

**TOWN OF BRECKENRIDGE  
TOWN COUNCIL SPECIAL MEETING  
VIRTUAL MEETING  
Tuesday, May 18, 2021  
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**I) CALL TO ORDER, ROLL CALL**

Mayor Mamula called the special meeting of May 18, 2021 to order at 8:00am. The following members answered roll call: Ms. Gigliello, Ms. Owens, Mr. Carleton, Mr. Bergeron, Mr. Kuhn, Ms. Saade and Mayor Mamula.

**II) APPROVAL OF AGENDA**

Mr. Holman stated there were no changes to the agenda.

**III) DISCUSSION ITEMS**

**A. Housing Goals and Units Developed**

Mayor Mamula laid the groundwork for the meeting, and Ms. Laurie Best presented the background of the housing program for the Town of Breckenridge.

Council members discussed the current assumptions about housing needs in the community, and the goal ratio of resident to visitor housing in Breckenridge from the Vision Plan. Mr. Bergeron asked about how the Town is working with the other local communities to solve housing problems. Ms. Best reviewed the current housing inventory and strategies that have worked in the past. She also presented some possible next steps, which included long-term rental incentives and camping options, among other things. Council thanked Ms. Best for her work with the housing program over many years. Ms. Saade asked Ms. Best to clarify the size of our housing staff compared to other communities, and Ms. Best stated we have two people compared to Aspen, which has about 30 people, and Ms. Best further stated there is a need for an automated system to manage all of these units and the data. Mr. Bergeron asked about buy-down units and how they are received by HOAs. Ms. Best stated it depends on the HOA. Ms. Best also explained there are some HOAs that still prohibit short-term rentals. Ms. Owens asked that the Town monitor those HOA-regulated units to see if they convert to short term rentals.

**B. Housing Strategies**

Council discussed the Short Term Rental Reporting Hotline and the need to be less lenient with multiple violations. Mr. Holman stated the Town can be more proactive with patrol and compliance efforts. Mr. Carleton suggested we could raise fees to fund a compliance officer for this purpose, as well as to create incentives for conversion to long-term rentals. Mayor Mamula asked Council about moving forward with a compliance role. Ms. Owens stated she is making a list with needs, including other programs that would need to be funded. Ms. Saade agreed that we should explore compliance options. Mr. Holman stated he would get with staff and try to put a cost and plan together for these ideas. He further stated all of the options being discussed have a cost and we need to figure out how to pay for them. He stated incentives for long-term rentals have been discussed by a county-wide group. Ms. Owens stated the county group has spoken with FIRC about their program for long-term rentals, called Housing Works. Ms. Saade further stated this type of program has been successful in other parts of the county.

Mr. Holman stated the Town will continue to look for opportunities to support housing initiatives, including building when we can and looking for grants. Mr. Carleton pointed out that we can't build our way out of this problem. Mr. Holman stated the buy-down program is a faster way of acquiring units, but it's still not enough. He stated we need to determine at what level we need to fund housing and how to structure the fees to fund the program.

Ms. Owens stated there seems to be a problem with the inability of locals to move into larger or non-deed-restricted units when they want to move up. Council agreed there is not a clear progression at this time because the gap is up to over \$1 million for single family homes and there might be a way to partner with developers to establish different housing levels to narrow that gap.

Mr. Holman stated we could explore seasonal short-term licenses. Mayor Mamula stated we need to involve other agencies such as the water department, the sanitation district and the fire department when these licenses are granted. He further stated these are commercial operations in residential neighborhoods and the County records are not accurate with bedroom counts. Mr. Bergeron asked that the Town look at putting all housing staff under one department. Mr. Berry added that we need to be clear between

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fees and taxes, and Mr. Holman stated we can go to the voters with an additional tax in the future. Mr. Berry stated an application fee would reimburse the cost of a program, but a program fee would be different. He stated an impact fee is intended for capital expenditures, and tied to a development permit. Mr. Holman stated we are here today to get direction on how to handle STRs and to explore funding options. He further stated we need to consider ADUs and how we might be able to incentivize ADUs for long-term leases in the code. Mr. Bergeron stated he supported the idea of placing deed restrictions on ADUs. Ms. Owens stated we need to make sure it is a balance and people aren't tearing them out because they don't want a deed-restricted unit in their property. Mayor Mamula stated we need to talk to the Planning Commission to see how we can incentivize this in the right way.

Ms. Owens stated she would like Council to consider the size of the homes being built in some of our local neighborhoods. Mayor Mamula stated that some neighborhoods have pre-determined building envelopes, but others do not, and we have looked at this before. He stated we should speak with the Planning Commission about this. Mr. Carleton stated perhaps we could add a requirement to code for these large homes that they add a deed-restricted unit for homes over a certain size.

Mayor Mamula stated he would like staff to make housing a priority.

Mr. Holman asked Council how they wanted to approach limits on STRs. He stated we are seeing 3-6 new licenses a week. Mayor Mamula stated he would like to try other ways of creating housing first before exploring limits on STRs. Mr. Bergeron stated he agreed with Mayor Mamula. Ms. Owens stated if we are already short on housing for residents and workers, and we don't put a cap on STRs, we will just get further behind in our goals to retain our local workforce. Mr. Carleton stated he would like to look at solutions through a number of different tactics, and he sees the urgency but wants to leave all options on the table. Mr. Kuhn stated he also sees the urgency and he would like to explore all possibilities. Ms. Saade stated if we look at trends we know STRs put pressure on the market and displace workers and she would like to know if a zone-based approach would work right now. Mr. Bergeron stated he is more aggressive and while he thinks other ideas are encouraging, he is not afraid of looking at a cap or a moratorium on new licenses. Ms. Owens asked if we can gain an understanding of how many units we would need to achieve our goal. Ms. Best stated we are at 29% local resident-occupied units in Town limits right now. She also stated our local workers occupy 27% of units in the Upper Blue Basin (down from 42% in the past). She stated she will try to find an exact number of units. Mayor Mamula stated he would like explore the following at this time: building more housing units, increased compliance and licensing, increased conversion of existing units and code changes.

Mr. Holman stated there are county-wide strategies we can get behind, and outside of the Town of Breckenridge there is not a lot of support for limiting STRs in the county.

Council thanked Ms. Best and her staff for their hard work over the last 20 years in all housing matters. Mayor Mamula encouraged the community to get involved in the conversations about housing and to help find solutions.

**IV) OTHER**

**V) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 11:20am. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

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Helen Cospolich, CMC, Town Clerk

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Eric S. Mamula, Mayor