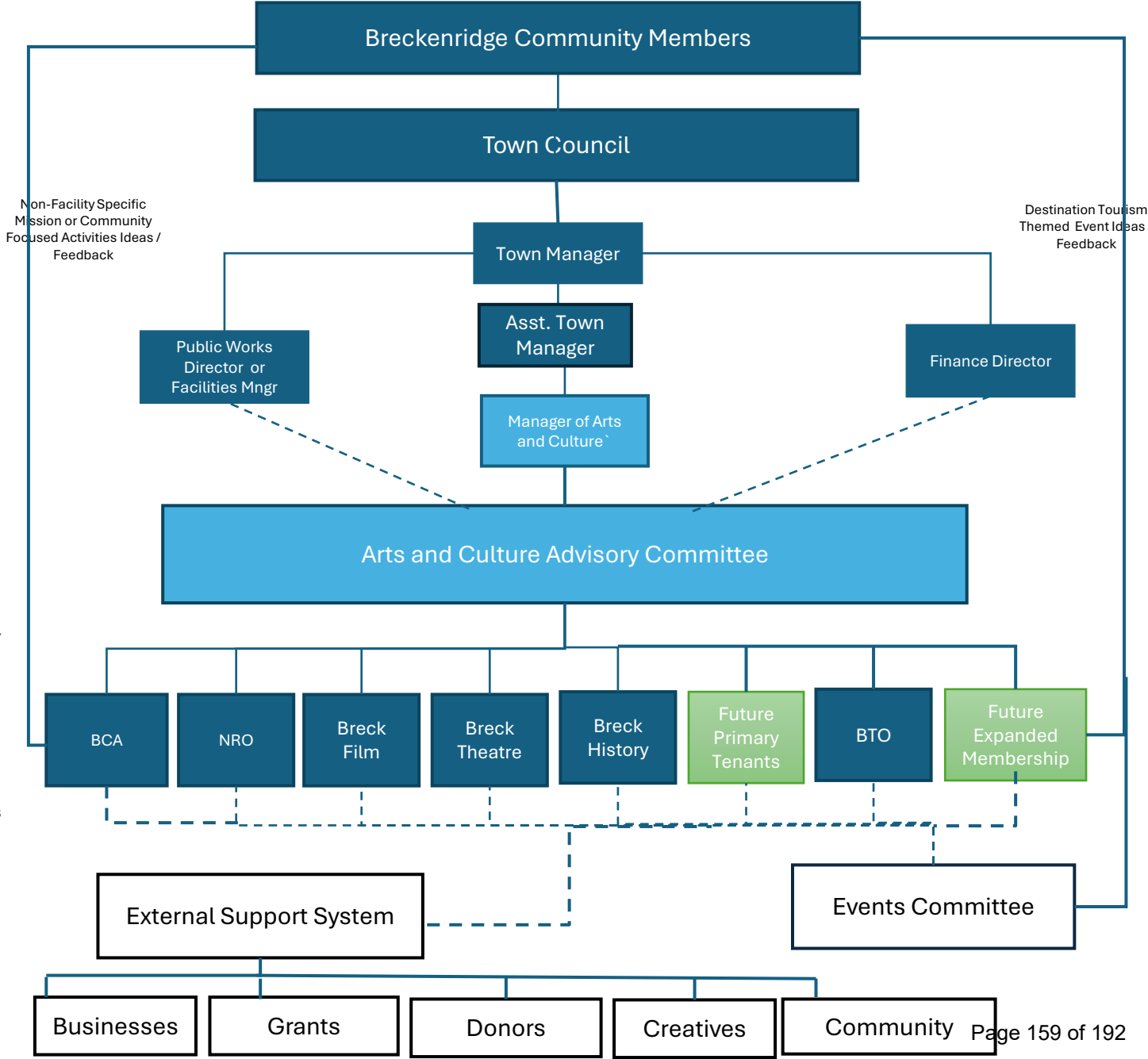
Staff look forward to answering any Council questions and receiving direction on the above items.



# Conceptual Arts and Culture Governance Structure w/ Hybrid Delivery Model (SSG with Town staff modifications)

|                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town Council</b>                                          | <ul style="list-style-type: none"><li>Establish the overall vision, policy direction, and strategic priorities for arts and culture in Breckenridge.</li><li>Approve annual funding for arts and cultural facilities and programs and ensure governance structures remain effective and accountable.</li><li>Evaluate whether arts and cultural investments are achieving desired community outcomes.</li></ul>                                                                                                                                                                                                                                                              |
| <b>Town Staff</b>                                            | <ul style="list-style-type: none"><li>Point of contact for ROs and community on arts and culture.</li><li>Implement Town Council's policy direction and oversee execution of arts and culture strategies.</li><li>Ensure coordination among Town departments, cultural organizations, and advisory committees.</li><li>Oversee funding and lease agreements, monitor performance metrics, facility stewardship, and organizational compliance.</li><li>Research and apply for state/Fed/outside grants.</li><li>Arts and Culture Advisory Committee management.</li><li>Provide recommendations to Council regarding funding, governance, and operational matters.</li></ul> |
| <b>Breckenridge Arts and Culture Advisory Committee</b>      | <ul style="list-style-type: none"><li>Provide a forum for collaboration and communication among the Town and Resident Organizations</li><li>Identify opportunities for coordination, shared services, partnerships, and long-term planning and master plan implementation across the arts and culture ecosystem.</li><li>Council Member rep, Town Manager rep, Dept of Finance rep, Town Facilities rep, rep from BCA, NRO, BTO, Breck Film, Breck Theatre, Breck History (other future ROs / primary tenants)</li></ul>                                                                                                                                                     |
| <b>Boards of AC Town Funding Recipients and AC Providers</b> | <ul style="list-style-type: none"><li>Provide strategic direction and fiduciary oversight of their organizations.</li><li>Hire, evaluate, and support executive leadership while holding management accountable for organizational performance.</li><li>Ensure organizational activities align with mission, funding agreements, and community obligations.</li></ul>                                                                                                                                                                                                                                                                                                        |
| <b>Events Committee</b>                                      | <ul style="list-style-type: none"><li>POC for evaluation of potential events against agreed upon event strategies</li><li>Identify potential impacts on Town or community members requiring extra vetting; street and parking closures, trail use, noise, multi day events.</li><li>Coordinate on event scheduling and resource demands.</li></ul>                                                                                                                                                                                                                                                                                                                           |
| <b>External Support System</b>                               | <ul style="list-style-type: none"><li>Provide participation, financial support, volunteerism and/or professional expertise in coordination with ROs.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

\*This flow chart does not include  
Town funding stream details





# Memo

**To:** Town Council  
**From:** James Phelps, Director of Public Works  
Shannon Cahill, Town Engineer  
**Date:** 8/18/2026 (for 8/25/2026 meeting)  
**Subject:** Blue River Lining Discussion

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## Town Council Goals (Check all that apply)

- |                                                                |                                                                       |
|----------------------------------------------------------------|-----------------------------------------------------------------------|
| <input type="checkbox"/> More Boots & Bikes, Less Cars         | <input checked="" 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 Blue River experiences times of low flows where there is not enough water to be observed on the river's surface. The water is still present in sub-surface flows. This phenomenon has been particularly notable this summer due to historically low river flows. The issue of sub-surface flows in certain areas of the river has been discussed as part of the Blue River Pathways project. This memo provides an update and recommendations for next steps.

## Background

Due to historically low flows in the Blue River, segments of the river throughout Town have consistently had dry areas this summer where surface water is not visible in the river channel. This same condition is typical in winter months, but usually not noticeable due to snow cover. Two distinct areas have been identified as frequently drying at the surface this summer: downstream of the covered bridge adjacent to the Ice House parking lot and the reach between the Skelly Pond outlet and Adams Avenue bridge. This condition is a result of both the historic mining in the Blue River and the unprecedented low flows due to the current hydrologic drought.

The Blue River Pathways projects currently incorporate a design for rebuilding the riverbed in the downstream segment adjacent to the Ice House parking lot. The proposed design aims to reintroduce fine grained soils (a.k.a. "fines") into the system as well as construct a natural clay liner, which is similar to the design of the newly reconstructed reach of the Blue River at Coyne Valley Road. Use of these materials allows for water to remain above the porous dredge rock layers that exist from historic placer mining operations. This section of river should be constructed as part of the installation of the pedestrian bridge and underpass at Ski Hill Road because the grade of the river will be adjusted as part of that project.

As next steps, staff recommends further evaluation of the river from the Skelly Pond to Adams Avenue to gather data on inflow/outflow rates from the pond, and some exploratory excavation to evaluate the river channel, bedforms, and liner, to occur this fall. It is understood that a liner project was completed in this reach of river in the 1980's, but information on the project is limited and the existing condition of the liner is unknown. Following the initial evaluation, an alternatives analysis and feasibility study would then be performed for Town Council review in spring 2027.

**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.

**Public outreach/engagement**

Public engagement will include an outreach plan similar to other capital construction projects and will include notification to properties impacted by the exploratory work, stakeholders impacted by the study, and general public outreach through media channels as needed.

**Financial Implications**

The evaluation of the Blue River is an ongoing piece of the Blue River Pathways project. The current 5 Year CIP includes \$200,000 for additional analysis of the river. Staff will consider what can be accomplished with this funding level and will adjust the proposed 2027 CIP budget as needed. Construction funding would be included in the 2028 or future years budget.

**Equity Lens**

Related to the Town's Equity Blueprint, this policy does not further any of the Blueprint's goals. However, maintaining the health of the Blue River supports equitable access to amenities and open space for both residents and guests.

**Staff Recommendation**

Staff is recommending evaluation of the flow and channel conditions in the Blue River between Adams Avenue and Skelly Pond as part of the Blue River Pathways Project.





# Memo

**To:** Town Council  
**From:** Town Staff  
**Date:** August 19, 2026 (for August 25, 2026 work session)  
**Subject:** Town Council Priorities Q3 2026 Update

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## Town Council Goals

- |                                                                           |                                                                         |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <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 checked="" type="checkbox"/> Organizational Need                   |                                                                         |

## Summary

In May 2025, Town Council established six targeted priorities during the coming one-to-three-year timeframe, including: Regulation Enforcement and Code Compliance, Communications/Community Engagement, Workforce Housing, Childcare, E-Delivery, and Blue River Pathways. This review and Q3 2026 update highlights progress made on the Council Priorities since the last discussion on March 10, 2026. This update also offers Council the opportunity to evaluate, confirm, or revise the Town Council priorities.

## Background

At its 2025 spring retreat, Town Council identified six priorities on which staff should focus during the coming one-to-three-year timeframe.

The attached documents reflect Town Council's strategic guidance related to the Council priorities and progress made since the last update in March of 2026. An abbreviated summary of those updates is provided in the memo below. Town senior leaders will be available at the work session to discuss these priorities and respond to any Town Council questions or feedback.

- **Regulation Enforcement and Code Compliance**  
Staff completed an internal survey evaluating code compliance needs across all Town departments and initiated a gap analysis to determine where best to focus education, compliance, and code revision efforts. Internal stakeholder meetings have been formalized to discuss the information gathered from all Town departments; the development of standard operating procedures (SOPs) is underway to ensure consistent code enforcement across departments and during staff turnover. Proposed code revisions are being identified and prepared for potential Council discussion during Q4.
- **Communications/Community Engagement**  
Staff implemented a cohesive marketing approach to involve all Town departments and established a monthly metric report to Town Council outlining Town communication and marketing efforts across all platforms. Communications staff continues to track all media metrics and has refined those reports to assess content related to social media input. Anticipated next steps include equity-focused communication training for Town Council and youth-focused "Beginner's Guide to Local Government" to be offered to students at Summit High School.

**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.

- **Workforce Housing**

Staff have been working to complete the Stables Village project and initiate the Runway Neighborhood developments to provide additional housing inventory. Q3 updates include the sale of all Stables Village units and vertical construction of several units in the Runway Neighborhood, with the next lottery for Runway units to occur in early September. Per a deadline outlined in the Runway Developer Agreement, staff will seek Town Council direction regarding a potential phase two of the Runway Neighborhood in September. Housing Helps applications continue to be submitted and approved and are on track to meet the 2026 budget, but Buy Downs have been less consistent. Staff have added a new goal pertaining to maintenance, upkeep, and long-term housing affordability and will report on this topic more fully in Q4. Town staff have also worked to support the Summit Combined Housing Authority (SCHA) so that the SCHA website is the first stop for information on housing options, assistance, and programs. Town Housing staff are working to refine the housing portion of the new Town Comprehensive Plan and to revise the Housing Blueprint. These planning efforts will wrap up around the end of the year while specific projects (e.g. Runway Neighborhood, Wayside) get underway and conclude (e.g. Stables Village).

- **Childcare**

At Town Council's direction, staff have hired an owner's representative to oversee the Little Red School House expansion and are currently preparing a request for proposal for a general contractor. Staff and the owner's representative are currently finalizing design and preparing for the approved Little Red School House expansion to begin in spring of 2027. Town staff have initiated bi-annual preventative maintenance walk-throughs at all childcare centers. Lease revisions to ensure consistency across all childcare providers are complete and all local childcare centers have been allocated \$15,000 for building maintenance. At Town Council's direction, the Breckenridge Montessori building will not be renovated; instead, Breckenridge Montessori's lease has been extended through July of 2027, after which the building will be listed for sale. Breckenridge Montessori is currently seeking other potential school locations. Staff is also evaluating strategies for incentivizing more in-home childcare opportunities and continuing with Town-based after school, summer, and extracurricular programming via the 2027 Town budget.

- **E-Delivery**

Staff continue to implement incremental phases of the E-Delivery program. At the March 24, 2026 work session, Council directed staff to pursue a revenue recovery model by developing dock permit fees to help offset a portion of operational costs. In conjunction with this work, staff have been educating permit holders about delivery zone requirements, enforcing those zones, and developing a recommendation for the 2027 budget that would adjust delivery zone permit fees to reflect a portion of the true cost of maintaining and enforcing the system. The license agreement for the temporary dock facility has been extended through December 31, 2028, and staff remain engaged with the landowner in identifying a long-term, permanent loading dock location. Additionally, E-Delivery vehicles continue to backhaul clean cardboard to support materials management goals and to free up space in shared enclosures for commercial composting.

- **Blue River Pathways**

Three small Blue River Pathways projects are included in the 2026 CIP, including improved recpath signage, river vegetation and landscaping, and the Sawmill pedestrian connection project. Staff has completed the 90% plans for the underpasses and pedestrian bridges along the project corridor, making the projects "shovel ready" for potential future grant applications. Community Development staff are continuing to review redevelopment incentives and code modifications to help support local businesses and the Blue River Pathways vision.

## **Public Outreach and Engagement**

Each of the Town Council's priorities necessitate differing levels of public outreach and engagement. The current documents were developed internally and are being presented publicly for Town Council review and discussion. Public engagement will continue throughout the implementation of each of the Town Council priorities.

**Financial Implications**

Although the goal setting of the Council priorities does not have financial implications, the individual priorities themselves have financial implications of varying degrees. Those financial implications were discussed via the 2026 budget process, and the approved 2026 budget reflects those financial implications. The 2027 budgeting process is underway, and Town Council will have the ability to adjust the scope and associated expenses of these priorities via the budget.

**Equity Lens**

The Town's Equity Lens was included during the priority setting exercise and will be referenced throughout the implementation phase of each priority. Town staff members remain committed to using the Equity Lens to support and inform people about the actions taken by the Town.

**Staff Recommendation**

Staff recommend Town Council review the attached documents and provide any insight or direction needed for Town staff to implement or revise the Town Council priorities.



## **Town Council Priority: Code Enforcement**

**Team:** Keely Ambrose, Andrew Armstrong, Mark Truckey, Susan Horan, Garrison Green/Dawn Layman

**Vision:** *Create a Functional, Collaborative, and Effective Town Code Enforcement Process*

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### **GOAL 1: DEVELOP PROGRAM TO ADDRESS NEEDS OF TOWN AND COMMUNITY**

**Focus:** Break down internal silos, learn where the gaps are, and identify department needs

- **Arrange Internal Stakeholder Meetings**
  - **Status: Q3 2026 Active.** Group continues to meet to refine specific areas of need and develop a plan. Have discussed questionnaires and developed a series of action steps.
  - **Next Steps:** Convene staff members involved in code enforcement for brainstorming session. Create opportunities for cross-training/ride-alongs with staff and CSOs. Design trainings for code enforcement staff for de-escalation and interpersonal interaction techniques.
- **Develop Internal/External Documents to Assist in Code Enforcement**
  - **Status: Q3 2026 Active.** Group is collaborating on the creation of warning forms that can be used by all staff in connection with code enforcement as well as internal tracking.
  - **Next Steps:** Create SOPs for code enforcement that will help standardize approach across departments avoid gaps when there is staff turnover.

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### **GOAL 2: IDENTIFY CODE REVISIONS**

**Focus:** Analyze gaps or deficiencies in current code

- **Complete Spreadsheet for each Code Section**
  - **Status: Q2 2026 Complete.** Spreadsheet created in December 2025.
  - **Next Step:** Engage stakeholders in identifying changes to spreadsheet based on questionnaire answers.
- **Present Suggested Code Changes to Council**
  - **Status: Q3 2026 Upcoming.** Anticipated Winter 2027

- **Next Steps:** Continue internal discussions and complete attorney analysis.
  - **Passage of Ordinance**
    - *Status:* **Q3 2026 Upcoming.** Anticipated Winter 2026/Spring 2027.
- 

### **GOAL 3: CREATE COMMUNITY EDUCATION STRATEGY**

**Focus:** Balance the needs of the community with effective code enforcement

- **Develop Communication Plan**
    - *Status:* **Q3 2026 Upcoming.** Anticipated for Summer 2027
  - **Internal SOPs and Training**
    - *Status:* **Q3 2026 Active.** Anticipated Winter 2026/2027
- 

### **GOAL 4: ORGANIZATIONAL STRUCTURE**

**Focus:** Do we have the right people in the right places?

- **Analyze Roles and Effectiveness**
  - *Status:* **Q3 2026 In progress.** In-house prosecutor hired April 2026. Increased communication and collaboration between CSOs and staff during Dark Skies enforcement has proven effective.
  - **Next Step:** Continue to analyze enforcement personnel and departmental needs.
- **Develop Options**
  - *Status:* **Q3 2026 Upcoming.** Spring 2027
  - **Next Step:** Take stakeholder feedback to identify options.

## **Town Council Priority: Communications**

**Team:** Helen Cospolich, Julia Puester, Dana Laverdiere

**Vision:** *Strengthening engagement to foster relationships, enhance connectivity, and protect community character.*

---

### **GOAL 1: DIVERSE AVENUES FOR DIALOGUE**

**Focus:** Deliver consistent information and create opportunities for two-way conversation.

#### **Analysis & Reporting**

**Status: Q3 2026 Active.** Tracking all department efforts via centralized forms and media metrics. Social, web, radio, TV, print, and e-newsletters are now monitored.

**Next Step:** Continue to find new ways to track and monitor media consumption.

#### **Audience Consumption**

**Status: Q3 2026 Active.** Progress ongoing. Exploring more video use and podcasts.

**Next Step:** Utilize new **Youth Council** and **Community Ambassador** feedback in 2027.

---

### **GOAL 2: EDUCATION & MISINFORMATION**

**Focus:** Proactive teaching to build a well-informed community.

#### **Civic Education 101: "A Beginners' Guide to Local Government"**

**Status: Q3 2026 Complete.** Series concluded in January 2026.

**Next Steps:** Additional courses will be offered in Spring 2027.

#### **Education Ambassadors**

**Status: Q3 2026 Upcoming.** Community ambassador program beginning in Fall/Winter 2026/2027.

**Next Steps:** Create program framework. Train volunteers to reach 200+ residents.

---

### **GOAL 3: COUNCIL & TEAM PARTNERSHIP**

**Focus:** Internal alignment and professional development.



## **Diversity and Equity-Focused Communications Training for Council**

**Status: Q3 2026 Upcoming.** Will take place in Fall 2026.

**Next Step:** Annual in-person training to be integrated into new member onboarding.

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## **GOAL 4: YOUTH INVOLVEMENT**

**Focus:** Mentoring the next generation of Breckenridge leaders.

### **School Curriculum**

**Status: Q3 2026 Active.** Working with Summit High School to present modified Beginner's Guide to Local Government course in Fall 2026, offered at Advisory periods.

**Next Steps:** Civic Action Projects (Summit High School students) will be presented to the community in Spring 2027. Government in Action program will be developed in future Leadership Challenge Program years.

### **Youth Council (Ages 16+)**

**Status: Q3 2026 Upcoming.** Formal launch scheduled for Summer 2027 after conclusion of school initiatives.

**Next Step:** Develop framework for Youth Council in preparation for 2027.

## Town Council Priority: Housing-Q3 Council Update (August 25, 2026)

**Team:** Laurie Best, Scott Reid, Mark Truckey

**Vision:** *A variety of housing price points and housing types are available that enable Upper Blue employees to live and thrive in the community where they work (connected to the place where they work), creating diversity (feels like a real Town-not just resort) and supporting a vibrant economy (products and services for all).*

---

**GOAL 1: Provide a variety of housing price points and types in the Upper Blue Basin and efficiently serve the workforce.**

**Focus/Objective:** Continue to increase housing inventory to meet the needs of the community through new construction projects and housing preservation programs that target a variety of income levels and household types.

- **Stables Village (61 homes started 2022- to be completed Q3 2026)**
  - **Status: Q3 2026 Active.** The first home in Stables Village was completed and sold in 2024 and the last of the 61 homes was completed and sold in June 2026.
  - **Next Steps:** The developer is wrapping up the final site work and landscaping which will be completed in Q3. The final project accounting and expense tracking for Stables Village will also be completed and presented to Council in Q3. The developer is also responding to warranty issues as they arise. Given there is a one-year warranty period, it is expected the final warranty responsibility will conclude in June of 2027. Concerns raised by the HOA/owners regarding parking have been evaluated and it has been determined that the issues are primarily the result of underutilization of the garages and lack of enforcement of HOA rules. The HOA has been advised that there is no additional parking available on site or offsite and they need to enforce their parking/garage rules.
- **Runway Neighborhood**
  - **Status: Q3 2026 Active.** Horizontal/civil site work and vertical construction of first 19 units (Phase 1.1) is underway. The lottery for the first units was held in May and all Phase 1.1 units are under contract. First closings will occur in December with subsequent closings thru Q2 2027 (approximately 2 per month).
  - **Next Step:** The next lottery for Phase 1.2 (20 units) will occur in October. The first open house is scheduled September 9<sup>th</sup>, at which time

final pricing, unit types, and details will be available. Note that this phase will include only duplexes and single-family homes. There are no townhomes in this phase. The final townhomes will be included in Phases 3 and 4. Those lotteries will be held in Summer 2027 and Spring 2029.

Staff will also discuss the RW Phase 2 (67 units) with Council in September as Developer Agreement obligates the Town to decide on Phase 2.

- **Buy Downs and Housing Helps**

- **Status: Q3 2026 Active.**

- Housing Helps (HH): Thirty-one (31) HH applications have been received in 2026 to date with 13 approved/funded (\$1,824,000). The summer of 2026 has been particularly busy with interest in HH.

- Buy Downs (BD): In Q3, one BD property was acquired and sold (gap - \$300,000). The Town has one remaining BD property that was acquired in 2024, it has been rented for 2 years but will now be marketed; the projected gap is less than \$200k.

- **Next Step:** Continue outreach on these programs to achieve annual goal of 10 Buy Downs (budget \$2.5M) and 20 Housing Helps in 2026 (budget \$3M).

**Focus/Objective:** Existing Deed Restricted units continue to serve the workforce over time.

- **Asset Management and Oversight of Inventory**

- Status: Q3 2026 On-going.** Public House (PH), the County-wide inventory management platform, has been launched by Summit Combined Housing Authority (SCHA) and is populated to include all deed restricted properties (including apartment buildings). This replaces Air Table that was utilized previously. Staff has confirmed the PH inventory is complete, but we are working to confirm the accuracy of property details.

- For oversight, the SCHA contacts all owners annually to confirm compliance and flags properties for Town follow up if they cannot confirm compliance. There has been minimal follow-up required; Town staff has work with legal on just a couple of properties but nothing has required legal action and/or fines.

- **Next Steps Q4:** Schedule PH Training for Town staff and evaluate how many licenses are needed. Evaluate the data in PH for accuracy and when SCHA is fully staffed, establish a regular meeting with Town staff to coordinate enforcement/compliance/ inventory management. Provide Housing Workgroup/TC with year-end report on compliance and oversight.



Continue to work with SCHA on property management-possible consolidation.

- **Maintenance, Upkeep, Affordability-HOAs**
  - **Status: Q3 2026 New.** The condition and affordability of the deed restricted inventory is critical to ensuring that those units continue to serve the workforce. The inventory in Breckenridge is aging, with some units 25-30 years old. Current maintenance policies have not been effective in ensuring appropriate upkeep and maintenance, and staff is concerned that steps may be necessary to promote more upkeep, more improvements (sustainability) as well as important regular maintenance. This applies to dispersed units, neighborhoods, and multi-family projects with HOAs where maintenance and upkeep is impacting affordability.
  - **Next Steps Q4:** Continue to investigate the issues, the barriers to maintenance, and opportunities to provide additional incentives and/or support to maintain the liveability, quality, condition, and affordability of the inventory. Present preliminary findings in Q4.

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**GOAL 2: Information about the housing programs and projects is readily available and the process to find and access housing is easy to understand and navigate**

Focus/Objective: Summit County Combined Housing Authority (SCHA) is the one stop shop for information on housing options, assistance, and programs.

- **SCHA Role as one stop shop**
  - **Status: Q3 2026 On-going.** SCHA is the one stop for annual monitoring, buyer approvals, and resale calculations. Increasingly, the public is reaching out to them for more general information on deed restrictions, but the Town is still very involved in interpreting deed restrictions and managing the bulk of the real estate activities (subordinations, Deeds of Trust, etc.)
  - **Next Steps Q4:** Continue to work with SCHA and with the other jurisdictions to transfer even more responsibility related to deed restrictions to SCHA. SCHA is currently understaffed and without a Spanish speaker which is critical to this goal. We hope to continue to work with SCHA to ensure appropriate training and resources to take on more tasks (i.e. rental and retirement approvals). The goal is to make information readily available to homeowners, tenants, and other stakeholders (relators, title companies, etc.) who are accustomed to and more comfortable with reaching out to the Town.

- **Updated Website and Social Media Outreach**
  - **Status: Q3 2026 Active/On-going.** Housing staff continues to work closely with Town Communications and has utilized social media for several campaigns and messages particularly regarding Housing Helps Programs, Runway Neighborhood general information and Open Houses, Youth Engagement Programs, and Housing web site updates.
  - **Next Steps:** Continue to coordinate on messaging and web site enhancements

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**GOAL 3: The Town of Breckenridge provides leadership and continues to implement innovative strategic programs and adapts to changing challenges, issues and opportunities over time.**

**Focus/Objective:** Plans and policies are updated regularly and progress is tracked.

- **Updated Needs Assessment- to meet DOLA deadline**
  - **Status: Q3 2026 On-going.** SCHA contracted with Root Policy Research for Needs Assessment Update- to be completed in late Q4.
  - **Next Step Q4 2026:** Continue to assist with data for Needs Assessment Update.
- **Updated Rules and Regulations**
  - **Status: Q3 2026 On-going.** Target for update is end of 2026
  - **Next Step Q4:** Work with legal staff and Housing Committee on initial draft language.
- **Updated Housing Element in Comprehensive Plan (update Housing Blueprint)**
  - **Status: Q3 2026 On-going.** Consultants will complete the Housing Action Plan which will also serve as an update to the 2023 Blueprint by end of Q4.
  - **Next Step:** Continue to work with Community Development and consultants on completion of the Housing Action Plan.

**Focus/Objective:** Housing Department is fully staffed.

- **Recruitment**
  - **Status: Q3 2026 On-going.** Effective 8/10/2026, Housing Department is fully staffed (Housing Planner and Administrative Specialist position filled)

- **Next Step:** Staffing complete-will work with Management on succession plan.



## **Town Council Priority: Childcare Support**

**Team:** Julia Puester, Jon Dorr, Shannon Haynes, Laurie Best

**Vision:** *The Town is committed to preserving, protecting, and strengthening access to high-quality childcare by supporting local providers, investing in our facility infrastructure, finding creative solutions to fulfilling service needs, and planning for a sustainable program overall-ensuring that all families have access to affordable, inclusive, and reliable childcare options both now and in the future.*

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### **GOAL 1: FIND CREATIVE WAYS TO ADD CHILDCARE SPACES**

**Focus:** Adding space to existing childcare facilities is most economical.

- **Develop In-Home Daycare Incentives**
  - **Status: Q3 2026 Ongoing.** Research in-home daycare programs nationally complete.
  - **Next Step:** Will interview in-home daycare providers to determine hardships and identify potential opportunities, vet options with stakeholders.
- **Explore requirement for childcare space within developments over a certain square footage or employee generation.**
  - **Status: Q3 2026 Upcoming.** Q3 Planning division discussion.
  - **Next Step:** Discuss a potential code modification.
- **Continue design work for additional room at Little Red Schoolhouse to increase capacity.**
  - **Status:** Council has approved the addition and renovation of the Little Red Schoolhouse.
  - **Next step:** The Request for Proposal (RFP) process for an Owner's Representative occurred in July 2026. Turner and Townsend were selected and they have kicked off the project with both Little Red School House and Town staff. The next step is to hire a contractor, the RFP for which will be

published within the next month. Final design development is ongoing, with project groundbreaking scheduled for spring 2027.

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## GOAL 2: STABILIZE AND MAINTAIN CHILDCARE FACILITY ACCESS

**Focus:** Stewarding our childcare facilities provides a safe environment for children and is economically responsible in the long-term cost maintenance of the buildings.

- **Secure Method to Address Maintenance for Aging Infrastructure**
  - *Status:* **Complete.** Town entered into Facility Maintenance Agreements with all childcare centers in January 2026, providing \$15,000 to each center for general maintenance and repairs. Town Facilities staff conducts monthly walk-throughs to identify issues early in each facility.
  - **Next Step:** Continue Facility Maintenance program into 2027 budget, analyze mid-year and end of year of fund usage.
- **Stabilize the historic Breck Montessori Structure.**
  - *Status:* **Q3 2026 Complete-Modified.** Determination has been made not to repair building due to cost and limited land use. The Breck Montessori lease has been extended until July 31, 2027 after which, the property will be listed for sale.
  - **Next Steps:** List property after July 31, 2027.

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## GOAL 3: LONG-TERM FUTURE OF AFFORDABLE, QUALITY CHILDCARE FOR OUR WORKFORCE

**Focus:** Ensure that quality childcare is available to all children.

- **Secure Town ownership of all childcare centers' infrastructure and aim for a consistent lease for all centers.**
  - *Status:* **Q3 2026.** Staff has met with all center leadership on the primary terms of a new consistent lease. The centers are currently reviewing the lease for any questions.

- **Next Step:** Questions, answers and minor changes to leases anticipated by early October. Planned execution of new childcare leases with centers in November for a start date of January 2027.
- **Secure long-term funding for tuition assistance**
  - *Status:* **Q3 2026 Upcoming.**
  - **Next Step:** Support Strong Future initiative renewal ballot measure. Work with Outreach Team to tell stories of families that the tuition assistance program has supported.

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#### **GOAL 4: CREATE ONE COUNTY-WIDE WAITLIST WITH AVAILABILITY TO ANALYZE DATA AT A TOWN LEVEL**

**Focus:** Obtain a true number of families on the waitlist to inform future childcare facility needs.

- **Work with Early Childhood Options (ECO) and Childcare Centers to create one accurate de-duped list. Waitlist monitoring can help determine when/if there is a need for an additional daycare center.**
  - *Status:* **Q3 2026 Ongoing.**
  - **Next Step:** Conduct bi-annual cross-referencing of the waitlist software (Kindred) by ECO to identify and remove duplicate entries related to Breckenridge childcare centers.

---

#### **GOAL 5: PROVIDE AFTERSCHOOL, SUMMER AND EXTRA CURRICULAR PROGRAMMING FOR LOCAL CHILDREN**

**Focus:** Provide Breckenridge families with consistent, high-quality, accessible youth programs year-round through the Recreation Department. Maintain reliable staffing, affordable rates, and facility support for afterschool, summer, and extracurricular activities.

- *Status:* **Q3 2026 Continuous.** The Recreation Center is funded to provide after school, summer, and extracurricular programming. The Recreation Department facilitated and provided care for an average of 218 children a day for the 11-week summer camp season.



- o **Next Step:** Approval of Recreation-related budget expenses including program offerings for 2027.

## **Town Council Priority: Breckenridge E-Delivery**

**Team:** James Phelps, Jessie Burley

**Vision:** *Delivering safe streets, clean air, and a connected downtown by reimagining the last mile.*

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### **GOAL 1: IMPROVE SAFETY AND EXPERIENCE IN DOWNTOWN AREAS, INCLUDING FOR PEDESTRIANS AND BICYCLISTS**

**Focus:** Require delivery trucks to use designated delivery zones or E-Delivery program and to understand impact of program on the community.

- **Enforce Existing Delivery Zones and Update Permitting**
  - **Status: Q3 2026 Active.** Community Service Officers (CSOs) have been educating permit holders about delivery zone requirements and providing information on how to obtain permits. Enforcement of delivery zone permits is ongoing by CSOs and BreckPark. Staff proposed updates to the delivery zone permit program to the Business Vitality Working Group and to Town Council. A draft ordinance is before Council for consideration.
  - **Next Step:** First and Second Reading of an Ordinance to update the delivery zone permit program and implementation of new permits beginning October 2026.
- **Community Impact**
  - **Status: Q3 2026 Active.** Continued tracking of metrics related to trucks removed from downtown, delivery zone permit utilization, air pollution reduction, etc. Resident sentiment survey included a question about recognition of E-Delivery program; analysis by BTO underway. Business Vitality Working Group provided feedback on the program and was very supportive of the funding model and positive impacts to the community.
  - **Next Step:** Include questions in intercept survey or conduct street interviews with residents and visitors about their experience downtown (currently delayed due to perceived survey fatigue).

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## GOAL 2: REDUCE CONGESTION AND PARKING CONFLICTS AND IMPROVE DELIVERY EFFICIENCY

**Focus:** Build out of E-Delivery program and permanent facility

- **Short-term license agreement extension**
  - *Status:* **Complete.** Executed license agreement amendment to extend to December 31, 2028.
- **Permanent facility**
  - *Status:* **Q3 2026 Ongoing.** Staff is communicating with Kentro representatives regarding potential future permanent location.
  - **Next Steps:** Await preliminary site plan proposal from Kentro. Collaborate based on that initial plan.
- **Cost recovery**
  - *Status:* **Q3 2026 Complete.** Ordinance establishing dock permit and fee passed second reading April 28, 2026. Rules and regulations were finalized and noticed. Applications for dock permits are live through end of August. Deadline to submit payment is September 31, 2026.
  - **Next Steps:** Work through applications with vendors and collect payment.

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## GOAL 3: IMPROVE PUBLIC HEALTH THROUGH LOCAL AIR QUALITY AND GHG REDUCTIONS

**Focus:** Reduce idle times and vehicle miles traveled by expanding covered goods and services.

- **Maximize voluntary vendor participation in E-Delivery**
  - *Status:* **Complete.** E-Delivery is nearly at capacity for the current facility with 17 vendors participating. Flexibility remains for smaller vendors who can accommodate dock schedule openings.
  - **Next Step:** Focus on utilizing dock scheduling software and onboarding smaller vendors who can fill gaps in dock times.



- **Explore synergies for additional materials, goods, services**
  - **Status: Q3 2026 Active.** Cardboard is backhauled from businesses as space and time allow. Collecting clean cardboard allows for shifting space availability in commercial enclosures, keeps cardboard clean from contamination ensuring recyclability, and lowers tip fees (clean cardboard tips for free). With additional space allowance, commercial composting is now available at five of ten commercial enclosures with seven businesses participating. Staff is studying the feasibility of grease hauling and will return to Town Council with a recommendation at a future date.
  - **Next Step:** Staff continues to explore synergies and opportunities for material management through the shared commercial enclosure program and E-Delivery and is monitoring recent developments related to extended producer responsibility and [Recycle On Colorado](#).

## **Town Council Priority: Blue River Pathways**

**Team:** James Phelps, Kevin Zygulski, Shannon Cahill, Sarah Crump

**Vision:** *Positively impact the Blue River corridor around the project goals of safety, environment, connectivity, placemaking, and community engagement.*

---

### **GOAL 1: IMPLEMENT CAPITAL PROJECT PLANS**

**Focus:** Deliver both small and large-scale projects in the CIP

- **Implement low-cost projects**
  - **Status: Q3 2026 Active.** Three small projects are approved for 2026: Sawmill pedestrian connection, repath signage, and river vegetation management.
  - **Next Step:** Completion of Sawmill pedestrian connection, contractor outreach for the river vegetation, and implementation of the signage pending acceptance of new design standards by Community Development.
- **Continue designing larger projects; pursue grant funding**
  - **Status: Q3 2026 Active.** 90% design has been completed for a “shovel ready” project.
  - **Next Step:** Pursue available grant opportunities for project implementation.

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### **GOAL 2: REVIEW AND UPDATE ORDINANCES & DEVELOPMENT CODE**

**Focus:** Review Development Code to understand opportunities for enforcement to promote cleaner and more organized alley-facing frontages.

- **Existing Code Review**
  - **Status: Q3 2026 Active.** Community Development staff presented concepts for code amendments to Town Council at the April 14<sup>th</sup> work session
  - **Next Step:** Bring updates to Council for additional discussion on private property improvements such as allowances for increased signage, employee mitigation for exterior restaurant seating, rear screening option, and public art regulations.

- **Code Updates**

- **Status: Q3 2026 Active.** Community Development proposed code amendments that accomplish the following: remove employee housing impact mitigation requirements for exterior food and beverage areas townwide, and specific to the Riverwalk Special Area: allow for additional rear signage for businesses, allow for screening with solid fencing of commercial storage areas, give a small density bonus for rear commercial storage sheds, and make it easier to implement a Riverwalk-compatible improvement and obtain a small density bonus for doing so. These code amendments are intended to encourage private investment along the Riverwalk and screening of back-of-house commercial storage that will beautify the private parcels along the Blue River Pathway. These code amendments are slated for approval at second reading on August 25, 2026.
- **Next Steps:** Staff will monitor uptake of the code amendment incentives within the Riverwalk Special Area and modify codes as needed based on Council direction. A discussion on code amendments regarding public art and murals within the Riverwalk Special Area will be scheduled with Council at a future date.

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### **GOAL 3: FOSTER PARTNERSHIPS WITH PRIVATE PROPERTY OWNERS**

**Focus:** The appearance of private property along the Riverwalk was a repeated theme during site walks with the Council and this objective is to incentivize partnerships. Policy 37 in Development Code

- **Identify tools for private/public partnerships along the Riverwalk.**

- **Status: Q3 2026 Active.** Community Development hosted a stakeholder meeting on November 25, 2025 to gather feedback from businesses along the Riverwalk Special Area district.
- **Next Step:** Meetings are being scheduled with property owners as need to review ideas and options. Staff to review Policy 37 in Development Code for opportunities on partnerships.



# TOWN OF BRECKENRIDGE: GOALS & PRIORITIES 2024-2028



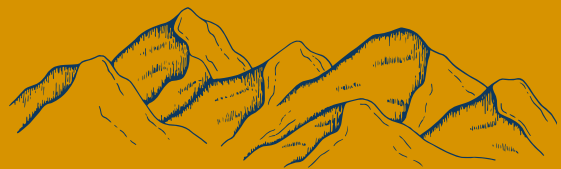
## Town Council Goals

Deliver a balanced year-round economy driven by tourism.

Elevate and fiercely protect the Town's authentic character and brand--our hometown feel and friendly atmosphere.

More boots and bikes, less cars.

Establish Breckenridge as cutting edge in mountain environmental stewardship and sustainable practices.



## Town Council Priorities 2026-2028

### Workforce Housing

GOAL 1: Provide a variety of housing price points and types in the Upper Blue basin and efficiently serve the workforce and community.

GOAL 2: Information about the housing programs and projects is readily available and the process to find and access housing is easy to understand and navigate.

GOAL 3: The Town of Breckenridge provides leadership and continues to implement innovative strategic programs and adapts to changing challenges, issues, and opportunities over time.

### Regulation Compliance & Code Enforcement

GOAL 1: Develop a Town Code Enforcement program that addresses the needs of all Town departments and meets the needs of the community. Communications.

### Enhance Communications

Goal 1: Explore and Create Diverse Avenues to Deliver Consistent Information and Opportunities for Dialogue.

Goal 2: Seek New Ways to Listen, Educate, and Address Misinformation.

Goal 3: Establish Partnerships between Town Council and the Communications Team.

Goal 4: Find ways to engage youth and have them be more involved in our committees and commissions.

### Childcare Support

GOAL 1: Find Creative Ways to Add Childcare Spaces

GOAL 2: Stabilize and Maintain Childcare Center Facility Assets

GOAL 3: Provide For the Long-Term Future of Affordable, Quality Childcare for our Workforce

GOAL 4: Create one County-wide Waitlist with ability to Analyze Data at a Town level.

GOAL 5: Provide After School, Summer and Extra Curricular Programming for Local Children.

### Blue River Pathways

GOAL 1: Implement Capital Project Plans.

GOAL 2: Review and update Ordinances & Development Code.

GOAL 3: Foster partnerships with private property owners.

### Breck E-Delivery

GOAL 1: To improve the experience and safety for pedestrians and bicyclists in and around Breckenridge's downtown core and Riverwalk corridor.

GOAL 2: To reduce delivery truck traffic, parking conflicts and improve delivery efficiency of Food and Beverage (F+B) products.

GOAL 3: To reduce idle times and vehicle miles travelled of delivery trucks, improving local air quality and reducing GHG emissions.



TOWN OF  
BRECKENRIDGE



# WORKFORCE HOUSING

## GOALS AND OBJECTIVES

**GOAL 1:** Provide a variety of housing price points and types in the upper blue basin and efficiently serve the workforce and community.

Objective 1.1: Continue to increase housing inventory to meet the needs of the community through new construction projects and housing preservation programs that target a variety of income levels and household types.

Objective 1.2: Existing Deed Restricted units continue to serve the workforce over time.

**GOAL 2:** Information about the housing programs and projects is readily available and the process to find and access housing is easy to understand and navigate.

Objective 2.1: Summit Combined Housing Authority is the one stop shop for information on housing options, assistance, and programs.

Objective 2.2: Town website is updated and housing information campaign is launched to provide information, data, and messaging to all segments of the community.

**GOAL 3:** The Town of Breckenridge provides leadership and continues to implement innovative strategic programs and adapts to changing challenges, issues, and opportunities over time.

Objective 3.1: Plans and Policies are updated and progress is tracked.

Objective 3.2: Housing Department is fully staffed.

## Metrics Summary

By 2030, Breckenridge aims to grow its housing inventory from 1,665 to 2,200 units, reduce unfilled jobs, and increase the share of positions filled by local residents. At least 35% of homes should remain resident-occupied, deed-restricted households should reflect community diversity, and overall housing stability will improve with fewer cost-burdened households. The Town also aims to raise awareness of the Summit County Housing Authority (SCHA), particularly among Spanish-speaking households, increase use of the housing website, and ensure the Housing Department is fully staffed.

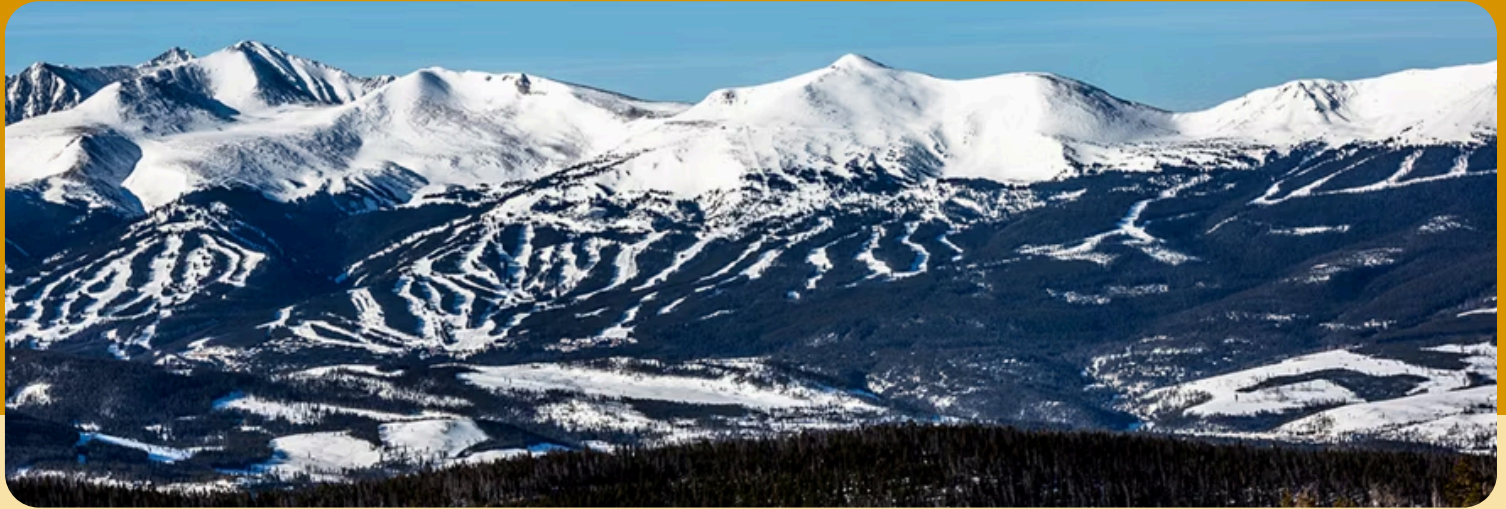
 **Vision (2002):** Create affordable, diverse housing options that let residents live, work, and raise families while preserving small-town character and supporting the local economy.

 **Blueprint (2023):** Add 150–200 units a year, expand Housing Helps and Buy Downs, leverage partnerships, and manage deed restrictions, aiming for 47% of jobs filled by locals and 35% of homes resident-occupied.



TOWN OF  
BRECKENRIDGE

# REGULATION COMPLIANCE & CODE ENFORCEMENT



## GOALS AND OBJECTIVES

**GOAL 1: Develop a Town Code Enforcement program that addresses the needs of all Town departments and meets the needs of the community.**

Objective 1.1: Identify the Town Code enforcement needs of each Town Department.

Objective 1.2: Identify and revise sections of the Town Code that need to be updated to reference both municipal court and administrative penalties; clarify/update specific penalties where needed and include process improvements where identified by departments.

Objective 1.3: Identify an education/enforcement strategy that balances the needs of the Town departments with the needs of the community.

Objective 1.4: Identify the organizational structure/location for personnel that would best serve this goal.

## METRICS SUMMARY

The Town will identify specific departmental code enforcement needs, adopt the necessary ordinances, and implement a comprehensive enforcement strategy. This approach is designed to be effective, responsive to community concerns, and carried out in a way that generates minimal negative feedback.







# ENHANCE COMMUNICATIONS

## GOALS AND OBJECTIVES

### **GOAL 1: Explore and Create Diverse Avenues to Deliver Consistent Information and Opportunities for Dialogue.**

Objective 1.1: Create a regular report to present to Council outlining the use of marketing tools and strategies, including analysis of what is working and not working.

Objective 1.2: Continually analyze communication methods and audience consumption.

### **GOAL 2: Seek New Ways to Listen, Educate, and Address Misinformation.**

Objective 2.1: Create a Civic Education 101 Course Series - "A Beginners' Guide to Local Government".

Objective 2.2: Launch a Community Education Ambassador program. New members and possibly use current board and commission members who are already engaged.

### **GOAL 3: Establish Partnerships between Town Council and the Communications Team.**

Objective 3.1: Provide diversity and equity-focused communications trainings for Council.

### **GOAL 4: Find ways to get youth to engage and be more involved in our committees and commissions.**

Objective 4.1: Develop and implement a civic education curriculum in partnership with Summit High School and Summit Middle School.

Objective 4.2 Create a Volunteer Youth Council (ages 16+).

## METRICS SUMMARY

Reports and trainings are refined based on Council feedback to ensure alignment with priorities. Community participation has been robust, with more than 200 individuals engaged through sessions and topic-specific events. The effectiveness of initiatives is evaluated through Council input, and continued emphasis is placed on fostering youth participation and ensuring high-quality, outcome-oriented reporting.

*We will strive to strengthen effective community engagement to foster relationships, enhance connectivity, and protect community character. The Town of Breckenridge is focused on offering a variety of opportunities to receive feedback, create connections, and to listen.*

*Expanding communication will elevate conversation, collaboration, and connection between the Town and the community.*



TOWN OF  
BRECKENRIDGE



# SUPPORT CHILDCARE

## GOALS AND OBJECTIVES

### GOAL 1: Find Creative Ways to Add Childcare Spaces.

Objective 1.1: Develop In-Home Daycare Incentives

Objective 1.2: Explore requirement for childcare space within developments over a certain square footage or employee generation.

Objective 1.3: Continue design work for additional room at Little Red Schoolhouse to increase capacity.

### GOAL 2: Stabilize and Maintain Childcare Center Facility Assets.

Objective 2.1: Secure Method to Address Maintenance for Aging Infrastructure.

Objective 2.2: Stabilize the historic Breck Montessori Structure.

### GOAL 3: Provide For the Long-Term Future of Affordable, Quality Childcare for our Workforce.

Objective 3.1: Secure Town Ownership of All Childcare Centers' Infrastructure and Aim for a Consistent Lease for all Centers.

Objective 3.2: Secure Long-Term Funding for Tuition Assistance.

### GOAL 4: Create one County-wide Waitlist with ability to Analyze Data at a Town level.

Objective 4.1: Work with ECO and Centers to create one accurate de-duped list. Waitlist monitoring can help determine when/if there is a need for an additional daycare center.

### GOAL 5: Provide After School, Summer and Extra Curricular Programming for Local Children.

Objective 5.1: Continue to Provide and Strengthen Town Recreation Department provided After school, Summer and Extra Curricular Programming.

## METRICS SUMMARY

By 2030, the Town aims to expand in-home daycare capacity, increase childcare slots, and streamline maintenance support for centers. Key milestones include completing stabilization of Breck Montessori, aligning lease terms by January 2027, securing long-term funding, establishing a county-wide waitlist system, and maintaining or enhancing program offerings with positive user feedback.

*The Town is committed to preserving, protecting, and strengthening access to high-quality childcare by supporting local providers, investing in our facility infrastructure, finding creative solutions to fulfilling service needs, and planning for a sustainable program overall- ensuring that all families have access to affordable, inclusive, and reliable childcare options both now and in the future.*



TOWN OF  
BRECKENRIDGE



# BLUE RIVER PATHWAYS



## GOALS AND OBJECTIVES

### **GOAL 1: Implement Capital Project Plans.**

Objective 1.1: Include both small and large-scale projects in the CIP.

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### **GOAL 2: Review and update Ordinances & Development Code**

Objective 2.1: Identify existing code for enforcement of appearance and beautification of properties along the Riverwalk.

Objective 2.2: Update relevant code sections.

---

### **GOAL 3: Foster partnerships with private property owners.**

Objective 3.1: Identify tools private/public partnerships along the Riverwalk.

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## METRICS SUMMARY

The Town will complete two to three projects annually, or as approved by Town Council through the Capital Improvement Plan. Progress will be supported by new ordinances and enforcement actions, with success measured by the number of participating property owners and businesses, as well as the improvement of targeted areas.





# BRECK E-DELIVERY



## GOALS AND OBJECTIVES

**GOAL 1:** To improve the experience and safety for pedestrians and bicyclists in and around Breckenridge's downtown core and Riverwalk corridor.

Objective 1.1: Require delivery trucks to use designated delivery zones or E-Delivery dock.

Objective 1.2: Understand impact of program on community sentiment, safety, and experience.

**GOAL 2:** To reduce delivery truck traffic, parking conflicts and improve delivery efficiency of Food and Beverage (F+B) products.

Objective 2.1: Short term lease extension.

Objective 2.2: Long term permanent facility.

**GOAL 3:** To reduce idle times and vehicle miles travelled of delivery trucks, improving local air quality and reducing GHG emissions.

Objective 3.1: Expand program to additional F+B vendors up to physical capacity limit.

Objective 3.2: Continue to explore synergy with materials management (compost/cardboard pilot).

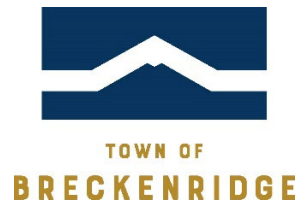


## METRICS SUMMARY

Key measures of success include a reduction in police calls related to bicyclist and pedestrian safety along the Main Street/Riverwalk corridor, increased ridership and hub use for Breck E-Ride, and tracking of products delivered to local businesses. Additional indicators include the number of delivery trucks removed from downtown, the decision on establishing a permanent site, and estimated greenhouse gas emissions reduced through the program.



TOWN OF  
BRECKENRIDGE



# Memo

**To:** Town Council  
**From:** Jessie Burley, Sustainability + Parking Manager  
**Date:** 8/19/26 (for 8/25/26 meeting)  
**Subject:** Restaurant Waste Grease Discussion

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## 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 type="checkbox"/> Organizational Need                   |                                                              |

## Summary

At Council's direction, staff investigated a potential pilot program for the Town to partner with our E-Delivery contractor (106West Logistics) to backhaul used cooking grease/oil from restaurants in the historic downtown core. The goal of the pilot would be to address space constraints behind some downtown restaurants and ensure these businesses can properly dispose of waste grease.

## Background

At the May 12, 2026 Town Council meeting, during discussion of the E-Delivery program, Council members raised concerns about waste grease management in the downtown core. Council requested staff explore whether the Town's new E-Delivery service could assist with backhauling used cooking grease from restaurant alleys and consolidating it at the E-Delivery facility for proper disposal. The primary motivations cited were: (1) several historic district restaurants lack space for on-site grease storage (or find grease barrels unsightly in pedestrian alleyways), and (2) the Town wants to ensure these businesses can easily and properly manage their used cooking oil rather than resort to landfilling. Staff notes that landfilling of waste grease is not allowed per Summit County Resource Allocation Park regulations. Council asked staff to explore further.

**Current Practices:** In response to Council's request, staff conducted research on existing grease management in Breckenridge restaurants:

- **Private Hauler Services:** The Town and the Town's E-Delivery service provider reached out to licensed grease haulers and restaurants to gather data on current grease disposal practices. Preliminary findings show that most restaurants already contract with private grease recycling companies at no direct cost to the restaurant. For example, one hauler currently collects from 24 Breckenridge locations, picking up roughly 1,400–1,800 gallons of used cooking oil per month (about 60–75 gallons per restaurant). Material is stored for pickup in specialized containers located outside the restaurants. There are three licensed grease haulers servicing Breckenridge. These private services do not charge restaurants; in fact, haulers often provide a rebate based on market value. This indicates that most waste grease is already being properly collected and recycled via existing private infrastructure.
- **Restaurants with Constraints:** Staff found that there is a small subset of downtown establishments, typically restaurants in the 100 North to 100 South Main Street area – where buildings lack alley space for outdoor grease barrels or where property owners have aesthetic concerns about storing grease containers outdoors. A few such businesses currently accumulate used oil in smaller 5-gallon containers and make special arrangements with their grease hauler or a nearby restaurant with a special grease barrel. Notably, even in

these cases, private haulers eventually handle the grease and ensure its recycled at no cost to the generator. Thus, while inconveniences exist for some businesses, there is no evidence of significant grease being landfilled or dumped improperly on a wide scale.

- **Environmental Compliance:** It's worth noting that improper grease disposal (e.g. pouring grease into dumpsters or down drains) is both illegal and harmful. Grease in landfills or sewers creates environmental issues and clogs infrastructure. By all accounts, however, Breckenridge's restaurants are largely complying with proper grease disposal via private services.

After review, it appears the core issue involves convenience and fairness for the few locations struggling with storage space. It does not appear there is a town-wide recycling or environmental compliance gap.

### **Pilot Scope Under Consideration**

Guided by Council liaison feedback, staff and 106West developed a concept focusing on a voluntary pilot program serving the downtown core. In this scenario, participating restaurants would return used cooking oil to the original containers, which 106West's team would collect directly from each restaurant's back door on a regular schedule to prevent overflow or becoming an attractant. The collected grease would be backhauled to the Town's E-Delivery dock where it could be stored temporarily and then serviced by a grease hauler. Under this refined scope, no long-term commitments would be made. The pilot could run for a defined period (e.g. 6–12 months) to gauge participation, actual costs, and any community benefits. The pilot's small scale (estimated 5–10 restaurants initially) is intended to test viability without significant investment. Given that the E-Delivery facility's current location is temporary\*, any pilot must be flexible or temporary.

\*Note: The current property lease extends to 2028. Staff will continue to work with the property owner for a permanent location, but it is possible the facility will need to be moved either temporarily or permanently after the lease expiration.

### **Role of 106West Logistics**

As the Town's contracted partner for the E-Delivery program, 106West was consulted about the transportation and processing of the collected grease. Initially, 106West provided a proposed budget and scope that included capital investments and dedicated labor/equipment costs that were geared toward a full-scale program within the E-Delivery service area rather than a targeted pilot. In discussions with Council liaisons, staff were urged to scale back the proposed scope. The purpose of the revised scope was to focus on a small geographic area (i.e. the 100 N. to 100 S. Main block) where the need is greatest, make participation voluntary and free of charge to restaurants, and avoid major new capital or staffing costs. Essentially, the pilot would rely on existing E-Delivery resources and equipment to the greatest extent possible. Any new equipment (like centralized grease storage tanks or collection drums) would be minimized. Additional costs would include increasing trash/recycling service at the dock for spent containers, cleaning equipment, and cart bed liners.

### **Analysis**

In evaluating the proposed grease collection pilot, staff analyzed several key factors: financial costs, equity considerations, operational/logistical issues, and the overall necessity of the program.

**Operational & Logistical Challenges:** Implementing even a limited pilot presents several practical challenges. The E-Delivery carts would need to allocate time and space to collect grease in addition to their core function of goods delivery. Additionally, the E-Delivery dock was not initially designed as a waste processing center – adding a bulk grease storage unit or processing equipment on-site could require modest capital improvements to ensure secondary containment for spill risk, screening, and possibly odor control. Moreover, as previously noted, the long-term location and configuration of the E-Delivery loading dock remains uncertain. The Town anticipates the possibility that the distribution dock will move or be reconfigured in the next couple of years. Investing in permanent grease-handling infrastructure at a temporary site is not without risk. Without a stable location, a pilot could face disruptions or require relocation of equipment. Overall, the operational complexity of collecting and consolidating grease, while technically feasible, introduces new uncertainties and potential liabilities that do not exist with the current private-sector approach. It also adds a “middleman” to a process that is currently low to no cost for restaurants and is direct from end user to hauler.

**Problem Scope and Justification:** A fundamental question is whether the identified issue – approximately less than half dozen restaurants lacking space for grease barrels – warrants Town intervention. The information gathered by staff suggests that most restaurants have already adopted solutions (either individual grease barrels serviced by private companies, or cooperative arrangements with neighbors) that result in proper recycling of their grease waste. No widespread environmental or public health problem has been documented – grease from local restaurants is being collected and recycled under the status quo. The inconvenience and/or aesthetic concerns faced by the impacted



businesses are genuine but may not rise to the level of a Town-managed program. Staff also notes that any restaurant currently struggling with grease storage can likely contract with an existing hauler for alternative solutions (for example, haulers can provide larger shared tanks for multiple businesses, more frequent pickup schedules, or collaborate on custom collection systems as some restaurants have already done).

### **Public Outreach/Engagement**

In addition to attending regular Breckenridge Restaurant Association meetings to gather general material management feedback, the Town reached out to licensed grease haulers and a number of targeted restaurants to gather data on current grease disposal practices. 106West collected data from each restaurant in the E-Delivery service area. The limited pilot, as described here, was not proposed directly to the Breckenridge Restaurants Association or the Business Vitality Working Group.

### **Financial Implications**

Initial information from 106West indicated that providing full-scale grease collection service would involve new costs for equipment and labor beyond the existing E-Delivery contract of \$1.54M. No firm budget was proposed, but preliminary cost estimates from 106West reflect expenses for items like a storage tank, collection equipment (dedicated cart, tarps, totes, secondary containment), and dedicated staff time. The initial full-scale proposal was deemed too expensive and staff revised the scale of the pilot. If the pilot moves forward staff anticipates some level of cost that will likely require an additional subsidy, re-allocation of funds and/or costs to the businesses of roughly \$10k.

### **Equity Considerations**

Depending on the size and scope of the pilot, there could be fairness and equity concerns among restaurants.

### **Staff Recommendation**

After careful review, staff does not recommend proceeding with a Town-sponsored grease collection pilot on Main Street at this time. Based on the information we have today, we believe the costs and operational impacts outweigh the limited community benefits.

- **Program Cost Relative to Benefits** - Without contributions from participants or other funding sources, the Town would bear the cost of serving a few businesses through increased labor (handling, cleaning, contract coordination) and an initial capital investment at the temporary dock. Even a scaled-down pilot would equate to a per-business cost to handle what is currently managed for free by the private market.
- **Operational Uncertainties** – Grease collection would introduce new safety and environmental risks (e.g. spills, cross-contamination, space constraints) at the E-Delivery dock. Furthermore, with the E-Delivery dock's long-term status uncertain, any operational setup for grease could be short-lived or require relocation, complicating the program's continuity.
- **Limited Scope of the Problem** - This does not currently appear to be a wide scale problem within the downtown core that requires intervention. The majority of restaurants are managing grease appropriately within the private sector.

### **Council Discussion**

If Council agrees with staff's recommendation, no immediate action is required. Staff will continue to monitor the situation by keeping in contact with the restaurants facing grease storage constraints and ensuring they have access to private solutions. We will also coordinate any developments with the E-Delivery program that might make a Town-managed solution more viable. Should a more compelling need or a more cost-effective approach emerge in the future, staff can revisit the concept of a centralized grease collection program. Should Council decide to move forward with a pilot, the next step would be to refine the project scope with 106West, purchase the initial equipment, and conduct outreach to businesses within the target area.