

Tourism Overlay District Task Force
December 7, 2021 Meeting Minutes
10:00 am – 12:00 pm, Breckenridge Town Hall Council Chambers

Meeting Attendees

Task Force Members:

Abby Epperson, Jim Schlegel, Bruce Horii, Kelly Owens, Steve Fischer, Devon O’Neil, Abbey Browne, Dick Carleton, Tahja Grier, Michelle Zimmerman, Mike Hessel

Town Staff: Rick Holman, Shannon Haynes, Mark Truckey, Julia Puester, Bela Del Valle, Brad LaRochelle, Sarah Crump

Review Map of Zones 1-3

In general what was Abbey’s approach/decision making process? She began with the Tourism Overlay recommendation from Staff for Zone 1, For Zone 2 she included Main Street and Ridge Street and other pockets of more dense STRs that had previously been discussed. Single family residential areas were mostly Zone 3.

French Street should not be in Zone 2 because parking is too big of a concern. –Dick Carleton

Rick Holman: Do the majority of the people support a 3 Zone approach? Yes, everyone agrees to support this approach with some caveats.

Mike Hessel and Jim Schlegel support 3 Zone approach.

Kelly Owens, she supports 3 Zones, but more attention is needed to determine which properties are in which zone, Tahja, Michelle, and Dick Carleton agree.

Council will take the recommendations from the Task Force and they will make the ultimate decision on the numbers. There may not be consensus on a number recommendation from this Task Force.

There could be quite a bit of attrition after the new fee comes through at the end of 2021 but we won’t know until the end of January or later. –Dick Carleton

We know the number of licenses inside and outside of overlay district which were grabbed between Sept and Nov. 567 total new licenses pulled; 249 within staff recommended overlay zone, 318 outside the overlay.

Group thoughts on Zone 2

Mike Hessel: Would a neighborhood be able to apply to a higher zone if they reach a certain percentage STR? No, we should not be considering the percentages to know which subdivisions are in which zones.
–Kelly Owens

We should be using Sept. data as a basis for percentages, before the rush on licenses, if we are going to use percentages. –Devin O’Neil

Highlands Green does not fit in Zone 2, it should be Zone 3. The Swan properties should not be in Zone 2. French Street should be in Zone 3. Shuttle at Highlands Green was not designed for moving people, it was designed for getting points during development review. –Dick Carleton

Stonehaven- was developed as short-term rentals. –Abbey Browne

Areas where you can walk to town/walk to ski area should be in Tourism Zone. Allowing areas far outside of this area to be in Zone 2 creates a patchwork that isn't supported by the LUDs or data and I can't support that. –Kelly Owens

Stonehaven and Highlands Green should be put in Zone 3. Group agrees.

White Cloud/Upper Warriors Mark should be in Zone 2.

Amerind, currently in Zone 2. Should be Zone 1 (Tourism Overlay).

The more cohesive we can make the Zones with a stronger rationale the better. –Mark Truckey

Small cut out in Warrior's Mark should be Zone 3. Accidentally labelled Zone 2.

Group thoughts on Historic District

Ridge Street south of Lincoln could be Zone 2. Areas of French St and east of French St should be Zone 3. –Dick Carleton

Edelweiss Zone 3

Snowloft- Zone 3

Main Street and Ridge Street south of Wellington should be Zone 2

Both Tannhauser 1 and 2- Zone 3

Could we just reconfigure Historic Downtown into a lower percentage of STRs, but not carve out all these condo units? –Kelly Owens

I think we are carving out the right areas and are on track. –Steve Fisher

Attrium (Chaparral) should be Zone 2

Main Street Junction should be Zone 1

Breckenridge Mountain Village (Revisit in the future?)

The more short term rentals/touristy a condo complex the more money is due down at purchase. Something to consider for units that we would like to see returned to long-term housing or available for workforce housing.

Review Tiered Approach Proposal

We should honor the Council's request to meet the 2200 number. –Devin O'Neil

We should allow unlimited STRs in overlay. –Abby Epperson

Very unlikely Council would vote for any unlimited district recommendation. Some growth should be allowed in Zone 1, in Zone 2 there should be a slight STR reduction, in Zone 3 there should be a significant STR reduction. I would like to reconsider numbers at the end of January when the new fees go into effect and new 2022 licenses have been applied for. –Dick Carleton.

Conceptually does this approach to the three Tiers make sense for people? Yes there is consensus on allowing growth in Zone 1, reduction of STRs in Zone 2, and significant STR reduction in Zone 3.

Adding a cap to Zone 1, puts exempt and non-exempt properties in competition. –Abbey Browne

Can we make the number that people are on the waiting list public? –Abby Epperson

The group agrees that individuals should be able to find out their position on the waiting list, but that the list should not necessarily be public.

No lotteries- Abbey Browne

The group agrees that there should be separate waitlists for each of the three zones, not lotteries.

We should not go above the 2200 (3700 nonexempt and exempt total) number and should be targeting this number for STR reductions. –Kelly Owens

We should share the map to update Town Council and the public very soon, once it is more finalized. – Devin O’Neil

We should consider how to deal with future developments in these rules. –Mike Hessel

We don’t need to come to a consensus about future developments now. –Kelly Owens

We should not be “saving” licenses for future BGV or other developments. –Dick Carleton

Other developments in Zone 1 that are coming in the future: East Peak 8 Hotel.

Working with percentages makes more sense, given the large amount of data we have now that Council didn’t have when they created the 2200 number. With the information we have now, it is worth revisiting the 2200 number. – Abbey Browne

After Brad updates the map, it should be sent to Task Force members to review.

This group should reconvene in February after some attrition has occurred. – Dick Carleton.

Send out calculators with map so people can play with numbers.

Council will not have a numbers discussion until there is more data from license renewal in early January. The soonest we could take to council would be early February.

Does the Town plan on establishing system to track long-term rentals? – Abbey Epperson

No, not at this time, because we do not want to create a disincentive to people long-term renting. We have considered paying people to long-term rent. –Rick Holman

Could housing committee discuss a long-term rental tracking system? Yes, the committee has discussed this and has not found a great solution. –Dick Carleton

Next Steps

- Staff will make changes to the Zone 1-3 map based on today's feedback.
- Staff will send Task Force members the map and spreadsheet tables for review.
- Staff will give an update to Town Council and share the map publically once it is approved by the Task Force. The map will be shared with the caveat that the approach to the zones is some STR growth will be allowed in Zone 1, there will be a small reduction of STRs in Zone 2, and significant STR reduction in Zone 3.
- The Task Force will reconvene to discuss specific caps, percentages, and STR numbers for each Zone in February. This will allow for time to understand preliminary licensure data for 2022.

Next Meeting Date

Thursday, February 3, 2022, 10:00 am – 12:00 pm