

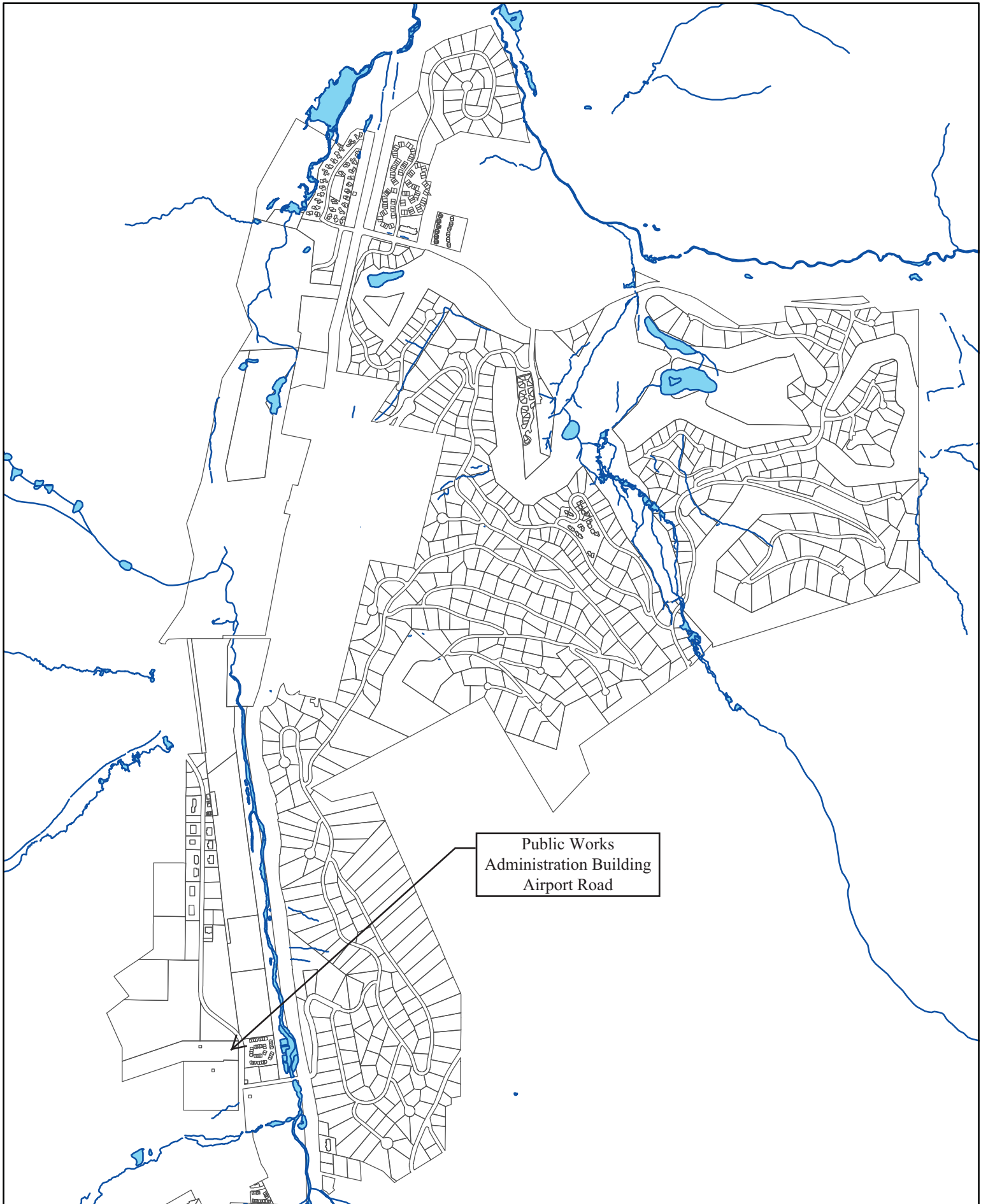
Town of Breckenridge
Planning Commission Agenda

Tuesday, December 6, 2011
Breckenridge Council Chambers
150 Ski Hill Road

7:00	<i>Call to Order of the December 6, 2011 Planning Commission Meeting; 7:00 p.m. Roll Call</i>	
	<i>Approval of Minutes November 15, 2011 Regular Meeting</i>	4
	<i>Approval of Agenda</i>	
7:05	<i>Consent Calendar</i>	
	1. Mendez Addition (MGT) PC#2011073 211 North Gold Flake Terrace	13
	2. Wellington Neighborhood SFR Plus Garage (MM) PC#2011074 15 Raindrop Green	24
7:15	<i>Town Council Update; Mayor John Warner</i>	
7:45	<i>Worksessions</i>	
	1. Mechanical Mass for Solar (CN)	33
	2. Public Works Administration Building (MM); Airport Road	36
9:15	<i>Other Matters</i>	
9:30	<i>Adjournment</i>	

For further information, please contact the Planning Department at 970/453-3160.

**The indicated times are intended only to be used as guides. The order of projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.*



Public Works
Administration Building
Airport Road



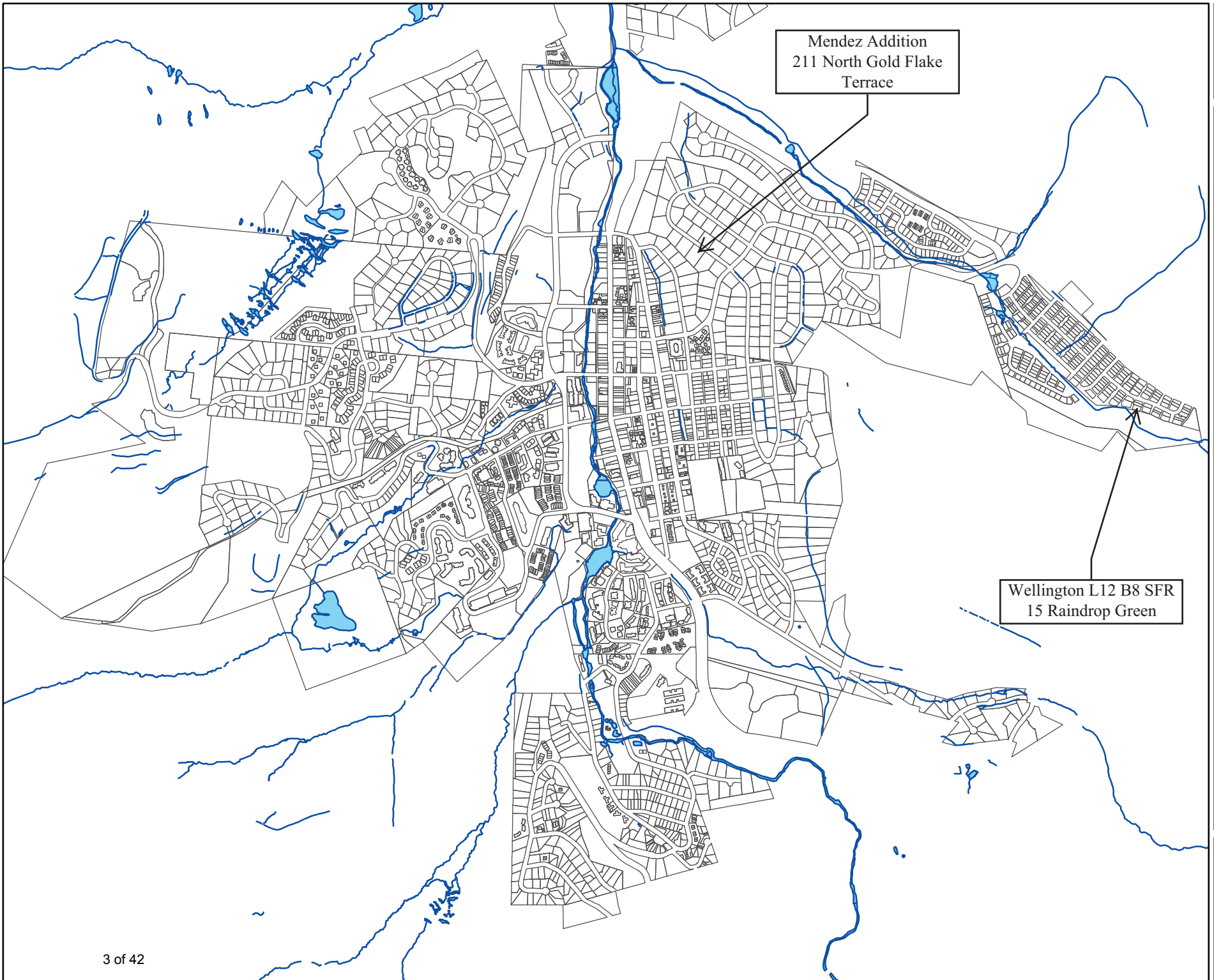
Breckenridge North

Town of Breckenridge and Summit County governments
assume no responsibility for the accuracy of the data, and
use of the product for any purpose is at user's sole risk.

printed 4/12/2011



NOT TO SCALE



Mendez Addition
211 North Gold Flake
Terrace

Wellington L12 B8 SFR
15 Raindrop Green



NOT TO SCALE

printed 4/12/2011

Breckenridge South

Town of Breckenridge and Summit County governments
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PLANNING COMMISSION MEETING

The meeting was called to order at 7:05 p.m.

ROLL CALL

Kate Christopher	Jim Lamb	Trip Butler
Gretchen Dudney	Michael Rath	Dan Schroder
Dave Pringle		

APPROVAL OF MINUTES

Mr. Pringle: Commented on Page 4 of the packet (middle paragraph): I am unsure of the context of the section that refers to...“past, present, future...” not sure this is how it came up in conversation. I am worried that the minutes need to reflect what commissioners feel so it gets to the Town Council correctly.

Ms. Dudney: On Page 7 of the packet, under Stillson Solar Garden, Question 2 (Community Need) and question 3 (Policy 33/R Energy Conservation), please add my comment, “Yes, along with everyone else.”

With one change, the minutes from the November 1, 2011 Planning Commission meeting were approved unanimously (7-0).

APPROVAL OF AGENDA

With no changes, the November 15, 2011 Planning Commission meeting agenda was approved unanimously (7-0).

PRELIMINARY HEARINGS:

1. Giller Residence (MM) PC#2011054; 306 South Ridge Street

Mr. Mosher presented a proposal to restore the exterior of the historic house to an earlier period, landmark the historic house, add a full basement beneath the historic house, and the demolition of a newer historic addition to the house along with a non-historic shed addition at the back of the site. The property would be used as a duplex, with a two-car garage (with a vehicle lift inside).

Changes since the last Preliminary Hearing on September 20, 2011

1. The commercial use has been eliminated from the proposal and the use of the property is proposed as duplex.
2. There is no accessory apartment proposed.
3. Natural stone has been added to the foundation base of the addition along the north and south elevations.
4. The three windows on the west elevation of the new addition have been reduced to two.
5. The above ground density has been reduced.
6. The proposed hot tub has been eliminated from the plans.
7. The site plan includes landscaping data.

This review primarily addresses the change of use from residential/commercial to all residential (duplex) and some design concerns expressed by Staff and the Commission. The overall architectural concept has remained the same. Staff anticipates the Applicant returning with additional detail on the energy conservation and landscaping.

At this time, Staff has no specific concerns with the application as presented. Staff will have further detail on the mitigation of the negative points at the next hearing. Staff welcomed any Commissioner comments.

Ms. Janet Sutterley, Architect for Mr. Giller: Logistically, how parking was going to work became an issue. We just wanted to heat the courtyard area right near the interior plaza; it has nothing to do with the driveway. We will still have the snow stacking required for the driveway. It makes a lot of sense from a maintenance standpoint to heat the area. We would like to see what the Commission feels on that interpretation of Policy 33/Energy Conservation. On the landscaping, we are planning on a minimum of positive two points; that would give us negative seventeen (-17) points and positive sixteen (+16) points as the plans show right now. At this point, we are looking for direction from the Commission that we could gather for final review. I need to come up with a floor plan for the residential portion of the historical house; we have done everything that Staff and the Commission have recommended we do with regards to the exteriors of the historic house and the addition. We want to do a cut shingle roof on the historic house,

and a combination of corrugated metal and asphalt shingle roof on the rear addition; we will have more detail on colors in the final; along with the HERS energy analysis.

Mr. Mike Giller, Applicant: Appreciate the guidance you have given us during the first two sessions; energy is near and dear to my heart. I have been following a sustainable design guide since 1992, and the AIA 2030, the newest round of sustainability training. I have done LEED silver in all my projects. I am not familiar with HERS index, but I will be working to pick it up. It pains me to have to heat a driveway but I think it is the right thing to do in this case; the courtyard is in the shade from the neighboring house, so I think heating it is the right thing to do. I hope to balance the energy needs with our other energy conservation measures. We took a really good look at commercial but at the end of the day, the residential use is closer to the historic use; it is a better neighbor and I apologize to you for making you consider commercial.

Commissioner Questions / Comments:

- Mr. Butler: They aren't heating the whole driveway? (Mr. Mosher: No, just the plaza area in front of the garage.)
- Ms. Christopher: Are there any plans with solar or geothermal in order to heat the driveway? (Mr. Mosher: No. Nothing is official yet, but the applicant is seeking positive points under Energy Conservation.)
- Ms. Dudney: What is your summary of the points? (Mr. Mosher: There is no formal point analysis at this time; however, as presented it would currently incur negative seventeen (-17) points.) And positive fourteen (+14) points right now without some things added in? (Mr. Mosher: Yes.)
- Mr. Pringle: Do you think the parking is going to be doable with the garage parking lift? (Mr. Giller: I don't think it is ideal. I have an Audi and it fits; I think there will be times when we will have to move cars to get one out, but it is viable and I am happy to do it to make it work.) I appreciate that but you will not own it forever. I just don't know if someone will be as dedicated to that as you are.
- Ms. Dudney: How many bedrooms are in the apartment/duplex? (Mr. Giller: Front historic house has two bedrooms downstairs and the back portion of the duplex has three bedrooms.) It is possible you will lease to someone who only has one car? From a functional point of view you might not need four spaces. As most people know I am new here, but I am surprised Breckenridge has a two car parking requirement; some places put a cap instead of a minimum requirement.
- Mr. Butler: Discussed where the parking lift was on the plan. So it doesn't go as high as ceiling in garage? (Ms. Sutterley: We are going to have to lower the garage a couple inches to obtain the required clearance inside the garage for the lift.) (Mr. Giller: You have to go with a garage door with the motors on the side, but it is viable.)
- Mr. Schroder: Is it truly accommodating the space? (Mr. Giller: Yes)
- Mr. Pringle: Are you anticipating the height of an Audi A4 or two Range Rovers with ski racks on top? The Grand Lodge in Steamboat didn't anticipate cars with ski racks and they ended up having a problem. I hope we are anticipating that your next car might have different requirements. This is not the most practical solution.
- Ms. Dudney: All the applicant has to do is require his tenant to have one car. So this is just addressing the development code for parking spaces. (Mr. Neubecker: It is proposed as a duplex, not an apartment, so there won't be a lease. Properties may be separately owned.) So then, there has to be some type of easement to allow access to the space? (Mr. Mosher, there will be two separate properties with easements for access.)
- Mr. Schroder: Have you thought of any perceived public benefit from the heated driveway? (Mr. Giller: I did hear a concern about the shading and the difficulty of getting the snow out there from the last work sessions so I took into consideration what I heard. Is it public or is it for my family? I'm not really sure of the difference.)
- Ms. Christopher: Clarification on the garage... the lift is on the south for you? (Mr. Giller: I am still thinking of that, I do not know yet which unit will use the lift.) Will there be an interior wall in the garage so they can't access the other car? (Mr. Giller: I haven't gotten that far; if you put a wall in it really constrains that area a bit.)
- Ms. Dudney: Asked Mr. Neubecker clarification on Policy 33, Energy conservation. (Mr. Mosher: As for the snow melting points, the courtyard is larger than a garage apron where the Code suggested no negative points as an example.)

- Mr. Rath: If you get 3-feet of snow on your solar panels then there isn't enough hot water to melt your driveway. (Mr. Giller: I'm prepared for one negative point for the heated driveway since I know I will be back soon with my energy plan.)
- Mr. Butler: Do you have any desire to heat the full driveway? (Mr. Giller: The courtyard is necessary and the driveway would be nice, but not necessary.)

Mr. Schroder opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Final Comments:

- Mr. Pringle: The Staff report states on page 10, under Policy 5 Architectural Compatibility that the new connector will have natural cedar horizontal siding on the east elevation with some vertical. I'm not quite sure what you mean on that. (Mr. Mosher: Pointed out the different elevations and material changes to break up the massing of the addition.) (Ms. Sutterley: It might be a flush vertical application; we haven't decided which vertical material we will use yet.) (Mr. Neubecker: Is this used to delineate the new from the historic structure? It does help in the future for people to delineate the historic and the new with changing the material.)
- Mr. Rath: How many negative points for an ice melt system? It comes down to how much energy is going to be required for snowmelt. You want to keep as much snow out of there as possible, with a good cold-roof system, lots of insulation. It doesn't look like you have a lot of area on the roof for solar.
- Ms. Christopher: Without knowing the energy consumption, it is hard to assess the negative points. As far as I am concerned I think that the heated patio area (courtyard) could be combated with solar or geothermal energy even if it isn't used specifically used for that courtyard. Heated courtyard with no renewable energy replacement of any source would be negative points in my mind.
- Mr. Butler: I wish you had an alternative; a real viable alternative to a fourth car.
- Mr. Lamb: I like the project; every time we see it, it gets better. The discussion here is on landscaping. I agree with Staff's comments for two positive points. With so little space that meets code it's going to be difficult to obtain positive four (+4) points. The negative hit for me would be on heating the courtyard. With the HERS rating this might change and balance out. I don't think the courtyard is that big. Just because you have that system doesn't mean it has to be operational. I am looking forward to the point analysis.
- Ms. Dudney: I like the project; I am not inclined to agree to a large number of negative points for the courtyard because I don't see what your alternative is. It is south facing. (Mr. Mosher: But it is shaded by neighboring building.) I need to look at your energy analysis.
- Ms. Pringle: I think the development is coming along very well. As you hear, there are no problems with the architectural details or massing expressed by staff so that is nailed down. The questionable stuff is whether or not the plaza is heated. I think I would go with heating it with the least amount of negative points. In order for the plaza to work it has to be 100% clear of snow, and you have to have a slow melt system that works. It is going to be necessary for this to go forward. Four cars are necessary; make it work. I would go for the negative hit and snowmelt the entire driveway. The best way to guarantee it would be to have the snowmelt system. I am not afraid of the energy consumption, I feel like we can offset that somehow.
- Mr. Schroder: I agree with what Mr. Pringle, Ms. Dudney and Ms. Christopher said about melting the courtyard. Also, I don't think you need to apologize for taking away the commercial, the code allows it. That is what we are here for, to mull over your ideas. Ultimately, I like that you are moving towards residential because this block is residential.

2. Stroble Residence (MM) PC#2011060; 206 South Harris (Lot 3A)

Mr. Mosher presented a proposal to move and restore the exterior of the historic house to an earlier period, remove the non-historic upper level addition, replace and add to the non-historic addition at the back, landmark the property and add a full basement beneath the historic house. An accessory unit is proposed in a portion of the new basement. Rebecca Waugh, Town Historian, has stated that this house was once identical to the houses at 208 South Harris Street (next door to the south) and the Wedding House at 106 North Harris Street. As it stands today with the current Code, the existing house on the subdivided lot is 620 feet over density, 735 feet over aboveground density and 368 feet over mass. It does not meet the setbacks on the sides and rear of the property. These conditions are legal non-

conforming. The applicant proposes improvements to the property which will restore much of the historic character while reducing the degree of non-conformity.

Staff believes that the restoration of this historic house is a good public benefit for the community. However, there are several concerns that would improve the benefits of this proposal.

The Code allows the moving of historic structures in some cases with negative points. It does not allow placing the parking requirements off-site and onto public streets. Since the addition to the historic house is less than 50% of the floor area, a connector is not required and none is proposed. Staff is asking the applicant to preserve the interior walls that are the original historic exterior walls of the house to maintain the rating and contributing qualities to the historic district.

Staff had the following questions for the Commission:

- Does the Commission support moving the historic building 3-feet to the west with negative points being assigned?
- Does the Commission support requiring the preservation of interior historic fabric if no connector link is used?
- Does the Commission believe proposed snow-melt portion of the driveway is warranted without negative points because of the existing site conditions and neighboring property impacts?

Staff welcomed any additional comments.

Ms. Janet Sutterley, Architect for Applicants: This house has changed hands quite often. The Applicants wanted to come up with a restoration and renovation plan; the house is beyond “Band-Aids”. What we looked at was the possibility of restoring the home to what it was historically on the west, north, and south sides, plus Landmarking the property and getting a basement under the home. Two options are for the applicants to either to restore it themselves or to obtain plan approval and then sell it. The existing parking on the front allows for 3 cars and the owner is anxious to get rid of the employee deed restriction on the accessory unit in the house. He is willing to obtain something off-site for proper replacement. He would like a ‘trade-off’ from the Town for the kind of monumental project this is; there will be no above ground impact. As you can see this does not present any parking problem, we could fit another parking spot in the front yard. But, the biggest problem is having parking in the front yard and seeking landmarking. We would like the Commission to support an off-site parking pass for the applicants. If parked in the front yard, the car would nearly touch the house to fit. There are already cars parked all over the place on Harris Street anyway. We want to do a good job on the site work and the structure. We would like to have a decent window-well off the back yard so it’s not dark in the basement. Nobody ever considered what could happen on a half-lot when considering requiring connector links. I think it is an issue coming up on other projects; I want people to know how difficult it really is. There needs to be a little give and take on the backsides of the houses so things do work. I would like to see this addressed in the top-ten code changes soon.

Commissioner Questions / Comments:

Ms. Dudley: I do not have a problem with the snowmelt for the small portion of this driveway. Not in favor of parking offsite. Not in favor of Landmarking the building if you are parking in-front, which leaves you only two parking spaces for the single family home.

Mr. Lamb: Parking is one issue; the serious issue I have is the accessory unit. The big mistake was made in the 80’s dividing these lots and I would like to do whatever we can do to remedy them at this point. I question what this half-lot in this neighborhood can handle with the proposed parking and density. What is going to be two units on a half-lot; I don’t know where you are going to put the parking if you are trying to restore the front. Two parking spots shown on the plans works just barely, three absolutely doesn’t work. I am fine with Landmarking it and the underground density but how many cars are really going to be there? That is a huge concern of mine. Parking could work on the right side with snow melt but again, the accessory apartment really concerns me. I would be unwilling to allow an accessory unit to have those two parking spots.

Mr. Butler: Support the ice melt with no assignment of points.

Ms. Christopher: Yes, believe this situation warrants a hardship for that (snow melting). I do not support an accessory unit if there isn’t parking for it.

- Mr. Rath: The snow melt is warranted. Anything we can do to help the parking situation and remove the cars from the front of the house. I'd like to see us work with the homeowner to see this project become less unappealing.
- Mr. Schroder: Do I think it is for free? (Regarding negative points for snow melt). I don't think so. I would love to see a creative solution and then we can get back to you.
- Mr. Lamb: We have at least three units on that property and at least two exist, how does that work? (Mr. Mosher: The front lot and the back lot were counted as a duplex when the back house was built.) (Mr. Neubecker: The accessory unit is not counted as a separate "unit". It is one SFE.) They have limitations on sizes, etc. but they have a separate door? (Mr. Mosher: Yes.)
- Ms. Dudney: So, you can buy a different place to move that employee deed restriction? And does staff review to make sure that it is comparable? (Mr. Neubecker: Yes, we do. Sometimes we have them make upgrades with new appliances, carpet, etc.) (Mr. Mosher: The plan is to take the employee unit off the property; the owner works with Town Staff to ensure the replacement unit is comparable to the original.)
- Mr. Pringle: When you take a deed restriction of an existing unit and place it on another one, does it link it with a mortgage? What happens if someone loses the house? Do we lose the restriction? (Mr. Grosshuesch: The Town policy, prior to the recession, was that the next lender would have to subordinate their interest to our covenant; we have had varying responses from FHA and Freddy Mac/Fanny Mae on whether they would accept those or not. I can't sit here and tell you clearly what the policy is anymore. Our first choice is to have them subordinate but there are specific circumstances that we can't control anymore. I don't have a black and white answer.) As a general policy, why would we accept a deed restriction that is not in first place on the loan? (Mr. Grosshuesch: Tim (Town Attorney) has devised some ways to address this. I can't explain in detail.) Are those window wells larger than what is necessary to adapt to the fire code? (Ms. Sutterley: I would like to allow at least four feet for that. I think it makes it not so much of a cramped window well.)
- Ms. Christopher: How large would the window well be if you didn't move the house? (Ms. Sutterley: We wouldn't meet code with that.)
- Mr. Schroder: How would parking meet conform to make it work? Since two cars push one space over the edge of the Town's snow stacking easement. (Ms. Sutterley: If we move the house back a little bit we could park in the front yard; right now they have an easement to have 3 cars parked perpendicular to the street. The problem is it would be parking in front of a historic structure; the two new spots are completely on the site.) Would positive points be allowed for historic renovation and have cars parked in front yard? Or does having cars parked in front negate that opportunity?
- Ms. Dudney: Are you saying that two cars could be parked in the driveway without permission from anybody? (Mr. Mosher: To park in the snow stacking easement an encroachment license agreement is needed from the Town.) Mr. Mosher, can you clarify your question for number two? Is there a legal connection between interior fabric and not providing a connector link? (Mr. Neubecker: Cited a couple of examples where the Town obtained a condition of approval to preserve the interior fabric.) (Mr. Mosher: Cited the Father Dyer Church, where historic exterior wall was removed. It now has less than 75% of the original fabric left due to the additions put on over time and the removal of the once exterior walls during remodels. Is no longer contributing as a building, just socially relevant.)
- Mr. Pringle: How are you going to be able to ensure that the interior fabric won't go away? (Mr. Mosher: A Covenant and Condition of Approval.)

Mr. Schroder opened the hearing to public comment.

Mr. Bob Randall, owner of the house just to the North: I wanted to find out about how far the new addition will be away from the north property line. (Ms. Sutterley: It will be more in compliance than it is right now by about two feet.) The addition will go back and the historic house will remain? The shed area will be removed or remolded? (Ms. Sutterley: The non-historic shed will be removed.)

There were no more public comments and the hearing was closed.

Commissioner Final Comments:

- *Did the Commission support moving the historic building 3-feet to the west with negative points being assigned?*

Mr. Pringle: Is this necessary to have the accessory unit? I am wondering whether or not we can take a look at what his real outcome is. Three parking spots on the property drives the point that we should not be going forward with this proposal. Agree with moving the building forward, only the amount necessary for legal requirements.

Ms. Dudney: I support moving the building to the west.

Mr. Lamb: Yes.

Mr. Butler: Support moving the historic building, no problem to give the distance for a nice window well.

Ms. Christopher: Anything would be better than what it is; YES, but again, just as much as necessary.

Mr. Rath: If we can improve this property with the current owner, we can do the Town a favor. This limits us to two parking spots. I am not against finding ways to solve this. From an economic perspective I'm not sure how advantageous an accessory unit would be. In order to landmark it, you have to get the cars out of the front yard and restore the house and remove the dormers. No objection to moving the building.

Mr. Schroder: Question 1 and 3 kind of are related together. I don't support moving the house forward and losing the parking. The question that goes back is for no negative points; I don't support doing one and then giving the other. Parking needs to be worked out. I would support lining it up and making it more historic.

- *Did the Commission support requiring the preservation of interior historic fabric since no connector link is required?*

Mr. Pringle: No, I would rather see us work with not putting in a link rather than making some requirement that something exists in the future. I would rather go a more upfront way and see how that works.

Ms. Dudney: In terms on restoring the interior fabric, if this goes forward, there is going to be money spent and it will look neat. It will be a selling point of the house, so as long as it's approved by the staff upfront as to how the preservation is done. I will not be in favor of any Covenant or Condition for that. If it is done well then people won't look to change it in the future. I do support, in order to landmark the building.

Mr. Lamb: Yes.

Mr. Butler: Support preserving the interior fabric.

Ms. Christopher: A little on the fence for number two. I agree with Mr. Pringle that a connector link would be ideal; if there are additions as proposed, then something needed to protect that fabric from being lost.

Mr. Rath: We need to provide an opportunity to preserve interior fabric.

Mr. Schroder: Agree to what Staff suggested; there needs to be a Condition stating to preserve the interior fabric.

- *Did the Commission believe proposed snow-melt portion of the driveway is warranted without negative points because of the existing site conditions and neighboring property impacts?*

Mr. Pringle: Agree that it will be a good idea and support it with the fewest of negative points possible. I think the home has to be a home that is usable for today's needs and conditions. If we can make it as energy conservative as possible that would be great. We need to look at how we balance those issues out. In support of looking into rewriting Policy 80/A.

Ms. Sutterley: Gave a clarification of the exterior walls becoming interior. (Mr. Rath: I see no reason not to make some statement about how this house should be preserved in its perpetuity. This house is a mess now.) (Mr. Pringle: What we do is not cast in concrete.) The one other thing is, if the owner agrees to drop the accessory unit then it is a single family home with two parking spaces and no deed restrictions that will need to be moved somewhere. The deed restriction is being physically removed from the property. (Mr. Neubecker: I disagree. Staff will look into this.)

COMBINED HEARINGS:

1. Dupey McGovern Dormers and Historic Preservation (MGT) PC#2011068; 413 East Washington Avenue
Mr. Thompson presented a proposal to remove the existing 10" reveal metal siding and replace with historically accurate 4 1/2" reveal natural wood siding, remove the existing skylights and replace with dormers in the same location, and, finally, to remove the existing asphalt shingles and replace with standing seam metal roof.

While this residence is neither eligible for individual National Register nor Local Landmark status, it is a historic structure in our Historic District, and the preservation and rehabilitation of this residence is important.

Applicants' Preservation and Restoration Proposal:

1. Remove all current exterior siding and trim.
2. Install batt insulation at west wall along the deck area.
3. Install blown-in insulation where needed.
4. Relocate door three feet on west elevation to allow kitchen to function properly.
5. Remove existing casement window at east elevation and install new double hung unit.
6. Install 4 ½" natural wood siding on all exterior walls.
7. Replace all fascia, soffit, corner and window trim.
8. Remove existing skylights and install dormers in same location using existing openings.
9. Remove existing shingles and replace with standing seam metal roof.
10. Paint all exterior surfaces two colors to meet Development Code requirements.
11. Changing door on west elevation, non-historic portion of house.

The property owners propose to replace the non-historic bubble skylights with historically accurate dormers. The existing skylights leak water in the second floor and the applicants do not like the non-historic look of the bubble skylights. The use of dormers to provide a second floor in a one-and-a-half story building form is encouraged by the East Side Residential historic design standards. The applicants propose three options for the dormers, in this order:

1. Replace the bubble skylights with dormers using the existing skylight openings.
2. Replace the bubble skylights with flat glass skylights in the existing skylight openings.
3. Cover up the existing west skylight with the new metal roof and replace the eastern bubble skylight with a flat piece of glass. The eastern bubble skylight is above the bathroom and natural light is needed. Applicant would like to be able to open the glass to let steam escape.

The Planning Department recommends the Planning Commission approve PC#2011068, the Dupey/McGovern Siding and Skylight Replacement Proposal, located at 413 E. Washington Avenue, Lot 16A, Block 6, Yingling and Mickles Subdivision, with the presented Findings and Conditions.

Commissioner Questions / Comments:

Mr. Butler: They have three options for dormers. Do any of those options impact the point analysis or your recommendation? (Mr. Thompson: No, I don't think it does. I think changing the siding would be worth the positive points and even if the bubble skylights could go away with flat glass skylights. I think it would be better than seeing the bubble skylights. The bubble skylights are leaking water into the house so something will have to be done.)

Mr. Pringle: I'm a big believer of not putting holes in a roof. (Mr. Thompson: The holes are already there, and he is a contractor so he has faith that he can get it done and it won't leak.) Would it be operable? (Mr. Thompson: Yes and it would be above the bathroom.) I think all the improvements you are making will be wonderful and will be a big improvement.

Mr. Jeff Dupey, Applicant: My wife is a flight attendant so she couldn't be present right now. We just put together a budget this year. I may employ people to help me with the roof, but the skylights are the biggest problem and I would really like to put in the dormers. Roof is just one level of asphalt. I am hoping that I can put in a microlam and put in those dormers. It will look better than a flat skylight and will look better than the ugly existing bubble skylights. The door on the west side is in the wrong spot; it would be nice to have the windows a little bit higher.)

Ms. Christopher: I like all the changes that you are proposing.

Mr. Schroder: What is your priority schedule? What would you like to see happen first? (Mr. Dupey: Initially I would wanted to shrink the dormers, but I was trying to stay within the existing openings, so the top part of the window will look into the top of the roof. I don't want to ruin the integrity of the roof any more.)

Mr. Lamb: Does the house sit on a foundation now? (Mr. Dupey: Yes, it is on a continuous foundation all the way around except the rear area.)

Mr. Schroder: Mr. Thompson, this has been presented to us as a Combined Hearing. We are being asked to approve it; can we approve the application if we don't know what the windows are going to be? (Mr. Neubecker: We feel there is a preferred pecking order for the roof, and what he has proposed will follow the above three steps mentioned.) (Mr. Dupey: I see your point; if it is

affordable and structurally possible then the dormers are my first choice.) (Mr. Thompson: It will still pass a point analysis with either option; it is a passing point analysis.) (Mr. Neubecker: Does any one of these dormer proposals give anyone heartburn where they wouldn't approve it?) (Mr. Pringle: I say doing the siding and getting rid of the non-historic door/windows on the west side would be worth the positive three (+3) points.) (Mr. Neubecker: We would be happy to report back to the Commission with the option Mr. Dupey chooses.)

Mr. Lamb: What is generating the positive three (+3) points is everything else, other than the dormers. I am confident that whatever we get will be better than what we have.

Mr. Schroder opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Final Comments:

Mr. Pringle: Can we take the dormers/skylight issue out of this application and just look at the changing of the materials, with a condition that if they change anything with the skylight that they come back to staff so we know what we are approving? (Mr. Neubecker: One reason why I like leaving it in the application is because sometimes dormers are inappropriate, and need to be reviewed by the Commission. We don't want people to assume that they can just get dormers approved by staff.)

Ms. Dudney: Would it be appropriate to say that it is approved as shown and any changes to the roof would have to be approved by Staff? (Mr. Neubecker: Dormers or the flat skylights could be acceptable by the Commission.)

Mr. Lamb: I would prefer the dormers. Everything proposed is great. It is refreshing and rare for someone to generate positive three (+3) points and not use them.

Mr. Pringle made a motion to approve the point analysis for the Dupey McGovern Dormers and Historic Preservation, PC#2011068, 413 Washington Avenue. Mr. Rath seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve the Dupey McGovern Dormers and Historic Preservation, PC#2011068, 413 Washington Avenue, with the presented findings and conditions. Mr. Rath seconded, and the motion was carried unanimously (7-0).

OTHER MATTERS:

Mr. Truckey: Town Council Highlights:
Final hearing on the 2012 budget is next week. From the Community Development perspective, one of the biggest issues was the potential reduction of a building inspector position (a planning position was already eliminated in the 2011 budget). At last week's Council budget retreat, the Council decided not to eliminate the building inspector position. This will allow us to continue to deliver the expected level of service to the builders. Other items discussed by Council at the retreat included the CIP budget, particularly related to the Arts District. The Barney Ford Lot will be paved and improved, with permanent pit firing provided. The historic Burro Barn, which has collapsed, will be taken apart and panelized to save the historic fabric and will eventually be reconstructed for use as public restrooms. Also, the Robert White house will get some remodeling done to it (roof, siding, etc.). Staff is looking into a State Historic Grant to help with that.

The old CMC/Harris Street Building: The Council is generally thinking it makes sense that Town Hall eventually moves over there. The question is whether to spend the money now or later on this project. Short-term they are going to lease it out to the new Peaks school for the 2012/2013 school year. The Council desires to hold a public design charette to come up with ideas for ultimate use of the facility. An RFP would then be released to solicit professional assistance with the design and remodel. The Council is looking at selling the existing Town Hall to finance the move to the old CMC. Moving Town Hall into the historic district seems an appropriate move. It is one of our historic gems, especially as far as institutional buildings in town, and the Town would probably be the best steward/tenant.

Explanation of the proposed change of the mill levy of taxes that is being considered by the Council to put on the April ballot: If put on the ballot, there would be less tax collected than from the existing mill levy. They are looking for a sustainable revenue stream for child care scholarships.

Amusement/Lift-Ticket Tax is also being considered for the April ballot. The general thought is that the proceeds that came out of that would go towards transportation. A combined bus system with the ski area has been discussed. There is also some desire to have an enhanced transit system with increased technology.

McCain property: The Council is interested in pursuing a solar garden there. First step is discussions with Alpine Rock regarding their existing lease with the Town. Master planning exercise for McCain may occur after these discussions.

Colorado Energy Collective: Moving forward with application with Xcel for the Stillson solar garden site. Council supports the project and the Town will be an anchor tenant.

The Council called up the Horse and Carriage application. A hearing will occur on December 13. Staff has issued a temporary permit that allows them to operate until the December decision by Council.

ADJOURNMENT:

The meeting was adjourned at 10:00 p.m.

Dan Schroder, Chair



Class C Development Review Check List

Project Name/PC#:

Mendez Addition/Remodel
and accessory apartment PC#2011073

Project Manager:

Matt Thompson, AICP

Date of Report:

November 30, 2011 For the 12/06/2011 Planning Commission Meeting

Applicant/Owner:

Dan and Natalie Mendez

Agent:

BHH Partners

Proposed Use:

Addition and remodel to existing single family residence

Address:

211 Goldflake Terrace

Legal Description:

Lot 17, Block 2, Weisshorn

Site Area:

38,943 sq. ft. 0.89 acres

Land Use District (2A/2R):

12: Residential

Existing Site Conditions:

The property slopes steeply downhill at approximately 24%. The lot is moderately covered with lodgepole pine trees. There have been aspen and spruce trees added to the property as landscaping. There are 10' utility easements on each side lot line, and a 10' utility easement off the rear property line.

Density (3A/3R):

Allowed: unlimited Proposed: 7,268 sq. ft.

Mass (4R):

Allowed: 8,000 sq. ft. Proposed: 8,265 - 900 garage = 7,365 sq. ft.

F.A.R.

1:4.70 FAR

Areas:

Existing

Proposed

Lower Level:

2,243 sq. ft.

3,858 sq. ft.

Main Level:

978 sq. ft.

2,914 sq. ft.

Upper Level:

415 sq. ft.

Garage:

582 sq. ft.

1,078 sq. ft.

Total:

3,803 sq. ft.

8,265 sq. ft.

Bedrooms:

6

Bathrooms:

7

Height (6A/6R):

35 feet overall

(Max 35' for single family outside Historic District)

Lot Coverage/Open Space (21R):

Building / non-Permeable:	5,586 sq. ft.	14.34%
Hard Surface / non-Permeable:	1,235 sq. ft.	3.17%
Open Space / Permeable:	32,122 sq. ft.	82.48%

Parking (18A/18/R):

Required: 2 spaces

Proposed: 4 spaces

Snowstack (13A/13R):

Required: 309 sq. ft. (25% of paved surfaces)

Proposed: 349 sq. ft. (28.26% of paved surfaces)

Fireplaces (30A/30R):

4 gas

Accessory Apartment:

Yes, complies with Code

Building/Disturbance Envelope?

N/A

Setbacks (9A/9R):

Front: 14' existing
 Side: 13' existing
 Side: 37'
 Rear: 135'

Architectural Compatibility (5/A & 5/R): The proposed addition materials are stone, glass, and steel. Staff has some concerns with the addition as it is a departure from the rest of the neighborhood. While we recognize that there is not a strong single architectural character within the Weisshorn Subdivision, Staff believes that the proposed architecture and amount of glass is not compatible with the surrounding neighborhood. Hence, Staff believes the application deserves negative three (-3) points under Policy 5: Architectural Compatibility.

Exterior Materials: Metal siding "hemlock green", existing stucco French vanilla, fascia natural stained cedar "walnut" in color, aluminum clad wood windows bronze, and Eldorado Stone with smeared grout.

Roof: New roof will be standing seam metal roof "Hemlock Green"

Garage Doors: Wood clad stained "walnut" to match fascia

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado Spruce	12	(6) 10' - 12', (6) 12' - 14'
Aspen	7	3" minimum caliper, 50% multi-stem
Potentilla	5	5 gallon minimum

Landscaping (22A/22R): Staff has reviewed the proposed landscaping plan against other projects that have received positive points. Based on the new landscaping, existing landscaping and existing tree buffer, Staff finds that positive four (+4) points are warranted.

Drainage (27A/27R): Positive drainage away from residence

Driveway Slope: 2 %

Covenants: Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity that the single family unit and the accessory apartment will be held in the same name. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.

Point Analysis (Sec. 9-1-17-3): Staff has conducted a point analysis and finds that the application warrants negative three (-3) points under Policy 5/R Architectural Compatibility, and positive four (+4) points under Policy 22/R Landscaping, with a passing point analysis of positive one (+1) point.

Staff Action: Staff has approved the Mendez Addition/Remodel, PC#2011073, located at 211 N. Gold Flake Terrace, Lot 17, Block 2, Weisshorn Subdivision, with the attached Findings and Conditions.

Comments: The proposed accessory apartment is proposed at 1,184 sq. ft., and the primary unit is 7,081 sq. ft. Hence, the proposed accessory apartment meets the Development Code requirements that it not be greater than 1,200 sq. ft. and the total dwelling area of the unit is no greater in size than one third (1/3) of the total dwelling area of the single family unit.

Additional Conditions of Approval: The side yard setback shall be increased from 35' to 37' to allow for a combined side yard setback of 50'.

Final Hearing Impact Analysis				
Project:	Mendez Addition/Remodel and Accessory Apartment	Positive	Points	+4
PC#	2011073			
Date:	12/01/2011	Negative	Points	- 3
Staff:	Matt Thompson, AICP			
		Total	Allocation:	+1
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	- 3	While the addition is attractive, it is a departure from other residences in the Weisshorn.
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		

20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+4	The landscaping plan meets the requirements of Policy 22/R. (6) spruce trees 10' - 12', (6) 12' - 14'. (7) Aspen trees 3" minimum in caliper, 50% multi-stem.
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		

TOWN OF BRECKENRIDGE

Mendez Addition/Remodel and Accessory Apartment
Lot 17, Block 2, Weisshorn Subdivision
211 Gold Flake Terrace
PC#2011073

STAFF RECOMMENDATION: Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 30, 2011**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **December 6, 2011**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **June 13, 2013**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. **An improvement location certificate of the height of the top of the foundation wall, top of the second story plate, and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.**
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

12. Applicant shall submit proof of ownership of the project site.
13. **Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring that the legal title to the accessory apartment and single-family unit is held in the same name. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.**
14. **Applicant and architect shall increase the east side yard setback from 35' to 37' to create a combined side yard setback of 50'.**
15. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
16. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
17. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
18. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
19. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.

20. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
21. **Applicant shall install construction fencing and erosion control measures around the building site in a manner acceptable to the Town Planning Department.**
22. **Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.**
23. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

24. **Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.**
25. **Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.**
26. **Applicant shall remove all vegetation and combustible material from under all eaves and decks.**
27. **Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.**
28. **Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.**
29. **Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.**
30. **Applicant shall screen all utilities.**
31. **All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.**
32. **At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse**

the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.

33. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
34. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
35. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
36. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)

PLANTING LIST & NOTES

KEY	COMMON	BOTANICAL	NO.	SIZE
EXISTING TREES				
(Symbol)	EXISTING	VARIABLES	24	SEE SITE PLAN
EXISTING TREES TO BE REMOVED				
(Symbol)	VARIABLES	VARIABLES	15	SEE SITE PLAN
TREES				
(Symbol)	COLORADO SPRUCE	PICEA FENZLII OR PICEA ENGELMANNI	12	(6) 10' TO 12' TALL (6) 12' TO 14' TALL
(Symbol)	ASPEN	POPULUS TREMULOIDES	7	3' CAL. MIN. 50% FULLY 11-STEM
SHRUBS/GROUND COVERS / PERENNIALS				
(Symbol)	POTENTILLA	POTENTILLA FRUTICOSA	5	5 GAL.
(Symbol)	ALPINE CURRANT	RIBES ALPINE	0	5 GAL.
(Symbol)	PEKING COYNEASTER	YUCCA FASTIGIATA OR AGAVE ALATA	0	5 GAL.
(Symbol)	NATIVE GROUND AND PERENNIALS	PROVIDE SUBMITTAL	--	1 FLAT

LANDSCAPE NOTES

- PROVIDE 2"-3" (MIN) CLAYFREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH BURNETT CO. SHORT SEED MIX (AS APPROVED BY TOB) STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
- KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
- GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
- PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
- LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
- SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
- ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. PROVIDE SUBMITTAL.
- 50% OF NEW PLANTINGS TO BE NATIVE. 50% OF NEW PLANTINGS TO BE ADAPTED FOR HIGH ALTITUDE.
- NATURALIZE GROUPINGS OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
- SCREEN ALL UTILITY FEDESTALS WITH LANDSCAPE MATERIAL.
- PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES, UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
- INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
- ROOT FEEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
- PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
- LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER.
- ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.

NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE TOWN OF BRECKENRIDGE.

REVEGETATION NOTES

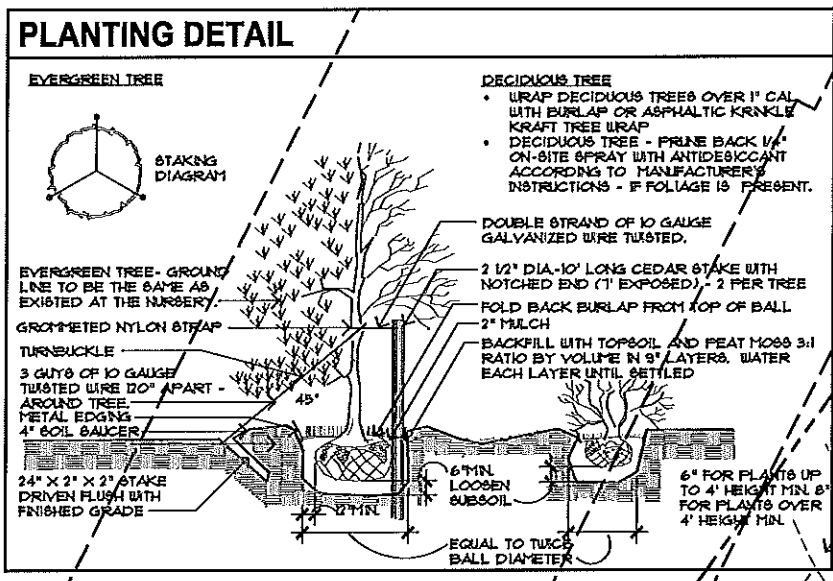
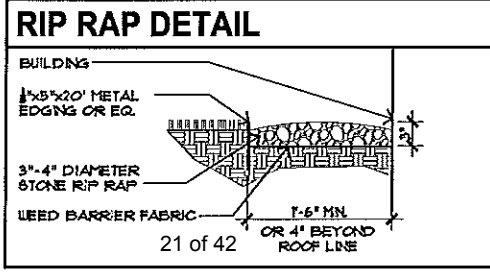
REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:

SHORT DRY GRASS MIX #2 LB5/1000 SF:	
HARD FESCUE	30%
CREeping RED FESCUE	30%
SHEEP FESCUE	25%
CANADA BLUEGRASS	10%
CANBY BLUEGRASS	5%

SLOPES OVER 3:1 SHALL BE HAY TACKIFIED OR NETTED.

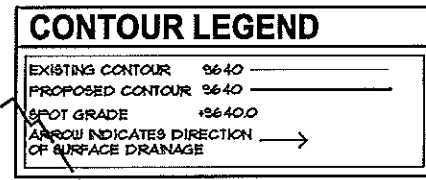
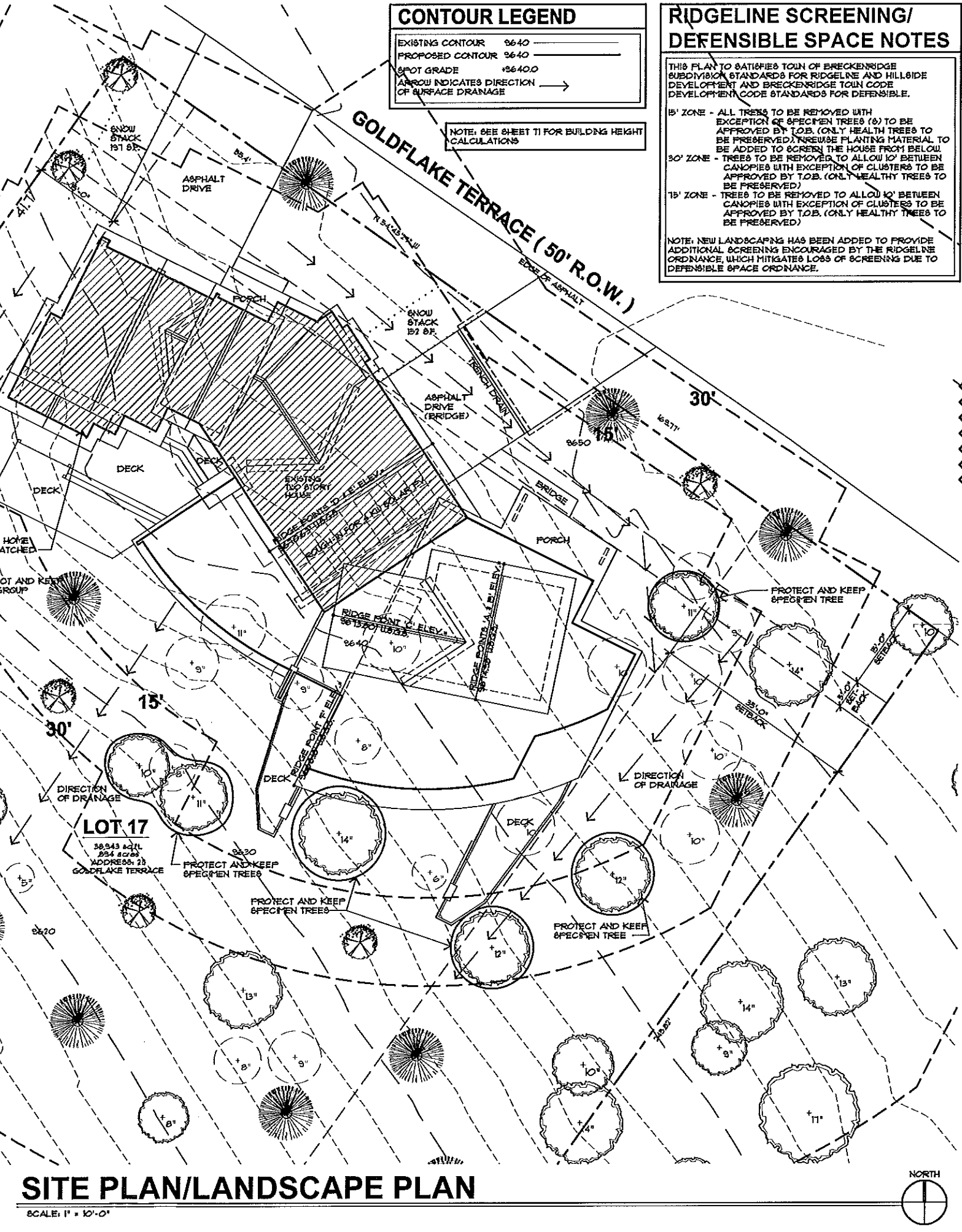
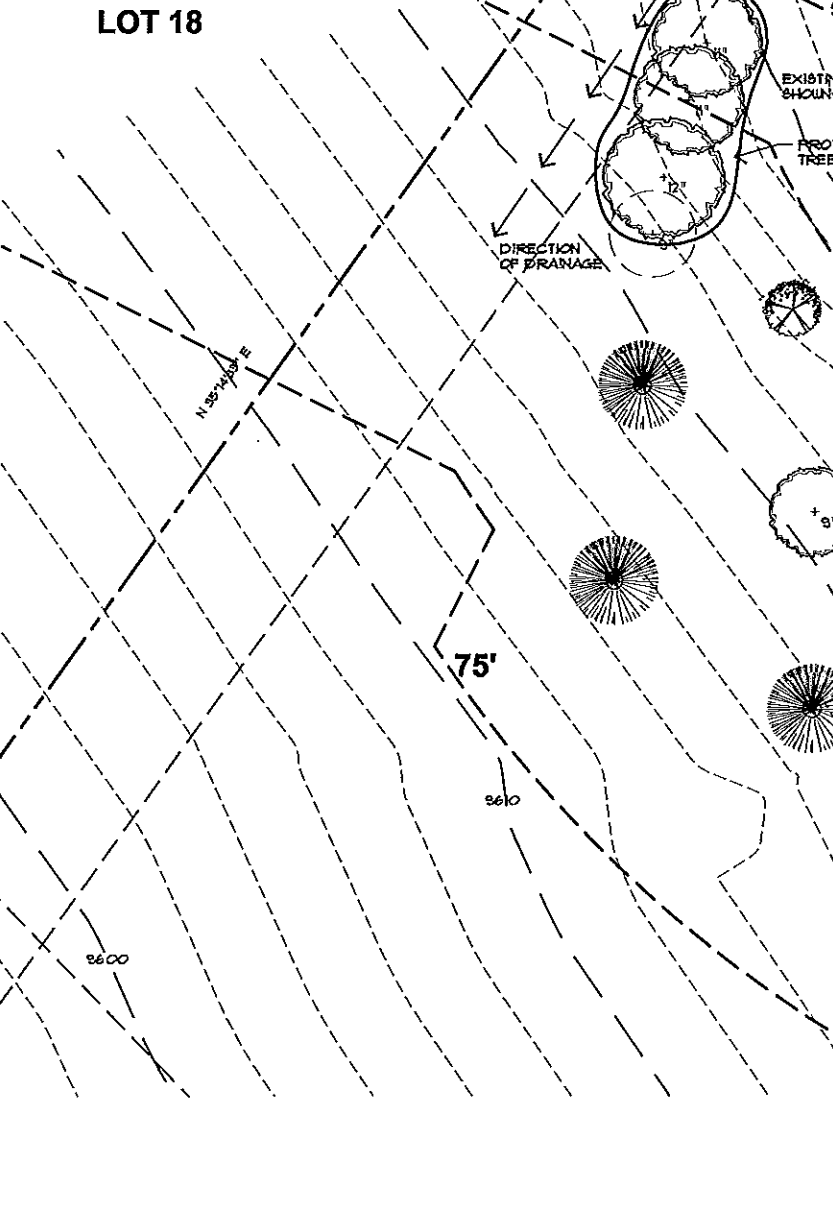
MOUNTAIN MAGIC WILDFLOWER MIX #1 LB4/1000 SF:	
BABY'S BREATH	BLANKETFLOWER
CALIFORNIA POPPY	SHIRLEY POPPY
BLUE FLAX	LUPINE MIX
WALLFLOWER	MAIDEN PINKS
FENSTEMON, ROCKY MOUNTAIN	
WILD THYME	

ROCKY MOUNTAIN BLUE COLUMBINE MIX #LB75/1000 SF



REQUIRED SNOWSTACK

	SQ. FT.	%
HARDSCAPE (WALKS & DRIVEWAY)	1235 SF.	100%
REQ'D SNOW STACK (25% OF HARDSCAPE)	309 SF.	25%
TOTAL SNOW STACK	349 SF.	



RIDGELINE SCREENING/ DEFENSIBLE SPACE NOTES

THIS PLAN TO SATISFIES TOWN OF BRECKENRIDGE SUBDIVISION STANDARDS FOR RIDGELINE AND HILLSIDE DEVELOPMENT AND BRECKENRIDGE TOWN CODE DEVELOPMENT CODE STANDARDS FOR DEFENSIBLE.

15' ZONE - ALL TREES TO BE REMOVED WITH EXCEPTION OF SPECIMEN TREES (6) TO BE APPROVED BY TOB. (ONLY HEALTH TREES TO BE PRESERVED). NEWLY PLANTING MATERIAL TO BE ADDED TO SCREEN THE HOUSE FROM BELOW.

30' ZONE - TREES TO BE REMOVED TO ALLOW 10' BETWEEN CANOPIES WITH EXCEPTION OF CLUSTERS TO BE APPROVED BY TOB. (ONLY HEALTHY TREES TO BE PRESERVED).

15' ZONE - TREES TO BE REMOVED TO ALLOW 10' BETWEEN CANOPIES WITH EXCEPTION OF CLUSTERS TO BE APPROVED BY TOB. (ONLY HEALTHY TREES TO BE PRESERVED).

NOTE: NEW LANDSCAPING HAS BEEN ADDED TO PROVIDE ADDITIONAL SCREENING ENCOURAGED BY THE RIDGELINE ORDINANCE, WHICH MITIGATES LOSS OF SCREENING DUE TO DEFENSIBLE SPACE ORDINANCE.

REVISIONS:

JOB NO: 19345.J
 DATE: 1/2/11
 DRAWN BY: Jowksenper
 CHECKED BY: rhogan

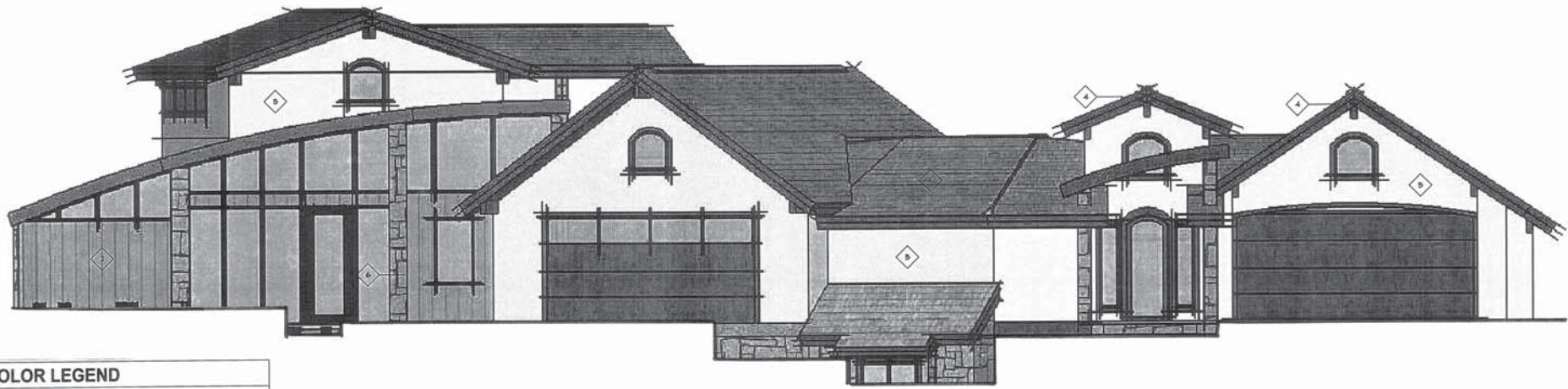
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TOB. SUBMITTAL

bhh Partners
 P.O. BOX 931 160 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 455-6880

MENDEZ ADDITION / REMODEL
 211 GOLD FLAKE TERRACE, BRECKENRIDGE, COLORADO

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 SHEET NUMBER:
SP1.1
 OF 1



COLOR LEGEND

1	SHINGLE ROOFING	WOOD SHAKE SHINGLE NATURAL TONE CEDAR
2	METAL ROOFING & SIDING	BERRIDGE HEXLOCK GREEN
3	WINDOW CLADDING & EXPOSED METAL	JELD-LEN BRONZE
4	WOOD FASCIAS, TIMBERS & TRIM	OLYMPIC SEMI-TRANSPARENT STAIN WALNUT
5	STUCCO	STO FRENCH VANILLA
6	STONE VENER	ELDORADO STONE + HILL STONE W/HEAVY BEAR GROUT

NOTE: COLORS ARE TYPICAL FOR ALL ELEVATIONS

PROPOSED NORTHEAST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED SOUTHWEST ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS:

JOB NO: 18348-J
 DATE: 8/2/18
 DRAWN BY: Jowkemper
 CHECKED BY: rhogan
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T.O.D. SUBMITTAL

bhh Partners
 P.O. BOX 2113 660 ADAMS AVENUE SILVERTHORPE, CO 80446 303.515.1600
MENDEZ ADDITION / REMODEL
 211 GOLD FLAKE TERRACE BRECKENRIDGE, COLORADO

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SHEET NUMBER:

A2.1

OF:

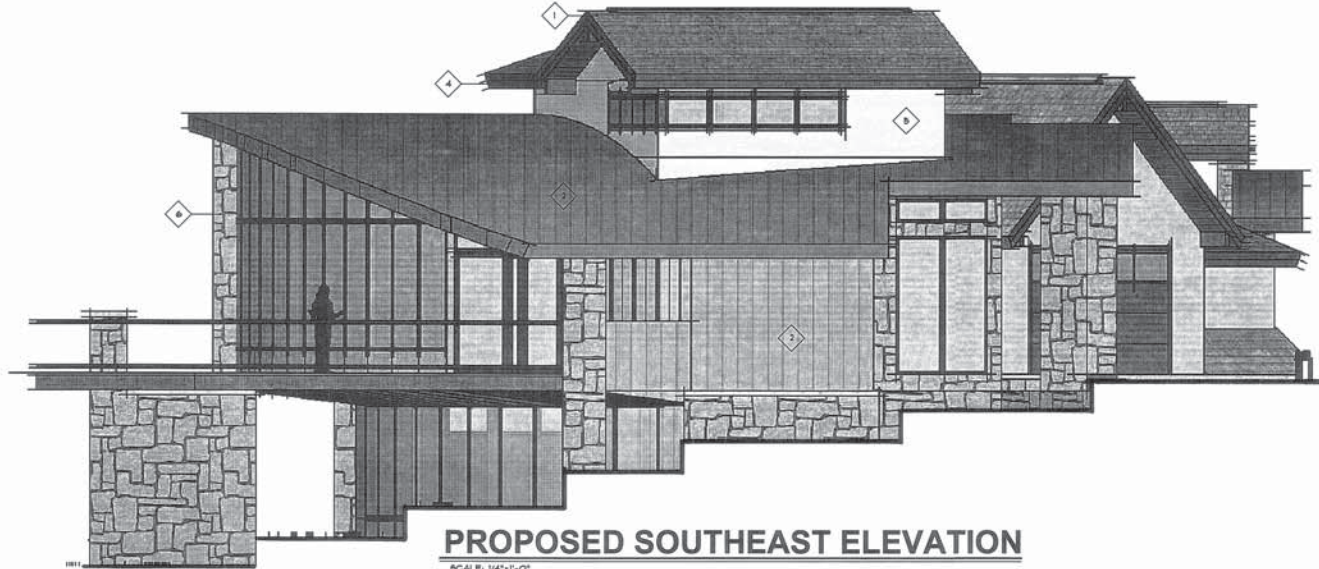
COLOR LEGEND		
1	SHINGLE ROOFING	WOOD SHAKE SHINGLE NATURAL TONE CEDAR
2	METAL ROOFING & SIDING	BERNCO 'HEMLOCK GREEN'
3	WINDOW CLADDINGS & EXPOSED METAL	'JELD-SEN 'BRONZE'
4	WOOD FASCIAS, TRIMBERS & TRIM	OLYMPIC SEMI-TRANSPARENT STAIN 'WALNUT'
5	STUCCO	STO 'FRENCH VANILLA'
6	STONE VENEER	ELDORADO STONE - HILL STONE WEAVERY SPEAR GROUT

NOTE: COLORS ARE TYPICAL FOR ALL ELEVATIONS



PROPOSED NORTHWEST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED SOUTHEAST ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS:

JOB NO: 133-48.1
DATE: 5/21/9
DRAWN BY: J. Schumper
CHECKED BY: rhogan

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T.O.B. SUBMITTAL

bhh Partners
P.O. BOX 2117 560 ADAMS AVENUE SILVERTHORPE, CO 80488 (970) 513-1000
MELENZ ADDITION / REMODEL
211 GOLD FLAKE TERRACE, BRECKENRIDGE, COLORADO

© 2009

SHEET NUMBER:

A2.2

OF:



Class C Development Review Check List

Project Name/PC#: Lot 12, Block 8, Wellington PC#2011074
 Neighborhood, Single Family
 Home and Garage

Project Manager: Michael Mosher
Date of Report: November 29, 2011 For the December 6, 2011 Planning Commission Meeting
Applicant/Owner: Poplar Wellington Inc.
Agent: Traditional Neighborhood Builders, Inc.

Proposed Use: Small Lot Single Family Home with Garage

Address: 15 Rain Drop Green

Legal Description: Lot 12, Block 8, Wellington Neighborhood 2, Filing 3

Site Area: 5,823 sq. ft. 0.13 acres

Land Use District (2A/2R): 16 - Residential/Commercial per Wellington Neighborhood Master Plan

Existing Site Conditions: The site is relatively flat, with a slope down from east to west of about 6%. The lot has been previously graded, with no significant vegetation.

Density and Mass	Allowed	Proposed
Density (3A/3R):	Allowed: 2,250 sq. ft.	Proposed: 1,968 sq. ft.
Mass (4R):	Allowed: 2,700 sq. ft.	Proposed: 2,452 sq. ft.
F.A.R.:	1:2.37 FAR	

Areas:

Main Level: 1,310 sq. ft.
Upper Level: 658 sq. ft.
Garage: 484 sq. ft.
Total: 2,452 sq. ft.

Bedrooms: 4
Bathrooms: 3
Height (6A/6R): 24 feet overall

Lot Coverage/Open Space (21R):	Area	Percentage
Building / non-Permeable:	2,452 sq. ft.	42.11%
Hard Surface / non-Permeable:	246 sq. ft.	4.22%
Open Space / Permeable:	3,125 sq. ft.	53.67%

Parking (18A/18/R):

Required: 2 spaces
Proposed: 2 spaces

Snowstack (13A/13R):

Required: 44 sq. ft. (25% of paved surfaces)
Proposed: 65 sq. ft. (26.42% of paved surfaces)

Fireplaces (30A/30R): 1 gas fired

Carriage House / Accessory
Apartment: None

Setbacks (9A/9R):

Front: 6 ft.
Side: 20 ft.

Side: 4 ft.
Rear: 7 ft.

Architectural Compatibility (5/A & 5/R): The proposed home is the same as other Ponderosa models approved in this subdivision. The design of the home is compatible with other homes in this subdivision, and meets the requirements of the Wellington Neighborhood Master Plan.

Exterior Materials: Hardboard siding with 5" reveal in "Light Topaz" and "Stucco Greige", hardboard window trim in "Burbury beige", 2x6 cedar window header trim.

Roof: Asphalt shingles - "Weathered Wood"

Garage Doors: Wood textured metal - Painted to match house

Landscaping (22A/22R): No landscaping is proposed with this application. The landscaping was reviewed with the subdivision.

Drainage (27A/27R): Positive drainage is proposed away from the home.

Point Analysis (Sec. 9-1-17-3): All applicable Master Plan policies have been met with this application. Staff conducted an informal point analysis and found all the Absolute Policies of the Development Code to be met, and no reason to assign positive or negative points to this project under any Relative policies.

Staff Action: This property was previously approved with a Copper Rose model (PC#2008079) and is being changed to a Ponderosa with this application. Staff has approved the Single Family Home and Garage located at 15 Rain Drop Green, Lot 12, Block 8, Wellington Phase 2, Filing 3 with standard findings and conditions.

Comments: None

Additional Conditions of Approval: None

TOWN OF BRECKENRIDGE

Lot 12, Block 8, Wellington Neighborhood, Single Family Home and Garage
Lot 12, Block 8, Wellington Neighborhood 2, Filing 3
15 Rain Drop Green
PC#2011074

STAFF RECOMMENDATION: Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 29, 2011**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **December 6, 2011** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **June 13, 2013**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Applicant shall field locate utility service lines to avoid existing trees.

7. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
8. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
9. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

10. Applicant shall submit proof of ownership of the project site.
11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
13. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
14. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.
- 15. Applicant shall install construction fencing and erosion control measures at the 25-foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer.**
16. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
17. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

18. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
19. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.

20. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
21. Applicant shall screen all utilities.
22. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
23. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
24. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
25. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
26. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

WOLFF • LYON
ARCHITECTS

• WELLINGTON •
NEIGHBORHOOD
BRECKENRIDGE, COLORADO

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STRUCTURAL ENGINEER:

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4075 US ROUTE 100
BRECKENRIDGE, CO 80424
P: (970) 570-3811
F: (970) 570-0978



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NEIGHBORHOOD
BRECKENRIDGE, COLORADO

REVISION DATES:

DATE	DESCRIPTION
06.08.07	Construction Set

REVISIONS:

DATE	DESCRIPTION
06.06.11	Revisions
04.08.11	Revisions

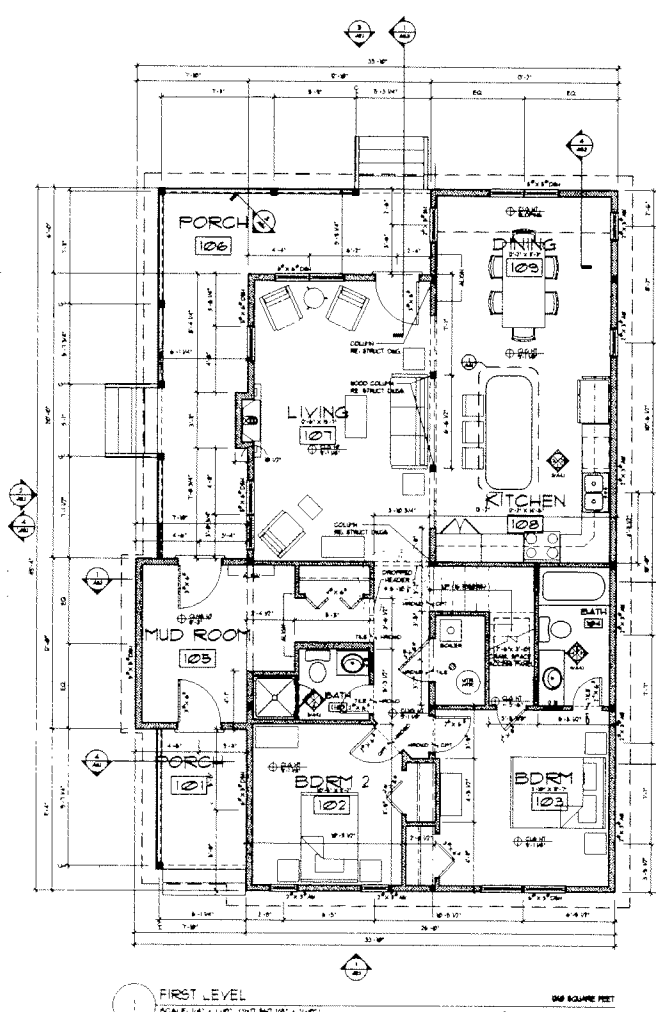
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PROJECT No.: 0607

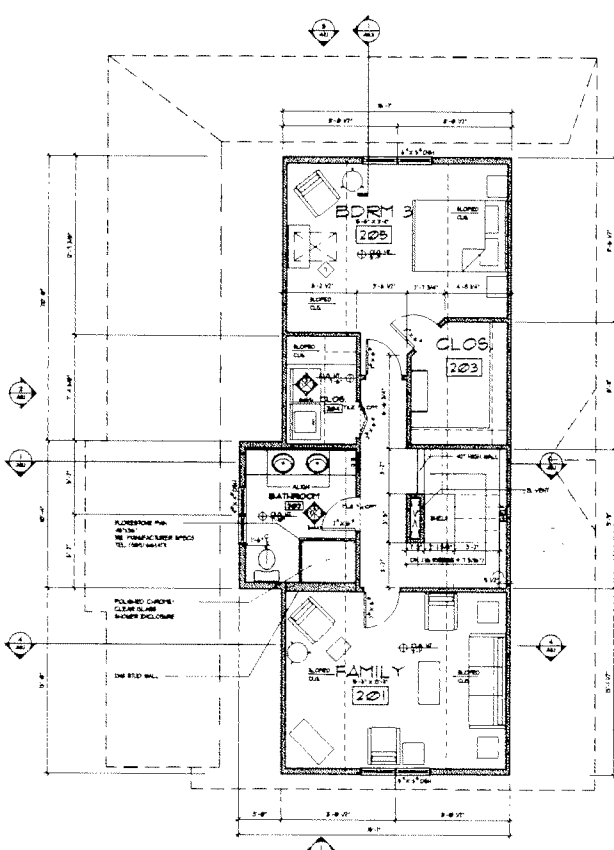
FLOOR PLANS

A1.1

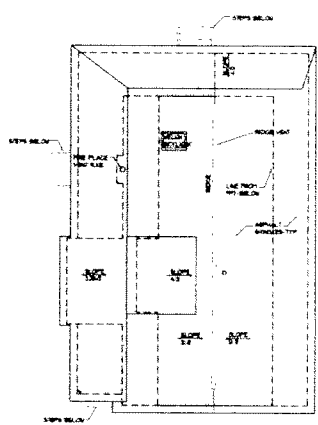
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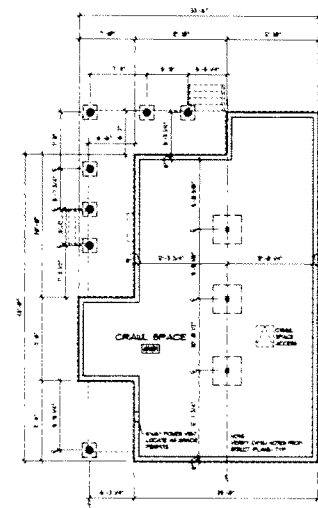
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769 SQUARE FEET (TOTAL FINISHED)



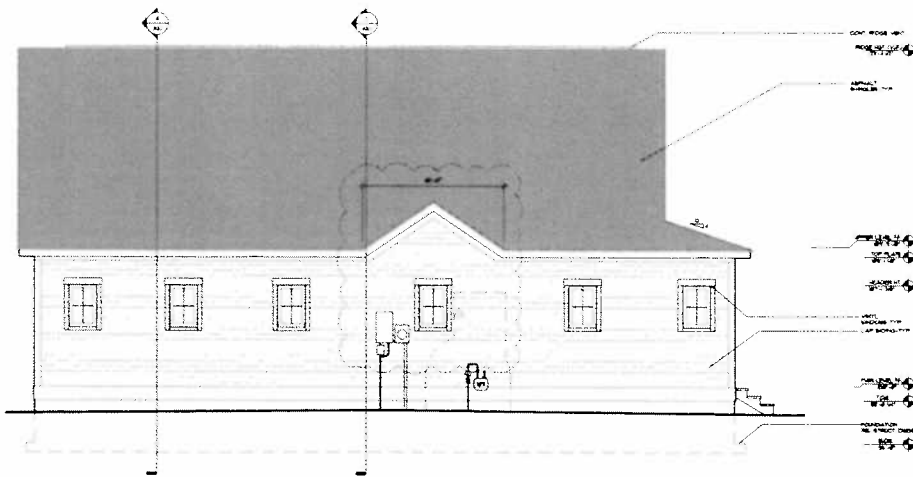
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546 SQUARE FEET
1315 SQUARE FEET (TOTAL FINISHED)



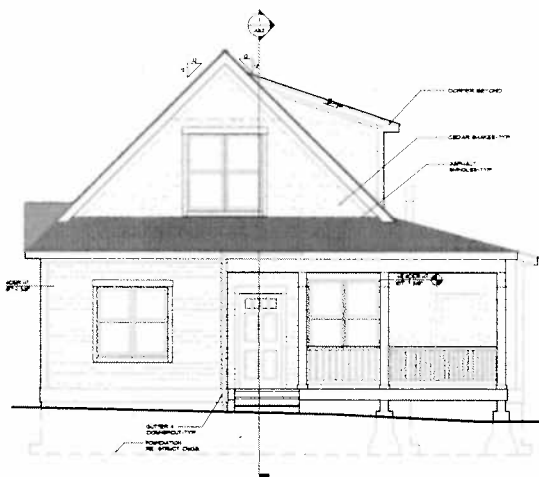
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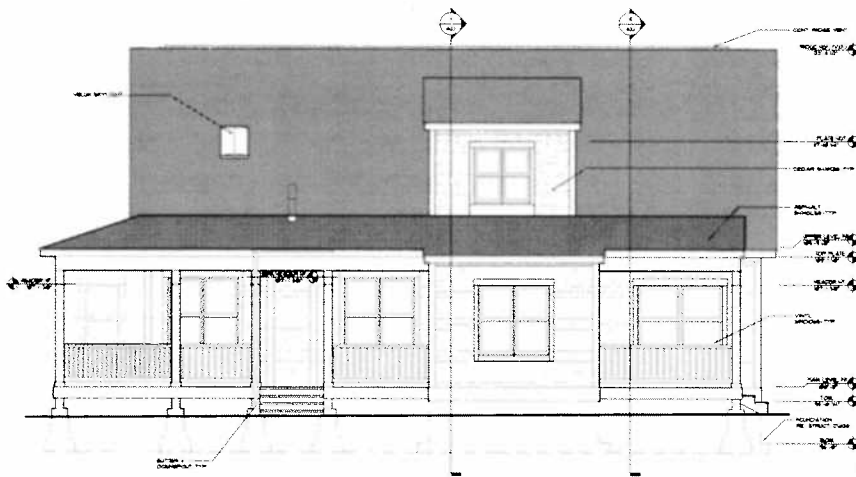
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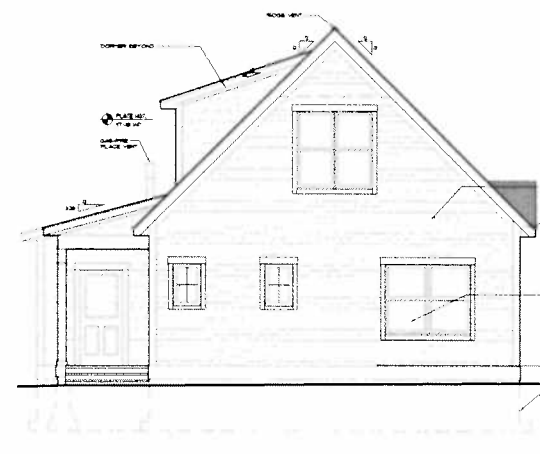
4 SIDE ELEVATION
SCALE: 1/4" = 1'-0" (1/8" SHT 1/8" x 11'-0")



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (1/8" SHT 1/8" x 11'-0")



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0" (1/8" SHT 1/8" x 11'-0")



1 REAR ELEVATION
SCALE: 1/4" = 1'-0" (1/8" SHT 1/8" x 11'-0")

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ARCHITECTS

• WELLINGTON •
NEIGHBORHOOD
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SPRINGFIELD, CO 81105
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F: (303) 870-8478



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NEIGHBORHOOD
BRECKENRIDGE, COLORADO

DATE DATED:
DATE: 08.31.07

DATE	DESCRIPTION
08.31.07	Construction Set

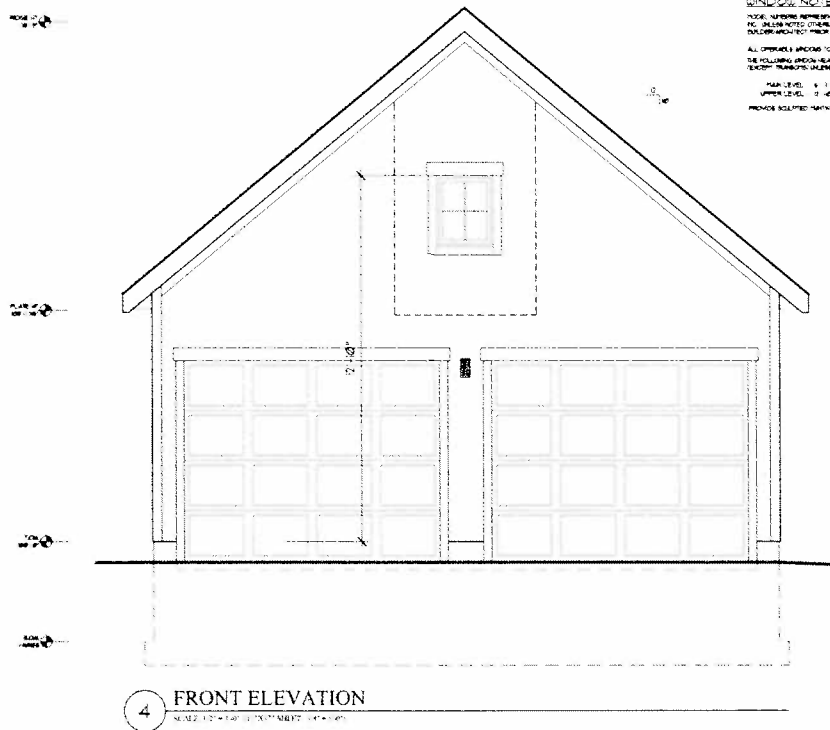
DATE:
DATE: 08.30.11

DATE	DESCRIPTION
08.30.11	Revisions
04.08.11	Revisions

DRAWN BY: ED/TM
PROJECT No.: 0807

ELEVATIONS
A2.1

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4 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (SEE SHEET A2.1.1)

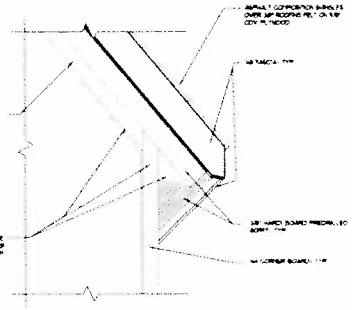
WINDOW NOTES

THOSE WINDOWS SHOWN WITH THE SHOWN SIZES INTO WINDOWS WITH SHOWN SIZES SHALL BE SHOWN NOTED OTHERWISE. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE PROJECT.

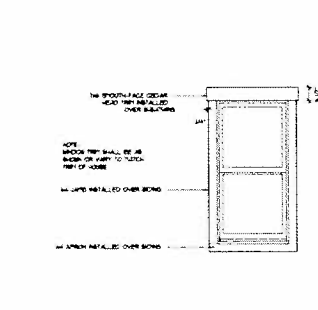
ALL WINDOWS SHOWN TO BE SHOWN WITH SHOWN SIZES SHALL BE SHOWN NOTED OTHERWISE. THE FOLLOWING WINDOWS SHALL HAVE 1" TO ALL SIDES EXCEPT TRANSOM WINDOWS NOTED OTHERWISE ON THE ELEVATION.

MAX. LEVEL: 1' 11 1/2" AT 0'
UPPER LEVEL: 1' 11 1/2" AT 0'

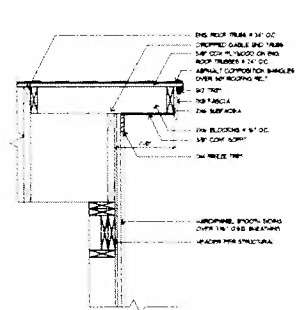
PROVIDE SCULPTED 1/4" X 1/4" BARS BETWEEN GLASS PANE AS SHOWN ON ELEVATION.



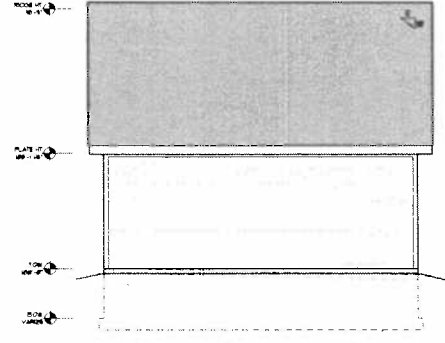
7 EAVE DETAIL
SCALE: 1/4" = 1'-0"



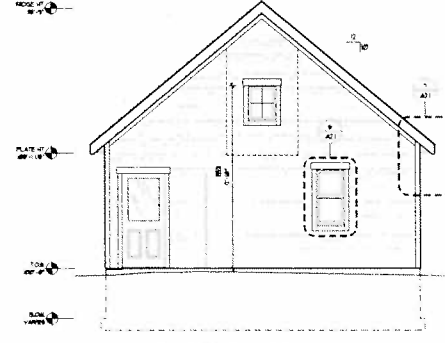
6 WINDOW DETAIL
SCALE: 1/4" = 1'-0" (SEE SHEET A2.1.1)



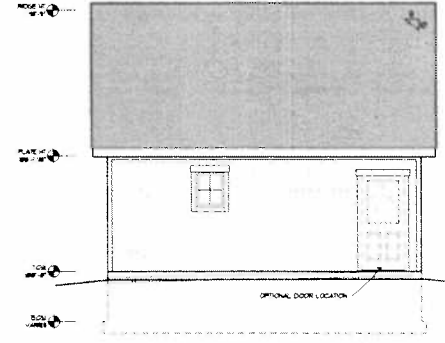
5 RAKE DETAIL
SCALE: 1/4" = 1'-0" (SEE SHEET A2.1.1)



1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (SEE SHEET A2.1.1)



2 REAR ELEVATION
SCALE: 1/4" = 1'-0" (SEE SHEET A2.1.1)



3 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (SEE SHEET A2.1.1)

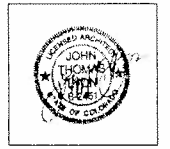
WOLFF • LYON
ARCHITECTS

• WELLINGTON •
NEIGHBORHOOD
BRECKENRIDGE, COLORADO

CLIENT:
BOUTLANDS LLC
777 PEARL ST. SUITE 200
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T: (303) 447-8788
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STRUCTURAL ENGINEER:
WOODRUFF ENGINEERING LLC
8915 SOUTH W. 8TH AVE. STE. 9-1
DENVER, CO 80231
T: (303) 870-3811
F: (303) 870-0472



DOUBLE CAR GARAGE

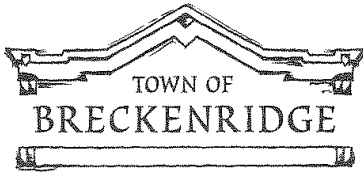
♦ **WELLINGTON •**
NEIGHBORHOOD
BRECKENRIDGE, COLORADO

DATE	DESCRIPTION
02.11.2006	CONSTRUCTION REVIEW
07.13.2006	STRUCTURAL REVIEW
08.03.2006	CONSTRUCTION SET
06.15.2011	REVISED CONSTR SET

REVISIONS	DATE	DESCRIPTION

DRAWN BY:
PROJECT No.: 0006

ELEVATIONS
A2.1



MEMORANDUM

TO: Planning Commission

FROM: Julia Puester, AICP

DATE: November 23, 2011 for meeting of December 6, 2011

SUBJECT: Renewable Energy Mechanical Systems (Policy 4/R-Mass) Worksession

Staff had been approached with a potential exterior remodel at Ski Side Condos on Grandview Drive which includes enclosing a 250 square foot area for a mechanical room for the new solar thermal panels as well as potentially enclosing the open air walkways (which are internal to the buildings and therefore not visible from off site locations) to make the building more energy efficient. The property was built prior to the Land Use Guidelines adoption and is already over density and mass (a legal non-conforming use). Per the Development Code, enclosing the interior hallways and adding a new mechanical room in many cases would result in a large number of negative points for exceeding the recommended mass, thereby rendering the project infeasible.

The Commission discussed potential changes to the Relative Policy on Mass at the May 18th and August 30th worksession including:

1. Mass allowance for mechanical rooms for the purpose of renewable energy systems; and
2. Mass allowance for enclosing hallways and entrances for energy efficiency savings (i.e. airlocks).

This issue challenges two different goals of the Town 1) encouraging energy efficiency and renewable sources of energy, and 2) maintaining community character (including building massing limitations). Staff would like to find a way to encourage the use of renewable energy without compromising character.

The Commission asked staff to research how many multifamily buildings are already over mass. Staff's research shows that almost all of the older multi-family buildings in Town that staff researched (about 40 properties) have been built to or are over the allowed mass. We also believe that in most cases, mechanical room additions could be accommodated within the existing building footprints (in hallways of the multifamily buildings).

The Commission directed staff to draft a modification to Policy 4R Mass which included the following:

- The Commission supported changes to the policy concerning mechanical room mass, but did not support enclosing hallways and walkways.

- Additional mass enclosures should be within the existing building footprint.
- If the mass cannot be within the existing footprint, it should be added in a way to reduce visibility from public rights of way.
- The policy should apply to renovations only, not new construction.
- Set a maximum size limitation.
- Mixed opinions on the Commission on review process-Class D or Cs.

Staff has proposed a draft policy which attempts to address the Commission's concerns. We welcome Commissioner comments and input on the draft policy. We hope to get direction on the policy so that we can move forward with ordinance language to the Town Council.

Questions for the Commission:

1. If the applicant can't fit the mechanical room addition into the existing building footprint, should the addition be prohibited?
2. Are there some criteria we can establish to allow such mechanical room additions when added outside an existing building footprint?

9-1-19-4A: POLICY 4 (ABSOLUTE) MASS:

Renewable Energy Mechanical System: A mechanical system required to generate or process onsite renewable energy sources from natural resources such as sunlight, wind, and geothermal heat.

The goal of this policy is to encourage renewable energy production in existing multi-family and commercial structures _____. This policy is not applicable to new construction. This policy seeks to reduce the community's carbon footprint by permitting existing nonconforming structures to install appropriate onsite renewable energy mechanical systems to help protect the health, safety and welfare of the community.

2. Mass Allowance for onsite Renewable Energy Mechanical Systems in Multi-family Uses

A. An existing multifamily residential or commercial structure, constructed prior to _____ may be permitted an aboveground mass square footage allowance for the purpose of mechanical systems for onsite renewable energy sources. The allowance shall be the lesser of the following:

(1) A maximum square footage allowance of 300 square feet or 2% of the existing mass square footage, whichever is the lesser.

B. Design Standards

1. Onsite renewable energy mechanical systems shall be located based upon the following order of preference. Preference 1 is the highest and most preferred; preference 4 is the lowest and least preferred. An onsite mechanical energy mechanical system shall be located as follows: (1) within the existing building footprint; (2) out of view from public rights of way and adjacent properties and screened; (3) partly visible from the public right of way or adjacent property and screened and; (4) highly visible from the public right of way or adjacent properties. Where mechanical room additions or systems are visible from the public right-of-way or adjacent properties, screening of the addition may be required.

2. Any structural modifications or additions shall meet the intent of Policy 5/A and 5/R Architectural Compatibility in addition to all application policies within the development Code.

C. Process as a Class D permit, however the director has the ability to elevate the application to a Class C minor if deemed necessary.

Planning Commission Staff Report

Subject: Public Works Administrative Offices Building
(Worksession)

Project Manager: Michael Mosher, Planner III

Date: November 22, 2011 (For Meeting of December 6, 2011)

Owner/Applicant: Town of Breckenridge

Agent: Terry Perkins, Director Public Works

Proposal: Build a 5,144 square foot administration building near the existing east entry to the Public Works property.

Address: 1095 Airport Road and 1201 Airport Road

Legal Description: Block 1, Breckenridge Airport Subdivision
Lot 1, Iowa Hill Subdivision
Unplatted TR6-78 Sec 25, Qtr 4

Site Area: Block 1, Breckenridge Airport Subdivision - 3.622 acres (157,774 sq. ft.)
Lot 1, Iowa Hill Subdivision – 26.74 acres (1,164,660 sq. ft.)
Unplatted TR6-78 Sec 25, Qtr 4 – 12.42 acres (541,450 sq. ft.)

Land Use District: 31 – Commercial and Industrial Uses – 1:4 FAR,
(Subject to the Breckenridge Airport PUD)
1- Low Density Residential, Recreational 1 Unit per 10 Acres, Special Review

Site Conditions: The developed site is generally flat with little existing vegetation except the Lodgepole Pines along Airport Road. Much of the undeveloped properties lie within Land Use District 1. The site is located on the west side of Airport Road. There is a 10-foot snowstack easement located along Airport Road and several utility easements located throughout the property.

Adjacent Uses: North: Iowa Hill Subdivision South: Valley Brook Cemetery
East: Valley Brook Housing West: Vacant hillside

Density/Mass:	<u>Block 1, Breckenridge Airport Subdivision</u>	
	Land Use District 31 - 1:4 FAR	157,774 sq. ft. ~ 39,444 sq. ft.
	<u>Lot 1, Iowa Hill Subdivision</u>	
	Land Use District 31 – 1:4 FAR	328,595 sq. ft. ~ 82,149 sq. ft.
	Land Use District 1 – 1 unit per 10 acres	836,065 sq. ft. ~ 1,919 sq. ft.
	<u>Unplatted TR6-78 Sec 25, Qtr 4</u>	
	Land Use District 31 - 1:4 FAR	131,834 sq. ft. ~ 32,959 sq. ft.
	<u>Land Use District 1 - 1 unit per 10 acres</u>	<u>409,616 sq. ft. ~ 940 sq. ft.</u>
	Total allowed Density/Mass	157,411 sq. ft.
	Existing Density/Mass	57,936 sq. ft.
	<u>Proposed:</u>	<u>5,376 sq. ft.</u>
	Total:	63,312 sq. ft.

Height:	Recommended:	35 ft. per LUD 31
	Proposed:	20' overall
Parking:	Required:	14 spaces
	Proposed:	17 spaces
Setbacks:	Front:	40-feet
	Side:	80-feet
	Side:	over 100-feet
	Rear:	over 100-feet

Item History

As a Town of Breckenridge development, the Town Council does not need an approved development permit to process this project. None of the normal processes or requirements applies to any Town projects that are covered by Section 9-1-27 of the Development Code. However, 9-1-27(B) requires a public hearing, and requires that the Planning Commission provide their input on the proposed project. The Town Council has indicated that they want to try to follow the substantive requirements of the Development Code as much as possible for all Town projects.

Due to the time constraints for advertising the public notice, this review is being presented as a worksession. It will be brought back, with the required advertising, for a public hearing at a future meeting.

Staff Comments

Land Use (Policies 2/A & 2/R): The subject site is within Land Use District 31. The guidelines call for commercial and light industrial uses. The proposed office building is consistent with the district guidelines.

Density/Intensity (3/A & 3/R)/Mass (4/R): The density proposed on this site is below the allowed density per the Land Use Guidelines and the Development Code. Staff has no concerns.

Architectural Compatibility (5/A & 5/R): The Architectural Treatment from the Land Use Guidelines for District 31 state: *“Contemporary, functional architecture utilizing natural accent materials is acceptable within this District. Development will be encouraged to occur in an unobtrusive fashion at the base of the District's western slope.”* (Highlight added.)

The submitted plans for the two new buildings indicate a mixture of materials and textures. The architect has selected materials and colors to match the most recent Public Works building (the bus barns) area and some of the accents from the Timberline Learning Center to the east. (See attached material and color board.)

The base of the building is proposed as natural brick, similar to the Timberline Learning Center. The siding is to be comprised of cementitious composite board and batten (to match the bus barn) and horizontal natural cedar (also to match the bus barn).

The roof materials consist of an ethylene propylene diene monomer (EPDM) membrane flat roof surrounded by a parapet. The secondary roofs are shed elements over the corner features of the building. These secondary roofs are a standing seam metal in a dark bronze.

Staff believes that the architectural character of the proposed buildings abides with the intent of the Land Use Guidelines. Does the Commission concur?

Building Height (6/A & 6/R): This Land Use District allows a maximum building height of 35 feet (measured to the mean). The submitted drawings indicate that the tallest portion of the building is to be about 21-feet.

Site Plan: With this proposal, the public and private access to Public Works yard is being modified. All public access will be from the south driveway (currently it is from the north) and a gate is planned to restrict access beyond the new building. Public parking (5-spaces) is shown along the south edge of the building while the employee parking is just beyond the gate (12-spaces) inside the main Public Works circulation area.

Site and Environmental Design (7/R): The building is being placed near the Airport Road right of way for better visibility and for safer public access. There are no negative site impacts from its placement.

Placement of Structures (9/A & 9/R): The placement of the structures meets all the required setbacks.

Snow Removal And Storage (13/R): Adequate snow stacking is shown on the plans. Staff has no concerns.

Landscaping (22/A & 22/R): As this area of the site lacks any significant landscaping, trees and shrubs are proposed to enhance the development and buffer the front yard. The plans are showing the addition of:

- (4) 1-inch caliper aspen
- (7) 1.5-inch caliper aspen
- (4) 2-inch caliper aspen
- (2) 6-8-foot spruce
- (10) 10-gal native shrubs
- (6) Flats of native wildflowers

We have no concerns with the proposed landscaping.

Staff Summary

At this time, Staff has only one question for the Commission. We believe that the architectural character of the proposed buildings abides with the intent of the Land Use Guidelines. Does the Commission concur? We welcome the Commission to ask any additional questions or provide comment/direction to Staff.

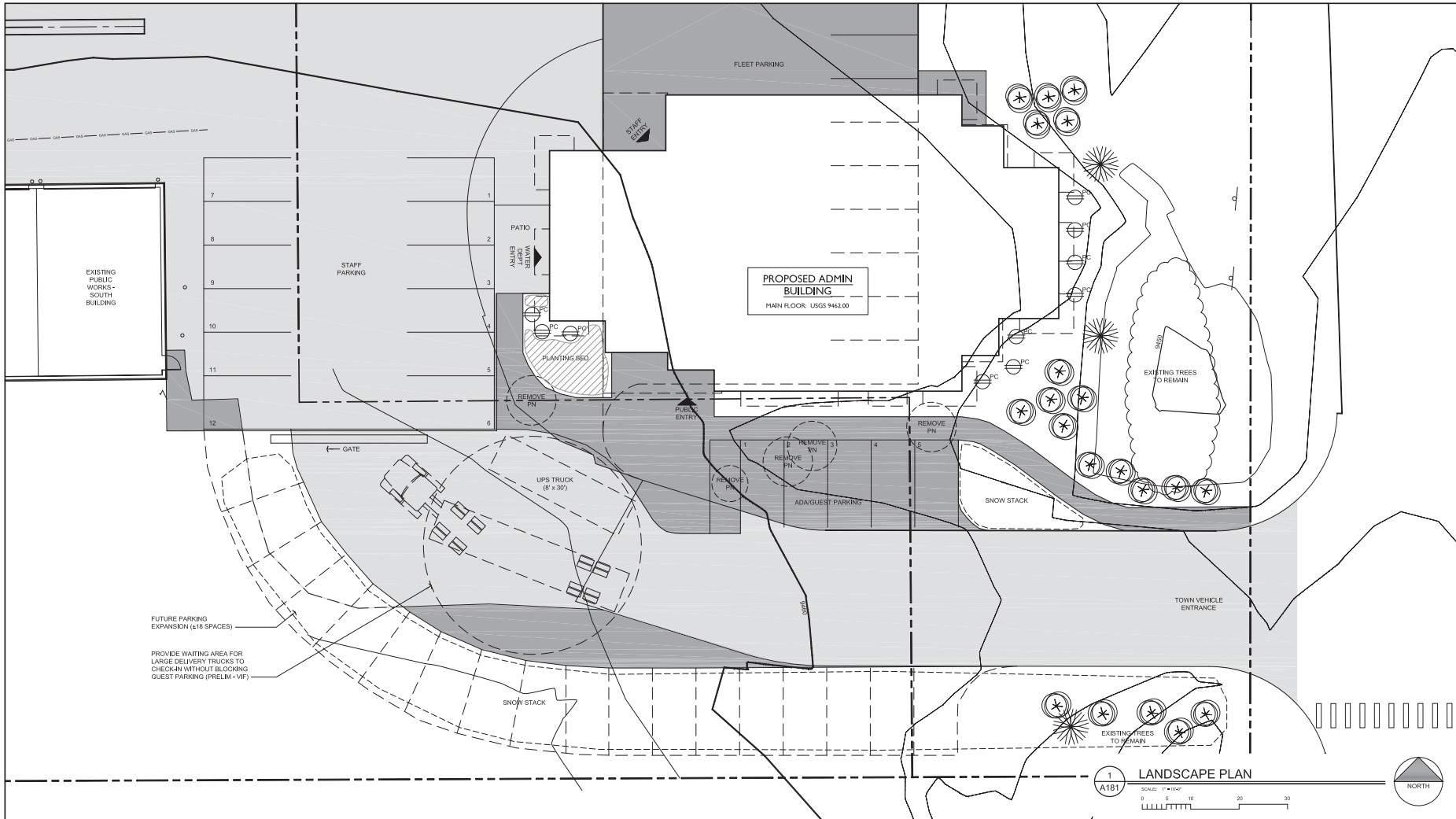


southeast view from airport road

breckenridge PWA building

draft
30 nov 2011

 **matthew stais architects**
www.staisarchitects.com



matthew stals architects
108 north ridge street
p o box 135
breckenridge
colorado 80424
970 453 0444

LEGEND

- EXISTING PAVEMENT
- PROPOSED/FUTURE PAVEMENT

www.stalsarchitects.com

**breck public works
administration building**

tract on mason; plaster
breckenridge, colorado

PROJECT # 1159

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ISSUE:

review	13 oct 2011
planning	30 nov 2011

**LANDSCAPE,
HARDSCAPE, &
EXT LIGHTING PLAN**

A181

LANDSCAPING SCHEDULE

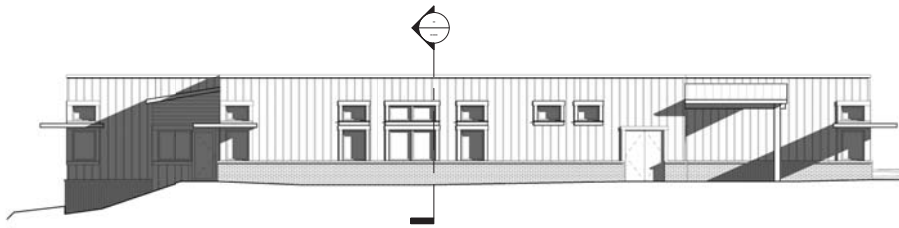
SYM	COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARKS
	ASPEN	POPULUS TREMULOIDES	4	1" GAL	50% MULTI-STEM
	ENGELMANN SPRUCE	PICEA ENGELMANNI	7	1 1/2" GAL	
	NATIVE POTENTILLA	POTENTILLA SPECIES	4	2" GAL	
	PEKING COTONEASTER		2	6-8" HIGH	
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA	0	5 GAL	
	ALPINE CURRRANT		0	5 GAL	
	COMMON LILAC		0	5 GAL	MIX PURPLE & WHITE FLOWERS
	NATIVE WILDFLOWERS	COMMON YARROW, NATIVE LUPINE, INDIAN PAINTBRUSH, ROCKY MTN COLUMBINE, BLUE FLAX	6	FLAT	PLANT @ BEDS PER OWNER

LANDSCAPING NOTES

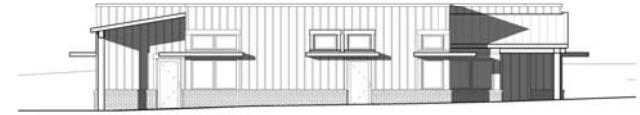
- 1) LANDSCAPING WORK IS OUTSIDE THE SCOPE OF THE GENERAL CONTRACT FOR CONSTRUCTION, AND SHALL BE HANDLED SEPARATELY BY OWNER, EXCEPT AS NOTED BELOW.
- 2) EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH SECURED HAY BALES AND/OR SNOW FENCE AT DRIP LINE OF TREE. AREAS TO REMAIN UNDISTURBED SHALL BE PROTECTED WITH PLASTIC SNOW FENCING ATTACHED TO METAL POSTS DRIVEN INTO THE GROUND.
- 3) GENERAL CONTRACTOR TO PROVIDE ROUGH GRADING WITHIN +/- 0.50 FOOT OF FINISHED GRADE.
- 4) GENERAL CONTRACTOR AND/OR PLUMBING SUBCONTRACTOR SHALL PROVIDE 1" DIA COLD WATER CONNECTION FOR IRRIGATION, AT LOCATION DESIGNATED BY OWNER/ARCHITECT.
- 5) DRIP AREAS NOT SHOWN WITH OTHER TYPES OF HARDSCAPE TO RECEIVE 4" THICK 1.5" CRUSHED STONE, FROM FACE OF BUILDING TO 2'-0" PAST DRIP LINE OF ROOF, INCLUDE GEOTEXTILE FABRIC BELOW FOR WEED CONTROL & LANDSCAPE EDGING FLUSH WITH TOP OF STONE.

HARDSCAPE LEGEND

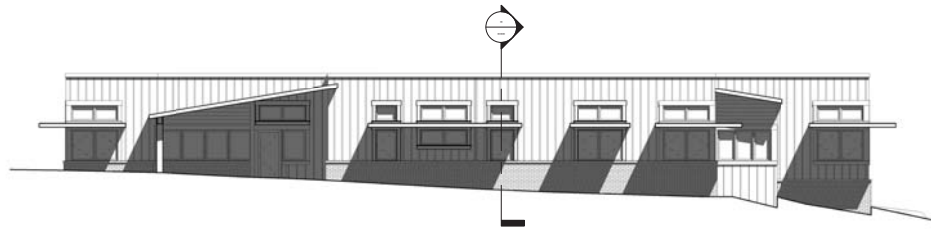
- CONCRETE SLAB
- 4" THK ROAD BASE
- 4" THK 1.5" DIA CRUSHED STONE @ DRIP AREAS, WITH GEOTEX. WEED BARRIER BELOW (PROVIDE LANDSCAPE EDGING)
- DECK PER FLOOR PLANS & DETAILS



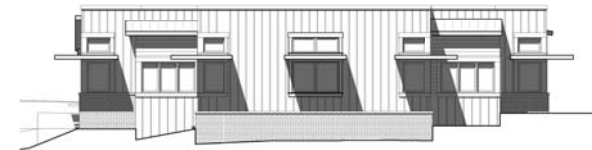
north elevation



east elevation



south elevation



west elevation



view from southeast



view from northeast



view from northwest



view from southwest

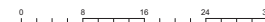
schematic exteriors

breckenridge PWA building

draft

18 nov 2011

scale: 1/8" = 1'-0"



**breckenridge public works
administration building
breckenridge, colorado**

**exterior material samples and colors
28 nov 2011**



← **primary roof:
parapet with metal cap
(englert charcoal grey to
match secondary roof)**



← **secondary roof:
englert A1000 series
standing seam metal roof;
dark bronze**



← **door and window trim, fascia:
natural cedar to match fleet/
transit building**



← **primary siding:
vertical composite board &
batten, color to match fleet/
transit building**



← **accent siding:
horizontal cedar to match fleet/
transit building**



← **brick base:
natural to match adjacent
timberline learning center**