



**TOWN OF
BRECKENRIDGE**

Town Council Regular Meeting
Tuesday, April 11, 2023, 7:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE IS HOLDING HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Log-in information is available in the calendar section of our website: www.townofbreckenridge.com. 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 - MARCH 28, 2023

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 2023

1. *COUNCIL BILL NO. 12, SERIES 2023 - A BILL FOR AN ORDINANCE APPROVING THE STABLES VILLAGE PROJECT AGREEMENT*
2. *COUNCIL BILL NO. 13, SERIES 2023 - A BILL FOR AN ORDINANCE APPROVING THE OPEN SPACE & TRAILS MASTER PLAN*

VI. NEW BUSINESS

A. FIRST READING OF COUNCIL BILLS, SERIES 2023

B. RESOLUTIONS, SERIES 2023

C. OTHER

1. *BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION APPOINTMENTS*

VII. PLANNING MATTERS

A. PLANNING COMMISSION DECISIONS

B. STILLSON (STABLES VILLAGE) MASTER PLAN TOWN PROJECT PUBLIC HEARING

VIII. REPORT OF TOWN MANAGER AND STAFF

IX. REPORT OF MAYOR AND COUNCIL MEMBERS

- A. CAST/MMC (Mayor/Town Manager)
- B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE (Bergeron)
- C. BRECKENRIDGE TOURISM OFFICE (Carleton)
- D. BRECKENRIDGE HISTORY (Saade)
- E. BRECKENRIDGE CREATIVE ARTS (Rankin)
- F. BRECKENRIDGE EVENTS COMMITTEE (Owens)
- G. CHILD CARE ADVISORY COMMITTEE (Beckerman)
- H. WORKFORCE HOUSING COMMITTEE (Carleton/Rankin)
- I. SOCIAL EQUITY ADVISORY COMMISSION (Saade)

X. OTHER MATTERS

XI. SCHEDULED MEETINGS

- A. SCHEDULED MEETINGS FOR APRIL AND MAY

XII. ADJOURNMENT

D) CALL TO ORDER, ROLL CALL

Mayor Mamula called the meeting of March 28, 2023, to order at 7:00pm. The following members answered roll call: Todd Rankin, Carol Saade, Dick Carleton, Jay Beckerman, Jeffrey Bergeron, Kelly Owens and Mayor Eric Mamula.

II) LIFESAVING AWARDS

Assistant Chief Deric Gress presented lifesaving awards to citizen Perry Keller, Sergeant Kendra Coffin, Officer Austin Lopez, Officer Ken Kishiku and Officer Carlos Chavez.

Mayor Mamula presented a lifesaving award to the members of Breckenridge Ski Patrol. He thanked the group for its continued service to community.

III) APPROVAL OF MINUTES

A) TOWN COUNCIL MINUTES – MARCH 14, 2023

With no changes or corrections to the meeting minutes of March 14, 2023, Mayor Mamula declared they would stand approved as presented.

IV) APPROVAL OF AGENDA

Deputy Town Manager Shannon Haynes stated there were no changes to the agenda. Mayor Mamula declared the agenda approved as presented.

V) COMMUNICATIONS TO COUNCIL

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

Mayor Mamula opened Public Comment.

There were no comments and Mayor Mamula closed Public Comment.

B) BRECKENRIDGE TOURISM OFFICE UPDATE

Lucy Kay, Director of the BTO, stated lodging for the winter is running a little down from last year overall, and summer is currently 23% down. She stated the BTO is preparing in case we need to try to boost these numbers. She also stated last week was the strategic planning retreat, and the BTO talked about summer 2024 goals, with 2-3% growth. She further stated the strategic plans now include a DEI goal, and the staff planning session today included AI conversations. Lucy Kay stated the overall outlook for travel is strong, but we will be competing with different travel goals this year, and the BTO will be hosting a CTO leadership group April 10-12, Summer Preview will take place April 6 in Council Chambers, and the Annual Meeting will take place in June.

Council thanked Lucy Kay for her work with the organization.

VI) CONTINUED BUSINESS

A) SECOND READING OF COUNCIL BILLS, SERIES 2023 - PUBLIC HEARINGS

1) COUNCIL BILL NO. 11, SERIES 2023 - A BILL FOR AN ORDINANCE TO REDUCE SINGLE USE PLASTICS AND IN CONNECTION THEREWITH ESTABLISHING FINES AND PENALTIES

Mayor Mamula read the title into the minutes. Matt Hulsey, Assistant Director of Public Works, stated there were two changes to this ordinance from first reading. The first change would allow rulemaking authority and the second would remove “local” from the reference to “market”.

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

Council Member Bergeron moved to approve COUNCIL BILL NO. 11, SERIES 2023 - A BILL FOR AN ORDINANCE TO REDUCE SINGLE USE PLASTICS AND IN CONNECTION THEREWITH ESTABLISHING FINES AND PENALTIES.

Council Member Beckerman seconded the motion.

The motion passed 7-0.

VII) NEW BUSINESS

A) FIRST READING OF COUNCIL BILLS, SERIES 2023

- 1) **COUNCIL BILL NO. 12, SERIES 2023 - A BILL FOR AN ORDINANCE APPROVING THE STABLES VILLAGE PROJECT AGREEMENT**
Mayor Mamula read the title into the minutes. Melanie Leas, Housing Project Manager, stated this ordinance would adopt the Development Contract for the Stables Village Project.

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

Council Member Dick Carleton stated he has received some comments about traffic concerns at the intersection of French Gulch and Wellington roads and perhaps we need to build in some traffic calming devices for that area if we continue to increase the number of people who reside there. Council Member Beckerman asked if there was going to be some clean-up of this bill and agreement before next reading and staff stated yes, it would be reviewed before second reading.

Council Member Bergeron moved to approve **COUNCIL BILL NO. 12, SERIES 2023 - A BILL FOR AN ORDINANCE APPROVING THE STABLES VILLAGE PROJECT AGREEMENT**. Council Member Saade seconded the motion.

The motion passed 7-0.

- 2) **COUNCIL BILL NO. 13, SERIES 2023 - A BILL FOR AN ORDINANCE APPROVING THE OPEN SPACE & TRAILS MASTER PLAN**
Mayor Mamula read the title into the minutes. Scott Reid, Recreation Director, stated this ordinance would approve the Open Space and Trails Master Plan. Town Attorney Kirsten Crawford stated minor typo changes would be fixed before second reading.

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

Council Member Bergeron moved to approve **COUNCIL BILL NO. 13, SERIES 2023 - A BILL FOR AN ORDINANCE APPROVING THE OPEN SPACE & TRAILS MASTER PLAN**. Council Member Beckerman seconded the motion.

The motion passed 7-0.

- B) **RESOLUTIONS, SERIES 2023**
C) **OTHER**

VIII) PLANNING MATTERS

- A) **PLANNING COMMISSION DECISIONS**
Mayor Mamula declared the Planning Commission Decisions would stand approved as presented.

IX) REPORT OF TOWN MANAGER AND STAFF

Mayor Mamula stated a Navy Seal member has proposed hosting a military division training in Breckenridge on a regular basis, similar to the 10th Mountain Division. Council asked for more information so they could decide how to handle the ask.

Deputy Town Manager Haynes stated the Council used to receive regular updates by email from staff, and asked what Council would like to see in the future. Mayor Mamula stated he likes the updates that are sent out now, and the prior emails were repetitive.

X) REPORT OF MAYOR AND COUNCIL MEMBERS

- A. **CAST/MMC**
Mayor Mamula stated he has been spending a lot of time dealing with the land use bill at the State. He stated it would allow developers to add ADU's without affordability targets and develop multifamily units without affordability targets. He further stated there are 15 communities that have been called out as Rural Resort Job Centers. Mayor Mamula explained this is an important bill and he is concerned our efforts over many years will be nullified by this bill. He further stated we will be requesting for amendments to this bill, including an opt-out option. Attorney Crawford stated this bill has a lot of points to focused on, and it covers many subjects

including water, density and other resources. Mayor Mamula stated he has been the CAST representative in these conversations and he will testify against it when given that opportunity. Mark Truckey, Community Development Director, stated the intent of the bill is good, but it doesn't relate well in mountain towns, where market-rate homes aren't in reach of our workforce. He further stated we don't need more market-rate homes up here. Council Member Beckerman asked if there were any changes to code that we could make to help, and Mark Truckey stated we can't be more restrictive than this bill as written, although home rule land use is in the constitution. Mayor Mamula stated we have been successful by our own code, and this doesn't allow for any of that.

B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE

Council Member Bergeron stated BOSAC is not supportive of housing horses during the winter months on the McCain property. He also stated applications for the commission are being accepted through the 31st. He stated trends for Cucumber Gulch are good, and we are working with the Denver Zoo to add more Boreal Toads. He stated the Gulch is fairly healthy, other than some sediment buildup in the pond. He stated snowmobile trailer parking at the Sally Barber Trailhead is a problem. Council Member Bergeron stated BOSAC discussed if we should increase the size of the commission, and Council Member Rankin stated we have lost some institutional knowledge, there is demand to be on the committee, and there are enough projects to get more people involved. Council Member Rankin stated he would suggest two more people. Scott Reid stated the meetings can get long, but it's worth considering. Council Member Beckerman stated adding more people might lead to disengagement. Attorney Crawford recommended having this discussion as a formal agenda item and to have BOSAC come with a formal recommendation.

C. BRECKENRIDGE TOURISM OFFICE

Council Member Carleton stated the strategic meeting encouraged them to throw out old goals and create new ones. He stated we may need to revisit the year-round question and growth, since Fall is seen as a growth opportunity and the group is split on this. Mayor Mamula stated growth is good, but how does that effect housing, daycare, schools and infrastructure? Deputy Town Manager Haynes stated we should have a discussion about growth with the BTO, and we need to look again at the goals.

D. BRECKENRIDGE HISTORY

No update.

E. BRECKENRIDGE CREATIVE ARTS

No update.

F. BRECKENRIDGE EVENTS COMMITTEE

No update.

G. CHILD CARE ADVISORY COMMITTEE

No update.

H. WORKFORCE HOUSING COMMITTEE

Mayor Mamula stated he would like to get some talking points with numbers that he can use for land use bill conversations.

I. SOCIAL EQUITY ADVISORY COMMISSION

No update.

X) OTHER MATTERS

Council Member Rankin stated the Summit Youth Hockey board is coming for public comment at the next meeting and will be presenting where they stand with a new outdoor ice request. He further stated they will be looking for money for design. Council Member Saade stated she would like to know how this ask fits with the bigger picture Recreation Department goals.

Council Member Owens stated she thinks maybe there is an opportunity to expand BOSAC to involve more people in the community. She stated she would like to explore how to get more people involved. Council Member Bergeron and Council Member Saade

stated they would like to diversify Town committees with representatives from different groups in our community.

XI) SCHEDULED MEETINGS

A) SCHEDULED MEETINGS FOR APRIL, MAY AND JUNE

XII) ADJOURNMENT

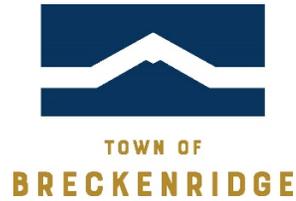
With no further business to discuss, the meeting adjourned at 8:23pm. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

Helen Cospolich, CMC, Town Clerk

Eric S. Mamula, Mayor

DRAFT



Memo

To: Breckenridge Town Council
From: Melanie Leas, Housing Project Manager
Date: 4/4/2023 (For April 11, 2023)
Subject: Second Reading: Stables Village Development Contract

The purpose of this second reading is to review the Development Contract that will be executed by the Town and Stables Village LLC to develop a workforce housing project of 61 units at 701 Wellington Road. This contract establishes the roles and obligations of the Town, and of Stables Village LLC relative to this project. This contract was presented on first reading on March 28, 2023, and there have been no substantive changes since the first reading. Below are the major deal points of the contract.

Deal Point Summary:

Developer Financing – Developer to charge a minimum 5% fee on all hard and soft costs with a maximum fee of 7%. There were previous discussions and documents that included different fee structures, but the Parties settled on a sliding scale (5%-7%) to incentivize cost savings that will be realized by both the Developer and the Town.

Restrictive Covenant Terms:

- 3% appreciation cap;
- 1% real estate commission;
- Lottery required for re-sale;
- Maintenance provision included

Other –

- The price per unit will increase at 4% maximum from the 2022 AMI rates for the initial sales price and will not adjust to meet the AMIs in 2024 or 2025.
- All triplex units to be priced between 80% and 110% AMI and income tested with a 30% escalator buffer from the initial sales price not to exceed 140%. Duplex and single-family units will not be subject to income testing but will be sold at AMI at or below 140%.
- The cost for infrastructure will be contracted with a guaranteed maximum price (GMP)

Recommendation:

Staff recommends approval of the Contract as presented.

Stables Village Project Agreement

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of the effective date below in Section 27 (the "Effective Date"), by and between the Town of Breckenridge, Colorado, a Colorado home rule municipality with an address of P.O. Box 168 Breckenridge Colorado 80424 (the "Town"), and Stables Village, LLC, a Colorado limited liability company with an address of P.O. Box 5540 Frisco, Colorado 80443 ("Developer") (each individually a "Party" and collectively, the "Parties").

WHEREAS, the Town owns the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, on April 20, 2022, the Town issued a request for proposals ("RFP"), seeking developers interested in developing the Property; and

WHEREAS, Developer responded to the RFP, and wishes to construct deed-restricted workforce housing on a portion of the Property; and

WHEREAS, the Town is willing to contribute the Property to Developer for the Project, subject to the terms of this Agreement; and

WHEREAS, the Town is also willing to contribute financially (hereinafter "Town financial contribution") to the project provided the deed restricted housing is sold at affordable prices; and

WHEREAS, on October 20, 2022, the Parties entered into a pre-development Agreement for Services to perform preliminary planning tasks including site analysis, schematic design, and a master plan; and

WHEREAS, the Parties have further negotiated issues concerning the potential development of workforce housing on a portion of the Property.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Purpose. The purpose of this Agreement is to establish roles and responsibilities regarding the development of workforce housing on the Town-owned property described in Exhibit A.

2. Definitions.

a. "Planning Documents" means the approved plans for development of the Property including the Master Plan, Class A Development Permits, and plats creating the lots for the Property, and any approved site plans for the Property.

b. "Restricted Units" means the residential dwelling units in the Development subject to the Restrictive Housing Covenant, which shall be in substantially the form attached hereto as **Exhibit B** and incorporated herein by this reference.

c. "Development" means a deed-restricted workforce housing project to be developed on a portion of the Property as described in the Planning Documents.

3. Master Plan. The Parties agree that it is most efficient and in the best interests to the success of the Project to use a master plan for the Development (the "Master Plan"). Developer shall be responsible for obtaining all required approvals for the Master Plan for this project through the Town of Breckenridge Development Review Process. It is anticipated that the Master Plan will be reviewed as a Town Project.

4. Compensation for Master Plan Process. The Developer shall prepare all applications, materials, studies and design drawings and plans, and secure the services of all necessary consultants including design professionals, engineers, and traffic planners, as necessary for the Master Plan and pre-construction services. The Town will compensate the Developer for costs actually incurred for the Master Plan and pre-construction services up to \$400,000 per monthly invoices. If Developer does not complete the development review process to a point of final decision, and the failure to do so is not caused by the actions or inaction of the Town, the Town shall not be obligated to reimburse Developer for the costs incurred and not yet billed or to proceed with this agreement or the project.

5. Land Use District. The Parties acknowledge that the Development, as presently contemplated, will require an amendment to the Town Land Use Designation (LUG). The Town will process a LUG amendment.

6. Phased Development. The Parties recognize that the Development will be developed in phases, and such phasing shall be reflected in the Planning Documents. At this time, it is anticipated that the Development will have two construction phases and three sales phases.

7. Number of Units. The total number of units allowed in the Development shall not exceed sixty-one (61) deed-restricted workforce single family, duplex, and multi-family units.

8. Affordable Housing. The Developer shall develop 100% of the units as for-sale single family, duplex, or multi-family Deed Restricted Units that target 80-140% of the Area Median Income (AMI) based on the formula generated by the Summit Combined Housing Authority on an annual basis. The Developer and the Town will agree to the final number of units at each AMI and that number will be reflected in a final project budget that is mutually acceptable to the Town and the Developer.

9. Town Obligation/Investments. In addition to the Property, the Town agrees to contribute funding for the Development. The amount of the funding must be mutually acceptable to the Town and the Developer and will be based on a final project budget to be prepared by the Developer and submitted to the Town for approval. The budget must include all costs associated with the Development including planning, master plan, infrastructure (on and offsite), site work (on and offsite), architecture, vertical construction, marketing, sales, outreach, etc. The budget must also include all projected sales revenue

based on specified 2023 AMI targets. In the event the Town and the Developer do not agree on the budget, the amount of Town funding, or the Guaranteed Maximum Price of the Public Improvements, either Party may terminate this Agreement. If either Party or the Parties terminate this Agreement under this Section 9, the Town will provide payment for services and costs to date pursuant to Section 4 and neither party shall have any further obligation to each other. When the budget and Town financial contribution is mutually approved by the Parties, it is anticipated that the Town will provide funding for the on and off-site work and infrastructure performed by the Developer by monthly draw based on percentage completion, including draw(s) in advance of the start of construction for deposits as required by contractor. Vertical development subsidies identified in the budget shall be paid for each phase (based on number of units per phase) at the time the first building permits are issued for each phase; provided, however, the Parties may mutually agree in writing to an alternative schedule or process for the Town's financial contribution.

10. Schedule. Developer shall complete construction of the Project substantially in compliance with the schedule attached hereto as **Exhibit C** and incorporated herein by reference. Said schedule is a good faith target schedule and may be subject to adjustment for delays in approvals, pre-sales, financing, force majeure, and delays due to shortage of materials, weather, or other similar reasons beyond the reasonable control of Developer, or other such reasonable factors mutually agreed upon in writing by the Parties.

11. Transfer of Property. After execution of this Agreement, and after the Town has reviewed and approved the budget, the Town shall transfer ownership of the Property described in **Exhibit A** to Developer in two phases, by special warranty deed, to coincide with the phasing set forth in the planning documents, to facilitate the timely financing, development, and sale of each phase of the Project. Closing agent for transfer of title shall be Land Title Guarantee Company. The Town shall pay for owner's extended title insurance coverage and any costs associated with the closing agent. Developer shall pay for any endorsements required by it or Developer's lender. Developer shall pay the deed recording fees. The Town shall pay any other closing costs. The special warranty seeds shall only be subject to the exceptions of title listed on the title commitment approved by Developer, which approval shall not be unreasonably withheld.

12. Default. Prior to any action against Developer for breach of this Agreement, or default in the Development, the Town shall give Developer a written notice of any claim by the Town of a breach or default by Developer, and Developer shall have the opportunity to cure such alleged default within thirty (30) days, unless such cure cannot be accomplished within such time period, and in such case for a reasonable period to accomplish the same, not to exceed ninety (90) days. The Town shall have discretion to approve a longer period in the event of extraordinary circumstances.

In the case of any such uncured default, the Town reserves the right to proceed with assumption of all rights and responsibilities of the Developer for the Phase of the Development that is subject to such default. In addition, any such case of uncured default may result in the Town proceeding to terminate this Agreement.

13. Reverter Clause. In the case of a default, and after any and all cure periods during which Developer fails to cure, any and all Property interests, including the Property described in **Exhibit A**, that have been conveyed to the Developer, which remain in the Developer's ownership and control, and that have not been conveyed to individual homeowners, homeowner's associations, the Town of Breckenridge, special districts or other governmental or quasi-governmental entities, shall be conveyed back to the Town in the same manner and upon the same or similar terms as conveyed to Developer under Section 11.

14. Sanitation District Units. The Parties shall agree upon three (3) of the units that Developer shall sell to Upper Blue Sanitation District ("District"). Such units may be leased to government employees (District, Town of Breckenridge, Summit County), without AMI requirements. The Town and District shall agree upon terms, conditions, and restrictive covenants should the District wish to transfer the units

15. Restrictive Housing Covenant. The Town shall, prior to any transfer of the Property to Developer, record a Restrictive Housing Covenant against the Property mutually acceptable to the parties. The Town will allow the Restrictive Housing Covenant to be subordinate to any financing associated with the Development.

16. Financing. Developer shall be solely responsible to procure financing for the Project. Any instrument of encumbrance to be recorded by the lender, such as a deed of trust or a lien ("Encumbrance"), must adhere to two preconditions, as follows: (i) reasonably related to the development of the parcel or phase so encumbered as contemplated herein; and (ii) be approved in writing by the Town prior to execution by Developer (which approval will not be unreasonably withheld), and prior to any recordation of any such Encumbrance. Any Encumbrance that does not satisfy these preconditions shall be deemed a violation of this Agreement, and subject to timely correction or cure, and if not so corrected or cured in accordance with Section 28.b herein, shall be deemed a default and subject to termination for cause. In addition to the foregoing remedy, the parties hereto agree that any such improper Encumbrance not timely corrected or cured shall be deemed null and void and of no force or effect, and Developer shall assume all responsibility for the ramifications of such nullification.

17. Inspection of Developer Books and Records. Except for the Developer's financing documents, the Developer shall maintain all books and records related to the Project and make them available for inspection upon the Town's request. Notwithstanding the foregoing, if the Town has reasonable cause to believe that Developer cannot complete the Project, the Town may request to review the financing documents of the Developer at which time the Developer may assert that such financing documents are confidential records under Colo.Rev.Stat. § 24-72-204. For purposes of this section "financing documents" includes all records documenting the obligations of Developer regarding the loan(s), excluding the Encumbrance which is subject to disclosure under Section 16.

18. Developer Fee. Developer shall receive a minimum fee for the vertical construction in the amount of 5.0% but not to exceed 7.0%, on all costs and expenses for

the Development, said profit to exclude any percentage return for costs paid for or directly reimbursed by the Town.

19. Authority; Independent Contractor Status. Developer shall have no right, authority or power to bind the Town for any claim for labor or for material or for any other charge or expense incurred in delivering the Development or performing any alteration, renovation, repair, refurbishment or other work. The Parties shall be treated as independent contractors to this Agreement and Developer shall not be considered the agent of the Town in the construction, erection or operation of the Development.

20. Fees and Taxes. The Parties agree that each unit subject to a Restrictive Covenant within the Development shall not be required to pay building permitting, plan review, and inspection fees, use taxes, impact fees, excise taxes or water PIFs. These taxes and fees will be waived by the Town.

21. Marketing Units. The Developer intends to contract for marketing and sales services. The Town and Developer agree to establish a mutually acceptable marketing plan with criteria and processes to insure broad marketing throughout the community. The Developer intends to utilize the Summit Combined Housing Authority (SCHA) for qualification and lottery purposes. The Developer agrees to compensate the SCHA for the qualification and lottery services. All cost incurred will be included in the project budget.

22. Sales. In the event transfer of title to a unit subject to a Restrictive Covenant is not completed within three (3) months from the date of certificate of occupancy, the Parties agree that the following events shall occur in the order set forth below:

a. The Developer shall send a written notice (“Developer Notice”) to the Town of the Town’s option to purchase a unit, which may be exercised within ten (10) days of such notice being given by the Town to the Developer (“Town Notice”). If the Town exercises its option within such 10-day period, the Town shall close on such purchase and sale within thirty (30) business days of receipt of the Developer Notice.

b. If the Town does not elect to purchase the unit under subsection a, Developer may exercise its option to rent a unit at a rate mutually agreed to in writing by the Parties that is no less than the Developer costs for the unit for the loan, taxes, insurance, and HOA dues. In the event the Developer exercises its option to lease under subsection b, the Town has the discretion to either: i) permit Developer to lease the unit exempt from AMI requirements or ii) provide additional funding to offset the difference between the then established AMI rental rate and the mutually agreed to rental rate.

23. Compliance with Law. Developer shall comply with all applicable laws, including without limitation all current and future federal, state and local statutes, regulations, ordinances and rules relating to: the emission, discharge, release or threatened release of a Hazardous Material into the air, surface water, groundwater or land; the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a Hazardous Material; and the

protection of human health, safety or the indoor or outdoor environment, including (without limitation) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, *et seq.* (“CERCLA”); the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, *et seq.*; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, *et seq.* (“RCRA”); the Toxic Substances Control Act, 15 U.S.C. § 2601, *et seq.*; the Clean Water Act, 33 U.S.C. § 1251, *et seq.*; the Clean Air Act; the Federal Water Pollution Control Act; the Occupational Safety and Health Act; all applicable Colorado environmental laws; and all other federal, state or local laws and regulations relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, now or at any time hereafter in effect.

24. Public Improvements.

a. Guaranteed Maximum Price Proposal. Developer agrees to complete both on-site and off-site public improvements (the “Public Improvements”), subject to a Guaranteed Maximum Price (“GMP”) proposal. At the conclusion of the design development phase the Developer shall prepare and submit a GMP proposal to the Town based on the design development documents. The GMP shall be delivered to the Town within three (3) weeks of the approval of the Public Improvement permits. The Parties agree to negotiate in good faith to enter into a construction agreement based on a Guaranteed Maximum Price.

b. Final Acceptance and Dedication. Upon completion of the Public Improvements and upon final acceptance by the Town, Developer shall convey title to the Public Improvements to the Town at which time the Town shall become responsible for the operation and maintenance of the same.

c. Warranty. Developer warrants and guarantees that, for two (2) years from the date of acceptance, each Public Improvement: is not defective; will not fail; has been constructed and installed in a workmanlike manner suitable for its intended uses; has been constructed in compliance with applicable federal, state, municipal, and special district statutes, ordinances, regulations, rules, and codes.

25. Developer’s Obligations.

a. Workforce Housing. To ensure affordability over time, the entire Development shall be for-sale single family, duplex, or multi-family Restricted Units subject to the Restrictive Covenant, as outlined in Exhibit B, and Notice of Lien. The total number of Restricted Units in the Development shall not exceed sixty-one (61) single-family, duplex and multi-family units. The units will be sold at the sale prices/AMI targets approved by the Town. All units will be sold with a one-year warranty from date of certificate of occupancy.

b. Homeowners’ Association. Developer shall create the Stables Village Homeowners’ Association (the “HOA”), which shall be responsible for the enforcement of the Declarations and Covenants for the Stables Village and the Architectural Standards

for the Development. Such Declarations and Covenants shall be approved by the Town prior to adoption. The HOA shall also be responsible for the repair and maintenance of: any unique lighting in the Development; any unique signage for the Development; all internal trails and open/green spaces not maintained by the Town; all dumpster enclosures and mailboxes; all private roads and alleys shown on the Planning Documents; and all other items not required by applicable Town standards. The HOA shall not be responsible for repair, maintenance, or operation of the recycling/composting facilities.

c. Architecture. Developer shall develop the Property consistent with the Planning Documents. Architectural Standards for the Development shall be included in the Declaration and Covenants, or separate document, for the Development and shall be enforced by the HOA.

d. Permitted Development, Construction of Planning Documents. The Developer shall develop the Development in accordance with this Agreement, Town ordinances and regulations, and applicable state and federal law and regulations. To the extent the Planning Documents are silent on a particular matter, the Breckenridge Town Code and associated Town Standards shall apply.

26. Insurance. Developer agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Developer pursuant to the Development Agreement and naming the Town as an additional insured.

27. Term. The Effective Date of this Agreement shall be in accordance with Section 5.9 of the Municipal Charter and remain effective until all obligations of each Party are completed or until terminated as permitted herein. If the Planning Documents are not approved by the Town as described in Section 9, then Developer shall be paid for services to date pursuant to Section 4 and this Agreement shall automatically terminate and be of no force and effect whatsoever.

28. Termination; Delay.

a. Termination by Town for cause. Town may terminate the services of the Developer, and take possession of the Project and all materials, and equipment deemed to be part of the Services, if terminated based on cause as contemplated herein. The termination shall be effective thirty (30) days after Town has delivered written notice detailing the cause for termination hereunder to the Developer if the Developer has failed to reasonably cure the cause for termination within that thirty (30) day period; unless such cure cannot be accomplished within such time period, and in such case after a reasonable period to accomplish the same, not to exceed ninety (90) days. The Town shall have discretion to approve a longer period in the event of extraordinary circumstances. The termination may be initiated for any of the following reasons and shall not prejudice any other right or remedy available to Town, all of which shall be subject to the notice and thirty (30) day period to cure provided herein:

- i. The Developer is adjudged bankrupt or insolvent.
- ii. The Developer makes a general assignment for the benefit of his creditors.
- iii. A trustee or receiver is appointed for the Developer or for any of his property.
- iv. The Developer files a petition to take advantage of any debtor's act or to reorganize under any bankruptcy law.
- v. The Developer repeatedly fails to supply sufficiently skilled workmen, or necessary materials or equipment to maintain the construction schedule or provide quality workmanship and/or product.
- vi. The Developer disregards laws, ordinances, rules, regulations, or orders of any public body having jurisdiction of the Development.
- vii. The Developer unreasonably and repeatedly disregards the authority of the Town as Property Owner or collaborator under this Agreement, after written notice of such concerns and failure to correct such actions.
- viii. The Developer violates any material provision of the Agreement and fails to cure the same within the proper time frame for cure allotted herein.
- ix. Notification by the lender of the Development of financial default by the Developer.

After termination is effectuated, Town may proceed to finish the Development by whatever method it deems most expedient. Developer will present all final invoicing to the Town within thirty (30) days of Termination for payment by the Town.

b. Termination by Town for Convenience. Town may also elect to suspend or abandon the Project and terminate the Agreement for convenience. The action shall be effective thirty (30) days after Town has delivered written notice to the Developer. This action may be initiated for any reason, without cause, and shall not prejudice any other right or remedy available to Town. The Developer shall be paid for all Development executed and any costs and expenses, including the Developer Profit, sustained due to the termination and Developer will present all final invoicing to the Town within thirty (30) days of Termination effective date.

c. Termination by Developer. Developer may terminate the Agreement for any of the following reasons. The termination shall be effective thirty (30) days after the Developer has delivered written notice to Town, and provided a fourteen (14) day opportunity to cure:

- i. Town has suspended the Development for more than sixty (60) days.
- ii. Town has been issued a stop work order of sixty (60) days or more by court order or other competent public agency.
- iii. The Town fails to act on any request for payment within thirty (30) days after its submittal.
- iv. Town fails to pay the Developer within (30) thirty days the sum approved by the Town or awarded by arbitrators or court.
- v. The Town repeatedly fails to respond to requests for approvals and other information required in a timely manner to allow Developer to meet its

obligations and operate within the construction periods permitted due to seasonal constraints.

- vi. Town fails to meet any other material obligations under this Agreement, the Planning Documents or the ancillary development agreement for public improvements.

d. Payment to Developer. The Developer shall be entitled to payment for all Development implemented and any expenses sustained due to the termination providing they have provided complete accounting within thirty (30) days of the termination date. In the event of termination, payments will be made to Developer for all work performed up to the date of termination. The Developer shall have the option of resuming work after such payment or proceeding to termination in such instances. If the Agreement is terminated pursuant to Sections 28.b. or c., and the Developer does not elect to resume work, the Developer shall also be entitled to payment for the remaining Developer Profit for the entirety of the Development.

If all phases of the Development are not completed by the Developer, the Agreement may be terminated by the Town in accordance with the provisions set for in Section 28.

e. Ownership of Planning and Construction Documents. The Planning Documents and all architectural, engineering, construction and similar plans are owned by Developer. In the event of termination of this Agreement pursuant to Section 28.b, the ownership of all Planning Documents shall transfer from Developer to the Town as the Town's sole remedy against Developer for termination for cause. For purposes of this Section, "Planning Documents" shall not include architectural, engineering and construction plans and documents for the vertical construction.

f. Town Assumption of Development. In the event the Town assumes completion of the Development under Section 12, or under any other provision of this Agreement, or the Agreement is terminated pursuant to Section 28, Developer is released from any and all further obligations under this Agreement excluding warranties for work completed prior to termination or assumption.

29. Miscellaneous.

- a. Indemnification

- i. To the fullest extent permitted by law, and in accordance with Section 13-50.5-102, C.R.S., Developer shall indemnify and hold Town, its officers, employees, and insurers, harmless from and against all liability, claims, and demands brought or asserted against Town by a third party (a party who is not a party to the Agreement) on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, whether alleged, adjudicated, or otherwise, related to or in any manner connected with the Agreement, to the extent that such injury, loss, or damage is caused by Developer's negligence or other fault, or the negligence or other fault of

Developer's employees, agents, representatives, subcontractors, suppliers, or anyone else for whose acts Developer is liable under applicable law. Developer is not required to provide indemnification under this Section to the extent such liability, claim, or demand arises through the negligence or other fault of Owner, its officers, employees, or agents. As used in this Section, the term "fault" includes, but is not limited to, an intentional or willful wrongful act, or a breach of the Agreement.

ii. This indemnity provision is to be interpreted to require Developer indemnify and hold Town harmless only to the extent and for an amount represented by the degree or percentage of negligence or other fault attributable to Developer, or Developer's employees, agents, representatives, subcontractors, suppliers, or others for whose acts Developer is liable under applicable law.

iii. To the extent indemnification is required under this Section, Developer shall reimburse Town for all costs and expenses of litigation incurred by Developer related to the matter for which indemnification is required, including, but not limited to, court costs, expert witness fees, and reasonable attorney's fees.

iv. The extent of Developer's obligation to indemnify and hold Town harmless under this Section shall be determined only after Developer's liability or fault has been determined by adjudication, alternative dispute resolution (if permitted by the Agreement), or is otherwise resolved by mutual agreement between Developer and Town.

v. This indemnity provision applies only with respect to claims brought or asserted against Town by third parties, and not to claims only between Developer and Town.

vi. Town's officers, employees, and insurers are third party beneficiaries of this Section in accordance with its terms. However, any amendment, modification, or termination executed by Town and Developer is binding upon Town's officers, employees, and insurers.

vii. All indemnity obligations required by the Agreement shall survive the completion or termination of the Agreement, and shall be fully enforceable thereafter, subject to any applicable statute of limitation."

b. Integration. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

c. Governmental Immunity. The Town and its officers, elected officials, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, elected officials, attorneys or employees.

d. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado, and venue for any legal action arising out of this Agreement shall be in Summit County, Colorado.

e. No Third Party Beneficiaries. No third party is intended to or shall be a beneficiary of this Agreement, nor shall any third party have any rights to enforce this Agreement in any respect.

f. No Joint Venture or Partnership. No form of joint venture or partnership exists between the Parties, and nothing contained in this Agreement shall be construed as making the Parties joint venturers or partners.

g. Severability. If any provision of this Agreement is determined to be void by a court of competent jurisdiction, such determination shall not affect any other provision hereof, and all of the other provisions shall remain in full force and effect.

h. Notice. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail to the Party at the address set forth on the first page of this Agreement.

i. Modification. This Agreement may only be modified upon written agreement of the Parties.

j. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

k. Rights and Remedies. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

l. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

m. Recording. This Agreement or a notice of memorandum of agreement may be recorded with the Clerk and Recorder for Summit County, Colorado and shall run with the land at the mutual consent of the Parties, which shall not be unreasonably withheld.

n. Retained Authority. Nothing contained in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances or as a waiver or abrogation of the Town's legislative, governmental, or police powers to promote and protect the health, safety, and general welfare of the Town or its inhabitants; nor shall this Agreement prohibit the enactment by the Town of any fee that is of uniform or general application.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

EXHIBIT A
LEGAL DESCRIPTION

Stables Village

EXHIBIT B
Restrictive Housing Covenant and Notice of Lien
For Stables Village,
Summit County, Colorado
(attached)

1 COUNCIL BILL NO. ____

2
3 Series 2023

4
5 **A BILL FOR AN ORDINANCE APPROVING THE STABLES VILLAGE**
6 **PROJECT AGREEMENT.**

7
8 WHEREAS, the Town owns the real property described in **Exhibit A**, attached to the
9 Agreement and incorporated herein by this reference (the "Property"); and

10 WHEREAS, on April 20, 2022, the Town issued a request for proposals ("RFP"), seeking
11 developers interested in developing the Property; and

12 WHEREAS, Developer responded to the RFP, and wishes to construct deed-restricted
13 workforce housing (hereinafter referred to as the "Town Project") on a portion of the Property; and

14 WHEREAS, the Town is willing to contribute the Property to Developer for the Town
15 Project, subject to the terms of the Agreement; and

16 WHEREAS, the Town is also willing to contribute financially to the Town Project provided
17 the deed restricted housing is sold at affordable prices; and

18 WHEREAS, on October 20, 2022, the Parties entered into a pre-development Agreement
19 for Services to perform preliminary planning tasks including site analysis, schematic design, and
20 a master plan; and

21 WHEREAS, the Parties have negotiated the attached Agreement, Exhibit 1 hereto, to
22 develop the Town Project.

23
24 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
25 BRECKENRIDGE, COLORADO:

26 **Section 1.** That Agreement between the Town of Breckenridge and Stables Village,
27 LLC, attached as **Exhibit 1**, is hereby approved.

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

30 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
31 PUBLISHED IN FULL this ____ day of _____, 2023. A Public Hearing shall be held at the
32 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
33

1 _____, 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
2 Town.

3
4 TOWN OF BRECKENRIDGE, a Colorado
5 municipal corporation
6

7
8
9 By: _____
10 Eric S. Mamula, Mayor
11

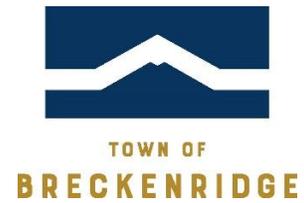
12 ATTEST:
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14
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16 _____
17 Helen Cospolich, CMC,
18 Town Clerk
19

Stables Village Preliminary Schedule

**This is a preliminary schedule subject to change as project progresses*

Activity	Date
Town Submittal for IHOI Grant LOI DUE	Dec. 5 2022
Town Council Worksession	Dec. 13 2022
Town Council Worksession	Jan. 10 2023
LUG Amendments to Town Council - First Reading	Jan 24 2023
Outreach Plan for Neighbors and Community	Jan. 2023
Finalize Development Contract	Jan. 2023
Planning Commission Submittal	Jan 31 2023
LUG Amendments Town Council (Final Approval)	Feb 28 2023
Town Submittal for IHOI Grant DUE	Feb 28 2023
Planning Commission Masterplan Worksession Meeting	Mar. 7 2023
Town Submittal for EIAF Grant LOI OPENS	Mar. 2023
Developer to Start all Civil Drawings	Mar. 2023
Town Submittal for EIAF Grant LOI DUE	Mar. 2023
Planning Commission Masterplan Re Submittal Due Date - to TOB Comm. Dev.	Mar. 21 2023
Planning Commission Masterplan Final	April 4 2023
Town Council Masterplan Meeting Final Approval	April 11 2023
Submit for Infrastructure Permit	Apr. 11 2023
Final Pricing Budget Approved	May. 2023
Finalize Deed Restriction / USDA Approval	May. 2023
Finalize Contract with SCHA	May. 2023
Start Site work, Overlot grading, Utilities	May 31 2023
Planning Commission Subdivision Meeting (Submittal)	April 11 2023
Planning Commission Subdivision Meeting (Approval)	May 2 2023
Town Council Subdivision Meeting	May 9 2023
Town Submittal for Transformational Grant	May 15 2023
Submit Plans for Development Permits - Phase 1	June 15 2023
Submit for Building Permit	July 6 2023
Developer Lending, Town support with USDA loans in place	Aug. 2023
Vertical Construction Commencement Phase 1	October. 2023
Vertical Construction Commencement on Duplex Units 21-40 and Single Family Units 3-5	March. 2024
Vertical Construction Commencement on Townhomes	June. 2024
Individual Lot Subdivision	May. 2024
C.O. on Duplex Units 1-20 and Single Family Units 1-2	June 2024 - Oct 2024
C.O. on Duplex Units 21-40 and Single Family Units 3-5	March 2025 - Oct 2025



Memo

To: Breckenridge Town Council Members
From: Anne Lowe, Open Space & Trails Manager
Date: 4/4/2023
Subject: Ordinance to approve Open Space & Trails Master Plan – Second Reading

Enclosed with this memo is an ordinance to approve the revised Open Space & Trails Master Plan, which replaces the 2007 Open Space Plan and 2009 Trails Plan with one comprehensive document.

Section 3-5-3 of the municipal code sets forth the process by which Town Council shall adopt the proposed Master Plan by ordinance.

BOSAC recommended approval of the Open Space & Trails Master Plan.

Staff welcomes Council's input on the second reading and will be present to answer any questions.

COUNCIL BILL NO. ____

Series 2023

A BILL FOR AN ORDINANCE APPROVING THE OPEN SPACE & TRAILS MASTER PLAN.

WHEREAS, on or about April 2021, the Town of Breckenridge began a process to update the 2007 Open Space Plan (“Open Space Plan”) and the 2009 Trails Plan (Trails Plan);

WHEREAS, per section 2-4-5 of the municipal code, the Breckenridge Open Space Advisory Commission (“BOSAC”) is the local board charged with recommending to Town Council revisions, if any, to the Master Plan;

WHEREAS, after conducting extensive outreach, reviewing and revising the materials, and further input from the Breckenridge Social Equity Advisory Commission, BOSAC recommended that Town Council adopt the Master Plan, attached hereto as **Exhibit A**;

WHEREAS, per section 3-5-3 of the municipal code, the Town Council shall adopt the proposed Master Plan by ordinance.

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

Section 1. Town Council hereby approves the adoption of the Open Space Trails & Master Plan, **Exhibit A** (attached hereto).

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

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 28th day of March, 2023. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 11th day of April, 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

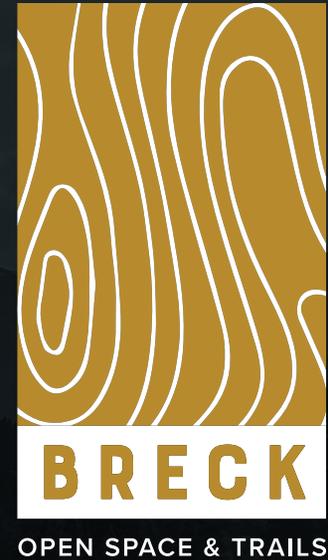
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TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By: _____
Eric S. Mamula, Mayor

ATTEST:

Helen Cospolich, CMC,
Town Clerk



OPEN SPACE & TRAILS MASTER PLAN

BRECKENRIDGE, COLORADO

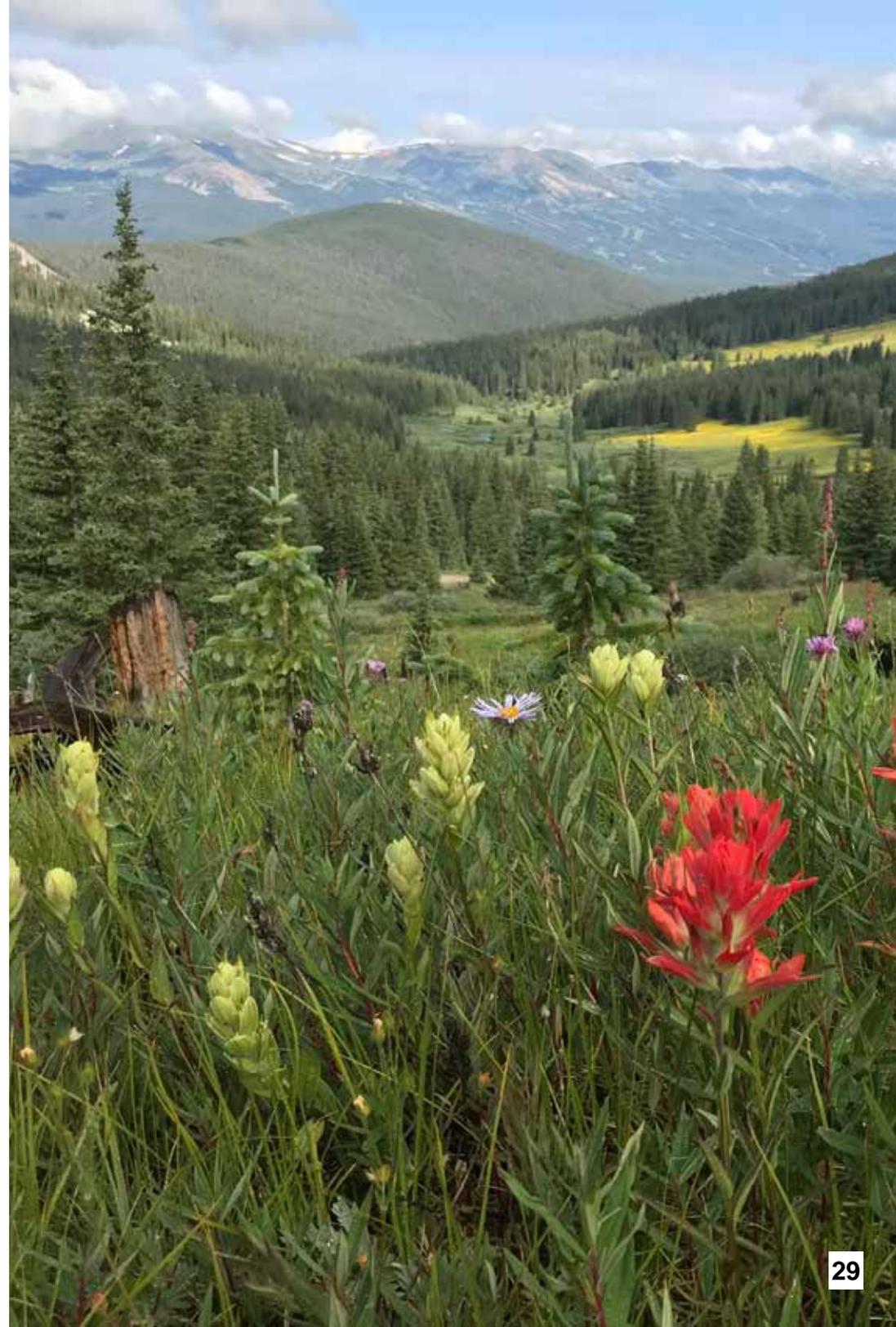


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ACRONYMS USED

OST = Open Space & Trails

ToB = Town of Breckenridge

BOSAC = Breckenridge Open Space Advisory Commission

USFS ROS = United States Forest Service Recreation Opportunity
Spectrum

IMBA = International Mountain Bike Association

BLM GQTE = Bureau of Land Management, Guidelines for a Quality
Trail

INTRODUCTION



HISTORY OF THE OPEN SPACE & TRAILS PROGRAM

Background

The OST program started with a grassroots initiative by Breckenridge citizens, who proposed an open space tax measure in response to increasing development in the Town. In 1996, Breckenridge citizens voted to add a permanent 0.5% sales tax for open space acquisition and management. The OST program was founded the following year in 1997. The mission of the OST program is to:



“Preserve lands that define and enhance the unique mountain character of the Town of Breckenridge, with the objective of maintaining our community’s quality of life for present and future generations.”

In the 25 years since its adoption, the Town’s OST program has acquired more than 5,100 acres of property through purchases, land trades, dedications, and joint purchases with Summit County Government. Most of these conserved acres are located in the Upper Blue River Watershed outside of the Town limits.

Additionally, the OST program manages over 68 miles of mostly multi-use trails throughout the Upper Blue River Watershed. The Town also maintains approximately 500 portals, or trail access points, within the Town limits, ensuring that more than 90% of homes in Breckenridge are located within ¼ mile of trail access.

SUPPORTING + PREVIOUS PLANS

Many plans serve as the foundation of the 2022 Open Space & Trails Master Plan.

2002 Vision Plan

The [Breckenridge 2002 Vision Plan](#) established a Vision Statement about Natural Resources “*where the actions of the community ensure that wildlife and its habitat are protected, that views from Town to the surrounding mountains are maintained, that both air and water quality are clean and improved, and that accessible open space, trails, and backcountry are preserved.*”

2007 Open Space Plan

The [2007 Open Space Plan](#) provided a strategic framework for the OST program that included priority conservation values for lands to be protected, and stewardship principles including the process through which stewardship actions are selected.

2009 Trails Plan

The [2009 Trails Plan](#) described existing and proposed trail alignments, many of which have been constructed since that time. This was also extensively used by ToB planners in evaluating development proposals.

2019 Breckenridge Destination Management Plan

Designed in 2019, the [Breckenridge Destination Management Plan](#) helps ensure economic sustainability for the community while preserving the quality of life for residents and quality of place for visitors. The plan includes four strategic goals:

- » Deliver a balanced year-round economy driven by destination tourism by 2024.
- » Elevate and fiercely protect Breckenridge’s authentic character and brand – our hometown feel and friendly atmosphere.
- » More boots and bikes, less cars.
- » Establish Breckenridge at the leading edge in mountain environmental stewardship and sustainable practices.

The OST Program Facts

2021 Breckenridge Expectations Survey

The [2021 Breckenridge Expectations Survey](#) is a tourism survey through the Breckenridge Tourism Office that received about 1,500 responses. In this survey, and from an open space and trails point of view, outdoor recreation and access to the outdoors rated as one of the highest priorities. Respondents expressed a desire for harmony between management and attracting new visitors. Some expressed frustrations around crowding and congestion.



Owns and manages 5,130 acres.

Constructed and maintains 68 miles of multi-use trails.



Provides 500 trail portals.

More than 90% of Breck homes are within 1/4 mile of trail access.



2022 OPEN SPACE & TRAILS MASTER PLAN

Purpose

Replace the 2009 Trails Plan and 2007 Open Space Plan with one comprehensive Plan to guide the OST program for the future.

Objective

Create a strategic framework for future decision-making about various open space and trails-related projects and topics.

Approach

Capture the importance of conservation and the philosophy of trail building, and produce a decision-making framework with a suite of tools for open space conservation and new trails.

While OST service area covers the entire Upper Blue River Watershed, there is a mosaic of public ownership. Our intent with the OST Master Plan is to manage this landscape in a boundary-less approach.

The Plan resulted in a Decision-Making Framework and four strategic goals each with their own strategic initiatives and identified opportunities and challenges.



ENGAGEMENT AT A GLANCE

31,500 Website Views

4,500 Unique Website Visitors

1,000+ Survey Responses

73 On-Trail Public Engagement & Conversations

47 Focus Group Attendees

7 People Interviewed

DECISION-MAKING FRAMEWORK

The Decision-Making Framework is succinctly illustrated by a decision-making flow chart. Decisions about open space conservation and trail development are filtered through criteria of habitat sensitivity and management zone compatibility, and directed by trail and stewardship guidelines.





STRATEGIC GOALS



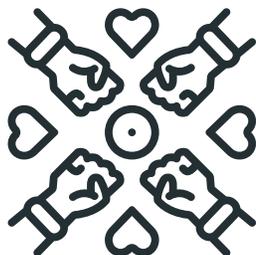
CONSERVATION

We value conservation as the foundation for protection of open space and natural resources.



RECREATION

We value access and the responsible use of open space for recreation that is safe, based on sustainable principles, and enhances the experience with proper etiquette and respectful behavior.



ACCESS & INCLUSION

We are committed to facilitating the inclusion of all groups of people (both residents and visitors) with access to the OST system to enjoy recreation while learning about conservation.



STEWARDSHIP

We take pride in our approach, commitment, and diligence in the conservation and management of open space, hoping to inspire other communities with our leadership and influence to do the same.



STRATEGIC GOAL #1: CONSERVATION



WHAT IS OPEN SPACE?

For the Breckenridge community, Open Space is defined as land that is acquired for conservation of natural resources and habitats, and protection from development. The use of Open Space includes the conservation of natural resources, wildlife habitat and movement corridors, rare, threatened, and endangered species, high quality fauna and flora communities, view corridors and scenic views, unique geologic features, and cultural resources, as well as responsible recreation with a limited footprint.

Open Space in Breckenridge includes parcels that are owned and managed by the Town of Breckenridge (ToB) or are jointly owned and managed in partnership with Summit County. The ToB's service area includes the entire Upper Blue River Watershed which surrounds the Town of Breckenridge.

Conservation is a key driver for the community of Breckenridge and a primary goal of the Master Plan. These lands require care and protection so that the character and natural resources of the Upper Blue River Watershed are preserved for future generations.

Open Space Conservation Values

Natural Resources

Wildlife Habitat & Movement Corridors

Rare, Threatened & Endangered Species

High Quality Fauna & Flora Communities

View Corridors & Scenic Views

Unique Geologic Features

Historic & Cultural Resources

STRATEGIC INITIATIVES

Focus Conservation Areas

This Master Plan identifies ten geographic areas with high conservation values as “focus areas” for future land acquisition and protection. These areas were selected based on their location or status as generally undeveloped, private land and their adherence to the open space conservation criteria.

These areas will be dynamic as conservation priorities and land availability changes and can be refined or enhanced over time.

See **Figure 1** for the Focus Conservation Areas map on the following [page](#).

Habitat Sensitivity

An analysis of existing natural resource and wildlife habitat data was conducted to inform the recommendations of this Master Plan and ongoing decision-making about open space conservation, trail development, and stewardship. The Habitat Sensitivity map is an overlay of wildlife habitat data (from CPW, USFS, CNHP, and Summit County) representing critical habitats for species of concern.

Mapping of habitat sensitivity illustrates areas with higher sensitivity (darker shade of purple) where the focus should be on conservation efforts and protective management practices, while areas with lower sensitivity values (lighter shades of purple) are more suitable for trails and recreation infrastructure and may provide opportunities for habitat restoration. This habitat mapping can be used over time to evaluate area-specific conservation and recreation decisions within the context of habitat needs, while also considering trail development guidelines and management zones.

See **Figure 2** for the Habitat Sensitivity Map on [page 13](#).



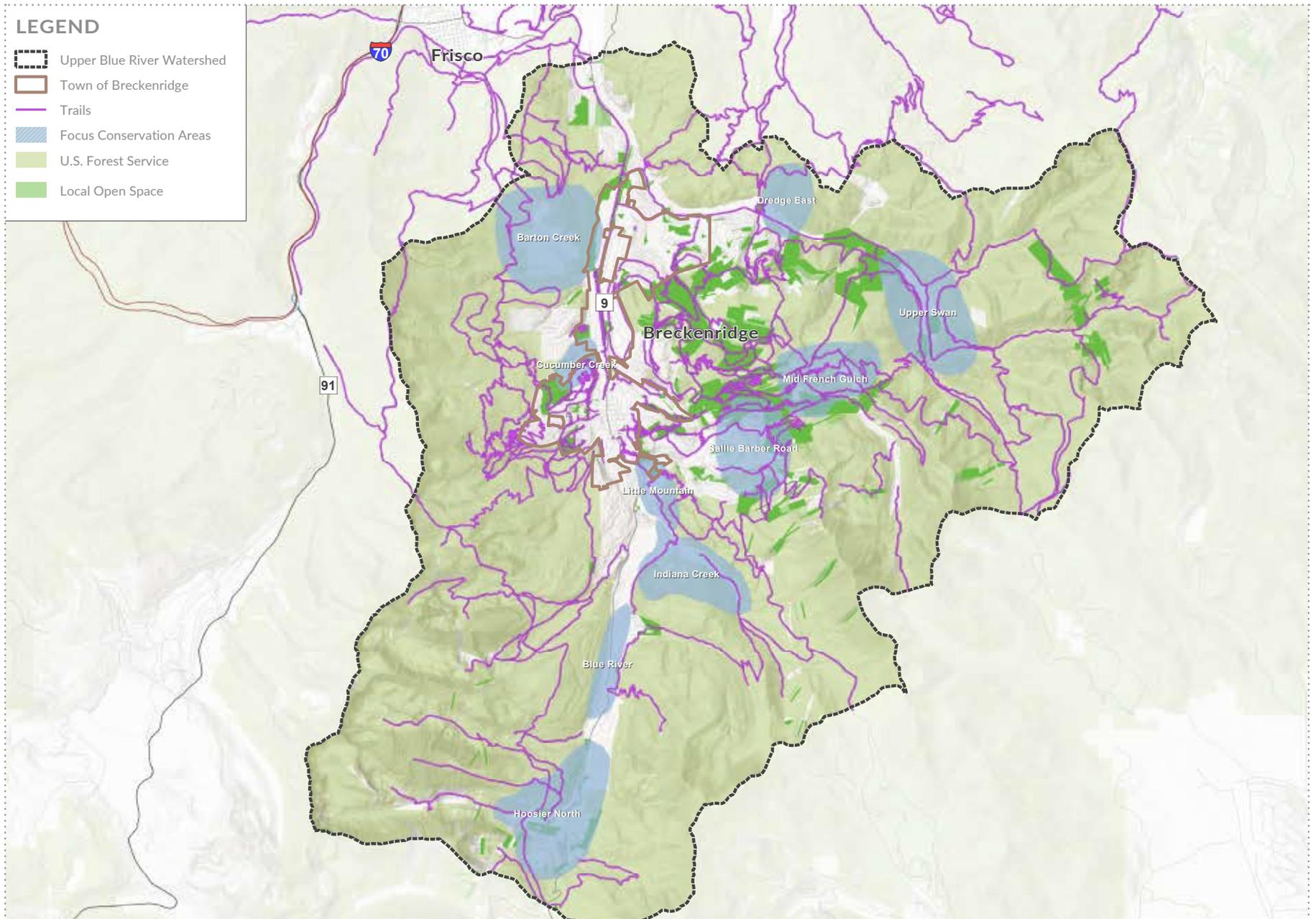


Figure 1: Mapping of Focus Conservation Areas

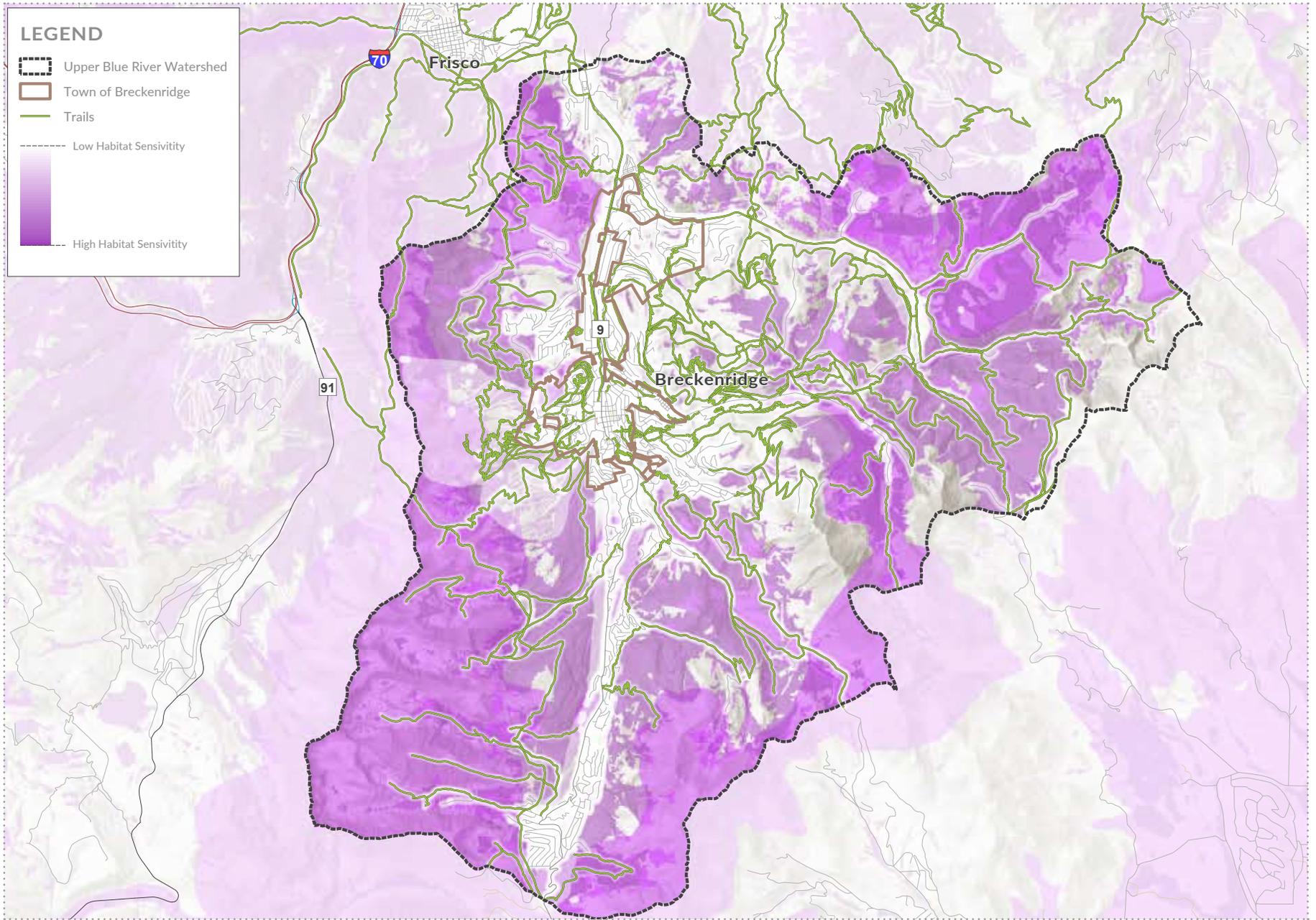


Figure 2: Habitat Sensitivity Map

OPEN SPACE CONSERVATION GUIDELINES



CONSERVATION VALUES

Wetland and riparian features, including wetlands, streams and rivers

Wildlife habitat sensitivity, referencing the greatest concentration of sensitive wildlife habitat and movement corridors

Sensitive vegetation communities that are rare, unique, and/or significant



LAND USE VALUES

Public lands adjacency, including existing open space and USFS lands

Housing and lodging adjacency, including workforce housing

Land development potential, based on existing zoning, surrounding land uses, and zoning designations

Management zone, in terms of Front, Mid, and Backcountry designation



RECREATION VALUES

Recreation access potential, to establish or improve trails and other public access

Interesting and unique natural features, offering a rewarding destination for recreation users

Infrastructure potential, for road access, parking, restrooms, and interpretive signage



CULTURAL VALUES

Historical resources, including historical sites, structures, or artifacts

Scenic value of undisturbed and/or iconic viewsheds

Sense of place, emphasizing what is quintessential Breckenridge

CHALLENGES & OPPORTUNITIES

Availability & Price of Land

Acquisition is the most straightforward method of protecting lands in and around the ToB. Owning a property outright allows the ToB to manage for the various needs of open space or conservation. The ToB has a longstanding partnership with Summit County to share the cost of open space acquisitions through joint ownership.

Market prices for undeveloped lands continue to rise and are often prohibitive for direct purchase by the ToB. For this reason, other land protection tools are recommended in addition to acquisition to leverage the financial resources of the OST program.

The ToB is faced with a shrinking supply of undeveloped private land in the Upper Blue River Watershed, which increases the need for various strategies when properties suited for open space or conservation become available. Land protection tools such as acquisition and public or private partnerships can be used to help the ToB employ the most efficient financial strategy. These tools can be used collectively across the study area to ensure that the most lands with the greatest conservation value (e.g., wildlife or scenic value) are protected.

Restoration & Land Management Potential

Open space acquisition must consider the condition of the land in regards to its natural systems, previous disturbance, and forest health. The cost and ability to restore the landscape to a healthy system is an important consideration. Additionally, the long-term management strategy for each parcel should be taken into account during the evaluation of the acquisition.





Partnership Opportunities

Public partnerships are a useful tool for reducing the financial and management burden of property ownership, while also meeting other community objectives. The ToB has partnered with Summit County Government and the US Forest Service in the past to purchase and maintain properties for conservation and open space purposes. Grants are another partnership tool which allow the ToB to achieve goals for purchasing, restoring, or maintaining a property.

In addition to partnering with organizations outside of the ToB, it may be beneficial to coordinate with other ToB departments to assess how separate programmatic objectives can be achieved simultaneously.

Private partnerships are another tool which can be used to meet conservation and outdoor recreation goals on a case-by-case basis. For example, access or trail easements and long-term leases with private landowners can allow the ToB to secure tracts of land, which contribute to the broader trail and open space system.





STRATEGIC GOAL #2: RECREATION

TRAIL PHILOSOPHY

The OST program's overall philosophy with trails is to provide for a variety of responsible recreational uses across the OST's extensive network of trails.

From planning to construction, the philosophy with trail development is to achieve three equally important objectives:

1. Provide critical connections and access to existing trails, various points of interest, neighborhoods, other areas of Town, and throughout the Upper Blue River Watershed;
2. Limit impacts on natural resources, while focusing on sustainability; and,
3. Resolve conflict and create a variety of experiences for multiple user groups in all seasons.

Responsible recreation requires a purposeful approach to planning our use of the natural environment in the Breckenridge community. The management zones create guidelines for the study area that support decision-making for how these zones can support recreational uses.



MANAGEMENT ZONES

Defined as the three zones – **Frontcountry**, **Midcountry**, and **Backcountry** – these designations are based on their environmental setting, levels of infrastructure and trail development, and intensity or need for trail management and maintenance.

- » **Frontcountry** - Accessible areas and trail systems with higher levels of development and use, and moderate to high levels of interaction with other trail users.
- » **Midcountry** - Areas and trail systems that are moderately accessible, with low to moderate levels of development, use, and interaction with other trail users.
- » **Backcountry** - Areas and trail systems that are difficult to access and have low levels of development, use, and interaction with other trail users.

A fourth zone – **Conservation Overlay** – is focused on areas with high natural resource values, and where habitat conservation and resource protection are the priority for management. Conservation Overlay areas were developed to correspond with the high-value areas identified in the Habitat Sensitivity Map, areas that contain large areas of undeveloped/unfragmented land, and/or are known to contain significant natural resources.

The purpose of the management zone designations is to set common expectations about the recreation setting and experience in different areas, and to inform decisions about the type and extent of trail development and visitor use management.

See **Figure 3** for the OST Management Zone Maps on the following [page](#).

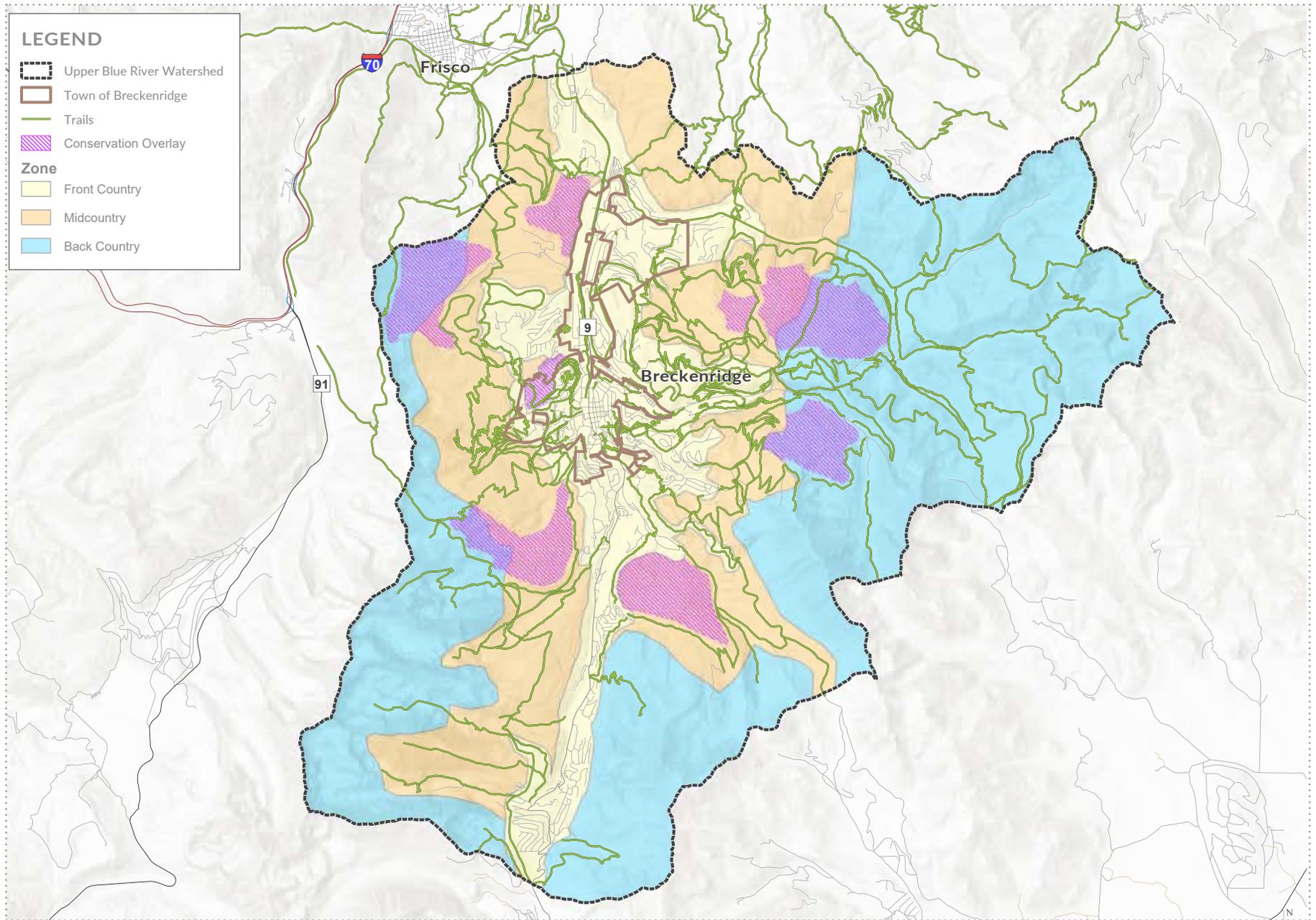


Figure 3: OST Management Zones Map

DESCRIPTION	FRONTCOUNTRY	MIDCOUNTRY	BACKCOUNTRY	CONSERVATION OVERLAY
<i>Setting</i>				
Habitat Sensitivity	Low	Moderate	High	High
Proximity/Remoteness	Close	Intermediate	Distant	Close to Distant
Level of Trail Use/ Interaction	High	Low to Moderate	Low	Low to moderate
<i>Level of Development</i>				
Infrastructure	High	Limited	None	Limited
Trail Type and Density	High	Moderate	Low	Low
Trail Elements	Common	Limited	Limited	Limited
<i>Trail Management</i>				
Management Intensity	High	Moderate	Low	Moderate
Challenge/Risk	Lower	Moderate	Higher	Moderate
Maintenance	High	Moderate	Low	Moderate

Management Zone Descriptions

STRATEGIC INITIATIVES

Trail Planning & Design

NEW CONNECTIONS

New connections may include trails that provide links between existing trails to improve trail user experience and overall circulation, or connecting a neighborhood to the existing trail network.

ROAD CONVERSIONS

Road conversions include reclaiming or converting existing roads, and flumes, where feasible, to serve as trails. This could include road closure and conversion to a trail, closure and construction of a trail within the corridor, or a parallel trail within a road corridor.

SYSTEM-WIDE CONNECTIVITY

Breckenridge currently has a robust trail system. However, the way different trails coincide and/or diverge at various points within the OST trail system can be confusing, especially for out-of-town visitors. This can be rectified by reconfiguring existing trails in trail loops and adding new trail connections to complete potential loops. Trail loops can also serve as a branding and wayfinding tool.

In addition to new connections and trail loops, a better-connected trail system can also be achieved with road and flume conversions.



DESIGN GUIDELINES

Any new trail will be evaluated for habitat impacts and adjusted as needed. Any new trail on USFS land will require surveys for biological and cultural resources, as well as National Environmental Policy Act (NEPA) compliance.

Partnership Opportunities

Consider partnership opportunities for trail planning and design, particularly as many trails are on jointly-owned ToB and County lands that often intersect or cross National Forest. Partnerships allow ToB to leverage resources.

Consider Habitats Impact Early

Survey and evaluate potential new trails for regional-scale habitat impacts and site-level habitat impacts.

Avoid Wetland & Riparian Habitat

Minimize new impacts to streams, wetlands, and riparian habitat.

Avoid Sensitive Wildlife Habitat

Avoid new impacts to sensitive wildlife habitat, including Canada lynx linkages, calving/fawning areas, and critical winter ranges for elk, mule deer, and bighorn sheep, and alpine tundra, and wetlands.

Minimize New Habitat Fragmentation

Avoid new trail routes that fragment large blocks of sensitive or undisturbed habitat.

User Experience

Understand the trail users in all seasons in order to provide the optimal experience.

Consolidate & Cluster Trail Density

Concentrate and cluster shorter, high-use trail loops in Frontcountry areas that already have high levels of existing human disturbance.

Include Habitat Enhancement

With each trail project, seek opportunities to reclaim or enhance habitat within or near the trail corridor.

Avoid Scenic Views & Visual Disturbances

Stay clear from the edge of ridges and cliffs, and minimize disturbance to prevent erosion.

Existing Trail Proximity

As a site-specific design tool, trails in close proximity (but visually hidden) improve trail use/circulation while limiting habitat impacts.

Current & Future Maintenance

Plan and design trails with maintenance in mind; apply maintenance regularly and consistently.

Opportunities for Conservation With Trails

Conservation includes protecting land and habitat from development and stewardship of those areas that are already protected. This must continue to be a central priority of the OST program and a factor in every infrastructure and management decision.

Consequently, it is essential that trails be constructed in a thoughtful and sustainable manner, consistent with the [Habitat Suitability](#), [Trail Development Guidelines](#), [Decision-Making Framework for Trail Development](#), and [Management Zones](#) outlined in this Plan.

For all trail construction, it is recommended to first and foremost apply the principle of “treading lightly on the land”, which implies recognizing and understanding the context of the trail alignment, respecting the existing features of the site, and implementing minimum storm water management tools that cause the least impact on the land.



Parking & Transit Access

The primary goal with parking is to encourage trail users to park at existing parking areas in Town and access the trail system via one of many portals.

Accessing the trail system from the parking areas can be challenging. The small trailheads within the system (such as Reiling Dredge and Carter Park) have limited capacity and are difficult to access. The large parking areas in Town (such as the Recreation Center, Gondola Lot, and Ice Rink) are easy to find and have more capacity, but can be difficult to access the greater trail system.

This plan recommends additional coordination, infrastructure, and information/branding to encourage trail users to park at existing areas in Town, while also making it easier for them to access the trails from Town.

Related to parking is public transit, as it is an important tool to alleviate the need for parking. To be effective, it needs to be easily accessible, visually noticeable, and transit stops located conveniently.

Many transit stops are currently located along trail portals and trailheads. It is recommended to continue partnering with the ToB and Summit County to increase public transit system support of trailheads and portals to encourage the use of public transportation through Breck Free Ride and the Summit Stage.

Trail access is particularly challenging for winter use due to the inability to access trails without driving for many users. It is important to consider seasonal parking and snow removal for winter use to address this issue.

TRAIL DEVELOPMENT GUIDELINES



CONSERVATION

DOES THE PROPOSED TRAIL:

- Avoid sensitive habitat and areas of high quality natural resources?
- Minimize new fragmentation of habitat blocks?
- Utilize existing roads or disturbance corridors?
- Provide an opportunity to decommission roads or other disturbances?



USER EXPERIENCE

DOES THE PROPOSED TRAIL:

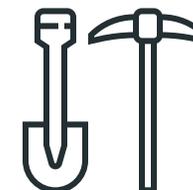
- Provide new or unique experiences?
- Provide an experience that the would benefit and empower individuals with disabilities in open space?
- Provide trail access and open space experiences for all age groups?
- Improve user experience and circulation?
- Reduce potential for user conflict?
- Support distribution of users to minimize hot zones?



COMMUNITY CONTEXT

DOES THE PROPOSED TRAIL:

- Impact the surrounding area either positively and/or negatively?
- Provide access to underserved communities?
- Create a needed community connection?



MANAGEMENT

CONSTRUCTION, MAINTENANCE, AND MANAGEMENT:

- How feasible is construction?
- How intense will the maintenance be?
- Is the proposed trail compatible with the Management Zone in which it falls?



CHALLENGES & OPPORTUNITIES

Trail Congestion

Trail congestion is a growing concern in Breckenridge and is affecting the experience of guests and residents. There are several management tools for minimizing the effects of the growing population of trail users. These include:

- » Distributed trail usage
- » Identifiable trail loops
- » Directional trails
- » Single-use trails
- » Wayfinding signage
- » User communication regarding etiquette
- » New trail construction

Single vs. Multi-use Trails

Most trails are designated for shared use by multiple user types. This model works in most trail scenarios and gives trail users the autonomy to explore trail routes. In areas of high user conflict or congestion, consider creating single-use trails.

Single-use trails can also be appropriate where the terrain elements or destinations are more suitable for certain trail use types or experiences.

Implementation of single-use trails in existing, mature trail systems like Breckenridge can be difficult. People are already accustomed to existing use patterns, so changing the management will inherently displace some trail users. This displacement may be overcome by providing a similar (or better) trail experience for the displaced group through new, alternative trails.

Within the Breckenridge trail system, it is recommended that more single-use trails be explored in the Frontcountry zone where the potential for high use/conflict is typically greater. This type of management is more appropriate, considering the level of trail density and environmental disturbance that comes with additional trails. Seasonal conditions are another criterium when considering the need and/or relevancy of decisions about single-use trails.

Directional Trails

Directional trails reduce user conflict and sense of congestion. They are not specific to certain user groups, but can be applied to types of users whether bikers, hikers, snowshoers, or skiers. Directional trails are most appropriate in the Frontcountry zone, in areas with high use/conflict, and coupled with the construction of new/alternative trails or loops.

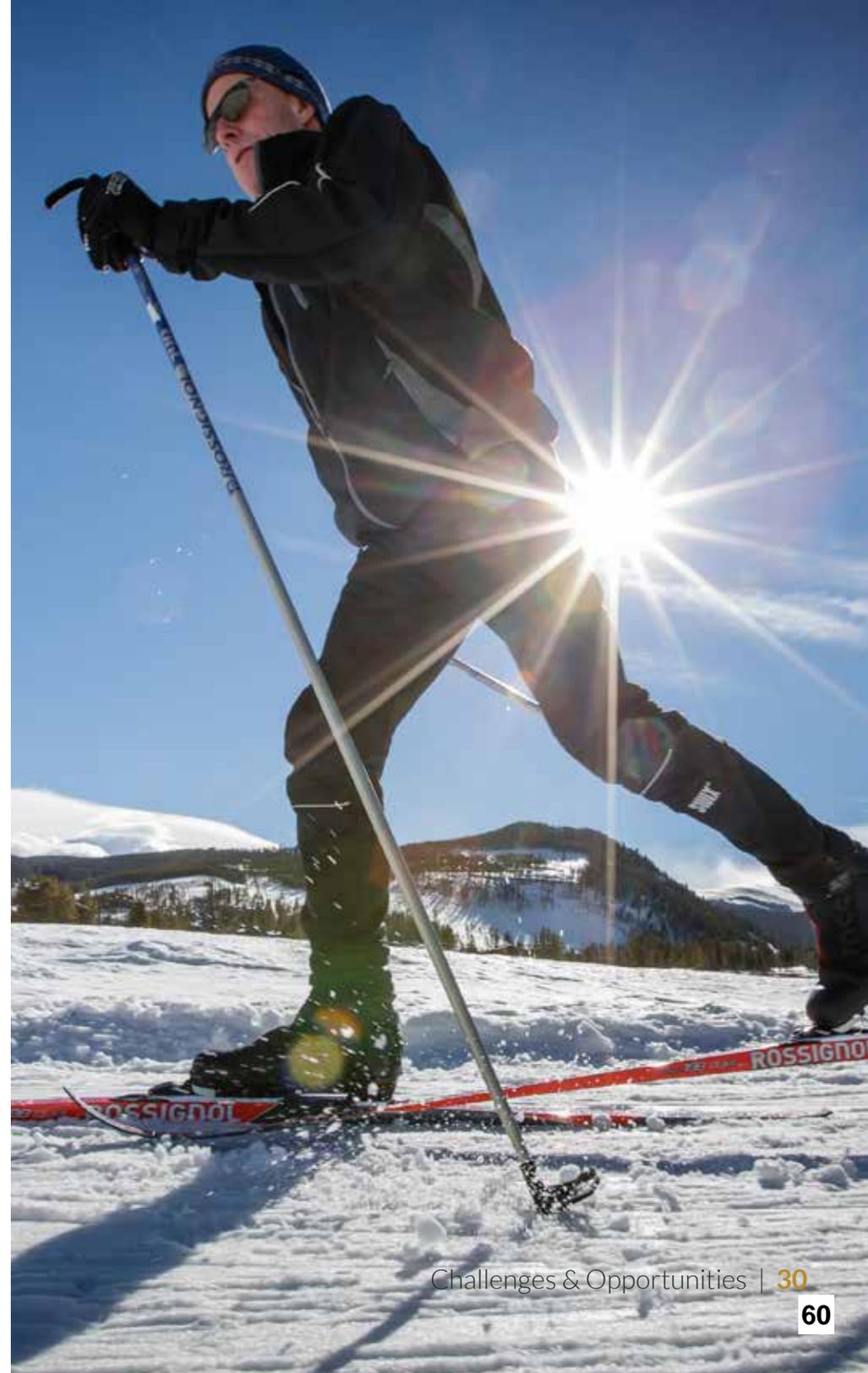


Winter Trail Use

The OST program facilitates all types of allowable winter recreational uses, including fat biking, cross-country or Nordic skiing, backcountry skiing, snowshoeing, etc. Winter trail use has unique considerations due to changing weather and snowfall, limited stopping speeds, reduced usable trail widths, and trail access.

Trail user conflicts can be minimized with increased outreach and education efforts regarding winter-specific etiquette. It may be appropriate to designate winter uses along specific trails, if, and only if, there are alternative trails or loops, so no users are displaced.

Consider strategies to facilitate trail access in a manner that is compatible with road closures and snowplow requirements. This may include coordinating snow removal and storage operations to allow sufficient parking in certain high-use areas, or deliberately plowing small pull-offs where legally permissible areas and parking spots are in low-use areas to facilitate winter trail access.



eBikes & Other Emerging Technologies

eBike users are recognized as a growing group nationwide and subsequently, the demand for e-bike trail access is increasing. According to their most recent directive about eBikes, USFS defers to local entities for making decisions at the local level.

ToB allows Class 1 eBikes on the paved rec path and all classes of eBikes on streets, roads, and designated motorized trails. The USFS has an extensive motorized trail network surrounding Breckenridge, on which eBikes are also allowed. It is important that the OST program coordinates with USFS and Summit County on future policies and continues to keep up to date on eBikes and other emerging technologies.

Trails Workplan

Consider developing a separate Trails Workplan as a living document that identifies community needs for specific trail connection opportunities, access and parking, and allowed trail uses. The Trails Workplan should be reviewed at least annually and updated as trails are constructed, new uses or community needs are identified, and/or land ownership or availability changes. The workplan can also help to identify specific signage needs.







STRATEGIC GOAL #3: ACCESS & INCLUSION



AN INCLUSIVE COMMUNITY

Inclusion & Equity

Since the beginning of the OST program, access has been a priority. As the trail network grew, work was done to ensure that more than 90% of homes in Breckenridge are located within ¼ mile of trail access. However, with ToB's renewed commitment to equity and increased scrutiny on how we define access and inclusion, ToB has recognized that more can be done.

The ToB believes in creating equitable access and inclusion to OST lands, trails, and programs. We hope to share our prized natural environment with everyone in Breckenridge and the Upper Blue River Watershed. The ToB will continue to consider inclusive and equitable practices in its OST program by minimizing barriers and actively seeking opportunities to increase access for users from a variety of backgrounds and needs.



STRATEGIC INITIATIVES

Underserved Communities

ToB will work with members of underserved communities to identify opportunities to better serve our community as a whole with our OST lands, trails, and programs. Consider ways and means to encourage increased enjoyment and learning about nature, the outdoors, and the open space and trails system of Breckenridge.

Continue and expand coordination with regional and local organizations to create a system of collaboration that focuses on underserved communities.

EVENTS AND CONCESSIONAIRES

The ToB partners with several independent commercial and nonprofit organizations that provide opportunities for accessing and learning about the trails and lands in Breckenridge. The program will continue to pursue partners that share the values of inclusion and responsible recreation.

EXISTING PARTNERS AND ORGANIZATIONS

Connect and partner with existing programs and organizations that can help to increase inclusivity and accessibility. Summit County is home to many trusted local organizations that are run by, and serve, community members from diverse backgrounds. We should learn from these organizations and work together collaboratively to improve equity in OST lands, trails, and programs.

REMOVING BARRIERS

Listen to, and work with, members of underserved communities to create programs that remove systematic challenges and increase opportunities for everyone to enjoy the physical and mental benefits of connecting to nature and open space.



Trail Access

Access is a critical element of equity. The ToB remains committed to ensuring that more than 90% of homes in Breckenridge are located within a ¼ mile of trail access, especially as development continues.

Continue to grow and provide trail portals that allow access to the system across the entire community and ensure access to workforce housing neighborhoods.

Coordinate with the Breck Free Ride and the Summit County transit program to provide free access to area trailheads from key transit areas.

PARKING SOLUTIONS

Continue to promote parking in Town and accessing trails from nearby portals. An additional consideration could include the construction of a pedestrian bridge over Hwy 9 at a key location, e.g., associated with the Recreation Center, with the goal to centralize parking and access from Town; and, improve trail connectivity and wayfinding between the

main parking lots and the trail system.

Specific parking strategies may be considered for winter use due to the number of users driving to trailheads. This could include opening up winter-only parking in small clusters or other seasonal specific solutions, where feasible.

Communication

Develop and refine clear communication strategies for messaging to the general public, including underserved communities. Communications may include social media, trailhead kiosk and trail signage, mapping, trail etiquette, and outreach, with consideration of duo or multiple languages. Particular attention should be paid to methods of communications and how information is disseminated. It's important to meet people where they are.

Accessibility

Find opportunities in the trail system to create trails that accommodate a variety of accessible considerations. Refer to the USDA's [Accessibility Guidebook for Outdoor Recreation and Trails](#) for a variety of techniques to address more accessible trail design.

ACCESSIBLE TRAILS

Strive to design and implement a range of accessible trails and trail loops, which may include a variety of different trail distances. Accessible trails should address a variety of mobility challenges, and include specific considerations for grade, surface, and obstacles in their design.

Ambassadors & Friends of... Groups

Employ OST ambassadors within communities that historically were not included to learn from their insight and experience and share information at events in multiple languages, including passing out trail maps.

OST FRIENDS GROUPS

Continue to foster Friends of Open Space and/or Trails Groups established around a common interest and promote inclusivity within those groups.



CHALLENGES & OPPORTUNITIES

Inequity in our Breckenridge community can affect the access to OST lands, trails, and programs. ToB must consider input directly from a diversity of community members and involve individuals in planning any programs impacting them. The following should be contemplated in the planning and design of the future system:

- » People of different backgrounds and economic circumstance have unique needs in utilizing open spaces, trails, and programs.
- » Public outreach must consider the variety of audiences, access to technology, and means of communications.
- » Acknowledgment of people who came before the mining settlers, specifically indigenous peoples.
- » Where feasible, we provide a range of accessible trails.
- » Evaluate opportunities through partnerships and area organizations to develop a shared gear or equipment library for individuals and groups to borrow outdoor gear equipment with as few barriers as possible.



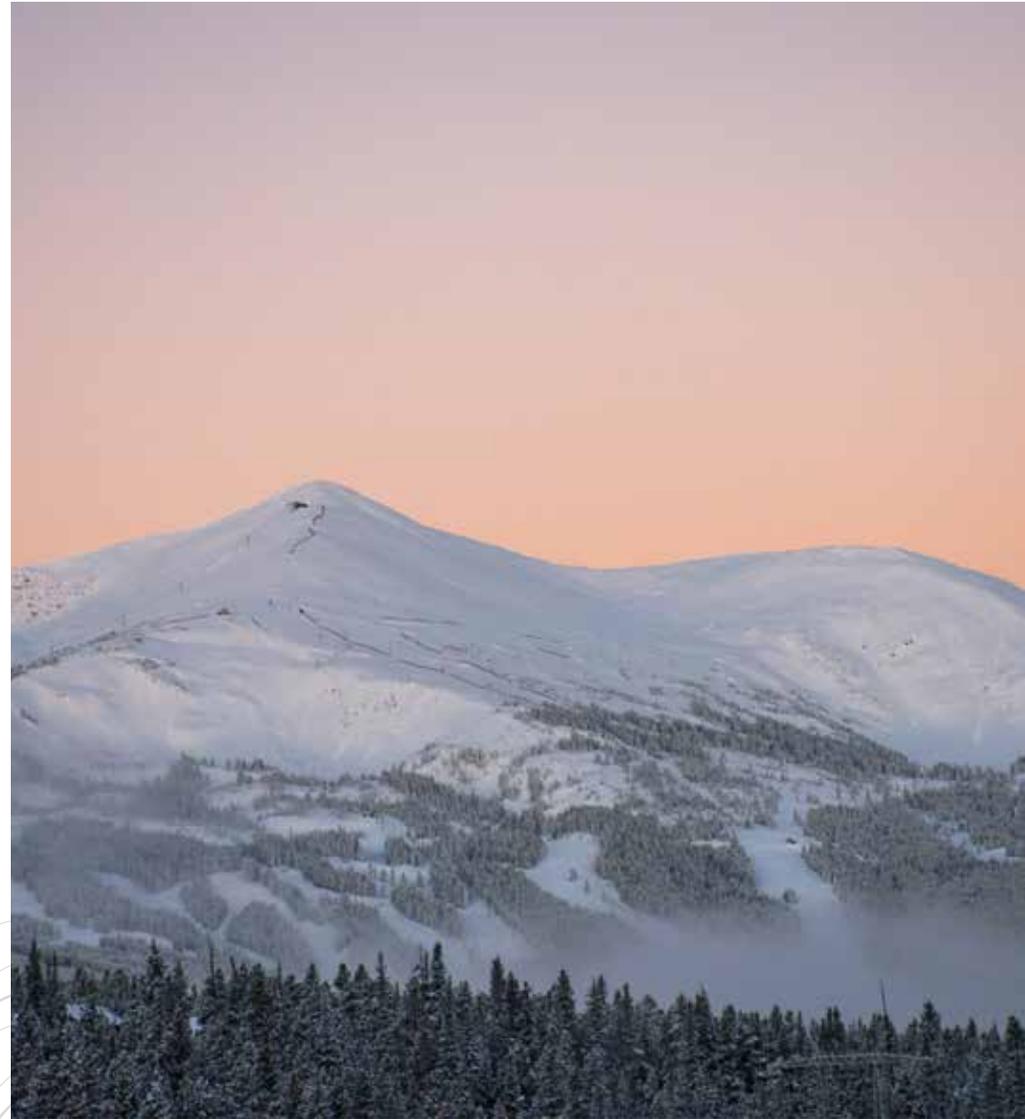


STRATEGIC GOAL #4: STEWARDSHIP

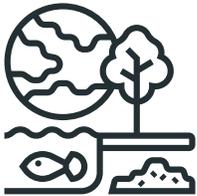


OPEN SPACE STEWARDSHIP

The Town of Breckenridge Open Space program has grown to be a robust system of lands and trails that preserve important ecological and scenic values, while providing world-class opportunities for outdoor recreation. Another important element of the system is the ongoing stewardship of these resources to maintain a resilient natural ecosystem in the face of increasing human pressure and climate volatility.



OPEN SPACE STEWARDSHIP (CONT.)



HABITAT PROTECTION

Wetland and riparian habitat protection

Maintain large blocks of habitat

Integrate ToB open space with other open space systems

Wildlife habitat and movement corridor protection



TRAIL PLANNING & DESIGN

Avoid wetland and riparian habitat

Avoid sensitive wildlife habitat and corridors

Minimize new habitat fragmentation

Consolidate and cluster trail density

Include habitat enhancement

Avoid viewsheds and visual disturbance



STREAM RESTORATION & ENHANCEMENT

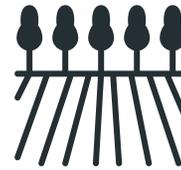
Large-scale river restoration

Small-scale stream restoration

Closure and removal of roads and trails

Wetland enhancement and mitigation

Restore floodplains and riparian corridors



MINE RECLAMATION

Partners with Summit County, USFS, Colorado

Division of Reclamation, Mining and Safety

Identify and close mines shafts, adits, and pits in close proximity to trails



MANAGEMENT & MONITORING

Ecological Management

Ecological Monitoring

Land Management

Forest Health

Invasive Species Control

Wildlife Surveying and Monitoring

Groundwater Monitoring



STRATEGIC INITIATIVES

Habitat Protection

Habitat Protection is a critical part of the OST program. This includes wetland, river, and forest habitats that are important to a variety of plants and wildlife. Any restoration and enhancement efforts should consider the historical context and resources in the area; they should be planned to protect, maintain, and enhance ecological values, with due consideration of the historical context of the area.

Trail Planning & Design

The trail design and development framework integrates stewardship into the considerations for all new and existing trails.

Stream Restoration & Enhancement

Ranging from historic mining practices to recent developments, the legacy of human use and development on the landscape is evident, and in some cases, has left streams and riparian habitat in an impaired condition. However, natural systems can be resilient, and can be restored to improve their ecological function.

Seize opportunities for the restoration and enhancement of degraded streams and riparian habitat.

Mine Reclamation

Work with partners at Summit County, USFS, Colorado Division of Reclamation, Mining and Safety, and others on efforts to identify and clean up mine-impacted areas and exposed mine shafts and adits, particularly near public trails where safety and environmental health are top priorities.

Management & Monitoring

The forests around Breckenridge require active management to mitigate future impacts of fires, habitat loss, and loss of forest health. Invasive species, including noxious weeds and forest pathogens, can become a significant problem when there are new ground disturbances, including trails, roads, and forest management projects.

Proactive prevention of weed establishment is the most successful and cost-effective weed management tool. This effort must be continued during any trail or forest health project that creates disturbance.

ECOLOGICAL MONITORING

Proper stewardship of natural and cultural resources on open space requires routine and ongoing monitoring and the development of parcel- or area-specific management plans.

Ecological management plans should identify specific resource values of an area, potential threats to those values, and specific management measures that can be taken to protect values and mitigate the threats.

Ecological monitoring can be accomplished by open space staff, partner organizations, contractors, and volunteers, but needs to be well-organized and designed to collect the right information at the right times in the right locations to be effective. Ecological monitoring should continue to be a priority for the open space program and should be increased over time to manage a healthy and resilient ecosystem in the face of many outside pressures.



FOREST HEALTH

Continue to work closely with key partners, including Summit County, local fire districts, Colorado State Forest Service, and the USFS to plan and implement coordinated forest mitigation projects on open space and public lands adjacent to existing communities. While the primary objective is wildfire mitigation and fuels reduction, these projects should also be designed to maximize open space benefits, including improvements in wildlife habitat diversity, watershed protection, and recreation opportunities.

INVASIVE SPECIES

Noxious and invasive weeds are a significant problem where there are new ground disturbances, including trails, roads, or forest management projects. Utilize an integrated weed management program (strategically using any combination of mechanical, cultural, biological, and chemical controls, as appropriate) to reduce the opportunities for noxious and invasive weed establishment and dispersal throughout the system.

Partnerships

With OST staff striving for seamless management of Breckenridge landscapes and trails with Summit County and the USFS, the value of partners in open space stewardship cannot be overstated. The ToB has a long and important partnership with Summit County, guided by two inter-governmental agreements (IGAs) for land acquisitions and trails. Through that partnership, the ToB has been able to leverage resources and preserve lands and trails on a scale that would not have been possible otherwise.

The ToB has long-standing partnerships not only with Summit County, but also the USFS. There is a mosaic of public ownership within the Upper Blue River Watershed. Together with Summit County and the USFS, the ToB partners on land management activities within the Golden Horseshoe area east of Breckenridge. Additionally, partners include the Colorado State Forest Service (CSFS) and Colorado Parks and Wildlife (CPW) as part of the Golden Horseshoe Oversight Committee, and are directed, in part, by the [2012 Golden Horseshoe Management Plan](#).

Cucumber Gulch Preserve

In its unique geological and ecological setting, and its diversity of forested, meadow, shrubland, and wetland habitats, Cucumber Gulch Preserve is home to a diverse assemblage of species. The Preserve encompasses 139 acres total, with 57 acres of wetlands and 82 acres of upland.

Several types of wetlands are present, including globally rare ferns and ecologically valuable beaver meiers. Upland areas are dominated by spruce and pine forests but also include shrubland and meadow lands. It is not a single habitat type that makes the Preserve such a biodiversity hotspot, but the mosaic of habitat intermix throughout.

Considering the importance to the ecosystem, community, and OST program, Cucumber Gulch Preserve should be managed as its own Stewardship program. Stewardship efforts should include ongoing monitoring and research of wildlife; wetlands, groundwater monitoring; human disturbance; outreach and education programs; and management of trail users and visitors to reduce human impacts.



CHALLENGES & OPPORTUNITIES

High Use Areas

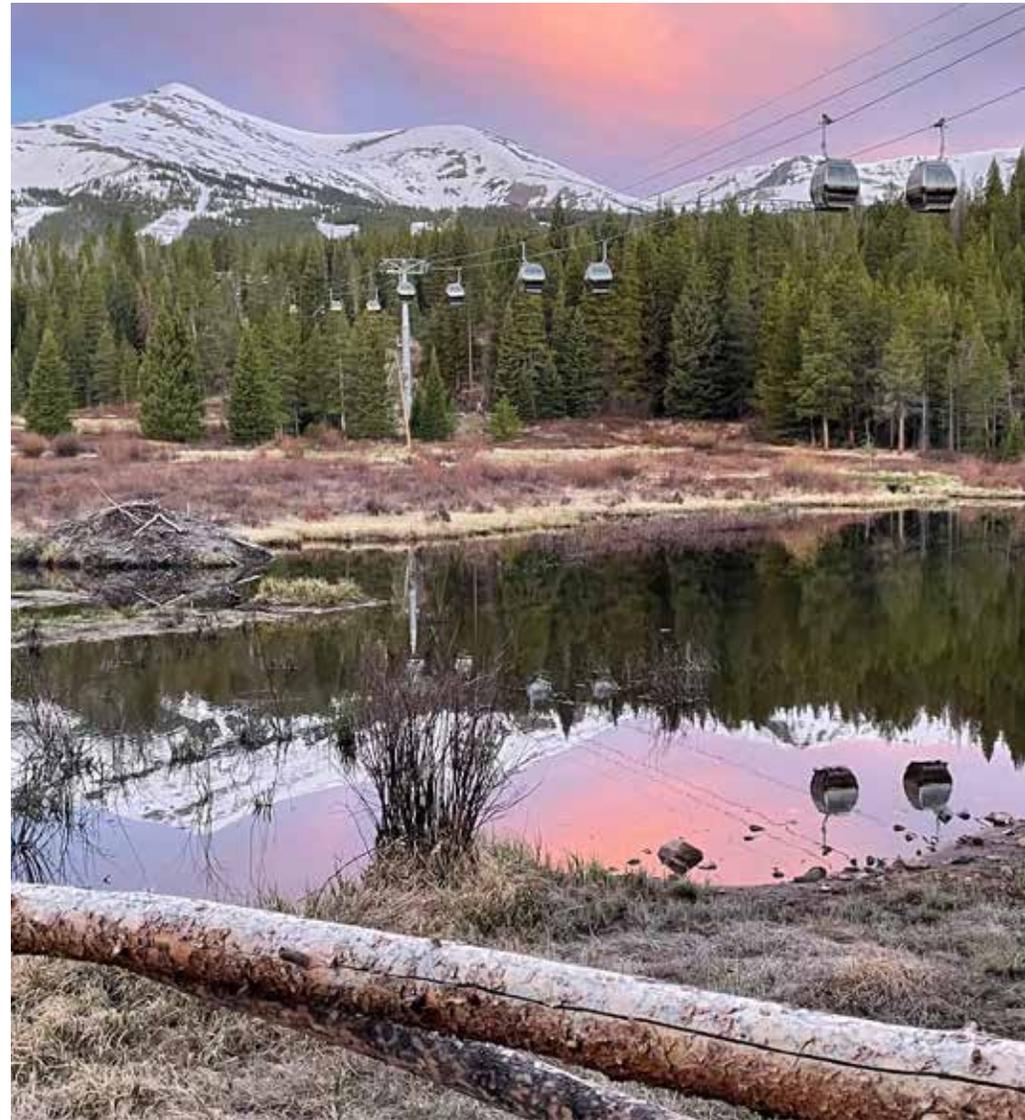
Stewardship is particularly challenged in high use areas. The OST program will minimize the impacts of these areas through dispersed use strategies, trailhead amenities, restoration techniques, and communication strategies.

Forest & Watershed Health

The forests and watersheds within and around the OST program area are challenged in many ways due to aging/dense forests, climate change, invasive species, and disease impacts. The program must consider these dynamic elements in its approach to caring for the lands within the Upper Blue River Watershed.

Partnerships

The OST program relies on many partnerships to maintain a high level of stewardship, including Summit County, USFS, and several volunteer organizations. The costs and efforts of maintaining the OST program are shared across these key partners.





KEY COMPONENTS



COMMUNICATION

The dissemination of information about open space and trails can take many forms, from online mapping, media in many forms, and signage. A successful communication strategy is critical to improve trail etiquette, wayfinding, trail use distribution, and overall user experience.

Wayfinding & Signage

One of the biggest challenges with the existing trails is that it is difficult for trail users to access and find their way through the trails system. This contributes to overcrowding in certain areas and the informal creation of unauthorized social trails.

Improved wayfinding and signage are essential to make it easier for all trail users to understand the trail system, identify their location, and make choices about easy-to-find routes, preferred loops, and intended experiences.

Trail users typically do not differentiate between Town, County, or USFS managed lands. Coordination and consistency of signage across these lands is essential to ensure a seamless experience for the users.



Signage Guidelines

TRAIL ENTRY

A consistent design and “look” of the signs is visually attractive and is inviting to trail system visitors. Address key issues of loop trail mapping, loop identification, and trail etiquette. Consider the use of multiple languages and universal icons.

TRAIL INTERSECTIONS

Signs need to be simple but informative, and should minimize visual clutter. Most visitors will only scan the signs for a few seconds before heading down the trail.

As the trail system is updated and new trails are built, work to consolidate and minimize the number and frequency of trail intersections, thereby reducing visitor confusion and the need for signage.

ORIENTATION/WAYMARK SIGNS

Consider using simple colors or icons to indicate major routes or loops to provide visitors on those routes a simple way to identify and continue along the correct trail.

DIFFICULTY RATING

Difficulty ratings may be used to provide visitors with options that are consistent with their skills and expectations (most commonly used for technical bike trails or difficult hiking trails). Include estimated time for routes to better inform visitors on the trail difficulty.

TRAFFIC

Evaluate potential users, as well as interactions with other users and seasonal traffic patterns on trails. Speed and rights-of-way are important considerations to include in signage.



Digital Communication

Largely due to the popularity of trails, many websites and third-party apps that help inform users about trails are available within the marketplace (mtbproject.com, trailforks.com, alltrails.com, etc.). For a multitude of trails across the nation, they provide information such as level of difficulty, length, single or double track, highest and lowest elevation, the number feet up and down, and average and maximum grade.

It is suggested that the ToB embraces this type of technology by either partnering with third party entities, or creating and managing its own social media channels that are controlled by OST staff.

An effective digital tool is the use of QR codes at signage locations. It provides the user with quick access to information that is often too lengthy to present in print form on a sign or even a map. QR codes can be limiting due to cell coverage, access to technology on trail, and time it takes to utilize the cell phone at an intersection.



Etiquette & Education

Trail etiquette is respectful behavior, being considerate towards other trail users, and understanding common trail rights-of-way. Continued and proactive communication about trail etiquette is essential and an ongoing endeavor.

Educating the public about various aspects associated with the use of trails is very important. The experience and knowledge base of users are vastly diverse, especially between visitors that may come from very different places with different conditions, first time visitors, and residents that have grown up with trails for most of their lives.

An Ambassador for OST can be a powerful tool to help convey and educate people about the natural environment as well as proper etiquette and respectful behavior. Ambassadors would not be an enforcement measure, rather a friendly face on the trail that can help improve user experience through kind interactions and helpful tips regarding etiquette on the trail.

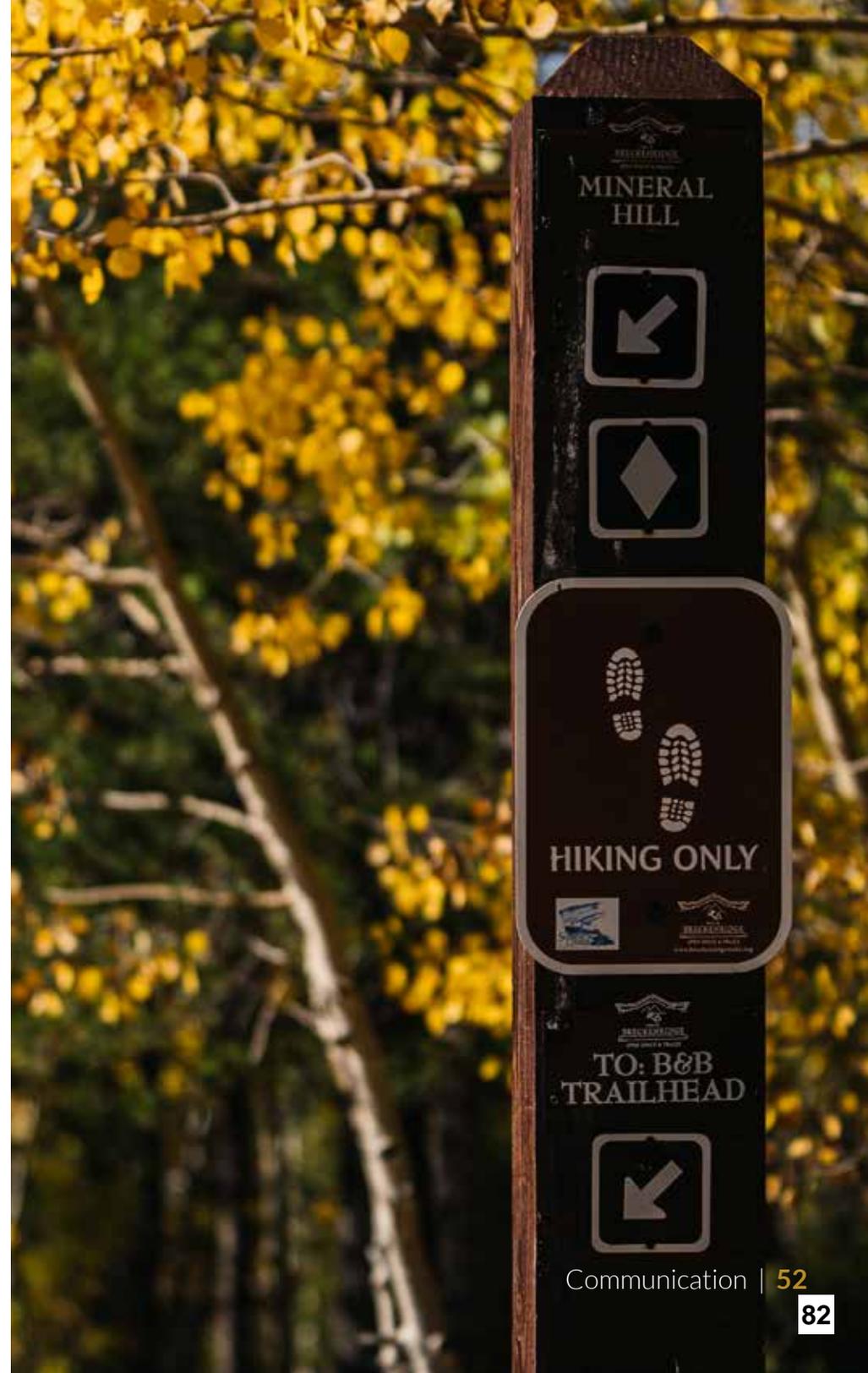
OST Rangers may be considered if trail use and etiquette needs a more enforcement-based approach in the future. Rangers would have authority to issue warnings and citations regarding inappropriate use, littering, etc.



OST Program Branding

As part the planning process for the OST Master Plan, a brand was developed to create greater awareness, more participation, and pride within the community. The goal was to develop an identity that could be used not only for the master planning process, but that could live on and serve as the OST program identity. The next phase of this branding will be to implement OST branding into signage and other communications.

Similar to all types of branding, an important principle to follow with branding the OST trails is consistency in terms of graphics, messaging, and application. From a trail design point of view, trail loops can be very effective as a tool to brand the OST trail system. This is especially so with descriptive trail loop names and being highlighted distinctively on maps and signage.



OST FUNDING

Background

In 1996, a Town sales tax measure was proposed to generate revenue to purchase open space and protect one of the Town's most precious assets: its open spaces and mountain vistas. The 0.5% permanent sales tax was approved by voters and the Town's OST program was founded the following year in 1997.

The ToB's early investments in open spaces and trails have generated large dividends for its residents, visitors, and businesses. Access to open spaces and trails improves opportunities to recreate, promotes physical fitness, builds social connection, promotes education and awareness, and improves connection with the natural environment. These impacts to quality of life are an important factor in people's decisions to live in Breckenridge. According to the results of the Breckenridge Expectations 2021 community survey, access to parks, trails, and open space should be the highest priority for the Town, followed closely by maintaining recreation opportunities.¹

¹ RRC Associates and Town of Breckenridge. 2021. *Breckenridge Expectations 2021 Survey*.

SUMMARY OF OST CAPITAL BUDGETS

Highlights investment needs that exceed the program's financial capacity so that other funding strategies can be developed, usually as part of a capital investment plan (CIP).

Updated annually and takes a five- to ten-year view that includes information on every planned investment that physically improves the program's portfolio of open space and trails. Realizes increasing real estate, employment and materials costs in planning.

Capital projects can be prioritized based on the OST Master Plan, feedback from BOSAC, the Town Council, the community, and the public.



Other Funding Opportunities

MAINTAIN AND DEVELOP STRATEGIC PARTNERSHIPS

The OST program can make its existing resources go farther with strategic partnerships. The program already manages several important strategic partnerships for activities like land acquisition, land management, and habitat and stream restoration. Continuing these partnerships and establishing new ones will help further leverage existing financial resources.

Maintain and enhance partnerships with local, state, Federal, and other strategic partners to better leverage existing funds.

Explore new partnerships with groups and organizations with missions that are aligned to the OST program.

DIVERSIFY FUNDING SOURCES

While there is a strong linkage between the use of the ToB's open space and sales tax revenue received by the OST program, it is still important to diversify funding streams when it is reasonable to do so.

STATE AND FEDERAL RESOURCES

Colorado has many state-level funds available for open spaces and trails, including [Great Outdoors Colorado](#) (GOCO), the [Colorado Water Conservation Board](#) (CWCB), [Colorado Parks and Wildlife](#) (CPW), and others.

Federal grants are also available for a variety of open space and trail projects.

TRAIL CONCESSIONAIRE PROGRAM

The Trail Concessionaire Program, administered by OST staff, involves both commercial entities and nonprofits who secure license agreements with the ToB for use of OS&T, which excludes joint County trails or lands.

DEDICATION ORDINANCE

The ToB's Park Lands, Open Space, and Recreational Sites Dedication Ordinance requires developers of new developments to dedicate land for purposes of recreation and conservation. The specific acreage requirement needs regular review and updates to ensure it is aligned with current levels of service, and designed to dedicate adequate open space or payments in lieu to offset new development's impacts.

This type of ordinance is typically administrated by a town's Planning Department for the benefit of the OST program. It is essential to ensure coordination between OST and other ToB departments about proposed land dedication that may result in OST having to manage and maintain the land.





STAFFING & ADMINISTRATION

Operations Objective

The objective of the staffing and organizational model for the OST program is to fulfill the program’s mission of preserving lands that define and enhance the unique mountain character of the Town while maintaining quality of life for current and future generations. To achieve this objective, the program has a manager and staff that oversee its day-to-day and long-term operations. In addition, the program is supported on strategic and operational issues by BOSAC and the Town Council as discussed in more detail, below.

TOWN COUNCIL

The Town Council assumes all the powers vested in the Town. As a result, the seven-member council performs a wide range of roles and duties, which include setting policy, enacting legislation, approving department plans and annual department budgets, approving municipal borrowing, and overseeing department operations. The Town Council receives feedback from the BOSAC as well as the OST program.

BOSAC

The Breckenridge Open Space Advisory Commission (BOSAC) is a six-member citizen advisory commission appointed by the Town Council. In addition, a Town Council member is appointed annually as the seventh member to serve as the Town Council liaison. In essence, BOSAC represents the Breckenridge community and serves as a sounding board for OST program activities.

BOSAC receives regular updates about the OST program and advises Town Council on expenditures of open space funds, including matters of open space and trails acquisitions, protection, and management. During the BOSAC meetings, OST staff provides a summary of activities and participates in discussions. BOSAC members must be Town residents or elected officials.



OST MANAGER

The program's day-to-day operations are managed by the OST Manager, who oversees the entire program. The OST Manager performs complex open space and trail planning, land acquisition, and land management duties in accordance with the Town's guiding documents.

OST COORDINATOR

The OST Coordinator conducts professional and administrative level duties, including designing and implementing natural resource preservation and protection projects, coordinating management plans, site planning, and natural resource efforts with staff, contractors, partners, and regulatory agencies.

OST OPERATIONS SUPERVISOR

The OST Operations Supervisor conducts field-based duties and oversees the technical operations of trail design, construction, and maintenance projects.

OST OPERATIONS LEAD

The OST Operations Lead is responsible for the design, implementation, oversight of OST field projects and services, including the leadership and oversight of Open Space Technicians and volunteers.

OST TECHNICIANS

OST Technicians are seasonal staff responsible for a variety of tasks, including general trails construction and maintenance, monitoring and inventorying natural resources and public use of open space and trails, installing and maintaining signs, fences, and boundary markers; overseeing volunteers on restoration and trail improvement projects; and maintaining tools and equipment.

OST NATURALISTS

The OST Naturalists are seasonal staff who lead guided hikes, staff interpretive stations, observe wildlife, and gather data, with a particular focus on Cucumber Gulch Preserve. Hikes are generally offered once per day during the summer months. The Naturalists also focus on ambassadorship on trails where user conflicts are possible. In addition, they compile end-of-season data on Cucumber Gulch Preserve.

VOLUNTEERS

Volunteers also provide support to the OST program through work-day and adopt-a-trail opportunities. Individuals, organizations, and businesses can volunteer to assist with open space and trail projects through single work-day opportunities. The Friends of Breckenridge Trails is the OST's active volunteer program.



OST Headquarters

Managing an open space and trails program as extensive as that of Breckenridge can only benefit from an administrative and operations headquarters center. This is largely due to the OST program's growing need for physical space for operations. For that reason, it is suggested to begin considering plans for a dedicated OST headquarters building complex to contain staff, vehicles, and tools.

Included in such a building should be meeting space and places to interact with the public. In fact, as the OST program grows, and as staffing increases, there is an incredible opportunity to be more forward-facing with the public. Consequently, relevant ideas to explore as part of an OST headquarters center are a front desk/information center, interpretive and interactive displays, as well as a gathering space for presentations.





ACKNOWLEDGEMENTS



Thank you to numerous members of the community that participated in the Breckenridge Open Space & Trails (OST) Master Plan through interviews, participation in a focus group, attending a public meeting, and/or completing a survey. This planning effort would not have been possible without the leadership and guidance provided by Breckenridge Town Council, the Breckenridge Open Space Advisory Commission (BOSAC), and Town staff. More specifically, the following individuals are acknowledged for their time and energy allocated to this Master Plan.

Town Council Members

Mayor Eric Mamula, Mayor
Jeffrey Bergeron, Mayor Pro Tem
Erin Gigliello
Dick Carleton
Kelly Owens
Dennis Kuhn
Carol Saade
Jay Beckerman (2022 newly elected)
Todd Rankin (2022 newly elected)



Staff

Anne Lowe, Open Space & Trails Manager
Scott Reid, Director of Recreation
Zara Hickman, Open Space & Trails Coordinator
Tony Overlock, Open Space & Trails Operations Supervisor
Joel Dukes, Open Space & Trails Operations Lead

BOSAC Members

Duke Barlow, Chair
Nikki LaRochelle, Vice Chair
Matt Powers
Ian Hamilton
David Rossi
Chris Tennial
Erin Gigliello (Town Council Liaison 2021 - 2022)
Krysten Joyce (2022 newly appointed)
Bobbie Zanca (2022 newly appointed)
Jeffrey Bergeron (Town Council Liaison 2022 - 2023)

Prime Consultant

DTJ DESIGN

Bill Campie, Principal in Charge
Francois de Kock, Project Manager

Subconsultants

Ryan Short, CivicBrand
Bill Mangle, ERO Resources
Michael Verdone, BBC Research

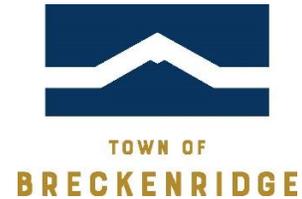




BRECK

OPEN SPACE & TRAILS





Memo

To: Breckenridge Town Council Members
From: Anne Lowe, Open Space & Trails Manager
Date: 4/4/2023
Subject: BOSAC Applications

The Breckenridge Open Space Advisory Commission (BOSAC) consists of six members who are appointed by the Town Council and a Town Council liaison. Current BOSAC members include:

Jeffrey Bergeron, Town Council Liaison
Duke Barlow, Chair
Nikki LaRochelle, Vice Chair
Chris Tennal
Bobbie Zanca
David Rossi
Krysten Joyce

In 2018, Council instituted term limits for BOSAC members. BOSAC members can serve two consecutive four-year terms. Currently, BOSAC has three members who are eligible for reappointment to another term, resulting in three openings.

Ads seeking applicants recently ran in the local newspaper, Town website, and Town social media accounts. Ten applications were received from the following people. Their applications and any attachments are enclosed.

Nikki LaRochelle (incumbent)
David Rossi (incumbent)
Chris Tennal (incumbent)
Phil Calvin
Lea Dreux
Mike Flynn
Ashley Garrison
Ian Hamilton
Rae Moody
Taylor Schildkamp

Three (3) seats may be appointed at this time. Appointment may be made by motion and a sample motion follows.

Motion:

"I move that we affirm the BOSAC nominating committee's recommendation by appointing _____, _____, and _____ to four-year terms on the Breckenridge Open Space Advisory Commission."

Breckenridge Open Space Advisory Commission (BOSAC) Application



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 three (3) open positions. BOSAC terms are four (4) years, and the positions would start at the April 24th BOSAC meeting.

The application period closes Friday, March 31, 2023 at 4 p.m. and interviews will be held Tuesday, April 11, 2023 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](#).

Name

Nikki	LaRochelle
First	Last

Physical Address

11 Logan Road		
Address Line 1		
PO Box 3448		
Address Line 2		
Breckenridge	Colorado	80424
City	State	Zip Code

Phone

(970) 231-3366

Email

niklarochelle@gmail.com

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

I am a current commissioner on the BOSAC and the last four years have included meaningful work that is shaping not only our outdoor space but our community as a whole. I would cherish the opportunity to continue this work. Specifically, I would like to see the implementation of our newly drafted Open Space and Trails Master Plan as well as continue our work on our new trails and signage work plan. Being a member of the BOSAC has been an honor and I would be thrilled to serve a second term.

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 believe my background as a current commissioner on the BOSAC is my most notable contribution. My last four years serving have been characterized by a notable amount of learning, including time to better understand each of the topics listed above. The work we've done to draft the current iteration of our Master Plan required a deep dive into all the key elements of our program which bolstered my learning process and understanding. Additionally, experiences like site visits to the Swan River restoration, the French Gulch/Wellington-Oro Mine Site water treatment plant and even a controlled burn area by the Claimjumper trail have provoked greater consideration for all aspects of what staff is managing with our open space and trails.

Additionally, I worked for five years at the Town of Breckenridge as the Executive Administration Assistant in the Town Manager's Office. It was in this position that I learned a tremendous amount about policy making, town council and our various commissions. It was also during this time that I first learned of the BOSAC and read their minutes regularly. Understanding the policy making process and even the particulars of how meetings are run and how decisions are ultimately made has been hugely helpful in my roll on the BOSAC.

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

I work for myself as graphic designer/illustrator which affords me good flexibility to participate as a BOSAC commissioner. I have the availability to thoroughly read the packet and any other material and as the current Vice-Chair, I can make time to meet with our Chair and staff before meetings or take any calls that come up along the way. I am also easily able to attend site visits before our meetings. Like most everyone on the BOSAC or applying, I am a regular trail user. For me, this involves training in the winter as a member of the US National Ski Mountaineering team or simply spending time outside with my two young daughters or my mom. I am very much acquainted with our trail system and as I mentioned earlier, have learned an incredible amount about our open space in the last four years.

I am registered to vote in the Town of Breckenridge.

Yes No

Candidates must be a Town of Breckenridge resident and registered voter to qualify.

Please upload resume or letter of interest (optional)

BOSAC Letter - N LaRochelle 2023.pdf

March 7, 2023

Nikki LaRochelle
11 Logan Road / PO Box 3448
Breckenridge, CO 80424
niklarochelle@gmail.com / 970-231-3366



Ms. Murphy, Mayor Mamula and Members of the Breckenridge Town Council:

Please accept this letter of interest as my application to serve a second term on the Breckenridge Open Space Advisory Commission (BOSAC).

It would be my absolute pleasure to serve a second term as a commissioner on the BOSAC. My first term was largely characterized by learning – learning the particulars of our program, the various agencies with whom we collaborate, our short term and long term projects and learning from our OS&T staff as well as my fellow commissioners. I also took to memorizing a robust selection of acronyms which continues to be a work in progress. I am both humbled and inspired by the progression and innovation of our open space program. We truly are at the forefront of programs spanning our country. Our history is rich, as my predecessors demonstrated keen foresight for the future of Breckenridge and our beloved open space through land acquisition, long-term planning, conservation and the anticipation of growth. Now, we are at an inflection point as we shift our focus from growth and expansion to management, capacity and stewardship. This good work, from the inception of our program to expanding both our trail system and protected land to now identifying next steps in a mature program, is the work I want to continue to do. Drafting the current iteration of our master plan was challenging work that prompted hours of dialogue and healthy tension, not only with my fellow commissioners and staff, but with council members and locals alike. We are currently working to rework our trails and signage plans which is something I know both the BOSAC and staff want to knock out of the park.

Over the past four years, I've come to recognize that being a trail user really is such a small part of our program experience. But it's that time on the trail that fosters the resounding love we all have for our backyard. I've spent hours running, biking and skiing in the Upper Blue Basin and I find myself meditating on what a spectacular valley and trail system we have right out our front door. I also spend time on the trails with my mom as well as my two young daughters. I see so clearly that while I value my own experience, what I want even more is for our youngest community members to have the same incomparable encounter with nature that we are currently afforded. Any work I can do to make this dream a reality through thoughtful planning and sustainability is not only time well spent, but also an honor.

Thank you for your consideration and I look forward to an interview at the council work session.

Most sincerely,

Nikki

Breckenridge Open Space Advisory Commission (BOSAC) Application



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 three (3) open positions. BOSAC terms are four (4) years, and the positions would start at the April 24th BOSAC meeting.

The application period closes Friday, March 31, 2023 at 4 p.m. and interviews will be held Tuesday, April 11, 2023 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](#).

Name

David	Rossi
First	Last

Physical Address

6 Cedar Green		
Address Line 1		
Address Line 2		
Breckenridge	Colorado	80424
City	State	Zip Code

Phone

(970) 376-8323

Email

rossi@smithwooddrive.com

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

As an incumbent Commissioner, I've had the opportunity to work with staff and six colleagues on some important projects the past couple years. These projects include the OST Master Plan and an upcoming Trails Plan. The Master Plan is largely completed, and we have just begun digging in to the Trails Plan. I am excited to help build on the Master Plan to help refine it further as a public guiding document for future Commissioners and staff alike.

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 regret to admit my involvement in the community has spanned a couple of decades! I'm grateful for my various roles as a volunteer, a member of several boards, a stint as an elected, and an active user of Town open space. My career has shifted to policy and communications for Summit County, and I believe this is a benefit to my position as a Commissioner since Town and County are close partners on open space. I think it's important to consider messaging, design, and public outreach and communications as important assets to bring to BOSAC, and my expertise in those fields has served me well as a Commissioner.

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

Nothing to add other than THANK YOU for the consideration.

I am registered to vote in the Town of Breckenridge.

Yes No

Candidates must be a Town of Breckenridge resident and registered voter to qualify.

Please upload resume or letter of interest (optional)

bosac-letter_of_interest.pdf

DAVID ROSSI

PO BOX 3758

BRECKENRIDGE, COLORADO 80424

(970) 376-8323

March 28th, 2023

Breckenridge Town Council
via email

Dear Councilmembers,

I'm writing to express my interest in being appointed to a second term on the Breckenridge Open Space Advisory Commission.

Since being appointed to serve Councilmember Saade's term, I've had the pleasure to work with a talented and dedicated team of staff and fellow Commissioners on projects I believe will define the future of Breckenridge's open space program for years to come.

The recently concluded Master Plan process set out to create a guiding document for future staff and BOSAC members, and I believe there remains work to do to make refinements to this document and address Council feedback through the Trails Plan, which BOSAC has just begun working on.

I'm seeking a second term because I believe Council, staff, and the rest of BOSAC can benefit from consistency in approach and execution during a time when important guiding documents are being developed. I also believe as a Commission during a time of diminishing acquisition opportunities, we must advocate for and advise on responsible management and growth of our assets in the face of rapid expansion of our user base.

Further, my background in messaging, community engagement, and design has been beneficial to the rollout of these documents and, as many of you know, I have what some might call an exasperating ability to spot the improper use of commas from a mile away.

All joking aside, I'm enormously grateful for your trust when you selected me to take this role the first time. I will never feel like my experience or background means I know everything there is to know about our efforts to create an equitable, manageable, and carefully executed program for the public. As much as I believe I have the know-how to continue contributing to the program in a second term, I ask for reappointment not only as a chance to continue learning from and growing with my colleagues and staff, but for the joy of representing fellow Breckenridge residents who enjoy this amazing amenity every day.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read 'David Rossi', with a stylized flourish at the end.

David Rossi

Breckenridge Open Space Advisory Commission (BOSAC) Application



TOWN OF BRECKENRIDGE OPEN SPACE & TRAILS

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Name

Chris	Tennal
First	Last

Physical Address

35 Rodeo Dr		
Address Line 1		
Address Line 2		
Breckenridge	Colorado	80424
City	State	Zip Code

Phone

(720) 625-1024

Email

vertigomtngroup@gmail.com

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

My interest and goal in re-applying for a seat on the Breckenridge Open Space Commission is to support staff and community with community insights, outdoor industry knowledge and historical background gained in my combined eight years of service.
--

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.

Experienced BOSAC commissioner with an extensive career in the outdoor recreation industry. If selected, I would continue to advocate for open space acquisition, waterway restoration, purpose-driven trail management and a forward vision for the Breckenridge Open Space program.

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

I would enthusiastically embrace the opportunity to extend my participation with BOSAC and continue to serve the Breckenridge community.

I am registered to vote in the Town of Breckenridge.

Yes No

Candidates must be a Town of Breckenridge resident and registered voter to qualify.

Please upload resume or letter of interest (optional)

BOSAC Letter of Interest 2023.docx

Chris Tennial
35 Rodeo Dr
PO Box 6126
Breckenridge, CO 80424
720-625-1024
vertigomtngroup@gmail.com

March 13, 2023

Mayor Mamula, Town Council and Breckenridge Open Space Staff,

Please accept my application in consideration of continuation of service with the Breckenridge Open Space Advisory Commission.

In my previous advisory commission service from May 2012-2016 and May 2019-current, I continue to be humbled and inspired with the efforts put forth by the Breckenridge Open Space team and our community uplifting the open space in and around Breckenridge. Highlights that have occurred during both of my previous tenure on BOSAC include:

- Unyielding efforts to remedy and restore damages upon an impacted Cucumber Gulch
- Generationally impactful restorations of sections along both the Blue and Swan Rivers
- Acquisition efforts in vast areas of our adjacent backcountry, such as the Laurium Lode
- A full revision and update of the Breckenridge Open Space master plan; ongoing updates to the associated Open Space Trail and Signage workplans
- The solid foundation and guidance provided by BOSAC as the town of Breckenridge navigated increased usage of open space and trail system during and after the pandemic

The value that I can continue to provide BOSAC is based on deep historical insights gained during my previous time on the commission, along with my 30+ years spent recreating and working amongst the open space and trails surrounding Breckenridge. My professional standing as a leader in the outdoor recreation industry at local, national and international continues to provide broad context and outdoor user insights to my voice.

It would be an honor to again serve the Breckenridge Open Space Advisory Commission; advocating the program goals of land preservation, waterway restoration, purpose-driven trail management and a continued enhancement of the unique character of Breckenridge and the surrounding national forest.

I would look forward to the opportunity to extend my participation with BOSAC and continue to serve the Breckenridge community.

Sincerely,
Chris Tennial

Breckenridge Open Space Advisory Commission (BOSAC) Application



TOWN OF BRECKENRIDGE OPEN SPACE & TRAILS

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Name

Phil	Calvin
First	Last

Physical Address

213 S. High St.		
Address Line 1		
Address Line 2		
Breckenridge	Colorado	80424
City	State	Zip Code

Phone

(970) 485-0356

Email

pcalvin@gmail.com

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

My interest in BOSAC is based on a combination of many years enjoying the trails and forests around Breckenridge and my training as an environmental engineer. I want to continue contributing to the policy and planning activities for open space.
--

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 studied environmental engineering, earned a BS and MS degrees in Civil (Environmental) Engineering, specializing in groundwater flow and contaminant transport. While working on a PhD. in Environmental Engineering, however, I became attracted to IT and security and I have since spent my career working in information security. I spent 7 years in the Netherlands and 6 years in India with Cisco Systems and was able to return to Summit County in 2011. The overseas experience informs my views on land preservation and access.

Some of the topics of interest to me include:

- parking access conflict resolution (Quandary, French Gulch, Tiger Run)
- trail use and conflict resolution between user classes
- mining claims and contamination remediation
- history preservation of mining and cultural history
- equity of access and preservation of public rights of way

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

I grew up in Boulder, and my family bought a cabin in French Gulch in 1985. Although I wasn't able to return to live in Summit County until 2011, I spent time here nearly every summer since 1985 and I think I have explored just about every acre of the French Gulch, Golden Horseshoe and Swan River valleys.

My wife Diane (also an environmental engineer) and I were married in Breckenridge in 1999, and my children have attended Frisco Elementary, Summit Middle middle school, and now Summit High School. My youngest, Henry, is a junior there now.

I am registered to vote in the Town of Breckenridge.

Yes No

Candidates must be a Town of Breckenridge resident and registered voter to qualify.

Please upload resume or letter of interest (optional)

Breckenridge Open Space Advisory Commission (BOSAC) Application



TOWN OF BRECKENRIDGE OPEN SPACE & TRAILS

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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](#).

Name

<input type="text" value="Lea"/>	<input type="text" value="Dreux"/>
First	Last

Physical Address

<input type="text" value="459 Floradora Dr"/>		
Address Line 1		
<input type="text"/>		
Address Line 2		
<input type="text" value="Breckenridge"/>	<input type="text" value="Colorado"/>	<input type="text" value="80424"/>
City	State	Zip Code

Phone

Email

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

I am interested in the Breckenridge Open Space Advisory Commission because I am passionate about playing outside in public spaces. I live along the River Tail and Breckenridge rec path and get out to enjoy other TOB and county trails and open space whenever possible. I have knowledge of daily use in some areas, especially near my home and throughout Breckenridge. I am ready to serve my community in a new way by joining this committee.

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 background that will be a helpful contribution to this committee is my previous experience on the Breckenridge Events Committee and holding a degree in Outdoor Recreation and a minor in Environmental Studies. I hear a lot about fuels reduction and forestry because my spouse works for the USFS so I have land management at the front of mind when I make observations in our community. I enjoy using trails regularly with many different modalities, like running, biking, skiing, and use with children; this helps with trail design considerations. I feel that my network is wide enough that I can be a helpful member of this committee at the intersections of open space and trail use with events, children, visitors, environmental impacts, small business owners, and seasonal workers/part time residents.

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

Some other fun facts that anchor me to this community are, that I have worked in a variety of jobs here before becoming a small business owner (Lea's Littles Home Child Care) so I can understand a variety of accessibility issues. I am a parent of young children and I care about the longevity of these special places in Breckenridge, not only for my sake but for many generations to come. I have lived here for 12 years and I feel that it is time that I start serving this Town in new ways outside of the regular work that I have done for a paycheck. Please know that my commitment to this town is genuine and long lasting. I hope to meet with you soon!

I am registered to vote in the Town of Breckenridge.

Yes No

Candidates must be a Town of Breckenridge resident and registered voter to qualify.

Please upload resume or letter of interest (optional)

inbound336001188296351953.docx

Lea Dreux

P.O. Box 2830 Dillon, CO 80435
(970) 471-9826
Lea.Dreux13@gmail.com

Education:

- Central Michigan University, Mount Pleasant, MI 48859
Major: Recreation Parks and Leisure Services Administration, B.A.A.
Outdoor and Environmental Recreation Concentration
Minor: Environmental Studies

Work History:

- Lea's Littles Home Child Care
August 2021-Present
Position: Owner/Operator
Provide infant and toddler care to working families in Summit County. www.LeasLittles.com
- Early Childhood Options April 2019- Feb 2020
Position: Office Manager
Tasks: Assumed role as Human Resources Manager, Processed payroll for staff of 13 including deductions, benefit enrollment, PTO, reimbursement request processing for all Head Start and Right Start funding including use of QuickBooks, Microsoft suite, Google Drive, managed website and social media, ODAA
- Breckenridge Tourism Office Jan 2018-April 2019
Position: Event Coordinator
Tasks: Special Event Permit Application administration, communication between event producers and Town of Breckenridge staff, coordinate and produce world class and community events including Ullr Fest, International Snow Sculpture Championships, Mardi Gras, Bike to Work Day, Oktoberfest, Lighting of Breckenridge
- The Cycle Effect July 2017-October 2018
Position: Assistant Coach and Recruitment and Event Planner
Tasks: Attend all practices, empower young women to build brighter futures and stronger communities, help girls with mountain biking techniques, assist in creating event to gain participation
- Timberline Learning Center, Breckenridge, CO Feb. 2013-Dec. 2017
Position: Toddler Teacher and Substitute Teach
Tasks: Worked in full time and part time capacities throughout the years. Ensure safety and enjoyment for children, create a beautiful learning environment, observe and document developmental changes, care for and learn along with students in the Reggio Emilia Approach to early childhood education
- Town of Frisco, Community Relations Department March 2015-Sept 2017
Position: Event Coordinator
Tasks: worked within a budget to coordinate and execute community events such as, Colorado BBQ Challenge, Frisco's Fabulous 4th of July, Fall Fest, Wassail Days, Easter Egg Hunt, and Town Clean Up Day; managed all 3rd party permit applications; managed special events team and volunteers.
- Town of Breckenridge, Recreation Department May 2011-Sept 2017
Positions held: Sports and Special Events Lead, Programs Intern, Youth Attendant, Sports Specialist, Guest Services Attendant, Climbing Wall Attendant
Tasks: Developing, implementing and overseeing adult and youth sports programs; preparation and planning for all special events, including: races,

tournaments and leagues; child care, administrative tasks, customer service, and sports instruction

- MVP Athletic Club, Holland, MI Dec. 2012- Jan. 2013
Position: Manager on Duty
Tasks: Oversee and manage facility, supervise employees, open and close facility, customer service and satisfaction
- Battle Creek Outdoor Education Center, Dowling, MI Sept. 2012-Dec. 2012
Position: Instructor
Tasks: Environmental education, high ropes, low ropes, team building, climbing wall, communication activities, classroom management
- Adventure Seminars at Central Michigan University Aug 2010- May 2011
Position: Adventure Seminars Staff
Tasks: Belaying, facilitation of high/low ropes, open climb, and team building
- Camp Timberline, Makakilo, HI Summer 2010
Position: Camp Intern
Tasks: Facilitation of high ropes, low ropes, team building, climbing wall, archery, arts and crafts, lifeguard, child care
- Holland Park Theatre, Holland, MI Summer 2009
Position: Event Coordinating Intern
Tasks: Contacting artists and sponsors, promotions, web updates, house set-up and tear-down
- The Ottawa Beach General Store, Holland, MI Summers 2003-2009
Positions Held: Store Manager and Ice Cream Server
Tasks: Customers service, trainer, maintenance, store supervision
- Holland State Park, Holland, MI Summer 2008
DNR Short Term Worker
Tasks: Customer service, all aspects of maintenance, cashier

Achievements/Involvements:

- Mountain Mentors, February 2018-Present
 - Lord of the Mountain Lutheran Church, Church Council, January 2018-Present
 - Walkable Dillion Valley Community Committee, December 2017-Present
 - Dillon Valley East Home Owners Association Board, September 2017-December 2018
 - Advocates for Victims of Assault, Volunteer Advocate, Feb 2017-Present
 - Girl on the Run Coach Frisco Elementary Fall 2015 and 2016
 - Summit Lake Dillon Optimist Basketball 3rd/4th Grade Volunteer Coach 2012
 - Michigan Recreation and Parks Association (MRPA) Student Committee
- Gave Presentation on Social Networking to Professionals Feb. 2009 at MRPA Conference
Presented at MRPA Social Networking Summit, Spring 2010
Presented at East Lansing Parks and Recreation on Social Networking, Spring 2010
Professional Networking

Breckenridge Open Space Advisory Commission (BOSAC) Application



TOWN OF BRECKENRIDGE OPEN SPACE & TRAILS

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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](#).

Name

Mike	Flynn
First	Last

Physical Address

44 McGee Ln		
Address Line 1		
Address Line 2		
Breckenridge	Colorado	80424
City	State	Zip Code

Phone

(970) 406-2046

Email

MikeFlynnRE@gmail.com

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

What makes Breckenridge truly unique is our local community and the ease of access we have to the great outdoors. We have world-class trails right in town, and I'd love to be part of the team that helps protect, expand, and maintain these open spaces.

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.

- Town of Breckenridge Invasive Weed Ranger (Summer of '17)
- Town of Breckenridge Trail Crew (Summers from '18 - '20)
- Associate Broker at Cornerstone RE Rocky Mountains (2021' - present)

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

I feel fortunate to have been a part of the Breckenridge Open Space and Trails team and am excited to have the opportunity to give back to an organization that shapes our outdoor-driven community

I am registered to vote in the Town of Breckenridge.

Yes No

Candidates must be a Town of Breckenridge resident and registered voter to qualify.

Please upload resume or letter of interest (optional)

BOSAC Cover Letter.docx

Mike Flynn
44 McGee Lane,
Breckenridge CO, 804234
MikeFlynnRE@gmail.com
(970)406-2046

Hello,

My name's Mike Flynn and I'm very interested in becoming a member of the Breckenridge Open Space Advisory Commission. Since moving to Breck during the winter of 2015, I've completely fallen in love with this town and the community that makes this place so special.

I first heard of BOSAC back in the Spring of '18. After getting hired by Anne, Tony and Joel to join the summer trail crew, we went to the big Open Space and Trails meeting to see what projects were on the agenda for the summer. The room was full of passionate locals, eager to see what was in store for the future of our public land & trails. I hadn't been to an event quite like it; bikers, hikers and outdoor enthusiasts of all backgrounds huddled around different stations. A BOSAC member was posted up at each one, explaining the layout and goals for each project while the public mingled around the room.

That first experience put into perspective what kind of decisions the BOSAC members make. In a town like Breck, it seems that everyone is passionate about our open space and trails. The ease of access to the great outdoors plays a huge role in why folks visit our town and live here. Our trail network is massive, hosting some of the best biking in the county while also providing hike-only trails for people to escape into the wilderness. My only wish is for this to continue and, hopefully, help in expanding our open space for both locals and tourists to enjoy.

It didn't take long to figure out that while I was on trail crew for the town, I was not eligible to apply for BOSAC. After building trails for 3 years with Joel & Tony, I decided to change careers and started working for Cornerstone Real Estate Rocky Mountains in the Spring of '21. I do miss being outside every day and working on the Breck trail system. However, I believe that my expanding knowledge in Real Estate with my experience in trail building can provide this commission a different perspective on the objectives & issues BOSAC addresses each month.

Breck trails still mean a lot to me and I'd love to be a part of the team that helps protect, expand, and maintain these open spaces.

Say hi to the trail crew for me!

Cheers,
-Mike

Breckenridge Open Space Advisory Commission (BOSAC) Application



TOWN OF BRECKENRIDGE OPEN SPACE & TRAILS

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Name

Ashley	Garrison
First	Last

Physical Address

301 N. French St, #303		
Address Line 1		
Address Line 2		
Breckenridge	Colorado	80424
City	State	Zip Code

Phone

(303) 638-0411

Email

ashley.colomtns@gmail.com

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

I am interested in contributing my experience and expertise as a natural resource professional and enthusiastic community member to the BOSAC. I think my perspectives will add to the diverse viewpoints of the commission. I appreciate all the work the town has done to do thoughtful planning in the areas of open space, natural resource management, and recreation, and I would like to continue to do good work in my community. I enjoy the ecosystem services, clean water, wildlife, forests, and recreation opportunities we have in town and wish to see them persist for generations to come.
--

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.

Some of my relevant background experience includes:

Community collaboration through Peace Corps Volunteer Service, Colorado State Forest Service project development with private landowners, POAs, local and town government, the USFS and local community groups, teen and youth programming with Boulder County Open Space and local youth corps groups.

Forest management, specializing in intermountain forestry practices, developing management plans for private landowners, local (town and county) government, and state lands. Forest restoration, adaptive silviculture (like agriculture, but for trees), post fire management, and managing for disturbance are some of the areas I have worked in over the last two decades. Certified Forester from the Society of American Foresters. Wildland firefighter for 15+ years with experience across the western US.

Currently working in water management, including process based restoration, water conservation, storage and supply, and water quality. I also have education in tourism management, innovative sustainability practices, planning for accessibility, and customer service.

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

I look forward to participating more in the community. I really love how small this town is, and how great the residents are. My favorite trails are Blair Witch, Claimjumper and Pence Miller. I also like Jacks Cruel Joke and Hermit Placer where there are some really cool old Douglas-fir trees. And the old grove of limber pine above the Wellington neighborhood. I love that everywhere in Breck there is evidence of past fires, mining, and neat plant and wildlife communities.

I am registered to vote in the Town of Breckenridge.

Yes No

Candidates must be a Town of Breckenridge resident and registered voter to qualify.

Please upload resume or letter of interest (optional)

Garrison_Resume_OSAC_2023.pdf

AshleyGarrisonOSACLetterofInterest.pdf

Ashley Garrison
ashley.colomtns@gmail.com
303-638-0411

Breckenridge Town Council

March 28, 2023

Re: Breckenridge Open Space Advisory Commission

Greetings,

I am excited to submit my application for consideration as a member of the Breckenridge Open Space Advisory Commission. My experience and perspective will support the Open Space and Trails program goals and objectives.

I have two decades of professional natural resource management experience and education, and have worked closely with Open Space agencies. Since moving to Breckenridge, I have had the privilege of volunteering with Friends of Breckenridge Trails on trail management and resource restoration and protection projects. I also volunteer with Smart Bellies, and volunteered at Oktoberfest 2019, 2021, and 2022. I value the community we have here, and I think it's important to support management and initiatives that preserve its historic and natural character while thinking progressively towards addressing inclusivity, sustainability, and the dynamic environment we live in.

Working for Boulder County Parks and Open Space for several years, I have a close understanding of how towns and counties juggle the multiple challenges of preserving open space and wildlife habitat, visitor access, forest and rangeland health, heritage sites, and multiple uses. Striking the balance is not easy, but through partnership and dialogue, managers are able to accomplish multi-benefit goals. The Advisory Commission is an essential connection between staff and residents.

As a Certified Forester you have probably seen some of the fuels reduction and forest health projects I planned and executed around town. Working with private landowners, the town, county, US Forest Service, and the fire protection districts to achieve forest health and fire risk reduction goals (as outlined in the Community Wildfire Protection Plan, Forest Planning documents, and under advisement from the Wildfire Council) I used a wide variety of forest management practices to implement ecologically informed treatments. Completing a master's degree in Natural Resource Stewardship reinforced the link between water, forestry, land use, and communities. I was able to link my work with Summit County communities to my coursework and see its real-world application in sustainability, climate change planning, and forest management.

Since I have transitioned away from working as a forester and doing projects in the county and town, I feel my skills will transfer well to membership on the advisory commission. I am enthusiastic about the town and want to help make it a great place to live, work, and play.

I look forward to working collaboratively with the commission, town council, staff, and other partners to bring the master plan to life.

Thank you,

Ashley Garrison

Certification and Education

Master Natural Resource Stewardship, Forest Sciences
Bachelor of Science in Natural Resource Management and Forestry
Colorado State University, Ft. Collins, CO

May 2022
May 2008

Certified Forester, Society of American Foresters, August 2016-present

Relevant Experience

Regional Water Plan Grant Manager, Colorado Water Conservation Board, Breckenridge, CO 12/22-present

- Manage Water Plan Grants in the Colorado River Basin, Gunnison River Basin, and Yampa/White/Green River Basin. Develop partnerships with water managers in agriculture, water conservation and management, recreation, storage and supply needs, and water stewardship to achieve goals of the Colorado Water Plan.

Forester, Colorado State Forest Service, Granby Field Office, Frisco, CO, 8/19-12/22

- Lead local and private lands forestry projects in Summit County, CO. Provide staff guidance for Summit County Wildfire Council, assist management and **budget prioritization** of \$1.5M Hazardous Fuels Mitigation Grant Funding and Strong Future Funds for fire mitigation annually.

- Develop **fuels mitigation and forest health projects** through project identification, design and layout, funding acquisition, contract and project administration, monitoring and closeout. Recent projects include 50 acres of treatment in Denver Water Zones of Concern, and the development of a local government prescribed pile burn plan and the associated implementation agreements.

- Develop and maintain **partnerships** with local governments, landowners, and land managers to implement cross boundary projects identified in the Summit County CWPP. Project experience includes **CWPP, Good Neighbor, collaboratives**, and outreach initiative implementation.

Forester, Colorado State Forest Service, Woodland Park Field Office, Woodland Park, CO, 5/17-8/19

- Administer forest product sales on State Trust Land, including sale prep and layout, **contract administration**, and planning across 20+properties and three counties. Revenue \$4,000 annually.

- Administer Forest Agriculture Tax program, annually **inspect** ~70 properties for program compliance, **review and write forest management plans** to meet statutory requirements. Provide assistance with accessing forest products markets and forest management resources.

- Provide **wildland fire response** nationally as part of a cooperator agreement.

Resource Technician, Forestry & Fire, Boulder County Parks and Open Space, Longmont, CO, 02/13-5/17

- Lead **forest inventory and analysis** on Open Space properties. Use data collected to create forestry prescriptions using management plan objectives, best available science, and management practices. Work with an interdisciplinary team to assess projects and ensure all interests are represented and addressed.

- **Use GIS** to create maps and perform spatial analysis and data management for the Forestry/Fire workgroup.

- **Plan and prioritize** forest management on Boulder County Open Space based on project size, crew

Ashley Garrison

Breckenridge, CO

ashley.colomtns@gmail.com 303-638-0411

capability, project impact, funding (including grants), and biomass utilization.

- Lead project preparation through **unit layout**, **public outreach**, and contract scope of work and show-me meetings.
- **Provide supervision and support** to forestry youth corps teams and seasonal forestry staff. Safely operate chainsaw, ATV and other forestry tools to implement forest management projects.
- **Regularly monitor and asses live fuel moisture and weather** using industry protocols, inventory and analyze fuel loading. Provide firefighting resource on county wildfires and on nationwide dispatch as part of Interagency Type 2IA crew. Participate in the **planning and execution of prescribed fire** including slash piles, ditches, and broadcast burning.
- Participate actively in **continuing education through fire and forestry classes**, as well as webinars and other presentations. Provide **outreach and mentorship to teens** as a program leader for Left Hand Outdoor Challenge. *Winner of 2013 Pinnacle Award. Provide training in Boulder County **forest ecology and management** for inter- and intra-county programs.

Forestry Volunteer, United States Peace Corps, The Gambia, West Africa, 11/08-01/11

- **Provide extension training and planning resources** to community members and forestry staff in the Jimara district and Hella Kunda area of The Gambia, West Africa. Primary projects focused on forestry, agriculture and agro-forestry needs for livelihood and natural resource improvement. Work with community leaders to understand and implement previously developed forest management plans. Use community and government resources to adapt plans to the needs and abilities of the community.
- Work extensively with the local Forestry Department staff, the Hella Kunda Forestry Committee and several motivated individuals and small groups to **assess and address current and future needs**. Forest management activities in the village focused on improving forest health, resistance to bush fire, and enhanced fuelwood and non-timber forest products.
- **Inspect and consult with local forestry staff on bush fire prevention**, including fuel break construction and maintenance. Other community forestry projects improved eco- tourism opportunities and **building community partnerships** and community buy-in.

Professional Membership

Society of American Foresters

Alpha Student Chapter, 2007-2008,

Longs Peak Chapter, 2008- 2017,

Southern Colorado Chapter, 2017-2019,

Northwest Colorado Chapter, 2019-present

CO-WY States Society Communications Chair, 2018-present

Awards

Young Forester Leadership Award, CO-WY States Society, Society of American Foresters, 2020

Tree Farm Inspector of the Year, Colorado Tree Farmers Association, 2018

Pinnacle Award, **Public Involvement**, Wildfire Partners, 2014

Pinnacle Award, **Commissioners' Choice**, Left Hand Outdoor Challenge, **Public Involvement**, Environmental Resource Element of the Boulder County Comprehensive Plan, 2013

Pinnacle Award, **Public Involvement**, Forest Health Outreach: Focused on Wildfire Mitigation and Wildfire Awareness Month, 2012

Boulder County Sheriff's Office Teamwork and Excellence Award, 2011

Breckenridge Open Space Advisory Commission (BOSAC) Application



TOWN OF BRECKENRIDGE OPEN SPACE & TRAILS

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Name

lan	Hamilton
First	Last

Physical Address

111 Bridge Street		
Address Line 1		
Address Line 2		
Breckenridge	Colorado	80424
City	State	Zip Code

Phone

(970) 389-3082

Email

iceman@downstairsaterics.com

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

My main interest in serving on this Committee to help to ensure the future of Open Space and trails in and around Breckenridge.

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 have served on my neighborhood Home Owners Association as a Member at Large and as President. I also served a partial term on BOSAC that ended one year ago.

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

I have lived in Breckenridge for over 30 years so I am very familiar with the community. I have decades of experience in the service industry, which has taught me listening skills, creative problem solving and flexibility of thought. I believe these skills serve me well in a committee setting.

I am registered to vote in the Town of Breckenridge.

Yes No

Candidates must be a Town of Breckenridge resident and registered voter to qualify.

Please upload resume or letter of interest (optional)

Ian Hamilton BOSAC application March 2023.docx

Hello,

I would like to express my interest in applying for a seat on the Breckenridge Open Space Advisory Committee.

My name is Ian Hamilton

I live at 111 Bridge Street in the Wellington Neighborhood.

My main interest in serving on this Committee is helping to ensure the future of Open Space and trails in and around Breckenridge. By doing that I hope to help to keep and improve the quality of life for all of our residents.

I moved to Breckenridge over 35 years ago in the fall of 1986, attracted to the Colorado mountains because of the many outdoor recreation opportunities. In my early years in Breckenridge I spent a lot of time enjoying the trails and open spaces around town. When the Open Space tax question appeared on the ballot in 1996 I eagerly voted yes and was very pleased when it passed. Over the years I have benefitted greatly from this program as more and more land has become dedicated open space and many miles of trails have been built.

I have served on my neighborhood Homeowners Association as a Member at Large and as President. I also served a partial term on BOSAC that ended about year ago. I learned a lot about the functioning of boards and commissions through these two experiences.

The Open Space Program has been an unqualified success but it will face many issues in the future. Issues such as less and less property being available to protect, current Open Space and trails requiring more management, climate change, increased visitation, and pressure for more attainable housing will pose problems to the program.

I believe that I have the interest and motivation to help this program, and our community, prepare for this future.

I very much want to be a part of this amazing group of talented and motivated people again and believe that I can be a valuable addition to the committee.

Thank you,
Ian Hamilton

Breckenridge Open Space Advisory Commission (BOSAC) Application



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Name

Raewyn (Rae)	Moody
First	Last

Physical Address

530 Highfield Trail		
Address Line 1		
Address Line 2		
Breckenridge	Colorado	80424
City	State	Zip Code

Phone

(303) 727-0504

Email

macmoo@outlook.com

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

Having spent most of my life recreating in the great outdoors I look forward to having an opportunity to give back to my community. I applied for this position several years ago and I am still enthusiastic. See Resume for more detail...
--

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.

Through my involvement with various mountain clubs, and having worked for the Park Service and Outward Bound, I have been exposed to most aspects of trail maintenance and ecology. In recent years I have been trail crew for the Continental Divide Coalition. See Resume for more detail...

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

I am familiar with the Breckenridge and Summit County Trail System.

I am registered to vote in the Town of Breckenridge.

Yes No

Candidates must be a Town of Breckenridge resident and registered voter to qualify.

Please upload resume or letter of interest (optional)

3 RM BOAC Application.pdf

3 RM Resume.pdf

APPLICATION FOR THE POSITION OF TOWN OF BRECKENRIDGE OPEN SPACE AND TRAILS COMMISSIONER

RAE MOODY - MARCH 2023

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 was a self-employed consultant to 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 Tiger Run 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 on the Continental Divide Trail. My husband and I backpacked the Tahoe Rim Trail and spent two months road and mountain biking in central California. During COVID-19 we spent two years living in New Zealand where we cycled 10,000 miles. We rode a combination of MTB parks, day trips and multi-day bikepacking trips, including 24 days on the Tour of Aotearoa. Last year we spent a month bikepacking the Great Divide Mountain Bike Trail, starting in Alberta, Canada.

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 applying for this position five years ago, I have had ample opportunity to take special notice of open space and trail strategies that may benefit the Breckenridge community.

Résumé

Raewyn Andrea Moody

Work History - Nursing

St. Anthony Hospital Summit Medical Center, Frisco, Colorado, USA August 2017 - Retired April 2019
Operating Room Registered Nurse, Level 3 Trauma Center
Circulated and scrubbed general surgery, urology, gynecology, spine, orthopedic joints and trauma.

St. Anthony Hospital, Centura Health, Denver and Lakewood, Colorado, USA October 2007 - August 2017
Operating Room Registered Nurse, Level 1 Trauma Center
Circulated and scrubbed general surgery, plastics, breasts, urology, gynecology, neurology, orthopedic joints and trauma, spine, eyes, trauma room. Preceptor. Regis University Clinical Instructor. Preference card project. Charge at times.

Presbyterian/St. Luke's Medical Center, Denver, Colorado, USA December 2003 - October 2005
RN Rocky Mountain Blood & Marrow Transplant Program - Outpatient Infusion Center
Cared for autologous and allogeneic blood and marrow transplant patients, renal transplant patients, and a variety of other patient populations requiring aphaeresis, photophoresis, chemotherapy, transfusions, and infusions.

O'Grady Peyton International, USA April 2001- December 2003
Travel RN Rocky Mountain Blood & Marrow Transplant Program - Inpatient Unit
Cared for patients undergoing autologous and allogeneic blood and marrow transplants. Took care of the immunocompromised and acutely ill patient, implemented post transplant rehabilitation, gave end of life care.

Sir Charles Gairdner Hospital, Perth, Western Australia, Australia October 1997- February 2001
Registered Nurse (level 1.7), Ward G73 Oncology, Hematology, Immunology, Apheresis
General oncology and chemotherapy nurse. Care of the autologous stem cell transplant patient. Palliative care. Apheresis Nurse. Assisted in medical oncology infusion center. Floor Coordinator.

Occupational Health & Safety Specialist, Twizel, New Zealand August 1995 - October 1997
Self-employed Consultant
Implementation of health and safety management systems, hazard identification and control, exposure monitoring, health monitoring, preparation of procedures, training and compliance with legislation.

Client Projects:

- *New Zealand Electricity Corporation* - Hazard Identification on 9 hydro power stations involving noise, lighting, ergonomics, first aid and hazardous substances. Staff training.
- *Department of Conservation* - Needs analysis and development of health and safety system and procedures. Wrote terms of reference for ministerial inquiry. Staff training.
- *Christchurch International Airport Expansion Project (\$90 million)* - Developed health and safety information pack and auditing system for contractors involved in major civil and construction projects. Audited construction site.
- *Alpine Guides (Mount Cook) Ltd.* - Developed company health and safety management system. Compiled operating instructions on all aspects of helicopter skiing operation. Staff training.
- *New Zealand Mountain Guides Association* - Devised documentation system for professional standards, administration, and training program. Prepared accident investigation guidelines.
- *Accident Compensation and Rehabilitation Corporation* - Prepared reports for case manager on work trial strategies for individuals incapacitated with occupational injuries.

Waitaki Hydro Group, Electricity Corporation of New Zealand August 1994 - March 1995
Contracted to undertake inventory of power station hazardous substances, design computer database, obtain and file Material Safety Data Sheets, write hazardous substances procedure. Part-time job while studying at university.

Résumé

Dunedin Hospital, Otago CHE, New Zealand

February 1994 - November 1994

Staff Nurse Main Operating Theatre - Part time and casual. Involved in all aspects of acute surgery. Health and Safety Coordinator. Part-time job while studying at university.

Electricorp Production, Electricity Corporation of New Zealand

May 1989 - Jan 1992

Occupational Health Nurse. Health monitoring, workplace surveillance, health promotion, coordinator of first aid / CPR training, rehabilitation, liaison with community agencies, counseling, implementing health and safety systems.

Timaru Hospital, Timaru, New Zealand

October 1987 - May 1989

Senior Staff Nurse - general surgical ward - 3 days per week.

Green Lane Hospital, Auckland, New Zealand

November 85 - January 1987

Operating Theatre Staff Nurse. Gained ENT, general, vascular and cardio-thoracic experience. Circulating, scrubbing, recovery, patient advocate, assisting in emergency department.

Whangarei Base Hospital, Whangarei, New Zealand

February 1983 - September 1983

Operating Theatre Staff Nurse. Gained experience in a wide variety of planned and acute surgery. Circulating, scrubbing, anesthetic assistant, recovery, sterilization of equipment.

Mt Ruapehu Ski Patrol, Whakapapa National Park, New Zealand

June 1982 - October 1982

Advanced First Aider. Responsible for treatment and evacuation of injured ski area users, staff health, staff training, maintaining and ordering equipment, volunteer ambulance officer.

Hutt Hospital, Lower Hutt, New Zealand

January 1977 - October 1981

Hospital Aide Ward Clerk, and Social Work Department Receptionist for 7 months. Student Nurse 3½ year hospital-based training program. Staff Nurse, general surgical ward - 4 months, medical ward - 1 month.

Work History - Non Nursing

Department of Conservation, Twizel Field Centre, New Zealand

November 1994 - July 1995

Supervisor of rabbit pest control operations. Field and administrative responsibilities.

Christchurch City Council Research Assistant, Christchurch, New Zealand

November 1992 - February 1993

Student vacation job. Reported to Environmental Health Manager. Clerical duties.

Cobham Outward Bound School Instructor, Anakiwa, New Zealand

November 1984 - October 1985

Taking charge of men and women aged 18-24 years for 24 day courses. Outdoor activities provide students with an opportunity for personal growth and development. Taught sailing, bush craft, kayaking and first aid. Group facilitator.

Education

Postgraduate Certificate in Clinical Nursing (Oncology), Edith Cowan University, Perth, WA, Australia	2001
Registered Professional Nurse, University of the State of New York, New York, USA	2000
Certificate in Adult Teaching, Christchurch College of Education, New Zealand	1997
Bachelor of Science Degree (Physiology), University of Otago, New Zealand	1994
Diploma in Occupational Health Practice, University of Otago, New Zealand	1994
Certificate in Science and Technology - Engineering Option(Distinction), Christchurch Polytechnic, NZ	1992
Registered General and Obstetric Nurse (Diploma), Hutt Valley District Health Board, New Zealand	1981

Memberships

Adventure Cycling Association
Continental Divide Trail Coalition
Rails to Trails Conservancy
BikepackingRoots.org

Breckenridge Open Space Advisory Commission (BOSAC) Application



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 three (3) open positions. BOSAC terms are four (4) years, and the positions would start at the April 24th BOSAC meeting.

The application period closes Friday, March 31, 2023 at 4 p.m. and interviews will be held Tuesday, April 11, 2023 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](#).

Name

Taylor	Schildkamp
First	Last

Physical Address

83 McGee Ln		
Address Line 1		
Address Line 2		
Breckenridge	Colorado	80424
City	State	Zip Code

Phone

(804) 503-6242

Email

tjschildkamp@gmail.com

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

I chose to make Breckenridge my home after moving consistently for almost 13 years. I have now been living in Summit County for the past 6 years with the latest three as a homeowner in the Blue-52 neighborhood. I decided on Breckenridge as a home because I fell in love with the community and its world-class outdoor recreation access. As I spend more time in this community, I feel the need to use what I learned at Virginia Tech and across my many jobs to serve my new home community. I wish to give back to this community so that future generations can find Breckenridge as incredible as I do.
--

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 have been exposed to or participated in many aspects mentioned above in both my schooling and my career. I have exposure and practical experience in resource management, forest health analysis, invasive species control, wetland delineation and health, and visitor management from my time in Virginia Tech. I have experience in Trail Construction and Maintenance from my time in the Maine Conservation Corps. I passed the Colorado Department of Agriculture Certified Operator test (no longer current but the tests are easy and I would be happy to take them again) to do invasive and pest species control spraying for Swingle and later SavATree across the Front Range. All of these experiences and knowledge give me a good background for helping BOSAC make the best recommendations possible.

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

Please see attached Letter of Interest and Resume. Thank you for your consideration.

I am registered to vote in the Town of Breckenridge.

Yes No

Candidates must be a Town of Breckenridge resident and registered voter to qualify.

Please upload resume or letter of interest (optional)

BOSAC Letter of Interest.pdf

TaylorJSchildkampResumeBOSAC.pdf

Taylor J Schildkamp

83 McGee Ln, Breckenridge, CO 80424 • (804) 503-6242 • tjschildkamp@gmail.com

March 31, 2023

Breckenridge Town Council Members
Town Hall
150 Ski Hill Rd
PO Box 168
Breckenridge, CO 80424

Dear Council Members,

Breckenridge is an incredible place that I am lucky to call home. I can think of few other places in the world that offer such quality access to so many premier outdoor opportunities. Like many folks, I have fallen in love with Breckenridge and continue to enjoy it every chance I get. As a new homeowner I feel strongly that I must support and give back to my community.

My passion for this town and what it offers is only part of my reasoning for applying. I feel that my education background: a Bachelor of Science in Forest Resources and Environmental Conservation with a major in Conservation and Recreation Management from Virginia Tech, can help me contribute to my home town. One of the most impactful parts of that program was understanding that successful conservation and preservation plans require input and teamwork from numerous stakeholders. I feel that BOSAC is an excellent way to hear stakeholders, understand intent, and make thoughtful decisions. My educational background helps me to best understand the hard science and the many points of view involved.

My preference certainly falls towards conservation rather than preservation, however each project, proposal, and parcel must be taken at its own merits according to the master plan. Cucumber Gulch, which I've heard referred to as the 'crown jewel' of Open Spaces, is an excellent example of this. Due to research completed by CSU and other partners, informed management decisions have been made to properly balance protection and access in that area. Secondly, conservation and preservation are an iterative process. Decisions must be revisited with the addition of new data, new impacts, and new stakeholders. While this may seem repetitive and resource intense, it must be done to ensure the right decisions are made for the future of the land and its users.

I wish to give back to this town and community and help manage its incredible outdoor resources so that both current and future generations can enjoy this unique mountain space. I appreciate all your time in the thoughtful review of my application and look forward to answering any questions you may have.

Sincerely,

Taylor J Schildkamp

Taylor J. Schildkamp

c: (804) 503-6242 e: tjschildkamp@gmail.com

Education

Virginia Polytechnic Institute and State University
Bachelor of Science, Forest Resources and Environmental Conservation
Major: Conservation and Recreation Management

Conservation and Natural Resource Experience

Maine Conservation Corps Trail Team Member, (August – November 2013)

Androscoggin Riverlands State Park, ME; Private Land Trust in Bath, ME

Served on a trail team for 90 days that used hand tools and human powered equipment to build a 40 step stone staircase, wooden bridges, cut new trail corridors, dig and cut new side hill trail, and armored slopes. Each project included water control and re-direction methods.

Environmental Interpretation Summer Ranger, Joseph S. J. Tanner Environmental Education Center and Forest Study Area, (June – August 2012)

John H Kerr Dam and Reservoir, Boydton, VA

Created and presented Environmental Interpretation programs at local community hubs to school and summer groups. Programs focused on water safety as well as local flora and fauna which included handling live snakes. Staffed the Education Center full time with one other Summer Ranger.

Field Specialist and Foreman (October 2017 – July 2018)

Savatree – The Tree and Shrub Company (purchased Swingle Lawn, Tree, and Landscape Care in Oct 2017)

Held three positions with the company as their need dictated. Started as an Aeration Technician, followed by Christmas Décor Specialist/Foreman, and lastly Lawncare Specialist/Foreman. I spent the longest time as a Lawncare Foreman. In that position I managed jobs that included single homes to multiple acre plots and HOAs with team sizes between 1-4 people. I was responsible for the precise application of restricted use pesticides in accordance with my CDA Certified Operator license.

Leadership Experience

Lift Operations Assistant Manager (November 2021 – current)

Breckenridge Resort, CO

Oversee daily operations of 17 surface lifts on Peaks 9 and 10 to ensure operations meet or exceed all guidelines and requirements leveled by ANSI, CPTSB, OSHA, and local H&S departments. Coordinate hiring of new staff as well as development and mentoring across all levels of staff for advancement and retention. Maintain and develop a strong culture of safety, employee experience, and goal to zero. Instill and maintain iterative processes to ensure the success of Lift Optimization policies.

Lift Operations Supervisor (October 2018 – April 2019, October 2019 – April 2020, October 2020 – April 2021)

Keystone Resort, CO

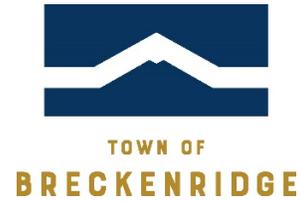
Supervise the daily operation of all lifts to meet or exceed Keystone's high standards for safety and customer service. Duties include discipline, employee tracking, maze design and implementation, creation and implementation of training tools, lift operator daily assignments, reviewing lift logs, scheduling, improving the employee experience, and the implementation and enforcement of Covid-19 protocols(20-21 ski season specific).

Lift Operations Supervisor (December 2014 – January 2015, December 2015 – March 2016)

Wintergreen Resort, VA

Discovery Ridge Adventure Center and Zipline Supervisor (June – August 2015)

Wintergreen Resort, VA



Memo

To: Breckenridge Town Council Members
From: Mark Truckey, Director of Community Development
Date: April 5, 2023
Subject: Planning Commission Decisions of the April 4, 2023 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, April 4, 2023:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS:

1. 32 Rounds Single Family Residence, 32 Rounds Rd., PL-2023-0055

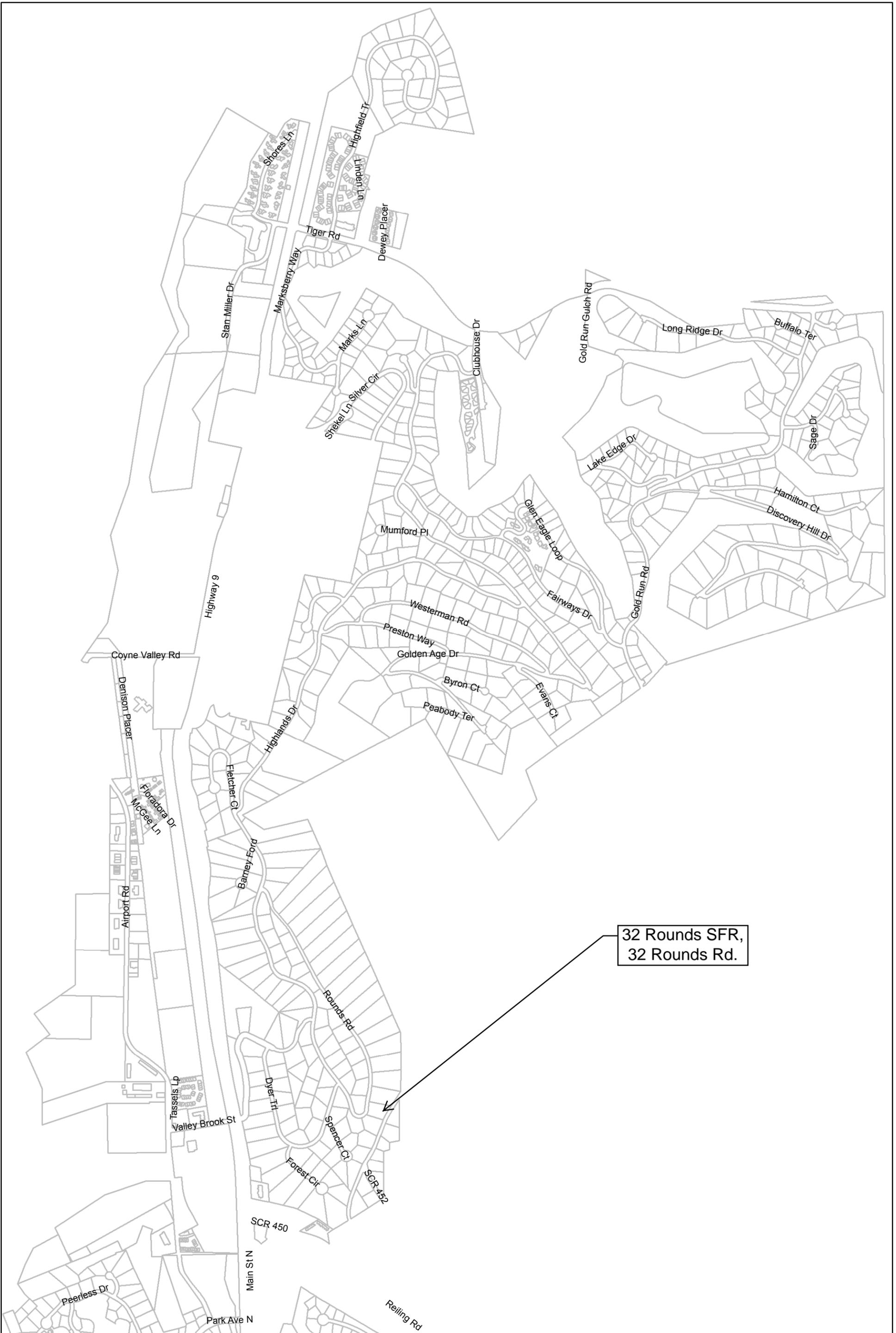
A proposal to construct a new single family residence with 5,989 sq. ft. of density, with 4 bedrooms, 5.5 bathrooms, and exercise room, desk nook, and a three (3+) vehicle garage. The property is proposed to have seven (7) gas fireplaces and two (2) outdoor gas fire pits. *Called up and continued to a future Planning Commission meeting, date TBD.*

TOWN PROJECT HEARINGS:

1. Stillson (Stables Village) Master Plan, 710 Wellington Rd., PL-2023-0034

The Stillson (Stables Village) Master Plan proposes a new for-sale workforce housing development located in Planning Area-A (PA-A), planned for the Stillson Patch Placer tract, located on the south side of Wellington Road on the former site of the Breckenridge Stables. The Master Plan proposes 61 workforce housing units, including 5 single-family units, 38 duplex units, and 18 triplex units. The Planning Area-B (PA-B) of the Stillson tract will remain allocated to governmental uses, such as open space, recreation, public works storage, snow storage, and solar energy production. *Approval recommended.*

OTHER: None.



32 Rounds SFR,
32 Rounds Rd.

PLANNING COMMISSION MEETING

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

ROLL CALL

Mike Giller	Mark Leas Absent	Allen Frechter	Susan Propper
Ethan Guerra	Steve Gerard	Elaine Gort Absent	

APPROVAL OF MINUTES

With no changes, the March 21, 2023 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the April 4, 2023 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None.

CONSENT CALENDAR:

1. 32 Rounds Single Family Residence (CC), 32 Rounds Rd., PL-2023-0055

Mr. Gerard made a motion to call up the single-family residence at 32 Rounds Road, seconded by Ms. Propper. The motion passed 5 to 0.

Mr. Cross provided a brief overview of the project for a single-family residence at 32 Rounds Road. The proposed single-family residence has a long driveway resulting in a Staff recommended -4 points for site disturbance which will be offset with +2 EVSE chargers in the attached garage. The other +2 points are proposed to be made up by extensive landscaping to buffer the site from adjacent properties, the rear trail easement, and the street.

DISCLOSURE: Mr. Guerra disclosed that the architectural firm on the project, Allen-Guerra Architecture, is owned by his ex-wife and business partner, Suzanne Allen-Sabo. However, he does not hold any financial interest in this project. The Commission agreed there was no conflict of interest and Mr. Guerra was present for the discussion.

Commissioner Questions / Comments:

Mr. Gerard: You have three projects that you are using for precedent that have a site displacement for the driveway between 6.9% and 8.8% of the site, and this project has 12.6%? Nearly twice the hardscape as the other ones, what is the theory for why it doesn't receive more negative points? (Mr. Cross: The overall disturbance of the site is similar to the property to the north. The other ones are similar square footage but also included extra points for retaining walls. This project's points are only for the site disturbance for the driveway which could not be avoided due to the steep slope and grading of the lot.) Mr. Gerard: Why no points for retaining walls? (Mr. Cross: The walls are under 4 feet high and are required for the driveway.) Mr. Gerard: Did you compare the linear length of the retaining walls to other projects? (Mr. Truckey: We do not usually assign points for the length, but only if they are above 4 feet high.) With regards to +2 points for landscaping, is there a chance we are over landscaping just to get points to offset the driveway – the lot looks heavily treed already, is this necessary? (Mr. Cross: Based on the number of trees previously approved to be removed for defensible space, and those removed for the driveway, planting new ones will help provide privacy from the adjacent properties and the trail easement in the rear.) Under Policy 33R for the number

- of fireplaces and firepits, I thought residences only get 1 outdoor fireplace. (Mr. Truckey: We don't apply negative points to single family yet.) (Ms. Crump: That limitation is considered under the proposal for REMP but has not yet been adopted.)
- Ms. Propper: I was just confused because the report says no new landscaping is proposed, but there is new landscaping, and 33R was not mentioned in the report. (Mr. Cross: Those were just typos.)
- Mr. Giller: I share Steve's concerns, 9 fireplaces strikes me as excessive and needing negative points.
- Mr. Guerra: I too share concerns about the fireplaces, the two outdoor fireplaces will be limited in the future through REMP. The seven indoor seems excessive. Will that be monitored? (Mr. Truckey: We don't regulate the number of indoor fireplace.) Mr. Guerra: The report says four bedrooms, but there are six bedrooms. For future projects, why don't we mirror building department labels of bedrooms? The gym is a bedroom, it has a closet and access to an adjacent bathroom, the rec room is also a bedroom, it has bunks and a closet which would be a bedroom. (Mr. Cross: There are inconsistencies among codes, at this time, Planning does not define these as sleeping areas under the Development Code.)

Suzanne Allen-Sabo, Architect: Seven fireplaces seems excessive but it isn't in the code. But I think that makes a lot of sense. Otherwise, the driveway is what it is, it's a very steep lot that we need to climb to get onto the lot and the design reflects that.

- Mr. Guerra: It is a 30-foot difference to the garage.
- Mr. Gerard: I thought it was important to call-up to make a record because its stepping into a realm we haven't seen before. I think we are under assigning points for the site disturbance and the retaining walls. I get that you have site constraints, but you are making more parking than what is required. I recall the neighboring lot receiving points for the walls that were under 4 feet. I will motion to amend the approval to amend the point assessment at -6 since the other projects are 50% less. I believe we can address the excessive fireplaces and assign points under 33R. Landscaping is a cheap point giveaway. We don't need to assign positive points since its heavily treed already.
- Ms. Propper: I share Steve's concerns. Considerable site disturbance and too many fireplaces will increase energy consumption.
- Mr. Giller: I also share concerns. The rear retaining walls have 4 ft of additional cut above the retaining wall which increases the impact.
- Mr. Guerra: I agree, thank you for pointing out we can assign points for the fireplaces. I agree we should give -2 points to the excessive fireplaces.
- Mr. Allen: Can we add a work session for limiting inside appliances, and revisit points for retaining walls? I agree with the other concerns.
- Mr. Truckey: You're right you can assign points to the fireplaces for excessive energy use; we rarely have used that provision in 33R. The landscaping is a judgement call. If you go to -6 for the driveway, the driveways and retaining walls are different parts of code, so I would suggest doing -4 for driveway and -2 under another site disturbance section. The points under 7R address the height and the materials of the retaining walls, not the length.
- Mr. Frechter: The retaining walls mean more site disturbance.

Mr. Gerard made a motion to amend the point assignment under 7R, for overall site disturbance as a result of additional disturbance and cut for the driveway. Mr. Gerard motioned to change the point analysis to add an additional -2 points under section A (for a total of -6 points under 7R), seconded by Mr. Giller. Motion passed 4 to 1.

Mr. Giller: If they narrow the apron width and remove the parking spot beside the garage, they would decrease the cut above the retaining wall.

Mr. Guerra: No, to -2 points for site disturbance. The site is so steep, there is 12 feet of grade difference from front of lot to back of house. The driveway proposed is called for, there's no other way to get on the lot and have a 3-car garage.

Mr. Gerard made a second motion to amend the point analysis for the design of the home which uses an excessive amount of energy with 9 gas fireplaces. The motion assigned -2 points under Policy 33R section C., seconded by Mr. Giller. Motion passed 5 to 0.

Mr. Gerard made a third motion to amend the point analysis to remove +2 points for landscaping under Policy 22R which he believed does not convey an above average landscape plan that benefits the public, seconded by Mr. Guerra. Motion passed 3 to 2.

With the motions, the project has accrued a cumulative score of -6 points. The applicant (Allen-Guerra Architecture) requested the application be continued for further consideration.

Mr. Gerard made a motion to continue the 32 Rounds Rd. Single Family Residence project, seconded by Mr. Giller. Motion passed 5 to 0.

TOWN PROJECTS:

DISCLOSURE: Mr. Guerra stated that he does have a financial gain in the Stillson (Stables Village) development and recused himself for the presentation and the public hearing.

1. Stillson (Stables Village) Master Plan (SVC), 710 Wellington Rd., PL-2023-0034

Ms. Crump presented a proposal for a new for-sale workforce housing development located in Planning Area-A (PA-A), planned for the Stillson Patch Placer tract, located on the south side of Wellington Road on the former site of the Breckenridge Stables. The Master Plan proposes 61 workforce housing units, including 5 single-family units, 38 duplex units, and 18 triplex units. The Planning Area-B (PA-B) of the Stillson tract will remain allocated to governmental uses, such as open space, recreation, public works storage, snow storage, and solar energy production.

Commissioner Questions / Comments:

Mr. Giller: I presume there is no parking on the loop road? (Ms. Crump: Correct. All parking is off-street.) Natural looking non-natural materials, where is the Town on revising the Code to allow it? (Ms. Crump: We don't have anything now, the Commission previously wasn't comfortable allowing those, specifically composite wood so we currently assign points under the adopted materials matrix. Any materials not described in the materials matrix would be brought to the Planning Commission to assess on a case-by-case basis.)

Mr. Gerard: Parcel B in the planning table for uses, none of those uses address the private storage of campers. Can we add this use (private storage) since it's not described? (Ms. Crump: Yes we can make that change.) We are talking about 100% non-natural materials but then it goes on to talk about what paint and colors the wood features will be. (Ms. Crump: We can amend the text to say "wood and natural appearing synthetic wood" to be consistent.)

Mr. Frechter: Next step will be a development plan? Will that come to us? (Ms. Crump: The next step will be this Master Plan has a hearing with the Town Council, you will see a

subdivision application in the future, but the individual lots would be approved at the staff level and you would see those approvals in the quarterly D-Major summary.) Who will write the regulations for the HOA? Some things in Wellington are declarations and are problematic and we should learn from them.. (Melanie Leas: We are working on that in the Housing department, with the developer, at a staff level.)

Ms. Elena Scott, Principal, Norris Design: Thank you Sarah for the presentation, you're all familiar with the site and the location. I just want to point out a few things on the site plan. We are meandering the bioswale trail to create privacy additional privacy for the lots that back up to the trail. In working with Public Works and Engineering, we added two landscaped medians for traffic calming on Stables Drive. Third thing on the site plan, we did make slight variations to the garden park, recreation area, and trail to make it a nice place for residents. We worked through these items with the Civil Engineering team and will continue to work with them with implementing the infrastructure. Happy to take any questions.

Mr. Giller: It says preliminary floorplans show exterior storage closets, then later it speaks to storage sheds but that they should be compatible. Is this something residents can do themselves? (Ms. Crump: They would come to Planning for a review and a permit. We would ensure that proposed sheds meet the architectural standards.) Mr. Giller: Can we include concept sketches of what can be approved to avoid a hodge-podge of storage shed designs and tell them where they can be on the lot. Clarify that the triplexes can not have storage sheds. (Ms. Crump: Storage sheds would only be allowed on the single-family and duplex lots and would be required to meet the established setbacks.)

Ms. Scott: To address the wood comment we just wanted an option to do natural wood. The note does say triplexes are not permitted to have storage sheds.

Mr. Frechter: Just south of this at the intersection of Stables Drive and Alley, the drainage ditch is really deep and it gets plowed flat to look like part of the road and a lot of people drive on that. Is there some way to stop the plows from doing that? (Ms. Allen-Sabo: We'll bring that to our civil engineer.)

Public Comments:

Brian Peterson, Lincoln Park Resident: I live on the Lincoln Park side, the road is narrow and I can vouch for the drainage ditch. Wondering about the size of units? Are there going to be four bedrooms? Or a second living area? We live in Lincoln Park unit with three bedrooms and it's tight for a family of four. We have two parking spaces, and we could have a third, to be able to have enough parking as kids grow up. Is there an opportunity of having more single-family homes vs duplex and triplex so we have more space for families with a larger lots and a yard?

Ms. Leas: A couple of things, the square footage of the 4-bedroom single-family homes are proposed to be just under 2,500 sq. ft with two-car garage and two exterior parking spots, the 3-bedroom duplex is proposed to be 1,827 sq. ft. The Housing Department is looking into future single-family home projects to let you know that we are aware of that community need. This subdivision has approximately one parking stall per bedroom.

Commissioner Comments:

Mr. Gerard: This is a great, well thought out project and will be a good addition to the Town.

Mr. Giller: Well thought out project, please give a concept for storage sheds, otherwise I support the project.

Ms. Propper: I think this is going to be a positive addition to the community.

Mr. Frechter: Looking forward to this going up. I think it's great how the Town is trying to meet its goals and consolidating the housing in the same area.

Mr. Gerard made a motion to recommend approval of the Stillson (Stables Village) Master Plan to Town Council, with an amendment to include the addition of “private storage” as an allowed use in Planning Area B, and an amendment to the Design Standards Section 4A. to state, “wood or natural appearing wood elements,” seconded by Ms. Propper. The motion passed 4 to 0.

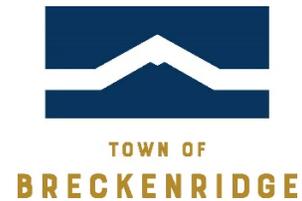
OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 7:26 pm.

Allen Frechter, Chair



Memo

To: Town Council
From: Sarah Crump, Planner II
Date: April 5, 2023 for meeting of April 11, 2023
Subject: Town Project – Stillson (Stables Village) Master Plan

The Stillson Master Plan is being reviewed as a Town Project Hearing, as per the Development Code's town project requirements. All public notice requirements have been fulfilled as required.

The Stillson Master Plan proposes a new for-sale workforce housing development, Stables Village, located on 8.4 acres of the Stillson Patch Placer tract at 710 Wellington Road. The Master Plan proposes 61 workforce housing units, including 5 single-family units, 38 duplex units, and 18 triplex units. The development will be accessed from Stables Drive via a new public loop road and private alley. Ample parking, trash enclosure, community compost and recycling enclosure, open space, recreation trails, programmed community gathering areas, and a new public pedestrian and bicycle connection from Wellington Road to the Wellington Bike Park are provided for in the Master Plan. The remainder of the Stillson Patch Placer tract, 30.47 acres, will remain allocated to governmental uses, such as open space, recreation, public works storage, snow storage, and solar energy production.

The Planning Commission held a public hearing on April 4, 2023 in which the Planning Commission voted 4-0 to recommend approval of the Master Plan with a passing point analysis of positive six (+6) points under the Development Code and with the recommended textual changes that "private storage" should be an added allowed use in Planning Area-B and to amend the design standards text to read "wood and natural appearing synthetic wood" consistently throughout as acceptable exterior facade materials. These requested changes have been made in the Master Plan included in this packet. One member of the public provided comments at the hearing in support of the inclusion of units of greater square footage than previous workforce housing developments and in support of the inclusion of lots for single-family homes. Planning Commission meeting minutes are included in the Town Council packet.

Attached to this memo is a complete staff report, substantially the same as presented to the Planning Commission, and attachments including the proposed Master Plan, associated exhibit pages, and the Commission's recommended Findings and Conditions.

If the Council agrees with the Planning Commission's recommendation for approval after the public hearing at the evening meeting, a motion for approval is provided below.

"I make a motion to approve the Stillson Master Plan Town Project, PL-2023-0034, located at 710 Wellington Road, the project having a passing point analysis of positive six (+6) points under the Development Code's Relative Policies, and meeting all of the Development Code's Absolute Policies."

Town Council Town Project Staff Report

- Subject:** Stillson (Stables Village) Master Plan, Town Project Hearing (PL-2023-0034)
- Proposal:** The Stillson (Stables Village) Master Plan proposes a new for-sale workforce housing development located in Planning Area-A (PA-A), planned for the Stillson Patch Placer tract, located on the south side of Wellington Road on the former site of the Breckenridge Stables. The Master Plan proposes 61 workforce housing units, including 5 single-family units, 38 duplex units, and 18 triplex units. The Planning Area-B (PA-B) of the Stillson tract will remain allocated to governmental uses, such as open space, recreation, public works storage, snow storage, and solar energy production.
- Project Manager:** Sarah Crump, Planner II
- Date:** April 5, 2023 (for meeting of April 11, 2023)
- Applicant/Owner:** Town of Breckenridge
Allen-Guerra Architecture
- Agent:** Norris Design
- Address:** 710 Wellington Road
- Legal Description:** TR 6-77 Sec 31 Qtr 4 Mining Claim(s) cont 38.868 acres Stillson Patch Placer Myrtle Annie Lode MS #1466
- Site Area:**
- | | |
|--------------|--------------------|
| PA-A | 9.08 acres |
| PA-B | 29.79 acres |
| Total | 38.87 acres |
- Land Use District: PA-A**
LUD 46: A new LUD for PA-A was created and adopted by Town Council on February 28, 2023. This LUD allows for workforce housing, recreation, and open space. Single-family, duplex, and triplex residences designed to facilitate net zero energy goals are allowed at a density of 8 units per acre (UPA).
- LUD 15: Governmental uses and affordable residential; not to exceed 1 unit per 20 acres. Area for service activities provided by public agencies.
- PA-B**
LUD 1: Low density residential and recreational; 1 unit per 10 acres. Meant to protect predominately steep slopes and environmentally sensitive areas. Serves as a scenic background and preserved area for mountain wetlands, development buffers, and recreational opportunities.
- LUD 15: Governmental uses and affordable residential; not to exceed 1 unit per 20 acres. Area for service activities provided by public agencies.

Allowed Density: 8.4 Acres in LUD 46 (8 UPA allowed) 107,520 sq. ft. (67.2 Single Family Equivalents (SFEs))

Proposed Density:
Duplex and triplex units: 102,624 sq. ft. (64.14 SFEs)
Including single-family units with unlimited density: 115,634 sq. ft.
64.14 Duplex and triplex SFEs + 5 Single-family SFEs = 69.14 SFEs

Adjusted Proposed Density (10% exclusion for employee housing):

$69.14 \text{ SFEs} * 90\% = 62.23 \text{ SFEs}$
 $62.23 \text{ SFEs} / 8.4 \text{ acres} = \mathbf{7.41 \text{ UPA}}$

Site Conditions: The tract fronts Wellington Road to the north and Stables Drive passes through the eastern edge of the property. This property serves as the town limit to the south and is flanked by a residential unincorporated Summit County neighborhood to the south. The property was dredge-mined in the early 1900s and once contained tailing piles deposited by past dredge mining operations; however, much of the dredged rock piles have been removed leaving the north portion of the site mostly barren. The northern portion has much surface disturbance and limited tree cover. The southern portion of the tract is forested. The property slopes uphill from the northwest to the southeast. Two 150-foot electrical power line easements transect the property from northeast to southwest across the northern portion of the property and from east to west across the southern portion of the property.

Adjacent Uses: North: Wellington Road Right-of-Way, French Creek Drainage, and Vista Point residential subdivision
East: Lincoln Park at Wellington residential subdivision
South: Unincorporated Summit County, single family residential homes
West: Xcel Energy utility electric power substation and Revetts Landing residential subdivision

Item History

The Town of Breckenridge owned property provides space for various government services and activities. Current uses include public works storage and equipment staging, snow storage, solar farming, recreation opportunities including a bike park and trails, and open space. The eastern portion of the property, along Stables Drive, has been used as the Breckenridge Stables since the mid-1990s. This portion of the site contains various animal barns, riding rings, and corrals. Equine uses on the property are proposed to cease with the pursuit of this Master Plan.

Recognizing the need for more for-sale workforce housing, the Town has hired a design team to master plan Stillson Patch Placer. This Town owned parcel has long been considered as a potential site for workforce housing. The site is split among several land use districts with each allowing varying degrees of residential density. A new land use district was created for the residential portion of the site to allow a maximum density of 8 UPA.

In fall 2022, several work sessions were conducted with the Town Council to perform a fit test which determined the location and approximate number of units that would be appropriate for a residential

development at Stillson Patch Placer. On January 10, 2023, the Council approved Staff to hire a design team selected through an RFP process to move ahead with Master Planning the area for residential development.

A work session with the Planning Commission was held March 7, 2023 to discuss the Stillson Master Plan. At that work session, the Commission agreed with the average slope methodology used to establish the existing grade across the site. The Commission also agreed with the analysis that considers the triplex units like duplex units regarding parking requirements and the Commission supported the proposed fencing in the draft Master Plan.

The Planning Commission reviewed the Stillson Master Plan at a Town Project Hearing on April 4, 2023 and unanimously recommended the Town Council approve the Master Plan.

Staff Review

Since no proposed changes in use or new developments are proposed for PA-B, the review and remainder of this report will only focus on PA-A of the Master Plan where a workforce housing development is planned.

For this Town Project Hearing, Staff and the Commission have reviewed this Master Plan against all applicable polices of the Development Code. Those policies not applicable with the review of the Master Plan will be analyzed with the separate Development Permit applications for each of the individual residences and site improvements at a future date.

Land Use Guidelines (2/A & 2/R): The residential portion of PA-A lies within new LUD 46, which was approved by Town Council on February 28, 2023. LUD 46 allows for workforce housing, recreation, and open space. The LUD allows single family, duplex, and triplex residences designed with contemporary architecture to facilitate net zero energy goals at a density of 8 UPA. The northern portion of PA-A will remain in LUD 15 and will be for government uses such as a new compost and recycling drop-off location open to all Town of Breckenridge residents, detention pond, and open space. Staff and the Commission have no concerns.

Density (3/A & 3R): Density will be transferred by the Town for the housing development within PA-A, not to exceed 8 UPA. The site will be developed at a maximum density of 8 UPA per the LUD 46 Land Use Guidelines (LUGs). Each unit type also has a specified maximum density in the Master Plan. Staff has analyzed the proposed density on site and finds that it is 7.41 UPA, which is below the allowed density of 8 UPA. The Master Plan proposes that single family and duplex units be allowed one exterior storage shed per unit, designed to meet the architectural standards of the neighborhood and not to exceed 100 square feet in size. These storage sheds will not count against density limitations. Staff and the Commission have no concerns.

Architectural Compatibility (5/A & 5/R): The proposed architecture will incorporate mountain contemporary designs to maximize solar efficiency. Maximizing solar efficiency requires large shed-roofs which have been analyzed for their specific geometry and angulation to provide maximum solar gains. The use of a natural and muted color palate including browns, grays, blues, rusts, and greens on exterior elements is proposed. Variations in building sites, layouts, and designs, along with variation of color and materials will avoid the visual impression of many duplicate structures.

The Master Plan proposes the use of natural and natural-appearing synthetic materials and up to 100 percent non-natural exterior materials on exterior facades. Non-natural siding, such as composite wood, on 100 percent of any façade warrants negative six (-6) points under the materials matrix in 9-1-19-5R: Policy 5 (Relative) Architectural Compatibility. Staff and the Commission discourage any one material used to cover 100 percent of any façade to provide for a variety of materials and diversity of design.

Material	Points*	Notes
<u>Composite wood siding</u>	<u>>0-33% of any façade warrants negative two (-2) points.</u> <u>>33-66% of any façade warrants negative four (-4) points.</u> <u>>66-100% of any façade warrants negative six (-6) points</u>	
<u>Metal siding</u>	<u>Up to 25% per façade warrants no negative points.</u> <u>>25-50% of any façade warrants negative two (-2) points.</u> <u>>50-75% of any façade warrants negative four (-4) points.</u> <u>>75-100% of any façade is prohibited per section 9-1-19-5A-B</u>	<u>Per 9-1-19-5A Section A. 1. all exterior metal elements must be non-reflective.</u>
<u>Fiber cement siding</u>	<u>Warrants negative three (-3) points when applied with no supplemental natural materials.</u>	<u>No negative points will be assigned when applied with natural materials such as natural wood accents or a natural stone base on each elevation and provided the fiber cement siding is compatible with the general design criteria listed in the land use guidelines.**</u>

*To determine the allocation of points, façade area is measured from the fascia board to finished grade. Such measurement shall include column elements, windows, and chimneys, but shall not include decks and railing elements.

**Natural materials for the purpose of offsetting the application of fiber cement siding can include elements such as railings, decking, or other architectural details not included in the calculation of the façade area as long as these natural material elements are applied on the same elevations as the fiber cement siding.

After Master Plan approval, the architectural design of each individual structure will be reviewed for Development Code compliance and approved through the Class D-Major development review process at the administrative level.

Building Height (6/A & 6/R): This site has been heavily disturbed from previous mining activities, as well as for past government and equine uses. The site slopes upward from north to south and has many pits and undulations. The Code allows for an average grade to be used on previously disturbed sites to establish the existing grade. A diagram displaying the average grade across PA-A is included in the Master Plan as Exhibit B. This average grade will serve as the established existing grade. No structures will be greater than 35 feet in height above the established existing grade or proposed final grade, whichever is greater. The Code does allow for exceptions for solar penetrations which can be above the 35-foot height limitation.

Site and Environmental Design (7/R): The majority of proposed developed uses on PA-A are to occur on the portions of the site previously disturbed by dredge mining, government, or equine activities. A detention pond and bioswale on the western edge of the development will provide an adequate drainage area for the neighborhood. The bioswale will also serve as a natural buffer between the residential area and the continued government uses on PA-B. This will be analyzed in detail by the Engineering Department when site specific development permit plans are submitted.

Proposed structures will be designed around the existing site contours which have an overall north to south upslope. Differing unit types have been designed with consideration of the site’s slope to minimize the amount of cut and fill. Some units will require retaining wall systems as shown on Exhibit A. Based on the number, length, and height of some retaining walls being over 4 feet in height, Staff and the Commission recommend the maximum of negative four (-4) points be assigned to the Master Plan under the Development Code 9-1-19-7R: Policy 7 (Relative) Site and Environmental Design: Section C. Retaining Walls.

Placement of Structures (9/A & 9/R): Stables Village will utilize the setbacks of a perimeter boundary per Development Code 9-1-19-9R Section D. 2. d. which allows other residential development to have setbacks measured to a common perimeter boundary for the entire neighborhood for duplex, multi-family, or cluster single-family homes. The proposed front and side setbacks meet or exceed the requirements of this Relative Policy. A required front garage setback of 23 feet meets the Development Code standard of an 18-foot surface parking space on the exterior of the garage and a 5-foot setback from the public right-of-way. This will prevent any vehicles parked on the exterior of the garages from extending into the public sidewalk. Triplex units will front a private alleyway and therefore require a lessor front garage setback than units that front the public loop road. The proposed rear setback (a minimum of 10 feet for all structures to the perimeter boundary) does not conform to the Relative Policy but does conform to the Absolute Policy for rear setbacks. Deficiency of the Relative Policy for one setback (rear setback) warrants negative three (-3) points under 9-1-19-9R: Policy 9 (Relative) Placement of Structures: Section D. 2. d. Perimeter Boundary.

Setbacks:

		Single Family	Duplex	Triplex
Front	As measured from the primary structure to the ROW.	15'	15'	15'
Front (Garage)	As measured from the garage entry to the ROW.	23'	23'	20'
Side	As measured to the perimeter boundary.	5'	5'	8'
Rear	As measured to the perimeter boundary.	10'	10'	10'
Building separation	The greater measurement overrides.	15'	15'	5'

Snow Storage (13/A & 13/R): Adequate snow storage will be provided in the development through two 5-foot snow storage easements on both sides of the loop road. Additional snow storage pockets along the alley and public loop road are also proposed. Together these areas total an area greater than 25 percent of the areas to be cleared of snow. Staff and the Commission have no concerns.

Storage (14/R): Multi-unit residential developments are encouraged to provide on-site storage areas. Preliminary floorplans of the triplex units show exterior storage closets and interior dedicated storage areas within each garage bay. These areas will exceed five percent of the density of the proposed floorplans as encouraged under per the Development Code 9-1-19-14R: Policy 14 (Relative) Storage.

Refuse and Recycling (15/A & 15/R): Multi-unit residential developments must provide a shared trash dumpster including room for recycling inside a shared enclosure. The master plan proposes a location for a shared dumpster and recycling enclosure for this development located on the west side of the interior loop road. Individual units will not have individual roll-off trash can collection.

A new compost and recycling enclosure is shown on Stables Drive at the development entryway. This facility will be accessible community-wide to all Town residents and will not be exclusive for the Stables Village neighborhood. Staff and the Commission have no concerns.

Access and Circulation (16/A & 16/R) (17/A): The site is accessed from the existing Stables Drive which will be enhanced to accommodate increased traffic and will incorporate traffic calming measures to slow vehicles entering this residential area. Internal circulation is provided by a semi-circle 31-foot public right-of-way loop through the site. The loop road connects to Stables Drive on both ends. A private alleyway to access the triplex units will connect Stables Drive to the western most section of the loop road. The loop and alleyway are currently unnamed.

A public bike and pedestrian trail will be created which parallels Stables Drive and connects Wellington Road to the existing bike park to the south. An internal public sidewalk which parallels the loop road is proposed on the west side of the right-of-way. Interior sidewalk connections to proposed and existing public trails intersect the site.

Parking (18/A & 18/R): The proposed single family, duplex, and triplex units will have adequate parking allocated that meets or exceeds the Code, dependent upon bedroom counts. Each single-family home will have two garage and two exterior spaces. Each duplex and triplex unit will have at least one garage space and one exterior parking space. Additional visitor parking is located on the west end of the alley and at the south community park close to new trail connections. A total of 144 spaces allocated in garages and driveways and an additional 22 visitor spaces are proposed. Some visitor parking spaces will be used as snow storage areas in winter months as shown on Exhibit A. Staff and the Commission have no concerns with the proposed number of parking spaces.

Recreation (20/R): Numerous trail connections and new trails are proposed throughout the site and on public open space to the south. Two pedestrian-only trails are also proposed to avoid bike and pedestrian conflicts. A new recreation path which extends from Wellington Road to the Wellington Bike Park will parallel Stables Drive. The exterior bioswale includes an integrated trail which encircles the residential area and connects to the existing Wellington Trail to the south.

Interior community parks are located to the north and south of the triplex units, and on the west and south sides of the loop road. These spaces are allocated to a children's play area and open space. Amenities such

as a dog run, communal garden area, and community gathering pergola are additional proposed programming.

Staff and the Commission recommend an additional positive three (+3) points under, 9-1-19-20R: Policy 20 (Relative) Recreation Facilities, for the provision of a public bike and pedestrian recreation trail which will improve the public access from Wellington Road to the Wellington Bike Park. Policy 20/R has some of the most extensive precedent for positive points awarded. Generally speaking, positive three (+3) points have typically been awarded to trails and park spaces, while positive six (+6) points have been awarded to major public recreational buildings and lift systems.

Recent projects that have also received positive three (+3) points for contributions to recreation:

2021 – BGV Gondola Lot Master Plan for providing a public park.

2021 – Hotel Breckenridge public trail easement.

2021 – Breck Central Market recreation path easement and dedication.

Open Space (21/R): The Master Plan allocates greater than 30 percent of the planned area as open space, exceeding the requirements of 9-1-19-21R: Policy 21 (Relative) Open Space. The amount of open space provided of 260,000 square feet, is comparable to or exceeds open space allocations of the Wellington Neighborhood and Lincoln Park. The treed area of the site to the east of Stables Drive will remain preserved open space.

Landscaping (22/A & 22/R): Landscaping is proposed to be xeric or low-water intensive plantings. Adequate landscaping will be provided on the exterior bioswale buffer and in the interior community park spaces. Individual residential sites will be evaluated for appropriate landscaping during their site-specific development reviews.

Social Community (24/R): This Master Plan fulfills a large community need identified by the Town Council: the provision of additional for-sale workforce housing units. Positive points are awarded under this policy for a development composed of 100 percent affordable units. All 61 units will be deed-restricted workforce housing and will be offered for sale to qualified individuals. The units will be priced within the range of maximum sales prices considered affordable to individuals earning between 80 and 140 percent of the area median income (AMI). This qualifies the project for ten positive (+10) points.

The project also meets a specific Council goal from 2021 and qualifies for an additional six positive (+6) points under section B. of Relative Policy 24, where projects that are identified to meet a Town Council Goal of the past three years are eligible for additional positive points. The 2021 Town Council Goals included a desire that the “...*Breckenridge workforce lives in Town and there is a diversity of housing types and prices for locals (sufficient to preserve the sense of community and support the local economy).*”

Recent housing projects that have also received positive six (+6) points for meeting a Council goal:

2022 – Justice Center Housing

2022 – Alta Verde II Workforce Housing

2021 – Alta Verde Workforce Housing

Infrastructure (26/A & 26/R): The development will be accessed by a publicly maintained 31-foot right-of-way. The right-of-way will include 10-foot driving lanes, 3-foot pans on either side, and a 5-foot public sidewalk on the west side of the loop. The smaller width of driving lanes is appropriate for

this low volume road, will improve the neighborhood feel, and promote traffic calming. There will also be a 5-foot easement for snow storage on either side of the right-of-way. The proposed 10-foot lane widths do not meet Engineering Standards and will require a variance from the Town Engineer. Engineering has provided an attached memo stating their preliminary support for the proposed right-of-way, lane widths, and easement sizes.

Subdivision (35/A) & Subdivision Standard 9-2-4-5: Lot Dimensions, Improvements and

Configuration: This Standard requires Disturbance Envelopes for all lots at the time of Subdivision but makes an exception for building footprint lots if they are specifically authorized in an approved master plan. This Master Plan proposes to authorize building footprint lots.

Fences, Gates, and Gateway Entrance Monuments (47/A): Fencing yards outside of the historic district is not allowed unless authorized in a vested master plan. The Master Plan proposes an allowance for slatted wooden 3-foot-tall fences on single-family and duplex lots. These fences will not be allowed to project in front of the front façade of a residence and must follow the footprint lot from the side yard around the rear.

The Town will provide a 6-foot-tall privacy fence on site area PA-B between the bioswale and the existing public works area. This privacy fence will adequately provide safety for separation of uses and buffering and screening to shield the residential neighborhood from public works activities. Privacy fencing will only be allowed in this area.

Point Analysis (Section: 9-1-17-3): A summary of the Staff and Commission recommended point analysis is below. Individual point analyses will be undertaken as site specific developments are proposed on the Master Planned site in the future.

Positive Points (+19)

Policy 20R Recreation: Positive three points (+3) for the paved recreation trail segment.

Policy 24A Social Community: Positive ten points (+10) for providing a 100 percent deed-restricted employee housing development.

Policy 24R Social Community: Positive six points (+6) for meeting a Town Council goal.

Negative Points (-13)

Policy 5R Architectural Compatibility: Negative six (-6) points for the proposed use of up to 100 percent non-natural exterior materials.

Policy 7R Site and Environmental Design: Negative four (-4) points for the height and length of retaining walls.

Policy 9R Placement of Structures: Negative three (-3) points for a minimum 10-foot rear setback.

Total Score: Passing point analysis of positive six (+6).

Planning Commission Recommendation

The Planning Commission agrees with the Relative Policy point analysis and finds that the proposed Stillson Master Plan meets all Absolute Policies in the Development Code. The Planning Commission recommended approval with two textual changes to the Master Plan: the addition of “private storage” as an

acceptable use within Planning Area-B and the addition of the phrase “natural appearing synthetic wood” in the Design Standards of the Master Plan to make the paragraph consistent. These changes have been made and are reflected in the proposed Stillson Master Plan in this packet.

The Planning Commission voted 4-0 to recommend approval of the Stillson Master Plan by the Town Council with the point analysis listed above and attached Findings and Conditions on Approval on April 4, 2023. Following this hearing to consider approval of the Master Plan described above, if the Town Council agrees with the Planning Commission recommendation for approval a suggested motion is provided below.

Suggested motion: *“I move that the Town Council approve the Stillson Master Plan Town Project, PL-2023-0034, located at 710 Wellington Rd, with a passing point analysis of positive six (+6) points under the Development Code’s Relative Policies and meeting all Absolute Policies, with the attached Findings and Conditions of Approval.”*

TOWN OF BRECKENRIDGE

**Stillson (Stables Village) Master Plan
TR 6-77 Sec 31 Qtr 4 Mining Claim(s) cont 38.868 acres
Stillson Patch Placer Myrtle Annie Lode MS #1466
710 Wellington Road
PL-2023-0034**

FINDINGS

1. This project is a “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project at a work session on March 7, 2023. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on April 4, 2023, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4B of the Breckenridge Town Code. In addition to posting on the Town’s website, notice of the Planning Commission’s public hearing on a proposed town project shall be given in the same manner as is required for a final hearing on a Class A development permit application pursuant to chapter 1 of this title. Failure of a person to receive the notice described in this section shall not impair the validity of the Planning Commission’s public hearing on a proposed town project, or the Planning Commission’s recommendation to the town council with respect to such proposed town project. Because the process of reviewing and approving a town project is discretionary and administrative, and not quasi-judicial, any member of the Town Council may properly attend the Planning Commission’s public hearing(s) and deliberations with respect to a proposed town project. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on April 11, 2023. This Town Project was listed on the Town Council’s agenda for the April 11, 2023 meeting, that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.
7. Per Town Code Section 9-14-2 *Town Council Authority Over Town Projects*, the Town Council has the authority, in its sole discretion, has the sole and final authority to determine all aspects of the town project, including but not limited to, its location and design. Chapters 1, 3 and 12 of this title

and the town of Breckenridge land use guidelines do not apply to town projects, but town projects shall be processed instead in accordance with the provisions of this chapter.

8. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
9. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
10. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three (3) years from date of issuance, on **April 11, 2026**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. **Applicant shall not commence site grading and utility improvements on site until the required Infrastructure Permit has been issued from the Town's Engineering Department.**
7. **Applicant shall not commence construction of any structure on site until a Development Permit and Building Permit have been issued by the Town's Community Development Department.**
8. **Prior to any individual dwelling unit within the Master Plan area receiving a Certificate of Occupancy, a covenant, declaring the unit as deed restricted workforce housing in perpetuity, shall be recorded with the Summit County Clerk and Recorder.**

(Initial Here)_____

Town Project Hearing Impact Analysis				
Project:	Stillson (Stables Village) Master Plan Town Project	Positive	Points	+19
PL:	PL-2023-0034		>0	
Date:	4/5/2023	Negative	Points	- 13
Staff:	Sarah Crump, Planner II		<0	
		Total	Allocation:	+6
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	Complies	Single-family, duplex, and townhomes, allowed up to 8 UPA in LUD 46.
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	- 6	The Master Plan proposes the use of natural appearing synthetic materials and up to 100 percent non-natural exterior materials on exterior facades. Non-natural siding, such as composite wood, on 100 percent of any façade warrants negative six (-6) points.
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District		Complies	A diagram displaying the average grade across PA-A is included in the Master Plan as Exhibit B. This average grade will serve as the established existing grade. No structures will be greater than 35 feet in height above the established existing grade or proposed final grade, whichever is greater.
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)	- 4	Some units will require retaining wall systems as shown on Exhibit A. Based on the number, length, and height of some retaining walls being greater than 4 feet, Staff recommends the maximum of negative four (-4) points.
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies	Complies	
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		

9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	<p>Relative Policy Recommended: Front: 15 ft. Side: 5 ft. Rear: 15 ft.</p> <p>Proposed: Front: 15 ft. Side:5-8 ft. Rear: 10 ft (does not comply with Relative but complies with Absolute)</p>
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)	Complies	Proposed: 15,111 sq. ft. (>25%)
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)	Complies	Townhomes will provide greater than 5% of density to dedicated storage.
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)	Complies	A shared trash and recycling enclosure will be provided on the west side of the loop road.
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies	Complies	The proposed parking exceeds Code requirements. Each single-family home will have 2 garage and 2 exterior spaces. Each duplex and triplex unit will have at least 1 garage space and 1 exterior parking space. Additional visitor parking is located on the west end of the alley and at the south community park close to new trail connections.
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+3	Staff recommends positive three (+3) points for the provision of a public bike and pedestrian recreation trail that parallels Stables Drive which will improve the public access from Wellington Road to the Wellington Bike Park.
21/R	Open Space - Private Open Space	3x(-2/+2)	Complies	Required: 30% of site Proposed: 260,000 SF (66% of site)
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies	Complies	Landscaping is proposed to be xeric or low-water intensive plantings. Adequate landscaping will be provided on the exterior bioswale buffer and in the interior community park spaces.
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	100% of project density will be deed restricted employee housing.
24/R	Social Community - Community Need	3x(0/+2)	+6	Meets 2021 Council Goal.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		

24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)	Complies	The development will be accessed by a publicly maintained 31-foot right-of-way. The right-of-way will include 10-foot driving lanes, 3-foot pans on either side, and a 5-foot public sidewalk on the west side of the loop.
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation			
	New Structures; Percent Energy Saved Beyond Adopted Residential Energy Code Standard			
33/R	Obtaining a HERS index	+1		
33/R	20-39%	+2		
33/R	40-59%	+3		
33/R	60-79%	+4		
33/R	80-99%	+5		
33/R	100%+	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
33/R	10 or more additional EV Capable spaces over the required minimum as determined in the IECC.	1		
33/R	Three (3) additional EVSE Installed parking spaces over the required minimum as determined in the IECC.	+3		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		

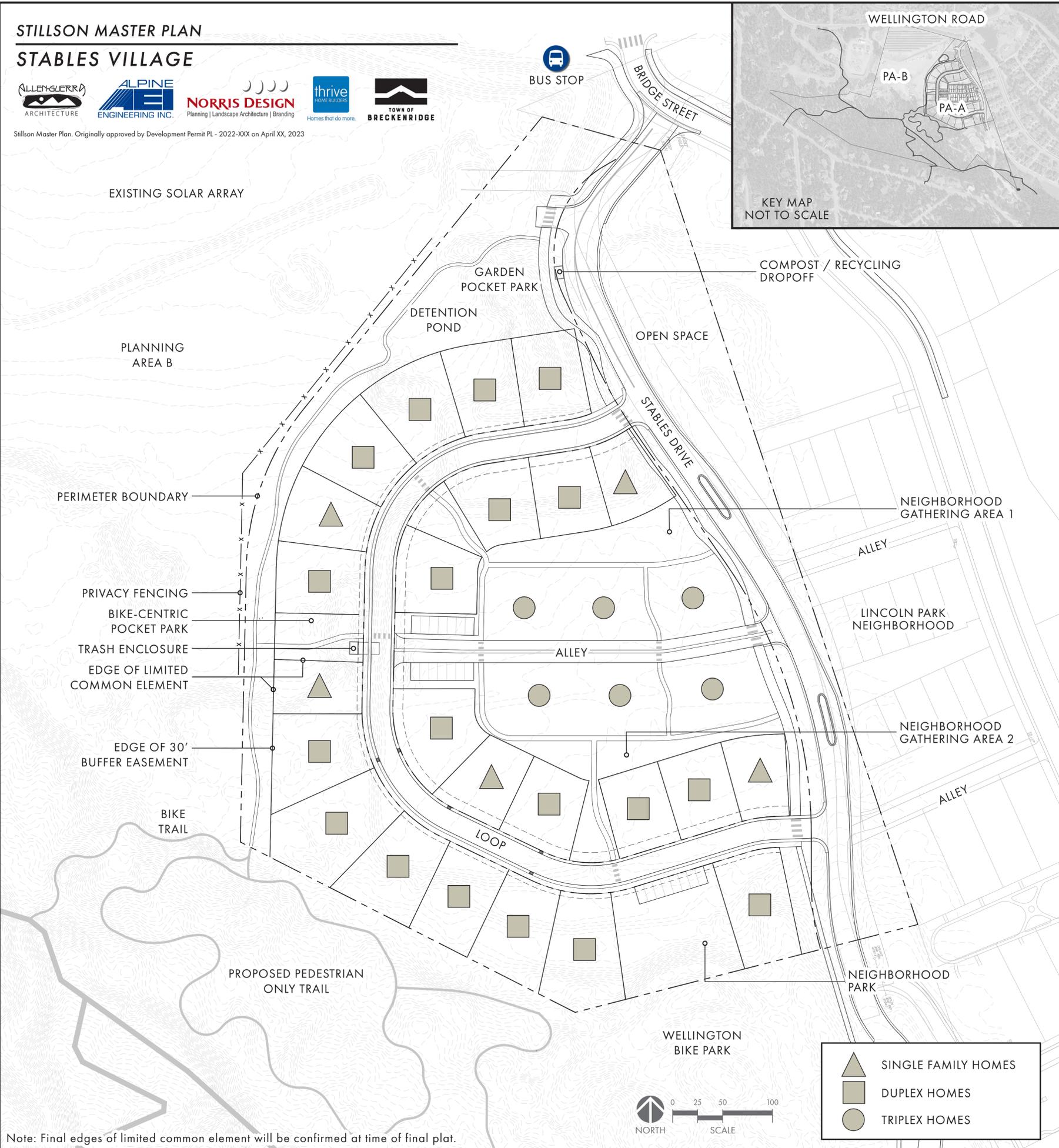
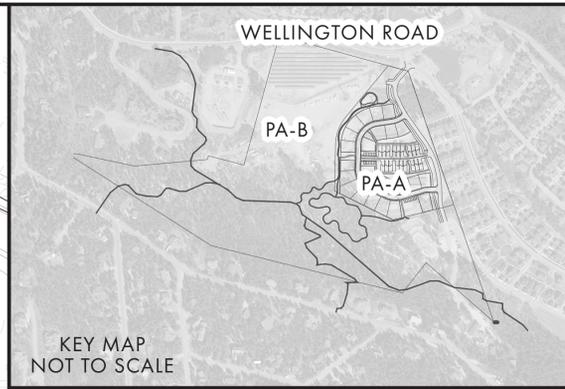
37/A	Special Areas	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
38.5/A	Home Childcare Businesses	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies	Complies	Allowance for slatted wooden 3-foot-tall fences on single-family and duplex lots. These fences will not be allowed to project in front of the front façade of a residence and must follow the footprint lot from the side yard around the rear. The Town will provide a 6-foot-tall privacy fence on site area PA-B between the bioswale and the existing public works area to shield the neighborhood from public works activities.
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		
50/A	Wireless Communications Facilities	Complies		

STILLSON MASTER PLAN

STABLES VILLAGE



Stillson Master Plan. Originally approved by Development Permit PL - 2022-XXX on April XX, 2023



1. Development Plan Concept:

This neighborhood will become a model for climate action in the Town of Breckenridge and is envisioned to be a carbon neutral, net zero workforce housing development. A key component of this plan is the creation of affordable housing on Planning Area A (PA-A) and the preservation of existing uses on Planning Area B (PA-B) to maintain adequate facilities to service governmental uses such as Public Works operations.

Planning Area Table:

Planning Area	Approximate Acreage	Proposed Deed Restricted Residential Units	Allowed Density	Zoning	Permitted Uses
A	9.075	61	8 UPA	LUD 46 and 15	Workforce Residential: Single Family, Duplex, Triplex Open Space, Trails and Recreation, Compost, Trash and Recycling Enclosure
B	29.785	0	per LUD	LUD 1 and 15	Open Space, Trails and Recreation, Public Works Storage, Other Government Uses, Snow Storage, Private Storage

2. PA-A: Stables Village:

The purpose for the development of Planning Area A, Stables Village, is to create workforce housing adjacent to the existing Wellington and Lincoln Park neighborhoods which serves local residents. Stables Village is intended to be a neighborhood with a focus on green infrastructure and sustainability, improving long term livability for the future residents. Home types will include for sale Single Family, Duplex and Triplex units. Other accessory uses typically associated with residential development are also permitted, such as parking facilities, open space, and amenities. Snow storage for the loop, alley, and paved walks will be provided at 25% of the paved areas. The total amount of open space provided in PA-A will be 260,000 sf.

3. PA-B: Utilities, Governmental Uses and Open Space:

Approximately 30 acres are to remain in the current condition and will have no change of Land Use District. Land uses include the following, as permitted by the LUD.

Utilities: Solar Panels Drainage and Detention Overhead Transmission Lines Utility Easements	Governmental Uses: Public Works Storage Snow Storage	Open Space: Trails Open Space
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4. Design Standards

A. The architectural design will facilitate the goal of creating a carbon neutral, net zero neighborhood. Mountain Contemporary design will be utilized to maximize solar panel efficiency. The use of large sheltering roof forms and a sense of informality will be complemented by natural and natural appearing synthetic materials such as horizontal ship lap and board and batten siding. Natural appearing synthetic materials may be used in compliance with the Town of Breckenridge's development codes. 100% of exterior materials may be non-natural. Wood and natural appearing synthetic wood elements will be either stained or painted with muted colors, chosen from a natural palette of browns, grays, blues, rusts, and greens. Brighter hues may be chosen for elements such as windows and window trim. Design diversity will be achieved with site variations as well as color, material and detailing to create unique building designs. Development review for all individual single family, duplex, and triplex units will be completed as Class D Major Development Permits.

B. Development Standards

Development Standards	Single Family	Duplex	Triplex
Setbacks			
Front (Primary structure to ROW)	15'	15'	15'
Front (From garage entry to ROW)	23'	23'	20'
Side	5'	5'	8'
Rear	10'	10'	10'
Building Separation Minimum	15'	15'	5'
Maximum Allowed Density (Total square footage of above and below ground areas with greater than 5' head height including garage and mechanical spaces)			
Density Per Unit Type	2,500 SF	Upslope: 2,200 SF 2BR: 1,650 SF 3BR: 1,850	2BR: 1,500 SF 3BR: 1,600 SF

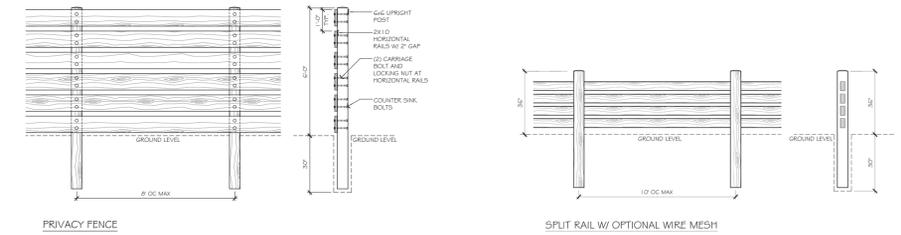
Development Standards Table Notes:

- Side and rear setbacks are measured to the established neighborhood perimeter boundary not individual footprint lot lines.
- Decks must meet setbacks.
- At grade patios must be separated from one another by a minimum of 3 feet or have a privacy wall between them.
- 4-bedroom, single family units are required to have 3 parking spaces per unit. 3-bedroom, duplex units are required to have 2 parking spaces per unit. 2-bedroom, triplex units are required to have 2 parking spaces per unit. 2-bedroom, triplex units are required to have 2 parking spaces per unit. Compost/Recycling area shall have a minimum of two parking spaces.
- Single Family and Duplex units shall be allowed one exterior storage shed, which meets setbacks and does not exceed 100 sq ft. Triplex units shall not be allowed storage sheds. Sheds must match the architectural standards of the neighborhood. Sheds do not count against the density limitations as noted in the Planning Area Table.

* The Triplex units front a private drive and are not subject to the 23' setback required by TOB Engineering Code.

C. Fencing

There will be two fence types in the community, privacy fencing and split rail fencing designed to the specifications of the Master Plan. Privacy fencing is appropriate where specified in the Master Plan along the northwest site boundary between PA-A and PA-B. Split rail fencing may occur on the footprint property line but will not be doubled up against an adjacent fence. Split rail fencing must begin in the side or rear yard to the limited common element line. If fencing occurs on side yard along an adjacent street, start of fence must be set back 2' from the front street face of building. Front yards shall not be fenced.



5. Transfer of Development Rights (TDR):

Density is proposed to be transferred to the site by the Town of Breckenridge prior to the issuance of any Certificate of Occupancy.

6. Amenities:

Community amenities such as a dog run, outdoor gathering spaces, community gardens, bike fix-it stations, native grass lawn areas, and nature play may be provided that will enhance social interaction and create spaces for residents to enjoy a healthy lifestyle and environment. The central open space can be accessed by trail connections that link the inner horseshoe to the outer horseshoe. The outer horseshoe will provide connections to regional trails and amenities including the Wellington Trail, Barney Ford Trail, High Point Trail and bike pump track. Trail signage will be provided and include preferred user groups (walkers, mountain bikers, hikers). A paved recreation path parallel to Stables Drive will connect from the bus stop on Wellington Road, to the compost and recycling facility, and south to the pump track. Reference Exhibit A - Trails And Open Space for conceptual design.

7. Building Height:

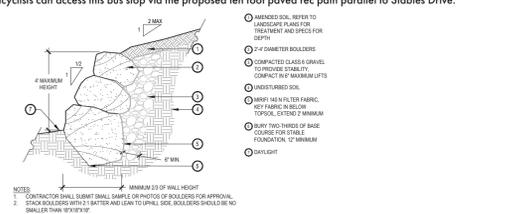
Structures in excess of 35' above existing or proposed grade, whichever is greater, are prohibited. Building height is measured to the highest point of the roof pitch. Solar panels on top of the roof are exempted from the 35' building height limitation per the development code. Existing grade shall be determined from the average slope of the site due to post disturbance from mining, see Exhibit B - Average Slope Establishing Existing Grade.

8. Traffic, Circulation, and Public Transit:

Stables Village will be accessed from Stables Drive which connects to Wellington Road at the north of the site. A looped road will provide the primary access to the homes. Secondary access will be provided via a private alley that will service the triplexes at the center of the horseshoe. There is a Free Ride Bus Stop within a tenth of a mile. Pedestrians and bicyclists can access this bus stop via the proposed ten foot paved rec path parallel to Stables Drive.

9. Landscaping:

It is recommended that all landscape materials be xeric or low water use. Pollinator gardens and plants that attract pollinators are encouraged. Sod is not permitted. Site grading is designed to provide gentle slopes at amenities and trails. Where necessary, boulder retaining walls are utilized to hold grade and allow for these features.



The recording of this mylar satisfies the requirement of paragraph (N) of Policy 39 (Absolute) of Section 9-1-19 of the Breckenridge Town Code concerning the recording of a notice of the approval of a master plan.

MASTER PLAN CERTIFICATE

A master plan is governed by and is subject to Policy 39 (Absolute) of the Breckenridge Development Code, chapter 1 of Title 9 of the Breckenridge Town Code, as amended from time to time. Although a master plan is a site specific plan as that term is defined by law, a master plan is only a general, conceptual plan for the future development of the subject property. The approval of a master plan is not the Town's final approval for the development of the subject property. Approval to actually develop the subject property requires one or more further site specific approvals from the Town in the form of additional development permit(s) issued pursuant to the Town's Development Code, as well as the issuance of any required permits under the Town's building and technical codes.

The provisions of this master plan are binding upon the owner and all subsequent owners of all or any portion of the real property which is the subject of this document in accordance with and subject to the terms and conditions of the Town of Breckenridge Development Code.

Interested parties should check with the Town of Breckenridge Department of Community Development to determine the duration of the vested property rights for the approved master plan, as well as the duration of the approved master plan.

The master plan may be amended, abandoned, or withdrawn only in accordance with the applicable provisions of the Town of Breckenridge Development Code.

Approval of this master plan is no assurance that the subject property will ultimately be developed in the manner described in the approved master plan. Interested persons should obtain and review copies of all future site specific development permits, subdivision plats, other Town-issued land use approvals, and applicable title information for the subject property before deciding to purchase or invest in any of the real property that is subject to this master plan.

OWNER:

TOWN OF BRECKENRIDGE

DIRECTOR OF COMMUNITY DEVELOPMENT

By: _____

By: _____

Date: _____

Date: _____

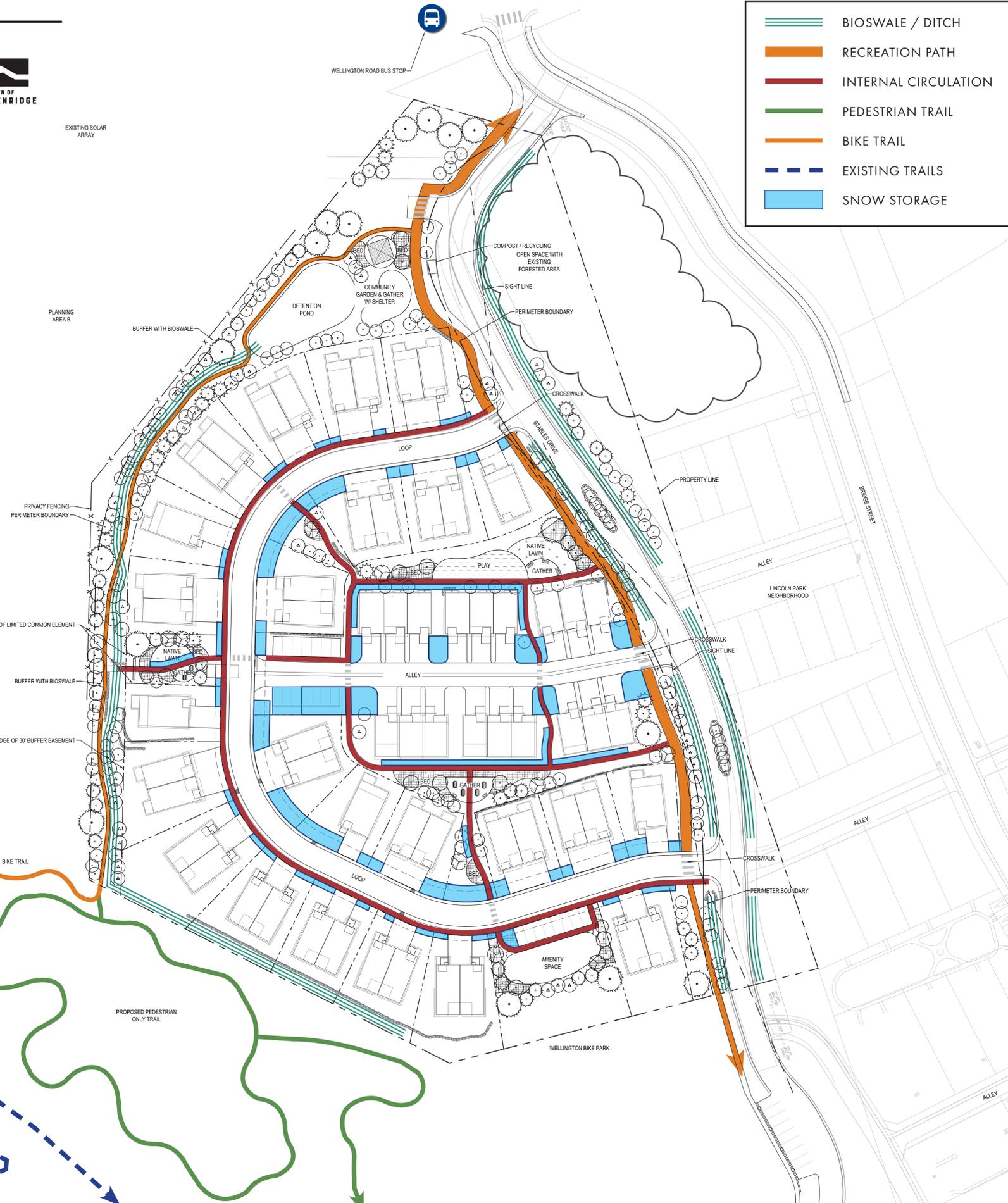
Note: Final edges of limited common element will be confirmed at time of final plat.

EXHIBIT A - TRAILS AND OPEN SPACE

STABLES VILLAGE



CHARACTER IMAGERY



DRYLAND NATIVE SEED MIX (WATER CONSERVING) ALL DISTURBED AREAS

"LOW GROW MIX" BY ARKANSAS VALLEY SEED CO, OR APPROVED EQUAL

SHORT NATIVE SEED MIX (WATER CONSERVING) ALL DISTURBED AREAS

SHORT NATIVE MIX TO INCLUDE VARIETIES OF FESCUE AND LOW WATER BLUEGRASS

LANDSCAPE BED ALL DISTURBED AREAS

LANDSCAPE BED AREAS TO CONTAIN AMENDED SOIL, WEED CONTROL FABRIC, SHREDDED CEDAR MULCH, SHRUBS, GRASSES AND PERENNIALS.

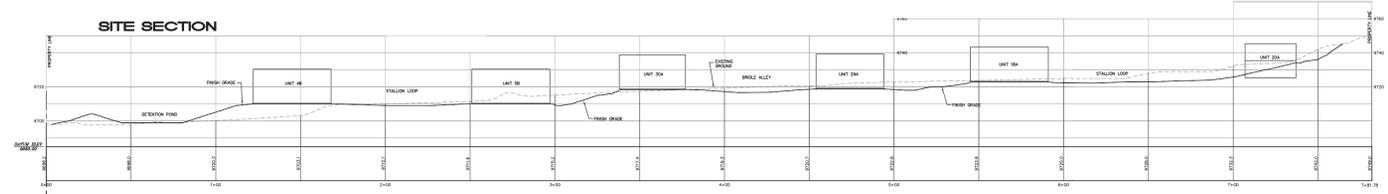
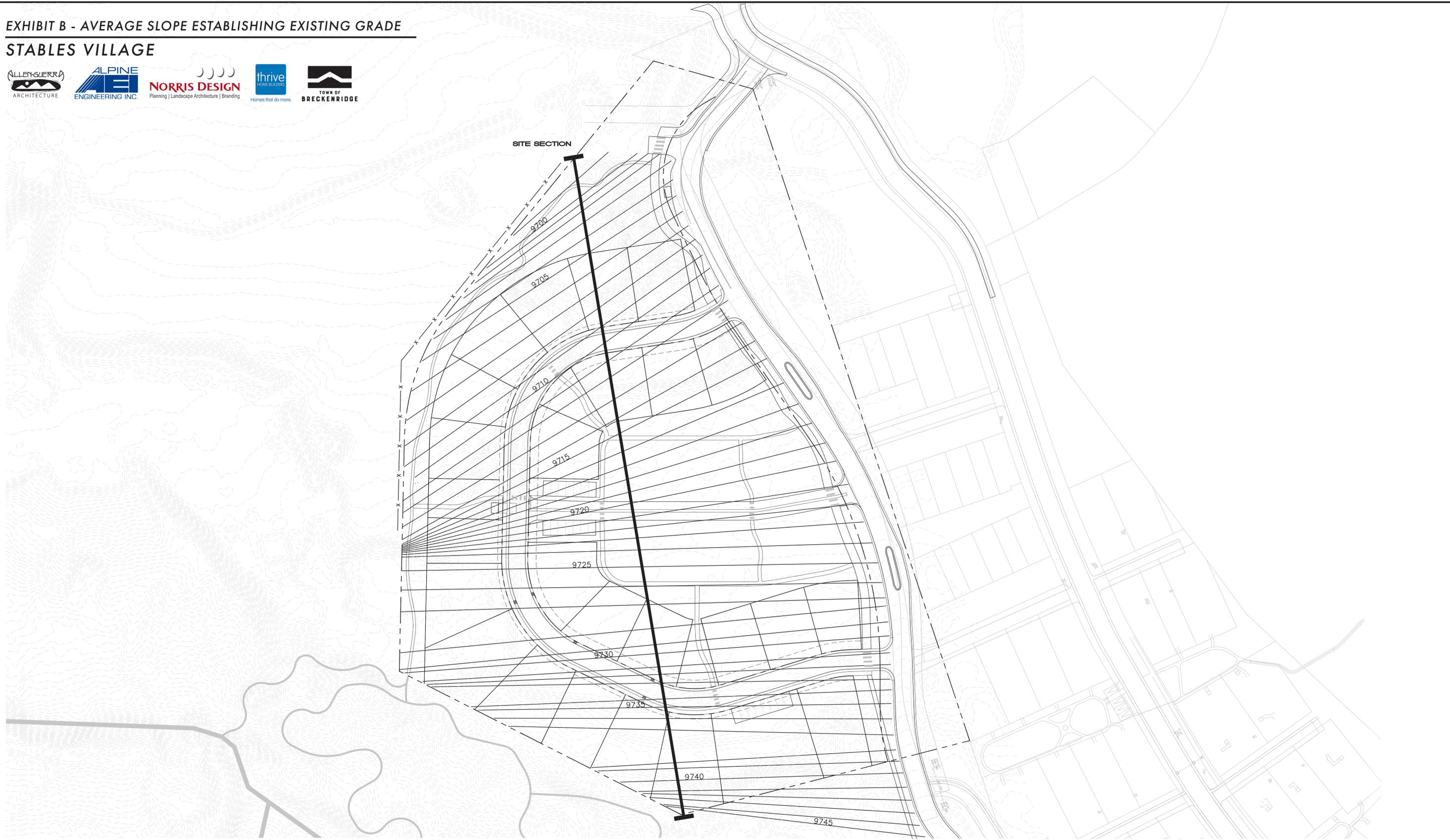
NOTES

1. LANDSCAPE DATA PRESENTED HERE IS FOR REFERENCE ONLY. AMOUNTS AND LOCATIONS OF TREES AND SHRUBS MAY CHANGE.
2. AMENITY AREAS SHOWN MAY MOVE OR CHANGE BASED ON FINAL GRADING.
3. ALL DISTURBED AREA WILL BE RE-SEEDED WITH NATIVE SEED MIX.
4. NATIVE LAWN AREAS TO BE SEEDED WITH LOW NATIVE SEED MIX.
5. THE PLANT LIST FOR THIS SITE IS INTENDED TO UTILIZE LOW WATER PLANT SPECIES.
6. TRAILS SHOWN ARE AT CONCEPTUAL LOCATION AND ARE TO BE FIELD FIT AFTER CONSULTATION WITH OPEN SPACE DEPARTMENT.



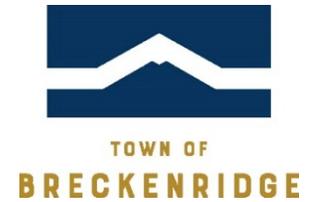
EXHIBIT B - AVERAGE SLOPE ESTABLISHING EXISTING GRADE

STABLES VILLAGE



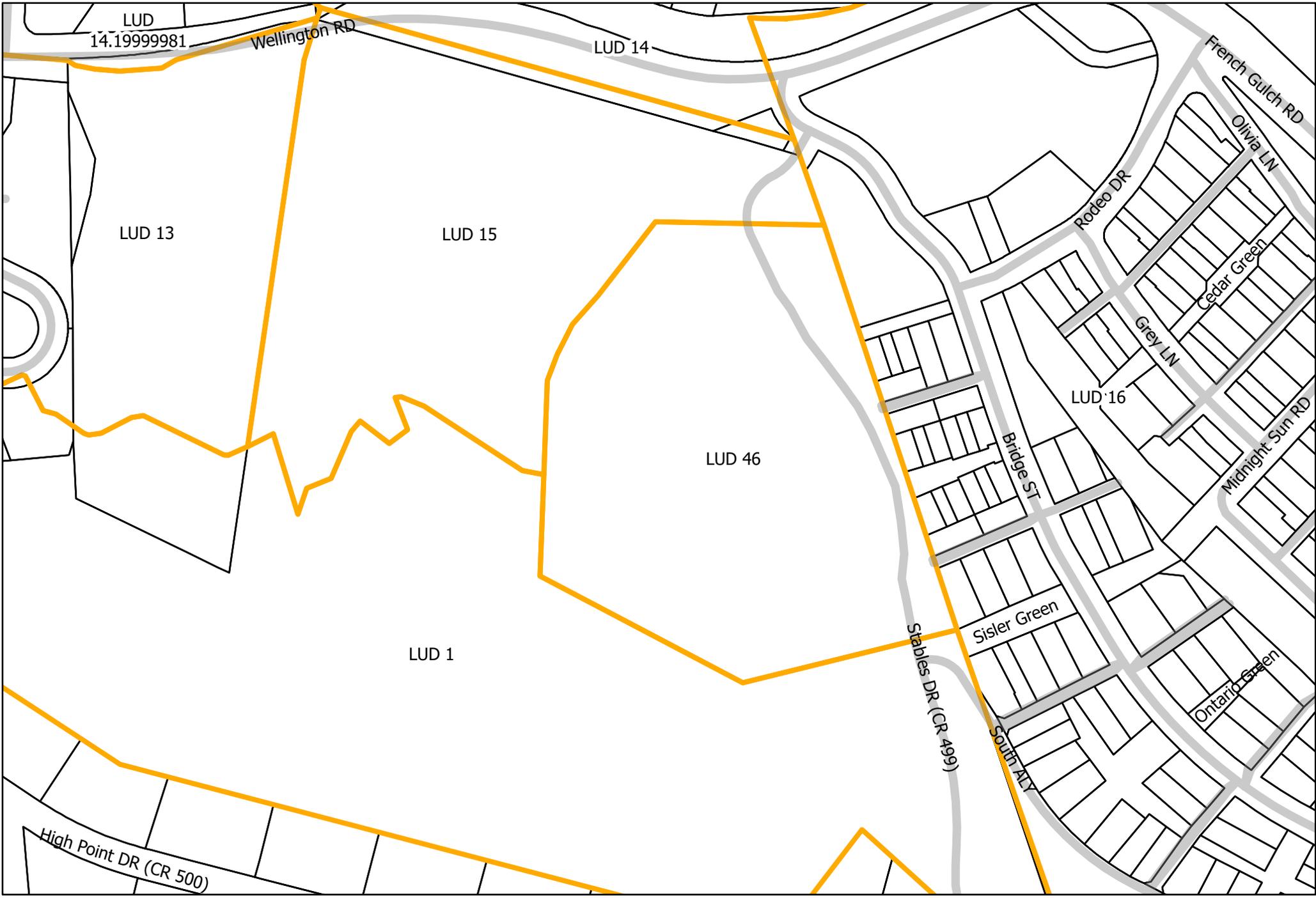
Memo

To: Sarah Crump, Planner II
From: Shannon Smith, Town Engineer
Date: 3/2/2023
Subject: Stables



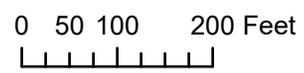
Engineering Staff have reviewed the proposed Mater Plan for the Stables Village development and given preliminary approval of a modified roadway section and right-of-way (ROW) width. As proposed, a 31-foot ROW accommodates a 20' asphalt roadway section, 36" valley pans, and a 5' attached sidewalk. Snow storage and utility easements are provided adjacent to the ROW for public use. The reduced ROW section alongside the easements is acceptable for this very low volume neighborhood road and will not compromise public safety or access. The proposed alley will be platted as a private access and will be privately maintained.

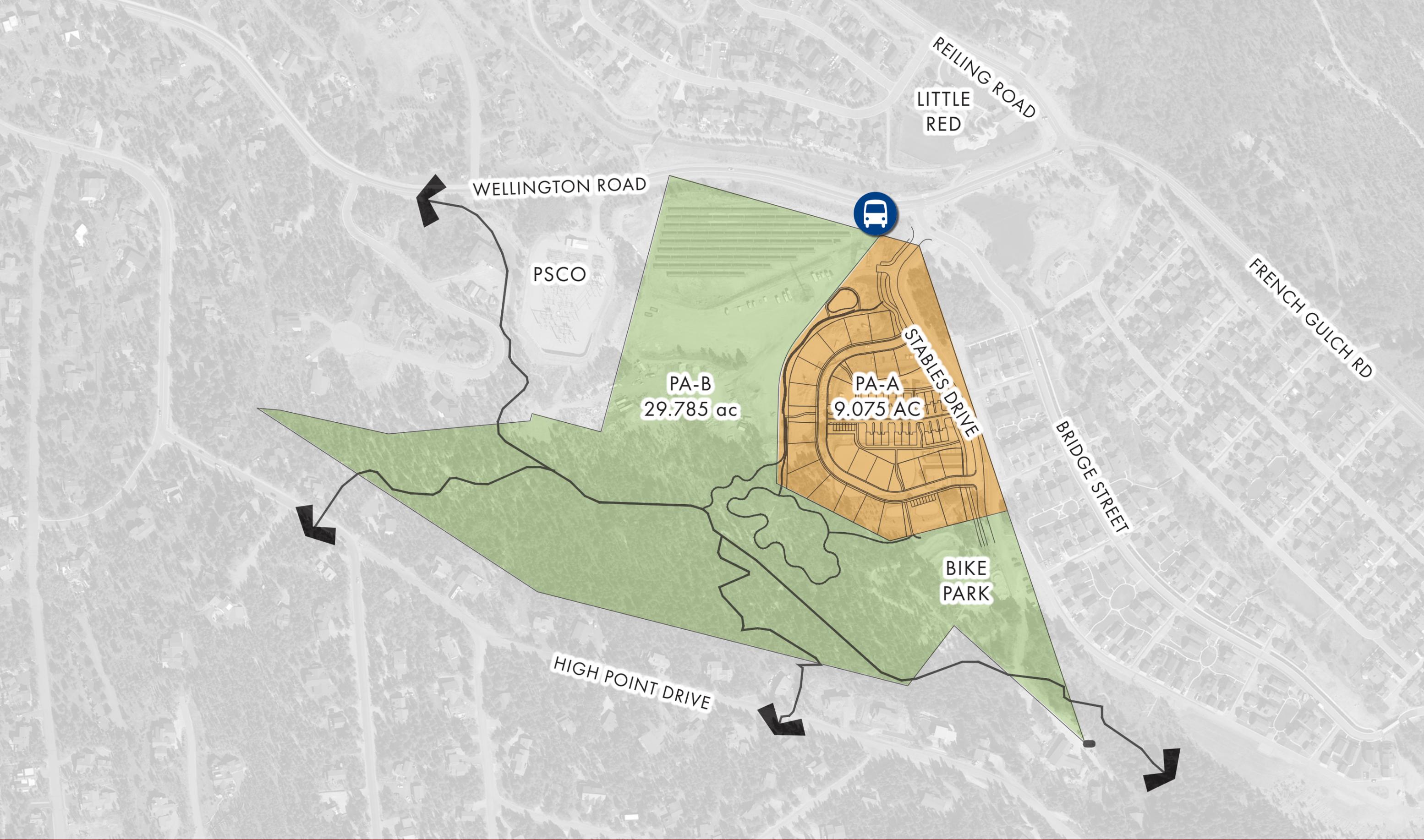
Staff have also reviewed the preliminary grading and drainage concepts for the project and understand that all code requirements will be met regarding both water quality treatment and detention.



Stillson Property Land Use Districts

- Parcels
- LUDs





STABLES VILLAGE | MASTER PLAN

04/05/2023



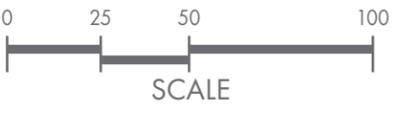
NOT TO SCALE





STABLES VILLAGE | MASTER PLAN

04/05/2023





STABLES VILLAGE LOT 7 DUPLEX

3-31-23





STABLES VILLAGE LOT 7 DUPLEX
3-31-23





STABLES VILLAGE LOT 7 
 3-7-23 ARCHITECTURE



STABLES VILLAGE
SINGLE FAMILY
3-7-23





STABLES
VILLAGE
SINGLE FAMILY
3-7-23





STABLES
VILLAGE TYPICAL DUPLEX 
3-7-23 ARCHITECTURE



STABLES VILLAGE
TYPICAL DUPLEX

3-7-23





STABLES VILLAGE
TOWNHOMES
3-7-23





STABLES VILLAGE
TOWNHOMES
3-7-23

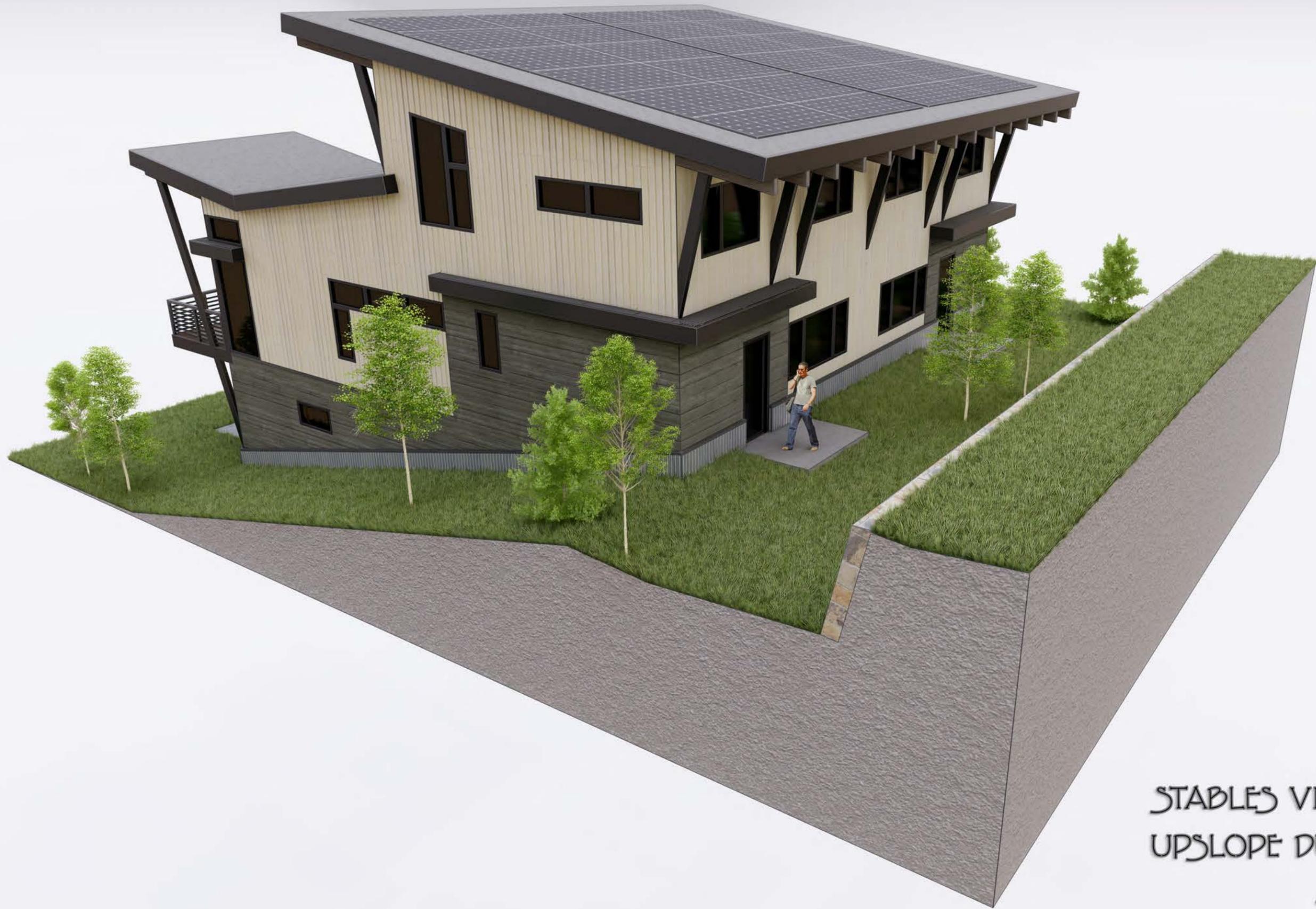




STABLES VILLAGE
UPSLOPE DUPLEX

3-7-23





STABLES VILLAGE
UPSLOPE DUPLEX

3-7-23





Scheduled Meetings

Shading indicates Council required attendance – others are optional

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

April 2023

April 6th, 2023	Council Chambers	BTO Summer Preview	8:30am - 10:00am
April 11th, 2023	Rec Center MPR Room	Single Use Plastic Roundtable	9:00am - 10:00am
Tuesday, April 11th, 2023	Council Chambers	First Meeting of the Month	3:00 pm / 7:00 pm
Tuesday, April 25th, 2023	Council Chambers	Second Meeting of the Month	3:00 pm / 7:00 pm

May 2023

Tuesday, May 9th, 2023	Council Chambers	First Meeting of the Month	3:00 pm / 7:00 pm
May 20th, 2023	Riverwalk Center	County / Town Clean Up Day	9:00am - 2:00pm
May 22nd, 2023	Carter Park	Open Space & Trails Open House	5:30pm - 7:30pm
Tuesday, May 23rd, 2023	Council Chambers	Second Meeting of the Month	3:00 pm / 7:00 pm
May 25th, 2023	Main Street	Summit County HS Seniors Parade	5:00pm - 6:00pm

Other Meetings

April 11th, 2023	Board of County Commissioners Meeting	9:00am / 1:30pm
	Workforce Housing Committee	10:30am
April 12th, 2023	Breckenridge Heritage Alliance	Noon
April 13th, 2023	I-70 Coalition	3:30pm
	Upper Blue Sanitation District	5:30pm
April 17th, 2023	Social Equity Advisory Commission	7:30am
April 18th, 2023	Board of County Commissioners Meeting	9:00am
	Liquor & Marijuana Licensing Authority	9:00am
	Planning Commission Meeting	5:30pm
April 19th, 2023	Summit Combined Housing Authority	9:00am
April 24th, 2023	Open Space & Trails Meeting	5:30pm
April 25th, 2023	Board of County Commissioners Meeting	9:00am / 1:30pm
April 27th, 2023	Summit Stage Transit Board Meeting	8:15am
	Breckenridge Tourism Office Board Meeting	8:30am
	RW&B Board Meeting	3:00pm
May 2nd, 2023	Board of County Commissioners Meeting	9:00am
	Planning Commission Meeting	5:30pm
May 3rd, 2023	Police Advisory Committee	7:30am
	Breckenridge Events Committee	9:00am
	Childcare Advisory Committee	10:00am
May 9th, 2023	Board of County Commissioners Meeting	9:00am / 1:30pm
	Workforce Housing Committee	10:30am
May 10th, 2023	Breckenridge Heritage Alliance	Noon



Scheduled Meetings

Shading indicates Council required attendance – others are optional

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

May 11th, 2023	I-70 Coalition	11:30am
	Upper Blue Sanitation District	5:30pm
May 15th, 2023	Social Equity Advisory Commission	7:30am
May 16th, 2023	Board of County Commissioners Meeting	9:00am
	Liquor & Marijuana Licensing Authority	9:00am
	Planning Commission Meeting	5:30pm
May 22nd, 2023	Open Space & Trails Meeting	5:30pm
May 23rd, 2023	Board of County Commissioners Meeting	9:00am / 1:30pm
May 25th, 2023	Transit Advisory Council Meeting	8:10am
	Summit Stage Transit Board Meeting	8:15am
	Breckenridge Tourism Office Board Meeting	8:30am
	QQ - Quality and Quantity - Water District	10:00am
	RW&B Board Meeting	3:00pm
June 6th, 2023	Board of County Commissioners Meeting	9:00am
	Planning Commission Meeting	5:30pm
June 7th, 2023	Breckenridge Events Committee	9:00am
	Childcare Advisory Committee	3:00pm
June 30th, 2023	Breckenridge Creative Arts	Noon
TBD	Tourism Overlay District Advisory Committee Meeting	10:30am
	Transit Advisory Council Meeting	8:00am
	Water Task Force Meeting	9:30am