



**TOWN OF
BRECKENRIDGE**

Town Council Regular Meeting
Tuesday, June 25, 2024, 7:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE CONDUCTS HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Join the live broadcast available by computer or phone: <https://us02web.zoom.us/j/85448888241> (Telephone: 1-719-359-4580; Webinar ID: 854 4888 8241).

If you will need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

I. CALL TO ORDER, ROLL CALL

II. APPROVAL OF MINUTES

A. TOWN COUNCIL MINUTES - JUNE 11, 2024

III. APPROVAL OF AGENDA

IV. COMMUNICATIONS TO COUNCIL

A. PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)

B. BRECKENRIDGE TOURISM OFFICE UPDATE

V. CONTINUED BUSINESS

A. SECOND READING OF COUNCIL BILLS, SERIES 2024

1. *COUNCIL BILL NO. 17, SERIES 2024 - A BILL FOR AN ORDINANCE AMENDING POLICY 3A DENSITY/INTENSITY OF THE DEVELOPMENT CODE*

VI. NEW BUSINESS

A. FIRST READING OF COUNCIL BILLS, SERIES 2024

1. *COUNCIL BILL NO. 18, SERIES 2024 - A BILL FOR AN ORDINANCE AMENDING CHAPTER 2, PUBLIC PARKS*

B. RESOLUTIONS, SERIES 2024

C. OTHER

1. *BRECKENRIDGE SOCIAL EQUITY ADVISORY COMMISSION APPOINTMENT*

VII. PLANNING MATTERS

A. PLANNING COMMISSION DECISIONS

VIII. REPORT OF TOWN MANAGER AND STAFF

IX. REPORT OF MAYOR AND COUNCIL MEMBERS

A. CAST/MMC

B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE

C. BRECKENRIDGE TOURISM OFFICE

D. BRECKENRIDGE HISTORY

E. BRECKENRIDGE CREATIVE ARTS

F. CML ADVISORY BOARD UPDATE

G. SOCIAL EQUITY ADVISORY COMMISSION

H. ARTS & CULTURE MASTER PLAN STEERING COMMITTEE

X. OTHER MATTERS

XI. SCHEDULED MEETINGS

A. SCHEDULED MEETINGS FOR JUNE, JULY AND AUGUST

XII. ADJOURNMENT

D) CALL TO ORDER, ROLL CALL

Mayor Owens called the meeting of June 11, 2024, to order at 7:00pm. The following members answered roll call: Steve Gerard, Marika Page, Jay Beckerman, Dick Carleton, Carol Saade, Todd Rankin and Mayor Kelly Owens.

II) APPROVAL OF MINUTES

A) TOWN COUNCIL MINUTES – May 28, 2024

With no changes or corrections to the meeting minutes of May 28, 2024, Mayor Owens declared they would stand approved as presented.

III) APPROVAL OF AGENDA

Town Manager Haynes added an NRO update after the Breckenridge Ski Resort Update. With no other changes or corrections, Mayor Owens declared the agenda approved as amended.

IV) COMMUNICATIONS TO COUNCIL

A) PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)

Mayor Owens opened Public Comment.
With no comments Mayor Owens closed public comment.

B) BRECKENRIDGE SKI RESORT UPDATE

Jon Copeland, COO of Breckenridge Ski Resort stated the priorities have been the employees and the community this season, and they completed the new Chair 5 lift this year. He further stated they improved guest flow at Peak 8, they completed snowmaking on time and they opened the high terrain, as well as brought back the halfpipe to Freeway. He stated they focused on the pre-arrival experience and guest experience. Copeland said they had a high return rate of staff this year, they expanded childcare for staff, and recognized tenure of employees. He stated they are working on alternative transportation options and keeping people parked after they are done skiing, and they piloted the plastic-free program, and they hosted freeride athletes this spring. Copeland stated they are working on some larger projects in the Peak 9 area, and will be supporting FIRC with a grant this summer. Also on Peak 9, they will be working on a new gondola and learning area, among other things in that area in the future. Copeland stated that for the summer all summer offerings and trails will be open this summer.

Mayor Owens thanked Copeland for their partnership in sustainability and throughout the season.

C) NATIONAL REPERTORY ORCHESTRA (NRO) UPDATE

Dave DePeters, of the National Repertory Orchestra, stated the NRO musicians are arriving this weekend, and rehearsals begin soon. He further stated 800 musicians applied for 80 positions this year. DePeters stated the theme this year is the elements of nature, and partnerships with Breck Film and free family concerts. DePeters highlighted upcoming shows and stated they obtained enough housing through Vail Resorts. He also spoke about the Symphony in the Streets program, and pop-up concerts, including in the parking garage plaza. He stated the musicians use bikes to get around Town, and they have tried to keep the concerts affordable for youth and adults.

Mayor Owens stated she appreciates the partnerships with the NRO and believes that's an important part of the mission.

V) CONTINUED BUSINESS

A) SECOND READING OF COUNCIL BILLS, SERIES 2024

1) COUNCIL BILL NO. 15, SERIES 2024 - A BILL FOR AN ORDINANCE REGULATING VEHICLE-ORIENTED DRIVE THROUGH DEVELOPMENT

Mayor Owens read the title into the minutes. Chris Kulick, Planning Manager, stated there were no changes to this ordinance from first reading.

Mayor Owens opened the public hearing.
There were no public comments, and the hearing was closed.

Council Member Rankin moved to approve COUNCIL BILL NO. 15, SERIES 2024 - A BILL FOR AN ORDINANCE REGULATING VEHICLE-ORIENTED DRIVE THROUGH DEVELOPMENT. Council Member Beckerman seconded the motion.

The motion passed 7-0.

- 2) COUNCIL BILL NO. 16, SERIES 2024 - A BILL FOR AN ORDINANCE ADOPTING AN OVERLAY ZONE AMENDING REGULATION OF TIMESHARE INTERESTS
Mayor Owens read the title into the minutes. Sarah Crump, Planner II, stated there were no substantive changes to this ordinance from first reading.

Mayor Owens opened the public hearing.
There were no public comments, and the hearing was closed.

Council Member Rankin moved to approve COUNCIL BILL NO. 16, SERIES 2024 - A BILL FOR AN ORDINANCE ADOPTING AN OVERLAY ZONE AMENDING REGULATION OF TIMESHARE INTERESTS. Council Member Beckerman seconded the motion.

The motion passed 7-0.

VI) NEW BUSINESS

A) FIRST READING OF COUNCIL BILLS, SERIES 2024

- 1) COUNCIL BILL NO. 17, SERIES 2024 - A BILL FOR AN ORDINANCE AMENDING POLICY 3A DENSITY/INTENSITY OF THE DEVELOPMENT CODE
Mayor Owens read the title into the minutes. Clif Cross, Planner I, stated this ordinance deals with the new code for vestibules allowed in the conservation district, and clarifies a density bonus for properties outside the conservation district. He further stated this ordinance would impact at least 4-5 businesses that would be interested in these changes.

Mayor Owens opened the public hearing.
There were no public comments, and the hearing was closed.

Council Member Rankin moved to approve COUNCIL BILL NO. 16, SERIES 2024 - A BILL FOR AN ORDINANCE ADOPTING AN OVERLAY ZONE AMENDING REGULATION OF TIMESHARE INTERESTS. Council Member Saade seconded the motion.

The motion passed 7-0.

- B) RESOLUTIONS, SERIES 2024
C) OTHER

VII) PLANNING MATTERS

A) PLANNING COMMISSION DECISIONS

Mayor Owens declared the Planning Commission Decisions would stand approved as presented.

B) CARTER PARK DOG PARK TOWN PROJECT HEARING

Chris Kulick, Planning Manager, reviewed the details of the design of the new Carter Park Dog Park Town Project. He further stated the main improvements are related to a fence that splits the park into two parks, the addition of crusher-fine gravel, enhancing landscaping, adding new berms by the sledding hill, and increasing the fence height. He further stated the Planning Commission recommended approval of the project as presented.

Scott Jackman, Streets and Parks Manager, stated the gravel type is recommended by the designers specific to use in this situation. Kristin Brownson, Assistant Director of Public Works, stated it's possible to add a small dog park and Mayor Owens said she thought she had heard that was something that was requested. Jackman stated a single water fountain would be accessible by all dogs in the park, and Mayor Owens agreed that was a good idea.

Mayor Owens opened the public hearing.

Debbie L'Estrange, a local resident, stated she wonders about the cost of the project, the parking issues in that area, the noise from the park, and additional traffic to that area for this use. Mayor Owens stated staff will reach out to her to discuss her concerns.

There were no additional public comments, and the hearing was closed.

Council Member Rankin moved to approve the CARTER PARK DOG PARK TOWN PROJECT. Council Member Carleton seconded the motion.

The motion passed 7-0.

VIII) REPORT OF TOWN MANAGER AND STAFF

Town Manager Shannon Haynes stated the ski area sent them invitations to join them for a hike and a lunch with the National Forest Foundation. She also stated the Town of Keystone has asked to join the Summit Combined Housing Authority which requires unanimous vote of all existing members and will require a new IGA. She further stated they are eager to participate, and reminded Council that all towns receive a portion of the housing 5A money from the authority after they pay their expenses. Council Member Rankin stated he supports this partnership.

Town Manager Haynes gave an update on the City Market purchase involving an e-delivery service on that property and there is a good chance of moving that out of the horseshoe in Tiger Dredge Parking Lot over to the City Market property.

IX) REPORT OF MAYOR AND COUNCIL MEMBERS

A. CAST/MMC

Mayor Owens stated that the Summit Stage is moving forward with the Micro Transit Pilot project, and we hope to see this in Breckenridge at some point.

B. BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION

Council Member Beckerman stated they have a meeting on Monday and they have reviewed the RFPs for the signage plan and should be able to report back at the next Council meeting.

C. BRECKENRIDGE TOURISM OFFICE

Council Member Carleton stated the annual meeting is at Town Hall on Thursday.

D. BRECKENRIDGE HISTORY

Council Member Rankin stated the next meeting is July 10th.

E. BRECKENRIDGE CREATIVE ARTS

Council Member Gerard stated there is a meeting tomorrow with the new board members.

F. CML ADVISORY BOARD UPDATE

Council Member Saade stated the annual meeting is next week, and Breckenridge will be hosting the fall district meeting.

G. SOCIAL EQUITY ADVISORY COMMISSION

Council Member Saade stated we have a meeting on Monday, and this weekend is 10 Mile Pride and we encourage everyone to attend the events.

H. ARTS AND CULTURAL MASTER PLAN STEERING COMMITTEE

Council Member Beckerman stated 12 RFPs for the master plan were received and a subcommittee will do interviews.

X) OTHER MATTERS

Council Member Carleton stated he's received comments about the number of tear-downs with large homes being built in his neighborhood and it re-ignites his passion to work on redevelopment planning. He stated it's making it less and less affordable for local families to afford to live here.

Council Member Gerard stated that with the town at 93% of capacity we'll see more and more redevelopment in the future.

Mayor Owens stated Matt Vawter of Rootstalk and Radicato won the James Beard award for Outstanding Chef of the Mountain West, which is a huge honor. Council Member Carleton stated he started in the Pro Start and CMC Culinary program.

XI) SCHEDULED MEETINGS

A) SCHEDULED MEETINGS FOR JUNE, JULY AND AUGUST

XII) ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:53pm. Submitted by Tara Olson, CMC, Deputy Town Clerk.

ATTEST:

Helen Cospolich, CMC, Town Clerk

Kelly Owens, Mayor

DRAFT

Memo



To: Town Council
From: Clif Cross, Planner II
Date: June 19, 2024 (for meeting of June 25, 2024)
Subject: Second Reading: Policy 3A Code Amendments

In the packet is a Bill for Second Reading to amend [Policy 3A: \(Absolute\) Density / Intensity](#) regarding permanent vestibules on non-historic structures within the Conservation District and to clarify a density bonus that is provided to properties outside of the Conservation District under [9-1-19-3A\(1\)\(3\)](#). Since First Reading there have been no changes to the proposed amendments. Staff supports the adoption of the Bill as drafted.

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

1 COUNCIL BILL NO. ____

2
3 Series 2024

4
5 **A BILL FOR AN ORDINANCE AMENDING POLICY 3A**
6 **DENSITY/INTENSITY OF THE DEVELOPMENT CODE.**

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

10
11 **Section 1.** That a new definition be added to section 9-1-5 and placed in
12 alphabetical order, underlined to read as follows:

13 VESTIBULE: A small permanent anteroom, or foyer, no larger than forty (40) square
14 feet, with doors in a series, leading into a commercial structure for the purpose of
15 providing a barrier between the interior and exterior conditions. Permanent vestibules
16 must comply with the Handbook of Design Standards and work harmoniously with the
17 primary structure’s exterior materials and architectural design.

18 **Section 2.** That a new subsection 6. be added to section 9-1-19-3A H., entitled
19 “POLICY 3 (ABSOLUTE) DENSITY/INTENSITY”, underlined to read as follows:

20 6. Permanent Vestibules in the Conservation District: Any commercial or mixed-
21 use structure within the Conservation District that does not meet the definition of
22 Historic Structure or Landmarked Structure, as defined in the Definitions section of
23 this Chapter, may be permitted additional aboveground square footage for the
24 installation of a permanent vestibule, even if the structure already exceeds
25 applicable density limitations. The additional square footage shall be subject to the
26 following:

27 a. Density Bonus: The additional square footage shall be the space necessary
28 for an ADA compliant door arrangement, with a maximum of forty (40) square
29 feet of additional density.

30 b. Design Standards: Vestibules shall comply with all priority policies of the
31 “Handbook of Design Standards for the Historic and Conservation Districts”
32 and work harmoniously with the primary structure’s materials and architectural
33 design.

1 c. Setbacks: No vestibule shall be built within five feet (5') of a rear or side
2 property line.

3 d. No food and beverage service, or storage, may occur within the vestibule.

4 **Section 3.** That section 9-1-19-3A: Policy 3 (Absolute) Density/Intensity,
5 subsection I. 3, be amended by deleting the language stricken and adding the language
6 underlined to read as follows:

7 3. Additional Square Footage: ~~For any single-family or duplex structure existing or~~
8 ~~for which a development permit has been issued before the date described in~~
9 ~~subsection I(1) of this section:~~ The below allowances shall apply for a single-family
10 or duplex structure for which an originating development permit was issued prior to
11 November 11, 2009 and where the below described additional square footage has
12 not been taken advantage of previously. The below allowances shall not apply to
13 any redeveloped home sites and new-build development, or any remodel or addition
14 where at least 80 percent of the structure built prior to November 11, 2009 does not
15 remain.

16 **Section 4.** This ordinance shall be published and become effective as provided
17 by Section 5.9 of the Breckenridge Town Charter.

18 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
19 PUBLISHED IN FULL this ____ day of _____, 2024. A Public Hearing shall be held at
20 the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
21 ____ day of _____, 2024, at 7:00 P.M., or as soon thereafter as possible in the Municipal
22 Building of the Town.

23
24 TOWN OF BRECKENRIDGE, a Colorado
25 municipal corporation
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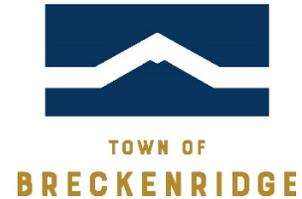
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29 By: _____
30 Kelly Owens, Mayor
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32 ATTEST:

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Helen Cospolich, CMC,
Town Clerk

ATTEST:



Memo

To: Town Council
From: Jon Dorr, Assistant Director of Recreation
Date: 6/18/2024 (for the 6/25/2024 meeting)
Subject: Amendment to Public Parks Section of Town Code (First Reading)

Summary

This memo outlines the recommendation to amend the Breckenridge Town Code related to parks to include River Park, Rotary Snowplow Park, and Prospector Park. Additionally, it outlines the rationale for removing the Riverwalk Lawn from the parks ordinance altogether to acknowledge the current and ongoing management approach which allows BreckCreate to manage bookings for the Riverwalk Lawn in association with the Riverwalk Center.

Background:

The Town of Breckenridge has continuously aimed to manage and preserve community spaces and optimize the use of public areas for the benefit of residents and visitors. With recent developments in park usage and community programming, an update to the current parks ordinance is necessary to accurately reflect these changes.

Key Changes:

1. Inclusion of New Parks:
River Park: This newly developed park offers significant recreational opportunities and green space, warranting its formal inclusion in the Town's list of parks.
Rotary Snowplow Park: Recognized for its community value and frequent use, this park will now be officially included in the Town Code.
Prospector Park: Acknowledged for its historical significance and current recreational use, this park will also be added to the list of Town Parks.
2. Reclassification of Riverwalk Lawn:
Removal from Parks Ordinance: Riverwalk Lawn will be removed from the Town Code as a park. This decision aligns with the ongoing management of the Riverwalk Lawn by BreckCreate and effectively ties its use to the existing animation and programming at the Riverwalk Center.

Conclusion:

Updating the Breckenridge Town Code to include new parks (River Park, Rotary Snowplow Park, and Prospector Park), while reclassifying Riverwalk Lawn, reflects the Town's commitment to enhancing community spaces and optimizing public resources. These changes support the goal of providing and preserving high-quality recreational spaces for all.

Staff will be available at Tuesday's work session to answer any questions.

COUNCIL BILL NO. ____

Series 2024

A BILL FOR AN ORDINANCE AMENDING CHAPTER 2, PUBLIC PARKS.

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

Section 1. That section 11-2-1 entitled "Definitions" be amended by adding the language underlined and deleting the language stricken to read as follows:

11-2-1: DEFINITIONS:

TOWN PARK: All parks and recreation areas under the jurisdiction of the town; town property designated for use by the public as general recreational open space; and recreational pathways intended for use by pedestrians or nonmotorized vehicles, unless expressly exempted. Without limiting the generality of the foregoing, the term "town park" shall apply to those town parks commonly known as "Kingdom Park", "Carter Park", "River Park", "Prospector Park" and "Rotary Snowplow Park" ~~the "Riverwalk Center Lawn"~~; the town open space area known as "Cucumber Gulch Preserve"; and the recreational pathway commonly known as the "bike path".

Section 2. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

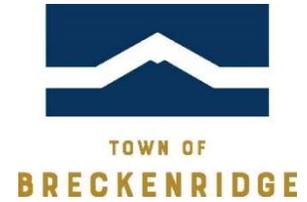
INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this ____ day of _____, 2024. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of _____, 2024, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

TOWN OF BRECKENRIDGE, a Colorado municipal corporation

By: _____
Kelly Owens, Mayor

ATTEST:

1 _____
2 Helen Cospolich, CMC,
3 Town Clerk
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5 ATTEST:
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Memo

To: Breckenridge Town Council Members
From: Flor Cruz, Community Outreach & Engagement Liaison
Date: 06/19/2024 for 6/25/2024 Town Council Meeting
Subject: Breckenridge Social Equity Advisory Commission Appointment

The Breckenridge Social Equity Advisory Commission consists of nine (9) members who are appointed by the Town Council. The Commission has a single vacancy that occurred in April 2024 when Commissioner Eliana Crabb resigned.

The commission vacancy was advertised in English and Spanish in a variety of locations, including on the Town website, in the Summit Daily News, on social media channels, and through local organizations such as Mountain Dreamers, FIRC, Summit County Community That Cares Group, Colorado Mountain College and Building Hope. We received nine (9) applications.

The selection committee for the Commission consisted of Jordan Burns, who serves as the Commission Chair, along with Carol Saade, Isaura Cirillo, and Flor Cruz. After carefully reviewing all applications, the committee conducted email interviews with all nine applicants. Following this initial round, four candidates were selected for a second interview. Based on the evaluations, the Social Equity Advisory Commission strongly recommends Ujala Vatas for the open commission seat and suggests that the Council appoint her. If appointed, Ujala will serve for the vacated partial term of three years.

If Council agrees with the committee recommendation, an appointment may be made by motion during the Regular meeting. A sample motion follows:

Motion: "I move that we affirm the recommendation made by the Breckenridge Social Equity Advisory Commission and appoint Ujala Vatas as a member of the Commission for a duration of three years, beginning in July 2024."

Social Equity Advisory Commission Application

The Breckenridge Social Equity Advisory Commission is seeking to fill one vacant position. This commission plays a crucial role in raising awareness about diversity and equity within the community. Its primary responsibility is to provide guidance to the Breckenridge Town Council regarding various initiatives, policies, and programs designed to inclusively serve and engage all community members. The Commission's overarching goal is to advance a perspective of social equity that encompasses factors such as race, ethnicity, religion, age, national origin, sexual orientation, disability, socioeconomic status, and gender identity.

If you're interested in joining, please note that applicants should currently reside or work in the Upper Blue Basin area and have maintained their residence or employment in the region for at least one year. We look forward to your participation!

Name:*

Ujala Vatas

Briefly describe your interest in the Breckenridge Social Equity Advisory Commission:

My parents have always emphasized the need to give back to your community and the importance of supporting those who do not always have a voice. This is something I am also trying to instill in my young children. As a minority living in this community for 12+ years, I wholeheartedly agree with BSEAC's mission to ensure this community is inclusive and provides opportunities for all to thrive. Our community as a whole benefits this.

Briefly describe how your background will add to the ability of this commission to advance equity in the community. *

I moved to the US as a pre-teen with parents who did not speak the language or understand the customs. I watched my parents work long hours to ensure they provided my brother and I with every opportunity to succeed. With the love and support of my parents and our amazing community, I did. I understand first hand the need for a supportive and equitable environment in a community and its direct impact on the underprivileged/underrepresented community members to succeed.

How do you define Equity?*

My definition of equity means recognizing that we do not all have the same starting point in life and make adjustments for these imbalances.

Is there anything else you would like us to know about you?

Social Equity Advisory Commission

Supplemental Questions

NAME: Ujala Vatas

1. Tell us about a time when you took steps to ensure that everyone (in your class, on your team, in your organization) felt included. Describe the situation, the actions you took, and the outcome.

I work as a project manager for an international company. English is a second language for many of my colleagues and our meetings occur via teleconference mostly. I was leading a team project where I noticed one member was often quiet during meetings and seemed hesitant to contribute. To ensure everyone felt included, I started by reaching out to them individually, to allow them to express interest in their thoughts and ideas. During meetings, I actively encouraged their participation, asking for their input directly and creating a supportive atmosphere where all contributions are valued. I also started assigning tasks based on each member's strengths to promote collaboration and build confidence. This led to a more cohesive team dynamic with increased engagement and diverse perspectives contributing to better project outcomes.

2. How do you think some groups of community members might be experiencing Breckenridge differently than others?

I think experiences across our community vary based on race, socioeconomic status, cultural background access to resources, time and language barrier.

Socioeconomic Status: Those with higher incomes enjoy the expensive recreational activities Breck has to offer, while lower-income residents might perceive it as less accessible or affordable.

Cultural Background: Individuals from different cultural backgrounds may have varying levels of familiarity with outdoor activities like skiing or hiking, which are popular in Breckenridge. Their experiences and perceptions of the town may be influenced by how well these activities align with their cultural preferences and traditions.

Access to Resources: Residents with reliable transportation and flexible schedules might have more opportunities to explore Breckenridge's offerings compared to those who rely on public transportation or have limited free time due to work or family obligations.

Overall, these factors contribute to a varied and nuanced perception of Breckenridge among different groups of community members, highlighting the importance of promoting inclusivity and addressing disparities to ensure that everyone can enjoy and benefit from what our town has to offer.

3. What do you think are some of the barriers our immigrant community members face, and what do you think TOB could do to remove some of these barriers?

Having grown up in a household which was low income and multilingual, I understand why a marginalized community member does not want to speak up or disturb the status quo. I think there are many members of our community who do not feel heard or recognized. The TOB should host more multicultural events to help increase exposure and sense of inclusion for our community and its members. Additionally, ToB can help build a sense of community by promoting outdoor rec access to immigrant kids and families.

4. Story where you got to learn about inclusion.

The idea of inclusion is very personal for me. As a young immigrant girl myself, my journey to experiencing inclusion was filled with twists and turns, but one particular moment stands out as a beacon of hope amidst the challenges.

I arrived in a new country with my family, filled with excitement and apprehension about what lay ahead. Everything seemed different – the language, the culture, the customs – and I often felt like a fish out of water, struggling to find my place in this unfamiliar landscape.

School was particularly daunting. Each day, I navigated the halls filled with faces that seemed so different from my own. I longed to connect, to feel a sense of belonging, but it seemed like an impossible task. I was the new kid, the outsider, and it felt like no one understood what it was like to be in my shoes.

But then, one day, everything changed. It started with a simple invitation from a classmate to join them for lunch. I hesitated at first, unsure if I would fit in, but something inside me urged me to say yes. As I sat down at the table, surrounded by a group of kids chatting and laughing, I felt a glimmer of hope flicker to life.

To my surprise, they welcomed me with open arms, eager to learn about my background and share their own stories. They didn't see me as the "new kid" or the "immigrant girl" – they saw me as a friend, a peer, an equal. In their eyes, I wasn't defined by where I came from, but by who I was as a person.

Together, we navigated the ups and downs of adolescence, supporting each other through thick and thin. And as we stood side by side, facing the challenges of growing up in a world that often felt divided, I realized that true inclusion isn't just about being accepted – it's about finding a sense of belonging, of being seen and valued for the person you are.

That moment of inclusion changed my life in ways I could never have imagined. It taught me the power of empathy, the importance of reaching out to others, and the beauty of building bridges across cultures and communities. And as I look back on my journey, I'm grateful for the friends who welcomed me with open arms and showed me that no matter where you come from, you always have a place at the table.

5. Do you provide services to community members from the Upper Blue Basin?

I volunteer at Breck El when possible but would like to increase the support of my fellow community members. This is one of the main reasons I am seeking this opportunity.



Memo

To: Breckenridge Town Council Members
From: Mark Truckey, Director of Community Development
Date: June 19, 2024
Subject: Planning Commission Decisions of the June 18, 2024 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, June 18, 2024:

CLASS A APPLICATIONS:

1. Cammett House Addition, Restoration, and ADU, 203 S. French Street, PL-2024-0064:
A proposal to construct an addition of 186 square feet above ground to the rear of the primary historic residence, complete an exterior rehabilitation, full interior remodel, and basement addition. Exterior rehabilitation and adaptive reuse of historic garage into a deed-restricted accessory dwelling unit with full interior remodel and basement addition. *Approved, see second memo.*

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS:

1. Highlands Riverfront Lot 24 Deed Restricted Duplex, 41 & 42 Monitor Drive, PL-2024-0173:
A proposal to build a new 3,992 sq. ft. duplex, Unit A with 3 bedrooms and 2 bathrooms, and Unit B with 3 bedrooms and 2 bathrooms. *Approved.*

TOWN PROJECT HEARINGS: None.

OTHER: None.

Memo

To: Town Council
 From: Sarah Crump, AICP, Planner III
 Date: June 19, 2024 (for meeting of June 25, 2024)
 Subject: Cammett House Single Family Residence - Class A Development Planning Commission Approval Summary

This Class A application proposes construction of a 186 sq. ft. above ground addition to a historic primary residential structure and exterior rehabilitation and adaptive reuse of the historic garage into a deed-restricted accessory dwelling unit with full interior remodel and basement addition. The primary structure will undergo a complete exterior rehabilitation, full interior remodel, and basement addition. The historic primary structure will keep the existing profile of the east (primary) façade. Both historic structures will be designated as Local Landmarks by ordinance. The project was found to meet all Absolute Policies of the Development Code and Priority Standards of the Handbook of Design Standards for the Historic District and was awarded a passing score of positive five (+5) points.

The Planning Commission reviewed this proposal at a Preliminary Hearing on May 7, 2024 and at a Final Hearing on June 18, 2024. The Commission approved the application with a vote of 5-0.

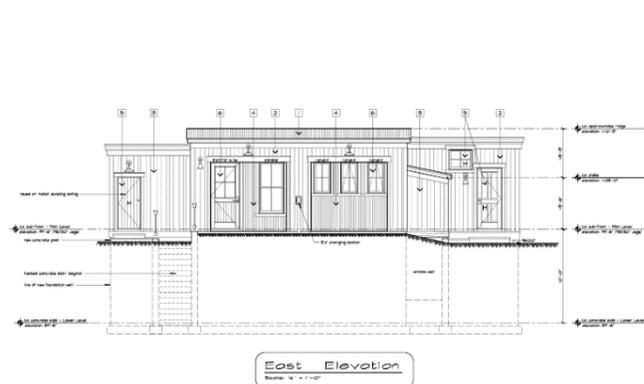
Staff will be available at the meeting to answer any questions.

Planning Commission packet and additional information here:

<https://www.townofbreckenridge.com/home/showpublisheddocument/24655/638539572779236587>



Proposed primary structure east façade.



Proposed secondary structure east façade.



Highlands Riverfront
 Lot 24 Deed
 Restricted Duplex,
 41 & 43 Monitor
 Drive



9th Amendment to the Amended Peak 7 & 8 Master Plan, 1599 Ski Hill Rd.

Cammet House Addition, 203 S. French Street

Breckenridge South

PLANNING COMMISSION MEETING

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

ROLL CALL

Mike Giller - **Absent** Mark Leas Allen Frechter Keely Ambrose – **Absent**
Ethan Guerra Elaine Gort Susan Propper

APPROVAL OF MINUTES

Ms. Propper: I have one correction in my comments about the Gondola Lots Master Plan. There were a couple of words left out. I was asking a question about dedicating land as a benefit and here is where the words were left out; dedicating land “fee simple.” That was my question.

With the noted changes, the June 4, 2024 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the June 18, 2024 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- There were no public comments and the comment period was closed.

CONSENT CALENDAR:

1. Highlands Riverfront Lot 24 Deed Restricted Duplex (EM), 41 & 43 Monitor Drive, PL-2024-0173

With no call-ups, the Consent Calendar was approved as presented.

FINAL HEARINGS:

1. Cammett House Addition, Restoration, and ADU (SVC), 203 S. French Street, PL-2024-0064

Ms. Crump presented a proposal to construct an addition of 186 square feet above ground to the rear of the primary historic residence, complete an exterior rehabilitation, full interior remodel, and basement addition. Exterior rehabilitation and adaptive reuse of historic garage into a deed-restricted accessory dwelling unit with full interior remodel and basement addition.

Commissioner Questions / Comments:

Ms. Gort: Can you explain how the final point analyses shows negative six points under policy 24R Social Community? (Ms. Crump: They received negative six points under Design Standard 23 for the removal of historic fabric. This is based on past precedent for this amount of removal of historic fabric in other projects. This point assessment is also in groups of three; negative three, negative six, negative nine. It met the threshold of at least negative three based on past precedent for other projects. They also proposed to add the skylights which is an additional negative three points; total negative six points. There is more discussion about the precedent within the preliminary hearing staff report.) Thank you.

The hearing was opened for public comment.

Ms. Anne Harris, 206 S French Street: Are there any landscaping plans? My concern is this place hasn't been mowed or weeded; it looks like a pigsty. It's not like it's just been bought and they're doing all new stuff. This is the same owner. If it is going to continue to look like that, why should it get any bigger? (Ms. Crump: There are proposed landscaping plans that show the addition of several aspen trees and several new shrubs with this application. This maybe be something that we would refer to our Community

Service Offices if upkeep of the yard is a problem. So, there are standards within the Town? Like keeping up basic maintenance or minimum something? Okay.

Mr. Truckey: It may be a nuisance provision. We would have to look at the code to see. It is not something that we enforce, like Sarah mentioned, it is something that the Community Service Officers might oversee. I do not know how bad the condition would have to get before the Town would do that. There are standards, but we do not know if these issues rise to that level.

There were no additional comments and the hearing was closed to public comment.

Mr. Frechter: Thank you to the applicant for making the changes we suggested.

Ms. Propper: I appreciate the changes.

Mr. Leas: My only comment is this looks like another very nice project, Janet, and we thank you for your work in the Town.

Ms. Propper made a motion to approve the Cammett House Addition, Restoration, and ADU, seconded by Mr. Guerra. The motion was approved 5 to 0.

PRELIMINARY HEARINGS:

1. 9th Amendment to the Amended Peak 7&8 Master Plan (SVC), 1599 Ski Hill Rd., PL-2024-0117

Ms. Crump presented a proposal to amend the Amended Peak 7&8 Master Plan to update allowed uses and create two additional planning areas, authorize density in excess of the amount currently permitted by up to 90.2 additional SFES, from a transference of density from the Gondola Lots Master Plan area to within the Peak 8 area of the Master Plan. This amendment also modifies the Parking and Traffic Requirements, Heights of Buildings, Development Plan Concept, and Vesting sections of the Master Plan in accordance with the approved Development Agreement.

Commissioner Questions / Comments:

Mr. Frechter: Thank you for pointing out all the differences. On the BOEC language, it says that making space at the BOEC is not a public benefit, so it shall be eligible for positive points. That seems like it should be classified as a public benefit to get the positive points? (Ms. Crump: They are trying to state that they're withholding the opportunity to receive positive points until the site-specific application. We can clarify the language to make it very evident that's what is happening.) Right now, it says it doesn't and wouldn't ever qualify. You might want to amend that language. (Mr. Kulick: During the Development Agreement, anything that's labeled as a public benefit is not eligible for positive points later in the master plan or at site-specific applications. There were a lot of very deliberate discussions between the applicants and Town Council. We are acknowledging while there are things that are public benefits, they are not public benefits under the Development Agreement, but are essentially committed in order to preserve their ability to earn positive points.) Could we just specifically say it is not a public benefit under the Master Plan? (Mr. Kulick: We can work with the applicant on the language. Understanding how the Code works in terms of the Development Agreement is very nuanced. If you do not have the context when looking at the Master Plan, it does read weirdly for the average person.)

Ms. Gort: I had a question about the height. It talks about the Town and the applicant shall determine the finished grades and the heights will be measured. You also mentioned One Ski Hill Place and I do not see that here as the ultimate maximum. It is a little ambiguous. Is that in there somewhere else and I cannot find it? (Ms. Crump: It is absolutely written into the Development Agreement, but we can confirm that language is in here. It is 7E;

The maximum height of buildings within Lot 4, Peak 8 Subdivision Filing #1 shall not exceed the elevation of the existing east cross gable of One Ski Hill Place.) (Mr. Kulick: If you look at the history of the amendments to the Master Plan, the language is consistent with what the goal was from the very beginning of the Master Plan. Every amendment we do have the opportunity to get smarter, be even more transparent and prescriptive of exactly how we want the height to be measured. In the latest amendment, referencing the east cross gable which was the benchmark from the previous East Peak 8 Hotel application. It was set as the absolute limit to make sure it is subordinate in terms of ridge height to One Ski Hill Place. Most of the previous East Peak 8 Hotel site was benched for parking and we previously relied on height exhibits to recreate what the natural slope would be. There is a provision that allows you to do that under the Code and we relied on that. But under the advice of our previous director, Peter Grosshuesch, that it was probably in our best interest to exactly spell it out in the Master Plan too. That is a short history on building height provisions in the master plan and we want to ensure that we are following the original intent of the Master Plan, so we have tried to make it a little more prescriptive and easier to interpret at every Master Plan amendment.) It still sounds a little ambiguous to say we are going to agree on it. (Mr. Kulick: It does but since we have updated the language that has not been an issue with more recent buildings or ones that weren't constructed. We have had height exhibits prepared. If you look at the administrative building, there is a hard cut into the slope right next to it and that is the historical slope that you can tie back to the grades at the base of the ski area that haven't been altered. That is how the finished grade map was established, that both parties have agreed to.) If the newer building will be further down the hill, are they allowed more height? (Ms. Kulick: It is recreating the natural grade when you are measuring down. That is the original intent of the Code provision under Building Height. It has been negotiated measure through time. Every time that is one of the areas that we are trying to meet the original intent. We are trying to have a definitive prescription to know how we are measuring the height. It has been an ongoing discussion between the developers, the Town Council and staff.) My next question has to do with the setbacks, is there a number for the maximum setback that I missed? (Ms. Crump: There is not a number for the setback but it refers back to a diagram from the November 14, 2023 work session with the Town Council. That exhibit is the conceptual diagram that sets the maximum that staff will compare any proposal to for setbacks.) Do any of those drawings specify a number? (Ms. Crump: There are not numbers that I am aware of.) Alright, I guess that is a concern that I have.

Mr. Leas: That will likely be a site-specific issue when the building is applied for.
Mr. Leas: I noticed that there is a concept of negative points carrying forward. Can you explain how that works to the Commissioners? I noticed a penalty for the relocation of the old Ski Hill Road which predates a lot of the buildings. What's the concept behind that so we can understand why those negative points carry on? (Ms. Crump: It goes back to the Master Plan Policy in the Development Code, Policy 39A. A provision within that allows for Master Plans that are still vested, for the point allocations to be carried forward in any amendments that occur. This was reiterated in the Development Agreement that it was allowed. So yes, the point assignments that predate developments on Peak 7 are 20 years old at this point, but because the master plan is vested the point allocations carry forward.) (Mr. Kulick: This Master Plan has extended vesting. And the original Development Agreement which allowed a lot of the provisions in the Master Plan, is what provided the original 20 years of vesting hence we are still within the vested period. Normally it would only be three years. In most applications, you would not have a situation where most of the work has been completed 10 years ago, and there's still point assignments. The provision that Sarah mentioned carries forward previous negative

points that were assigned as well as getting the benefit of positive points that were awarded years ago on the Master Plan. It is something that is discussed in the Development Agreement and is allowed by the Code.) And this applies specifically because we are amending the Master Plan? It would not apply to any site-specific application? They would have no bearing on that, correct? (Mr. Kulick: They have no bearing in the sense they wouldn't take more negative points for something that was already assigned under the Master Plan.) Sarah, you spoke on the 220 Single Family Equivalents (SFE) that remained underdeveloped? Could you clarify that? At the top of this chart, which totals 729.3 SFE. It says below are the SFEs that are proposed for the various planning areas. We are saying that there are 220 SFEs that are unused? (Ms. Crump: That is correct. The 729.3 SFE is the total allowed on all sites across the Master Plan.) Somewhere I saw a provision that would not allow any excessive foundation depth that would accommodate additional parking? I was wondering if there was a reason for that. Is it a density reason? I cannot find where I saw that in the text. (Mr. Kulick: It is really because of the ground water issue. There is a lot of water flowing through the hillside. The water will end in the Gulch which is an aquatic resource of high importance. Since day one of the Master Plan, it was important to ensure the ground water is not cutoff going to the Gulch. There are very specific depths that you can build foundations to, and we've had extensive water quality monitoring that's been required with the Development up there. And infiltration galleries for cases where there are foundations that are dug to ensure that the water that would be disrupted from those foundations still makes its way down into the Gulch. And that is really what the intent is.) I'm assuming that has been applied to all the buildings that are constructed up there? (Mr. Kulick: Yes, that has been a cornerstone of the of the plan from day one.)

The hearing was opened for public comment; there were no comments and the hearing was closed to public comment.

Mr. Leas: I'd like to commend you guys. I know there's been a lot of hard work that has gone into this.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:45 pm.

Mark Leas, Chair



TOWN OF BRECKENRIDGE
TOWN COUNCIL

Only 2 Council Members at each meeting, a third just means it needs to be posted.

The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.

Date	Meeting	Location	Time
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June 2024

Tuesday, June 25th, 2024	Second Meeting of the Month	Council Chambers	3:00 pm / 7:00 pm
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July 2024

Thursday, July 4th, 2024	4th of July Celebrations	Main Street	All Day
Tuesday, July 9th, 2024	First Meeting of the Month	Council Chambers	3:00 pm / 7:00 pm
Saturday, July 20th	Breck Create Annual Fundraising	Arts District	5:00pm - 9:00pm
Tuesday, July 23rd, 2024	Second Meeting of the Month	Council Chambers	3:00 pm / 7:00 pm

August 2024

Tuesday, Aug. 13th, 2024	First Meeting of the Month	Council Chambers	3:00 pm / 7:00 pm
Tuesday, Aug. 27th, 2024	Second Meeting of the Month	Council Chambers	3:00 pm / 7:00 pm

Other Meetings

June 25th, 2024	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
June 27th, 2024	Summit Stage Transit Board Meeting	Senior Center	8:15am
	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	NWCCOG Board Meeting	Silverthorne Office	10:00am
	RW&B Board Meeting	Main Street Station	3:00pm
	Breck Create	Town Hall	3:30pm
July 2nd, 2024	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
July 3rd, 2024	Police Advisory Committee	PD Training Room	7:30am
	Breckenridge Events Committee	Town Hall	9:00am
	Childcare Advisory Committee	Town Hall	10:00am
July 9th, 2024	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
July 10th, 2024	Breckenridge History	Town Hall	Noon
July 11th, 2024	I-70 Coalition	Keystone Policy Center	11:30am
	Upper Blue Sanitation District	Administrative Office	5:30pm
July 15th, 2024	Social Equity Advisory Commission	Town Hall	7:30am
	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
July 16th, 2024	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
July 23rd, 2024	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
July 25th, 2024	Summit Stage Transit Board Meeting	Senior Center	8:15am
	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	RW&B Board Meeting	Main Street Station	3:00pm
August 6th, 2024	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm



TOWN OF BRECKENRIDGE
TOWN COUNCIL

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The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.

Date	Meeting	Location	Time
August 7th, 2024	Breckenridge Events Committee	Town Hall	9:00am
	I-70 Coalition	Keystone Policy Center	11:30am
	Childcare Advisory Committee	Town Hall	3:00pm
August 8th, 2024	NWCCOG Board Meeting	Silverthorne Office	10:00am
	Upper Blue Sanitation District	Administrative Office	5:30pm
August 13th, 2024	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
August 19th, 2024	Social Equity Advisory Commission	Town Hall	7:30am
	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
August 20th, 2024	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
September 11th, 2024	Breckenridge History	Town Hall	Noon
TBD	Tourism Overlay District Advisory Committee Meeting		10:30am
	Transit Advisory Council Meeting		8:00am
	Water Task Force Meeting		9:30am
	QQ - Quality and Quantity - Water District		10:00am