



**Town Council Regular Meeting**  
Tuesday, August 12, 2025, 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/82918442465> (Telephone: 1-719-359-4580; Webinar ID: 829 1844 2465).

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 22, 2025

**III. APPROVAL OF AGENDA**

**IV. COMMUNICATIONS TO COUNCIL**

- A. PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)
- B. BRECKENRIDGE TOURISM OFFICE UPDATE

**V. CONTINUED BUSINESS**

- A. SECOND READING OF COUNCIL BILLS, SERIES 2025

**VI. NEW BUSINESS**

- A. FIRST READING OF COUNCIL BILLS, SERIES 2025
- B. RESOLUTIONS, SERIES 2025
- C. OTHER

**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. SOCIAL EQUITY ADVISORY COMMISSION
- G. ARTS & CULTURE MASTER PLAN STEERING COMMITTEE

**X. OTHER MATTERS**

**XI. SCHEDULED MEETINGS**

- A. SCHEDULED MEETINGS FOR AUGUST, SEPTEMBER, OCTOBER

**XII. ADJOURNMENT**

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

Mayor Owens called the meeting of July 22<sup>nd</sup>, 2025, to order at 7:00pm. The following members answered roll call: Steve Gerard, Marika Page, Carol Saade, Jay Beckerman, Dick Carleton, Todd Rankin and Mayor Kelly Owens.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – JULY 8, 2025**

There were no changes or corrections to the meeting minutes of July 8, 2025. Mayor Owens declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Deputy Town Manager Scott Reid stated there were no changes to the agenda.

**IV) COMMUNICATIONS TO COUNCIL**

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

Mayor Owens opened Public Comment.

Carol Rockne, Breckenridge resident, is concerned about the safety of pedestrians in Warriors Mark with the current construction traffic. Rockne asked Town Council to lower the speed limit on several streets in Warriors Mark. Rockne provided a map to Town Council, and it has been included in the public record.

With no additional public comments, Mayor Owens closed public comment.

**V) PRESENTATION OF A LIFE SAVING AWARD TO OFFICER CARLOS CHAVEZ**

Mayor Owens commended the heroism of the Breckenridge Police Department. Mayor Owens and Deric Gess, Assistant Chief of Police, recognized Officer Chavez's above and beyond effort in saving the life of Dave Latimer. Mayor Owens presented the Life Saving Award to Officer Carlos Chavez. Town Council and Staff gave Officer Chavez a standing ovation.

**VI) CONTINUED BUSINESS**

**A) SECOND READING OF COUNCIL BILLS, SERIES 2025 - PUBLIC HEARINGS**

There were no Council Bills presented for Second Reading.

**VII) NEW BUSINESS**

**A) FIRST READING OF COUNCIL BILLS, SERIES 2025**

There were no Council Bills presented for first reading.

**B) RESOLUTIONS, SERIES 2025**

**1) RESOLUTION NO. 11, SERIES 2025 – A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH SUMMIT COUNTY GOVERNMENT AND THE TOWNS OF BLUE RIVER, DILLON, FRISCO, SILVERTHORNE, AND KEYSTONE TO FORM A MOUNTAIN COMMUNITY COALITION TO INTERVENE IN THE XCEL MOUNTAIN ENERGY PROJECT PROCEEDING BEFORE THE COLORADO PUBLIC UTILITIES COMMISSION**

Mayor Owens read the title into the minutes

Town Attorney Keely Ambrose stated the resolution forms a coalition with the other towns in Summit County and Summit County Government to intervene before the Public Utilities Commission proceeding for Xcel.

Council Member Rankin moved to approve RESOLUTION NO. 11, SERIES 2025 – A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH SUMMIT COUNTY GOVERNMENT AND THE TOWNS OF BLUE RIVER, DILLON, FRISCO, SILVERTHORNE, AND KEYSTONE TO FORM A MOUNTAIN COMMUNITY COALITION TO INTERVENE IN THE XCEL MOUNTAIN ENERGY PROJECT PROCEEDING BEFORE THE COLORADO PUBLIC UTILITIES COMMISSION. Council Member Beckerman seconded the motion.

The motion passed 7-0.

C) OTHER

**VIII) PLANNING MATTERS**

A) PLANNING COMMISSION DECISIONS

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

B) BGV PARCEL 3 SITE PLAN MODIFICATION DE NOVO HEARING DECISION

Town Attorney Keely Ambrose addressed a situation where a member of the public conducted ex-parte contacts via email with the Town Council. Ambrose stated the July 8<sup>th</sup> 2025 De Novo Hearing was a quasi-judicial proceeding, and the applicant is therefore owed due process. Ambrose explained there can be no further input to Town Council once the public hearing closed on July 8<sup>th</sup>, 2025. Ambrose stated the public member was informed that no further comments could be submitted for Town Council consideration. Ambrose further stated the public member contacted Town Council anyway. Town Attorney Ambrose explained Town Council needs to disclose if they read the communication, and whether they can continue with tonight's discussion and decision.

Council Member Marika Page stated she received and read the public members ex-parte communication. Council Member Page affirmed she can participate in tonight's discussion and decision without consideration of the information included in the ex-parte contact.

Council Member Jay Beckerman stated he did not receive the public members ex-parte communication.

Council Member Carol Saade stated she received the public members ex-parte communication, and she did not read it. Council Member Saade affirmed she can participate in tonight's discussion and decision.

Mayor Kelly Owens stated she received the public members ex-parte communication and did not read it. Mayor Owens affirmed she can participate in tonight's discussion and decision.

Council Member Dick Carleton stated he received the ex-parte communication and did not read it. Council Member Carleton affirmed he can participate in tonight's discussion and decision.

Council Member Todd Rankin stated he received and read the ex-parte communication. Council Member Rankin affirmed he can participate in tonight's discussion and decision.

Council Member Steve Gerard stated he received the ex-parte communication and did not read it. Council Member Gerard affirmed he can participate in tonight's discussion and decision.

Town Attorney Keely Ambrose stated Town Council has been presented with a draft Decision Document that incorporates comments from the July 8<sup>th</sup>, 2025 hearing.

Council Member Gerard moved to approve Application No. PL-2025-0116 concerning Lot 1, Gondola Lots Subdivision #1 Amended; also known as: 355 N. Park Avenue, Breckenridge, Colorado 80424 by adopting the written decision presented to each member of council with a passing net score of zero and upon the finding & conditions attached to the decision. Council Member Rankin seconded the motion.

The motion passed 5-2. Council Member Carleton and Council Member Page voted no.

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

Deputy Town Manager Scott Reid stated there were no updates.

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

A) CAST/MMC

Mayor Owens stated there is no CAST update. Mayor Owens stated Summit Stage is considering moving forward with establishing a Regional Transit Authority. Mayor

Owens explained this action will need to be placed on the ballot. She further explained the Regional Transit Authority must be led and governed by elected officials and Mayor Owens volunteered to represent the Town of Breckenridge. Mayor Owens described a presentation provided by ECO on tuition assistance in Summit County.

**B) BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE**

Council Member Beckerman stated there was a meeting last night. Council Member Beckerman described the All-Persons Trail parking improvement project, which will add additional parking including an ADA compliant parking space. Council Member Beckerman described various strategies under BOSAC consideration to mitigate user-group conflict on the Aspen Alley trail.

**C) BRECKENRIDGE TOURISM OFFICE**

Council Member Carleton stated there is a meeting on Thursday.

**D) BRECKENRIDGE HISTORY**

Council Member Rankin stated History Colorado has loaned Engine No. 9 to Town of Breckenridge and History Colorado wants to now move Engine No. 9 to Georgetown. Town Council expressed support to Breckenridge History in their work to keep Engine No. 9 with Town of Breckenridge. Council Member Rankin provided an update on the Preston Cabin project.

**E) BRECKENRIDGE CREATIVE ARTS**

Council Member Gerard stated the Creative Culinary Affair was a successful fundraising event. Council Member Gerard also noted the National Endowment of the Arts plans to award a grant for precious plastic work, and SPARK has received national and international media attention.

**F) SOCIAL EQUITY ADVISORY COMMISSION**

Council Member Saade stated the last meeting discussed the Runway project.

**G) ARTS & CULTURE MASTER PLAN STEERING COMMITTEE**

Council Member Beckerman stated there was no update.

**XI) OTHER MATTERS**

Council Member Gerard witnessed a truck on Highway 9 broadcast spraying herbicide within feet of the bike trail. Council Member Gerard stated there is a disconnect with notification of herbicide spraying between the Town of Breckenridge and the Summit County websites.

Council Member Saade highlighted the Recreation Team for teaching mountain bike camp kids proper bike trail etiquette.

Council Member Carleton was approached by a citizen concerned about potential false advertising at the Breckenridge City Market.

**XII) SCHEDULED MEETINGS**

SCHEDULED MEETINGS FOR JULY, AUGUST, AND SEPTEMBER

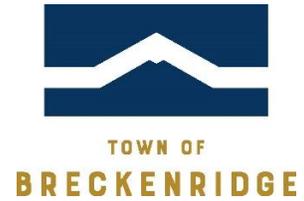
**XIII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:45pm. Submitted by Mae Watson, Town Clerk.

ATTEST:

\_\_\_\_\_  
Mae Watson, Town Clerk

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



# Memo

**To:** Breckenridge Town Council Members  
**From:** Mark Truckey, Director of Community Development  
**Date:** August 6, 2025  
**Subject:** Planning Commission Decisions of the August 5, 2025 Meeting

---

## ***DECISIONS FROM THE PLANNING COMMISSION MEETING, August 5, 2025:***

**CLASS A APPLICATIONS:** None.

### **CLASS B APPLICATIONS:**

1. [Defries Home Childcare Business, 91 McGee Lane, PL-2025-0201](#)

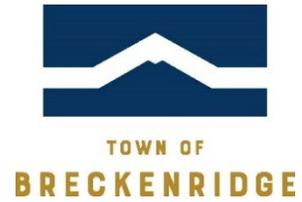
A proposal to use an existing residence for the use of a home childcare business. *Approved, see second memo.*

**CLASS C APPLICATIONS:** None.

**TOWN PROJECT HEARINGS:** None.

**OTHER:** None.

# Memo



**To:** Town Council  
**From:** Clif Cross, Planner II  
**Date:** August 6, 2025 for meeting of August 12, 2025  
**Subject:** Defries Home Childcare Business, 91 McGee Lane; PL-2025-0201  
Planning Commission Approval Summary

---

A Combined Hearing for the Defries Home Childcare Business, located at 91 McGee Lane, was held by the Planning Commission on August 5, 2025. The application proposes to use the townhome residence of 942 sq. ft. for the operation of a home childcare business. This application is required pursuant to Ordinance 15, Series 2005, Policy 38.5 (Absolute) Home Childcare Business.

The Commission found the proposal complied with all Priority Design Standards and Absolute Policies and assigned a total cumulative score of zero (0) points under the Relative Policies. The Development Permit was approved by a 7-0 vote of the Commission.

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

[Link to the packet materials](#)





## PLANNING COMMISSION MEETING

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

### ROLL CALL

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

### APPROVAL OF MINUTES

With no changes, the July 15, 2025 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the August 5, 2025 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

### OTHER MATTERS:

#### 1. Discussion of Ex Parte Contacts and Other Matters Related to Quasi-Judicial Decisions

Ms. Keely Ambrose, Town Attorney, presented an overview of legal matters related to planning applications, the public hearing process, and quasi-judicial decisions.

#### *Commissioner Questions / Comments:*

Mr. Leas: The process to call-up by the Council, would they have to find an error in the procedure or a conflict? (Ms. Ambrose: No, the Council can call-up for whatever they want at their discretion, but they are bound by the same rules you are in having to consider a quasi-judicial decision and sticking to the code.) Their restriction is not as tight as the restriction of an appeal? (Ms. Ambrose: Correct.)

Mr. Frechter: Theoretically, if a project is called-up and the Town Council makes a decision, if the applicant appealed or challenged the decision in court would the ex parte limitation on discussion continue? (Ms. Ambrose: No at that point, if it gets kicked back by the District Court after review it would be a new application so the rules would start again. I do reserve the right to say if we were ever in that situation I would want to talk to you about it because it may depend on what the appeal is based on, whether or not a process based appeal.)

Ms. Gort: We're quasi-judicial but we do give advice on code updates such as the work session today?

Ms. Ambrose: You are also an advisory commission, so in this instance you are giving advice, input, and recommendations for the Town Council, the legislative body, to utilize.

Mr. Truckey: We have several advisory commissions, such as the Breckenridge Open Space Advisory Commission, that only gives advice and recommendations.

Ms. Ambrose: Anything you do representing the town you are considered a town officer/town official, so you should keep that in mind.

Mr. Giller: Is using a personal laptop a concern?

Ms. Ambrose: Personal laptops are fine. A possibility that I have not seen happen, would be having to give the entire laptop to a judge to go through. So, keeping any notes and files in a specific electronic folder would be helpful in that regard.

Ms. Propper: Site visits would be covered by insurance protection, correct?

Ms. Ambrose: Correct, with site visits you can go to the site, but you should not be discussing anything at the site.

Mr. Frechter: How do these rules apply to a Town Projects?

Ms. Ambrose: Town Projects are not quasi-judicial. You are again in an advisory role.  
Mr. Smith: How would disclosing an ex parte matter work?  
Ms. Ambrose: You should reach out to Staff first to let them know and they can help direct what you should say to disclose it at the next public meeting.

**COMBINED HEARINGS:**

1. Defries Home Childcare Business (CC), 91 McGee Lane, PL-2025-0201

Mr. Cross presented a proposal to use an existing townhome residence for the operation of a home childcare business.

*Commissioner Questions / Comments:*

Mr. Smith: For operating businesses in a deed restricted home, is there anything in the HOA or deed restriction that would prohibit a business?

Mr. Cross: Not that I'm aware of. We do allow in-home occupations in the town and deed restrictions don't make a difference in that. Additionally, we do waive all the fees with applications for deed restricted properties.

Mr. Leas: Does the town have a definition for what a business is? I feel there is a difference between an in-home occupation and an in-home business. Such as a difference in number of visitors or a monetary threshold that triggers a certain level of business versus non-business.

Mr. Cross: Off the top of my head, I'm not aware of a definition or any specifics regarding that. There are many different restrictions for in-home occupations regarding storage of materials, number of visitors, and more. The restrictions are there to prevent disruptions to the surrounding neighborhood whether it be visual or physical impacts. With a childcare facility, the separate policy allows for requirements specific to childcare, and in this case the childcare facility is limited to a maximum of six children.

Mr. Leas: For businesses such as a construction company versus a therapy office there would be a difference in the indication of business going on in the home. There's a big distinction between someone using a home office and someone going out and walking dogs. How is that distinction made?

Mr. Cross: An in-home occupation includes any commercial activity, so things like therapy offices and other things are something we often see.

Mr. Truckey: We do not have a definition of business, but that is a pretty standard definition found in a dictionary. With an in-home occupation we do have the restriction that they cannot use more than 25% of the home for their business. There is not a distinction between home occupation and a business in a residence.

Mr. Kulick: In a single-family neighborhood, anything that doesn't meet the threshold defined under the in-home occupation policy would not be allowed by that policy and at that point if the land use district doesn't allow it as a use then it would not be allowed. Any business that does business in town has to get a business license with the town, so the town has a vested interest in following this policy.

Ms. Propper: The packet notes that Ms. Defries has received a provisional 6-month business license, what is the story behind that?

Mr. Cross: She has been in operation for a while now but is under provisional approval because the State requires a land use approval letter, so she is going through this process to get that from the town and provide it to the State to receive a full license with the State.

Mr. Giller made a motion to approve the Defries Home Childcare Business, seconded by Mr. Frechter. The motion passed 7 to 0.

## WORK SESSIONS:

### 1. Structure Hardening and Site Requirements Work Session

Mr. Cross presented a work session to review the recently adopted Colorado Wildfire Resiliency Code (CWRC). The following specific questions were asked of the Commission:

1. Does the Commission agree with the staff recommendation that the town adopt code amendments that meet the minimum requirements of the CWRC?
2. Does the Commission agree with staff's recommendation to create a new relative policy that will award positive points for designs featuring the most fire-resistant pathway for a structure under the CWRC provisions?
3. Does the Commission agree the building materials addressed under Policy 5R: Architectural Compatibility should be reviewed to potentially reduce or eliminate the assignment of negative points for some fire-resistant materials?
4. Does the Commission agree the adopted regulations must include an exemption for historic preservation and the protection of historic and contributing structures located within the Conservation District?
5. Does the Commission agree to the review of Policy 47R: Fences, Gates, and Gateway Entrance Monuments to allow more flexibility in fencing materials within 8' of any structure?
6. Does the Commission have any additional comments?

### *Commissioner Questions / Comments:*

Mr. Leas: Would this become a new policy in our code? (Mr. Cross: Yes, we can adopt this code as written in the CWRC or we could be more restrictive. Staff is recommending the adoption of a new absolute policy and a new relative policy.) The Class 1 and Class 2 are not referencing the construction type classifications already in the building code, correct? (Mr. Cross: Correct.) Are re-roofs required to get a building permit and if they had wood shake, they would have to replace it with a different material? (Mr. Cross: Correct.) Are there specific areas in the town where they're Class 1 and then Class 2 or are they mixed in around town? (Mr. Cross: They are mixed in around town. The map previously shown identifies low, medium, and high fire risk, and medium and high fire risk areas must meet the Class 2 requirements. The majority of Breckenridge is identified as requiring Class 2, except for the downtown area that is not identified as part of the WUI [wildland urban interface].)

Ms. Gort: Is vinyl noncombustible too? (Mr. Cross: My understanding is that vinyl is allowed by the CWRC if the rest of the structure is constructed using hardened construction materials, as vinyl will still melt and burn. I would need to double check to be sure.)

Mr. Frechter: What about sprinklers as an option for hardening? Such as roof sprinklers or external sprinklers. (Mr. Cross: There are discussions with all local jurisdictions looking at the IFC requirements for sprinklers and considering lowering the current square footage threshold. The CWRC does not require sprinklers. That may be a possibility for positive points.)

Mr. Leas: Another difficulty that may play into external sprinklers would be the freezing temperatures.

Mr. Smith: Has there been analysis done on how it will affect overall building costs? (Mr. Cross: No.) Are there many conflicts with our current code that need to be revised, aside from some material standards that need to be revised? (Mr. Cross: The biggest concern for staff is the Historic District and the materials allowed in the District. We are currently more flexible on non-historic structures. Additionally, Policy 5R currently has the most conflict as we assign negative points for many of the non-combustible and fire-resistant materials. This gets into the question of do we want to just adopt the CWRC as it's written or really create a detailed code that fits with Breckenridge's goals and current code.)

- Mr. Kulick: The State did listen to concerns expressed by communities with historic structures and allowed a carve out to preserve historic materials. Additionally, most of the historic district allows more noncombustible materials than areas outside the historic district because Hardie board siding was better able to mimic the lap siding found in the historic district. We do need to consider having more flexibility in materials outside the conservation district. It's not to say everything that's qualified as a high fire rated product would not receive negative points.
- Mr. Guerra: Does the code specifically disallow cedar shake shingles? (Mr. Cross: Yes, the code does not allow cedar shake shingles and also requires roof material to be a Class A material.) (Mr. Truckey: To clarify, cedar shake shingles can be Class A rated but must be repeatedly treated every few years to maintain the Class A rating. The Town disallowed them because it was not feasible to enforce the regular treatments and insurance companies were moving toward disallowing them as well.)
- Mr. Kulick: I also spoke with Lindsey Flewelling, our CLG representative, and she plans to do a training to cover historic preservation and building hardening, to merge the two State goals.
- Mr. Leas: Under Class 2, structural hardening specifically under protection of eaves and soffits. They refer to using a noncombustible material or by materials approved for not less than one hour fire resistant construction. Now, as I understand what that would require is the carpenter to put up 5/8 fire code drywall and then apply the wood material, which is usually three quarters of an inch. Perhaps it's tongue and groove on top of that drywall. Is that what we're thinking about here? Because the other way of doing that would be to use 5/8- or 3/4-inch fireproof interior plywood. Each of these materials has specific hygroscopic problems in the exterior environment which might necessitate some additional problems after the fact. I want to understand what we are going to ask a contractor to do, and how that may or may not compromise other things.
- Mr. Kulick: For some things that are getting more into technical building applications that will be something that we would have to take down notes and check with our Building Staff.
- Mr. Leas: The way the code is currently written leaves a lot of ambiguity that will make it hard for staff to enforce and for people that need to do the work to know what to do, and that will leave us open for lawsuits.
- Mr. Kulick: Some of these regulations will live in the Building Code and others will live in the Development Code. Assemblies and things like that will live in the Building Code.
- Mr. Giller: Code can be prescriptive or performance, and the Building Code is more performance, and the Development Code is prescriptive. But I do think we should have several work sessions similar to what Rick Fout [Breckenridge Chief Building Official] is doing with the Energy Code to bring local builders, designers, and homeowners up to speed.
- Mr. Leas: Fascia has the same issue. For exterior walls I'm relieved to see the CWRC allows heavy timber and log construction, which is common in Breckenridge construction. Under exceptions it lists exterior wall embellishments and wall trim but mentions exclusive of trim on exterior windows and doors. Does this mean exterior window and door trim is not available under the exception? (Mr. Cross: Correct, they are subject to the fire resistance materials standards.) What if it's over 2 inches, which is allowed under wood siding? (Mr. Cross: Overall, something to consider is most contractors, whether or not they're working in the town, will be subject to this code, as anything within the WUI will have to start operating within this and there will be adopted codes in the future that contractors and design professionals will have to adhere by. That will be where a lot more of the technical aspects outlined in the code would be. The overall intent of this code is fire resiliency itself. A lot of the more technical details will need to be fleshed out by the building community itself. Today within this work session we're looking to identify if Commissioners are comfortable with going to complete fire resistance and get rid of all

natural materials, and kind of what do you see as best without getting into the technical aspects of it.) (Mr. Truckey: It may be helpful for you to share those points with Staff, and we can have a meeting with the building staff to review that.) (Mr. Giller: I would like to join that as well.) I think that would be good, there's a lot of ambiguity that needs to be clarified. I think the intent here is good, but the specificity is missing, and that specificity is necessary if we're going to adopt something that will have such a big impact on buildings. In cases of replacement of materials on existing homes, with them suddenly having to learn these new regulations, that should be something we're taking a look at and considering.

Mr. Cross: Once repairs exceed 25%, such as roof damage, you would be expected to replace the entire roof material following the CWRC. For a 500 sq. ft. addition, once it exceeds 500 sq. ft., the new portion would be subject to these provisions. There is also additional guidance for alternative materials included. As far as testing materials within our climate, it is outlined within the CWRC. It is for the entire state, so it's not specific to our region, but it is the minimum baseline that we can take and apply to the town. We can adopt certain amendments to the code to make it specific to our jurisdiction, but it would need to meet the minimums the State has identified.

Mr. Giller: With a performance code, it allows experts to develop solutions that work, whether it be the designers, builders, or town planners. I don't think we want to get into a situation where we're providing construction details, that's more in the jurisdiction of the Building Department. This is a more big picture, upfront, top-down look at the code, and items like that will be included in the Building Code. (Mr. Truckey: I do agree, the Building Department will also be working on this and it will probably be a joint effort with Summit County.)

Ms. Propper: It's only properties that have been judged to be historic? (Mr. Cross: It would be anything in our historic district that has been designated as contributing.)

Ms. Crump: To clarify, the structures do not have to be contributing. The Town can also use our existing defined period of significance to allow for the historic exemption.

Ms. Propper: Would we potentially see historic structures coming in and wanting to do this structure hardening? (Mr. Cross: Potentially. That is something we need to discuss on what is the best way to allow that while still preserving the historic character and discussing the areas where we can implement structure hardening, such as the roof. We also need to consider where we can still preserve historic material.) Mark mentioned the fire-retardant sprays, would we want to encourage properties to use materials like that? (Mr. Kulick: The hierarchy of our code is that the Handbook of Design Standards is over the Development Code, so that is also something to consider. We're not forcing anyone with a historic building to alter its fabric, and we were relieved to see almost the entirety of our historic district is in the lowest risk zone. We can look at best practices for hardening historic buildings, but at this point we haven't gotten to that level of specificity.) If someone constructs an addition of over 500 square feet they would have to make the new addition compliant with this code but wouldn't have to change the existing structure? (Mr. Cross: Correct.) Would we have architectural compatibility issues? (Mr. Kulick: It may not be that much of an issue; we commonly have mixed materials of natural and nonnatural materials on a structure. It would be the job of the designer to design a compatible building. It might be less of an issue, rather than other things like cost.) Policy 47 only has an absolute policy, correct? (Mr. Cross: Correct.)

Mr. Frechter: Someone could remove all their trees and get negative points but then harden their structure to get positive points and offset that. They'd already be mitigating fire by removing the trees and then making up for it by hardening the structure. I'd rather see us awarding points for a smaller footprint that keeps the home away from combustible material. (Mr. Kulick: You cannot clear your entire lot, you can clear to a point you

receive negative points, but you can't clear all trees. Adequate landscaping is required. In order to have a performance-based code we do need to have some positive point options, so we need to add opportunities for positive points if we're removing some of our current positive point options. Building hardening was one of the top opportunities for that.) I'd rather lean more towards absolute than relative. I liked the idea of giving points for less is more, a smaller home with a smaller footprint. I do think for the historic district we need to reconsider as a Commission some of the manmade materials that are more natural like. Such as solar, is sustainability more important than not seeing solar panels in the historic district, and the same thing now with structure hardening. 1. Yes, 2. To some extent, my concern is that it becomes a way to get around doing some of the other things we don't want, 3. Yes, 4. I think there's more we can do to preserve the district while still trying to meet this code, 5. Yes.

Ms. Gort: 1. Yes, 2. Yes, 3. Yes, 4. Not sure what we would change from what's already included in the CWRC, 5. Not very fond of vinyl, but yes, 6. I'm very "pro changes" to encourage fire safety in our community.

Mr. Smith: 1. Yes, 2. Yes but carefully thought of positive points, 3. Yes, 4. Yes, 5. Yes, 6. I'd also like to invite any building material discussion to go through the sustainability team because I know some of the fire-retardant materials are created with harsh forever chemicals, and can be pretty nasty stuff.

Mr. Guerra: 1. Yes, 2. Yes, 3. Yes, 4. Yes, 5. Yes.

Mr. Giller: 1. Yes, 2. Yes, 3. Yes, 4. We should not exempt the historic district, but it should have its own separate code requirements, the park service has great requirements for that. Looking at roofs, 5' buffering and ventilation into the structure, 5. Yes, 6. The Santa Rosa fire showed the built-up areas, not just the WUI, are vulnerable, and this will require a lot of community engagement to work.

Mr. Leas: 1. Yes, I think that we should adopt the CWRC with the caveat that we clean up some of the ambiguity, 2. Yes, 3. Yes, 4. Yes, with sensitivity to Mike's comments, 5. Yes, 6. I think that we should open ourselves up to a lot of new materials that are currently being created and produced, such as thermally modified wood that may work well in the historic district so as to not compromise the historic integrity of the building.

Ms. Propper: 1. Yes, 2. Yes, 3. Yes, 4. Yes, 5. Yes, 6. I appreciate the comments that others have made regarding the environmental impact of these hardened materials and what we should consider in hardening historic structures.

**OTHER MATTERS:**

1. Town Council Summary
2. Class D Majors Q2 2025 (Memo Only)
3. Class C Subdivisions Q2 2025 (Memo Only)

**ADJOURNMENT:**

The meeting was adjourned at 7:45 pm.

---

Susan Propper, Vice 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
------	---------	----------	------

**August 2025**

August 7th, 2025	Mountain Dreamers Sabor & Smiles '25	Silverthorne Pavilion	5:30pm – 9:30pm
Aug. 10th - 12th, 2025	Breck Bike Week	Around Town	All Day
Aug. 10th - 15th, 2025	Breck Epic	Trails around Town	All Day
<b>Tuesday, Aug. 12th, 2025</b>	<b>First Meeting of the Month</b>	<b>Council Chambers</b>	<b>2:00 pm / 7:00 pm</b>
Aug. 15th - 24th, 2025	BIFA	Around Town	All Day
<b>Tuesday, Aug. 26th, 2025</b>	<b>Second Meeting of the Month</b>	<b>Council Chambers</b>	<b>2:00 pm / 7:00 pm</b>
August 30th, 2025	Summit Foundation Rubber Duck Race	Blue River	All Day

**September 2025**

September 4th, 2025	Wine at the Mine	Country Boy Mine	5:30pm – 8:30pm
<b>Tuesday, Sept. 9th, 2025</b>	<b>First Meeting of the Month</b>	<b>Council Chambers</b>	<b>2:00 pm / 7:00 pm</b>
Sept. 12th - 14th, 2025	Oktoberfest	Main Street	All Day
Sept. 18th - 21st, 2025	Breckenridge Film Festival	Theaters around Town	All Day
<b>Tuesday, Sept. 23rd, 2025</b>	<b>Second Meeting of the Month</b>	<b>Council Chambers</b>	<b>2:00 pm / 7:00 pm</b>

**Other Meetings**

August 12th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
August 14th, 2025	Upper Blue Sanitation District	Administrative Office	5:30pm
August 18th, 2025	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
August 19th, 2025	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 20th, 2025	Social Equity Advisory Commission	Town Hall	5:30pm
August 26th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
August 28th, 2025	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
September 2nd, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
September 3rd, 2025	Police Advisory Committee	PD Training Room	7:30am
	Breckenridge Events Committee	Town Hall	9:30am
September 9th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
September 10th, 2025	Breckenridge History	Town Hall	Noon



**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 11th, 2025	Upper Blue Sanitation District	Administrative Office	5:30pm
September 15th, 2025	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
September 16th, 2025	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 17th, 2025	Social Equity Advisory Commission	Town Hall	5:30pm
September 18th, 2025	NWCCOG Board Meeting	Silverthorne Office	10:00am
	Breck Create	Virtual	2:00pm
September 23rd, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
September 25th, 2025	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, 2025	Breckenridge Events Committee	Town Hall	9:00am
October 7th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
October 9th, 2025	I-70 Coalition	Keystone Policy Center	1:00pm
October 23rd, 2025	NWCCOG Board Meeting	Silverthorne Office	10:00am
October 30th, 2025	QQ - Quality and Quantity - Water District	CMC	10:00am
TBD	Transit Advisory Council Meeting		8:00am
	Water Task Force Meeting		9:30am