



Planning Commission Regular Meeting

Tuesday, August 19, 2025, 5:30 PM

Town Hall Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

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

I. CALL TO ORDER, ROLL CALL

- A. LOCATION MAP
- B. PLANNING COMMISSION MINUTES - DATE
- C. APPROVAL OF AGENDA

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

III. CONSENT CALENDAR

IV. FINAL HEARINGS

V. COMBINED HEARINGS

VI. PRELIMINARY HEARINGS

VII. TOWN PROJECTS (5:40PM)

- A. RUNWAY SUBDIVISION TOWN PROJECT HEARING (SVC) 51 FRACTION ROAD; PL-2025-0170

VIII. WORK SESSIONS (6:25PM)

- A. CHALET BRECKENRIDGE CHANGE OF USE EMPLOYEE MITIGATION RELIEF (EM)

IX. OTHER MATTERS (7:00PM)

- A. TOWN COUNCIL SUMMARY

X. ADJOURNMENT (7:15PM)

Planning Commission Staff Report

Subject:	Runway Subdivision (Town Project Hearing – PL-2025-0170)
Project Manager:	Sarah Crump, AICP, Senior Planner
Date:	August 14, 2025 (for the August 19, 2025 meeting)
Applicants:	Town of Breckenridge
Owner:	Town of Breckenridge
Proposal:	A proposal to resubdivide Tract A Fraction Subdivision and Tract C Block 11, Breckenridge Airport Subdivision. The new subdivision, Runway Subdivision, will include five new tracts, A-E. The purpose of the resubdivision is to dedicate a new public roadway, an extension of Floradora Drive, and to allow for conveyance of some of the tracts to a developer for the future construction of deed-restricted workforce housing units.
Address:	51 Fraction Road
Legal Description:	Existing: Tract A, Fraction Subdivision and Tract C, Block 11 Breckenridge Airport Subdivision Proposed: Runway Subdivision, Tracts A-E
Total Site Area:	25.22 acres
Land Use District:	LUD 31: Allows for employee housing on land that was formerly Block 11 of the Breckenridge Airport Subdivision at up to 20 units per acre (UPA). Runway Master Plan (Amendment to the Block 11 Master Plan) allows for 20 UPA.
Site Conditions:	The property is entirely owned by the Town of Breckenridge and previously was used for snow storage, unpaved skier parking, and the Runway Sledding Hill. The entire area was previously graded to be a mostly flat surface and is mostly devoid of vegetation.
Adjacent Uses:	North: Ullr Apartments (employee deed-restricted multi-unit residential) East: Blue River Open Space and CO State Highway 9 South: Upper Blue Elementary School West: Mixed-use residential and commercial, and light industrial uses

Item History

This resubdivision is pursuant to the roadway concepts and proposed residential development found in the governing Runway Master Plan, an Amendment to the Block 11 Master Plan. This Master Plan Amendment was previously approved by Town Council, May 13, 2025. This subdivision will facilitate the completion of the Block 11 residential area, as described in the 2007 Block 11 Master Plan. The 2007 Master Plan envisioned a mix of housing types with a projected total of 400 units; 191 of the units have been completed in the neighborhoods of Moose Landing, Blue 52, COTO Flats, Ullr, Denison Commons, and the Valley Brook Neighborhood. With the proposed addition of approximately 148 units, the Runway Subdivision and future development will allow for a total of 339 residential units total on Block 11.

Until Summer 2025, this portion of Block 11 has consistently been used for ski area overflow parking, as a Public Works storage yard and snow storage facility, and as a winter sledding hill. These uses have ceased, as the Runway Subdivision development continues to progress. Arrangements have been made to relocate the ski area parking and Public Work's uses.

Staff Comments

The Runway Master Plan divided the Runway area into Planning Areas A and B (PA-A & B) where PA-B would be maintained for governmental uses, predominately winter snow storage for the Town. The Master Plan also conceptually identified the extension and future alignment of Floradora Drive to be curvilinear from north to south through the site with the anticipation of slowing traffic through this residential corridor.

This subdivision proposes creating five new tracts, Runway Subdivision Tracts A-E, and dedicating the Floradora Drive public right-of-way. The public right-of-way will include a pedestrian sidewalk along the western side. Tracts A-E follow the anticipated curvilinear alignment of Floradora Drive within the Runway Master Plan, thus creating tracts with rounded shapes. PA-B is represented by Tract E on the plat and will be maintained for governmental uses. Tracts A-D will eventually be further resubdivided into individual unit lots when implementation of the master plan and future development is realized. The purpose of creating the larger Tracts A-D, currently, is for conveyance of these parcels from the Town to a developer for construction.

In addition to Tracts A-E and the Floradora Drive right-of-way, the subdivision also provides for existing access, utility, drainage, snow storage, and access easements as noted in the Master Plan.

9-2-1-15: WAIVER OF REQUIREMENTS:

Notwithstanding any provisions contained herein to the contrary, the director or planning commission may waive any of the procedural or substantive requirements of this chapter if such requirement creates an undue hardship on a particular application or is irrelevant to the scope or location of the subdivision proposal in question and the director or commission incorporates such a finding into the final decision or permit. (Ord. 23, Series 1992)

Since this is a residential subdivision, staff finds that the following item is irrelevant to the scope of the proposal:
9-2-4-12: Non residential subdivisions.

9-2-4-1: General Requirements: The approved Runway Master Plan shows workforce housing parcels to be located within Tracts A-D shown on the plat. At this time these are being retained as large parcels during the initial stages of development and will be subdivided in the future when site specific unit lots are created. The Town will transfer ownership of these tracts to the developer in stages as development proceeds. Tract E will continue to be used for municipal government purposes. The proposal complies with the layout and requirements of the Runway Master Plan.

9-2-4-2: Design Compatible With Natural Features: The proposed subdivision is not in conflict with the existing or proposed topography, the existing topography being fairly flat. Tracts A-E are also significantly devoid of vegetation. Significant landscaping will be installed on Tracts A-D as part of future development.

9-2-4-3: Drainage, Storm Sewers And Flood Prevention: Drainage for the Runway Subdivision will be provided during development. Future drainage easements may be added along the eastern borders of Tracts A and B for proposed drainage ponds. These items will be site located during development and easements added during a future subdivision. Drainage for the Runway Neighborhood will be contained within Tracts A-D. Staff has no concerns about drainage or flood prevention.

9-2-4-4: Utilities: Existing sanitation and gas utility and access easements ranging from 10'-50' are provided for on the proposed plat. An infrastructure permit for compliant utility installation on Tracts A-E will be granted by the Town's Public Works Department. Staff has no concerns.

9-2-4-5: Lot Dimensions, Improvements And Configuration: The curvilinear Tracts A-E are necessitated by the meandering form of the proposed extension of the Floradora Drive right-of-way. The right-of-way was designed in the Runway Master Plan to have a curvilinear form which would avoid existing utility easements that generally run north to south on the property. The curvilinear design also provides for traffic calming through the residential development.

This is consistent with the recent amendment of this Code Section 9-2-4-5 which states, “*Lots shall take the form of plain geometric shapes except where conditions existing on the site, such as wetlands, steep hillsides, or other environmentally sensitive areas warrant the use of non-linear lot shapes, when an open space parcel is created, or the proposed subdivision is generally consistent with a vested master plan that displays proposed lot lines.*” The proposal matches what is shown on the Master Plan and meets all the requirements of this section. Future subdivisions will establish lots of individual units in accordance with the Master Plan. Any additional easements needed will also be added to future subdivisions of the individual unit lots. Staff has no concerns about the Tract dimensions, shapes, and configuration.

9-2-4-6: Blocks: The subdivision is designed to be in compliance with the Runway Master Plan, as the property develops in the future. Access, circulation, control, and safety of street traffic on Tracts A-E will be required as portions of the property develop in the future. As the neighborhood is developed, any associated private alleyways will also be platted at future subdivision iterations. These alleyways will adhere to Engineering Code standards. The alleyways will be additionally addressed in the site-specific Development Permits for Runway Neighborhood.

9-2-4-7: Pedestrian And Bicycle Circulation Systems: This subdivision does not propose additional bike trails. Pedestrian access easements through the site which will connect the neighborhood to the existing Blue River recreation path will be platted with future iterations of the subdivision as individual unit parcels are subdivided. Space for pedestrian sidewalks on the western side of Floradora Drive are included within the 50’ Floradora Drive public right-of-way.

9-2-4-8: Street Lighting: Streetlights shall be installed to meet the requirements of the Town’s Engineering and lighting regulations. The purchase and installation of streetlights will be part of the Town’s development contract with the Developer. Staff has no concerns.

9-2-4-9: Traffic Control Devices: Similarly, street signage shall be installed to meet the requirements of the Town’s Engineering regulations. The purchase and installation of signage will be part of the Town’s development contract with the Developer. Staff has no concerns.

9-2-4-10: Subdivision and Street Names: The proposed name, “Runway Subdivision,” has been confirmed by the Town’s GIS specialist not to too closely approximate nor duplicate any existing street and subdivision names within the Town or Upper Blue Valley as required. The extension of the Floradora Drive public right-of-way will maintain the existing Floradora Drive nomenclature.

9-2-4-11: Existing And Proposed Streets: An interior public right-of-way is proposed that transects Tracts A-E. This public right-of-way will be an extension of Floradora Drive that exists to the north and will connect through to Airport Road to the south via an existing 50’ wide access easement granted to the Town. This access easement currently bisects the existing Breckenridge Terrace multi-unit residential development. The Floradora Drive public right-of-way extension will make a connection through the Runway housing development and will now meet the existing Airport Road public right-of-way on both ends, north and south. The 50’ access easement to the south will be upgraded to meet construction and ROW standards required by the Town. Another existing public right-of-way, Fraction Road, will be extended to connect the neighborhood to Airport Road from east to west. The Fraction Road extension bisects Tracts C and D. The Floradora Drive and Fraction Road extensions will be dedicated as public rights-of-way. Staff has no concerns.

9-2-4-13: Dedication Of Park Lands, Open Space And Recreational Sites Or The Payment Of Fees In Lieu Thereof: *All subdividers shall provide land for open space purposes, or cash contributions in lieu of land, or a*

combination of both, at the option of the town which are roughly proportional in both nature and extent to the impacts created by the proposed subdivision. Unless a different dedication or payment is required by the planning commission on the basis of competent evidence presented, it shall be presumed that the requirements of this section satisfy the rough proportionality requirement; provided, however, that this requirement shall not apply to a person who undertakes to resubdivide a parcel for which an open space dedication has previously been made, or a person who undertakes to subdivide a structure. This land dedication or cash or combination thereof shall be provided in accordance with the following criteria and formula: (Ord. 27, Series 1995) (Emphasis Added)

This application is the resubdivision of both Tract A Fraction Subdivision and Tract C Block 11, Breckenridge Airport Subdivision. Since an open space dedication was made during these previous subdivisions, the requirements of section 9-2-4-13 have been satisfied related to this application. The Runway Master Plan will additionally provide for open space as the Runway Neighborhood is developed (greater than 33 percent open space). Open space requirements will also be analyzed at the site-specific level with future development permit applications for each residential unit. Staff has no concerns.

Staff Recommendation

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any code issues or general concerns with the proposed project. The Commission is then asked to make a recommendation to the Town Council.

This proposal is in general compliance with the Town's Subdivision Standards. Staff recommends that the Planning Commission recommend approval of the Runway Subdivision, PL-2025-0170, creating Tracts A-E, located at 51 Fraction Road, and with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

**Runway Subdivision
A Resubdivision of Tract A, Fraction Subdivision and
Tract C, Block 11 Breckenridge Airport Subdivision
51 Fraction Road
PL-2025-0170**

FINDINGS

1. This project is “Town Project” as defined in Section 9-14-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on August 19, 2025, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4B of the Breckenridge Town Code. In addition to posting on the Town’s website, notice of the planning commission’s public hearing on a proposed town project shall be given in the same manner as is required for a final hearing on a Class A development permit application pursuant to chapter 1 of this title. Failure of a person to receive the notice described in this section shall not impair the validity of the planning commission’s public hearing on a proposed town project, or the planning commission’s recommendation to the town council with respect to such proposed town project. Because the process of reviewing and approving a town project is discretionary and administrative, and not quasi-judicial, any member of the town council may properly attend the planning commission’s public hearing(s) and deliberations with respect to a proposed town project. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on August 26, 2025. This Town Project was listed on the Town Council’s agenda for the August 26, 2025 agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to the Town Project in the same manner a recommendation is prepared for a final hearing on a Class A Subdivision application under the Town’s Subdivision Code (Chapter 2 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.
7. Per Town Code Section 9-14-2 *Town Council Authority Over Town Projects*, the Town Council has the authority, in its sole discretion, has the sole and final authority to determine all aspects of the town project, including but not limited to, its location and design. Chapters 1, 2, 3 and 12 of this title and the town of Breckenridge land use guidelines do not apply to town projects, but town projects shall be processed instead in accordance with the provisions of this chapter.

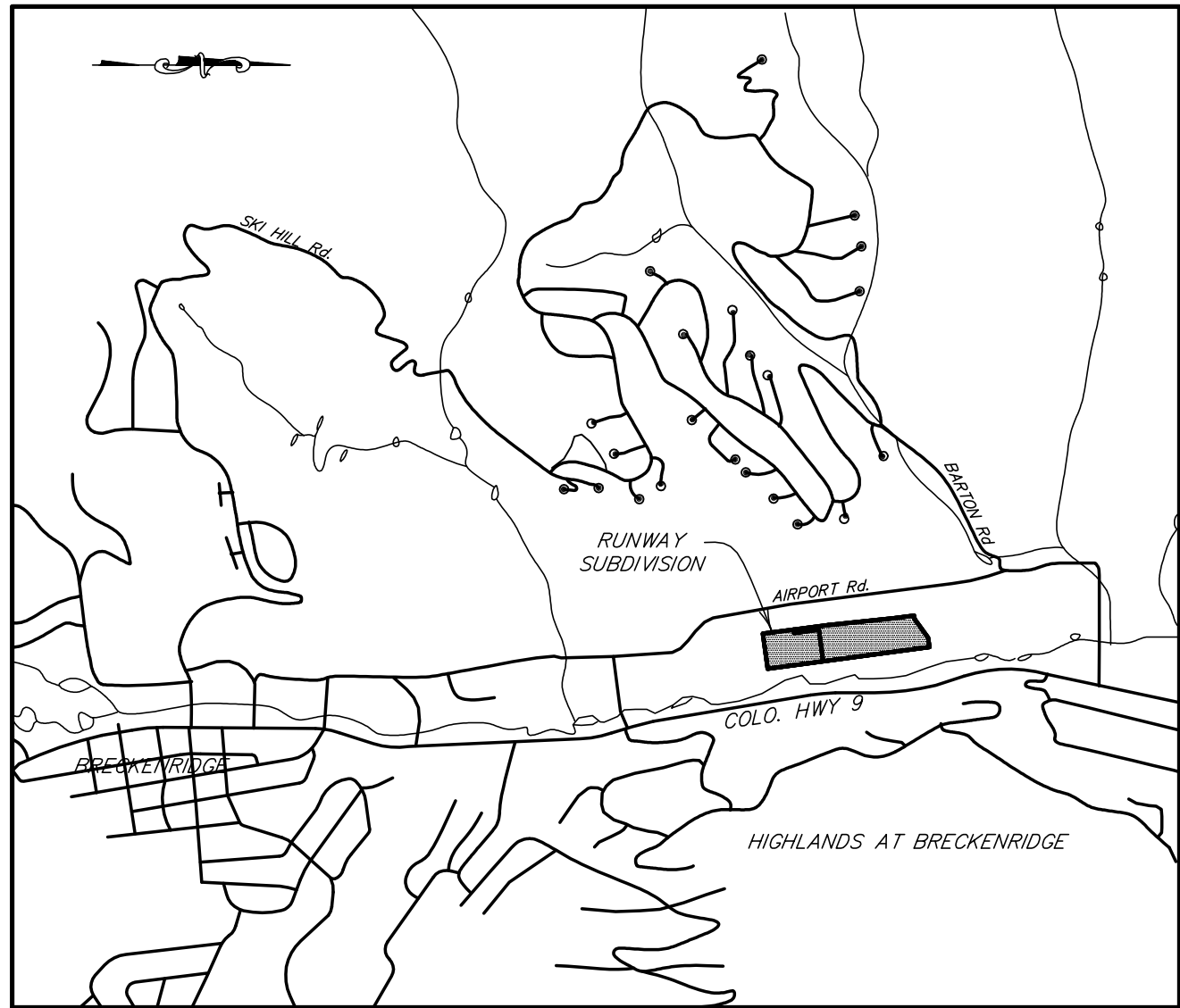
9-2-1-15: WAIVER OF REQUIREMENTS:

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Since this is a residential subdivision, staff finds that the following item is irrelevant to the scope of the proposal: 9-2-4-12: Non residential subdivisions.

Prior to Recordation of the Final Plat

8. Engineering shall provide final review and approval of easements, utilities, and line weights/formatting.



VICINITY MAP

NO SCALE

RUNWAY SUBDIVISION

A RESUBDIVISION PLAT OF

TRACT A, FRACTION SUBDIVISION AND TRACT C, BLOCK 11, BRECKENRIDGE AIRPORT SUBDIVISION
ACCORDING TO THE CORRECTION PLAT RECORDED 12/17/2021 AT REC. NO. 1278464
AND THE PLAT RECORDED 08/03/2005 AT REC. NO. 797050
LOCATED IN SECTIONS 19 & 30, TOWNSHIP 6 SOUTH RANGE 77 WEST
AND SECTIONS 24 & 25, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

OWNER'S CERTIFICATE:

KNOWN ALL MEN BY THESE PRESENTS:

THAT THE TOWN OF BRECKENRIDGE, BEING THE
OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE
TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:

TRACT A, FRACTION SUBDIVISION, ACCORDING TO THE CORRECTION PLAT
RECORDED DECEMBER 17, 2021 UNDER RECEPTION NO. 1278464, COUNTY OF
SUMMIT, STATE OF COLORADO.

TRACT C, FINAL PLAT, A REPLAT OF BLOCK 11, AN AMENDED REPLAT OF
BRECKENRIDGE AIRPORT SUBDIVISION, RECORDED AUGUST 3, 2005 UNDER
RECEPTION NO. 797050 OF THE RECORDS OF THE CLERK AND RECORDER OF
SUMMIT COUNTY, COLORADO

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS,
STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE
OF "RUNWAY SUBDIVISION", A RESUBDIVISION PLAT OF TRACT A, FRACTION
SUBDIVISION AND TRACT C, BLOCK 11, BRECKENRIDGE AIRPORT SUBDIVISION
AND BY THESE PRESENTS, DO HEREBY SET APART AND
DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS,
ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND
FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS
EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES
AS SHOWN HEREON (AND/OR OTHER PURPOSES)

IN WITNESS WHEREOF,
ON BEHALF OF THE TOWN OF BRECKENRIDGE HAS
CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____, 20 ____

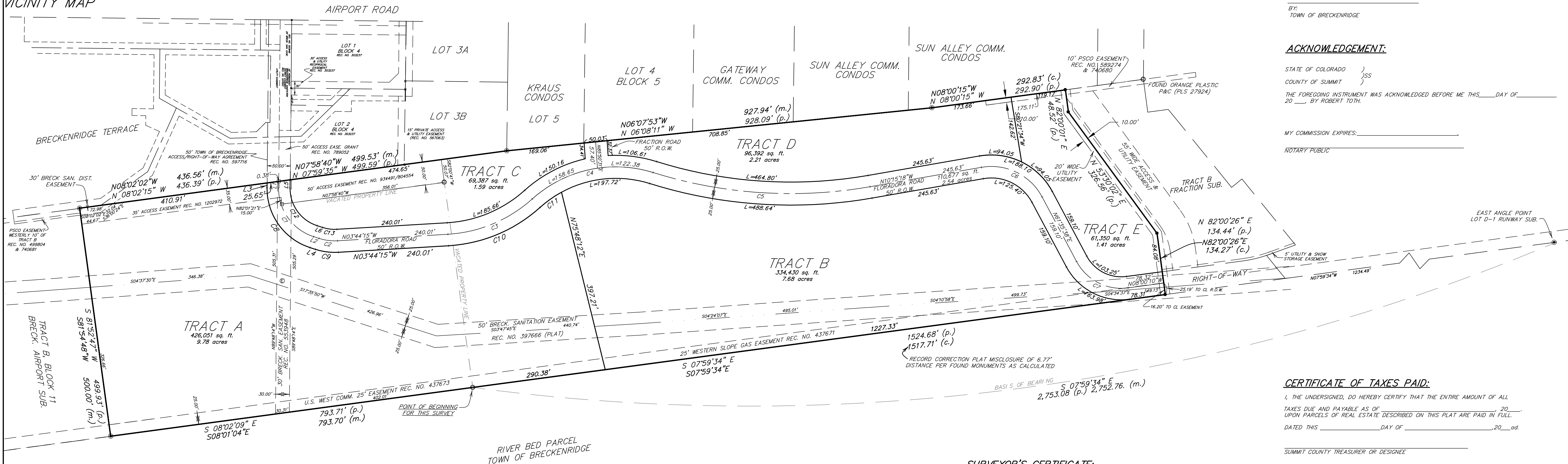
BY:
TOWN OF BRECKENRIDGE

ACKNOWLEDGEMENT:

STATE OF COLORADO }
COUNTY OF SUMMIT }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20 ____ BY ROBERT TOTH.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



CERTIFICATE OF TAXES PAID:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL
TAXES DUE AND PAYABLE AS OF _____, 20 ____
UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.
DATED THIS ____ DAY OF _____, 20 ____.

SUMMIT COUNTY TREASURER OR DESIGNEE

TOWN CLERK'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF SUMMIT }
TOWN OF BRECKENRIDGE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK,
____ M., THIS ____ DAY OF _____, 20 ____ AND IS DULY RECORDED

TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF SUMMIT }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK,
____ M., THIS ____ DAY OF _____, 20 ____ AND FILED UNDER RECEPTION
NUMBER _____

SUMMIT COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE:

I, JESSICA J. KOETTERITZ, A COLORADO REGISTERED LAND SURVEYOR IN THE STATE
OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY ME FROM A SURVEY MADE UNDER MY
SUPERVISION, AND THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND
ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS
WERE PLACED PURSUANT TO CRS 38-51-105.

DATED THIS ____ DAY OF _____, A.D., 20 ____

JESSICA J. KOETTERITZ
COLORADO PLS NO. 38855



DATE

TITLE COMPANY'S CERTIFICATE:

LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE
TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF
THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE OWNER NAMED ABOVE FREE AND
CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT AS FOLLOWS.

DATED THIS ____ DAY OF _____, 20 ____

BY: _____

TOWN OF BRECKENRIDGE CERTIFICATE:

THIS PLAT IS APPROVED THIS ____ DAY OF _____, 20 ____

TOWN OF BRECKENRIDGE

BY:
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

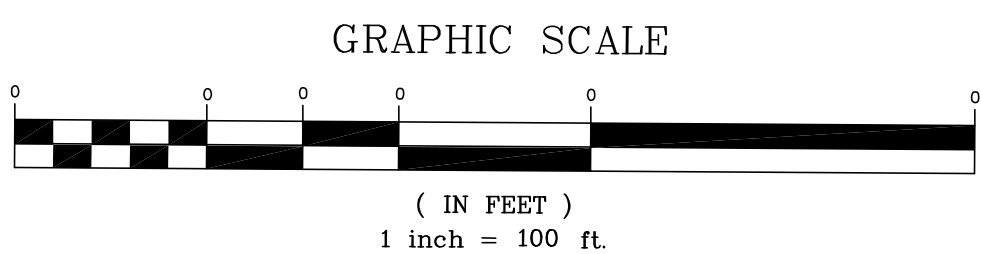
NOTICE:

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE
HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT.
HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF
THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY
THE TOWN.

UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS
AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE,
CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING
SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE
OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	139.55'	110.00'	72°41'17"	N53°56'29"E	130.38'
C2	40.96'	110.00'	21°20'05"	N06°55'48"E	40.72'
C3	202.54'	300.00'	38°40'54"	N23°04'42"W	198.71'
C4	281.03'	270.72'	59°28'41"	S12°40'48"E	268.58'
C5	476.72'	1000.00'	27°18'51"	N03°24'07"E	472.22'
C6	156.75'	125.00'	71°50'56"	S29°40'10"W	146.68'
C7	133.62'	110.00'	69°35'48"	N28°41'44"E	125.55'
C8	171.27'	135.00'	72°41'17"	N53°56'29"E	160.01'
C9	50.27'	135.00'	21°20'05"	N06°55'48"E	49.98'
C10	219.42'	325.00'	38°40'54"	N23°04'42"W	215.27'
C11	57.35'	245.72'	13°22'22"	S35°43'58"E	57.22'

LINE	BEARING	DISTANCE
L1	S89°42'52"E	14.27'
L2	N17°35'50"E	12.38'
L3	S89°42'52"E	10.62'
L4	N17°35'50"E	12.38'



LEGEND

- FOUND REBAR & ALUM. CAP (PLS 23901)
- FOUND REBAR & ALUM. CAP (PLS 27924)
- SET #4 REBAR & PURPLE PLASTIC CAP (PLS 38855)
- FOUND MAG NAIL & WHISKERS
- p. PLATTED COURSE
- m. MEASURED COURSE
- c. CALCULATED COURSE

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY
WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT
IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Memo

To: Planning Commission
From: Ellie Muncy - Planner I
Date: August 11, 2025 (for meeting of August 19, 2025)
Subject: Chalet Breckenridge Change of Use Employee Mitigation Relief Work Session

This work session regards a request for deviation from the employee housing impact mitigation rates specified by Policy 24 (Absolute) Social Community. The proposed business would change the use of a 2,394 sq. ft. bar space to a counter service fondue restaurant located in units H, I, and J of 500 S Main St. The applicant requests feedback from the Commission regarding deviation from the employee housing impact mitigation rates specified by Policy 24 (Absolute) Social Community and has submitted the attached narrative and deviation request, stating that no additional employees will be generated from the proposed changes in use. Previously, the Commission supported a similar request for the Highside Brewing Tap Room and the Pho Real counter service restaurant located at 301 N. Main St, as well as the Baretto 1931 espresso bar at 302 S. Main St.

History

Units H, I, and J at 500 S Main St are part of the La Cima mall and operate as a single unit. This space was the former location of Brooklyn’s Tavern, a pool hall and bar with no food service. The applicant proposes to convert the space from a bar use to a cocktail lounge and fondue restaurant which qualifies as a “fast food/counter service” per Policy 24A.

In October of 2024, the Town revised Policy 24A The Social Community with new employee generation rates based on surveying of Breckenridge businesses done by a third-party consultant. Policy 24A requires new developments and changes of use to mitigate 35 percent of new employees generated by providing deed-restricted housing. The required mitigation rate is 350 sq. ft. of housing per employee, which can be met onsite, off-site, or by payment of a fee-in-lieu.

Staff Comments

Policy 24 (Absolute) Social Community: Per Sections C. through K. of this Policy, the proposed conversions would require 154 sq. ft. of employee housing or a \$43,736 fee in-lieu payment be provided. This is calculated (see table below) using the employee generation rates of 2.73 employees per 1,000 sq. ft. for “Taphouse/Brewery/Bar (without food service)” and 3.26 employees per 1,000 sq. ft. for “Fast food/counter service” listed in the Employee Generation Rates by Type of Use Table provided under Section D., Employee Generation and Mitigation Rates. The Employee Generation Rates by Type of Use Table lists “Fast food/counter service” under the “Restaurant – Food Service” section, and “Taphouse/Brewery/Bar (without food service)” is listed separately.

Proposed Conversion
Unit H, I, and J, 500 South Main St.: 2,394 sq. ft. conversion
2394 sq. ft. / 1,000 sq. ft. multiplier = 2.394 sq. ft.
Existing, Taphouse/Brewery/Bar: 2.73 employees for 2,394 sq. ft.
Proposed, Fast food/Counter service: 3.2 employees for 2,394 sq. ft.
Increase: 1.26 employees per 1,000 square feet of area
Mitigate (35%) of the employees generated by the project
1.26 additional employees X 35% = 0.44 employees to be mitigated
350 sq. ft. housing per employee
0.44 employees X 350 sq. ft. = 154 sq. ft.

Total Housing Required: 154 sq. ft.
Total fee in-lieu per sq. ft. = \$284
218 sq. ft. x \$284 = \$43,736
Total Fee In-Lieu Required: \$43,736

Chalet Conversion:

The applicant's proposed fondue restaurant involves customers ordering from a QR code and picking up the preprepared food from the bar. Considering the proposed use includes food service but is essentially a form of counter service where customers are not served at a table and food is not brought to the table, staff categorizes the proposed fondue restaurant as "Fast food/counter service". The previously existing Brooklyn's Tavern was a bar with no food service, so staff categorized the business as "Taphouse/Brewery/Bar (without food service)". A conversion of use from bar use to counter service restaurant use will generate 1.26 additional employees per Policy 24/A and requires the applicant provide housing for 35 percent or 0.44 employees. As this is less than 1.0 employee, the applicant may pay a fee in-lieu of \$43, 736 instead of deed restricting 154 sq. ft. of housing for the proposed change in use.

Policy 24A also states *"If an applicant submits competent evidence demonstrating that the employee generation rates contained in table "Employee Generation Rates by Type of Use Table," above, do not accurately reflect the number of employees generated by the proposed development or change of intensity of use and the planning commission finds that such evidence warrants a deviation from those employee generation rates, the planning commission shall allow for such a deviation as the planning commission deems appropriate. The town may, at its discretion, hire an independent third-party consultant to verify the evidence provided by an applicant. The cost of such verification shall be paid or reimbursed by the applicant."*

The applicant's narrative states that the proposed fondue restaurant will not generate an increase in employees from the existing bar use and requests the Commission not require any employee housing to be provided for the proposed changes in use. With the applicant doing very minimal food prep on-site and instead relying on other restaurants owned in town, the applicant states the proposed use will generate fewer employees than a typical counter service restaurant that employs cooks and other food service related staff.

Staff has compared the numbers submitted by the applicant for Brooklyn's Tavern to the numbers gathered from staff surveying Brooklyn's Tavern directly during the 2023 survey of town businesses. Staff found their self-reported numbers to match the numbers provided by the applicant. An analysis of the employees for the past and proposed use is listed below.

	Brooklyn's Tavern Employees*		Chalet Proposed Employees	
	Full-time	Part-time**	Full-time	Part-time**
Winter High Season	3	11	3	6
Summer High Season	3	7	3	6
Low/Shoulder Season	3	7	1	2
Highest Generation per Business	3	11 (5.5 full-time equivalent employees)	3	6 (3 full-time equivalent employees)
Total Generated Employees	8.5 employees		6 employees	

*Numbers from Brooklyn's Tavern self-reporting during third-party analysis to update employee generation numbers.

****The employee generation rates in Policy 24 are for full-time employees. Part-time employees are calculated as one half (1/2) a full time employee.**

Staff has also prepared the following drafted condition of approval for the project, based on the condition used with the 301 N Main St change of use.

1. No more than 6 employees at one time shall be employed for a business located at 500 S Main St Units H, I, and J, unless employee housing has been provided for any increment of more than 6 employees per Section 9-1-19-24A.C. of the Breckenridge Development Code or current Employee Generation and Housing Impact Mitigation requirements. This limit includes all employees employed by a business, measured on a full-time equivalent (40 hours per week) basis, whether physically present or not. For example, if a business employs 6 employees and each employee works 20 hours per week at the business, that equates to 3 employees. No food shall be run to the table at 500 S Main St Units H, I, and J, as that falls outside the scope of fast food/counter service.

The tenant of 500 S Main St Units H, I, and J shall submit annual reports to the Town's Community Development Department commencing 1 year from the issuance of the Development Permit and annually thereafter, documenting the number of employees employed for the business. These reports shall be in a form acceptable to the Town Attorney and subject to audit and monitoring from the Town, including physical inspection by Town staff during normal business hours. No advance notice is required to be provided prior to the Town inspection and/or audit. The Town, at its sole discretion, may request reasonable additional documentation at any point in time as reasonably necessary to confirm that the number of employees employed for the business does not exceed the numbers stated above.

If the numbers of persons employed for a business located at 500 S Main St Units H, I, and J exceed the numbers stated above, the property shall be brought into compliance with the Town ordinances effective at that time. Such ordinances may include, but are not limited to, the then current Employee Generation and Housing Impact Mitigation requirements, whether it be the payment of a fee in lieu, provision of employee housing, or both.

If the Town finds 500 S Main St Units H, I, and J not in compliance with the above stated requirements, the Town after providing a reasonable time to pay a fee in lieu or otherwise come into compliance, may conduct enforcement and administer penalties as it deems necessary, including, but not limited to:

- a. Non-renewal of the business license for the property, and
- b. Non-issuance of new permits for the property.

Such enforcement and penalties may be administered by the Town until the property is brought into compliance to the reasonable satisfaction of the Town.

Staff does acknowledge that the applicant's proposal is similar to the previously approved deviation approved for the 301 N Main St (Highside Brewery) change of use. Staff has several questions for the Commission listed below.

Questions for the Planning Commission:

1. Based on the information provided, does the Commission support a deviation from the current employee generation table and not require any additional employee housing mitigation for the proposed cocktail lounge and fondue restaurant?

2. Would the Commission require the applicant to obtain a third-party analysis to verify the employee numbers provided?
3. Does the Commission have any other feedback for staff or the applicant regarding the proposed changes in use?

Employee Generation Appeal Chalet Breckenridge

I am filing an employee generation rate appeal concerning the old Brooklyns Tavern space at 500 S Main St in. La Cima Mall which possessed a tavern license, into Chalet, a Speakeasy concept that will also possess a Tavern license in the exact same square foot space. In your code, it specifically says it's to ensure that new development or **changes in the intensity** of use provided a reasonable amount of employee housing. We are not changing the intensity of this space at all. We are going to operate with the exact same number of employees as Brooklyns ran with.

Chalet will be open from 4 till 1 am, 7 days a week during winter season. We will close mid April through Memorial Day. We will be open 5 days a week in summer and close mid October through Thanksgiving. Brooklyns was open 7 days a week year round.

In speaking with the previous manager of Brooklyns, Tommy Duess, he claimed on a busy night they would employ nine people. Two bartenders, one bar back, three security, one cocktail one Dj and one manager.

9 people

Chalet is going to run on their busiest night with two bartenders, one bartending bar back, two cocktail servers one VIP host/manager and one kitchen food assembly person, one security and one DJ

A total of **9** people 3 full time and 6 part time.

This is in our busiest season.

During slack season we will run with one bartender one bartending bar back and one manager/ VIP host Cocktail Server.

3 total employees. 1 Full time and 2 Part time

Brooklynns during slack ran with one Bartender, one barback and one security.

A total of **3** people

This comparison holds true for high summer. The exact same number of employees for each.

As you can see we will not increase the intensity of employees.

Although it would be nice to have the cocktail or host to run food to one of our 8 tables, we will have them order off a QR code and have the food Available for pick up at the bar, Thus making us a pick up concept.

Based on your calculations Chalet will have a generation rate of 6.54 employees and Brooklyns also would have the same rate of 6.54 employees. Just because they did a horrible job of serving food does not stop their requirements under the state liquor law to serve food. If you search their Liquor application they are required to provide a menu. They just never stuck to it.

The square footage of the space is 2394 ft.² We are not increasing this, we are actually shrinking this. Brooklyns utilize almost all of this for Patrons except for the bar and the bathrooms. We will be removing 542 ft.² from the overall floor plan for our new handicap ramp, new handicap restroom, and prep area. Add that up with the square footage of the bar and the square footage of all the bathrooms and you end up with a gross patron area of 1340 ft.² Brooklyns gross Patron area totaled 2094 square ft.

We will be shrinking from 147 occupants that Brooklyns could hold, down to 98 occupants. We only have eight table groups therefore the need for only two cocktail servers. Our menu will run from 4 till 9 o'clock. We're not a restaurant with the Speakeasy. We are a Speakeasy that provides light food.

Employee Generation Appeal
Chalet Breckenridge

All of our food is prepped offsite at one of our other four restaurants depending upon the product. We do not have a kitchen staff. We are simply plating it on site with 1 person. Our kitchen area is tiny with most of it going to sinks and dishwashers. The only two pieces of kitchen equipment we will have besides the coolers and sinks is a turbo Chef convection microwave. This will be used to heat up the pre-made flatbreads from Breckenridge Ale House, a restaurant next door that I own and a sous vide that will heat up the pre-packaged Cheese and Chocolate for the Fondue. As for the Charcuterie, all the prep will be done over at Whiskey Star, another restaurant I own. We will simply be assembling the plates on site. These 3 items will require one person for 5 hours plus opening and closing duties. There is no onsite prep.

In conclusion we are trading Apples for Apples. We are not creating any change in the intensity of use. We are taking a Tavern License and replacing it with a Tavern License. We may be re-arranging the employees but we are not adding to them.

Thank You for your consideration.

Terry Barbu

EXISTING WALLS	
EXIST. 2-HR	
DEMO WALLS	
NEW WALLS	

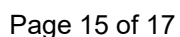
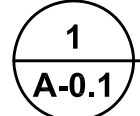
DEMOLITION
This work involves demolition of existing materials. To the greatest extent possible, reuse all salvaged materials for the new construction.

REMODELING/ ADDITION
The Owner has been advised that since this work involves remodeling existing conditions that are concealed and cannot be examined by the Architect without damage to the existing building, the details and methods of repair may need to be adjusted to incorporate additional items of work. The Contractor shall notify the Architect when such conditions are encountered. A reasonable change in the scope of the work will then be negotiated.

EXISTING FLOOR AREA = +/- 2,394 SF

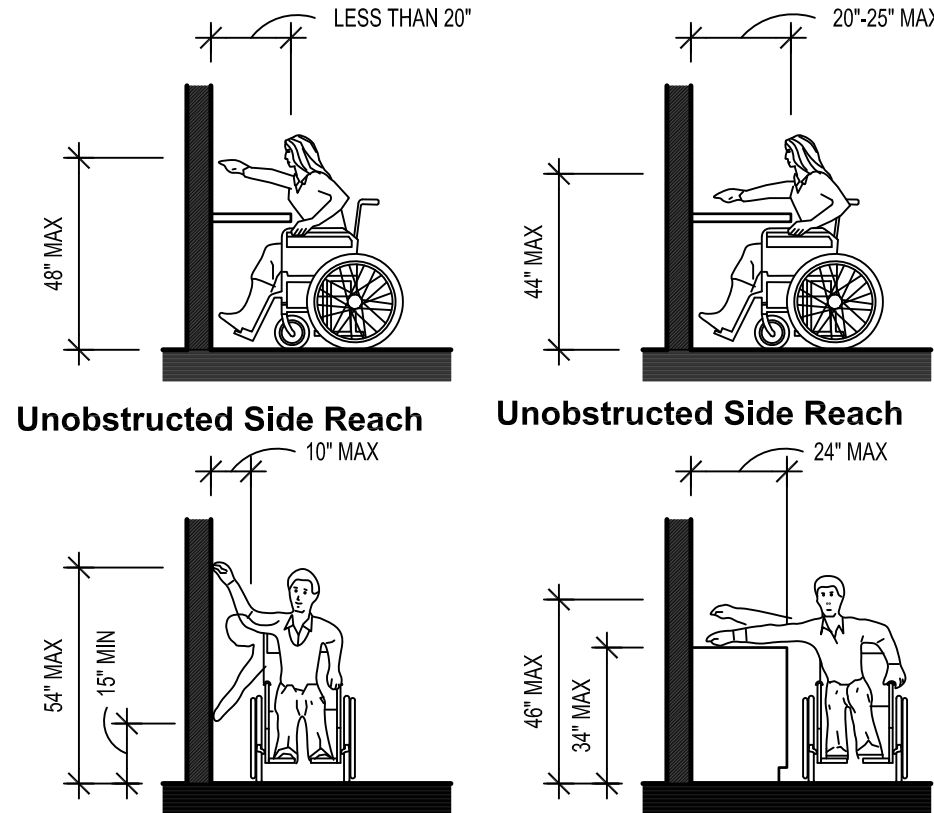
Building areas are shown for code purposes only and shall be recalculated for any other use.

1. Obtain all required permits from the Town of Breckenridge Building Department.
2. Perform demolition of all existing built-in bars, furnishings & bathrooms
3. Remove existing stairs in preparation of new stairs per plans.
4. Construction of new bar, bathrooms & stairs per plans.
5. Repair all existing 2-HR walls (replace drywall like-for-like).
6. Provide all new equipment per Health Department requirements.
7. Install new millwork and finishes.
8. Complete all work per permit requirements & obtain Certificate of Occupancy from Town.



LOCATION	CALL OUT	DESCRIPTION	SIZE	QUANTITY
BAR	①	ICE WELL	24" x 36"	1
BAR	②	GLASS STORAGE	24" x 23"	2
BAR	③	TRASH CAN	20" x 11"	2
BAR	④	DISHWASHER	25" x 25"	1
BAR	⑤	HAND SINK	16" x 12"	2
BAR	⑥	DUMP SINK	16" x 12"	1
BAR	⑦	GLASS DOOR REF.	30" x 59"	3
BAR	⑧	6 TAP HANDLES	--	1
KITCHEN	⑨	PREP TABLE	24" x 18"	1
KITCHEN	⑩	COUNTER REF.	30" x 48"	1
KITCHEN	⑪	WIRE STOR. RACK	18" x 30"	1
KITCHEN	⑫	COUNTERTOP OVEN	26" x 16"	1
KITCHEN	⑬	DISHWASHER	25" x 25"	1
KITCHEN	⑭	RINSE SINK	24" x 24"	1
KITCHEN	⑮	DRAIN SINK	24" x 24"	1

EXISTING WALLS	
EXIST. 2-HR	
DEMO WALLS	
NEW WALLS	



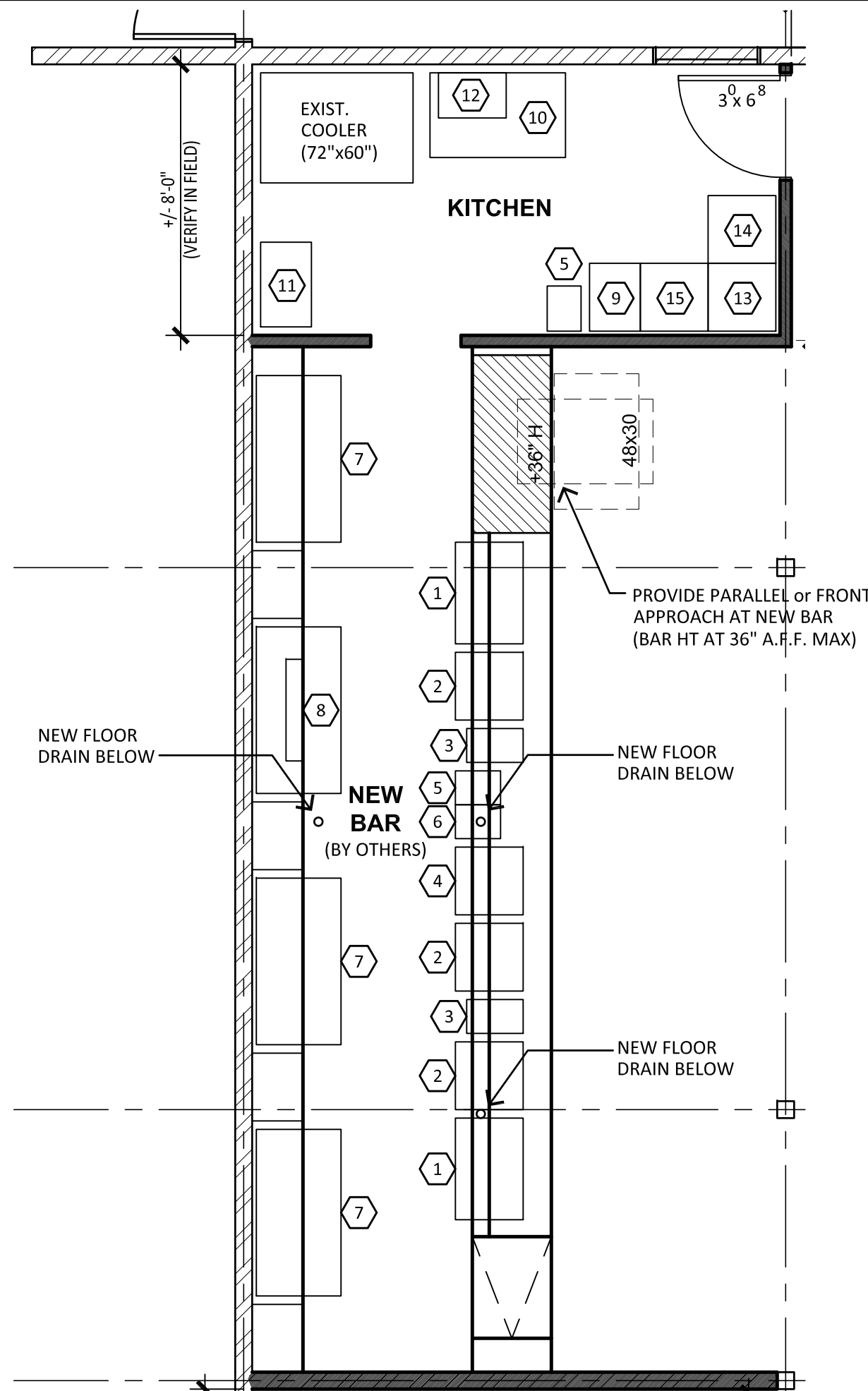
904.3 SALES & SERVICE COUNTERS:
The sales and service counters shall comply with section 904.3.1 for a parallel approach, the accessible portion of countertop shall extend the same depth as the sales countertop.

904.3.1 PARALLEL APPROACH:

A portion of the counter surface shall be 36" min in length and at a max height of 36" above the floor. A clear floor space of 30"x48" positioned for a parallel approach adjacent to the accessible counter shall be provided.

904.5.1 SELF-SERVICE SHELVES AND DISPENSING DEVICES

Self service shelves and dispensing devices of tableware, dishware condiments, food and beverage shall comply all the reach range requirements per section 308.



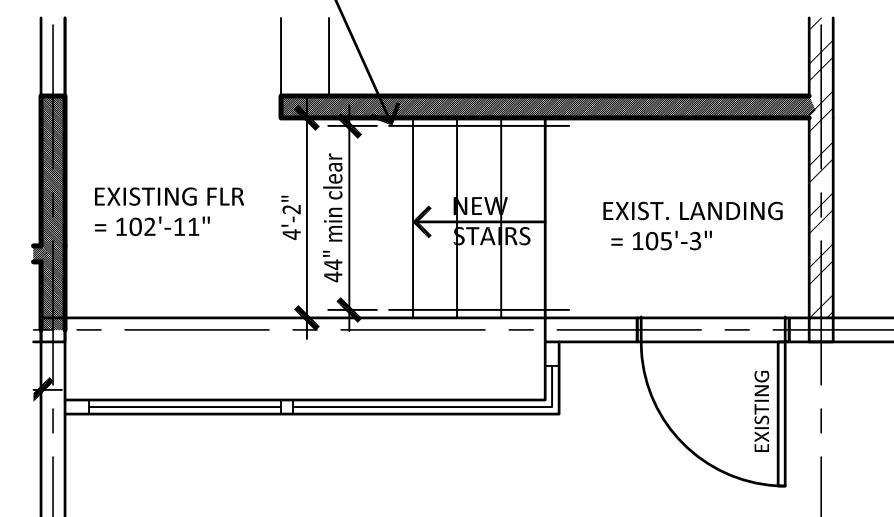
NEW BAR & KITCHEN PLAN

**Figure 604.9.2 (B)
-floor mount toilet**

NOTE: ALL NEW STAIRS TO HAVE:
MINIMUM TREAD DEPTH - 11"
MAXIMUM RISER HEIGHT - 7"
MINIMUM WIDTH - 44"

PROVIDE HANDRAILS BOTH
SIDES w/ EXTENSIONS AS
REQ'D PER CODE

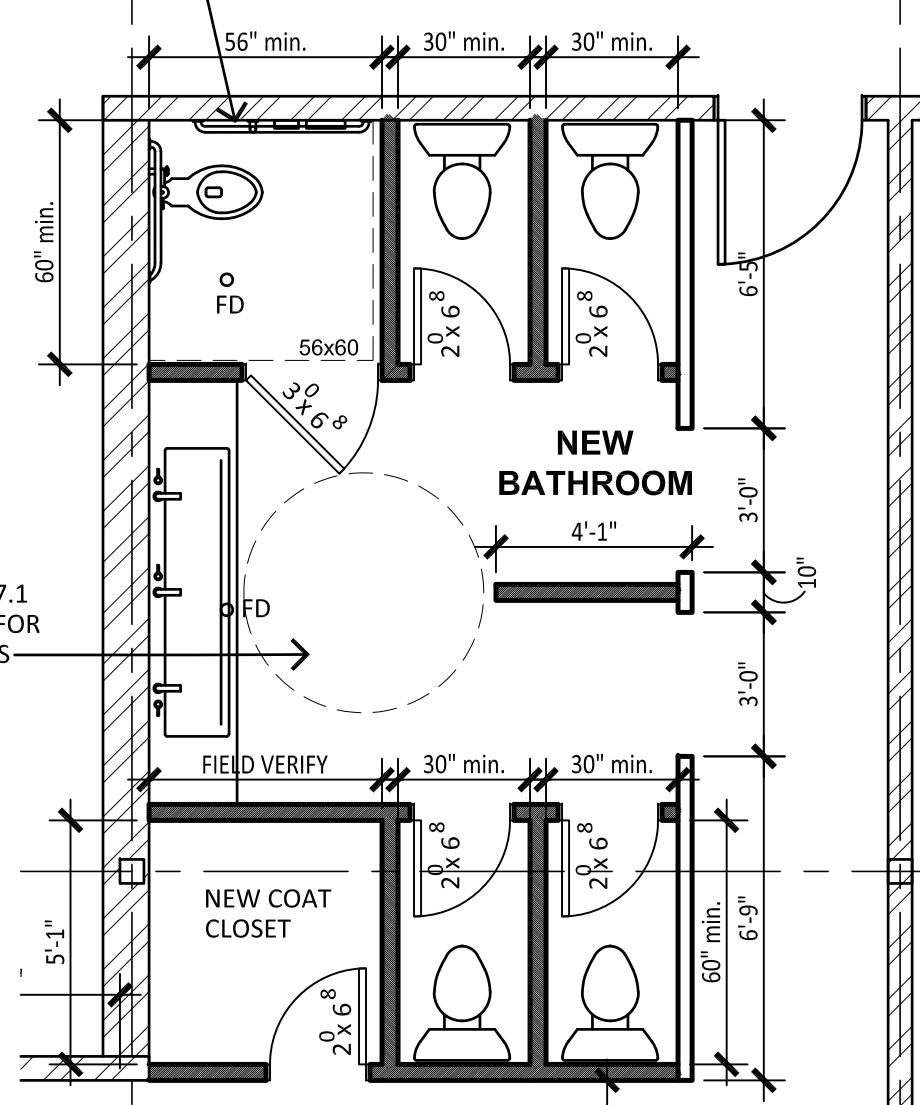
PROVIDE MIN. HANDRAIL
CLEARANCES PER CODE



3
A-2 **NEW SOUTH ENTRY STAIR**
SCALE: 1/4" = 1'-0"

EXISTING GRAB BARS TO
REMAIN AT ACCESSIBLE
TOILET COMPARTMENT

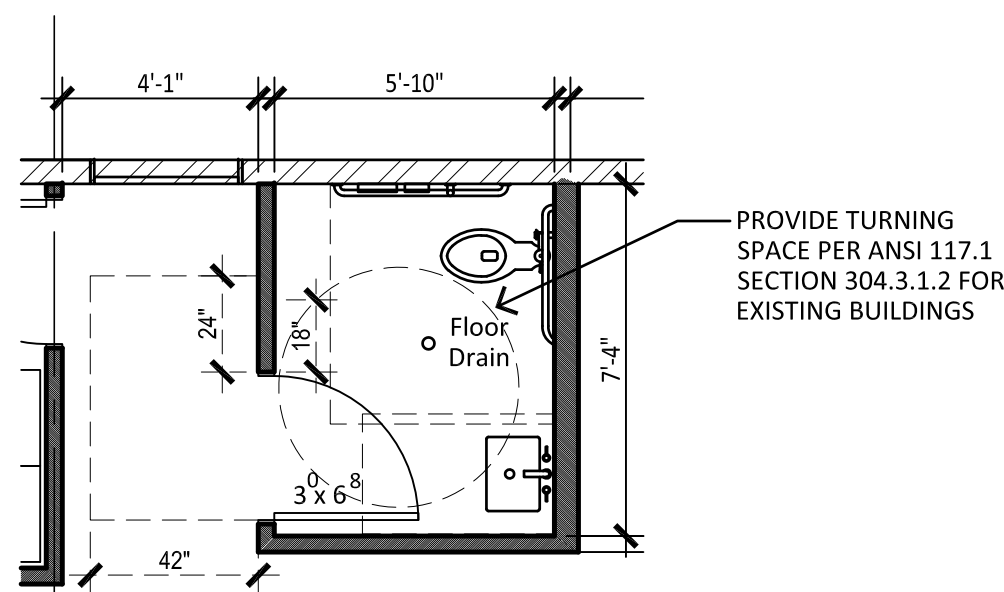
NOTE: If partitions extend down to floor; provide min. floor clearances per section 604.9.5.1



PROVIDE TURNING SPACE PER ANSI 117.1 SECTION 304.3.1.2 FOR EXISTING BUILDINGS—

1
A-2 **NEW BATHROOMS**

NEW RESTROOM TO MEET
ACCESSIBILITY REQUIREMENTS
IN COMPLIANCE w/ ANSI 117.1



2
A-2 **NEW ACCESSIBLE BATH**
SCALE: 1/4" = 1'-0"



SEAL:



DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

CHALET BRECKENRIDGE

Units F-I La Cima Mall
500 South Main Street Breckenridge, CO

No.	Date	Revisions

Project No:	2025-04
Stage:	PERMIT
Date:	2025-5-22
Scale:	1/4" = 1'-0"

DRAWING TITLE:
DETAIL PLANS

DRAWING NO:

A-2