

I) CALL TO ORDER, ROLL CALL

Mayor Owens called the meeting of August 26th, 2025, to order at 7:00pm. The following members answered roll call: Steve Gerard, Marika Page, Carol Saade, Jay Beckerman, Dick Carleton, Todd Rankin and Mayor Kelly Owens.

II) APPROVAL OF MINUTES

A) TOWN COUNCIL MINUTES – AUGUST 12, 2025

There were no changes or corrections to the meeting minutes of August 12, 2025. Mayor Owens declared they would stand approved as presented.

III) APPROVAL OF AGENDA

Town Manager Shannon Haynes stated there are no changes to the agenda.

IV) COMMUNICATIONS TO COUNCIL

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

Mayor Owens opened public comment.

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.

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

Mayor Owens read the title into the minutes.

Chris Kulick, Assistant Community Development Director, presented a bill aimed at strengthening neighborhood preservation provisions within the Town Code. He explained the ordinance would amend setbacks for single-family homes without platted disturbance envelopes and that are outside the Conservation District, eliminate positive points for landscaping on individual single-family and duplex lots, and limit positive points awarded for electric vehicle charging.

Councilmember Beckerman asked if this is Phase 1 and if Phase 2 would have opportunities for positive points. Kulick affirmed this was the case.

Councilmember Gerard clarified that the amendment does not completely eliminate the opportunity to earn positive points for electric vehicle chargers. Kulick added this change was not included in the first reading but would be incorporated into the second reading.

Mayor Owens asked whether one positive point would be awarded for two vehicle chargers. Kulick confirmed that her understanding was correct.

Councilmember Rankin moved to approve 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. Councilmember Gerard seconded the motion.

The motion passed 6-1. Councilmember Rankin voted no.

B) RESOLUTIONS, SERIES 2025

There were no Resolutions presented for Council vote.

C) OTHER

VII) PLANNING MATTERS

A) PLANNING COMMISSION DECISIONS

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

B) RUNWAY SUBDIVISION TOWN PROJECT HEARING

Sarah Crump, Senior Planner, presented the Town Project to re-subdivide 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 re-subdivision will facilitate the conveyance of certain tracts to the developer for the future construction of deed-restricted workforce housing. Crump noted that Tracts B, C, and D are included in Phase 1 and will be part of the initial conveyance. Crump emphasized that this re-subdivision is a procedural formality necessary for the property conveyance to proceed, in alignment with the Runway Master Plan that was approved by Town Council on May 13, 2025. Crump also reported the Planning Commission held a hearing on the project on August 19, 2025, and recommended Town Council approve the re-subdivision.

Councilmember Rankin asked whether the subdivision allows for flexibility in the timing or speed at which phases are completed. Crump responded that this would be a separate discussion with the developer and is not addressed as part of the current re-subdivision.

Mayor Owens clarified that the re-subdivision does not alter the public perception or intended use of the property. Crump affirmed this, adding that the re-subdivision is a procedural step to be able to convey certain tracts to the developer.

Mayor Owens opened public comment.

Gail Marshall, a Breckenridge resident, expressed concerns regarding the Runway Project, specifically about increased population density, potential noise, and the loss of skier parking. Marshall noted the Runway Neighborhood development worsens the existing parking shortage and contributes to increased traffic on Airport Road. Marshall also raised concerns about disaster preparedness and the effectiveness of the community evacuation plan with the increased population. Additionally, Marshall described concerns about overdevelopment and its impact on the town's small-town character. Marshall recommended that the Town reconsider proceeding with new developments given the current economic downturn.

Mayor Owen thanked Gail Marshall for her comments and described how staff and Council are considering these concerns.

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

Councilmember Beckerman made a motion to approve TOWN PROJECT HEARING PL-2025-0170 RUNWAY SUBDIVISION. Councilmember Saade seconded the motion.

The motion passed 7-0.

VIII) REPORT OF TOWN MANAGER AND STAFF

Town Manager Haynes announced a tour of SCRAP on September 25. Haynes reported the CAST Housing Committee adopted a legislative position paper supporting smaller communities interested in a real estate transfer fee, empty homes tax, and short-term rental tax. CAST seeks Town of Breckenridge's endorsement of the legislative position paper. Haynes explained this endorsement aims to support partner communities; the Breckenridge Town Council is not considering an empty homes tax. Haynes also noted that fire restrictions will be reduced from Stage 2 to Stage 1 at 12:01 a.m. Friday.

IX) REPORT OF MAYOR AND COUNCIL MEMBERS

A) CAST/MMC

Mayor Owens reported on last week's meeting, which covered childcare and short-term rentals. Mayor Owens highlighted Estes Park's new parking technology that tracks real-time availability and asked if Council supports staff exploring its use in Breckenridge. Mayor Owens also noted that the Buell Foundation is interested in applying for a grant to help Summit County create a unified childcare waitlist.

B) BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION

Councilmember Beckerman reported on a meeting held eight days ago, which included a presentation on the McCain Trail Plan and its environmental assessment. Councilmember Beckerman outlined the plan's priorities and noted that BOSAC also discussed the Southern Tenmile Recreation Access Plan and the Camp Hale National Monument Plan. Councilmember Beckerman added that BOSAC will attend the Starburst Award presentation at the Quandary Trailhead and has recommended approval of the Copper Canyon Trail. Councilmember Beckerman also noted the desire to create an improved naming process in the future.

C) BRECKENRIDGE TOURISM OFFICE

Councilmember Carleton stated there is a meeting on Thursday.

D) BRECKENRIDGE HISTORY

Councilmember Rankin stated the next meeting is in September and noted that the long-term loan for the No. 9 train from History Colorado, set to expire this year, has been extended for two more years. Councilmember Carleton added that the extension allows time for continued discussions on making the train a permanent display.

E) BRECKENRIDGE CREATIVE ARTS

Councilmember Gerard reported that Breck Create hosted the SPARK event, noting that attendance did not align with registration due to the lack of a Spanish-language registration option. Councilmember Gerard described the event as engaging and well-covered by the media. Councilmember Gerard also shared that BIFA held nine mainstage performances, most of which were sold out.

F) SOCIAL EQUITY ADVISORY COMMISSION

Councilmember Saade reported on a meeting held last week, which included a refresher training by the Town Attorney on town structure and commission formalities. Councilmember Saade noted that the discussion also covered housing and the Runway Project. Additionally, Councilmember Saade announced that there are two open seats on the Social Equity Advisory Commission and encouraged interested individuals to apply.

G) ARTS & CULTURE MASTER PLAN STEERING COMMITTEE

Councilmember Beckerman stated focus groups have been completed and the report is being developed for Town Council review.

X) OTHER MATTERS

Councilmember Saade clarified the Airstage had its last performance this week; however, the Farmers Market will be ongoing until the end of September.

XI) SCHEDULED MEETINGS

SCHEDULED MEETINGS FOR AUGUST, SEPTEMBER, AND OCTOBER

XII) 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