



**Town Council Regular Meeting**  
Tuesday, August 26, 2025, 7:00 PM  
Town Hall Council Chambers  
150 Ski Hill Road  
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE CONDUCTS HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Join the live broadcast available by computer or phone: <https://us02web.zoom.us/j/89678284254> (Telephone: 1-719-359-4580; Webinar ID: 896 7828 4254). 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 - AUGUST 12, 2025

**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 2025

**VI. NEW BUSINESS**

- A. FIRST READING OF COUNCIL BILLS, SERIES 2025
  - 1. COUNCIL BILL NO.12, SERIES 2025 - A BILL FOR AN ORDINANCE AMENDING POLICIES AT 9A PLACEMENT OF STRUCTURES, 9R PLACEMENT OF STRUCTURES, 22R LANDSCAPING, AND 33R ENERGY CONSERVATION OF THE DEVELOPMENT CODE
- B. RESOLUTIONS, SERIES 2025
- C. OTHER

**VII. PLANNING MATTERS**

- A. PLANNING COMMISSION DECISIONS
- B. RUNWAY SUBDIVISION TOWN PROJECT HEARING

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

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

- A. CAST/MMC
- B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE
- C. BRECKENRIDGE TOURISM OFFICE
- D. BRECKENRIDGE HISTORY

- E. BRECKENRIDGE CREATIVE ARTS
- F. SOCIAL EQUITY ADVISORY COMMISSION
- G. ARTS & CULTURE MASTER PLAN STEERING COMMITTEE

**X. OTHER MATTERS**

**XI. SCHEDULED MEETINGS**

- A. SCHEDULED MEETINGS FOR AUGUST, SEPTEMBER AND OCTOBER

**XII. ADJOURNMENT**

**D) CALL TO ORDER, ROLL CALL**

Mayor Owens called the meeting of August 12<sup>th</sup>, 2025, to order at 7:01pm. The following members answered roll call: Steve Gerard, Marika Page, Carol Saade, Jay Beckerman, Dick Carleton, Todd Rankin and Mayor Kelly Owens.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – JULY 22, 2025**

There were no changes or corrections to the meeting minutes of July 22, 2025. Mayor Owens declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Town Manager Shannon Haynes stated there is no Breckenridge Tourism Office (BTO) update since the BTO gave a presentation in today's work session.

**IV) COMMUNICATIONS TO COUNCIL**

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

Mayor Owens opened Public Comment.

There were no public comments.

Mayor Owens closed public comment.

**V) CONTINUED BUSINESS**

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

There were no Council Bills presented for Second Reading.

**VII) NEW BUSINESS**

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

There were no Council Bills presented for first reading.

**B) RESOLUTIONS, SERIES 2025**

There were no Resolutions presented for Council vote.

**C) OTHER**

**VIII) PLANNING MATTERS**

**A) PLANNING COMMISSION DECISIONS**

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

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

Town Manager Haynes stated the Town of Breckenridge went into Stage 2 Fire Restrictions on Friday August 8<sup>th</sup> at midnight in coordination with Summit County. A Mayoral Proclamation was issued, and Stage 2 fire restrictions will continue this week. Haynes explained town staff have developed a new searchable email database for the Town Council that will be presented at the August 26<sup>th</sup> meeting.

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

**A) CAST/MMC**

Mayor Owens stated MMC is in ongoing discussions to create a Regional Transit Authority (RTA), which she sees as a benefit to county-wide community transit. Mayor Owens noted there is broad support from the other Summit County municipalities and growing interest from municipalities in neighboring counties.

Town Manager Shannon Haynes outlined three programs funded by the 2020 nicotine tax for cessation and prevention, including the First Steps tuition assistance program. With declining nicotine tax revenue, Haynes explained there won't be enough funds to support all three programs. To address the anticipated shortfall, Haynes explained MMC proposes

using nicotine tax revenue for a grant program supporting local nonprofits, while Summit County uses Strong Future Early Childhood funds to support First Steps. Haynes stated an Intergovernmental Agreement detailing these changes is expected to come before Town Council for approval in the fall.

**B) BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE**

Councilmember Beckerman stated the parking project at Laurium has begun and people will need to park at Boreas in the interim.

**C) BRECKENRIDGE TOURISM OFFICE**

Councilmember Carleton stated there was a meeting and described BTOs continued focus on reputation management and cultivating a welcoming environment for guests.

**D) BRECKENRIDGE HISTORY**

Councilmember Rankin stated the Smithsonian's 250/150 exhibit will occupy the entire lower level of the museum in the Welcome Center. Discussions are ongoing about managing the exhibit and bathroom access. Councilmember Rankin stated train updates will be provided at the next meeting.

**E) BRECKENRIDGE CREATIVE ARTS**

Councilmember Gerard stated there are no additional updates.

**F) SOCIAL EQUITY ADVISORY COMMISSION**

Councilmember Saade stated there is a meeting next week.

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

Councilmember Beckerman stated focus groups are being conducted this week, and findings will be presented to Council on September 23<sup>rd</sup>. Councilmember Beckerman noted the Master Plan Request for Proposal (RFP) will be flown in October.

**XI) OTHER MATTERS**

Mayor Owens went to the National Repository Orchestra's show and was excited the NRO plugged every single arts program. Mayor Owens commended the performance and wishes them success.

**XII) SCHEDULED MEETINGS**

SCHEDULED MEETINGS FOR AUGUST, SEPTEMBER, AND OCTOBER

**XIII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:19pm. Submitted by Mae Watson, Town Clerk.

ATTEST:

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

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



# Memo

**To:** Town Council  
**From:** Chris Kulick, AICP, Assistant Community Development Director  
**Date:** 8/20/2025 (for 8/26/2025)  
**Subject:** Ordinance Amending Town Code to Address Neighborhood Preservation Policy (First Reading)

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**Town Council Goals** (Check all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> More Boots & Bikes, Less Cars         | <input checked="" type="checkbox"/> Leading Environmental Stewardship   |
| <input type="checkbox"/> Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> Hometown Feel & Authentic Character |
| <input type="checkbox"/> Organizational Need                   |   |

### Summary

Based on feedback from community partners and Town Council members gathered through a comprehensive public outreach process and Council worksessions, staff has revised four Development Code policies related to neighborhood preservation for Council consideration:

- Policies 9A and 9R (Placement of Structures): Remove Relative setbacks for single-family homes outside the conservation district and adopt the previously recommended larger Relative setbacks as the new Absolute setbacks.
- Policy 22R (Landscaping): Eliminate Positive Points awarded for landscaping on individual single-family and duplex properties.
- Policy 33R (Energy Conservation): Limit positive points for electric vehicle chargers to a maximum of one (+1) point, applicable when two or more EVSE chargers or ten or more EV-capable parking spaces are installed.

### Neighborhood Preservation Policy Mission Statement

The Town of Breckenridge values the diversity of homes throughout its neighborhoods, including diversity in home size, type, and architecture. The variety of different types of homes reflect the deep and colorful history of Breckenridge, from its small mining town roots through its evolution to a world-class resort destination. The recent trends of demolishing existing homes and replacing them with large residences that dominate the viewshed compromise the character of our Town and neighborhoods and do not align with multiple Town goals and community values, including Community Character, Natural Resources, the Built Environment, and Sustainability.

### Background

In September 2007, Town Council voiced concerns regarding the development of large homes in Town and expressed their desire to maintain the character of the existing neighborhoods. The Council was concerned that “scrape offs” and new construction resulting in large homes could pose a threat to the existing character of these neighborhoods and directed staff to create a “Neighborhood Preservation Policy” (NPP). Based on the Council’s concerns, the Town embarked on an in-depth, two-year planning process that established above ground density limitations for single-family lots without platted building or disturbance envelopes. More recently, the Council requested staff revisit this topic due to current development trends and identified Development Code policies to amend at the November 26, 2024, January 28, 2025, and July 22, 2025 worksessions and adopt code amendments over two phases.

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**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Phase One amendments, as described above, are slated for adoption at first reading. Phase Two code amendments will be presented at a future worksession later this fall and will include:

- Policy 6A and 6R, Building Height: Establishment of a bulk plane or similar standard for single-family lots without platted building or disturbance envelopes.
- Policy 5R, Architectural Compatibility: Consideration of positive points for building hardening and wildfire-resilient design.

Staff notes that the two-phase approach recommended above would likely result in a time period in which opportunities for positive points on development projects are further limited. As mentioned, this limitation was a concern to some of the design professionals that engaged in the public outreach meetings. Staff conducted a work session on August 5, 2025 with the Planning Commission to begin discussion of the potential for positive points with building hardening and wildfire resilient design. Staff's goal would be to follow up with implementation of Phase Two in a timely manner, so the time gap between Phase One and Phase Two adoption is minimized.

### **Public outreach/engagement**

To provide meaningful feedback to the Council, Planning staff in coordination with our Communications Division conducted a multi-pronged public engagement process on the Council's initial recommendations. The process began with a targeted meeting comprised of 23 local architects and builders on March 6, 2025, followed by a Planning Commission work session on April 1, 2025. Staff then expanded outreach to the general public through two public open houses on May 21 and June 25, 2025 that were supplemented by an online survey to gather broader community input. All property owners who would be impacted by NPP changes were mailed an invitation to attend in addition to the broader marketing efforts provided by the Communications department. All written feedback collected from the public process was include in the July 22, 2025 Council packet.

### **Financial Implications**

Staff anticipates work on the NPP in the short-term will result in more staff time dedicated to the topic from the Planning Division.

### **Equity Lens**

Related to the Town's Equity Blueprint and considering the Town's Equity Lens, staff determined that this policy does not further any of the Blueprint's goals since it pertains to preserving the character of single-family neighborhoods that are among the Town's most expensive and likely feature low levels of diversity. None of the potential possible outcomes, including no action to incorporating new development restrictions, will likely have any impact related to the four overarching goals of the Equity Blueprint.

### **Staff Recommendation**

Staff recommends the Town Council approve the proposed Code amendments to Policies 9A, 9R, 22R and 33R at first reading.

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

**A BILL FOR AN ORDINANCE AMENDING POLICIES 9A PLACEMENT OF STRUCTURES, 9R PLACEMENT OF STRUCTURES, 22R LANDSCAPING AND 33R ENERGY CONSERVATION OF THE DEVELOPMENT CODE.**

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

**Section 1.** That section 9-1-19-9A: Policy 9 (Absolute) Placement of Structures, subsection C. 2, be amended by deleting the language stricken and adding the language underlined to read as follows:

a. Single-Family Development:

~~1. Front Yard: No structure shall be built within 15 feet of a front yard property line. In those cases where a garage is located with driveway access in a required front yard, no portion of said garage doors shall be closer than 20 feet from the front property line.~~

~~2. Side Yard: A combined side setback of 40 feet (total of both sides) is required, with no structure built within 15 feet of a side yard property line.~~

~~3. Rear Yard: No structure shall be built within 15 feet of a rear yard property line.~~

1. Front yard: 25 feet.

2. A combined side setback of 50 feet (total of both sides) is required, with no structure built within 15 feet of a side yard property line..

3. Rear yard: 15 feet.

**Section 2.** That section 9-1-19-9R: Policy 9 (Relative) Placement of Structures, subsection C. 2, be amended by deleting the language stricken to read as follows:

~~a. Single-Family Development:~~

~~1. Front yard: 25 feet.~~

1  
2 ~~2. Combined side yard: Fifty feet (50') (total of both side yards). (Ord. 13, Series 2000)~~

3  
4 ~~3. Rear yard: 15 feet.~~

5  
6 **Section 3.** That section 9-1-19-22R: Policy 22 (Relative) Landscaping,  
7 subsection C. 2, be amended by adding the language underlined to read as follows:

2 x (-            A.            All developments are strongly encouraged to  
1/+3)            include landscaping improvements that exceed  
the requirements of section [9-1-19-22A](#), "Policy 22  
(Absolute) Landscaping", of this chapter. New  
landscaping installed as part of an approved  
landscape plan should enhance forest health,  
preserve the natural landscape and wildlife habitat  
and support firewise practices. A layered  
landscape consistent with the Town's mountain  
character, achieved through the use of ground  
covers, shrubs, and trees that utilize diverse  
species and larger sizes where structures are  
screened from adjacent properties and public  
rights-of-way, is strongly encouraged. The  
resulting landscape plan should contribute to a  
more beautiful, safe, and environmentally sound  
community. Landscaping improvements that are  
proposed on individual single-family home or  
duplex properties that exceed the requirements of  
section [9-1-19-22A](#), "Policy 22 (Absolute)  
Landscaping", of this chapter are not eligible to  
receive positive points under this policy.

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1 **Section 4.** That section 9-1-19-33R: Policy 33 (Relative) Energy Conservation,  
 2 subsection D. be amended by deleting the language stricken and adding the language  
 3 underlined to read as follows:

4 D. EV Capable and EVSE Installed Spaces: Positive points may be awarded for  
 5 additional electric vehicle (EV) capable and electronic vehicle supply equipment (EVSE)  
 6 installed spaces over the required minimum as determined in the IECC, as follows:

Points	EV Capable	Points	EVSE Installed
+1	10 or more additional spaces	+1	<del>1 additional space</del> 2 or more additional spaces
+2	20 additional spaces	+2	2 additional spaces
+3	30 or more additional spaces	+3	<del>3 or more additional spaces</del>

7  
 8 **Section 5.** This ordinance shall be published and become effective as provided  
 9 by Section 5.9 of the Breckenridge Town Charter.

10 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED  
 11 PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_\_, 2025. A Public Hearing shall be held at  
 12 the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the  
 13 \_\_\_\_ day of \_\_\_\_\_, 2024, at 7:00 P.M., or as soon thereafter as possible in the Municipal  
 14 Building of the Town.

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 16 TOWN OF BRECKENRIDGE, a Colorado  
 17 municipal corporation  
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19  
 20  
 21 By: \_\_\_\_\_  
 22 Kelly Owens, Mayor  
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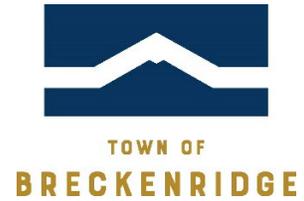
24 ATTEST:

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 29 Mae Watson, CMC,  
 30 Town Clerk  
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32 ATTEST:

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# Memo

**To:** Breckenridge Town Council  
**From:** Mark Truckey, Director of Community Development  
**Date:** August 20, 2025  
**Subject:** Planning Commission Decisions of the August 19, 2025 Meeting

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## ***DECISIONS FROM THE PLANNING COMMISSION MEETING, August 19, 2025:***

**CLASS A APPLICATIONS:** None.

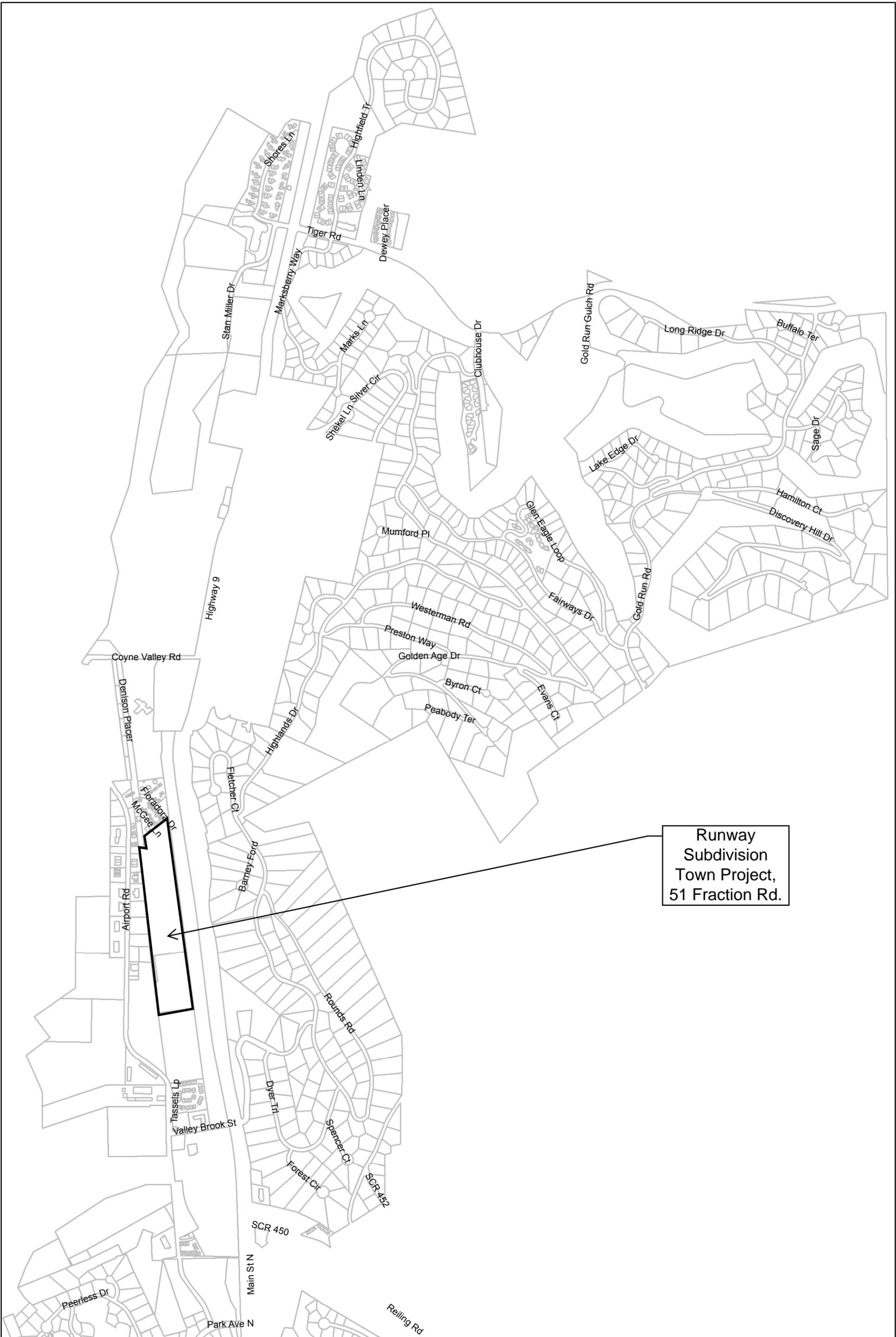
**CLASS B APPLICATIONS:** None.

**CLASS C APPLICATIONS:** None.

### **TOWN PROJECT HEARINGS:**

1. [Runway Subdivision, 51 Fraction Road, PL-2025-0170](#)  
A proposal to resubdivide Tract A Fraction Subdivision and Tract C Block 11, Breckenridge Airport Subdivision. The new subdivision, Runway Subdivision, will include five new tracts, A-E. The purpose of the resubdivision is to dedicate a new public roadway, an extension of Floradora Drive, and to allow for conveyance of some of the tracts to a developer for the future construction of deed-restricted workforce housing units. *Approval recommended.*

**OTHER:** None.



Runway  
Subdivision  
Town Project,  
51 Fraction Rd.

## PLANNING COMMISSION MEETING

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

### ROLL CALL

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

### APPROVAL OF MINUTES

With no changes, the August 5, 2025 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

The Chalet Breckenridge employee mitigation work session was requested to be postponed by the applicant. This item was removed from the agenda.

With the changes above, the August 19, 2025 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

### TOWN PROJECTS:

1. Runway Subdivision Town Project Hearing, 51 Fraction Road; PL-2025-0170

Ms. Crump presented an overview of the proposed subdivision of Tract A Fraction Subdivision and Tract C Block 11, Breckenridge Airport Subdivision for the new subdivision, Runway Subdivision workforce housing neighborhood.

#### *Commissioner Questions / Comments:*

Mr. Frechter: There might be a lot of traffic going in and out. Is there any thought to add traffic lights at either Fraction Road or Floradora Drive? Or laying out the road so that if a traffic control device had to be put in it would not require a lot of future construction? (Mr. Kulick: I don't think that the traffic is at the volume to necessitate a traffic light. The existing conditions are up to 1,300 cars parked that happen to ingress and egress at a much more concentrated period. That was a question raised to the Engineering Department.) (Ms. Crump: They are completing new, updated traffic studies as a CDOT requirement with this development. If it's indicated that those are necessary it would be planned for, but Chris is right, as of now, the volume of traffic does not rise to the level to require a signal.)

Ms. Gort: Why are the sidewalks on the western side of the road when most of the people are going to be living on the eastern side of the road? Seems like kids would be riding their bikes on that and having to cross the road to get to it. (Ms. Crump: The thought was to connect to the safe routes to school, but I do see your point.) I think the east side would be safer for going to school, because you wouldn't have to cross the road again to get to school. Kids like to ride their bikes on their own to school and I would be worried if there is a lot of traffic. It does look like it would be slowed down at least. (Ms. Crump: There will be safe crossings with crosswalks along Floradora Drive and the existing bus route that goes through Blue 52 comes south and the bus stops are planned to the west so having the sidewalk on the west makes sense. Staff will certainly look at the alignment and confirm it is in the best location.)

Mr. Fechter: The neighborhoods are protective of their own kids. In Wellington, everyone is very careful driving through Wellington because everyone's aware of their neighbor's kids.

- Ms. Gort: I think it'd be improved moving it to the other side, but I don't know all your factors. (Mr. Kulick: I'm not sure we have a good answer to that. I do know that there was a lot of thought in terms of the alignment of the roadway and other measures to implement traffic calming measures. I think that was one of the things before even any of the layouts and different unit types.) My kids would want a loop, so if you could envision a way they would go through the neighborhood and not be crossing so many times. (Mr. Kulick: I think there will be some of those natural loops that will occur as the alleys and other things are built out.) We received an email from Gail Marshall. She was talking about the traffic crossing Airport Road. I meant to go by there and look at it today. Are there not good crosswalks to cross Airport Road for pedestrians? (Ms. Crump: I am not able to elaborate on her comments and am unsure of her meaning.) It sounds like she wanted to cross the road to get to trails on the other side of Airport Road, and that thinks that this is just going to make more congestion. My understanding is that she gets in her car and drives somewhere to walk her dog. It is something to think about for all the people who have dogs. Seems like there's great dog walking along the river. (Ms. Crump: With subsequent subdivisions, we will require easements for pedestrians that connect from the subdivision over to the Blue River and onto the rec path.)
- Mr. Smith: What is the access point to the Town's snow storage and the maintenance area is? Is that through the neighborhood or somewhere else? (Ms. Crump: The proposed access will be made from the north, likely taking up and removing the first few parking spaces at Ullr Apartments. An entrance for Tract E will be located at the east side. They would not go through the entire neighborhood but may exit that way.) Just during the heavy snow hauling times, that could provide a lot of heavy truck traffic.
- Ms. Propper: By further subdividing this property, is that going to change the order or the pace of development in this area? I know there's been a lot of discussion at the Council level about how much of the development should be done right away. (Ms. Crump: In terms of phasing, the Council right now has approved going forward with horizontal infrastructure. For Phase 1, this would include Tracts C, D, and B. Tract A is mostly Phase 2. Current proposed development would be on this north side. As far as timing, I don't know that any of us can estimate when a Phase 2 may or may not be approved by the Council.) And would this allow more than one developer to develop this property, ultimately? (Ms. Crump: Phase 1 will be designed to go forward with the same developer and then there will probably be a future separate RFP to complete Phase 2.) (Mr. Truckey: The Council has agreed to move forward with the infrastructure here. They have not yet agreed on the vertical pricing for the project or approved Phase 1.) I do understand that it has to do with ADUs and whether they are built out or not. (Mr. Truckey: That is one of the issues, but there are many the Council has been discussing.)
- Mr. Leas: Just for clarification, tonight, we are going to move to recommend the Town Council to approve this as just the subdivisions for Tract A through E, and not the individual lots, which will be subdivided at a later time? (Ms. Crump: Correct.)

The hearing was opened for public comments. There were no comments and the comment period was closed.

- Mr. Frechter: To address the public comments we have; our agenda today is to approve the tracts and not the project which has already been approved. Our job is to confirm that the subdivision meets code. This project was approved with the Town Council and I recommend people provide comments at the Town Council meetings. There is an opportunity to comment at every meeting.
- Ms. Gort: Consider how kids will ride their bikes in circles and get to school.
- Mr. Smith: No comments.

Ms. Propper: No comments.  
Mr. Giller: This is the next logical step from the Master Plan, the project looks good.  
Mr. Leas: The subdivision is consistent with Master Plan. No comments.  
Mr. Guerra: No comments.

Mr. Giller made a motion to recommend approval of the Runway Subdivision Town Project Hearing to the Town Council, seconded by Ms. Propper. The motion passed 7 to 0.

**OTHER MATTERS:**

1. Town Council Summary

**ADJOURNMENT:**

The meeting was adjourned at 6:05 pm.

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Ethan Guerra, Chair



# Memo

**To:** Town Council  
**From:** Sarah Crump, AICP, Senior Planner  
**Date:** August 20, 2025 (for August 26, 2025 meeting)  
**Subject:** Runway Subdivision PL-2025-0170

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**Town Council Goals** (Check all that apply)

- |                                     |                                       |                                     |                                     |
|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | More Boots & Bikes, Less Cars         | <input checked="" type="checkbox"/> | Leading Environmental Stewardship   |
| <input checked="" type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need                   |                                     |                                     |

## Summary

A Town Project to resubdivide Tract A Fraction Subdivision and Tract C Block 11, Breckenridge Airport Subdivision located at 51 Fraction Road. The new subdivision, Runway Subdivision, will include five new tracts, A-E and dedicate a new public roadway, an extension of Floradora Drive. This subdivision will allow for conveyance of some of the tracts to a developer for the future construction of deed-restricted workforce housing units.

## Background

The creation of the Runway Subdivision is pursuant to the residential workforce housing buildout of the Block 11 area, as described in the Runway Master Plan, which was previously approved by Town Council on May 13, 2025. The Commission reviewed a draft of the subdivision plat at a Town Project Hearing on August 19, 2025 and recommended approval seven to zero (7-0).

## Public outreach/engagement

Public notice was completed for the project for each Planning Commission and Town Council Hearing in accordance with the code requirements.

## Financial Implications

Council is reviewing a budget for this project concurrent with the subdivision.

## Equity Lens

Related to the Town’s Equity Blueprint and corresponding Equity Lens, the development of workforce housing enables a greater number of local workers across many income brackets and backgrounds to reside within the Town. A deeper assessment of this project through the view of the Equity Lens has been completed by the Housing Department.

## Staff Recommendation

Further details of the subdivision compliance with the Runway Master Plan and the Subdivision Code are included in the attached staff report. The draft Runway Subdivision plat, approved Runway Master Plan, and submitted public comments are also attached for reference. Staff and Planning Commission recommend approval of the Runway Subdivision with the attached Findings and Conditions of Approval.

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

## Town Project Hearing Staff Report

<b>Subject:</b>	Runway Subdivision (Town Project Hearing – PL-2025-0170)
<b>Project Manager:</b>	Sarah Crump, AICP, Senior Planner
<b>Date:</b>	August 20, 2025 (for the August 26, 2025 meeting)
<b>Applicants:</b>	Town of Breckenridge
<b>Owner:</b>	Town of Breckenridge
<b>Proposal:</b>	A proposal to resubdivide Tract A Fraction Subdivision and Tract C Block 11, Breckenridge Airport Subdivision. The new subdivision, Runway Subdivision, will include five new tracts, A-E. The purpose of the resubdivision is to dedicate a new public roadway, an extension of Floradora Drive, and to allow for conveyance of some of the tracts to a developer for the future construction of deed-restricted workforce housing units.
<b>Address:</b>	51 Fraction Road
<b>Legal Description:</b>	Existing: Tract A, Fraction Subdivision and Tract C, Block 11 Breckenridge Airport Subdivision Proposed: Runway Subdivision, Tracts A-E
<b>Total Site Area:</b>	25.22 acres
<b>Land Use District:</b>	LUD 31: Allows for employee housing on land that was formerly Block 11 of the Breckenridge Airport Subdivision at up to 20 units per acre (UPA).  Runway Master Plan (Amendment to the Block 11 Master Plan) allows for 20 UPA.
<b>Site Conditions:</b>	The property is entirely owned by the Town of Breckenridge and previously was used for snow storage, unpaved skier parking, and the Runway Sledding Hill. The entire area was previously graded to be a mostly flat surface and is mostly devoid of vegetation.
<b>Adjacent Uses:</b>	North: Ullr Apartments (employee deed-restricted multi-unit residential) East: Blue River Open Space and CO State Highway 9 South: Upper Blue Elementary School West: Mixed-use residential and commercial, and light industrial uses

### Item History

This resubdivision is pursuant to the roadway concepts and proposed residential development found in the governing Runway Master Plan, an Amendment to the Block 11 Master Plan. This Master Plan Amendment was previously approved by Town Council, May 13, 2025. This subdivision will facilitate the completion of the Block 11 residential area, as described in the 2007 Block 11 Master Plan. The 2007 Master Plan envisioned a mix of housing types with a projected total of 400 units; 191 of the units have been completed in the neighborhoods of Moose Landing, Blue 52, COTO Flats, Ullr, Denison Commons, and the Valley Brook Neighborhood. With the proposed addition of approximately 148 units, the Runway Subdivision and future development will allow for a total of 339 residential units total on Block 11.

Until Summer 2025, this portion of Block 11 has consistently been used for ski area overflow parking, as a Public Works storage yard and snow storage facility, and as a winter sledding hill. These uses have ceased, as the Runway Subdivision development continues to progress. Arrangements have been made to relocate the ski area parking and Public Works uses.

A Town Project hearing with the Planning Commission was held August 19, 2025. The Commission found this proposal in general compliance with the Town's Subdivision Standards and voted 7-0 to recommend Town Council approval of the Runway Subdivision.

### Staff Comments

The Runway Master Plan divided the Runway area into Planning Areas A and B (PA-A & B) where PA-B would be maintained for governmental uses, predominately winter snow storage for the Town. The Master Plan also conceptually identified the extension and future alignment of Floradora Drive to be curvilinear from north to south through the site with the anticipation of slowing traffic through this residential corridor.

This subdivision proposes creating five new tracts, Runway Subdivision Tracts A-E, and dedicating the Floradora Drive public right-of-way. The public right-of-way will include a pedestrian sidewalk along the western side. Tracts A-E follow the anticipated curvilinear alignment of Floradora Drive within the Runway Master Plan, thus creating tracts with rounded shapes. PA-B is represented by Tract E on the plat and will be maintained for governmental uses. Tracts A-D will eventually be further resubdivided into individual unit lots when implementation of the master plan and future development is realized. The purpose of creating the larger Tracts A-D, currently, is for conveyance of these parcels from the Town to a developer for construction.

In addition to Tracts A-E and the Floradora Drive right-of-way, the subdivision also provides for existing access, utility, drainage, snow storage, and access easements as noted in the Master Plan.

#### **9-2-1-15: WAIVER OF REQUIREMENTS:**

*Notwithstanding any provisions contained herein to the contrary, the director or planning commission may waive any of the procedural or substantive requirements of this chapter if such requirement creates an undue hardship on a particular application or is irrelevant to the scope or location of the subdivision proposal in question and the director or commission incorporates such a finding into the final decision or permit. (Ord. 23, Series 1992)*

Since this is a residential subdivision, Staff and the Commission find that the following item is irrelevant to the scope of the proposal: 9-2-4-12: Non residential subdivisions.

**9-2-4-1: General Requirements:** The approved Runway Master Plan shows workforce housing parcels to be located within Tracts A-D shown on the plat. At this time these are being retained as large parcels during the initial stages of development and will be subdivided in the future when site specific unit lots are created. The Town will transfer ownership of these tracts to the developer in stages as development proceeds. Tract E will continue to be used for municipal government purposes. The proposal complies with the layout and requirements of the Runway Master Plan.

**9-2-4-2: Design Compatible With Natural Features:** The proposed subdivision is not in conflict with the existing or proposed topography, the existing topography being fairly flat. Tracts A-E are also significantly devoid of vegetation. Significant landscaping will be installed on Tracts A-D as part of future development.

**9-2-4-3: Drainage, Storm Sewers And Flood Prevention:** Drainage for the Runway Subdivision will be provided during development. Future drainage easements may be added along the eastern borders of Tracts A and B for proposed drainage ponds. These items will be site located during development and easements added during a future subdivision. Drainage for the Runway Neighborhood will be contained within Tracts A-D. Staff and the Commission have no concerns about drainage or flood prevention.

**9-2-4-4: Utilities:** Existing sanitation and gas utility and access easements ranging from 10’-50’ are provided for on the proposed plat. An infrastructure permit for compliant utility installation on Tracts A-E will be granted by the Town’s Public Works Department. Staff and the Commission have no concerns.

**9-2-4-5: Lot Dimensions, Improvements And Configuration:** The curvilinear Tracts A-E are necessitated by the meandering form of the proposed extension of the Floradora Drive right-of-way. The right-of-way was designed in the Runway Master Plan to have a curvilinear form which would avoid existing utility easements that generally run north to south on the property. The curvilinear design also provides for traffic calming through the residential development.

This is consistent with the recent amendment of this Code Section 9-2-4-5 which states, “*Lots shall take the form of plain geometric shapes except where conditions existing on the site, such as wetlands, steep hillsides, or other environmentally sensitive areas warrant the use of non-linear lot shapes, when an open space parcel is created, or the proposed subdivision is generally consistent with a vested master plan that displays proposed lot lines.*” The proposal matches what is shown on the Master Plan and meets all the requirements of this section. Future subdivisions will establish lots of individual units in accordance with the Master Plan. Any additional easements needed will also be added to future subdivisions of the individual unit lots. Staff and the Commission have no concerns about the Tract dimensions, shapes, and configuration.

**9-2-4-6: Blocks:** The subdivision is designed to be in compliance with the Runway Master Plan, as the property develops in the future. Access, circulation, control, and safety of street traffic on Tracts A-E will be required as portions of the property develop in the future. As the neighborhood is developed, any associated private alleyways will also be platted at future subdivision iterations. These alleyways will adhere to Engineering Code standards. The alleyways will be additionally addressed in the site-specific Development Permits for Runway Neighborhood.

**9-2-4-7: Pedestrian And Bicycle Circulation Systems:** This subdivision does not propose additional bike trails. Pedestrian access easements through the site which will connect the neighborhood to the existing Blue River recreation path will be platted with future iterations of the subdivision as individual unit parcels are subdivided. Space for pedestrian sidewalks on the western side of Floradora Drive are included within the 50’ Floradora Drive public right-of-way.

At the Town Project hearing with the Planning Commission, Commissioners expressed support for the subdivision, stating it complied with the previously approved Master Plan. One Commissioner expressed concerns about future pedestrian sidewalks, stating that the future sidewalk alignment along Floradora Drive should be located along the east side of the road to provide access for a greater number of residential units without requiring them to cross Floradora Drive. Staff will consider the best sidewalk alignment as civil drawings and infrastructure are reviewed and planned separately from this subdivision.

**9-2-4-8: Street Lighting:** Streetlights shall be installed to meet the requirements of the Town’s Engineering and lighting regulations. The purchase and installation of streetlights will be part of the Town’s development contract with the Developer. Staff and the Commission have no concerns.

**9-2-4-9: Traffic Control Devices:** Similarly, street signage shall be installed to meet the requirements of the Town’s Engineering regulations. The purchase and installation of signage will be part of the Town’s development contract with the Developer. Staff and the Commission have no concerns.

**9-2-4-10: Subdivision and Street Names:** The proposed name, “Runway Subdivision,” has been confirmed by the Town’s GIS specialist to not closely approximate nor duplicate any existing street and subdivision names within the Town or Upper Blue Valley as required. The extension of the Floradora Drive public right-of-way will maintain the existing Floradora Drive nomenclature.

**9-2-4-11: Existing And Proposed Streets:** An interior public right-of-way is proposed that transects Tracts A-E. This public right-of-way will be an extension of Floradora Drive that exists to the north and will connect through

to Airport Road to the south via an existing 50' wide access easement granted to the Town. This access easement currently bisects the existing Breckenridge Terrace multi-unit residential development. The Floradora Drive public right-of-way extension will make a connection through the Runway housing development and will now meet the existing Airport Road public right-of-way on both ends, north and south. The 50' access easement to the south will be upgraded to meet construction and ROW standards required by the Town. Another existing public right-of-way, Fraction Road, will be extended to connect the neighborhood to Airport Road from east to west. The Fraction Road extension bisects Tracts C and D. The Floradora Drive and Fraction Road extensions will be dedicated as public rights-of-way. Staff and the Commission have no concerns.

**9-2-4-13: Dedication Of Park Lands, Open Space And Recreational Sites Or The Payment Of Fees In Lieu Thereof:** *All subdividers shall provide land for open space purposes, or cash contributions in lieu of land, or a combination of both, at the option of the town which are roughly proportional in both nature and extent to the impacts created by the proposed subdivision. Unless a different dedication or payment is required by the planning commission on the basis of competent evidence presented, it shall be presumed that the requirements of this section satisfy the rough proportionality requirement; provided, however, that this requirement shall not apply to a person who undertakes to resubdivide a parcel for which an open space dedication has previously been made, or a person who undertakes to subdivide a structure. This land dedication or cash or combination thereof shall be provided in accordance with the following criteria and formula: (Ord. 27, Series 1995) (Emphasis Added)*

This application is the resubdivision of both Tract A Fraction Subdivision and Tract C Block 11, Breckenridge Airport Subdivision. Since an open space dedication was made during these previous subdivisions, the requirements of section 9-2-4-13 have been satisfied related to this application. The Runway Master Plan will additionally provide for open space as the Runway Neighborhood is developed (greater than 33 percent open space). Open space requirements will also be analyzed at the site-specific level with future development permit applications for each residential unit. Staff and the Commission have no concerns.

#### Recommendation

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). Finding this proposal is in general compliance with the Town's Subdivision Standards, Staff and the Planning Commission recommend Town Council approval of the Runway Subdivision, PL-2025-0170, creating Tracts A-E, located at 51 Fraction Road, and with the attached Findings and Conditions.

## TOWN OF BRECKENRIDGE

**Runway Subdivision  
A Resubdivision of Tract A, Fraction Subdivision and  
Tract C, Block 11 Breckenridge Airport Subdivision  
51 Fraction Road  
PL-2025-0170**

### FINDINGS

1. This project is “Town Project” as defined in Section 9-14-1 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. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on August 19, 2025, 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 August 26, 2025. This Town Project was listed on the Town Council’s agenda for the August 26, 2025 agenda 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 the Town Project in the same manner a recommendation is prepared for a final hearing on a Class A Subdivision application under the Town’s Subdivision Code (Chapter 2 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, 2, 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.

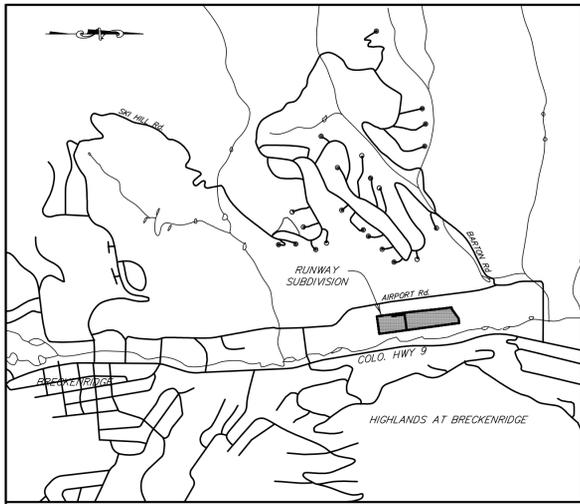
**9-2-1-15: WAIVER OF REQUIREMENTS:**

*Notwithstanding any provisions contained herein to the contrary, the director or planning commission may waive any of the procedural or substantive requirements of this chapter if such requirement creates an undue hardship on a particular application or is irrelevant to the scope or location of the subdivision proposal in question and the director or commission incorporates such a finding into the final decision or permit. (Ord. 23, Series 1992)*

Since this is a residential subdivision, staff finds that the following item is irrelevant to the scope of the proposal: 9-2-4-12: Non residential subdivisions.

**Prior to Recordation of the Final Plat**

8. Engineering shall provide final review and approval of easements, utilities, and line weights/formatting.



VICINITY MAP NO SCALE

# RUNWAY SUBDIVISION

A RESUBDIVISION PLAT OF  
 TRACT A, FRACTION SUBDIVISION AND TRACT C, BLOCK 11, BRECKENRIDGE AIRPORT SUBDIVISION  
 ACCORDING TO THE CORRECTION PLAT RECORDED 12/17/2021 AT REC. NO. 1278464  
 AND THE PLAT RECORDED 08/03/2005 AT REC. NO. 797050  
 LOCATED IN SECTIONS 19 & 30, TOWNSHIP 6 SOUTH RANGE 77 WEST  
 AND SECTIONS 24 & 25, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

## OWNER'S CERTIFICATE:

KNOWN ALL MEN BY THESE PRESENTS:  
 THAT THE TOWN OF BRECKENRIDGE, BEING THE  
 OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE  
 TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:

TRACT A, FRACTION SUBDIVISION, ACCORDING TO THE CORRECTION PLAT  
 RECORDED DECEMBER 17, 2021 UNDER RECEPTION NO. 1278464, COUNTY OF  
 SUMMIT, STATE OF COLORADO.

TRACT C, FINAL PLAT, A REPLAT OF BLOCK 11, AN AMENDED REPLAT OF  
 BRECKENRIDGE AIRPORT SUBDIVISION, RECORDED AUGUST 3, 2005 UNDER  
 RECEPTION NO. 797050 OF THE RECORDS OF THE CLERK AND RECORDER OF  
 SUMMIT COUNTY, COLORADO.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS,  
 STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE  
 OF "RUNWAY SUBDIVISION", A RESUBDIVISION PLAT OF TRACT A, FRACTION  
 SUBDIVISION AND TRACT C, BLOCK 11, BRECKENRIDGE AIRPORT SUBDIVISION  
 AND BY THESE PRESENTS, DO HEREBY SET APART AND  
 DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS,  
 ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND  
 FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS  
 EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES  
 AS SHOWN HEREON, (AND/OR OTHER PURPOSES)

IN WITNESS WHEREOF,  
 ON BEHALF OF THE TOWN OF BRECKENRIDGE HAS  
 CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

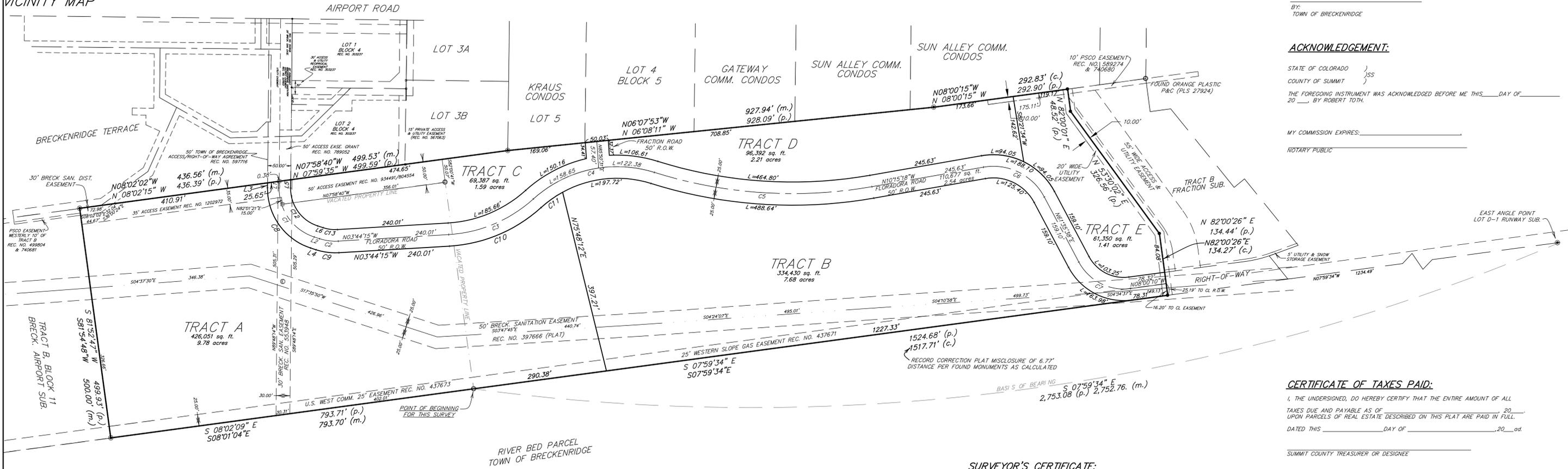
BY:  
 TOWN OF BRECKENRIDGE

## ACKNOWLEDGEMENT:

STATE OF COLORADO )  
 COUNTY OF SUMMIT )SS  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY ROBERT TOTH.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC



## CERTIFICATE OF TAXES PAID:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL  
 TAXES DUE AND PAYABLE AS OF \_\_\_\_\_ 20\_\_  
 UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.  
 DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SUMMIT COUNTY TREASURER OR DESIGNEE

## TOWN CLERK'S CERTIFICATE:

STATE OF COLORADO )  
 COUNTY OF SUMMIT )SS  
 TOWN OF BRECKENRIDGE )  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK,  
 \_\_\_ M., THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AND IS DULY RECORDED

TOWN CLERK

## CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO )  
 COUNTY OF SUMMIT )SS  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK,  
 \_\_\_ M., THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AND FILED UNDER RECEPTION  
 NUMBER \_\_\_\_\_

SUMMIT COUNTY CLERK AND RECORDER

## SURVEYOR'S CERTIFICATE:

I, JESSICA J. KOETTERITZ, A COLORADO REGISTERED LAND SURVEYOR IN THE STATE  
 OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT  
 WAS PREPARED BY ME FROM A SURVEY MADE UNDER MY  
 SUPERVISION, AND THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND  
 ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS  
 WERE PLACED PURSUANT TO CRS 38-51-105.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

JESSICA J. KOETTERITZ  
 COLORADO PLS NO. 38855



## TITLE COMPANY'S CERTIFICATE:

LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY  
 DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE  
 TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF  
 THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE OWNER NAMED ABOVE FREE AND  
 CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT AS FOLLOWS.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_

## TOWN OF BRECKENRIDGE CERTIFICATE:

THIS PLAT IS APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

TOWN OF BRECKENRIDGE

BY: DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTICE:

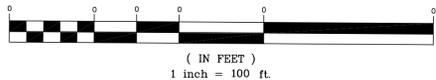
PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE  
 HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT  
 HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF  
 THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY  
 THE TOWN.

UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS  
 AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE,  
 CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING  
 SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE  
 OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	139.55'	110.00'	72°41'17"	N53°56'29"E	130.38'
C2	40.96'	110.00'	21°20'05"	N06°55'48"E	40.72'
C3	202.54'	300.00'	38°40'54"	N23°04'42"W	198.71'
C4	281.03'	270.72'	59°28'41"	S12°40'48"E	268.58'
C5	476.72'	1000.00'	27°18'51"	N03°24'07"E	472.22'
C6	156.75'	125.00'	71°50'56"	S29°40'10"W	146.69'
C7	133.62'	110.00'	69°35'48"	N26°41'44"E	125.55'
C8	171.27'	135.00'	72°41'17"	N53°56'29"E	160.01'
C9	50.27'	135.00'	21°20'05"	N06°55'48"E	49.98'
C10	219.42'	325.00'	38°40'54"	N23°04'42"W	215.27'
C11	57.35'	245.72'	13°22'22"	S35°43'58"E	57.22'

LINE	BEARING	DISTANCE
L1	S89°42'52"E	14.27'
L2	N17°35'50"E	12.38'
L3	S89°42'52"E	10.62'
L4	N17°35'50"E	12.38'

GRAPHIC SCALE



## LEGEND

- FOUND REBAR & ALUM. CAP (PLS 23901)
- FOUND REBAR & ALUM. CAP (PLS 27924)
- SET #4 REBAR & PURPLE PLASTIC CAP (PLS 38855)
- FOUND MAG NAIL & WHISKERS
- p. PLATTED COURSE
- m. MEASURED COURSE
- c. CALCULATED COURSE

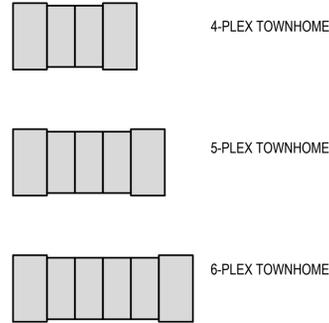
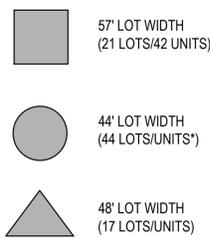
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY  
 WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT  
 IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drawn GAW/ESH/JJK/RRJ	Dwg 22887PLT	Project 22887
Checked JJK	Date 06/20/2025	Sheet 1 of 1
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

**LEGEND**

SINGLE FAMILY AND DUPLEX UNITS:  
103 TOTAL UNITS\*

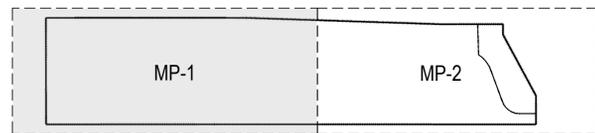
TOWNHOME UNITS: 45 TOTAL UNITS



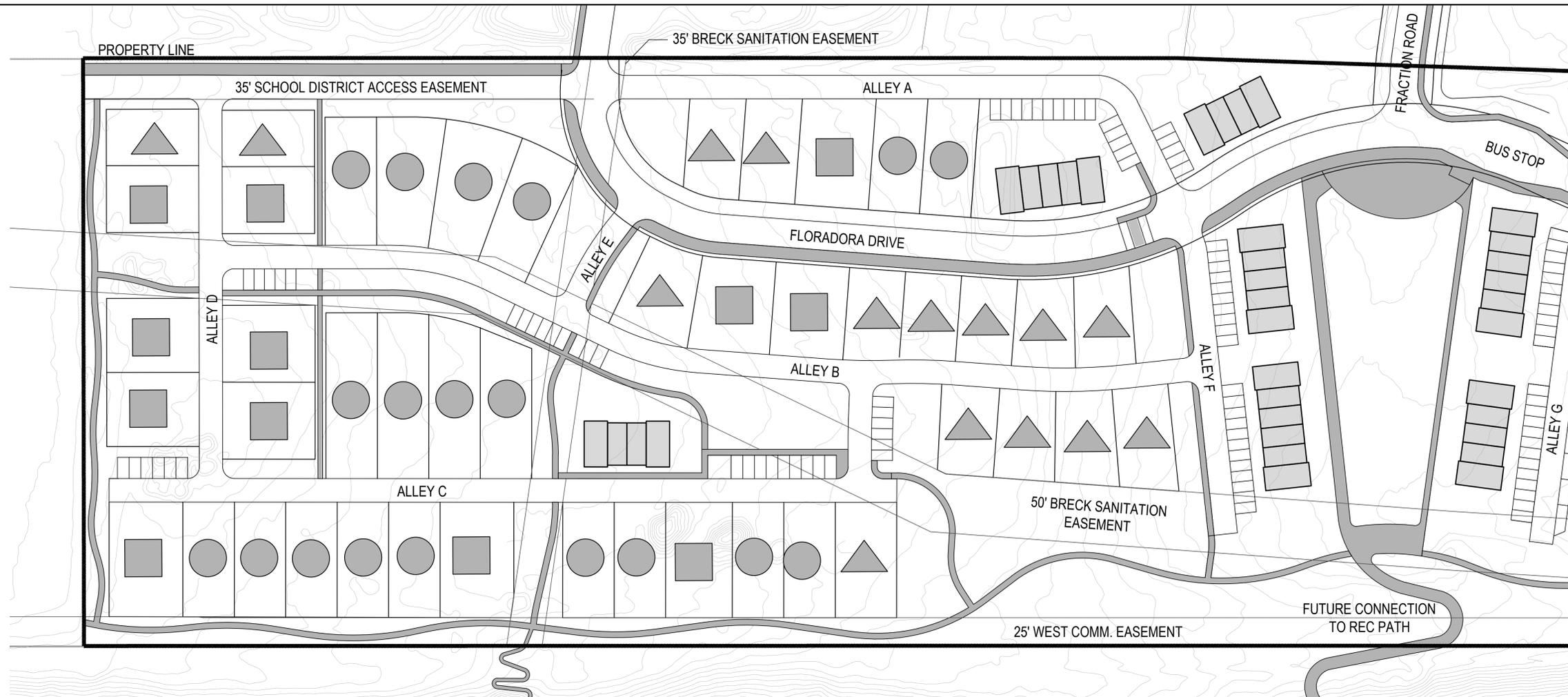
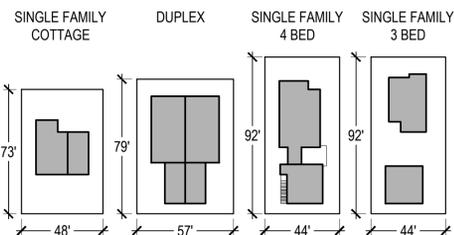
\*NOTE: OPTIONAL ADU UNITS ADD A  
MAXIMUM OF 44 ADDITIONAL UNITS  
TO THIS LOT TYPE

**KEY MAP**

SCALE: 1" = 400'

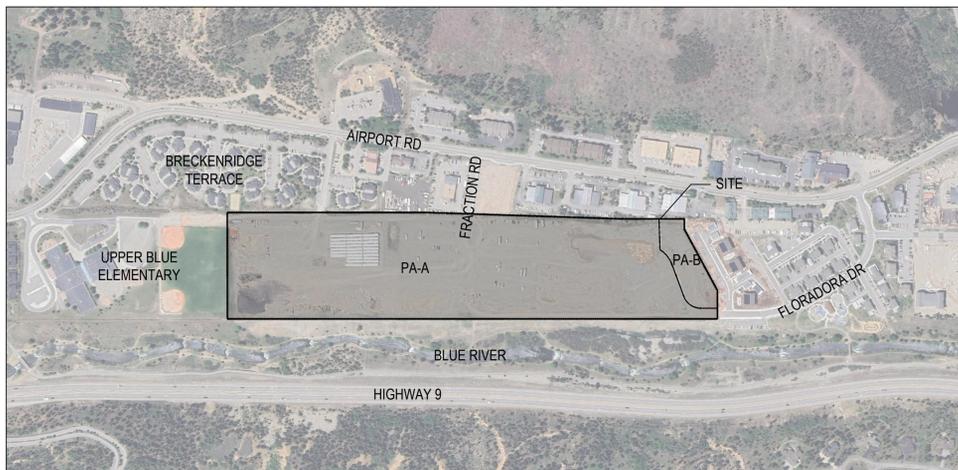


**MINIMUM LOT SIZE BY UNIT TYPE**



**PLANNING AREA MAP**

SCALE: 1" = 400'



**1. DEVELOPMENT PLAN CONCEPT**

THE RUNWAY NEIGHBORHOOD IS A DEED RESTRICTED COMMUNITY DESIGNED TO PROVIDE A DIVERSITY OF HOUSING TYPOLOGIES. THIS NEIGHBORHOOD HAS A MINIMUM UNIT REQUIREMENT OF 145 UNITS AT FULL BUILD OUT AND A MAXIMUM DENSITY OF 20 UPA. THE SITE PLAN SHALL FACILITATE MULTI-MODAL CONNECTIVITY THROUGH TRANSIT ACCESS, CONNECTIVITY TO THE BLUE RIVER RECREATION PATH TO THE EAST, AND NEIGHBORHOOD SIDEWALK CONNECTIONS TO BOTH THE NEIGHBORHOOD TO THE NORTH AND THE UPPER BLUE ELEMENTARY SCHOOL TO THE SOUTH. THIS IS A CONCEPTUAL PLAN. MASTER PLAN IS INTENDED TO CONVEY GENERAL SITE LAYOUT, STANDARDS, AND DESIGN INTENT. DETAILS ARE SUBJECT TO CHANGE DURING SUBSEQUENT REVIEW PROCESSES. ONLY STREET AND PEDESTRIAN FACILITIES IN THE RIGHT-OF-WAY (ROW) WILL BE MAINTAINED BY THE TOWN OF BRECKENRIDGE. ALL OTHER ALLEYS, TRAILS, AND OPEN SPACE WILL BE MAINTAINED BY THE DEVELOPMENT HOA. DEVELOPMENT REVIEW FOR ALL INDIVIDUAL SINGLE-FAMILY, COTTAGE, DUPLEX, AND TOWNHOME UNITS WILL BE COMPLETED AS CLASS D MAJOR DEVELOPMENT PERMITS. SUBDIVISION OF LOTS FOR CONVEYANCE TO PRIVATE OWNERSHIP MAY BE PROCESSED AS FOOTPRINT LOTS UNDER THE CLASS C SUBDIVISION PROCESS AS OUTLINED IN TITLE 9, CHAPTER 2 OF THE TOWN CODE.

PLANNING AREA TABLE					
PLANNING AREA	APPROXIMATE ACREAGE	PROPOSED WORKFORCE HOUSING RESIDENTIAL UNITS	ALLOWED DENSITY	ZONING	PERMITTED USES
PA-A	23.82 AC	148 (+44 optional ADUs)	20 UPA	LUD 31	WORKFORCE RESIDENTIAL: SINGLE FAMILY, DUPLEX, TOWNHOME, ADU, OPEN SPACE, TRAILS AND RECREATION, COMPOST, TRASH AND RECYCLING ENCLOSURE
PA-B	1.4 AC	0	20 UPA	LUD 31	FUTURE DEVELOPMENT INCLUDING BUT NOT LIMITED TO: WORK FORCE RESIDENTIAL, OPEN SPACE, TRAILS AND RECREATION, PUBLIC WORKS STORAGE, GROUND MOUNTED SOLAR, OTHER GOVERNMENT USES, SNOW STORAGE, PARKING

PLANNING AREA TABLE NOTES:  
1. ACCESSORY DWELLING UNITS (ADUS) MAY BE ALLOWED FOR ANY SINGLE-FAMILY STRUCTURES, EXCLUDING THE COTTAGES, WITHIN THE RUNWAY NEIGHBORHOOD AND MUST FOLLOW POLICY 51 OF THE TOWN CODE. SEE EXHIBIT A FOR PARKING.

OPEN SPACE TABLE						
PLANNING AREA	APPROXIMATE ACREAGE	SITE AREA (SQUARE FEET - SF)	TOTAL LOT AND STRUCTURE AREA	PAVED IMPERVIOUS AREA	OPEN SPACE PROVIDED	PERCENT OPEN SPACE
PA-A	23.82 AC	1,037,599 SF	468,589 SF	220,951 SF	348,059 SF	33.5%

OPEN SPACE NOTES:  
1. OPEN SPACE SHALL BE CALCULATED FOR THE OVERALL PLANNING AREA AND NOT ON AN INDIVIDUAL LOT BASIS.  
2. NEIGHBORHOOD CENTRAL PARK AMENITIES WILL INCLUDE BOTH ACTIVE AND PASSIVE RECREATION. SUCH AMENITIES MAY INCLUDE: COMMUNITY GATHERING SPACE, PICNIC TABLES, OPEN LAWN AREA, SHADE STRUCTURES, SEATING, LANDSCAPE, FITNESS AND PLAY ELEMENTS, AND SIGNAGE.

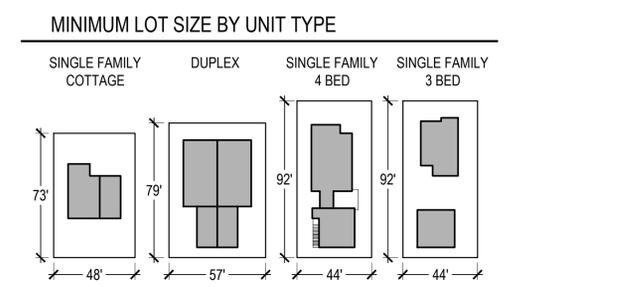
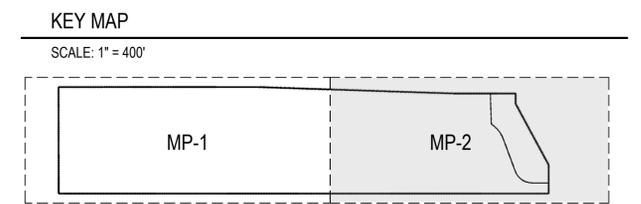
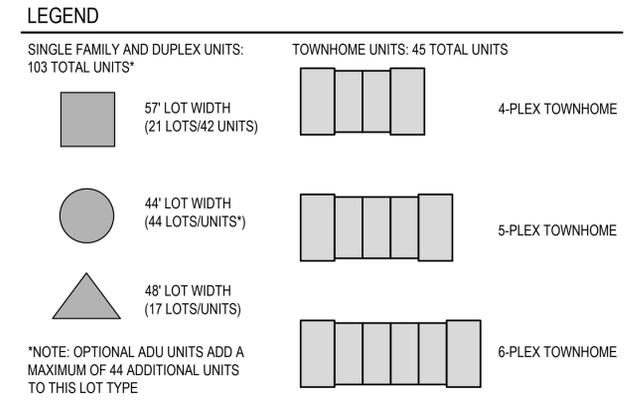
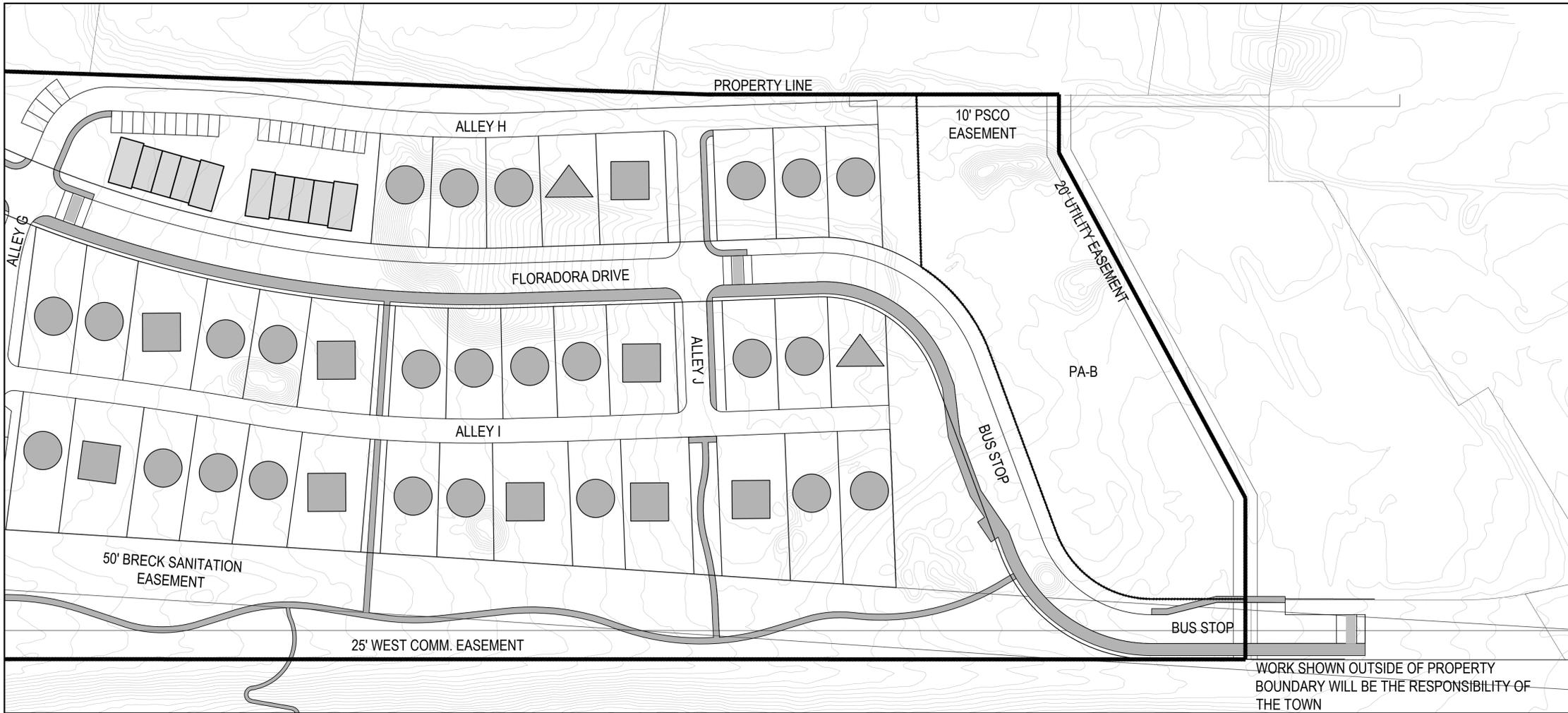
**2. PA-B: FUTURE DEVELOPMENT, UTILITIES, GOVERNMENTAL USES**

APPROXIMATELY 1.4 ACRES ARE TO REMAIN IN THE CURRENT CONDITION. TOWN OF BRECKENRIDGE PUBLIC WORKS MAY CONTINUE TO UTILIZE PA-B FOR SNOW STORAGE OPERATIONS INDEFINITELY, OR UNTIL A FUTURE DEVELOPMENT PROPOSAL IS APPROVED FOR THIS PLANNING AREA BY THE TOWN. SEE EXHIBIT B FOR SNOW STORAGE.

**3. DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARDS TABLE				
UNIT TYPE	COTTAGE	DUPLEX	TOWNHOME	SINGLE FAMILY UNITS
SETBACKS FOR ALL STRUCTURES				
FRONT	5'	5'	5'	5'
SIDE	7'-6"	7'-6"	7'-6"	7'-6"
REAR	10'	10'	10'	10'
MAXIMUM HEIGHT				
MEASURED PER NOTE 5	35'	35'	35'	35'
MAXIMUM ALLOWED DENSITY (TOTAL SQUARE FOOTAGE OF ABOVE AND BELOW GRADE AREAS WITH GREATER THAN 5' HEAD HEIGHT INCLUDING GARAGE AND MECHANICAL SPACES)				
DENSITY PER UNIT TYPE (SFE)	2,400 SF	2,000 SF	VARIABLES, PER FINAL CONDO PLAT, SEE NOTES	3 BEDROOM: 3,000 SF 4 BEDROOM: 3,200 SF
PARKING REQUIREMENTS				
BEDROOM QUANTITY	2 OR 3 BEDROOM	4 BEDROOM	3 BED + ADU OPTION	4 BED + ADU OPTION
SPACES PROVIDED PER CHAPTER 3 OF THE TOWN CODE, REFERENCE EXHIBIT A	2	3	3	4

DEVELOPMENT STANDARDS TABLE NOTES:  
1. FRONT PORCHES AND AT GRADE PATIOS FOR TOWNHOMES AND DUPLEXES MUST BE SEPARATED FROM ONE ANOTHER BY A MINIMUM OF THREE (3) FEET OF SEPARATION.  
2. SINGLE FAMILY AND DUPLEX UNITS ARE ALLOWED TO HAVE ONE EXTERIOR SHED. SIDE SETBACK TO BE 3', AND SHALL MEET ALL OTHER SETBACKS AND ARCHITECTURAL STANDARDS AS PRIMARY STRUCTURES. SHEDS ARE NOT ALLOWED IN FRONT YARD SETBACKS. SHEDS DO NOT COUNT AGAINST THE DENSITY LIMITATIONS AS NOTED IN THE PLANNING AREA TABLE.  
3. ROOF OVERHANGS MAY EXTEND UP TO 24" INTO SETBACK.  
4. ALLEY LOADED UNITS FRONT A PRIVATE DRIVE AND ARE NOT SUBJECT TO THE 23' SETBACK REQUIRED BY TOWN OF BRECKENRIDGE CODE SECTION 9-2-4-5.  
5. BUILDING HEIGHT MEASUREMENT SHALL BE TO THE HIGHEST POINT OF A FLAT, SHED, OR MANSARD ROOF OR TO THE MEAN ELEVATION OF A GABLE OR HIP ROOF.  
6. FRONT SETBACK FOR SINGLE FAMILY AND DUPLEX UNITS SHALL REFER TO THE FACADE FACING A ROW OR OPEN SPACE. REAR SETBACK FOR SINGLE FAMILY AND DUPLEX SHALL REFER TO THE FACADE FACING AN ALLEY.  
7. WHERE FRONT AND SIDE YARDS ABUT, BOTH SETBACKS SHALL BE 7'-6".  
8. TOWNHOMES SETBACKS WILL BE FROM PA-A BOUNDARY LINE AND WILL MEET POLICY 9/R OF THE CODE.  
9. TOWNHOMES ARE ALLOWED UP TO A 100 SQUARE FEET ADDITION PER UNIT.



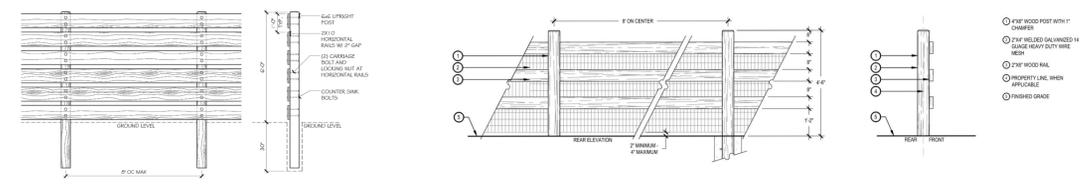
WORK SHOWN OUTSIDE OF PROPERTY BOUNDARY WILL BE THE RESPONSIBILITY OF THE TOWN

**4. ARCHITECTURAL DESIGN STANDARDS**

THE ARCHITECTURAL DESIGN WILL FACILITATE THE GOALS OF CREATING WORK FORCE HOUSING AND A NET ZERO NEIGHBORHOOD. DESIGN CHOICES, SUCH AS THE ORIENTATION OF SOLAR PANELS AND SELECTION OF MATERIALS, WILL PRIORITIZE SUSTAINABILITY AND FIRE RESILIENCE. TO THAT END, 100% NON-NATURAL MATERIALS MAY BE USED AS LONG AS THEY ARE NATURAL-APPEARING AND MEET THE MATERIAL AND DESIGN CONSIDERATIONS OF THIS SECTION. PRIMARY VEHICULAR ACCESS FOR THE HOMES WILL BE TAKEN FROM ALLEYWAYS WITH FRONT PORCHES TO LINE THE STREETS AND PARK SPACES THROUGHOUT THE NEIGHBORHOOD. WHERE IT DOES NOT CONFLICT WITH OTHER STANDARDS OR DESIGN CONSIDERATIONS, STRUCTURES WITHIN THE SAME GROUP OR AREA SHALL BE ORIENTED SO THAT THERE IS CONSISTENT FRONT SETBACK ALIGNMENT WITH THE OPEN SPACE, ALLEYWAY, OR RIGHT-OF-WAY RATHER THAN STAGGERED SETBACK DEPTHS.

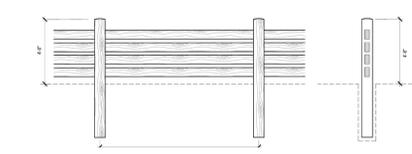
**6. FENCING**

TWO TYPES OF FENCING SHALL BE PERMITTED IN THE COMMUNITY, PRIVACY FENCING AND TIMBER RAIL FENCING, EACH DESIGNED TO THE SPECIFICATIONS OF THE MASTER PLAN. PRIVACY FENCING WILL ONLY BE PERMITTED WITHIN PA-B FOR SCREENING OF PUBLIC WORKS USES OR SNOW STORAGE. TIMBER RAIL FENCING MAY OCCUR ON THE LOT LINE, BUT WILL NOT BE DOUBLED AGAINST AN ADJACENT FENCE. TIMBER RAIL FENCING MUST BEGIN IN THE SIDE OR REAR YARD. IF FENCING OCCURS ON SIDE YARD ALONG AN ADJACENT ALLEY OR STREET, START OF FENCE MUST BE SET BACK 2' FROM THE FRONT STREET OR ALLEY FACE OF BUILDING. FOR TIMBER RAIL FENCING, NATURAL WOOD OR COMPOSITE/NON-NATURAL WOOD-LOOK MATERIALS ARE ALLOWED FOR ALL FENCE POSTS AND RAILS AS LONG AS THE DESIGN STANDARD IS MET. SOLID TIMBER RAIL FENCING ONLY PERMITTED WHEN YARDS ABUT OPEN SPACE.



PRIVACY FENCE

OPEN TIMBER RAIL FENCE W/ OPTIONAL WIRE MESH



SOLID TIMBER RAIL FENCE W/ OPTIONAL WIRE MESH

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: \_\_\_\_\_

**From:** [Gail Marshall](#)  
**To:** [Sarah Crump](#)  
**Subject:** Re: Town Project Hearings - Runway Subdivision  
**Date:** Tuesday, August 19, 2025 1:10:34 PM

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**Warning: Unusual sender** <[gmarshal@colorado.net](mailto:gmarshal@colorado.net)>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

I appreciate you letting me know. My reply was via my telephone. Ahhh those replies I always think do not sound good. The other concern I did not put in was for emergency evacuations in case of fire with the increase of population density.

On Aug 19, 2025, at 9:13 AM, Sarah Crump <[sarahc@townofbreckenridge.com](mailto:sarahc@townofbreckenridge.com)> wrote:

Thank you, Gail. Your comments have been forwarded to the Commission.

<image001.png>

**Sarah Crump, AICP**

Senior Planner, Community Development

Town of Breckenridge

150 Ski Hill Road – PO Box 168

Breckenridge, CO 80424

Direct: 970-453-3168, Main: 970-453-3160

[sarahc@townofbreckenridge.com](mailto:sarahc@townofbreckenridge.com)

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**From:** Gail Marshall <[gmarshal@colorado.net](mailto:gmarshal@colorado.net)>  
**Sent:** Tuesday, August 19, 2025 9:08 AM  
**To:** Sarah Crump <[sarahc@townofbreckenridge.com](mailto:sarahc@townofbreckenridge.com)>  
**Subject:** Town Project Hearings - Runway Subdivision

**Warning: Unusual sender** <[gmarshal@colorado.net](mailto:gmarshal@colorado.net)>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Sarah,

Thank you for calling me back yesterday. It was very nice to speak with you. I will try to make this quick as both of us have busy days.

I live at 1705 Airport, Unit B and have owned my condo since 1999. It was suppose to be a beginner unit however, my husband and I decided to build our life here.

Some thoughts:

1. The development has resulted in the loss of free skier parking, which will exerbate parking problems in the area.
2. There has been an increase in traffic and noise on Airport Road since the construction of the development on the North end.
3. Since building the development on North Airport Road to cross the street with my dogs, I have had to drive up to Public Works and back.
4. There has been a rise in rear-end accidents when turning into parking lots on Airport Road.
5. When approaching Breckenridge on Highway 9, the area has become less pleasant.
6. The development has decreased the real estate values in the neighborhood.
7. The area is too small to accommodate the number of units being built. Breckenridge is a rural community, and it is being developed in a manner that resembles an urban community. I am against the Runway Subdivision Town Project 51 Fraction Road PL-2025-0170.
8. ADUs are not appropriate for this subdivision. Already it is overbuilt and being marketed as affordable housing. It is a piggy back extension and taking advantage of the situation leading toward dangerous unhealthy housing.

Much appreciation for your time. Due to previous commitments I am unable to attend this meeting. I will try to go to the August 26th one as well. Mae was kind to send me the zoom link. When I get to Fort Collins I will link in. Hopefully I made sense. In the past I have attended meetings. Realizing my comments will make little difference I will continue to make comments in hope that at some point someone will listen and realize I speak from experience.

Sincerely,

Gail Marshall

[gmarshall@colorado.net](mailto:gmarshall@colorado.net)

970-485-0495



**TOWN OF BRECKENRIDGE**  
**TOWN COUNCIL**

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

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

Date	Meeting	Location	Time
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**August 2025**

<b>Tuesday, Aug. 26th, 2025</b>	<b>Second Meeting of the Month</b>	<b>Council Chambers</b>	<b>2:00 pm / 7:00 pm</b>
August 30th, 2025	Summit Foundation Rubber Duck Race	Blue River	All Day

**September 2025**

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

**October 2025**

<b>Tuesday, Oct. 14th, 2025</b>	<b>First Meeting of the Month</b>	<b>Council Chambers</b>	<b>2:00 pm / 7:00 pm</b>
<b>Tuesday, Oct. 28th, 2025</b>	<b>Second Meeting of the Month</b>	<b>Council Chambers</b>	<b>2:00 pm / 7:00 pm</b>

**Other Meetings**

August 26th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
August 28th, 2025	Summit Stage Transit Board Meeting	Senior Center	8:15am
	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	RW&B Board Meeting	Main Street Station	3:00pm
September 2nd, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
September 3rd, 2025	Police Advisory Committee	PD Training Room	7:30am
	Breckenridge Events Committee	Town Hall	9:30am
September 9th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
September 10th, 2025	Breckenridge History	Town Hall	Noon
September 11th, 2025	Upper Blue Sanitation District	Administrative Office	5:30pm
September 15th, 2025	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
September 16th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
September 17th, 2025	Social Equity Advisory Commission	Town Hall	5:30pm
September 18th, 2025	NWCCOG Board Meeting	Silverthorne Office	10:00am
	Breck Create	Virtual	2:00pm
September 23rd, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm



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

<b>Date</b>	<b>Meeting</b>	<b>Location</b>	<b>Time</b>
September 25th, 2025	Summit Stage Transit Board Meeting	Senior Center	8:15am
	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	RW&B Board Meeting	Main Street Station	3:00pm
October 1st, 2025	Breckenridge Events Committee	Town Hall	9:00am
October 7th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
October 9th, 2025	I-70 Coalition	Keystone Policy Center	1:00pm
	Upper Blue Sanitation District	Administrative Office	5:30pm
October 14th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
October 15th, 2025	Social Equity Advisory Commission	Town Hall	5:30pm
October 20th, 2025	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
October 21st, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
October 23rd, 2025	NWCCOG Board Meeting	Silverthorne Office	10:00am
October 30th, 2025	QQ - Quality and Quantity - Water District	CMC	10:00am
TBD	Transit Advisory Council Meeting		8:00am
	Water Task Force Meeting		9:30am