



**Planning Commission Regular Meeting**

Tuesday, October 7, 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. MATERIALS WALKING TOUR, DOWNTOWN BRECKENRIDGE (4:00PM)**
- II. CALL TO ORDER, ROLL CALL (5:30PM)**
  - A. LOCATION MAP
  - B. APPROVAL OF MINUTES
  - C. APPROVAL OF AGENDA
- III. PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES (NON-AGENDA ITEMS ONLY; 3-MINUTE LIMIT PLEASE) (5:35PM)**
- IV. WORK SESSIONS (5:40PM)**
  - A. STRUCTURE HARDENING AND SITE REQUIREMENTS WORK SESSION PT. 2 – POLICY 5R AND POTENTIAL POSITIVE POINT OPPORTUNITIES (CC)
- V. OTHER MATTERS (6:15PM)**
  - A. TOWN COUNCIL SUMMARY
  - B. CLASS D MAJORS Q3 2025 (MEMO ONLY)
  - C. CLASS C SUBDIVISIONS Q3 2025 (MEMO ONLY)
- VI. ADJOURNMENT (6:30PM)**

## PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:31 pm by Chair Guerra.

### ROLL CALL

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

### APPROVAL OF MINUTES

With no changes, the September 2, 2025 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the September 16, 2025 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No public comments.

### FINAL HEARINGS:

1. BGV Parcel 6 Resubdivision Plat (SVC), TBD Timber Trail Road, PL-2025-0148

Ms. Crump presented a proposal to create a new subdivision of 14 single-family lots and associated easements off an extension of Timber Trail Road by replatting Parcel 6 of the remainder of Tract C, Peak 8 Subdivision.

#### *Commissioner Questions / Comments:*

Mr. Frechter: Will each of the applications come to us? (Ms. Crump: The applications for future residences would be D Majors and handled at staff level approval. Only if the applications receive positive or negative points that are subjective in the Development Code, would the Commission review the application at a public hearing.) And the development agreement and what you described in terms of the building envelope, all permitted structures and construction has to be within the envelope. What about exceptions for driveways coming into the envelope? (Ms. Crump: Driveways can cross the envelope once. They will be outside of the envelope to enter; once you cross the envelope, you cannot cross the threshold again. We do have fairly high precedent for allowing some bump-outs for parking circulation, but primarily driveways need to be within the disturbance area. The applicant included a diagram of suggested driveway locations, but those are subject to change.)

Ms. Gort: Regarding the pedestrian easement on the north end. It seems pretty narrow near Lot 19. Is that a pinch point for people going through there? Are they going across lot 19? The section is in between Lot 14 and Lot 1. (Ms. Crump: It is a 10-foot wide trail easement so that should be sufficient for pedestrians or bikers or skiers.) It does not look 10 feet wide when compared to the upper left and at the bottom. (This is an existing easement and the applicant is not proposing to change the size or location. We can have the applicant clarify but the easement also extends off the plat onto Timber Trail Lot 19.)

Mr. Giller: With respect to the skier bridge, does the town have any concern about the loss of that potential amenity, or is it really up to the adjacent HOAs? (Ms. Crump: I would say it is up to the HOAs. The town would not want the responsibility to maintain the bridge, should it not be maintained by the HOA. I don't think the Town has any qualms with the bridge being removed from the proposal.) (Mr. Kulick: In theory, you could ski down past it, take your skis off, cross Four O'clock Run Road, and then get on Four O'clock Run, but that is something that a majority of people are not going to do. They will stay on the ski run or take another route down to that area. If you were to compare it against the Skiway Skyway which has a huge benefit to the town and a lot of downstream traffic, we'd likely be

steadfast that there needs to be a bridge. But this is really an easement for the existing Timber Trail neighborhood. They weighed in and we will accept the recommendation of the neighborhood.)

Applicant, Graham Frank, Breckenridge Grand Vacations: To the sole question, Elaine, that easement is on both sides of the property line, so it you will pick up more than 10 feet as the easement is on both sides. I think the only items of note, we tried to take all of the Commissioners' comments from the last meeting, whether it be lot size, lot shape, or optimizing the building envelopes within the lot. Mike, to your comment on the healthy stands of trees, we evaluated that. We looked at where we thought critical areas were where we could preserve, within the disturbance envelopes. We tried to take all of that into account. Chris, Sarah, Mark, and Shannon have been hugely helpful because there is a labyrinth of easements, utility lines, and communication lines all going through the site. I think we got all of that addressed and got some pretty good congruency with the Timber Trail neighborhood next door. All of those things have now gone into the plan, and I think we feel like we are in a good spot that represents what's been approved to date at other places, nearby, and then what provides valuable building envelopes for these potential buyers. So, thank you for the help, and thank you for the feedback.

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

Mr. Leas: After hearing that the bridge was not going to be done, that's probably going to make a more seamless community up there, where there really isn't going to be any differentiation between the existing Timber Trail community and the new community. It is probably for the best.

Mr. Giller: I thank the applicant for refining and reducing the size of the building envelopes.

Mr. Smith: The public comment that was emailed to us, has that been addressed by a plat note? (Ms. Crump: We cannot require the applicant to provide that kind of easement through the Development Code. If the applicant and the commenter had a private agreement that they reached that is something that they can do separately from this process, but we cannot require it.)

Mr. Leas: Is that something that there would be a future agreement, potentially, between the two HOAs? (Ms. Crump: I suppose they could arrange to have that easement, and then it could be a recorded document if the HOAs both agreed to something like that, but they already have access easements between the two subdivisions so I don't see the necessity for an additional easement.

Mr. Smith: As long as they are maintained easements and there is understanding by the property owners then it should work out. Thanks.

Mr. Frechter: I saw that for most of the lots you tried to optimize having the driveway access up top at that higher point of the lots to avoid the future homeowners coming in with several hundred feet of retaining walls, and now with the restrictions on the building envelope, they probably wouldn't be able to do it. I know that there are some of the lots where it's lower, just something to consider if the driveway access could be pushed further up the road. I don't know if that's possible in a couple of those lots. I guess those homeowners will just have to realize, that they're going to have to have an elevator from their garage in the basement.

Mr. Guerra: My only comment is to echo Mr. Giller and say thank you for working on refining those building envelopes.

Mr. Giller made a motion to approve the BGV Parcel 6 Resubdivision Plat, Valor Heritage Subdivision, seconded by Mr. Frechter. The motion passed 6 to 0.

**OTHER MATTERS:**

1. Town Council Summary

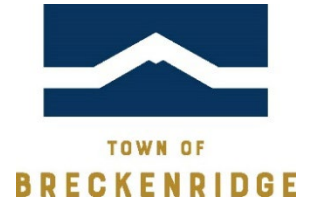
**ADJOURNMENT:**

The meeting was adjourned at 6:08 pm.

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Ethan Guerra, Chair

# Memo



**To:** Planning Commission  
**From:** Clif Cross, Planner II  
**Date:** 10/3/2025 (for 10/07/2025)  
**Subject:** Structure Hardening and Site Requirements Work Session Pt. 2 – Policy 5R and Potential Positive Point Opportunities

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## Introduction

The purpose of this work session is to continue evaluating the alignment of Policy 5R ([Architectural Compatibility – Exterior Building Materials](#)) with the Colorado Wildfire Resiliency Code (CWRC) and to identify gaps where the Town’s Development Code does not yet reflect current best practices in wildfire structure hardening and site defensible space. Policy 5R updates will play a critical role in aligning Breckenridge with state resiliency standards and in providing property owners clear, incentivized pathways to contribute to community-wide wildfire protection.

Staff has provided a summary of the previous work session, key discussion points from a meeting with the Building Department and Red, White, and Blue Fire District (RWB), and information for discussing Policy 5R and potential positive point allocations.

## Background

The Colorado Wildfire Resiliency Code (CWRC), adopted in 2025, establishes statewide minimum standards for wildfire mitigation in the Wildland-Urban Interface (WUI). The CWRC requires Class 1 or Class 2 ignition-resistant construction depending on mapped fire hazard zones. Requirements include noncombustible or ignition-resistant exterior walls, roofs, decks, and fences, as well as defensible space management. To review the entire code, [click here](#).

## History

At the August 5, 2025 work session, the Planning Commission reviewed the recently adopted Colorado Wildfire Resiliency Code (CWRC) and staff’s recommendations for aligning the Town’s Development Code with the new requirements. Commissioners generally supported adopting the CWRC minimum standards as a new absolute policy, creating a relative policy to incentivize the most fire-resistant designs, revising Policy 5R to reduce penalties for noncombustible materials, and allowing flexibility in fencing near structures. There was consensus on including exemptions for historic structures, though members emphasized the need to carefully balance historic preservation with fire safety. The Commission also highlighted concerns about construction cost impacts, technical ambiguities in material requirements, and potential environmental effects of certain fire-resistant products, recommending additional clarification and outreach with builders and the community.

- Key Discussion Points from August 5<sup>th</sup> Work Session
  - Commissioners expressed support for aligning Policy 5R with CWRC while maintaining historic district compatibility
  - It was noted that Policy 5R currently emphasizes material aesthetics but does not address fire resistance performance.

- Commissioners emphasized the importance of uniform standards across the Town for reducing confusion, while allowing limited exceptions for unique historic properties.

### Considerations from September 29<sup>th</sup> Meeting with Building and Fire Officials

Building Department staff and officials from Red, White, and Blue Fire District (RWB) have confirmed that both agencies will adopt the CWRC by reference, with RWB incorporating it into the 2024 International Fire Code as an appendix, ensuring flexibility as state standards evolve. These adoptions will be accompanied by state-led training for our building and design community towards the end of October.

- Uniform Adoption: Both RWB and the Building Department stressed that adopting CWRC as a reference will help maintain consistency across jurisdictions, avoiding a patchwork of requirements.
- Retroactive Opportunities: While CWRC applies prospectively, staff discussed ways to encourage voluntary retrofits, particularly in older and workforce housing neighborhoods where fire risks are high.
- Historic Preservation Balance: National Park Service guidelines show that structure hardening can be compatible with historic preservation goals, though techniques differ from modern applications.

### Policy 5R: Architectural Compatibility

Policy 5R of the Development Code emphasizes architectural compatibility and the use of natural materials which were historically applied and complement the high alpine environment. Natural wood siding, logs, and timbers are strongly encouraged, while many noncombustible materials – such as metal siding, fiber cement, stucco, and brick – receive negative points or are heavily restricted. See the current regulations from Policy 5R below, or [click here](#):

| <b>Material</b>              | <b>Points*</b>  | <b>Notes</b>  |
|------------------------------|---|---|
| <i>Brick</i>                 | <p><i>Allowed as an accent or on smaller elements up to 25% of each façade with no negative points</i></p> <ul style="list-style-type: none"> <li>• 25-50% of any façade warrants negative two (-2) points</li> <li>• 50-75% of any façade warrants negative four (-4) points</li> <li>• 75-100% of any façade is prohibited with some exceptions per section <a href="#">9-1-19-5A(B)</a></li> </ul> | <p><i>Bricks should be a natural earth-tone color and brick style that is appropriate for the historical and mountain context of Breckenridge. Additional points under subsection <a href="#">A</a> of this section may be assigned for bricks that are of a color or dimension not typical of the historic or mountain context of Breckenridge.</i></p> <p><i>Buildings defined as an institutional use may be constructed of brick without the assignment of negative points.</i></p> |
| <i>Composite wood siding</i> | <ul style="list-style-type: none"> <li>• 0-33% of any façade warrants negative two (-2) points</li> <li>• 33-66% of any façade warrants negative four (-4) points</li> <li>• 66-100% of any façade warrants negative six (-6) points</li> </ul>   |   |
| <i>Metal siding</i>          | <p><i>Up to 25% per façade warrants no negative points</i></p> <ul style="list-style-type: none"> <li>• 25-50% of any façade warrants negative two (-2) points</li> <li>• 50-75% of any façade warrants negative four (-4) points</li> <li>• 75-100% of any façade is prohibited per section <a href="#">9-1-19-5A(B)</a></li> </ul>  | <p><i>Per section <a href="#">9-1-19-5A(A)(1)</a> all exterior metal elements must be nonreflective.</i></p>  |
| <i>Fiber cement siding</i>   | <p><i>Warrants negative three (-3) points when applied with no supplemental natural materials</i></p>   | <p><i>No negative points will be assigned when applied with natural materials such as natural wood accents or a natural stone base on each elevation and provided the</i></p>   |

|   |  |   |
|---|--|---|
|   |  | <i>fiber cement siding is compatible with the general design criteria listed in the land use guidelines.**</i>  |
| <i>Stucco</i>   | <i>Up to 25% per façade warrants no negative points</i> <ul style="list-style-type: none"> <li><i>25-50% of any façade warrants negative two (-2) points</i></li> <li><i>50-75% of any façade warrants negative four (-4) points</i></li> <li><i>75-100% of any façade is prohibited per section <a href="#">9-1-19-5A(B)</a></i></li> </ul> | <i>Natural earth-tone colors are recommended. Additional negative points could be assigned under subsection <a href="#">A</a> of this section if nonnatural colors are applied.</i> |
| <i>*To determine the allocation of points, façade area is measured from the fascia board to finished grade. Such measurement shall include column elements, windows, and chimneys, but shall not include decks and railing elements.</i>  |  |   |
| <i>**Natural materials for the purpose of offsetting the application of fiber cement siding can include elements such as railings, decking, or other architectural details not included in the calculation of the façade area as long as these natural material elements are applied on the same elevations as the fiber cement siding.</i> |  |   |

This creates a direct conflict with the CWRC, which requires or encourages these same noncombustible materials in WUI hazard areas. For example:

- Metal siding: penalized beyond 25% coverage, though CWRC favors it for ignition resistance.
- Fiber cement siding: assessed -3 points unless paired with natural wood or stone, though CWRC allows it as ignition-resistance cladding.
- Brick/masonry: penalized if over 25% of façade, though CWRC encourages noncombustible facades.
- Composite materials: penalized beyond 25% coverage, though CWRC would allow composite materials that demonstrate acceptable fire-resistance performance.

### Case Studies

These examples underscore the need to reconcile Breckenridge’s design standards with resilience requirements.

- Marshall Fire, Colorado (2021): Survivors rebuilding have shifted to insulated concrete form (ICF) walls, masonry, and metal roofs for resilience, often clashing with older design codes that favored wood and natural finishes.
- Lahaina, Hawaii (2023): Fire-resistant materials (reinforced concrete, metal roofs) were decisive in which homes survived. The “[miracle house](#)” demonstrates the life-safety benefits of embracing noncombustible materials even if aesthetics diverge from tradition.

### Key Disconnections between Policy 5R and CWRC

- Materials Performance vs. Aesthetics: Policy 5R prioritizes visual compatibility but does not currently evaluate combustibility or WUI classification of materials.
- Retroactive Incentives: Policy 5R lacks a mechanism to reward voluntary structure hardening outside of required triggers (e.g., <500 sq. ft. additions).
- Historic District Treatment: CWRC does not directly address historic preservation, while Policy 5R is silent on wildfire safety within historic contexts.
- Site/Structure Integration: Policy 5R treats exterior materials separately from site conditions; CWRC emphasizes that structure hardening must be paired with defensible space for effectiveness.

Staff has attached a material details and comparison table for Commissioner review.

### Potential Positive Point Opportunities

Staff proposes creating new positive point allocations under a Relative Policy to encourage voluntary structure hardening and site defensible space beyond baseline requirements, modeled after Policy 24R ([Historic Preservation](#)).

1. Phased Structure Hardening & Defensible Space (+2 to +6, depending on situation and amount of effort.) – Checklist-based system allowing incremental credit for retroactive work not otherwise triggered by building permit thresholds (e.g., will not be required by the CWRC).
  - a. Basic measure: Completion of foundational measures (e.g., non-combustible base up to 6 inches, 0-5 ft clear zone).
  - b. Intermediate measure: Extension of defensible space into the 30 ft zone with material upgrades (e.g., non-combustible siding, roof-to-wall flashing, deck/fence retrofits).
  - c. Comprehensive measure: Comprehensive hardening and defensible space management equivalent to CWRC standards, even when not required.
2. Interior Fire Sprinkler Systems (+2 to +4 Points) – Recognizes the significant public benefit of containing fires at the source and protecting adjacent properties.
  - a. Voluntary installation of interior sprinklers in residences below the required building code square footage threshold (currently 6,000 sq. ft., soon to be reduced to 4,500 sq. ft.).
3. Historic Structure Hardening (+1 to +3 Points) – Incentivizes proactive work to prevent loss of historic resources before deterioration makes intervention impossible.
  - a. Positive points awarded where property owners of existing historic structures install fire-resilient measures (e.g., non-combustible wainscot, vent screening, flashing) while preserving historic materials in compliance with Secretary of the Interior Standards.

Staff has attached a Potential Positive Point Opportunities table for Commissioner review and are requesting feedback on the proposed point values.

### **Next Steps**

Commissioner feedback will help refine a draft rubric to be presented with the Building Department at a work session with Town Council on October 28<sup>th</sup>. Staff will also return with options for addressing historic property hardening and for clarifying the relationship between Policy 5R and defensible space requirements already captured in [Policy 22A](#) and [Policy 48A](#).

### **Questions for the Commission**

1. Does the Commission believe Policy 5R should be amended to remove penalties for CWRC-compliant noncombustible materials (e.g. metal, fiber cement, masonry)?
2. Does the Commission agree new positive points should be created for CWRC-compliant construction, or should penalties simply be removed?
3. Should incentives be provided for historic structures where structure hardening materials are allowed while maintaining conformance with the Secretary of Interior Standards? How should exemptions for historic properties be structured to balance preservation and fire safety?
4. Does the Commission agree positive points should be awarded for the voluntary implementation of CWRC standards (i.e., for buildings and situations not required to conform with the CWRC)?
5. Does the Commission agree a phased approach for positive points to incentivize retroactive implementations is a good stepping-stone for CWRC compliance?
6. Does the Commission agree that positive points should be awarded for interior fire sprinkler systems that are installed in residences below the required square footage threshold of the Building Code?
7. Does the Commission have any additional comments?

## Material Details and Comparison Table

Below is a comparative table with material/system options, how they align with CWRC structure hardening requirements, and their practical implementations in Breckenridge.

| Material / System   | CWRC Alignment & Code Role   | Benefits in Breckenridge  | Challenges & Tradeoffs  | Recommended Uses / Details   |
|---|--|---|---|--|
| <b>Insulated Concrete Forms (ICF) / Reinforced Concrete Shell</b>   | Meets Class 2 hardening for walls and structural elements — inherently noncombustible. In high hazard zones, all structural walls must resist ignition   | Excellent durability, thermal mass mitigates temperature swings, robust resistance to embers and radiant heat           | Cost premium, heavier structure (foundation costs, seismic design), detailing for insulation and moisture control is complex                                  | Use for primary structural shell; combine with fire-resistant exterior finishes  |
| <b>Compressed Earth Blocks / Lime Stabilized- Earth / Rammed Earth</b>  | May satisfy noncombustible / mass wall requirements if properly stabilized and protected; but must prove ignition resistance and durability under CWRC criteria  | Low embodied carbon, strong thermal inertia, aesthetic fit with mountain materials                                      | Moisture infiltration risk, contractor expertise required, weather sealing, freeze/thaw cracking  | Use as infill or nonbearing walls or secondary components where permitted; pair with rigid base coating or firebarrier layers    |
| <b>Masonry / Brick / CMU / Stone</b>  | Meets noncombustible wall requirements for Class 2 zones (exterior walls). Also works well for chimneys, retaining walls, foundation veneers   | Very durable, low maintenance, excellent in snow and freeze conditions, visual compatibility with local architecture    | Heavier structure, cost, detailing at corners, movement joints, proper ties to structural backup  | Use for façade cladding, chimney, foundation / skirting, accent walls; ensure masonry ties and structural backing                |
| <b>Metal Roofing &amp; Metal Structural Components</b>  | Metal roof is explicitly required or strongly recommended by many WUI and wildfire codes as noncombustible roofing (roofing is among the first Class 2 demands)  | Excellent ember resistance, long life, minimal maintenance, good under snow sheds                                       | Noise during storms, thermal bridging, flashing and fastener corrosion, integration with snow guards  | Use standing seam metal roof; pair with fire-rated underlayment, noncombustible gutters, metal fascia                            |
| <b>Noncombustible / Fire-Rated Cladding &amp; Sheathing (e.g. fiber-cement [Hardie], MgO boards, fire-rated metal panel, stone veneer over fire resistive backup)</b> | Cladding is regulated by CWRC, especially for walls and eaves. In high hazard zones, exterior walls must meet ignition resistance criteria. Fiber-cement qualifies as noncombustible when tested to ASTM E136, aligning with CWRC Class 2 exterior wall requirements | Slim profile retrofit options, good aesthetics, compatibility with modern insulation assemblies                         | Some “noncombustible” boards can delaminate if water intrusion, fastening vulnerabilities, thermal expansion, cost and supply issues                          | Use for exterior walls, soffits, eaves, accessory structures. Ensure proper flashing, sealants, layering for rainscreen drainage |
| <b>Ignition-Resistant Composite/Engineered Wood Siding (e.g. LP SmartSide)</b>  | Permitted where CWRC allowed ignition-resistant exterior walls (Class 2) in place of noncombustible – only when the product/assembly is test and listed to a WUI standard  | Familiar wood appearance, light weight, easy to work in cold weather. Can achieve WUI compliance, broad contractor base | Fundamentally combustible – performance depends on the tested assembly and detailing; edges/joints, penetrations and back vented cavities must be per listing | Use for exterior walls, soffits, eaves, accessory structures. Ensure installation follows listing for detailing                  |

## Potential Positive Point Opportunities

**Purpose:** To incentivize voluntary retrofits and proactive installations of wildfire-resistant features beyond CWRC triggers. These positive points are modeled after Policy 24R (Historic Preservation) and intended to encourage early adoption, retrofits, and special applications in the Historic District.

### 1. Structure Hardening & Defensible Space (Retroactive Incentives)

| Checklist Item  | Point Range | Notes  |
|---|-------------|--|
| <b>Basic Measures:</b> <i>Noncombustible 0-5 ft zone (gravel, rock mulch, concrete), noncombustible base at least 6" above grade, ember resistant vent screening</i>  | +2          | Entry-level improvements focused on immediate ignition zone                |
| <b>Intermediate Measures:</b> <i>Defensible space extended to 30 ft (tree spacing, shrub thinning, ladder fuel removal), upgrade of siding/soffits to ignition-resistant or noncombustible materials, fire-rated deck/fence retrofits</i> | +4          | Mid-tier package improving both site and structure                         |
| <b>Comprehensive Measures:</b> <i>Full structure hardening (Class 2 CWRC standard) with site management across all ignition zones (0-100 ft), roof-to-wall flashing, noncombustible decking, ember -resistant attic vents</i>             | +6          | Equivalent to full CWRC standard voluntarily applied prior to code trigger |

### 2. Voluntary Fire Sprinkler Systems (Interior Protection)

| Checklist Item  | Point Allocation | Notes  |
|---|------------------|--|
| Residential units voluntarily installing interior fire sprinkler systems below current code threshold (under 6,000 sq. ft., soon 4,500 sq. ft.) | +2 to +4         | Credit proportional to system scale, coverage and whether full remodel, or just addition; recognized enhanced safety benefit to residents and adjacent structures. |

### 3. Historic Property Hardening (balancing Preservation & Safety)

| Checklist Item   | Point Allocation | Notes  |
|--|------------------|--|
| Selective retrofits on historic structures (ember screening, noncombustible wainscot, flashing) while maintain contributing features   | +1               | Must comply with Secretary of the Interior Standards                                   |
| Broader integration of structure hardening in historic property (e.g., fire-rated roofing or siding substitutions, attic vent retrofits) while retaining character-defining features | +2               | Staff review required for compliance with historic structures.                         |
| Full structure hardening package applied to historic property, maintain contributing resource status while significantly reducing fire risk  | +3               | Reserved for exceptional projects balancing cultural preservation with fire resiliency |



# Memo

**To:** Breckenridge Planning Commission  
**From:** Chris Kulick, Assistant Director of Community Development  
**Date:** October 1, 2025 (For the October 7, 2025 Meeting)  
**Subject:** Approved Class D Majors Quarterly Report (Q3 2025)

## BACKGROUND

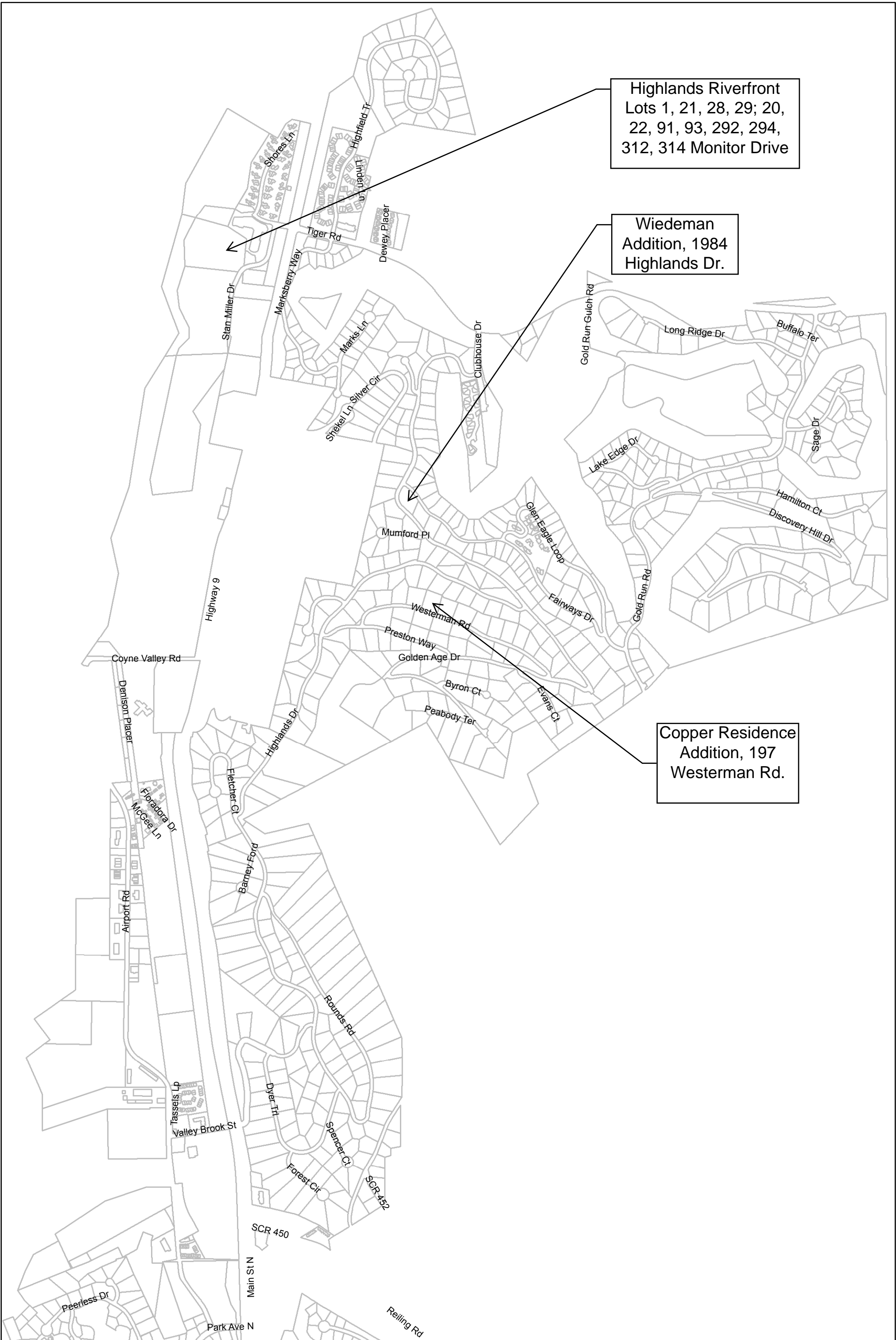
Effective January 1, 2014, Section 9-1-18-4-1 of the Breckenridge Development Code authorized the Director to review and approve Class D Major applications for single family or duplex structures outside of the Conservation District administratively without Planning Commission review. For an application to be classified as a Class D Major development permit, the property must have a platted building or disturbance envelope and warrant no negative points under Section 9-1-19 Development Policies. Staff regularly reports recently approved Class D Major development permits to the Planning Commission.

We have included a list of the Class D Major development permits that have been approved for the **third quarter of 2025**.

If you have any questions about these applications, the reporting, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.

| Plan Number  | Address               | Project Name                | Description  | Approval Date     | Planner     |
|--------------|-----------------------|-----------------------------|--|-------------------|-------------|
| PL-2025-0155 | 197 Westerman Rd.     | Copper Residence Addition   | Construct a 1,190 sq ft addition to an existing single family residence.   | July 16, 2025     | Clif Cross  |
| PL-2025-0179 | 91 & 93 Monitor Dr.   | Highlands Riverfront Lot 21 | A new 3,992 sq. ft. deed-restricted duplex, each side with 3 bedrooms and 2 bathrooms.   | July 30, 2025     | Ellie Muncy |
| PL-2025-0180 | 312 & 314 Monitor Dr. | Highlands Riverfront Lot 29 | A new 7,316 sq. ft. duplex, each side to have 5 bedrooms and 4.5 bathrooms, and outdoor gas fire pit and a gas grill.  | July 31, 2025     | Ellie Muncy |
| PL-2025-0187 | 1984 Highlands Dr.    | Wiedeman Addition           | A 574 sq. ft. addition to an existing single family residence. The addition will increase the bedroom count from 4 to 5, and the bathroom count from 4.5 to 5.5. | July 31, 2025     | Ellie Muncy |
| PL-2025-0233 | 292 & 294 Monitor Dr. | Highlands Riverfront Lot 28 | A new 7,336 sq. ft. duplex; each side to have 5 bedrooms and 4.5 bathrooms, an outdoor fireplace, and a gas grill.   | September 4, 2025 | Ellie Muncy |
| PL-2025-0229 | 20 & 22 Monitor Dr.   | Highlands Riverfront Lot 1  | A new 3,992 sq. ft. deed-restricted duplex, each side to have 3 bedrooms and 2 bathrooms.  | September 9, 2025 | Ellie Muncy |

|              |                   |                  |  |                    |             |
|--------------|-------------------|------------------|--|--------------------|-------------|
| PL-2025-0230 | 133 Windwood Cir. | Weijers Addition | A 1048 sq. ft. addition to an existing single family residence for a total of 3,268 sq. ft. The addition will increase the bedroom count from 4 to 6 and the bathroom count from 4 to 6. | September 17, 2025 | Ellie Muncy |
|--------------|-------------------|------------------|--|--------------------|-------------|



Highlands Riverfront  
 Lots 1, 21, 28, 29; 20,  
 22, 91, 93, 292, 294,  
 312, 314 Monitor Drive

Wiedeman  
 Addition, 1984  
 Highlands Dr.

Copper Residence  
 Addition, 197  
 Westerman Rd.



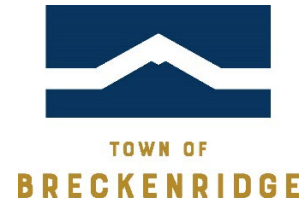
NOT TO SCALE



Weijers Addition,  
133 Windwood Cir.

# Breckenridge South





# Memo

**To:** Breckenridge Planning Commission  
**From:** Chris Kulick, Assistant Director of Community Development  
**Date:** October 1, 2025 (For October 7, 2025 Meeting)  
**Subject:** Approved Class C Subdivision Quarterly Report (Q3 2025)

Section 9-2-3-3 of the Breckenridge Subdivision Code authorizes the Director to review and approve Class C subdivisions administratively without Planning Commission review. “Administrative Review: The processing of a class C subdivision application shall be an administrative review conducted by the director. No public hearing shall be required”. (Section 9-2-3-3 B)

Class C Subdivisions are defined as follows:

“CLASS C SUBDIVISION: A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, footprint lots in conjunction with an approved master plan, and duplexes when done in accordance with a previously approved subdivision plan, site plan, development permit or site specific development plan; the modification or deletion of existing property lines resulting in the creation of no additional lots (lot line adjustment); an amendment to a subdivision plat or plan which does not result in the creation of any new lots, tracts or parcels; or the platting or modification of easements, building envelopes or site disturbance envelopes. A class C subdivision application may be reclassified by the director as either a class A or class B subdivision application within five (5) days following the submission of the completed application if the director determines that the application involves issues which make it inappropriate for the application to be processed administratively as a class C application”.

The Subdivision Code indicates that the decision of the Director on Class C Subdivisions shall be forwarded to the Planning Commission. As a result, we have included a list of the Class C Subdivisions that have been approved in the **third quarter of 2025**. If you have any questions about these applications, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.

| Plan Number  | Address                  | Project Name                             | Description  | Approval Date | Planner     |
|--------------|--------------------------|--|--|---------------|-------------|
| PL-2025-0173 | 1805 Airport Rd. Unit B1 | Goldflake Investor Warehouse Subdivision | Officially subdivide / condominiumize 3 units of B1 – B1a, B1b and B1c by filing legal plat. | July 23, 2025 | Sarah Crump |

