



**TOWN OF  
BRECKENRIDGE**

**Town Council Regular Meeting**  
Tuesday, August 13, 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/87892368134> (Telephone: 1-719-359-4580; Webinar ID: 878 9236 8134).

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 - JULY 23, 2024

**III. APPROVAL OF AGENDA**

**IV. COMMUNICATIONS TO COUNCIL**

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

**V. CONTINUED BUSINESS**

- A. SECOND READING OF COUNCIL BILLS, SERIES 2024

**VI. NEW BUSINESS**

- A. FIRST READING OF COUNCIL BILLS, SERIES 2024
- B. RESOLUTIONS, SERIES 2024
1. *RESOLUTION NO. 14, SERIES 2024 - A RESOLUTION APPROVING A FIRST AMENDMENT TO THE THIRD AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT AMONG SUMMIT COUNTY, COLORADO AND THE TOWNS OF BRECKENRIDGE, DILLON, FRISCO, MONTEZUMA, SILVERTHORNE, AND KEYSTONE, COLORADO*
  2. *RESOLUTION NO. 15, SERIES 2024 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN BY AND BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO AND THE TOWN OF BRECKENRIDGE AND THE TOWN OF*

*BLUE RIVER*

3. *RESOLUTION NO. 16, SERIES 2024 - A RESOLUTION AUTHORIZING THE EXECUTION AND RECORDING OF A DENSITY SUNSET COVENANT (For the Stables Village Workforce Housing Project)*

C. OTHER

1. *BRECKENRIDGE OPEN SPACE 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 AUGUST AND SEPTEMBER

**XII. ADJOURNMENT**

**I) CALL TO ORDER, ROLL CALL**

Mayor Owens called the meeting of July 23, 2024, to order at 7:00pm. The following members answered roll call: Steve Gerard, Marika Page, Jay Beckerman, Carol Saade, Todd Rankin, Carol Saade, Dick Carleton and Mayor Kelly Owens.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – July 9, 2024**

With no changes or corrections to the meeting minutes of July 9, 2024, Mayor Owens declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Town Manager Haynes stated there were no changes to the agenda. The agenda was approved as presented.

**IV) COMMUNICATIONS TO COUNCIL**

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

Mayor Owens opened Public Comment.

Wayne Haley, a resident of Summit Cove, stated the County has a large aging population and the County's goal is to allow people to age in place. He stated he would like to continue to recreate here and he needs access to an e-mountain bike. He further stated he prefers to ride trails and not motorbike trails, which he considers a safety concern. He stated part of the solution is to allow e-mountain bike access on Town of Breckenridge trails. He further stated he met with County Open Space Department to bring the issue forward to OSAC, and we would like the Town to bring this issue forward to BOSAC as well.

Tom Liston, from Silverthorne, stated he is a mountain biker and he has aged out so he can no longer make it up the hills without an e-bike. He stated he has been working on trails for over 15 years as a volunteer, and he would like to be able to use them. He further stated the Town should be able to address concerns with mountain bikers and the USFS is considering it, and the primary resistance is OSAC and BOSAC. He stated he would like the opportunity to meet with both groups to address this.

Mindy Armstrong, a Breckenridge resident, stated the water restrictions are new to the Town, and she is a landscape contractor with properties around the County. She further stated there is nothing noted about flower gardens and baskets watering, which tend to dry out quickly. She stated she would like the policy to include the Town's flowers, including the baskets on Main Street. She also stated an officer visited her clients on Main Street last week and threatened to turn off their water if they didn't follow the new restrictions.

Dave Miller, Executive Director of Mountain Top Explorium, stated he is here to give updates on current programs. He reviewed the values of the Explorium, and stated they have been focused on childcare programs, including an expanded afterschool program. He also stated they are offering reduced-cost childcare programs, and the summer break program serves more than 100 local residents, which they hope to expand in the future. He also stated the museum is offering free access to different groups.

Carol Rockne, a Breckenridge resident, stated they had Norwegians visiting and they were impressed by Breckenridge but were shocked that Fluoride was included in the water, while it is outlawed in more than 98% of Europe. She stated she was concerned about fluoride in the water and would like Council to revisit the decision to add it.

With no additional comments Mayor Owens closed public comment. She stated the BOSAC meetings are open to the public. Mayor Owens stated hand-watering and drip systems are not part of the current restrictions for water use. She also thanked Miller for his work at the Explorium.

**B) BRECKENRIDGE TOURISM OFFICE UPDATE**

Lucy Kay, Director of the Breckenridge Tourism Office, stated lodging numbers are running down about 17% year-to-date, but Average Daily Rate is up. She stated most of

our competitive set is down similar to us, although travel is up overall. She stated the BTO is testing new creative, and changing media to more drive-market focus for now. Kay stated people seem mostly okay with the drop in overnight visitors, and the BTO will be discussing with the Board what the goal should be moving forward, and if this is enough. She also stated for 2025 the BTO will be changing its marketing strategy. Kay stated they will use the CAST survey and compare it to the BTO resident sentiment survey. She also stated the Oktoberfest volunteer site just opened for that event.

**V) CONTINUED BUSINESS**

**A) SECOND READING OF COUNCIL BILLS, SERIES 2024**

**1) COUNCIL BILL NO. 19, SERIES 2024 - AN ORDINANCE OF THE TOWN OF BRECKENRIDGE SETTING FORTH THE ANNUAL SUPPLEMENTAL APPROPRIATION FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024**

Mayor Owens read the title into the minutes. Tracey Lambert, Senior Account, 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. 19, SERIES 2024 - AN ORDINANCE OF THE TOWN OF BRECKENRIDGE SETTING FORTH THE ANNUAL SUPPLEMENTAL APPROPRIATION FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024. Council Member Gerard seconded the motion.

The motion passed 7-0.

**VI) NEW BUSINESS**

**A) FIRST READING OF COUNCIL BILLS, SERIES 2024**

**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.

**VIII) REPORT OF TOWN MANAGER AND STAFF**

Town Manager Haynes stated the Town has been discussing with Xcel to put a Natural Gas Injection Site on the old DNR property, with an agreement for one year. She asked if Council was okay with that shorter agreement. Deputy Town Manager Scott Reid stated the Town has not revegetated that parcel yet. Council Member Page asked about reaching out to the neighbors of the site. Town Manager Haynes stated they still a long-term plan, and we are not sure what they would need from the Town in the future. Council agreed to a one-year agreement with Xcel for the purpose of a Natural Gas Injection Site.

**IX) REPORT OF MAYOR AND COUNCIL MEMBERS**

**A. CAST/MMC**

Mayor Owens stated the Town is partnering with the County on a countywide hazard plan. She also stated there was a presentation from Treetop Child Advocacy Center, and it's important we continue to fund that center. Town Manager Haynes stated they were close to having to shut down, and with the help of Dave Byrd, Finance Director, they have turned it around.

**B. BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION**

Council Member Beckerman stated the meeting on July 15<sup>th</sup> started with a site visit to Toad Alley and looked at the new trail alignment. He also stated they discussed passive water treatment at Wellington Oro Plant, and they talked about the upcoming signage plan. He also stated they had the opportunity to draw in ideal trail connections on a map and have a discussion around those.

**C. BRECKENRIDGE TOURISM OFFICE**

No update.

**D. BRECKENRIDGE HISTORY**

Council Member Rankin stated the meeting discussed updated capital plans, and they discussed reimagining the Welcome Center for future renovation, as well as prioritizing historic sites.

**E. BRECKENRIDGE CREATIVE ARTS**

Council Member Gerard emphasized that the July 4<sup>th</sup> crowds seemed to leave around 2pm. Mayor Owens stated she enjoyed the culinary fundraiser and it was a successful event.

**F. CML ADVISORY BOARD UPDATE**

No update.

**G. SOCIAL EQUITY ADVISORY COMMISSION**

Council Member Carleton stated the Commission worked on the Equity Lens, and they are planning to meet with the Mayor and host a bilingual hike with BCA. He also stated there was a report about the 10 Mile Pride event, which included significant media presence and a 5-year strategic plan. He also stated the Indigenous Land Acknowledgement is still being refined. Mayor Owens acknowledged the work of Flor Cruz, Bilingual Community Outreach and Engagement Liaison, in her role.

**H. ARTS AND CULTURAL MASTER PLAN STEERING COMMITTEE**

Council Member Beckerman thanked Julia Puester for facilitating meetings while on vacation and stated staff should be able to announce who the contract was awarded to shortly.

**X) OTHER MATTERS**

Council Member Rankin stated the School District has been working on a Tiny House and he would like to see if the Town could find some property to place tiny homes built by students.

Mayor Owens stated Aubrey Ciol, Grants Administrator, has gotten the Town \$3 million in grants recently, which is a huge success. Town Manager Haynes stated Ciol is doing a good job coordinating people in different divisions to get these grants.

Mayor Owens stated Council got an email about a disc golf course, and she wanted to know how people felt about it. Mayor Owens suggested they revisit this idea in the future.

**XI) SCHEDULED MEETINGS**

A) SCHEDULED MEETINGS FOR JULY, AUGUST AND SEPTEMBER

**XII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:48 pm. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

\_\_\_\_\_  
Helen Cospolich, CMC, Town Clerk

\_\_\_\_\_  
Kelly Owens, Mayor



# Memo

**To:** Breckenridge Town Council Members  
**From:** Shannon Haynes, Town Manager  
**Date:** 8/7/2024  
**Subject:** Resolution Approving Amendment to Summit Combined Housing Authority (SCHA)  
Intergovernmental Agreement (IGA)

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## Overview

The Summit Combined Housing Authority (SCHA) was established in 2002 after Summit County Government and the Town of Silverthorne entered into an Intergovernmental Agreement. The IGA was amended in 2006 when the Towns of Breckenridge, Dillon, and Frisco were added to the group. In 2007, the Town of Montezuma was added to the IGA.

In February 2024, the Town of Keystone was established and has since asked to join the housing authority. The existing IGA requires all members to unanimously approve the addition of any new members. At the June 17<sup>th</sup> SCHA board meeting the Town of Keystone was unanimously approved to join the housing authority membership.

## SCHA Funding

Each member organization contributes a portion of collected tax revenue to cover the administrative costs of the housing authority. Also, as a reminder, in 2024 each entity contributed an additional \$90,000 towards the purchase of a new office space for the authority.

## IGA Amendments

The attached amended IGA adds the Town of Keystone to the authority membership. As a result of adding a new member, the contributions towards the housing authority's administrative costs have been adjusted. Also, Keystone is being charged \$90,000 for the acquisition of the authority's new office space.

All other aspects of the previous Amendment remain in place.

Staff will be available at the August 13<sup>th</sup> Council meeting to answer questions.

1 RESOLUTION NO. \_\_\_\_

2  
3 Series 2024

4  
5 A RESOLUTION APPROVING A FIRST AMENDMENT TO THE  
6 THIRD AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT  
7 AMONG SUMMIT COUNTY, COLORADO AND THE TOWNS OF  
8 BRECKENRIDGE, DILLON, FRISCO, MONTEZUMA, SILVERTHORNE, AND  
9 KEYSTONE, COLORADO.

10  
11 WHEREAS, Section 29-1-204.5, Colorado Revised Statutes, as amended (the  
12 "Act"), authorizes any combination of home rule or statutory cities, towns, counties, and  
13 cities and counties of the state, by contract with each other, to establish a separate  
14 governmental entity to be known as a multijurisdictional housing authority to effect the  
15 planning, financing, acquisition, construction, reconstruction or repair, maintenance,  
16 management, and operation of housing projects or programs pursuant to a  
17 multijurisdictional plan in order to provide dwelling accommodations at rental prices or  
18 purchase prices within the means of families of low or moderate income and to provide  
19 affordable housing projects or programs for employees of employers located within the  
20 jurisdiction of the authority; and

21 WHEREAS, pursuant to title 29, article 1, part 2, Colorado Revised Statutes, as  
22 amended (the "Intergovernmental Relations Statute"), and article XIV, section 18 of the  
23 State Constitution, governments may contract with one another to provide any function,  
24 service or facility lawfully authorized to each of the contracting units and any such  
25 contract may provide for the joint exercise of the function, service or facility, including  
26 the establishment of a separate legal entity to do so; and

1           WHEREAS, the County and towns have historically provided affordable housing  
2 services in the County pursuant to various authority including but not limited to the Act  
3 and Title 29, Article 4, Colorado Revised Statutes; and

4           WHEREAS, the County and the Town of Silverthorne previously entered into an  
5 Intergovernmental Agreement in 2002 ("Original IGA") in order to establish the Summit  
6 Combined Housing Authority ("Authority"); and

7           WHEREAS, the County and the Towns of Breckenridge, Dillon, Frisco and  
8 Silverthorne previously entered into a First Amended Intergovernmental Agreement  
9 ("First Amended IGA") in 2006; and

10           WHEREAS, the County, Towns of Breckenridge, Dillon, Frisco, Montezuma and  
11 Silverthorne previously entered into a Second Amended Intergovernmental Agreement  
12 ("Second Amended IGA") in 2007; and

13           WHEREAS, the County, Towns of Breckenridge, Dillon, Frisco, Montezuma and  
14 Silverthorne amended and restated the IGA by means of this Third Amended and  
15 Restated IGA ("Agreement") in 2017;

16           WHEREAS, the Town of Keystone was formed in February of 2024 and the  
17 County, Towns of Breckenridge, Dillon, Frisco, Montezuma, Silverthorne and Keystone  
18 wish to amend the Agreement ("Amendment") to include Keystone in the governance  
19 and costs of the Authority.

20           NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE  
21 TOWN OF BRECKENRIDGE, COLORADO:

22           **Section 1.** The Town Council hereby approves the First Amendment to The  
23 Third Amended and Restated Intergovernmental Agreement Among Summit County,

1 Colorado and The Towns of Breckenridge, Dillon, Frisco, Montezuma, Silverthorne, And  
2 Keystone, Colorado.

3 **Section 2.** This resolution is effective upon adoption.  
4

5 RESOLUTION APPROVED AND ADOPTED this 13<sup>th</sup> day of August 2024.  
6

7 TOWN OF BRECKENRIDGE  
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10  
11 By: \_\_\_\_\_  
12 Kelly Owens, Mayor  
13

14 ATTEST:  
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18 \_\_\_\_\_  
19 Helen Cospolich, CMC,  
20 Town Clerk  
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22 APPROVED IN FORM  
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26 \_\_\_\_\_  
27 Town Attorney                      Date  
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**FIRST AMENDMENT TO THE  
THIRD AMENDED AND RESTATED  
INTERGOVERNMENTAL AGREEMENT  
AMONG  
SUMMIT COUNTY, COLORADO AND THE TOWNS OF BRECKENRIDGE, DILLON,  
FRISCO, MONTEZUMA, SILVERTHORNE, AND KEYSTONE, COLORADO**

Providing for the establishment of the Summit Combined Housing Authority as a multijurisdictional housing authority pursuant to Section 29-1-204.5, Colorado Revised Statutes, as amended.

THIS FIRST AMENDMENT TO THE THIRD AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT (this "Agreement") is made and entered into this \_\_\_ day of July \_\_\_\_\_, among SUMMIT COUNTY, COLORADO (the "County"), a body corporate and politic and political subdivision of the State of Colorado (the "State"), and THE TOWNS OF BRECKENRIDGE, DILLON, FRISCO, MONTEZUMA, SILVERTHORNE, and KEYSTONE COLORADO (the "Towns"), home rule municipalities and political subdivisions of the State. The County and the Towns are referred to collectively herein as "the Members" or individually as "a Member."

WHEREAS, Section 29-1-204.5, Colorado Revised Statutes, as amended (the "Act"), authorizes any combination of home rule or statutory cities, towns, counties, and cities and counties of the state, by contract with each other, to establish a separate governmental entity to be known as a multijurisdictional housing authority to effect the planning, financing, acquisition, construction, reconstruction or repair, maintenance, management, and operation of housing projects or programs pursuant to a multijurisdictional plan in order to provide dwelling accommodations at rental prices or purchase prices within the means of families of low or moderate income and to provide affordable housing projects or programs for employees of employers located within the jurisdiction of the authority; and

WHEREAS, pursuant to title 29, article 1, part 2, Colorado Revised Statutes, as amended (the "Intergovernmental Relations Statute"), and article XIV, section 18 of the State Constitution, governments may contract with one another to provide any function, service or facility lawfully authorized to each of the contracting units and any such contract may provide for the joint exercise of the function, service or facility, including the establishment of a separate legal entity to do so; and

WHEREAS, the County and towns have historically provided affordable housing services in the County pursuant to various authority including but not limited to the Act and Title 29, Article 4, Colorado Revised Statutes; and

WHEREAS, the County and the Town of Silverthorne previously entered into an Intergovernmental Agreement in 2002 ("Original IGA") in order to establish the Summit Combined Housing Authority ("Authority"); and

WHEREAS, the County and the Towns of Breckenridge, Dillon, Frisco and Silverthorne previously entered into a First Amended Intergovernmental Agreement ("First Amended IGA") in 2006; and

WHEREAS, the County, Towns of Breckenridge, Dillon, Frisco, Montezuma and Silverthorne previously entered into a Second Amended Intergovernmental Agreement ("Second Amended IGA") in 2007; and

WHEREAS, the County, Towns of Breckenridge, Dillon, Frisco, Montezuma and Silverthorne amended and restated the IGA by means of this Third Amended and Restated IGA ("Agreement") in 2017;

WHEREAS, the Town of Keystone was formed in February of 2024 and the County, Towns of Breckenridge, Dillon, Frisco, Montezuma, Silverthorne and Keystone wish to amend the Agreement (“Amendment”) to include Keystone in the governance and costs of the Authority.

NOW THEREFORE the Parties agree to amend the Third Amended and Restated Intergovernmental Agreement as follows:

Section 10(b) is replaced in its entirety with:

10(b) Allocated Share. For calendar year 2024 each party shall pay its portion of the administrative budget of the Authority in the following amounts per month (such amounts being the “Allocated Share”):

- (i) Summit County \$12,000
- (ii) Breckenridge \$19,167
- (iii) Dillon \$9,250
- (iv) Frisco \$13,500
- (v) Keystone \$5,000
- (vi) Montezuma 0
- (vii) Silverthorne \$14,084

For the calendar year 2024 only the Town of Keystone shall pay a one-time contribution of \$90,000 as its contribution to the Authority’s office building and shall pay its Allocated Share commencing with the month of March. Summit County shall be credited for such amounts paid on behalf of Keystone between March and the effective date of this Amendment. Commencing with calendar year 2025, the Allocated Amount shall be determined based on the percentage of sales tax collection by each jurisdiction from September through August of the total sales tax collected in those months.

All other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, this Agreement has been executed by the Members effective as of the date set forth above.

SUMMIT COUNTY, COLORADO

By: \_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_, Clerk and Recorder

TOWN OF BRECKENRIDGE

By: \_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_, Town Clerk

TOWN OF DILLON

By: \_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_, Town Clerk

TOWN OF FRISCO

By: \_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_, Town Clerk

TOWN OF MONTEZUMA

By: \_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_, Town Clerk

TOWN OF SILVERTHORNE

By: \_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_, Town Clerk

TOWN OF KEYSTONE

By: \_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_, Town Clerk

# Memo

**To:** Mayor and Town Council

**From:** Open Space & Trail Staff

**Date:** 8/5/2024 for meeting of August 13, 2024

**Subject:** Intergovernmental Agreement with the Town of Blue River and Summit County

At the August 22, 2023 Breckenridge Open Space Advisory Commission (BOSAC) meeting, BOSAC recommended partnering with the Town of Blue River and Summit County in contributing 15% toward the purchase of the Clyde Lode property (505 Wilderness Drive) with a total purchase price of \$717,000.00. Town Council approved the expenditure on September 26, 2023 and the Summit County Board of County Commissioners (BOCC) also agreed to contribute 15%. Since then, the purchase price decreased to \$550,000.00 (3 acres, \$183,333.33/acre) therefore, the Town's 15% contribution decreased to \$82,500.00. The Town of Blue River closed on the Clyde Lode property July 30, 2024.

Staff requests Town Council approve a resolution to enter into the attached Intergovernmental Agreement (IGA) with Town of Blue River and Summit County. This agreement will secure legal public access to the Blue River Trail through the Clyde Lode and enable the Town of Breckenridge to partner with the Town of Blue River and Summit County in future management of the open space property.



1 RESOLUTION NO. \_\_\_\_

2  
3 Series 2024

4  
5 **A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT**  
6 **BETWEEN BY AND BETWEEN THE BOARD OF COUNTY COMMISSIONERS**  
7 **OF SUMMIT COUNTY, COLORADO AND THE TOWN OF BRECKENRIDGE**  
8 **AND THE TOWN OF BLUE RIVER.**  
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10  
11 WHEREAS, Blue River has recently purchased certain real property located in the  
12 County of Summit, State of Colorado more particularly described in Exhibit A (the "Property");  
13 and

14 WHEREAS, the Parties desire to obtain lands within Summit County to preserve as open  
15 space and promote recreational purposes consistent with the open space character of the  
16 Property; and

17 WHEREAS, the County and Town of Breckenridge (the "Contributing Parties") have  
18 agreed to contribute \$82,500.00 each, for a total of \$165,000.00, to assist the Town of Blue  
19 River in financing the purchase of the Property; and

20 WHEREAS, the Parties desire to enter into an agreement providing for the use and  
21 management of the Property in exchange for the Contributing Parties' financial contribution.

22 NOW, THEREFORE, in consideration of the above premises and terms and conditions  
23 contained herein, the parties agree as follows:  
24

25 **Section 1.** The Town Council hereby approves the Intergovernmental Agreement  
26 attached hereto as **Exhibit A.**

27 **Section 2.** This resolution is effective upon adoption.  
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29 RESOLUTION APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_, 2024.

30 TOWN OF BRECKENRIDGE  
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35 By: \_\_\_\_\_  
36 Kelly Owens, Mayor  
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1 ATTEST:

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7 Helen Cospolich, CMC,  
8 Town Clerk

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APPROVED IN FORM

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15 Town Attorney          Date

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**INTERGOVERNMENTAL AGREEMENT  
CLYDE LODGE OPEN SPACE PROPERTY**

This INTERGOVERNMENTAL AGREEMENT (the "Agreement") is entered into this \_\_\_ day of \_\_\_\_\_, 2024, by and between the Board of County Commissioners of Summit County, Colorado (the "County") and the Town of Breckenridge ("Breckenridge" or "Town of Breckenridge"), a municipal corporation of the state of Colorado, and the Town of Blue River ("Blue River" or "Town of Blue River"), a municipal corporation of the state of Colorado, referred to collectively as "the Parties".

**WITNESSETH:**

WHEREAS, Blue River has recently purchased certain real property located in the County of Summit, State of Colorado more particularly described in Exhibit A (the "Property"); and

WHEREAS, the Parties desire to obtain lands within Summit County to preserve as open space and promote recreational purposes consistent with the open space character of the Property; and

WHEREAS, the County and Town of Breckenridge (the "Contributing Parties") have agreed to contribute \$82,500.00 each, for a total of \$165,000.00, to assist the Town of Blue River in financing the purchase of the Property; and

WHEREAS, the Parties desire to enter into an agreement providing for the use and management of the Property in exchange for the Contributing Parties' financial contribution.

NOW, THEREFORE, in consideration of the above premises and terms and conditions contained herein, the parties agree as follows:

1. The Town of Breckenridge and the County will each contribute to the Town of Blue River \$82,500 for a total of \$165,000.00 (the "Contribution"), to reimburse the Town of Blue River for a portion of the purchase price paid to acquire the Property. The Contribution is intended to assist the Town of Blue River's financing of the purchase of the Property and does not entitle the Contributing Parties to any ownership or interest in the Property, except as to such rights as provided in this Agreement.

2. The Contribution shall be paid to the Town of Blue River within 30 days of the execution of this Agreement.

3. In exchange for the Contribution, the Town of Blue River agrees to the following:

(a) Use of the Property: Except as otherwise provided in this Agreement, the Property shall remain undeveloped as open space and be used solely for those permitted uses set forth on Exhibit B attached hereto and incorporated by this reference, such permitted uses meaning the commonly accepted definition for such terms.

(b) Trail: The purpose of the Contribution is to assist the Town of Blue River with acquisition of the Property to construct a north-south trail (the “Trail”), perfecting public access along the “Wakefield/Blue River Trail”. The Trail shall be non-motorized (except for limited motorized access for disabled users if mandated by federal or state law) and multi-use allowing General Public access, as defined below. The Parties agree to collaborate on the construction, design, signage, and maintenance of the Trail (the “Work”). The Town of Blue River agrees that it will not perform any Work without the prior express written approval of the Contributing Parties. The Parties agree to pay their Proportionate Share, as defined below, of the actual costs incurred for the Work, provided, however, nothing in this Agreement shall be interpreted as requiring the Contributing Parties to assume sole responsibility for the Work or payment of the costs related thereto. The term “Proportionate Share” shall mean the following:

<u>Party</u>	<u>Proportionate Share</u>
Town of Blue River	70%
Town of Breckenridge	15%
County	15%

(c) Public Access: The Trail will be dedicated for use by the General Public in perpetuity and remain open to the General Public subject to temporary closure for public safety or maintenance. For the purposes of this Agreement the term “General Public” means and refers to all residents and visitors of Summit County.

(d) Forest Health / Weed Management: The Parties agree to collaborate on weed management and forest health projects on the Property (“Weed Management”). The Parties agree to pay their Proportionate Share of the actual costs incurred for Weed Management, provided, however, nothing in this Agreement shall be interpreted as requiring the Contributing Parties to assume sole responsibility for Weed Management or payment of the costs related thereto.

4. The Town of Blue River agrees that if the Property is not open for open space or recreational purposes for any reason, and if such closure is not cured within thirty (30) days after written notice thereof is given by either of the Contributing Parties, or if such default shall be of the nature that it cannot be cured completely within such thirty (30) day period and the Town of Blue River has not promptly commenced work within such thirty (30) day period to cure the closure or has not thereafter proceeded with reasonable diligence and in good faith to remedy such closure, the Contributing Parties may remedy such closure by any means necessary or, alternatively, may demand that the Town of Blue River refund the Contribution to the Contributing Parties. Such refund shall include interest calculated at a rate equal to the overall percentage increase in the Denver Average Consumer Price Index, as determine by the United States Bureau of Labor Statistics, from the date of this Agreement to the date of default pursuant to this paragraph 4. In no event shall the refund be less than the amount of the Contribution.

Refund shall be made by the Town of Blue River within thirty (30) days after a written request is made by the Contributing Parties.

5. In the event the Town of Blue River desires to sell the Property, or any portion thereof, the Town of Blue River shall first send a written offer to the Contributing Parties (each an "Offer"). The Offer shall state a specified price and all terms and conditions of the proposed sale. If the Contributing Parties, either jointly or separately, desire to accept the subject Offer, then the Contributing Parties shall, within 30 days from receipt thereof, send their acceptance in writing to the Town of Blue River. If the Contributing Parties do not accept the subject Offer, then for a period of one year from the date of mailing of the subject Offer, the Town of Blue River shall be free to sell the Property, or any portion thereof, offered to the Contributing Parties at a price not less than that contained in the subject Offer subject to the provisions of this Agreement.

6. Subject to paragraph 5 above, in the event the Town of Blue River trades or conveys the Property, or any portion thereof, to any other person or entity, a trail easement shall be recorded on the Property prior to conveyance. Said easement shall be a minimum of 20' from centerline of the Trail granting non-motorized access to the General Public, to the satisfaction of the Contributing Parties. The cost of the survey work for the easement will be incurred by the Town of Blue River.

7. Subject to paragraph 5 above, in the event the Town of Blue River trades or conveys the Property, or any portion thereof, to any other person or entity, and such person or entity agrees to continue to be bound by and to use the Property in accordance with Paragraph 3 above, then the Contributing Parties understand that they will not be refunded any portion of the Contribution. Notwithstanding paragraph 6 above, if such person or entity does not agree to be bound by and to use the remainder of the Property as open space in accordance with Paragraph 3 above, then the Town of Blue River shall refund the Contribution to the Contributing Parties, together with interest calculated as provided in paragraph 4 above, within thirty (30) days after a written request for a refund is made by either Contributing Party.

8. Subject to paragraph 5 above, in the event that the Town of Blue River trades or sells the Property, or any portion thereof, to another person or entity, the Contributing Parties will not be limited in their use of any real property received in the trade by any language contained in this Agreement.

9. This Agreement shall be binding upon and inure to the benefit of the Parties, their successors and assigns. No third-party beneficiaries are created or intended to be created by this Agreement whatsoever.

10. The County will cause an executed copy of this Agreement to be recorded in the Summit County Clerk and Recorder's Office.

11. This Agreement may be modified or amended only by a duly authorized written instrument executed by the parties hereto.

IN WITNESS WHEREFORE, this Agreement is entered into the day and year first above written.

BOARD OF COUNTY COMMISSIONERS OF  
SUMMIT COUNTY, COLORAOD

\_\_\_\_\_  
Tamara Pogue, Chair

ATTEST:

\_\_\_\_\_  
Taryn Power, Clerk and Recorder

TOWN OF BLUE RIVER

\_\_\_\_\_  
, Mayor

ATTEST:

\_\_\_\_\_  
TOWN OF BRECKENRIDGE

\_\_\_\_\_  
Kelly Owens, Mayor

ATTEST:

\_\_\_\_\_  
Helen Cospolich, Town Clerk

**EXHIBIT A**

[Legal Description of Subject Property – Placeholder]

## **EXHIBIT B: USES PERMITTED**

Open Space

Open Space Accessory Uses such as Trails, Signs, Trailheads, Trail Portals

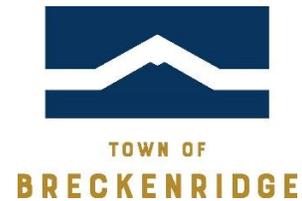
Wildfire Mitigation and Forest Health Management

Restoration & Stabilization of Historic Structures Existing On-Site

Mine Reclamation and Clean-Up

Other uses consistent with open space and trail use mutually agreed to by all Parties.





# Memo

**To:** Breckenridge Town Council  
**From:** Mark Truckey, Community Development Director  
**Date:** August 7, 2024 for the August 13 Council Meeting  
**Subject:** TDR Density Sunset Covenant Resolution for Stables Village

---

The Stables Village Town Project was approved by the Town Council on April 11, 2023 and is currently under construction. Per Town Code and adopted policies, density must be transferred to the property to account for the density associated with the Stables Village Master Plan, which is comprised entirely of deed-restricted workforce housing units.

Attached is a resolution and a density sunset covenant that will extinguish density the Town currently holds on the F Lot to account for the deed restricted housing at Stables Village.

## **JUBMP Policy Direction**

The Joint Upper Blue Master Plan (JUBMP) provides policy direction on a number of land use issues in the Upper Blue Basin. The JUBMP has been adopted by the towns of Breckenridge and Blue River and Summit County. One of the major policy discussions that occurred in the 2011 update to the JUBMP was density for affordable housing. A policy related to this issue requires the Town of Breckenridge to extinguish density it owns to account for density in new affordable housing projects.

On January 28, 2020 the Council adopted an ordinance amending the Town's Development Code as follows:

*E. Density For Employee Housing Projects: When new employee housing projects are developed within the corporate limits of the Town, the Town government may, in its sole discretion, transfer density it owns to the employee housing project at a one to one (1:1) ratio (i.e., transfer 1 development right for every 1 employee housing project units permitted to be built).*

## **Density at Stables Village and the F Lot**

The Stables Village workforce housing project contains 62.23 SFEs (Single Family Equivalents) of density. Thus 62.23 SFEs must be extinguished to account for the density on the Stables Village project.

The property that the F Lot sits on (Tract F Four Seasons of Breckenridge Village Subdivision Filing No. 2) is about 6.51 acres in size and has a total assigned density of 199 SFEs. The lot extends north of the F Lot and includes all of the Tiger Dredge Parking Lot, including the Riverwalk Center. Total built density at the Riverwalk Center is 22,690 square feet, which equates to 22.69 SFEs. Subtracting out the density associated with the Riverwalk Center, there are 176.31 SFEs of unused density remaining on the F Lot. With this resolution approval by the Council to extinguish 62.23 SFEs on the F Lot, the remaining unused density on the F Lot will be 114.08 SFEs.

## **Council Action**

The Council is asked to review the attached resolution and density sunset covenant, provide any additional direction or revisions regarding the documents, and then take action to adopt the attached resolution.

1  
2 RESOLUTION NO. \_\_\_\_\_

3  
4 SERIES 2024

5  
6 **A RESOLUTION AUTHORIZING THE EXECUTION AND RECORDING OF A**  
7 **DENSITY SUNSET COVENANT**

8 (For the Stables Village Workforce Housing Project)

9  
10 WHEREAS, pursuant to policies set forth in the Joint Upper Blue Master Plan, and in  
11 accordance with Section E of Policy 3(Absolute) (Density/Intensity) of Section 9-1-19 of the  
12 Breckenridge Town Code, the Town is required to transfer density it owns to approved  
13 attainable workforce housing projects at a 1:1 ratio (i.e., transfer one development right for  
14 every one attainable workforce housing development right permitted to be built); and

15 WHEREAS, the Town is developing a workforce housing project known as the “Stables  
16 Village Workforce Housing Project”; and

17 WHEREAS, the Town Council finds and determines it is therefore necessary and  
18 appropriate to extinguish sixty-two and twenty-three one-hundredths (62.23) single family  
19 equivalents (“SFEs”) of density from the Town’s “F Lot” property in order to account for the  
20 density being constructed at the “Stables Village Workforce Housing Project”; and

21 WHEREAS, a proposed “Density Sunset Covenant” have been prepared by the Town  
22 Attorney, a copy of which is marked Exhibit “A”, attached hereto and incorporated herein by  
23 reference; and

24 WHEREAS, the proposed Density Sunset Covenant permanently extinguishes a total of  
25 sixty-two and twenty-three one-hundredths (62.23) SFEs of density previously allocated to the  
26 Town’s F Lot property in order to account for the density that is being used to construct the  
27 “Stables Village Workforce Housing Project”; and

28 WHEREAS, the Town Council has reviewed the proposed Density Sunset Covenant,  
29 and finds and determines that it should be approved.

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

33 Section 1. The Density Sunset Covenant that is attached as Exhibit “A” to this resolution  
34 is approved, and the Town Manager is authorized, empowered, and directed to sign such  
35 documents for and on behalf of the Town. After it is signed, the approved Density Sunset  
36 Covenant shall be recorded in the real property records of the Clerk and Recorder of Summit

1 County, Colorado in order to give record notice that the Town has accounted for the density that  
2 was used to construct the “Stables Village Workforce Housing Project”.

3 Section 2. This resolution is effective upon adoption.

4 RESOLUTION APPROVED AND ADOPTED this \_\_\_ day of \_\_\_, 2024.

5  
6 TOWN OF BRECKENRIDGE

7  
8  
9  
10 By: \_\_\_\_\_  
11 Kelly Owens, Mayor  
12

13 ATTEST:  
14  
15  
16 \_\_\_\_\_  
17 Helen Cospolich, CMC,  
18 Town Clerk  
19

20 APPROVED IN FORM  
21  
22  
23 \_\_\_\_\_  
24 Town Attorney      Date  
25  
26  
27

1 EXHIBIT A

2  
3 DENSITY SUNSET COVENANT

4  
5 This Covenant (“**Covenant**”) is made \_\_\_\_\_, 2024 by the TOWN OF  
6 BRECKENRIDGE, a Colorado municipal corporation (“**Town**”).  
7

8 WHEREAS, Town owns the following described real property situate in the Town of  
9 Breckenridge, Summit County, Colorado:

10 Tract F Four Seasons of Breckenridge Village Filing No. 2 (LKA Part of Tract F)

11  
12  
13 (“**Town’s Property**”)

14 ; and

15  
16 WHEREAS, the Town’s Property is commonly known as the Town’s “F Lot” property;  
17 and

18  
19 WHEREAS, pursuant to policies set forth in the Joint Upper Blue Master Plan, and in  
20 accordance with Section E of Policy 3(Absolute) (Density/Intensity) of Section 9-1-19 of the  
21 Breckenridge Town Code, the Town is required to transfer density it owns to attainable workforce  
22 housing projects at a 1:1 ratio (i.e., transfer one development right for every one attainable  
23 workforce housing development right permitted to be built); and

24  
25 WHEREAS, the Town is developing an apartment project that includes attainable  
26 workforce housing units known as the “Stables Village Workforce Housing Project”; and

27  
28 WHEREAS, the Town Council finds and determines it is therefore necessary and  
29 appropriate to extinguish sixty-two and twenty-three one-hundredths (62.23) single family  
30 equivalents (“SFEs”) of density from the Town’s “F Lot” property in order to account for the  
31 density being constructed at the “Stables Village Workforce Housing Project”.  
32

33 NOW, THEREFORE, Town agrees as follows:

- 34  
35 1. Extinguishment of Density. Sixty-two and twenty-three one-hundredths (62.23) single  
36 family equivalents of density previously allocated to Town’s Property are forever  
37 extinguished. Following the execution of this Covenant, there will be one hundred-thirty  
38 six and seventy-seven one-hundredths (136.77) SFES of density remaining on the Town’s  
39 Property, of which twenty-two and sixty-nine one-hundredths (22.69) SFES are assigned  
40 to the existing Riverwalk Center building.  
41  
42 2. Recording; Covenant to Run With Land. This Covenant shall be placed of record in the  
43 real property records of Summit County, Colorado, and the covenants contained herein  
44 shall run with the land and shall bind the Town and all subsequent owners of Town’s

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Property, or any interest therein.

3. Town's Acknowledgment of Covenant Validity. Town agrees that any and all requirements of the laws of the State of Colorado to be satisfied in order for the provisions of this Covenant to constitute a restrictive covenant running with the land shall be deemed to be satisfied in full, and that any requirements of privity of estate are intended to be satisfied, or, in the alternative, that an equitable servitude has been created to insure that the covenant herein contained shall run with the land. This covenant shall survive and be effective as to successors and/or assigns of all or any portion of Town's Property, regardless of whether such contract, deed or other instrument hereafter executed conveying Town's Property or portion thereof provides that such conveyance is subject to this Covenant.
4. Authorization By Resolution. The execution and recording of this Covenant was authorized by Town of Breckenridge Resolution No. [REDACTED], Series 2024, adopted August 13, 2024.



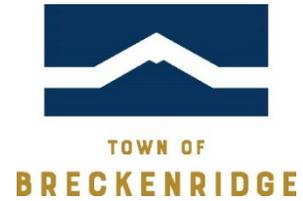
**Town Owned Remaining Density Within Town Boundaries (8/7/24)**

LOCATION	LEGAL DESCRIPTION	PPI NUMBER	ACRES	BUILT (Y/N)	LUD	Allowed Per LUD	Commercial SFES Remaining	Residential SFES remaining	COMMENTS	Additional Notes
<i>Parking Lots</i>										
Ice Rink	Blk 2 Rodeo Grounds Sub	2371-0610-05-002	23.22	Y	28	R: 10 UPA C: 1:1 FAR	0	26.33	Park (232 SFES permitted/44.73 built)-- LUD allows residential/lodging. Total of 161.09 SFES have been extinguished for several workforce housing projects.	44.73 SFES are built on the property. 63.02 SFES were extinguished from the property in 2022 to account for density transferred to Alta Verde I and the Block 11 Net Zero Apartments. 98.07 SFES extinguished on 5/14/24 to account for density associated with Vista Verde II apartments.
F Lot and Tiger Dredge Lot	Tract F Four Seasons Village Sub #2 (aka pt of Lot 85)	2211-3133-10-004	Per Plat and County, the acreage here is 7.25. Previous spreadsheet said 6.51	N	23	R: 20 UPA C: 1:3 FAR	0	136.77	22.44 SFES are attributable to the Riverwalk Center. In 2017, there was a 243 square foot dumpster enclosure built.	62.23 SFES were extinguished in August, 2024 to account for the density built at the Stables Village workforce housing project.
Wellington Lot	Lot 71,72,73,74 Bartlett and Shock Sub	2211-3132-08-006	0.45	N	19	R: 20 UPA C: 1:3 FAR	19.6 - previous sheet had 19	9	Wellington Parking Lot - Commercial SFES	
Courthouse Lot	Lot 37 Bartlett and Shock Sub w 1/2 Lot 37 and 39	2211-3131-19-003	0.14	N	18.2	R: 20 UPA C: 1:1 FAR	6.09	2.8	Courthouse Parking Lot- Town half	
East Sawmill Lot	Lot 2a, 2b Sawmill Station Square Sub #3 Amended and Shock Sub 86-90	2211-3132-07-005	1.09	N	19	R: 20 UPA C: 1:1 FAR	47.48	21.8	East Sawmill Parking Lot	
Ice House Lot	Lot 106 - 113 and 118, 119 Bartlett and Shock sub lka part Lot 106	2211-3133-01-004	0.92	N	19	R: 20 UPA C: 1:1 FAR	40.25	18.48	Ice House Parking lot and alley to Blue River plaza	
Exchange Parking Lot	Lot 23 Bartlett and Shock Sub plus Lot 3 Blk 12 Abbetts lka Lots 24 and 24a also Lots 1 and 2 Addition a resub of Lots 23 and 24 Bartlett and Shock plus Lots 1-4 Blk 12 abbetts addition	2211-3134-08-001	0.46	Y (?)	18.2	R: 20 UPA C: 1:1 FAR	20.03	9.2	Exchange Parking structure	

LOCATION	LEGAL DESCRIPTION	PPI NUMBER	ACRES	BUILT (Y/N)	LUD	Allowed Per LUD	Commercial SFES Remaining	Residential SFES remaining	COMMENTS	Additional Notes
Tonopah Lot	Lot 10, 11, 12, 13, 14, 15, 16 Blk 15 Abbetts Addition Sub	2371-0621-23-001	0.48	N	18.2	R: 20 UPA C: 1:1 FAR	20.9	9.6	La Cima/Tonopaha Parking lot	
Klack Placer parking lot	Lot 9-16 Blk 7 Abbetts Addition Sub	2371-0621-31-001	0.57	N	17	R: 10 UPA C: 1:1 FAR	0	6.27		
<b>Other Town Properties</b>										
Arts District	Arts District, Lot 1	2211-3134-58-001	0.229	Y	18-2	R: 20 UPA C: 1:1 FAR	3.74	-0.615	6,234 square feet of buildings per permit	
Arts District	Arts District, Lot 2	2211-3134-58-002	0.668	Y	18-2	R: 20 UPA C: 1:1 FAR	21.5	7.033	7,592 square feet of buildings per County	
Iowa Hill Lot 1	Iowa Hill Lots 1		26.73	N	1 and 31	R: 10 UPA C: 1:1 FAR	38.35	0	Density per annexation agreement, adjusted according to LU-31 rezoning.	
Iowa Hill Lot 3			8.41							
Riverfront area adjacent to F Lot	Pt of Lot 39 Four Seasons Village Sub #2	2371-0622-03-002	0.72	N	23	R: 20 UPA C: 1:3 FAR	10.45	26.3	Allows both residential and commercial numbers to be used.	
McCain Property	McCain (Mining Claim)	2211-1920-00-007	128.00	N	43	R: 10 UPA C: 1:1 FAR	0	0	6.39 SFES extinguished and transferred to the Pinewood II housing site in July, 2013	Water Treatment plant - governmental use - no density required
Pinewood Village	Lot 5 Blk 1 Parkway Center Sub Amended #1	2211-3120-02-004	4.10	Y	9.2	R: 10 UPA	0	34	76 SFES allowed per Master Plan, 42 used for Pinewood Village (74 units)	
Prospector Park	Lot 52 and 53 Bartlett & Shock Sub	2211-3132-08-030	0.313	N	19	R: 20 UPA C: 1:1 FAR	0	0	2.0 SFES were extinguished in January, 2015 and transferred to affordable housing at Maggie Point. 4.3 SFES transferred to Denison Placer (Blue 52) in 11/2017.	

LOCATION	LEGAL DESCRIPTION	PPI NUMBER	ACRES	BUILT (Y/N)	LUD	Allowed Per LUD	Commercial SFES Remaining	Residential SFES remaining	COMMENTS	Additional Notes
Edwin Carter Museum Property	Tracts 17A and 17B Abbetts Addition Adjustment 1143532 (Resub Tracts 17 and 18 Abbets Addition Unsubdivided)	2211-3131-00-025 and 2211-3131-00-026	0.6575	Y (1890)	18.2	R: 20 UPA C: 1:1 FAR	0	0	Carter Museum. Nine units of density extinguished on property in April, 2012 and transferred to Valley Brook housing project. The four remaining SFES were transferred to Denison Placer (Blue 52) in 2017	
Gaymon/BHA Cabin	Lot 5 Snider Addition Resub of Lot 5 and 6	2211-3132-01-003	0.430	Y	11	R: 12 UPA C: 1:3 FAR	5.26	4.32	Gaymon Cabin	Cabin is 756 square feet. Restrooms are 180 square feet. 936 square feet total have been added to remaining SFE
Parcels on Blue River near Riverwalk Center and Dredge Pond	In Bartlett and Shock Sub lka a Tract in Bartlett and Shock in Stiles Addition	2211-3133-00-001	1.56	N	19, 20, 23	19: R 20 & C 1:1 20: C 1:3 23: R 20 & C 1:3	47.5	30.15	Blue River walkway, river	Long linear parcel along river: different LUDs and different densities allowed. County says 1.74 acres.
Parking/Delivery Turnaround behind CB Potts	TR 6-77 Sec 31 Qtr 3 Sqft 9816 West of Block 7 Stiles Addition	2211-3133-00-002	0.22	N	19	R: 20 UPA C: 1:1 FAR	9.58	4.4	10 W Adams - paved area and dumpster enclosure	
Blue River behind Rounds Building	Lot 8 Rounds Sub	2211-3133-23-002	0.15	N	19	R: 20 UPA C: 1:3 FAR	0	0	Parcel mostly in the river. Document in file notes that all density transferred from this property (Lot 8, Rounds Sub) to all other lots within the Rounds Subdivision.	
Blue River plaza (central portion)	Blk 8 Stiles Addition Sub Portion of Lot 8	2211-3133-58-001	0.098 (.10)	N	19	R: 20 UPA C: 1:1 FAR	4.3 (4.26)	2 (1.98)	Blue River Plaza	
Property around Main Street Mall	In Main Street Mall Condo #1 aka Lot 8 Blk 6 Stiles	2211-3133-28-007	0.15	N	19	R: 20 UPA C: 1:1 FAR	6.53	3		
Property north of Dredge Pond	Parcel B Tiger Dredge Sub	2211-3133-30-001	0.22	N	19	R: 20 UPA C: 1:1 FAR	9.58	4.4		
Property north of Dredge Pond	Parcel A Tiger Dredge Sub	2211-3133-30-002	0.18	N	19	R: 20 UPA C: 1:1 FAR	7.84	3.6		
Klack Placer and cabin	Mining Claims	2211-3134-00-001	0.59	N	17	R: 10 UPA C: 1:1 FAR	25.7	6.49		

LOCATION	LEGAL DESCRIPTION	PPI NUMBER	ACRES	BUILT (Y/N)	LUD	Allowed Per LUD	Commercial SFES Remaining	Residential SFES remaining	COMMENTS	Additional Notes
Stillson property	Mining Claims	Tract F, Stables Villag	23.45	N	1	R: 1 Unit per 10 acres		2.35	breckenridge stables density undetermined	
Stillson property		Tract F, Stables Villag	5.84	N	15	R: 1 Unit per 20 acres		0.71	LUD indicates preferred location for affordable housing	
Carter Park	Mining Claims	2371-0621-00-001	5.74	Y	26	R: 4 UPA	0	3.57	16.8 SFE's undeveloped on this site per property file, Carter Park. 7.96 SFES extinguished to account for density at Denison Placer (Blue 52) in 2017. 5.27 SFES extinguished for density at Denison apartments.	
F&D Placer/BOEC	Mining Claims	2373-0110-00-001	38.425	N	1	R: 1 Unit per 10 acres	0	3.843	Property file says: approximately 10,800 square feet of buildings exist on the property. Approximately 6,960 square feet over density.	
<b>TOTAL REMAINING</b>								320.78	373.80	



# Memo

**To:** Mayor and Town Council  
**From:** Open Space and Trails Staff  
**Date:** August 7, 2023, for meeting of August 13, 2024  
**Subject:** Breckenridge Open Space Advisory Commission (BOSAC) Applications and Interviews

---

Duke Barlow was hired as the Open Space and Trails Manager on June 21, 2024. His vacated BOSAC position was advertised in both English and Spanish from July 12 to August 2, 2024 on the Town's website, social media, and in the Summit Daily. The selected applicant will serve the remainder of Mr. Barlow's term which ends in April 2026. There will be three seats up for re-appointment in 2026.

Staff has received nine applications. BOSAC applicants included in alphabetical order are:

Kelly Ahern  
Dan Corwin  
Dan Gietzen  
Nancy Held  
Raewyn (Rae) Moody  
Pete Naka  
Matthew Powers  
Colin Stingley  
Nancy Woods

Staff has attached the applications, letters of interest and resumes received for the Town Council's interviewing purposes.



# TOWN OF BRECKENRIDGE

## OPEN SPACE & TRAILS

Thank you for your interest in the [Town of Breckenridge's Open Space Advisory Commission \(BOSAC\)](#). Applications are being taken for one (1) open position. The position would take over an existing term that ends in April 2026.

The application period closes Friday, August 2, 2024 at 4 p.m. and interviews will be held Tuesday, August 13 with Breckenridge Town Council.

For more information on the Breckenridge Open Space Advisory Commission, including upcoming meetings and past meeting agendas, please visit [TownofBreckenridge.com](http://TownofBreckenridge.com).

**Name**

Kelly Ahern

**Physical Address**

33 Fair Fountain Green, Breckenridge, Colorado 80424

**Phone**

(970) 232-8322

**Email**

keahern@gmail.com

**Briefly describe your interest in the Breckenridge Open Space Advisory Commission.**

I believe it is important as a resident of Breckenridge to get involved in things we care deeply about. For me that is open space. I want to be a voice for community members to discuss and make decisions about the development and preservation of trails, historical sites, watersheds, and conservation areas. For the past four years I have been regularly tuning in to the monthly BOSAC meetings. While it has been extremely informative for me to listen to the meetings, I now feel a passion and drive to be an active participant of the advisory commission. It would be my goal as a commissioner to think critically about open space items by being well prepared for meetings and speaking regularly with citizens and visitors about open space issues. The current open space strategic goals are in strong alignment with my values for open space. It would be a honor to work in partnership with BOSAC, the Town of Breckenridge, and our community.

**Please describe how your background will contribute to the Breckenridge Open Space Advisory Commission, including any experience you have with the following: trail design, construction, and maintenance; forestry and fuels reduction; natural resource planning and management, including restoration and invasive weed control; wildlife; water quality and wetland health; visitor use management; and real estate or law.**

While I don't have specific professional background or experience in the above list, I am always eager to learn and seek out resources to help me better understand how these necessary elements contribute to protecting our open spaces in Breckenridge. I pride myself in my collaboration and communication skills and feel confident in my ability to learn more about all of the essential components needed to represent our community in order to meet the goals of open space growth and protection.

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

It is important for me to share that I was born and raised in Breckenridge. I have had the great fortune of growing up in this beautiful town and have experienced first hand how open space acquisition and protection has, and continues to, shape this town and the people residing in and visiting Breckenridge. I know for me, I would not be who I am today without the incredible access to the outdoors. While I have been able to benefit from the improvements and preservation of the outdoors in Breckenridge for many years, I now feel very strongly about having a seat at the table to contribute to the decision making process. I am confident that I can be an important representative for other community members in regards to open space. As a mother and elementary school teacher, it is my responsibility to be a voice for future generations to protect and preserve our current open spaces, improve and remove barriers to provide access to the outdoors for all users, and continue to work towards more avenues to educate open space users about responsible and respectful etiquette. I would hold a position on BOSAC in very high regard and thank you for considering me for the position.

**I am registered to vote in the Town of Breckenridge.**

Yes

**Please upload resume or letter of interest (optional)**



# TOWN OF BRECKENRIDGE

## OPEN SPACE & TRAILS

Thank you for your interest in the [Town of Breckenridge's Open Space Advisory Commission \(BOSAC\)](#). Applications are being taken for one (1) open position. The position would take over an existing term that ends in April 2026.

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For more information on the Breckenridge Open Space Advisory Commission, including upcoming meetings and past meeting agendas, please visit [TownofBreckenridge.com](http://TownofBreckenridge.com).

**Name**

Dan Corwin

**Physical Address**

315 Corkscrew Drive, Box 5908, Breckenridge, Colorado 80424

**Phone**

(970) 485-2200

**Email**

Dan@DCorwin.com

**Briefly describe your interest in the Breckenridge Open Space Advisory Commission.**

I like to hike & bike on our Open Space Trails, as well as volunteering for trail work. If I can help to maintain our Open Space, I'd like that opportunity. Not sure if I'm the right person for this position, but I'll let you decide after my interview.

**Please describe how your background will contribute to the Breckenridge Open Space Advisory Commission, including any experience you have with the following: trail design, construction, and maintenance; forestry and fuels reduction; natural resource planning and management, including restoration and invasive weed control; wildlife; water quality and wetland health; visitor use management; and real estate or law.**

I was a carpenter when I moved to the County back in 1978 for a number of years.

I do trail work on the volunteer days.

I do my best to remove the invasive plants from my yard, open spaces and in public areas, especially if the ground is wet and they pull easily.

I was a Realtor here for over 20 years, retiring about 3 years ago.

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

I have a fair amount of free time, but do take some vacations in the spring & fall, and then sometimes in February. Not sure if you do Zoom or Call-In meetings, but if I were out of town, I would try to attend meetings remotely.

**I am registered to vote in the Town of Breckenridge.**

Yes

**Please upload resume or letter of interest (optional)**



# TOWN OF BRECKENRIDGE

## OPEN SPACE & TRAILS

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**Name**

Dan Gietzen

**Physical Address**

281 County Road 450, Breckenridge, Colorado 80424

**Phone**

(970) 406-0381

**Email**

dgietzen@yahoo.com

**Briefly describe your interest in the Breckenridge Open Space Advisory Commission.**

please see cover letter

**Please describe how your background will contribute to the Breckenridge Open Space Advisory Commission, including any experience you have with the following: trail design, construction, and maintenance; forestry and fuels reduction; natural resource planning and management, including restoration and invasive weed control; wildlife; water quality and wetland health; visitor use management; and real estate or law.**

please see cover letter

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

please see cover letter

**I am registered to vote in the Town of Breckenridge.**

Yes

**Please upload resume or letter of interest (optional)**



[BOSAC cover letter 8-2-24.docx](#)  
15.6 KB



[Daniel F Gietzen Resume 2024.docx](#)  
3.6 MB



August 2, 2024

To: Breckenridge Town Council and staff

Re: Application for BOSAC opening

Thank you for your consideration of my application for BOSAC.

I hope that this short cover letter and attached resume will give some brief but helpful background about myself and my professional qualifications – some of which may be useful skills which may have some application to BOSAC matters.

Regarding my general background, I moved to Summit County in 1996 and I have lived in Kenington Place Townhomes for most of this time. The reason for my initial move to the County in fact, was to take a job for the Town of Breckenridge Engineering Department. Since that time, I have also worked for the Town of Silverthorne and I am currently employed by Summit County Government. Most of my career has been spent working for local governments, essentially.

I am also an avid mountain biker who rides almost daily. I know the Summit County trail system well, I've enjoyed the benefits of its ongoing evolution and now I would like to do my part to contribute towards its future.

With respect to the application question:

**Please describe how your background will contribute to the Breckenridge Open Space Advisory Commission, including any experience you have with the following: trail design, construction, and maintenance; forestry and fuels reduction; natural resource planning and management, including restoration and invasive weed control; wildlife; water quality and wetland health; visitor use management; and real estate or law.\***

Responses, bullet points:

Re: Trail Design, construction and maintenance. Worked extensively on bikepath planning, design and construction with Silverthorne. Grants also. Also working on a small connector trails / pavement marking project that will be starting at the County Commons soon. I have volunteered on occasion over the years on soft surface trail maintenance projects as well.

Re: Forestry and fuels reduction: I have general knowledge of this from prior construction projects as well as from high country homeowner general knowledge.

Re: Natural resource planning and management – and restoration. I am familiar with design and design alternatives as well as general regulatory requirements on matters such as wetlands, stormwater, and other potential environmental factors and considerations. At

one time in my career, I was responsible for conducting revegetation and site restoration inspections.

Re: Law: While I am not an attorney I am familiar with many legal documents such as contracts, MOUs, SIA's development agreements, easement agreements, indemnification agreements and many more...

I can probably add more detail, but hopefully this will give you a general idea.

Thank you again for your consideration.

Dan Gietzen

970 406 0381

281 County Road 450 – Kenington Place

# DANIEL F GIETZEN

Breckenridge, CO 80424 | (970) 406-0381 | dgietzen@yahoo.com

## Work Experience Summary

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I am a licensed Professional Engineer (PE) having over twenty-five years of work experience in civil engineering related capital improvements and infrastructure projects, primarily for local governments.

## Work History

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**Capital Projects Manager** 05/2019 to present

**Summit County Government** – Frisco, CO

- Assist with planning, design, consultant selection, RFP and bidding / interviewing processes related to new capital projects.
- Contract document preparation and administration.
- Construction oversight, budget management and project documentation
- Communication and coordination with contractors, the public, businesses and other stakeholders and service providers.

**Independent contractor** 04/2018 to 05/2019

**Mineral Hill Engineering, LLC** – Breckenridge, CO

- Construction inspection and project documentation of infrastructure improvements for private developer.
- Contract document preparation and project management of a small fire protection cisterns project for a small municipality.

**Town Engineer** 04/1997 to 01/2017

**Town of Silverthorne** – Silverthorne, CO

- Civil infrastructure projects design, review, construction management and administration. Collaborated with various departments, consultants, agencies and stakeholders throughout the planning, design and completion of municipal capital improvement projects. Checked plans and reviewed options from start of design through to final construction documents. Prepared RFPs, issued plans and bid documents and organized public bid processes. Acted as owners rep in interactions with contractors, consultants, business owners, other stakeholders and the general public. Oversaw, inspected and prepared written, photo and video project documentation of public capital improvement and maintenance projects. Managed contracts

and authorized payments. Evaluated alternates and change orders encountered during construction. Completed all other typical contract forms, notices and procedural requirements.

- Development reviews
- Floodplain management
- Worked and coordinated with other departments service providers and governmental agencies.

**Engineering Technician** 08/1996 to 04/1997  
**Town Of Breckenridge** – Breckenridge, CO

**Engineer I** 08/1994 to 07/1996  
**ERM Rocky Mountain, Inc** – Greenwood Village, CO

## Education

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**Bachelor of Science:** Civil Engineering 04/1994  
**Michigan State University** - East Lansing, MI

## Licenses / Certification

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**Professional Engineer, State of Colorado:** License# 33896, 1999

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# TOWN OF BRECKENRIDGE

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**Name**

Nancy Held

**Physical Address**

119 Powder Ridge dr, Breckenridge, Colorado 80424

**Phone**

(203) 685-7226

**Email**

nanheld19@gmail.com

**Briefly describe your interest in the Breckenridge Open Space Advisory Commission.**

Firstly, I am an avid hiker and I so appreciate well marked and maintained trails. I feel that the outdoors should be available to all regardless of fitness level. It is important to not overbuild but reserve space for all to recreate.

Many trails are multiuse trails so there needs to be cooperation among users and signage to encourage multiple users.

**Please describe how your background will contribute to the Breckenridge Open Space Advisory Commission, including any experience you have with the following: trail design, construction, and maintenance; forestry and fuels reduction; natural resource planning and management, including restoration and invasive weed control; wildlife; water quality and wetland health; visitor use management; and real estate or law.**

Although I don't have a background in trail design or construction, I have a lot of experience hiking both in this country and abroad. I have a biology background and worked as a Nutritionist during my career. My science background informs my opinions. I also appreciate the importance of data and analysis to help with decision making.

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

I have lived in Breck full-time over 2 years and part-time for 12 years. I work at Breck Resort in the winter.

I am a published author of scientific articles and book chapters. I have had vegetable gardens for many years but I am definitely challenged in this high altitude environment.

**I am registered to vote in the Town of Breckenridge.**

Yes

Please upload resume or letter of interest (optional)



## CURRICULUM VITAE

**Nancy A. Held**  
**119 Powder Ridge Drive**  
**Breckenridge, CO 80424**  
**203-685-7226**

### **Education:**

- 1984 M.S.  
University of Washington, Seattle, WA  
Nutritional Sciences
- 1984 Clinical Nutrition Fellow  
Adolescent Health, Training Program, Child Development Center,  
University of WA, Seattle, WA
- 1980 B.A.  
Hamilton College, Clinton, NY  
Biology

### **Professional Experience:**

- 2019 - 2022 **Nutrition Consultant**, Soundview Medical Associates, Hartford  
Healthcare Medical Group, Norwalk, CT  
Medical Nutrition Therapy for patients with diabetes, obesity, heart  
disease, gastrointestinal disorders, bariatric patients. Train pts on  
sensors and interpret sensor and pump data
- 2020- 2023 **Certified Pump Trainer** for trainer for Tandem, T- slim pump
- 2001- 2019 **Nutrition Consultant**, Soundview Medical Associates, Norwalk, CT.  
Provide Medical Nutrition Therapy for patients with diabetes, obesity,  
heart disease, gastrointestinal disorders, metabolic disorders. Worked on  
clinical obesity research studies
- 2006 –2018 **Diabetes Nutrition Educator**, Norwalk Hospital, Diabetes Self  
Management Program, Norwalk, CT  
Provide diabetes self- management training for type 1, 2 and  
Gestational Diabetes. Including insulin pumps and glucose sensors
- 1997- 2003 **Nutritionist in Private Practice**  
Specializing in Pediatrics and Adults: obesity, diabetes, hyperlipidemia,  
eating disorders, gastrointestinal disorders
- 1997-2002 **Associate Clinical Professor**, Pediatric Nurse  
Practitioner Program, Yale School of Nursing, New Haven, CT

- 1992-2000 **Pediatric Endocrine Nutrition Specialist**  
 Yale University School of Medicine  
 Pediatric Endocrinology, New Haven, CT  
 Nutrition assessment, education and counseling in Pediatric and Young Adult Diabetes Clinics, and Pediatric Lipid/Weight Management Clinic. Individual and Family nutrition counseling for overweight children, adolescent and adults.  
 Coordinator for experimental drug (Lys-Pro) study. Weight loss classes for adults.
- 1986-1992 **Diabetes Nutrition Research Specialist**  
 Yale New Haven Hospital, New Haven, CT  
 Nutrition assessment, education and counseling in the Pediatric-Endocrine Clinic, Diabetes Control and Complications Trial and Insulin Pump Clinic. Coordinator of the Acarbose clinical research study. Member, Clinical Faculty of Dietetic Interns.
- 1984-1986 **Clinical Dietitian**  
 St. John's Queen Hospital, Elmhurst, NY  
 ICU and MED/Surg floors
- 1982-1984 **Research Assistant, Nutrition Department**  
 University of Washington, Seattle, WA  
 Coordinated and implemented two one-year clinical projects on iron enhancing factors, including nutrition counseling, interpreting dietary and biochemical data and analyzing biological samples.
- 1980-1981 **Research Technician**  
 Veterans Administration Hospital, Seattle, WA

**Publications:**

1. Knack Diabetes Cookbook. Maar, Nancy, Technical Editor **Held, N.** Morris Publishing Group, 2009
2. The Yale Guide to Children's Nutrition. Eds. Tamborlane, WV, Weiswasser, JZ, Fung T, **Held, NA** and Liskov, TP. Yale University Press, 1997.
3. **Held, NA** and Tamborlane, WV. Cash in on Carbohydrates: In The Yale Guide to Children's Nutrition. Yale University Press 1997, p 209-214.
4. **Held, NA** and Hendler, R. Calories: The Key to Energy Balance In: The Yale Guide to Children's Nutrition. Yale

University Press 1997. p 201-204.

5. **Held, NA** and Liskov E. What's the skinny on Fats and Cholesterol In: The Yale Guide to Children's Nutrition. Yale University Press 1997, p 215-228.
6. Caprio, S and **Held, NA**. Childhood Obesity In: The Yale Guide to Children's Nutrition. Yale University Press, 1997. 133-139.
7. Rielly, E. and **Held, NA**. Toddlers and Preschoolers: Emerging Independence. In: The Yale Guide to Children's Nutrition. Yale University Press, 1997,p 45-59.
8. Tamborlane, WV and **Held, NA**. Diabetes In: The Yale Guide to Children's Nutrition. Yale University Press, 1997. p 161-169.
9. **Held, NA**. Diabetes. In: Adolescent Nutrition, Assessment and Management. Ed V. Rickert. Chapman and Hall, 1996, p 389-414.
10. Tamborlane, WV, Gatcomb, PM, **Held, NA**, Ahern, J. Type I Diabetes in Children. p 43-39.
11. Peterson, KF, Hendler, R, Perseghin, G, Price, T, **Held, NA**, Roden, M, Rothman, DL, Shulman, GI and Amtruda, J: <sup>13</sup>C and 31p NMR Studies of the Mechanism of Insulin Resistance in Obesity. 1995 Abstract ECO.
12. Tamborlane, WV, Gatcomb, PM, **Held, NA**, Ahern, JA: Implications of the DCCT Results in Treating Children and Adolescents with Diabetes. Clinical Diabetes. 12 (5): 115-116, 1994.
13. Ahern, JA, Gatcomb, PM, **Held, NA**, Tamborlane WV: Weekly Meetings Focus Team Efforts. Diabetes Spectrum: From Research to Practice. 7: 77-78, 1994.
14. Tamborlane, WV, Gatcomb, PM, **Held, NA**, Ahern JA: Type I Diabetes in Children. In: Leibowitz, HF, DeStefano, R, Kriesburg, R, Pfeifer, M, Tamborlane, WV (eds). Therapy of Diabetes and Related Disorders (Second Edition). American Diabetes Association, Alexandria, VA, 1994.
15. **Held, NA**, Personal Perspective on Unique Relationships that Developed with clients in the DCCT. Diabetes Care and Education Newsletter. American Dietetic Association. 15 (2): 6,1994.

16. **Held, NA:** Pros of Carbohydrate Exchange Counting. Diabetes Care and Education Newsletter. American Dietetic Association. 14(4): 27, 1993.
17. Ahern, JA, Gatcomb, PM, **Held, NA**, Petit, W, Tamborlane, WV: Pizza induces an exaggerated glycemic response in well-controlled IDDM patients. Diabetes Care. 16: 1993.
18. **Held, NA:** Weight Loss Strategies in Diabetes. CT Medicine. 55(11): 647-651, 1991.
19. Ahern, JA, Gatcomb, PM, **Held, NA**, Petit, W, Tamborlane, WV: Pizza induces an exaggerated glycemic response in well-controlled IDDM patients. Abstract. The Diabetes Educator. 16: 336, 1990.
20. **Held, NA:** Cholesterol. Diabetes Forecast, July 1989.
21. Homko, C and **Held, NA**, "Impact of Diabetes Education and Self Blood Glucose Monitoring of Health Beliefs and Dietary Compliance in patients with Type II Diabetes." Diabetes, Vol. 38, Supplement 2, May 1989.
22. **Held, NA**, Homko, C and Petit, W, Letter to Editor, Office Care of Newly Diagnosed IDDM. Diabetes Care 12 (1):40,1989.
23. **Held, NA**, Buergel, N, Wilson, CA, Monsen, ER, "Constancy of zinc & copper status in adult women consuming diets varying in ascorbic acid and phytate content. Nutrition Reports International. 37 (6):1307-1318, 1988.
24. **Held, NA**, Monsen, ER, Miller CA, Buergel, N, "Zinc status of women; Laboratory Assessment and related dietary factors. Abstract. Faseb 4: 1051 #4484, 1984.
25. Rees, J, **Held, NA**, Food service Section in Health Care Standards for Juvenile Institutions by National Commission on Correctional Health Care. 1984

**Professional Memberships:**

CT Alliance of Diabetes Educators- President 2017-2018  
 Board of Directors- CT Alliance of Diabetes Educators 2007-2019 (Newsletter Editor, President Elect, Nominating committee)

Board of Directors - American Diabetes Association  
Connecticut Affiliate 1987-1990  
President - American Diabetes Association  
New Haven Chapter, 1989-1990  
Public Relations Committee- Connecticut Dietetic Association 1989-1990  
Marketing Chair, Diabetes Practice Group, American Association 1990-1992  
State Networker, Diabetes Practice Group, American Dietetic Assoc. 1989

**Professional Affiliations:**

American Diabetes Association  
American Association of Diabetes Educators  
Connecticut Association of Diabetes Educators  
Omicron-Nu, Home Economics Honor Society  
American Dietetic Association  
Connecticut Dietetic Association

**Professional Certifications:**

Diabetes Educator of the Year - 2015  
Certified Diabetes Educator  
Certified Instructor in Child and Adolescent Obesity  
Registered Dietitian R14428  
Connecticut Dietitian-Nutritionist



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**Name**

Raewyn (Rae) Moody

**Physical Address**

530 Highfield Trail, Breckenridge, Colorado 80424

**Phone**

(303) 727-0504

**Email**

macmoo@outlook.com

**Briefly describe your interest in the Breckenridge Open Space Advisory Commission.**

This is the third time I have applied for this position. I was told at an interview that it may take several attempts. I am a serious candidate!

**Please describe how your background will contribute to the Breckenridge Open Space Advisory Commission, including any experience you have with the following: trail design, construction, and maintenance; forestry and fuels reduction; natural resource planning and management, including restoration and invasive weed control; wildlife; water quality and wetland health; visitor use management; and real estate or law.**

I am interested in all aspects of trail and open space acquisition, development and maintenance. In particular connectivity and ongoing maintenance will be areas advocacy for me. I have been an avid trail and open space user all of my life gaining valuable insights and experience along my journey.

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

Please find attached a page relating to my background.

**I am registered to vote in the Town of Breckenridge.**

Yes

**Please upload resume or letter of interest (optional)**



[7\\_RM BOSAC Application - pdf. copy.pdf](#)  
43.3 KB



# BACKGROUND FOR OPEN SPACE ADVISORY COUNCIL

RAE MOODY - JULY 2024

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## BACKGROUND

Having spent most of my life either recreating in the outdoors or working to support my passion, it is now time, as a retiree, to use the experience gained during this wonderful journey to benefit my community. In my early teens, I became active in the mountaineering community, then later became increasingly interested in mountain biking and adventure cycling. Having been born and raised in New Zealand I came to Denver, in 2001, as an international travel nurse. As the saying goes, the rest is history!

## EXPERIENCE

In New Zealand I was active in several mountain clubs, including the NZ Alpine Club, and have held positions as Trip Leader, Expedition Leader and Alpine Snow Craft Instructor. Working for the "Park Service" (Department of Conservation) I have been a Ski Patrol Nurse, "Ranger" for a children's summer nature camp, and an Animal Pest Control Supervisor. While at university I belonged to the Botanical Society. In the mid 1980's I was an Outward Bound Instructor. As an occupational health nurse I consulted with the Park Service, NZ Mountain Guides Association, and an alpine guiding and heliski operator.

After a few years of living in Colorado we had scrambled up all but one of the fourteeners, biked and hiked the Colorado Trail, skied in the winters, and played in the desert during spring and fall. We acquired a cabin at the Tiger Run RV Resort in 2007 and came to live full-time in our newly built home in Breckenridge in 2016. The Red White and Blue Fire District used our home to demonstrate fuels reduction and fire mitigation strategies during the 2016 Parade of Homes.

Since retiring in 2019 I have been a through-hiker and trail crew on the Continental Divide Trail. During two years of living in New Zealand during COVID we cycled 10,000 miles consisting of day and multi-day bikepacking trips, including, 24 days on the Tour of Aotearoa bike route. In 2022 we spent a month bikepacking the Great Divide Mountain Bike Trail in Canada and the US, then, in 2023 we enjoyed 16 days bikepacking the Munda Biddi Trail in Western Australia. Earlier this year we volunteered as trail crew on the Lake Brunner National Scenic Trail, in New Zealand, currently under construction.

While spending time in the outdoors I have been exposed to many facets of trail construction, maintenance, ecology, weed control, and management. Fortunately, I have benefited from being in the company of many enthusiastic experts. Since realizing I had interest in BOSAC, a few years ago, I have had ample opportunity to take special notice of open space and trail strategies that may benefit my community.



# TOWN OF BRECKENRIDGE

## OPEN SPACE & TRAILS

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**Name**

Pete Naka

**Physical Address**

123 Windwood Circle, Breckenridge, Colorado 80424

**Phone**

(703) 587-1118

**Email**

petenaka@hotmail.com

**Briefly describe your interest in the Breckenridge Open Space Advisory Commission.**

As a member of BOSAC, I will have a voice in managing open spaces that strike a balance between conservation and recreation. This involves providing recommendations that protect sensitive areas while providing access for activities such as hiking, biking, and wildlife observation.

I think a balanced approach to open space management enhances the quality of life for residents and visitors. It provides opportunities for outdoor recreation, physical activity, and mental relaxation, while also preserving the natural beauty and biodiversity of the area.

**Please describe how your background will contribute to the Breckenridge Open Space Advisory Commission, including any experience you have with the following: trail design, construction, and maintenance; forestry and fuels reduction; natural resource planning and management, including restoration and invasive weed control; wildlife; water quality and wetland health; visitor use management; and real estate or law.**

Since moving to Breckenridge in 2021, I have participated in the invasive weed control projects in the Cucumber Gulch three times. My background is in IT project management. My professional career involved learning the challenges that customers face and providing cost effective solutions to those challenges. Those skills can be applied to managing trail projects.

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

I have always been involved with the community where I lived. In my previous community, I served on the Little League board for ten years, coached baseball from t-ball through 14U, coached an elementary school running club for 6 years, and served on the high school booster club board for 3 years. Since moving to Breckenridge, I volunteer at Habitat for Humanity ReStore, work with CAFE food rescue, and help at the Food Bank of the Rockies Mobile Food bank. I started a food scrap collection program in my neighborhood and to date, over 3,700 pounds of food scraps have been diverted from the landfill.

**I am registered to vote in the Town of Breckenridge.**

Yes

**Please upload resume or letter of interest (optional)**



[BOSAC Interest Letter.pdf](#)  
49.9 KB



I use the trails in Cucumber Gulch year around. I enjoy the serenity that I feel while in the Gulch, and there is a balance between nature and recreation. I hope that visitors to the Gulch can come to appreciate nature in all its splendor.

By serving on BOSAC, I can advocate for sustainable recreational practices that allow people to enjoy open spaces without compromising the integrity of the environment. This includes designing and maintaining trails, parks, and other facilities in ways that minimize ecological impact.

I look forward to becoming a member of BOSAC and learning the profile of the trail users, and which trails are used for which kinds of recreation.

I want the trails to be used but not abused. I can help develop and promote educational programs that inform the public about the importance of conservation and how to enjoy open spaces responsibly.

I'm sure there are challenges that the commission faces. I believe that I can provide fresh ideas to address these challenges.



# TOWN OF BRECKENRIDGE

## OPEN SPACE & TRAILS

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**Name**

Matthew Powers

**Physical Address**

18 Lincoln Green, P.O. Box 4034, Breckenridge, Colorado 80424

**Phone**

(970) 333-0670

**Email**

matt.powers9@gmail.com

**Briefly describe your interest in the Breckenridge Open Space Advisory Commission.**

During my previous two terms as a commissioner I took great pride in serving the community and contributing to the program's initiatives. Not the least of which was the beginning of what is now the updated Open Space and Trails Master Plan. The opportunity to work under this guiding document is very appealing as our town and the way we use and manage open space continues to grow and evolve.

**Please describe how your background will contribute to the Breckenridge Open Space Advisory Commission, including any experience you have with the following: trail design, construction, and maintenance; forestry and fuels reduction; natural resource planning and management, including restoration and invasive weed control; wildlife; water quality and wetland health; visitor use management; and real estate or law.**

I am hopeful that my previous time as a commissioner has given me insight in to most of these topics through site visits, meetings with stakeholders and collaborative conversations with Town staff and BOSAC commissioners. I believe one of my greatest assets to BOSAC will come from my experience as a Realtor in Breckenridge for over 22 years. I will be able to offer realistic perspective when it comes to land acquisition, values and market conditions. Additionally, like the other commissioners, I am an avid trail user and feel I have an excellent knowledge of The Town and County's trail systems. I have a renewed interest in how that system is used by community members and visitors.

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

My job flexibility offers me the opportunity to make sure I am prepared for all meetings, available for site visits and I don't think I missed a BOSAC meeting once in six years during my time as a commissioner.

**I am registered to vote in the Town of Breckenridge.**

Yes

**Please upload resume or letter of interest (optional)**



[BOSAC Letter of Interest Powers.pdf](#)  
0.5 MB



August 1, 2024

Matt Powers  
18 Lincoln Green  
Breckenridge, CO 80424  
970-333-0670  
[matt.powers9@gmail.com](mailto:matt.powers9@gmail.com)

Mr. Barlow, Mayor Owens and members of the Breckenridge Town Council,

I am writing to express my interest in being appointed to the Breckenridge Open Space Advisory Commission to fill the balance of Duke Barlow's term ending 2026.

I was first appointed to serve as commissioner to BOSAC in 2016 and served two terms ending in 2022. I was honored to serve as BOSAC Chair during my second term. During my appointment I was always focused on being able to offer a reasoned viewpoint on the Town's open space initiatives based on my depth of knowledge and historical perspective. I was always conscious of the importance of applying the goals of the program in support of the best decisions in order to make effective recommendations to Town Council and realize the importance of being a positive contributor to the group whether supporting a popular, or unpopular viewpoint.

I enjoyed attending the July BOSAC meeting where Flor Cruz presented on behalf of the Breckenridge Social Equity Advisory Commission. While I have always felt strongly that BOSAC's recommendations should benefit our entire community, Flor reminded me that the decision-making process is broader than ever.

I am confident that my experience as a Realtor in Breckenridge for over 22 years is an asset in providing essential perspective to the business of land acquisition, values and market conditions. As we continue to move into an era where there are fewer opportunities, I will encourage The Council to be aggressive in its efforts to acquire property for conservation and recreational purposes.

I continue to have great enthusiasm for the program and found myself wishing I could be part of the conversation when BOSAC was discussing new trails and connections. Now that the new Open Space and Trails Master Plan is in place, I am eager to use the document as a guideline in discussion and decision making related to planning, conservation and guiding principles.

I know there is always more to learn, and I would be grateful for the opportunity to add to the many fulfilling experiences that BOSAC afforded me during my earlier terms.

Thank you for your consideration,



Matt Powers



# TOWN OF BRECKENRIDGE

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**Name**

Colin Stingley

**Physical Address**

26 Ontario Green, Breckenridge, Colorado 80424

**Phone**

(719) 339-6040

**Email**

cstingley@gmail.com

**Briefly describe your interest in the Breckenridge Open Space Advisory Commission.**

Since 2010, the town, trails, and open space have moulded who I am today. I have spent countless hours exploring every nook and cranny of this county with my mountain bike, skis, and on foot. I have deep respect for the committee and the decisions it makes, whether it relates to trails or land management. I appreciate the relationship the committee has with the town and its constituents and the ear it has for all types of users. I am an avid user of our opens spaces and know the program and the places, regardless of the season. BOSAC members are community representatives and I want to represent all interests of our community.

**Please describe how your background will contribute to the Breckenridge Open Space Advisory Commission, including any experience you have with the following: trail design, construction, and maintenance; forestry and fuels reduction; natural resource planning and management, including restoration and invasive weed control; wildlife; water quality and wetland health; visitor use management; and real estate or law.**

I am an avid user of our opens spaces and know the program and the places, regardless of the season. I am well connected in the community giving me a deep sense of how people feel about issues. Although I spend most of my time on my mountain bike and skis, I appreciate other positions, users groups, and the land itself. I am not here to lobby for my own cause but to make the program the best it can be which means understanding all angles.

I have experience building and maintaining trails professionally with the Breckenridge Bike Patrol and multiple volunteer days through the Go4Graham Foundation. I have experience riding, skiing and running all over the continent and other areas of the world which helps provide new perspectives.

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

My passion, experience, and ability to work in a team would make me a valuable team member on the committee. I have volunteer experience as the Chairman for Go4Graham Foundation. I am deeply rooted and passionate about our trail system and open space in general, not only as a mountain biker but as skier, runner and hiker. I am well connected in the community and can represent a variety of interests and angles in our open space. Thank you for considering me!

**I am registered to vote in the Town of Breckenridge.**

Yes

**Please upload resume or letter of interest (optional)**



[Resume Stingley 8 2024.pdf](#)

62.4 KB



[BOSAC Cover Letter Stingley.pdf](#)

24.7 KB



**Colin Stingley**  
(719) 339-6040  
cstingley@gmail.com

**Town Council**  
150 Ski Hill Road  
Breckenridge, CO 80424

Dear Representatives of Town Council,

I have been patiently waiting for an opportunity to present itself on the Breckenridge Open Space Advisory Committee. I feel I can make a meaningful impact on the committee because of the massive influence the town, trails, and surrounding area have had on me. My experience and passion for the trails and open space drives me daily and would make me an excellent teammate on the committee.

Since I moved to Breckenridge in 2010 I have worked for the Breckenridge Ski and Bike Patrol. My bike patrol days were filled with trail building and maintenance. I was the machinery operator and contributed to several reroutes and expansions to modernize and sustain the trails. The summers working on the trails taught me about sustainability and progression in our trail system.

Most importantly, my time on the trails is what would make me a great contributor to the committee. I have spent countless hours all over Summit County from hiking and trail running, to backcountry skiing and mountain biking. I have made a point of exploring as much of this incredible landscape as possible; additionally, I have traveled all over the country (and various parts of the world) to experience different trail systems and recreational cultures.

I am an avid user of our open spaces. I know the program, I am well connected in the community, and I have covered our open space in a variety of ways with an array of people. I appreciate and respect other user groups and positions and I am not here to lobby for my own interests, but for the interests of all user groups and for the land itself.

The Breckenridge Open Space Advisory Committee has had my attention and respect since I moved to this community. I would pour myself into this organization. Thank you for your time and consideration..

Sincerely,

Colin Stingley

# Colin Winter Stingley

P.O. Box 7704  
Breckenridge, CO 80424  
(719) 339-6040  
cstingley@gmail.com

## EXPERIENCE

### **Breckenridge Ski Resort** — *Ski Patrol Avalanche Forecaster*

NOVEMBER 2011 - PRESENT

Have responded to over 1000 medical emergencies, conducted hundreds of snow safety and avalanche control routes with explosives, forecast weather and avalanche problems on a weekly basis, maintain trails, engage with guests.

### **Go4Graham Foundation** — *Co Founder & Chair of the Board*

JANUARY 2015 - PRESENT

Volunteer for an organization that provides a community for mental health outreach by holding events, providing scholarships, and creating an active lifestyle with open communication.

### **Neighborhood Bike, Breckenridge, CO** — *Mechanic*

MAY 2022 - PRESENT

Maintain and repair bicycles for the community of Summit County, working primarily on modern mountain bikes.

### **Western Spirit Cycling, Moab, UT** — *Guide*

MAY 2016 - PRESENT

Guide multi-day mountain bike trips throughout the western United States.

### **Elevation Cycles, Denver, CO** — *Sales Guru*

MAY 2015 - NOVEMBER 2015

Interfaced with a variety of customers to find the right products for their needs and assisted with various mechanical issues.

### **Peoples National Bank, Monument, CO** — *Banker*

JUNE 2006 - NOVEMBER 2014

Operated as a Personal Banker, managed accounts, helped facilitate mortgage loans. Spent time in numerous different departments learning different aspects of banking and mortgage operations.

## CERTIFICATIONS

- Emergency Medical Technician - Basic (EMT-B)
- SPRAT Level 1 (rope access technician)
- American Avalanche Institute Professional Level III
- Outdoor Emergency Care Technician
- Type I Explosives Blaster Permit
- Firefighter I
- HazMat Awareness/Operations
- Intravenous Therapy (IV)
- CPR

## AWARDS

- Breckenridge Ski Patroller of the Year - 2018

## LANGUAGES

- English (native); Spanish (advanced)

## EDUCATION

### **University of Colorado, Boulder, CO — *Bachelor of Arts***

AUGUST 2006 - DECEMBER 2010

Bachelor of Arts degree in International Affairs with a focus in Latin America and the Spanish language.

### **La Universidad de Chile, Santiago, Chile — *EMS & Fire Science***

FALL 2009

Studied the Spanish language intensively in university and while living with a Spanish-speaking Chilean family for six months. Completed a college semester while studying fully in the Spanish language in a variety of courses relating to international affairs and latino history and politics.

### **Colorado Mountain College — *EMS & Fire Science***

SPRING 2011 & FALL 2023

Emergency Medical Technician - Basic certification. Completed Colorado State certifications for Firefighter 1 and Hazardous Materials Awareness/Operations. Finished top of class and on Dean's List.



# TOWN OF BRECKENRIDGE

## OPEN SPACE & TRAILS

Thank you for your interest in the [Town of Breckenridge's Open Space Advisory Commission \(BOSAC\)](#). Applications are being taken for one (1) open position. The position would take over an existing term that ends in April 2026.

The application period closes Friday, August 2, 2024 at 4 p.m. and interviews will be held Tuesday, August 13 with Breckenridge Town Council.

For more information on the Breckenridge Open Space Advisory Commission, including upcoming meetings and past meeting agendas, please visit [TownofBreckenridge.com](http://TownofBreckenridge.com).

**Name**

Nancy Woods

**Physical Address**

PO Box 5049, 113 N. Gold Flake Terrace, Breckenridge, Colorado 80424-5049

**Phone**

(970) 389-7176

**Email**

nkwoods@comcast.net

**Briefly describe your interest in the Breckenridge Open Space Advisory Commission.**

As a Breckenridge resident for more than 30 years, I have always been interested in serving my community. It is why I volunteer for the annual town clean up focusing on my local trails to/from town and also around my neighborhood. In years past, I have participated in trail construction/restoration as well as weed pulling. As a new member of the Summit County Garden Club I also look forward to helping at the Breckenridge river walk area.

**Please describe how your background will contribute to the Breckenridge Open Space Advisory Commission, including any experience you have with the following: trail design, construction, and maintenance; forestry and fuels reduction; natural resource planning and management, including restoration and invasive weed control; wildlife; water quality and wetland health; visitor use management; and real estate or law.**

My son was a boy scout achieving his Eagle Scout award. During all of those years I held various adult leadership positions and worked with our troop and all of the scouts on their projects. My son's Eagle scout project was working with the county trails leadership to design and build a new outdoor trail along the Swan River. I obviously learned a lot in that process. from using a Pulaski to moving very large rocks to build steps. I am also very conscientious about weeds in my community - which is why I carry a trash bag with me when I walk/hike on my neighborhood trails. I also enjoy educating my neighbors about noxious weeds in their yards like yellow toadflax, scentless chamomile, various thistles, etc. I also have a real estate license.

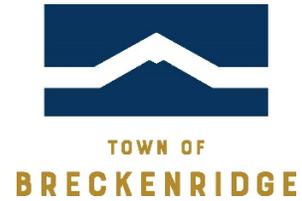
**Is there anything else you would like us to know about you?**

I have the time and I am willing to serve!

**I am registered to vote in the Town of Breckenridge.**

Yes

**Please upload resume or letter of interest (optional)**



# Memo

To: Breckenridge Town Council Members  
From: Mark Truckey, Director of Community Development  
Date: August 7, 2024  
Subject: Planning Commission Decisions of the August 6, 2024 Meeting

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***DECISIONS FROM THE PLANNING COMMISSION MEETING, August 6, 2024:***

**CLASS A APPLICATIONS:**

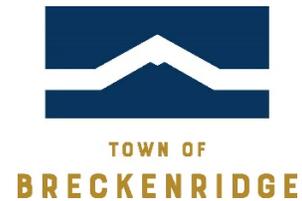
1. 9<sup>th</sup> Amendment to the Amended Peak 7 & 8 Master Plan, 1599 Ski Hill Rd., PL-2024-0117  
A proposal to update allowed uses and create two additional planning areas, authorize density in excess of the amount currently permitted by up to 90.2 additional SFEs, from a transference of density 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. *Approved, see second memo.*

**CLASS B APPLICATIONS:** None.

**CLASS C APPLICATIONS:** None.

**TOWN PROJECT HEARINGS:** None.

**OTHER:** None.



# Memo

To: Breckenridge Town Council  
From: Sarah Crump, AICP, Planner III  
Date: August 7, 2024 (For August 13, 2024, Meeting)  
Subject: Peak 7 & 8 Master Plan Amendment, PL-2024-0117

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A Final Class A Hearing for the Peak 7 & 8 Master Plan Amendment was held by the Planning Commission on August 6, 2024.

The application is a proposal to amend the Peak 7 & 8 Master Plan for the Peak 8 base area (Parcels 4, 5, and 6 of the development agreement) in accordance with the recently approved development agreement between the Town and Breckenridge Grand Vacations. The amendment will re-assign density from the Gondola Lot Master Plan in accordance with the development agreement by transferring 90.2 SFEs (single-family equivalents) of density from the Gondola Lot Master Plan area to the Peak 7 & 8 Master Plan area.

This application also seeks proposed master plan language amendments which incorporate the newly transferred density, create new residential planning areas G & H within the master plan and define those area uses, specify building height, and define specific obligations for employee housing generated from the development agreement. The development agreement granted waivers for some key provisions of the development code which regulate master plans. These waivers include the ability to transfer density without the assignment of negative points and a waiver from Policy 39/A which requires amended master plans to come into compliance with current development code policies.

Development Code section 9-1-17-3.5 discusses the applicability of current point assignments, specifically positive point totals that exceed zero, toward modifications to development permits when vested. The current master plan is vested and therefore the existing point assignment from the current master plan was carried forward to assess this proposed ninth amendment.

The Commission found the application complied with the development code and development agreement. The ninth amendment to the Peak 7 & 8 Master Plan was approved by a 7-0 vote of the Commission with a passing point analysis of positive two (+2) points.

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

[Planning Commission Staff Report](#)



JOINT MEETING WITH PLANNING COMMISSION AND TOWN COUNCIL

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

Topic: Scrapes and Redevelopment; Existing Single-Family Neighborhoods

Mr. Truckey gave a short presentation on the background for the neighborhood preservation discussion, mentioning it had been a topic brought up several times recently in both Planning Commission and Town Council meetings with several scrape projects moving through the process. He also gave an overview of the last code change to limit home size and the feedback received from the community about creating that limit during engagement events in 2008 to define that limit. He mentioned that staff will be moving forward with a work session to again look at home sizes based on Town Council direction and with precedent research from neighboring communities with a focus on energy use and sustainability. Ms. Owens asked the Commissioners for their opinions.

Ms. Propper: As someone who lives on a street fondly known as “Gold Scrape,” it’s an important issue to address that’s changing the character of the neighborhoods. Mr. Frechter has seen articles on surrounding communities who successfully implemented code changes regarding this. I’m interested in looking into it and open to different ideas of how to accomplish it.

Mr. Leas: We should define what we’re looking for with this and what we hope to achieve, what we like and don’t like. There are some things that have become obsolete and are no longer energy efficient or serve their purpose but also other things we should save. We need to be careful that we don’t step on property rights but maintain character. Maybe we should have framework similar to that for the historic district but less stringent.

Mr. Giller: Quality matters, when the home matches the character of the town and design standards it’s a benefit to the community. Size is a big difference in that maybe a house that’s too big is not contributing to the sense of community. We should articulate what we don’t like about the new homes so we can steer them towards what is beneficial.

Mr. Guerra: Bigger homes are often becoming second homes, whereas the Weisshorn was always a local’s neighborhood. I agree with the other Commissioners. There needs to be a way to incentivize the home sizes and styles we value. Beyond incentivizing smaller homes, I’m not sure what the solution is.

Ms. Gort: I remain neutral on the issue; we have a lot of diversity of architectural design in Breckenridge and we should strive to maintain that but having a lot of scrapes and new houses next to older houses will make the older houses look more dated and drives the incentive for more scrapes. Maybe looking into and encouraging use of recycled materials. Scrapes on developed lots do have the benefit of redoing something within town rather than increasing sprawl by expanding outwards.

Mr. Frechter: We should look at how many lots we’re talking about, focusing on the Weisshorn neighborhood, and look at the age of homes to see what might be likely to be redeveloped. It may be too late to intervene on Wellington Road.

Ms. Ambrose: I’m less concerned about the legality of the regulations and support some kind of square footage regulations. Some kind of parameters on the square footage or expansion of footprint should be added and I wouldn’t be concerned with a takings claim or a loss of value. There’s a lot of different ways we could approach this, and we need to determine a fair and equitable way to do it. I agree with my fellow Commissioners.

Mr. Truckey: We’ve seen a lot of interest in the Weisshorn because of its close proximity to downtown, lack of platted envelopes, and ability to have varied architectural styles. Some other examples of other areas without platted envelopes include Christie Heights and Warrior’s Mark.

- Mr. Beckerman: It's easy to look at a house and say what we don't like it but hard to determine why right off the bat. As we get closer to being fully built out, these redevelopment opportunities become more enticing and cost effective than building a new house on an empty lot. Modern architecture designs favor flat roofs which allow for higher roof lines and have a bigger perceived mass. We might consider looking at roof lines and setback rules for lots without a building envelope to keep more open space and push the structure further from the property line.
- Mr. Gerard: A major complaint/ask I heard while campaigning was the change in architectural style which includes much more glazing and houses in the Weisshorn have much more lighting trespass through large windows than houses on Discovery Hill. Perceived mass and looking at setbacks with how we allow reduced setbacks for negative points should be something we look at. We should also look at the density of the people, how many people will be living in the house based on the size and making sure we account for that.
- Mr. Leas: We should look at incentivizing as Mr. Guerra mentioned, if we give a developer the option to split a larger parcel into several smaller parcels with smaller houses then that would be more profitable for a developer and would create more affordable, but not necessarily workforce.
- Mr. Giller: Boulder has done something similar, keeping the large home at the front of the parcel and splitting the rear of the parcel to build several smaller homes, and it's an infill opportunity that creates more affordable housing.
- Mr. Leas: This can create dogleg lots and longer driveways, so there are tradeoffs that we need to consider.
- Mr. Frechter: Telluride is a great example of this, almost every home has a home behind it, and they're not necessarily workforce housing. Frisco has also been doing something similar to this, and creating three 3 million dollar and multimillion dollar homes rather than one 8 million dollar one.
- Mr. Leas: We should be mindful of how we structure the incentives to determine if we want them to be second homes or primary residences.
- Ms. Ambrose: I agree but we should be careful how we do this as there are restrictions to density built into master plans and County agreements. If we look at this from an affordable house/local housing lens I would be supportive.

Topic: Existing Multi-Family Lodging Properties

- Mr. Beckerman: This should be something we're looking at now as these properties get older to make sure renters aren't displaced as they are potentially redeveloped but also not leaving people living in poor conditions. Especially from an insurance standpoint it may be beneficial to consider. This should be a long-range planning item that starts now. There are perhaps areas where, if we define certain building and planning criteria that a multi-family development can meet, perhaps insurance companies can give relief.

Topic: Building Heights for Workforce Housing Projects

Mr. Truckey discussed how outside of the historic district, most buildings have a height limit of 35' feet for single-family homes but for multi-family development in locations such as north of Town the height limit is only two-stories or 26'. Anything higher incurs negative points, which has recently been detrimental to incentivizing workforce housing projects.

- Mr. Giller: I think we should allow multi-family developments to go to three stories, which is closer to single-family heights. For the cost of a building, once the foundations and site

work are set, the cost of adding a third story and allowing a taller building makes sense, especially for workforce housing. In locations on the outskirts of town the height is also less of an issue.

- Mr. Truckey: The application that has run into this issue is currently active so it cannot be commented on at this time, but we run into this on Town projects as well. While we could exempt ourselves, we've assigned negative points to Town projects, which has created a challenge to overcome in the planning process.
- Mr. Frechter: I think we should go up to four stories, we should take the maximum advantage of the space we have left for workforce housing. We've had concerns in the past about garages facing the street for example, and they haven't been much of an issue.
- Mr. Leas: I have no concerns about the scale and believe it would blend with the community and neighboring communities.
- Ms. Gort: I agree, we should increase the height and it makes it cost effective. It may be site specific as well. I don't particularly like the multi-family buildings with a "doughnut" of parking surrounding. If the extra height could also be used to hide parking that would be best.
- Ms. Propper: I agree.
- Ms. Ambrose: I agree.
- Mr. Giller: We should look at an incentive to putting parking under buildings rather than surrounding buildings with parking, a "doughnut" was mentioned. It will make for cleaner sites and reduce the amount of parking people need to look at.
- Mr. Truckey: For context, measuring a single-family and measuring a multi-family uses the same method. We're not really sure why there is currently the height limit difference between single-family and multi-family other than potentially location, of not wanting tall buildings seen directly off of Highway 9. We will bring this back to Council to talk about it more to see if it's something we should move forward with.
- Ms. Owens: Commissioners are the ones actively using the Code and are able to notice these issues that come up repeatedly while Council cannot read thoroughly the packet each time and always be familiar with it to be able determine the issues. Please flag these issues so that we are aware of them and can look at code changes.

Topic: Carrying over points/Revisions to Development Permits

Mr. Truckey clarified that positive points are valid for the vesting period of a permit, which leaves the opportunity for a project to come back with revisions to use more of the positive points earned if there is a positive point balance. Some projects may come back with small revisions that incur more negative points and are handled at a staff level if there is no discretion in the amount of positive points proposed to offset the negative point. Points are not allowed to be banked past the vesting period or transferred between projects.

- Mr. Beckerman: There've been projects in the past that were completed and don't match what we approved at the Commission or Council and it's because they came back for changes to adjust their points without needing to go back to Commission because there wasn't discretion in the Code. But it is perfectly allowed for them to do that in the Code. It can be confusing and misleading when this happens, not necessarily an issue but something to be aware of.
- Mr. Guerra: As a builder, this isn't something I was aware of, and maybe we need to reconsider.
- Ms. Crump: To provide some context, this is not something that happens often. In my three years here, I've had one project make such a change, and it was a minor change.
- Mr. Leas: Our points system in general is unusual, if it's something that we're committed to using then we should be sticking by it and allowing these carryovers.

- Ms. Puester: The points have to be used on the same project while the project is vested. It comes with the entitlements.
- Ms. Gort: Maybe we should look at our point system if this is confusing for people.
- Mr. Truckey: One thing we should potentially talk about is if we're being more generous with our EV charger points. Are our priorities are changing? For example, we now give positive points for going fully electric. The points do change over time with different Town priorities; positive points previously were given for paving a driveway for example.
- Mr. Guerra: Circling back to our earlier discussion, the Weisshorn is becoming trophy homes because there is not much property left in the Highlands. This is driven by private property owners, not necessarily developers.
- Mr. Giller: I was surprised at how much higher workforce housing fees are at other ski towns, we could consider increasing workforce fees on bigger houses.

#### PLANNING COMMISSION MEETING

The regular meeting was called to order at 6:38 pm by Chair Leas.

#### ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Keely Ambrose <b>remote</b>
Ethan Guerra	Elaine Gort	Susan Propper	

#### APPROVAL OF MINUTES

With no changes, the July 16, 2024 Planning Commission Minutes were approved.

#### APPROVAL OF AGENDA

With no changes, the August 6, 2024 Planning Commission Agenda was approved.

#### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

#### FINAL HEARINGS:

1. 9<sup>th</sup> Amendment to the Amended Peak 7 & 8 Mater Plan (SVC), 1599 Ski Hill Rd., PL-2024-0117  
Ms. Crump presented a proposal to amend the Master Plan to update allowed uses and create two additional planning areas, authorizing density in excess of the amount currently permitted by up to 90.2 additional SFEs from a transference of density from the Gondola Lot 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: There are five points raised in the letter from Mr. Himmelstein, would these all be site specific issues?
- Ms. Crump: Some of them are site specific, and some of them I believe would be between a private party and the applicant which the Town cannot enforce. I believe all of the issues are either addressed in the approved Development Agreement or would be between a private party and the applicant.
- Mr. Giller: The note "Imperial" is in your drawings pointing to the new building on page 33, what is that indicating?

Applicant, Bill Campie, Principal Architect, DTJ Design:

That represents our current name for the project, we can remove it from the drawing if needed.

Mr. Giller: That potentially should not be in the drawing if it's for an individual application and could be confusing. There is language in the Design Standards section for the architectural style being a "transitional style"; however, there's a note about "contemporary design" in the amendment. Would that overrule the "mountain transitional" design indicated in the Design paragraph?

Applicant: We do plan to use the style defined in this amendment, which is "transitional".

Mr. Giller: I just want to make sure this won't trip up the planned mountain transitional style.

Ms. Crump: Staff made sure to keep the term "mountain transitional style" through this amendment, understanding its importance from previous Commission reviews of the Master Plan, in the Design standards paragraph. This will be the guiding standard that is referenced when reviewing the future site-specific applications. We will follow the "mountain transitional style (between rustic and contemporary)", as written.

Public Comment:

Richard Himmelstein (675 Peak 6 Trail, Breckenridge): Thank you for referencing my email. I feel there's a number of things in there that should be included because you're doing an amendment to the Master Plan and currently shows a requirement of 200 parking spaces at the base of Peak 7 and Peak 8. I often see vehicles driving around in circles looking for spaces at the peaks. I think if we reduce the parking requirement with the density being increased up there it will decrease the number of cars traveling to the Peaks.

*Commissioner Questions / Comments:*

Mr. Leas: Are you saying all of those spaces are required in the Stables lot?

Mr. Himmelstein: I think they are spread throughout the project, but I don't think the requirement helps anyone.

Ms. Crump: For added clarification, the 200-space parking requirement is based on a Memorandum of Agreement between the Town and the Ski Area that requires, not just these, but many spaces be provided in specific areas around Town. That requirement is only referenced in this Master Plan. This is an agreement with a separate entity from the current applicant, separate from this application, and it is not possible or appropriate to be opened at this time as part of this amendment.

Mr. Leas: How would that potentially be changed?

Mr. Truckey: It would be bringing the Town and Ski Area back to the table to address the issue and renegotiating the agreement which has been in place for more than 20 years. That would be a Town Council issue.

Mr. Frechter: For the applicant, there are some areas of this plan that may be directly impacted by ski area plans for the ski terrain near the new Planning Areas G&H. In the future site-specific applications, we would love to see how those are considered when the applications are submitted.

Ms. Gort: I feel Mr. Himmelstein's pain with the traffic on the Peaks, and feel it is something that should be noted.

Mr. Giller: No other questions or comments other than my previously mentioned concern about the "mountain transitional style (between rustic and contemporary)" language.

Mr. Giller made a motion to approve the 9<sup>th</sup> Amendment to the Amended Peak 7 & 8 Master Plan, seconded by Mr. Frechter. The motion passed unanimously.

**OTHER MATTERS:**

1. Town Council Summary

**ADJOURNMENT:**

The meeting was adjourned at 7:26 pm.

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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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**August 2024**

<b>Tuesday, Aug. 13th, 2024</b>	<b>First Meeting of the Month</b>	<b>Council Chambers</b>	<b>3:00 pm / 7:00 pm</b>
Wednesday, August 14th	Ernest House Jr & BSEAC Meeting	Town Hall	3:00pm - 5:00pm
Tuesday, August 20th	Mayor Meet Up, Joint with BSEAC	Carter Park	4:30pm - 5:30pm
August 22nd & 23rd	CAST Conference	Durango	All Day
<b>Tuesday, Aug. 27th, 2024</b>	<b>Second Meeting of the Month</b>	<b>Council Chambers</b>	<b>3:00 pm / 7:00 pm</b>

**September 2024**

Thursday, September 5th	Wine in the Mine	Country Boy Mine	5:30pm - 8:30pm
Tuesday, September 10th	Town Council Retreat - CIP Review	Council Chambers	Noon - 3:00pm
<b>Tuesday, Sept. 10th, 2024</b>	<b>First Meeting of the Month</b>	<b>Council Chambers</b>	<b>3:00 pm / 7:00 pm</b>
Thursday, September 19th	CML Fall District Meeting	Fatty's	5:00pm - 8:00pm
<b>Tuesday, Sept. 24th, 2024</b>	<b>Second Meeting of the Month</b>	<b>Council Chambers</b>	<b>3:00 pm / 7:00 pm</b>

**Other Meetings**

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
August 22nd, 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
	Breck Create	TBD	3:30pm
August 27th, 2024	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
September 3rd, 2024	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
September 4th, 2024	Police Advisory Committee	PD Training Room	7:30am
	Breckenridge Events Committee	Town Hall	9:30am
	Childcare Advisory Committee	Town Hall	10:00am
September 5th, 2024	NWCCOG Board Meeting	Silverthorne Office	10:00am
September 10th, 2024	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
September 11th, 2024	Breckenridge History	Town Hall	Noon
September 12th, 2024	I-70 Coalition	Keystone Policy Center	11:30am
	Upper Blue Sanitation District	Administrative Office	5:30pm
September 16th, 2024	Social Equity Advisory Commission	Town Hall	7:30am
	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm



**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.*

<b>Date</b>	<b>Meeting</b>	<b>Location</b>	<b>Time</b>
September 17th, 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 24th, 2024	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
September 26th, 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
October 1st, 2024	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
October 2nd, 2024	Breckenridge Events Committee	Town Hall	9:00am
	I-70 Coalition	Keystone Policy Center	11:30am
	Childcare Advisory Committee	Town Hall	3:00pm
October 10th, 2024	Upper Blue Sanitation District	Administrative Office	5:30pm
October 24th, 2024	NWCCOG Board Meeting	Silverthorne Office	10:00am
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