



Planning Commission Regular Meeting

Tuesday, January 6, 2026, 5:30 PM

Town Hall Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

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

I. CALL TO ORDER, ROLL CALL (5:30PM)

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

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

III. WORK SESSIONS (5:40PM)

- A. DARK SKY PROGRAM OVERVIEW

IV. OTHER MATTERS (6:15PM)

- A. TOWN COUNCIL SUMMARY
- B. CLASS D MAJORS Q4 2025 (MEMO ONLY)
- C. CLASS C SUBDIVISIONS Q4 2025 (MEMO ONLY)

V. ADJOURNMENT (6:30PM)

PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES

With the following changes, the November 18, 2025 Planning Commission Minutes were approved.

- Ms. Gort is referenced as “Mr. Gort”, correct to proper title.

APPROVAL OF AGENDA

With no changes, the December 2, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None.

WORK SESSIONS:

1. ICC Building Codes Educational Session

Rick Fout, Chief Building Official, and Philip Sweat, Deputy Building Official, presented an overview of the newly adopted 2024 ICC Building Codes that will be effective January 13, 2026.

Commissioner Questions / Comments:

- Mr. Giller: What is the good, the bad and the ugly in this? (Mr. Fout: Keeping the 30 percent fenestration alive, so that it is still an option for some contractors to use. If they go the route of the zero-energy ready home program, then they’ll have to do other energy positives which will allow them to get away with 30 percent fenestration. Otherwise, the standard energy code will not allow it.)
- Mr. Frechter: There’s a requirement that new construction has to be all electric and solar ready, would that require that houses be designed so that aspects of the roof planes have a certain amount of sun exposure? What if a lot has no solar exposure, what’s the point of making the house solar ready? (Mr. Fout: It’s not a requirement but a smart designer and construction team would definitely aim for it. It’s intended for the 99 percent, not the one percent unfortunately.) (Mr. Sweat: It’s a solar ready code, I’ll have to loop back with you on the specific percentage requirements, but there are exceptions built into it.)
- Mr. Leas: With infill or scraped lots, are you allowing existing gas lines to be connected to new homes? (Mr. Sweat: The requirement is for the home to be electric ready, but it does allow for the connection of a gas line. The home has to be ready to go all electric to give the owner the option in the future.)
- Ms. Gort: So, a gas stovetop would also have an outlet for an electrical connection to be easily replaced. (Mr. Fout: Correct.)
- Ms. Gort: For additions that expose the ceiling finishes and removal of interior wall, what’s the line that’s drawn there for how much is removed? (Mr. Sweat: That is something we’ve identified. We followed Red, White, & Blue’s code wording. They make the determination upon inspection on what triggers that so we leave that to them but we may add something in future code changes to clarify.)

2. Stouffer Residence Work Session, 110 S. Harris Street

Ms. Crump presented a proposal to rehabilitate and add an addition to an existing historic residence. The following specific questions were asked of the Commission:

1. Does the proposed low-pitched “transition” roof read as a form historically used in Breckenridge or does it introduce a form that is not compliant with the Character Area Standards, specifically Priority Design Standard 121?
2. Does the Commission find the space above the garage to be a “bedroom” under the development code which would require a fourth parking space?

Janet Sutterley, Architect:

The difference on the updated site plan for tonight’s meeting is that the house has moved forward 4’11” west on the lot but the historic roof massing is the same, we’ve just revised the parking solutions in the rear. We have a couple major hardships that we had to deal with and you’ll hear more about it as we move forward, hopefully. One is that we have a solar easement on the north side of the lot from the property to the north which is why nothing has been proposed on the north side of the lot. Additionally, the historic house is located centrally in the lot, not close to the street like other houses on the street, so we are constricted in the rear as to what can fit on the site. First and foremost is the parking, we have to move the Harris Street parking to the rear and have three parking spots. There is a lot going on here but keep in mind it is pushed to the back of the lot. Tonight, we’re looking at the roof massing, probably the most important aspect of the project. I’ve brought some pictures of the existing sides of the house. In 1977, they decided to put a second story over the whole historic footprint and smashed the second floor addition onto the back of the historic roof. It’s completely unsympathetic to the house and the historic district, and a monstrosity in my opinion. They cover the whole footprint to attach the two ridgelines and then turn it into a saltbox beyond that. We have the opportunity to reduce the massing and put on a new roof form that makes sense in the historic district. The challenge is we have some layering going on, with a new roof area over a historic footprint and one section that’s totally new, so it’s a little bit convoluted. We are quite certain this is the back of the original cottage on the south elevation, and we’re pretty sure that there was a one-story roof element in the rear before they added the addition, which is where we’ve chosen to redo the roofline. What we’ve done essentially, is taken off a bad non-conforming condition and are proposing to put back about half to two-thirds of the existing upper floor. So, we’re reducing the amount of roof area and floor area and perceived massing. We’re also given an opportunity to separate the historic roofline from the new roofline in the rear. I think that’s most of what we’re trying to explain to you with the site plan for how the roof works. I shaded where the existing roof is and below it is one giant blank wall that can be seen in the photographs. On this 12-foot-wide section we’re doing a north-south gable, that’s new and not part of the historic building. The footprint is not part of the historic building and what we’re proposing in the second level is also not part of the historic building. The transition roof is the low pitched roof, which worked really well because looking at the existing west elevation, the historic roof over the shed portion on the north, if we just extend the roof and plane it all out, we can meet at a ridge and go back down, so it makes a simpler roofline and transitions well between the two modules.

Larry Crispell, Applicant, (Prospective Buyer of 110 S Harris Street):

The one-story transition element is removing an ugly noncompliant two-story addition roof and replacing it with a one-story element like what was there historically and we’re going to use the historic material in the wall. This design is only possible with the cooperation of our neighbor, Tim Casey, because of the burden and easements on this property. This design also provides solar benefits to him. I think this is a great solution but some other purchaser might view it differently and just use the existing roof line and square footage. This provides a separation and emphasizes what was originally Mrs. Stouffer’s cottage that was built in the 1880s.

Commissioner Questions / Comments:

- Mr. Leas: How far did the house move? (Ms. Sutterley: 4 feet and 11 inches.)
- Ms. Propper: What benefits does Tim Casey get out of this design? (Mr. Crispell: The solar easement is to the benefit of Tim Casey's lot to the north and burdens a good portion of this lot and limits the roof height in that area. This separation over the transition module will create a net gain of solar area, even with the minor increase in height on the other ridges.) (Mr. Casey: My lot is to the north, and the previous owner owned both lots and established the easement which was to the benefit of my lot and the detriment of the other lot. We have the exclusive right to that surface and the incident of sun angle on December 21st so that the roof can only be at a certain angle and cast a certain shadow. Additionally, the removal of the parking along Harris Street is something we're a huge proponent of as well, and will leave only one remaining house with parking still on Harris Street, the corner lot.)
- Mr. Giller: I think this greatly improves the massing and does a great job of removing the 1970s addition. The low roof 2 ½ and 12 pitch elements substantially works like a connector and largely follows the existing design code. The middle visually looks like a connector from the southeast. I recognize the shed addition on the north side with the same pitch, but I think you've done a really nice job of finding the peak of the gable and making that work on the front elevation and the south elevation. I think the massing of the four modules does a great job in keeping with the historic setting. The garage on the southeast is in kind and in character in terms of massing and roof form. The new element in the center on top of where there was a structure historically is also a strong solution. (Ms. Crump: I must clarify that the proposed low-roof module will not be a "connector" as described in the Handbook.)
- Mr. Frechter: Visually I think it looks like the project we approved for Father Dyer, with two masses and a connecting roof in the middle. It definitely fits within the historic constraints.
- Mr. Smith: I agree that removing the 1977 addition and replacing it with a like pitched gable is a positive.
- Mr. Leas: I think this is a great solution. I don't see any reason why this building shouldn't move the 4 feet and 11 inches because even if it does it's not going to be out in front of the adjacent properties and it alleviates a portion of the parking problem in the rear.
- Ms. Gort: This is really nice and nicely highlights the original building.
- Mr. Guerra: Priority Design Standard 121 mentions that new construction should use roof pitches that were used historically. Does this transition roof with this 2 ½ and 12 pitch match a historic roof pitch? (Ms. Sutterley: That pitch is pulled from the historic shed to the north, which we believe is the historic roof for the structure.) (Mr. Giller: You see that roof pitch often on small shed roof additions that are low pitch in the District.) What is the pitch of the porch, would it be possible to match that? (Ms. Sutterley: It's definitely steeper but I'd have to check. Keep in mind the low pitch roof could be a different pitch but if we discover that's a historic roof, which I think it is, that was the driving force there. At least for getting up to the ridgeline, coming back down can be whatever because it will not be visible.) I think this is a beautiful solution, but I just wanted to point that out to ensure that we've evaluated whether this roof would be similar to those used historically and meets Priority Design Standard 121.
- Ms. Propper: I see the need to redo it, it's kind of a hodgepodge right now. Janet's comment on how the transition roof picks up from the north side and carries over, which seems to be in keeping with what was historically there, which I'm comfortable with. The additional mass in the rear will not be very visible.
- Mr. Crispell: The house is intended to be the primary residence of Merrick and Lauren Crispell, and the office above the garage will be home to his construction office. We believe the room doesn't meet the definition of a potential sleeping room, especially as a separate

structure. Considering the use of an office it makes sense to have a half bath out there rather than have someone have to trek through the snow and into the house to use the restroom.

- Ms. Sutterley: I live just down the street from this house, and we have seen so many permanent residents move out of the Historic District. Having young people living here in the historic district is very positive. The new trend, since COVID, has been home offices which this project plays into that and allowing younger permanent residents to live in the historic district.
- Mr. Frechter: When the project goes through permitting, there should be a condition not allowing a 40-amp circuit, a shower, or maybe a closet. Additionally, why not rotate the barn 90 degrees and make it another garage? (Ms. Sutterley: We hope to get three positive points for preserving historic structures, and by rotating the barn we would not be able to get three points and it would be detrimental to the historic preservation. Additionally, the east side of the barn has several interesting hatches and openings that would be sad to cut up to put in a garage door.)
- Mr. Smith: I think by definition it's not a bedroom.
- Ms. Gort: I'm kind of torn and don't want to talk real strongly one way or the other. I do feel like bonus rooms are kind of used as bedroom, and being located in a tourist area there's probably going to be people put up there. But as far as reading the code, it's not part of the dwelling unit so it wouldn't fall under the definition of a bedroom.
- Mr. Giller: I agree with Mr. Smith and I also agree with Mr. Frechter that we should add a condition preventing a 40- amp/220 volt circuit and no shower.
- Mr. Leas: I have no issues with this plan, I think it's great. I hope it moves forward.
- Mr. Guerra: I agree that per the code the bonus room/office does not meet the definition of a sleeping area. Someday someone may sleep there but that's neither here nor there.
- Ms. Propper: I don't see this as being part of a dwelling unit and I don't see it qualifying as a sleeping room.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 7:00 pm.

Susan Propper, Chair



Memo

To: Planning Commission
From: Ellie Muncy, Planner I
Date: 12/31/2025 (for 1/06/2026 work session)
Subject: Exterior Lighting Program Update

Summary

This memo includes an update on the recent exterior lighting compliance deadline of January 2, 2026 and a brief overview of the planned exterior lighting code compliance approach. This update is intended to outline the work already completed, the feedback received, and the exterior lighting compliance plan moving forward.

Background

In 2007, the Town Council adopted the existing exterior lighting code which required all lighting to be brought into compliance by July 1, 2022. That compliance date was extended to July 1, 2025, and subsequently extended with a 6-month grace period to delay enforcement until January 2, 2026. Community Development staff completed a survey of all properties for compliance, and for the past year and a half has initiated outreach efforts to raise awareness and support community members through numerous public outreach events, information releases, and one-on-one interactions to assist in bringing exterior lights into compliance. The overall community reaction to the compliance and outreach campaign for the Dark Sky Initiative has been positive. The statistics below detail the current compliance status and robust outreach efforts conducted by staff to date.

Current Exterior Lighting Compliance Statistics:

- 2,776 properties surveyed (most recent survey conducted June 2025)
 - 1,881 properties in compliance (68%)
 - Roughly 940 of these compliant properties were not originally compliant when the first survey occurred in 2024.
 - 895 properties not in compliance (32%)*

Public Outreach:

- 3 rounds of mailed notices and 3 rounds of email notices to properties still out of compliance
- 202 site visits completed
- 18 community events/pop-up booths hosted
 - 231 total event attendees
- Of the 1,619 properties we have had contact with on the compliance hotline:
 - 90% were merely seeking additional information regarding compliance
 - 2% specifically called to express support for the Dark Sky initiative
 - 8% have expressed displeasure or opposition to the Dark Sky initiative

*The current compliance statistics are based on the last Town survey done in June 2025 and have been further refined by property owners who have reached out to staff since then. Staff is confident there are more compliant properties than the above statistics reflect, as the above only reflects property owners who have self-reported or individual inspections conducted by staff. In addition, staff has spoken to roughly 1,619 property owners, most of whom are currently in the process of bringing their lights into compliance.

Staff will begin another lighting survey of Town this week before beginning enforcement which should result in a much higher number of compliant properties. Following the Town survey, staff will send out official violation letters to property owners who remain noncompliant. Property owners will have 30 days to come into compliance prior

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.

to the issuance of the first fine. Fines will be issued in accordance with the schedule defined in code section [9-12-15\(B\)](#), below. Further, staff have provided extended timelines for properties with extenuating circumstances, including those with new ownership, or have back-ordered fixtures.

1. *First observed offense: \$250.00*
2. *Second observed offense: \$500.00*
3. *Third observed offense and each subsequent observed offense: As determined by the municipal judge.*

Many people that staff have spoken to, and staff themselves, feel that the town has gotten noticeably darker and the stars are more visible. Staff have continued to do quarterly readings of sky brightness around town to monitor the ongoing changes.

Staff is available to answer any questions.



Memo

To: Breckenridge Planning Commission
From: Chris Kulick, Assistant Director of Community Development
Date: January 2, 2026 (For the January 6, 2026 Meeting)
Subject: Approved Class D Majors Quarterly Report (Q4 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.

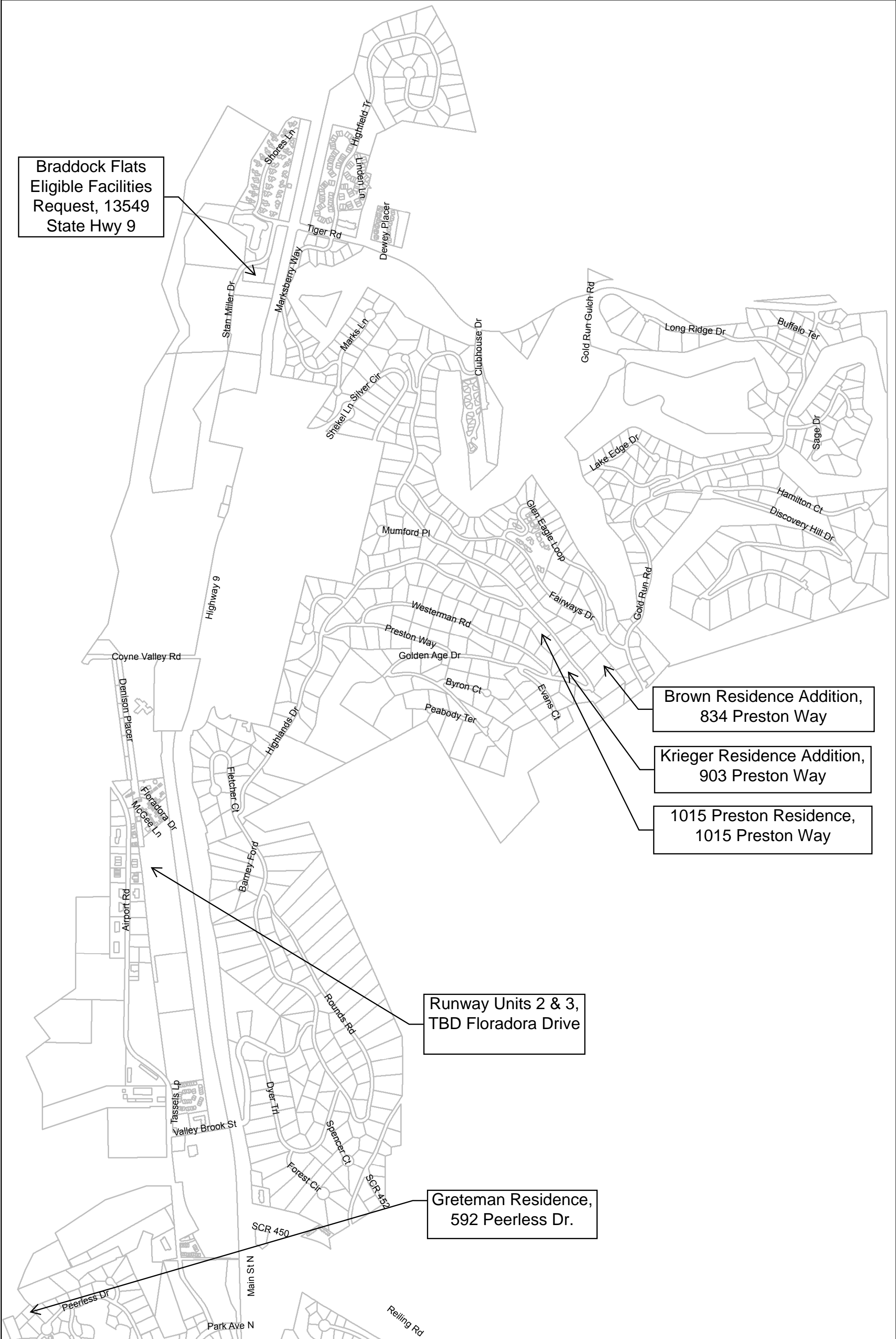
We have included a list of the Class D Major development permits that have been approved for the **fourth quarter of 2025**.

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-2025-0318	592 Peerless Dr.	Greteman Residence	A new single family residence of 6,636 sq. ft. with 5 bedrooms, 7 bathrooms, 3 car garage, 1 indoor gas fireplace, 1 outdoor gas fireplace, and 1 outdoor gas grill per REMP.	November 4, 2025	Clif Cross
PL-2025-0319	903 Preston Way	Krieger Residence Addition	A 869 sq. ft. addition to an existing single family residence with 3,310 sq. ft. of livable density and 711 sq. ft. of garage. New bedroom count will be 6, and new bathroom count will be 6.	November 11, 2025	Clif Cross
PL-2025-0338	13549 State Hwy 9	Braddock Flats Eligible Facilities Request	Eligible facilities request to replace antennas and equipment at existing wireless communications facility.	December 5, 2025	Ellie Muncy
PL-2025-0347	TBD Floradora Dr.	Runway Unit 2	A new 2,735 sq. ft. single family residence in a Master Planned subdivision, with 4 bedrooms and 3 bathrooms.	December 8, 2025	Ellie Muncy
PL-2025-0348	TBD Floradora Dr.	Runway Unit 3	A new 2,385 sq. ft. single family residence in a Master Planned subdivision, with 3 bedrooms and 2.5 bathrooms.	December 8, 2025	Ellie Muncy

PL-2025-0339	1015 Preston Way	1015 Preston Residence	A new single family residence with 5,998 sq. ft. of density. The residence will have 5 bedrooms, 8 bathrooms, a 3 car garage, 1 outdoor gas fire pit and 1 outdoor gas BBQ per REMP.	December 9, 2025	Ellie Muncy
PL-2025-0341	834 Preston Way	Brown Residence Addition	An 889 sq. ft. addition to an existing single family residence with 4,018 sq. ft. of livable density and 1,008 sq. ft. of garage. Bedroom count will increase to 5 and bathroom count will increase to 6.	December 11, 2025	Clif Cross

Braddock Flats
Eligible Facilities
Request, 13549
State Hwy 9



Brown Residence Addition,
834 Preston Way

Krieger Residence Addition,
903 Preston Way

1015 Preston Residence,
1015 Preston Way

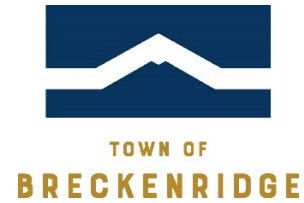
Runway Units 2 & 3,
TBD Floradora Drive

Greteman Residence,
592 Peerless Dr.



Breckenridge North





Memo

To: Breckenridge Planning Commission
From: Chris Kulick, Assistant Director of Community Development
Date: January 2, 2026 (For January 6, 2025 Meeting)
Subject: Approved Class C Subdivision Quarterly Report (Q4 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 **fourth 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-2025-0306	146 Cottonwood Cir	Dodds Replat	Revisions to site disturbance envelope limits to reduce environmental impacts. No change to primary use is proposed.	November 11, 2025	Clif Cross
PL-2025-0327	11072 State Hwy 9 Unit 20	Summit Ridge Center Plat Amendment	Revise Unit 206 condo plat to vacate common element walls, which is essential to approved conversion of unit 206 from commercial to residential use.	November 17, 2025	Sarah Crump
PL-2025-0336	415 N Park Ave	Parcel 2 Subdivision	Subdivide the existing lot into two lots. The purpose of this resubdivision is to establish Lot 8, which is a new footprint lot on the	December 8, 2025	Sarah Crump

			southwest portion of the property that encompasses the employee housing structure, to re-subdivide the remainder of Lot 1B, which is new Lot 7, and establish a reciprocal access and parking easement on a portion of the two new lots.		
PL-2025-0343	201A, B & 203A, B N Ridge Street	Ridge Street Residences Subdivision	Create a condominium plat map of Ridge Street Residences, located at: 201A, 201B, 203A, and 203B North Ridge Street. This plat map subdivides the property into common areas and four condominium units for the purpose of conveyance to individual ownership.	December 8, 2025	Sarah Crump

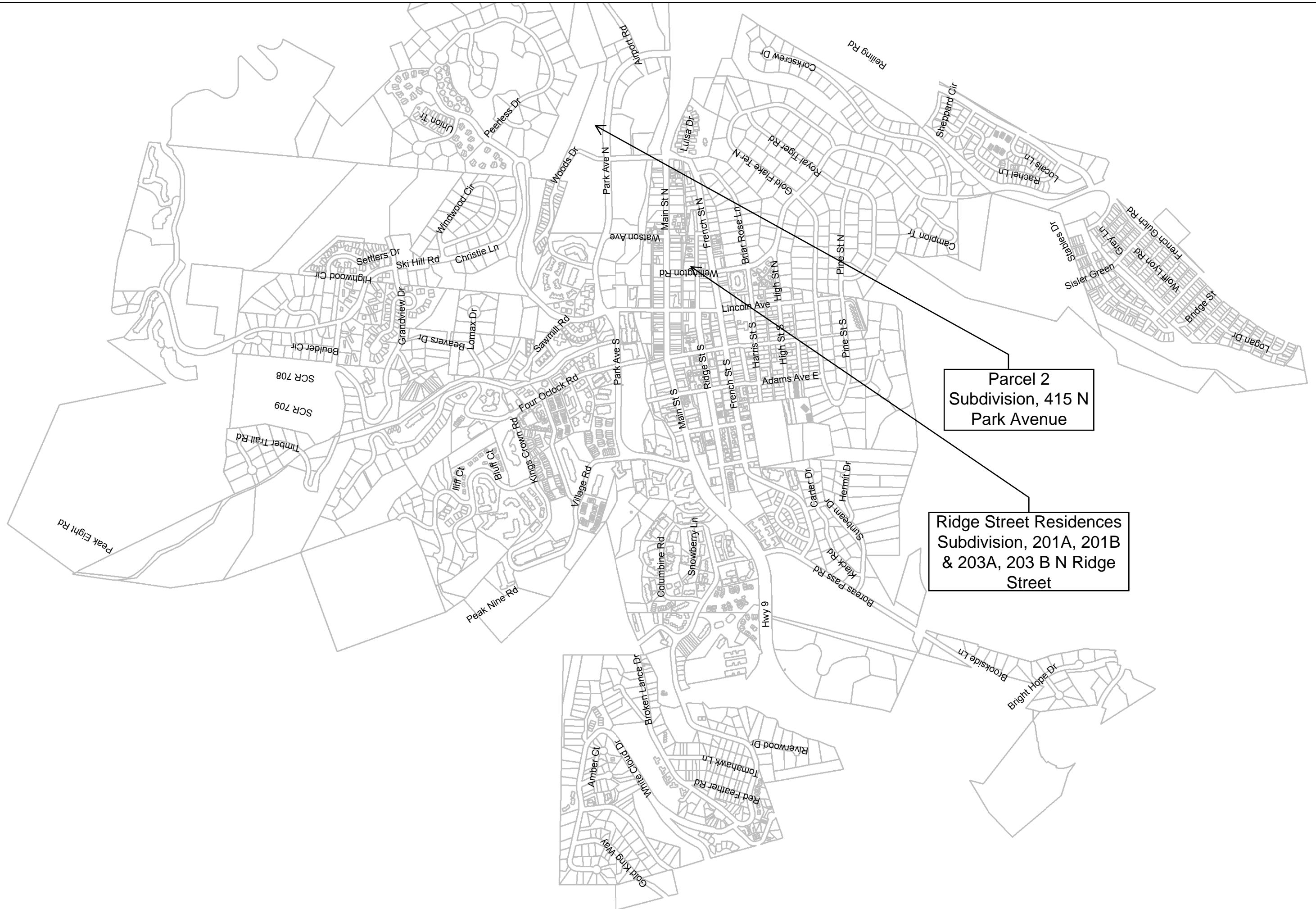


Dodds Replat, 146
Cottonwood Cir

Summit Ridge Center
Plat Amendment,
11072 State Hwy 9



NOT TO SCALE



Parcel 2
Subdivision, 415 N
Park Avenue

Ridge Street Residences
Subdivision, 201A, 201B
& 203A, 203 B N Ridge
Street

Breckenridge South

