



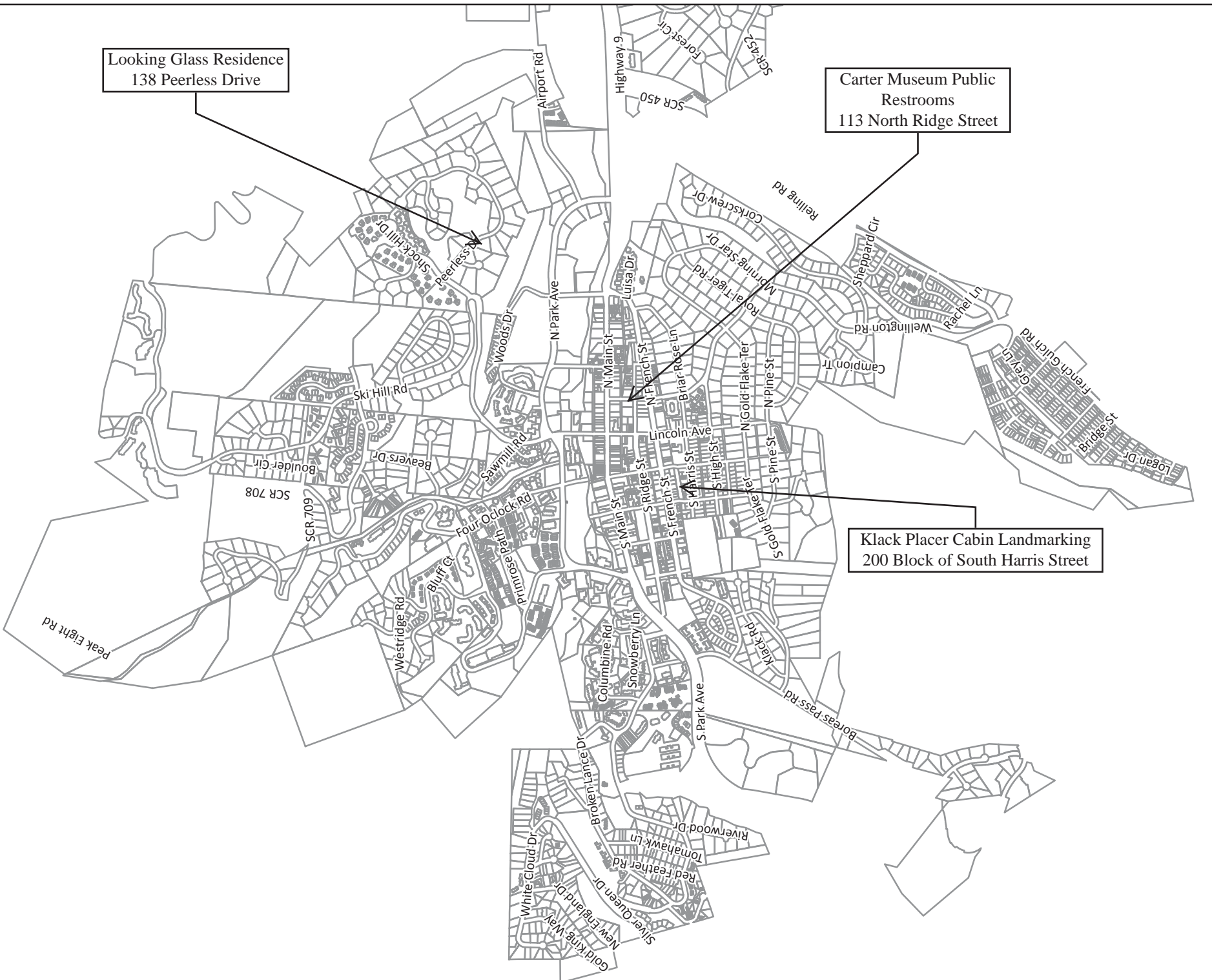
PLANNING COMMISSION AGENDA

Tuesday, July 05, 2016
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The July 5 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	3
	<i>Approval Of Agenda</i>	
7:05pm	<i>Consent Calendar</i>	
	1. Looking Glass Residence (CL) PL-2016-0043; 138 Peerless Drive	10
7:15pm	<i>Town Project Hearings</i>	
	1. Carter Museum Public Restrooms (MM) PL-2016-0172; 113 North Ridge Street	28
8:15pm	<i>Other Matters</i>	
	1. Klack Placer Cabin Landmarking (Klack Gulch Placer MS#1224) (CK) PL-2016-0273; 200 Block of South Harris Street	45
	2. Class C Subdivisions Approved Q2, 2016 (JP) (Memo Only)	49
	3. Class D Majors Approved Q2, 2016 (JP) (Memo Only)	53
9:00pm	<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.**



Looking Glass Residence
138 Peerless Drive

Carter Museum Public Restrooms
113 North Ridge Street

Klack Placer Cabin Landmarking
200 Block of South Harris Street



Breckenridge South

printed 3/25/2016
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PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm by Chair Schuman.

ROLL CALL

Gretchen Dudney Mike Giller Jim Lamb
Christie Mathews-Leidal Ron Schuman Dan Schroder arrived at 7:03 pm.
Dave Pringle was absent.

APPROVAL OF MINUTES

Mr. Giller: Please add Mr. Grosshuesch's statement about the Section 106 requirement to the wireless ordinance comments on page three of the minutes.

With no other changes, the June 7, 2016, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

Ms. Puester: Mayor Mamula will be here later in the meeting.

With no other changes, the June 21, 2016, Planning Commission Agenda was approved as presented.

CONSENT CALENDAR ITEMS:

- 1) Jerky Cart Renewal (CK) PL-2016-0217, 100 South Main Street
- 2) Higgles Ice Cream Small Vendor Cart (CL) PL-2016-0177, 116 North Main Street

For the record, these two Consent Calendar items were processed as Small Vendor Cart Applications, which means they are Class C applications with Class B noticing requirements. The properties were posted and notices were mailed to all property owners within 300 feet of each location 11 days prior to this evening's meeting.

Ms. Puester noted there was a change to the Findings and Conditions for the Higgles Ice Cream Small Vendor Cart, PL-2016-0177, 116 North Main Street. The correct expiration date for the permit is 12 months after approval or June 28, 2017 on #3.

With no requests for call up, the Consent Calendar was approved as presented.

WORKSESSIONS:

- 1) 2016 Planning Work List (JP)

Ms. Puester presented. The Planning Commission joint worksession with Town Council is scheduled for July 12 however with this pending, perhaps we should postpone until we get further into the code and have specific policy direction questions for Council. Typically, staff discusses the year's "top ten" list with the Planning Commission prior to the joint meeting to hone in on two or three main topics to discuss with Town Council for policy direction.

At the May 31st Town Council Retreat, planning staff was directed to undergo a comprehensive review of the Development Code policies. The direction in general is to update any out of date policies, address issues and inconsistencies as well as consider any new policies as needed. Since this code review is so comprehensive, staff is not proposing any top ten list this year but rather, the singular comprehensive Development Code update.

Staff will review the Development Code in its entirety and make recommendations to a Steering Committee. Staff foresees the Committee to be made up of three staff members (Mr. Grosshuesch, Mr. Truckey and Ms. Puester), two Planning Commissioners, three private sector architects/developers, and one community at large member. This relatively small Committee should provide focused direction on recommended policy changes and updates to the Planning Commission. Staff intends for the Steering Committee to meet at least once a

month, at which time they review one or several Code policies at a time. Once the Steering Committee develops recommendations on specific Code policies, work sessions will be scheduled with the Planning Commission. Staff will schedule periodic updates with the Planning Commission and Town Council regarding policy direction as needed. We also plan on hosting an open comment period for the public as well as a public open house during the process.

Staff estimates that this process will take 18-24 months, depending on staff workload. Staff would like comments and thoughts from the Planning Commission on the suggested approach for the code update.

Commissioner Questions / Comments:

- Mr. Schuman: We will take time to determine who on the Planning Commission will be on the steering committee and that person / those people will update the Planning Commission on how the work is going.
- Mr. Schroder: Will the committee just be looking at Title 9 or more of the Town Code? (Ms. Puester: Just Title 9, the Development Code. The rest of the Town Code is not proposed to change which applies to other Departments.)
- Ms. Dudney: Is parking is included in Title 9 (Mr. Kulick: It's incorporated through it.)
- Mr. Giller: I am concerned about the period of significance and losing early buildings and the Town's character such as the Bergenhof building, ones from the 60s.
- Mr. Schroder: I would like to move the meeting with Town Council back from July 12th.
- Ms. Dudney: I would also support postponing that meeting.
- Mr. Schroder: I would like to know if we have asked Town Council for their input on what should be updated in the code. (Ms. Puester: No specific direction on what policies should be closely scrutinized has been given thus far.)
- Mr. Schuman: Maybe Mayor Mamula will have some for us tonight later in the meeting when he comes. (Mr. Grosshuesch: The natural materials policy has risen to the level of Council.)

COMBINED HEARINGS:

- 1) Stables Lot Parking Deck and PMA Variance (MM) PL-2016-0138, 1700 Ski Hill Road
Mr. Mosher presented. In association with the Grand Colorado at Peak 8 East Building (PL-2015-0215) development permit, the Stables Parking lot will be improved to include an elevated parking deck over the existing parking lot. The work will include:
1. Two entry points, one at the current location and the second located off the upper deck just south of the Ski Hill Road bridge
 2. Two new crosswalks and lighting for pedestrian access safety
 3. Drainage improvements and infrastructure to maintain water quality within the Cucumber Gulch Preventative Management Area (PMA).

The development area is within the Cucumber Gulch Preventative Management Area (PMA) established by the Cucumber Gulch Preserve Overlay Protection District Ordinance. (No. 9 Series 2000 which is also enforced under the Development Code Policy 2, Absolute, Land Use Guidelines). During construction, all activity will be monitored as directed by the Ordinance.

Work is expected to begin in the summer of 2016 and finish in November 2016. The contractor will prepare and submit a CDOT Method of Handling Traffic (MHT) for Town approval. This has been added as a Condition of Approval.

The project construction method and sequence is anticipated as follows:

1. All work will be performed from above along Ski Hill Road or on site. There will be no activity permitted off-site from below in the PMA.

- a. This is to protect the wetlands directly below the development area. Water quality control will also be placed below the construction area on the applicant's property.
2. Place Jersey Barriers along Ski Hill Road for vehicular and pedestrian control as needed.
 - a. Depending on traffic patterns and pedestrian access points, these barriers will be located to separate pedestrians from any construction activities and safely direct traffic around the construction site.
3. Placement of silt fences, site construction fencing and site stabilization structures.
4. A roadside 0.36 (4 1/2") deep ditch consistent with the approved subdivision plans shall be graded on the east side of the roadway.
 - a. Currently there is no drainage facility controlling run-off into the Gulch along this edge.
5. Remove existing gatehouse, bollards, curbs and utilities.
6. Remove infrastructure in existing parking area.
7. Relocate existing North Water Quality Vault.
 - a. The existing water quality vault is located at the north end of the existing parking lot. With the planned improvements, the vault will be relocated approximately 15-feet to the east, still at the end of the lower level parking lot.
8. Construct new 3-foot concrete pan along Ski Hill Road near west property edge.
 - a. Currently there is no drainage facility controlling run-off into the Gulch along this edge.
9. Construct Lower and Upper Parking structures and associated retaining walls and infrastructure.
10. Remove Jersey barriers and associated traffic/pedestrian control measures.
11. Remove silt fences, site construction fencing and site stabilization structures.
12. Restore all disturbed areas in a manner that provides similar biological functions, based on percent cover and type of species.

Point Analysis (Section: 9-1-17-3): Staff finds no reason to assign positive or negative points under any Relative policies of the Development Code. We find that the project meets all Absolute polices, with the exception of Policy 2/A-Land Use as it relates to the Cucumber Gulch Overlay Protection District, for which this variance is requested.

Staff finds that the proposal meets the requirements for a variance from the Preventive Management Area of the Cucumber Gulch Overlay Protection District, and recommends that the Planning Commission approve the Stables Lot Elevated Deck and Cucumber Gulch Preserve Preventative Maintenance Area (PMA) Variance, PL-2016-0138, along with the presented Findings and Conditions.

Commissioner Questions / Comments:

- Ms. Leidal: The Staff report mentions, on page 35, that the CDOT MHT was added as a condition of approval. (Mr. Mosher: Engineering is seeking this on the final construction documents and was fine having it mentioned in the report and presentation.)
- Mr. Giller: Is the concrete of the retaining wall colored or stained? (Mr. Mosher: Yes, it will be a taupe color to match the existing walls up there now.) (Noted where the wall will be finished as illustrated in the staff report.)
- Mr. Giller: I feel that the circulation for the lot is strange and I would like to know if there will be more clear direction for people looking for parking; like when the lot is full, where will people turn around? Circulation is confusing for different users (public and lodge guests). (Mr. Mosher: There will be signs differentiating where people should park and that they will be looking into traffic control. There will be an attendant in a booth there.)
- Ms. Dudney: I think that plans for such signs should be required to be submitted, telling people when it is full since there is no room to turn around. (Mr. Mosher: Your concern will be relayed to the applicant.)
- Mr. Schroder: I would like to know if there will be maintenance for the water filters so that contamination does not make it down into the Gulch. (Mr. Mosher: There will be a maintenance schedule

between the applicant / owners and the Town to ensure that contamination will be cleared out; it's a condition of approval.)

Mr. Schuman: Would like to know if we have reports telling us how successful such filtration and clearing out has been in the past and if we have seen degradation or improvement. (Mr. Mosher: Generally, we have been able to see improvements as a result of similar projects and we do get reports every 6-12 months and have yet to hear anything problematic.) (Mr. Grosshuesch: The reports have been relatively clean and when they have not, the issues have been addressed (a one-time issue with a retention pond at the bottom of Ski Hill Rd). Open Space has succeeded in getting things fairly stabilized with putting in beaver ponds.)

Mr. Schuman: I appreciate the procedure but I have concerns over human error.

Ms. Leidal: I would like to know if the two rooms on the southeast corner of the plans are mechanical rooms? (Mr. Mosher: Besides these two rooms, there is an electrical vault that may be moved across the ROW to stay out of the PMA.) (Mr. Mike Hayes, Construction Engineer for BGV: They are an electrical vault and a mechanical room for the snow melt.) I would also like to know where there is the gate house and attendant. (Mr. Mosher and Mr. Hayes pointed these places out on the lower level. An attendant will be present on busy days. Otherwise, an automated keyed entry is at each entry and always at the second level which is controlled by BGV.)

Applicant Presentation: The applicant arrived and stated he had no presentation.

Commissioner Questions / Comments:

Mr. Giller: My concerns about the parking circulation were shared with Mr. Hayes when he arrived.

Mr. Schroder: I would like to know what will be done from Mr. Hayes. (Mr. Hayes: There will be a reservation system and someone to manage parking during busy times. The lower level is for Vail Resorts employees and the upper level will have a gate and be there for the Grand Lodge guests who make reservations in advance so we can reserve their spot. Morning skiers skinning up will be able to access the gated area early in the morning which will likely be open at that time and then close for lodge guests.) (Mr. Grosshuesch: Can you clarify on the availability of the lot to the paying public or is it for private use? I thought it was to be for paying public?) (Mr. Hayes: I thought it was for guests but not sure now the answer to the question beyond availability to morning skiers.)

Ms. Dudney: This discussion is up to and wasn't it had by Town Council and Vail Resorts? (Ms. Puester: Can someone from Vail Resorts here clarify?) (Mr. Jeff Zimmerman: Not sure where that conversation ended up. Will have to look into that.) (Mr. Gary Shimanowitz, VP Operations of Breckenridge Mountain: As of now, the Vail Resorts employee section is not to be manned. When reconstructed, will be automated for employees or guests to enter with a card, but there will always be room at the end of the parking lot for vehicles to turn around if there are no spaces. Have to look back onto the details on use when it was discussed with Council.)

Mr. Schuman: True, the public parking issue is a Council decision. The reason we are asked the question is because there have been concerns voiced tonight regarding the traffic flow and circulation in the structure.

Mr. Schuman opened the hearing for public comment.

Mr. Richard Himmelstein, 19 Peak Eight Court: My house has a direct line of sight to the lot and I have concern about how loud the snow melt boiler will be and if it will echo up and down the hill. I would also like to see the lighting plan to see how that will affect me as well. My biggest concern is that where my house is located, there is a ski-way easement between the top of Ski Watch Drive and the parking lot that people skinning could possibly walk down Ski Watch Drive. That is very dangerous for cars in the wintertime and does not have a sidewalk. I am concerned that people will be walking up the road to use this parking and

therefore would like there to be a sidewalk added to Ski Watch Drive as a Condition of Approval with this application (on the left side as you walk up) because there will be more foot traffic with the addition of the parking lot.

There was no further public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Lamb: I support the point analysis for the Cucumber Gulch; I think the sidewalk is also a good idea to add and Council should look at it. Overall supports the proposal but believes we should proceed very carefully to protect the PMA.

Ms. Dudney: I support the analysis.

Mr. Giller: I support the analysis.

Ms. Leidal: I support the analysis and appreciate Mr. Himmelstein's concerns for safety but I am not sure how we could make that request a requirement of this applicant since it is not a part of the property and it is Town right of way; but it's noted here in the minutes as a concern for Council to see.

Mr. Schroder: I agree with the point analysis and also note the possible need for a sidewalk.

Mr. Schuman: I agree with the analysis.

Mr. Schroder made a motion to approve the point analysis for the Stables Lot Parking Deck and PMA Variance, PL-2016-0138, 1700 Ski Hill Road, showing a passing point analysis of zero (0) points. Ms. Dudney seconded and the motion was carried unanimously (6-0).

Mr. Schroder made a motion to approve the Stables Lot Parking Deck and PMA Variance, PL-2016-0138, 1700 Ski Hill Road, with the presented findings and conditions. Ms. Dudney seconded, and the motion was carried unanimously (6-0).

TOWN PROJECT HEARINGS:

1) Runway Subdivision / Block 11 Rock Crushing (CK) PL-2016-0220, 107 Denison Placer Road

Mr. Kulick presented a proposal to have a limited term Rock Crushing Operation (Maximum of 12 weeks) to crush rock that is associated with the Denison Placer Housing Project. All work will take place on Lot A-1. The crushed material will be used for pipe bedding, road base and other infrastructure needs for the Denison Placer Housing Phase 1 and 2 projects. In addition, the crushed material will be used for pipe bedding for the Town's future second water plant located to the north on the McCain property.

Point Analysis (Section: 9-1-17-3): Staff finds this application to meet all Absolute policies and not incur any positive or negative points under any Relative policies.

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission was asked to identify any concerns with this project, and any code issues and make a recommendation to the Town Council.

Planning Staff recommended that the Planning Commission recommend approval of the Runway Subdivision / Block 11 Rock Crushing, PL-2016-0220, 107 Denison Placer Road, with a passing point analysis of zero (0) points and the presented Findings.

Mr. Schuman opened the hearing for public comment. There was no public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Schroder: I would like to consider adding Independence Day and Labor Day as non-crush days. (Mr.

Kulick: I will make that request.)

Ms. Leidal: I would like to know the aesthetics of the machinery. (Mr. Kulick: I don't not know yet.) (Mr. Mosher: The equipment is fairly tall and long, made of metal; the top is covered by a tarp and covered a water to keep the dust down.) (Mr. Kulick: Some such equipment in the past has been painted dark and some is yellow, but once it is approved, the equipment will be rented and someone will be hired who specializes in such projects that will provide the machinery.)

Mr. Schuman: There will also be conveyers. (Mr. Mosher: The sound is one of constant rumbling.) (Mr. Kulick: It is sections of the Highlands that will hear this sound the most, and there will be sound from the safety equipment as well, but the applicant will be conscientious of the sound.)

Mr. Schuman noted that there is no additional audience to comment.

Ms. Dudney made a motion to approve the point analysis for the Runway Subdivision / Block 11 Rock Crushing, PL-2016-0220, 107 Denison Placer Road, showing zero (0) points. Ms. Leidal seconded and the motion was carried unanimously (6-0).

Ms. Dudney made a motion to recommend the Town Council approve the Runway Subdivision, PL-2016-0220, 107 Denison Placer Road, with a passing point analysis of zero (0) points and the presented findings. Ms. Leidal seconded and the motion was carried unanimously (6-0).

OTHER MATTERS:

Mayor Eric Mamula: I wanted to say hello. There is currently no Council person because it seemed to be a waste of everyone's time to just explain what has been going on at Council when Council minutes can be read online. Until there is a movement to have a Council person attend, there will not be a Council person present at Planning Commission meetings. I would like everyone to know that if there are any concerns at all that the Planning Commission is welcome bring issues to Ms. Puester or Mr. Grosshuesch to relay to Council. I feel that it is time to start going through the code. There is no real timeline, but issues like fences and voting on passing point analyses should be looked at. I would like to add that everyone should be making sure that the Planning Commission is relying fully on the current code and that the reason planning here has gone so well is because the Planning Commission has made good decisions based on the code and the standards are very strong. (Mr. Schuman: There is not really a top ten for the upcoming meeting and with the code review, the Commission does not have anything in particular to talk with Council about on July 12th, but would like to know what the Council thinks about the code review.) I would like for the Planning Commission to take the lead because you know the code and the issues surrounding it best. Maybe we should look into things like heated sidewalks as a public benefit, but the Commission knows well enough what really needs to be done. The review will not be to start over, but to look at what we have and look to the staff for their input since they work with people in the thick of things every day to make things easier on everybody. (Mr. Schuman: We would like to postpone the joint meeting until we are further in the code revision process.) I think that is a good idea. Town Council has decided to restructure the way it has its meetings with Boards and Commissions (without having the meeting focused on dinner). (Ms. Dudney: It was nice not to have to read Council minutes or go to the meetings and to get extra information from the Council liaison of things that went on outside of the formal council meetings. I would like there to be a way for such information to be passed along now that there will not be a council liaison.) I will look into ways to do this. I feel that the Planning Commission is very important to the community and I want the Commission to feel comfortable getting ahold of me. It's easy to go through Mr. Grosshuesch or Ms. Puester too.

Ms. Puester: The July 12th joint meeting will be postponed. (The Planning Commission members all agree this is a good idea.) Everyone should begin thinking about a retreat in late September or October. Cell towers are still going forward and Council will see a first reading in July. We also need to take out content based code in our sign code based on the recent court hearing. We are running to issues with our current code so we will do

this prior to or during the process of the comprehensive code update.

ADJOURNMENT:

The meeting was adjourned at 8:26 pm.

Ron Schuman, Chair



Class C Single Family Development Staff Report

Project Title:	Looking Glass Residence	
Proposal:	Build a 5,590 sq. ft. Single Family Residence	
Project Name and PC#:	Single Family Residence at 138 Peerless Drive	PL-2016-0043
Project Manager:	Chapin LaChance, Planner II	
Date of Report:	June 29, 2016	
Property Owner:	Shock Hill FS16 LLC	
Agent:	Allen-Guerra Architecture - Tim Sabo	
Address:	138 Peerless Drive	
Legal Description:	Lot 16 Shock Hill	
Area of Site in Square Feet:	27,076 sq. ft.	0.62 acres
Existing Site Conditions:	This lot is triangular in shape, with approximately 255 linear feet of frontage along Peerless Dr. The lot slopes upward from Peerless Dr. towards the south, approximately 28 vertical feet in total. There is a platted 25' Public Trail Easement that straddles the property line between Lot 16 and Lot 14 to the south. There are existing single family residences on the adjoining lots to the south and east. Moderately spaced Lodgepole Pine trees ranging from 8" to 20" caliper exist on the site, as well as some small Spruce.	
Areas of Building:	Proposed Square Footage	
Lower Level:	2,494 sq. ft.	
Main Level:	2,478 sq. ft.	
Garage:	618 sq. ft.	
Total Gross Square Footage:	5,590 sq. ft.	
Code Policies (Policy #)		
Land Use District (2A/2R):	LUD 1	The northern 1/3 of the lot (approximately) is in LUD 10, while the remaining southern portion of the lot is in LUD 1.
Density (3A/3R):	Unlimited	Proposed: 4,972 sq. ft.
Mass (4R):	Unlimited	Proposed: 5,590 sq. ft.
F.A.R.:	1:5.45 FAR	
No. of Main Residence Bedrooms:	5 bedrooms	
No. of Main Residence Bathrooms:	5.5 bathrooms	
Height (6A/6R):*	32 feet overall	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat		
Lot Coverage/Open Space (21R):		
Drip line of Building / Non-Permeable Sq. Ft.:	4,299 sq. ft.	15.88%
Hard Surface/Non-Permeable Sq. Ft.:	3,106 sq. ft.	11.47%
Open Space / Permeable Sq. Ft.:	19,676 sq. ft.	72.67%
Snowstack (13A/13R):		
Required Square Footage:	777 sq. ft.	25% of paved surfaces is required

Proposed Square Footage:	1,100 sq. ft.	(35.42% of paved surfaces)
Outdoor Heated Space (33A/33R):		
	NO	
Parking (18A/18/R):		
Required:	2 spaces	
Proposed:	2 spaces	
Fireplaces (30A/30R):		
Number of Gas Fired:	3 Gas Fired	
Building/Disturbance Envelope?	Disturbance	
Architectural Compatibility (5/A & 5/R):	The architecture and finishes match that of the other homes in the neighborhood.	
Exterior Materials:	Cedar, Douglas Fir, reclaimed barnwood, stone. See material schedule.	
Roof:	Weathered wood asphalt shingles and standing seam steel accents (dark grey color).	
Garage Doors:	Cedar siding and trim.	
Landscaping (22A/22R):		
Planting Type	Quantity	Size
Quaking Aspen	15	3" Caliper or larger
Colorado Spruce	7	12 ft. tall
Alpine Currant and Woods Rose	26	5 gallon container
Defensible Space (22A):	Complies	
Drainage (27A/27R):	There is positive drainage away from the proposed structure.	
Driveway Slope:	6.0 %	
Point Analysis (Sec. 9-1-17-3):	The applicant has submitted a HERS Index of 56 for this development, earning positive three (+3) points under Policy 33R. The applicant also proposes a landscaping plan that will provide some public benefit to include (15) 3" minimum caliper Aspen, and (7) 12' tall minimum Spruce, warranting positive two (+2) points under Policy 22R and according to the precedent set by the Schumacher Residence (PC#2014040). The applicant also proposes excessive site disturbance related to length and design of the driveway and the location of garage, which warrants negative four (-4) points under Policy 7R, for a passing score of positive one (+1) point.	
Staff Action:	Staff approves the Looking Glass Residence, PL-2016-0043 with the attached Findings and Conditions.	
Additional Conditions of Approval:	<p>Prior to Issuance of a Certificate of Occupancy:</p> <p>#24: The proposed "custom insert" must be permanently attached (welded) to the proposed lighting fixtures.</p> <p>#25: Applicant shall submit a final HERS (Home Energy Rating Survey) prepared by a registered Residential Services Network (RESNET) design professional using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code, showing that the completed development has a HERS Index number of no greater than 80.</p>	

Final Hearing Impact Analysis				
Project:	Looking Glass Residence, Shock Hill F1 L16		Points	+5
PC#	PL-2016-0043			
Date:	6/29/2016		Negative Points	- 4
Staff:	Chapin LaChance, Planner II			
			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 Above Ground Density)	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
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)	- 4	Excessive site disturbance related to length and design of driveway and the location of garage.
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		
	Landscaping	2x(-1/+3)	+2	The landscaping plan provides some public benefit. (7) Spruce trees 12' tall, (15) Aspen trees 3" minimum in caliper, 50% multi-stem.
22/R				
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
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)		
5/R	Social Community - Conservation District	3x(-5/0)		
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		
	Energy Conservation - Renewable Energy Sources	3x(0/+2)	+3	HERS Index Score of 41-60. A HERS Index Score of no greater than 80 is required for a passing score of 0.
33/R				
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)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	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		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

Looking Glass Residence
Shock Hill, Filing 1, Lot 16
138 Peerless Drive
PL-2016-0043

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 **June 29, 2016** 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 **July 5, 2016** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. **The applicant has submitted a draft HERS index report with a projected HERS Index of 56.**

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 **January 12, 2018** 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 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. At no time shall site disturbance extend beyond the limits of the platted building/site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
12. 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

13. **Applicant shall submit a draft HERS (Home Energy Rating Survey) prepared by a registered Residential Services Network (RESNET) design professional using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code, showing that the completed development has a HERS Index number of no greater than 80.**
14. Applicant shall submit proof of ownership of the project site.
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 and type of construction fencing, 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 at the disturbance envelope and erosion control measures at the 25-foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer.
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. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.
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. **The proposed "custom insert" must be permanently attached (welded) to the proposed lighting fixtures.**
25. **Applicant shall submit a final HERS (Home Energy Rating Survey) prepared by a registered Residential Services Network (RESNET) design professional using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code, showing that the completed development has a HERS Index number of no greater than 80.**
26. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
27. 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.
28. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
29. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
30. 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.
31. Applicant shall screen all utilities.
32. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.
33. 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.

34. 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.
35. 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.**
36. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
37. 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)

LOOKING GLASS

LOT 16 , SHOCK HILL SUBDIVISION
138 PEERLESS DRIVE
BRECKENRIDGE , COLORADO



ALLEN-GUERRA ARCHITECTURE
P.O. BOX 388
BRECKENRIDGE, COLORADO 80421
PH: 763.0000
FAX: 763.0000
E-MAIL: INFO@ALLEN-GUERRA.COM
WEB SITE: WWW.ALLEN-GUERRA.COM

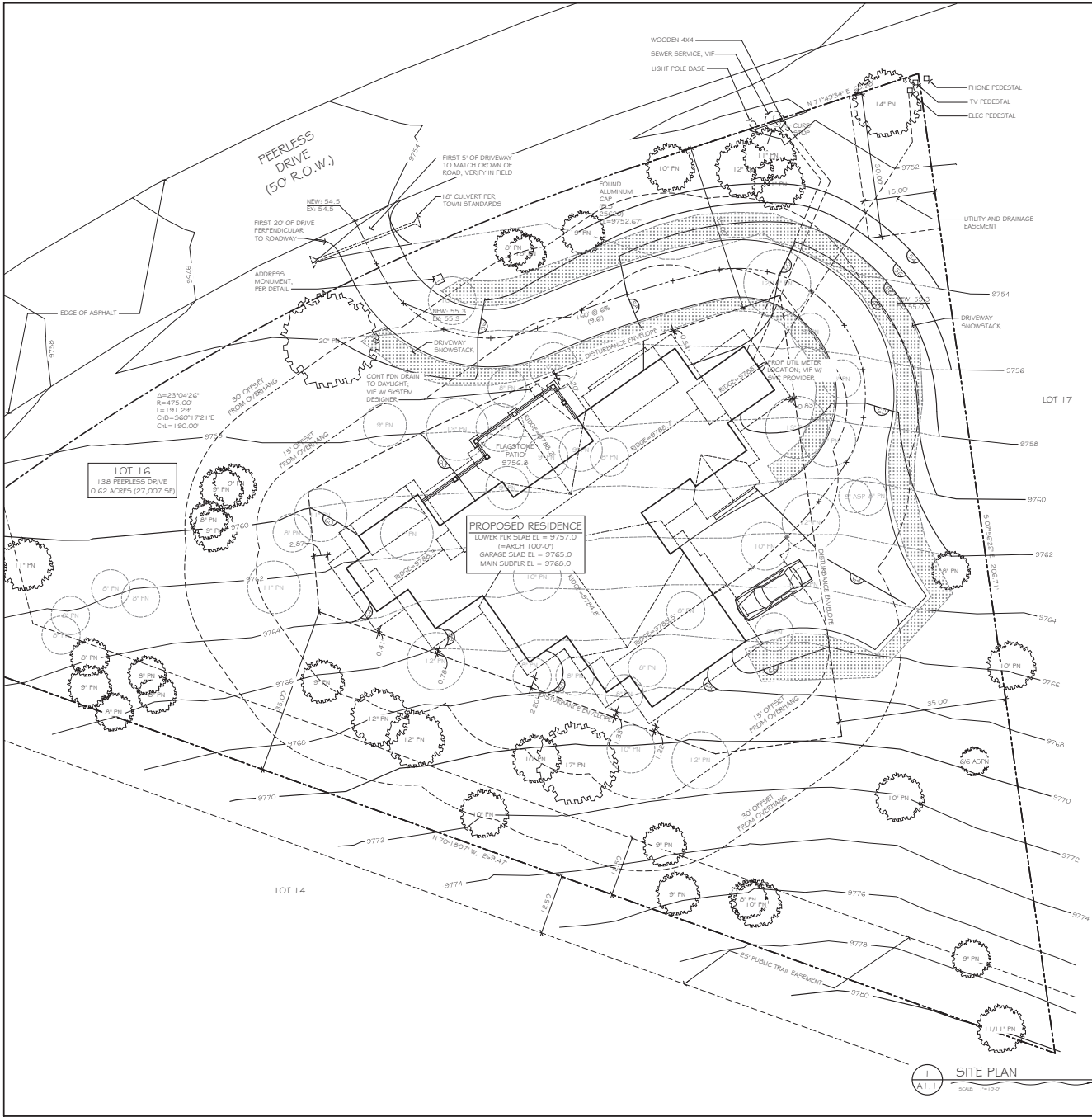
LOOKING GLASS
LOT 16 , SHOCK HILL SUBDIVISION
138 PEERLESS DRIVE, BRECKENRIDGE , COLORADO
TITLE: COVER SHEET

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ISSUE	DATE
REVIEW	19 FEB 2016
PLANNING	9 JUNE 2016

PROJECT # 1589

CS



EXISTING TREE LEGEND

- 8" ASP EXISTING ASPEN W/ TRUNK DIAMETER.
- 8" PN EXISTING PINE TREE W/ TRUNK DIAMETER.
- 8" ASP ASPEN TREE W/ TRUNK DIAMETER TO BE REMOVED.
- 8" PN PINE TREE W/ TRUNK DIAMETER TO BE REMOVED.



ALLEN GUERRA ARCHITECTURE
 PO BOX 748
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 FAX: 970.637.0040
 E-MAIL: INFO@ALLEN-GUERRA.COM
 WEBSITE: WWW.ALLEN-GUERRA.COM

PRELIMINARY - NOT FOR CONSTRUCTION

LOOKING GLASS

LOT 16 SHOOK HILL SUBDIVISION
 138 PEERLESS DRIVE, BRECKENRIDGE, COLORADO

SITE PLAN

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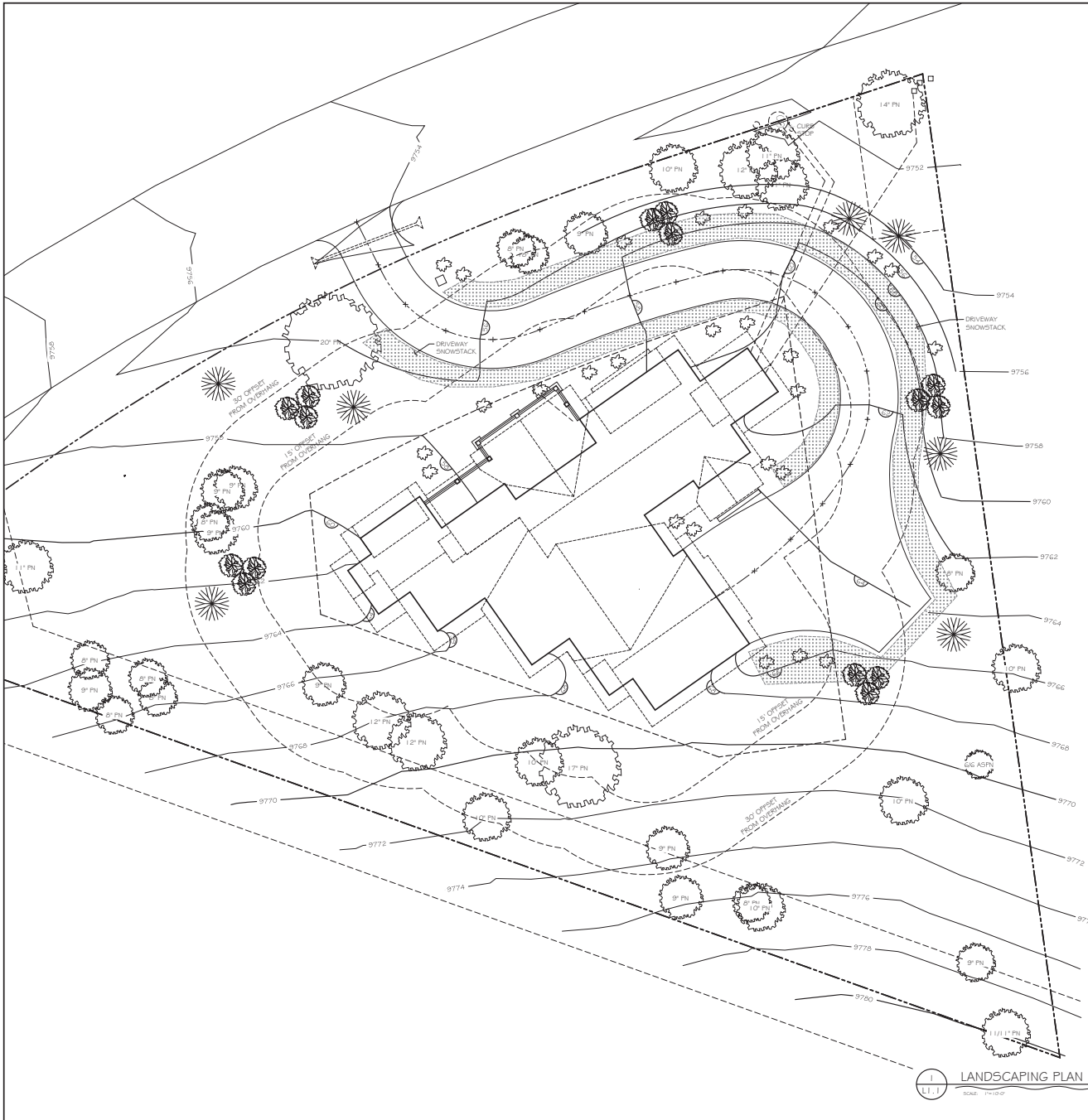
ISSUE	DATE
REVIEW	19 FEB 2006
PLANNING	9 MAY 2006
PLANNING REV	24 JUNE 2006

PROJECT # 589



1 SITE PLAN
 A1.1 SCALE: 1"=10'-0"

NORTH
 PLAN NORTH
 0 10 20'



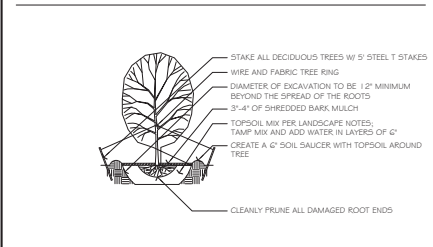
LANDSCAPE NOTES

1. EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, singly OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, SILT FENCING, DIVERSION SWALES, AND DIKES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
2. NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND 8\"/>

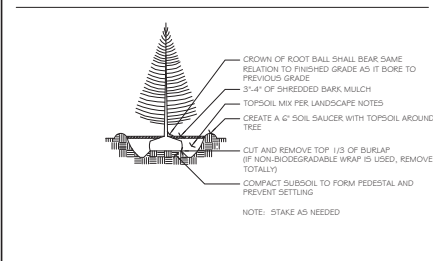
NEW PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	26	RIBES ALPHEM & ROSA WOODSI	ALPINE CURSANT & WOODS ROSE	5 GAL
	15	POPULUS TREMULOIDES	QUAKING ASPEN	3\"/>

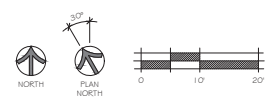
DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING



1 LANDSCAPING PLAN
SCALE: 1\"/>



PRELIMINARY - NOT FOR CONSTRUCTION



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LOOKING GLASS
LOT 16, SHOOK HILL SUBDIVISION
138 PEELER DRIVE, BRECKENRIDGE, COLORADO
TITLE: LANDSCAPING PLAN

ISSUE	DATE
REVIEW	10 FEB 2016
PLANNING	9 MAY 2016
PLANNING REV	24 JUNE 2016

PROJECT # 589

L11



SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



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LOOKING GLASS
 LOT 16 SHOCK HILL SUBDIVISION
 138 PIERLESS DRIVE, BRECKENRIDGE, COLORADO
 TITLE
ELEVATIONS

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ISSUE	DATE
REVIEW	19 FEB 2016
PLANNING	9 JUNE 2016

PROJECT # 1589

A3.2

LOOKING GLASS

LOT 16 . SHOCK HILL SUBDIVISION
138 PEERLESS DRIVE
BRECKENRIDGE . COLORADO



RECEIVED
JUN 09 2016

TOWN OF BRECKENRIDGE
PLANNING DEPT.

Condition of Approval:
Prior to Issuance of
CO, Custom metal

Insert
Must be welded
to fixture.

EXTERIOR LIGHT FIXTURE

MODEL # OD8036

W/ CUSTOM INSERT TO MEET DARK SKY REQUIREMENTS (SEE BELOW)

MANUFACTURER: HAMMERTON

DIMENSIONS: 18" HEIGHT; 10" WIDTH; 13" DEPTH

FINISH & GLASS: SLATE GREY W/ DARK MICA







& PERMANENT WELDED OPAQUE INSERT TO MEET DARK SKY ORDINANCE

MAX WATTAGE: 60 WATTS

LOOKING GLASS - LOT 16 SHOCK HILL

EXTERIOR MATERIALS SCHEDULE

DATE: 18 FEBRUARY 2016







LABEL	ITEM	COLOR	DESCRIPTION
M1	ROOF		A. ASPHALT SHINGLES GAF 50-YEAR "WEATHERED WOOD", B. STANDING SEAM STEEL - "DARK GREY"
M2	FASCIA		2X CEDAR PER DETAILS - STAIN W/ SUPERDECK '2320 CAPE BLACKWOOD'
M3	SOFFIT		1x6 S4S T&G CEDAR (NO BEVEL/GROOVES) STAIN W/ SUPERDECK '2318 TEAK'
M4	HORIZONTAL SIDING		VINTAGE WOOD SUPPLY - DOUG FIR 2X12 W/ DOVETAIL CORNERS IN SELECT LOCATIONS, COLOR TO BE "BROWN"
M5	VERTICAL SIDING		RECLAIMED 1X BOARD BY BOARD SIDING - GREY TONES
M6	EXPOSED POST/BEAMS		DF TIMBER PER PLANS/DETAILS
M7	STONE VENEER		GALLEGOS CORPORATION #7 ARK MOSS PARKITECTURE DRY STACKED
M8	DOORS/WINDOWS		SIERRA PACIFIC - DARK BRONZE

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE COPPER.

LOOKING GLASS - LOT 16 SHOCK HILL

EXTERIOR MATERIALS SCHEDULE

DATE: 18 FEBRUARY 2016

LABEL	ITEM	COLOR	DESCRIPTION
M9	DOOR/WINDOW TRIM		2X & 3X PER DETAILS - STAIN W/ SUPERDECK '2320 CAPE BLACKWOOD'
M10	WOOD DECKS		2x COMPOSITE DECKING: TAMKO EVERGRAIN 'WEATHERED WOOD'
M11	CHIMNEY CAP		GREY SANDSTONE PER DETAILS
M12	STONE VENEER CAP		GREY SANDSTONE PER DETAILS
M13	DECK RAILS		CEDAR PER DETAILS - STAIN W/ SUPERDECK '2320 CAPE BLACKWOOD'
M14	BEAM END FLASHING		SHEET STEEL - COLOR DARK GREY

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE COPPER.

Planning Commission Staff Report

Subject: The Carter Museum Public Restrooms
(Town Project; PL-2016-0172)

Proposal: Using an existing log cabin (aka Wentzell Cabin) moved from another site with added improvements to create a public restroom at the northwest portion of Lot 17, Tract B. This restroom is adjacent to the Carter Museum and the new Prospector Park.

Date: June 27, 2016 (For meeting of July 5, 2016)

Project Manager: Michael Mosher, Planner III

Applicant/Owner: Town of Breckenridge

Agent: Neely Architecture, Lee “Sonny” Neely

Address: 113 North Ridge St.

Legal Description: Tract B Abbett Addition, a resubdivision of Lot 17, Abbett Addition to the Town of Breckenridge

Site Area: 0.254 acres (11,105 sq. ft.)

Land Use District: 18.2 Commercial, 1:1 Floor Area Ratio (FAR); Residential 20 Units per Acre (UPA)

Historic District: #2, North End Residential Character Area

Site Conditions: This portion of the Carter Museum property has some existing trees at the northwest corner and southeast corner. A medium-size non-historic shed is located at the northwest corner of the property.

Adjacent Uses: North: Wellington Road, McGraphix Created & Consulting (Commercial use)
South: Carter Museum
East: Single-family residences
West: Town alley and Prospector Park

Density:

Allowed under LUGs:	11,105 sq. ft.
Existing density:	340 sq. ft. (approx.)
Proposed density:	544 sq. ft.

Above Ground Density:

Allowed @ 9UPA:	3,671 sq. ft.
Proposed @ 1.0 UPA:	272 sq. ft.

Mass:

Allowed under LUGs:	11,105 sq. ft.
Proposed mass:	272 sq. ft.

Height: Recommended: 26-feet Absolute and 23-feet Relative (mean)
Proposed (Existing): 15-feet (mean); 18-feet (overall)

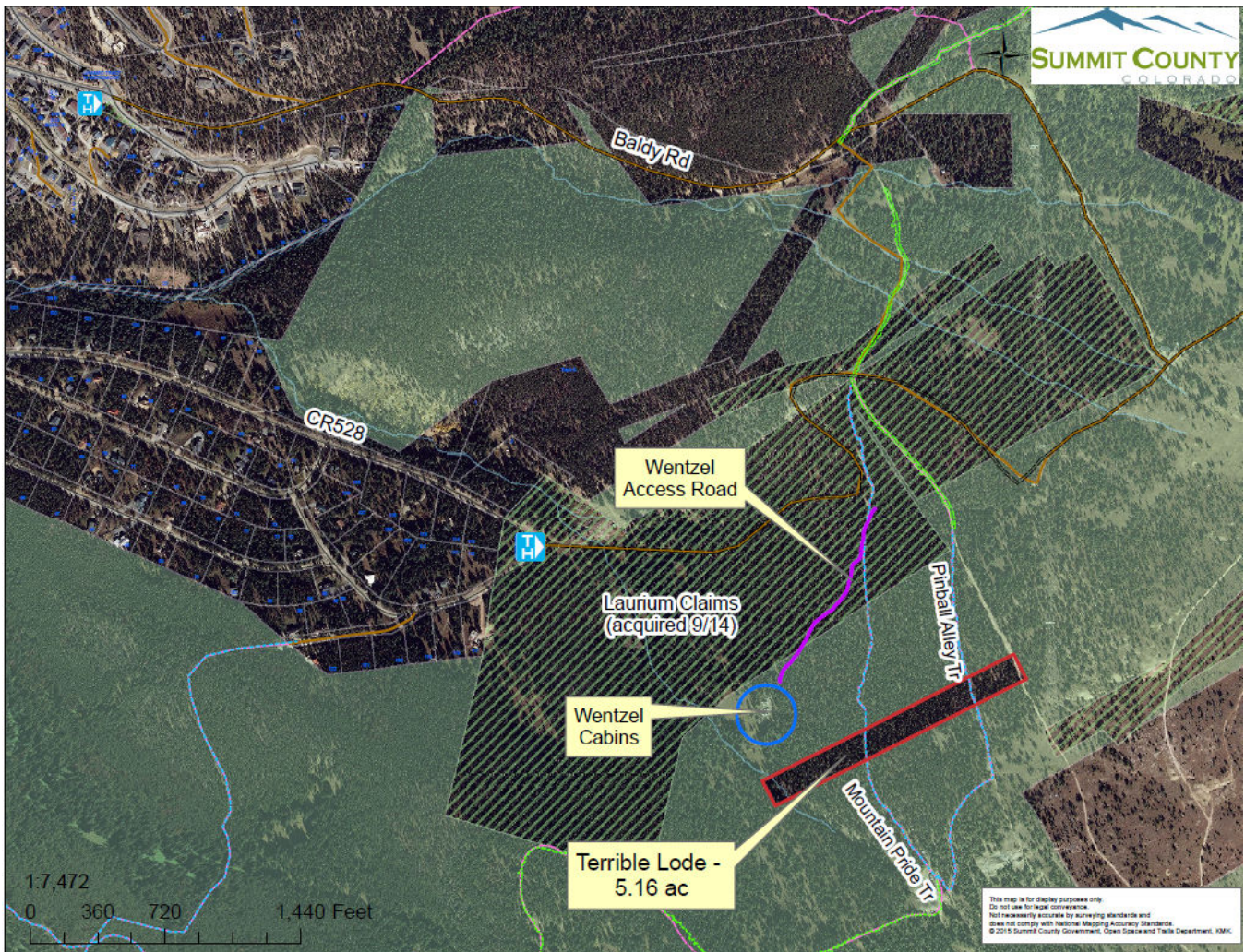
Item History

The Wentzell historic cabin, pictured below, originated in the Swan River Valley in early 1900’s as an old mining cabin. Gerry Peterson acquired the cabin in the late 1980’s and moved it to his property by taking it apart and rebuilding it again. Later, Mr. Wentzell acquired the cabin from Gerry Peterson and moved (again) it to property (off Baldy Road) and rebuilt it in the late 90’s, “Lincoln Log” style. After recent Forest Service investigations, it was determined that the cabin was placed on national forest land adjacent to the property that the Wentzells own (i.e., the Terrible Lode). Recently, the Town and County entered a sales contract with the Wentzells to purchase the Terrible Lode for open space, with certain conditions attached regarding removal of the historic cabin from the national forest land.

After acquiring and assuming ownership of the Terrible Lode property, the Town of Breckenridge Open Space program is required by the Forest Service to remove all buildings / structures from the site. The Town’s Open Space and the Breckenridge Heritage Alliance are always trying to find creative ways to reuse, repurpose existing buildings. The Wentzell Cabin is an example of such.

The Town Council has seen a community need for a public restroom on the north end of Main Street. This proposal is intended to serve that need.





Staff Comments

Placement of Structures (9/A & 9/R): The restroom has been located in a manner to be utilized by both the museum and the park below. However, this location straddles a property line (see attached site plan). Prior to construction, the property will be subdivided to abandon this property line.

The existing non historic shed shall be removed with this application. The exposed portion of the site, after its removal, will be revegetated.

Access / Circulation (16/A & 16/R; 17/A & 17/R): The proposed restrooms (there will be two unisex restrooms) are both handicapped accessible. Access to the restrooms will be available from the Carter Museum and from Prospector Park to the west. Staff has no concerns with access and circulation.

The Social Community (24/A & 24/R): As this restroom is located within the North End Residential Character, the design standards of the Handbook of Design Standards for the Historic and Conservation Districts apply. Buildings in this area are representative of several development areas, including the early Settlement and Camp Phase log cabins (such as the Carter Museum) and clapboard sided houses from the town phase.

Staff believes that utilizing a log cabin form for these public restrooms is in keeping with the design standards for this Character Area and will complement the museum as an addition per Policy 147.

Per the *Design Standards for the Historic District Character Area #2, North end Residential*, barns, storage sheds and outhouses are typical building types that are part of historic Breckenridge. Design Standard 147 recommends secondary structures in this Character Area. Staff is considering the Carter Museum as the primary structure. Design standard 147 identifies utilizing secondary structures for usable functions on the property. This policy also asks that simple building forms and materials be used for the structures.

Per the Design Standards the Carter Museum merits special attention. Development in the vicinity of this site should be especially sensitive to this context. The open space of the Carter Museum site itself is also important as it helps to provide a sense of the original setting of the building. Part of this development permit involves removing the non-historic shed that lies at the northwest corner of the site. The proposed restrooms will be located south of the shed location maintaining the same amount of open space on the property. Priority Policy 134 states: *“Provide substantial front and side yards”*. Staff believes this policy has been met with the location of the restroom. Staff has no concerns.

The amount of paving on this property has been kept to a minimum as suggested by Priority Policy 135. Priority Policy 138 states that *“New buildings should be in scale with existing historic and supporting buildings and the North End”*. Both the Carter Museum and the proposed restroom abide with this policy. Staff has no concerns.

As a secondary building located at the rear of the property, staff considers it to be an “outbuilding”. The square footage of the building falls below the historic scale/range of between 720 and 900 square feet. In keeping with Priority Policy 140 and Priority Policy 141, the building utilizes a simple roof form. A small porch will be added to the front and back of the cabin. The front porch is a simple shed design keeping water/snow away from the entry ramp. The rear porch projects a stairwell that leads to a new basement of the cabin. (The basement will be used for the needed supplies and other functions of the restroom.)

Design Standard 149 states “Use porches to define primary entrances to buildings”.

- *Roofs over porches are usually arranged in one of two ways: Where the ridge line of the main roof is perpendicular to the street, the porch appears as a subordinate attachment to the end elevation.*
- *Where the ridge line of the main roof is parallel to the street, the porch usually appears to be a more integral element to the building.*

Both options may be considered. For this application, both the front and the back porches are an integral element to the building. Staff believes this design meets the intent of this policy.

The proposed additions and finishes that will be added to the cabin will complement the character of the logs. Per Priority Policy 146, the proposed roof materials are similar to those found historically. The main roof of the cabin will be asphalt shingles. The secondary roofs will be rusted corrugated metal. The new porch will be constructed of logs to match the cabin. The simple guardrail will be rough sawn nominal size lumber. A corrugated metal wainscot will wrap the bottom of the logs to protect them from the elements. All stains will complement the existing log cabin. See below:

Cabin:

Roof:
50 year asphalt shingles

'Shenandoah"
[Certaineed Landmark T/L](#)



Porch

Addition:

Roof:

7/8" Corrugated metal
with rusted finish



Point Analysis (Section: 9-1-17-3): Staff has found that this application passes all absolute policies of the Development Code and has not incurred any positive or negative points under any relative policies.

Staff Recommendation

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any concerns with this project, and any code issues. In addition, the Commission is asked to make a recommendation to the Town Council, as follows:

The Planning Department recommends the Planning Commission recommend that the Town Council approve the Point Analysis with a passing point analysis of zero (0) points for the Carter Museum Public Restrooms (PL-2016-0172).

The Planning Department recommends the Planning Commission recommend the Town Council approve the Carter Museum Public Restrooms located at 113 N. Ridge Street (PL-2016-0172) with the attached Findings.

Final Hearing Impact Analysis				
Project:	The Carter Museum Public Restrooms	Positive Points	0	
PL#:	PL-2016-0172			
Date:	6/28/2016	Negative Points	0	
Staff:	Michael Mosher, Planner III			
		Total Allocation:	0	
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 Above Ground Density)	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
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)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		The above ground density for this proposal will well below this standard. The open space of the Carter Museum site itself is also important as it helps to provide a sense of the original setting of the building." Part of this development permit involves removing the non-historic shed that lies at the northwest corner of the site. The proposed restrooms will be located south of the shed location maintaining the same amount of open space on the property.
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	Architectural Compatibility / Conservation District	5x(-5/0)		
24/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
24/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
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		

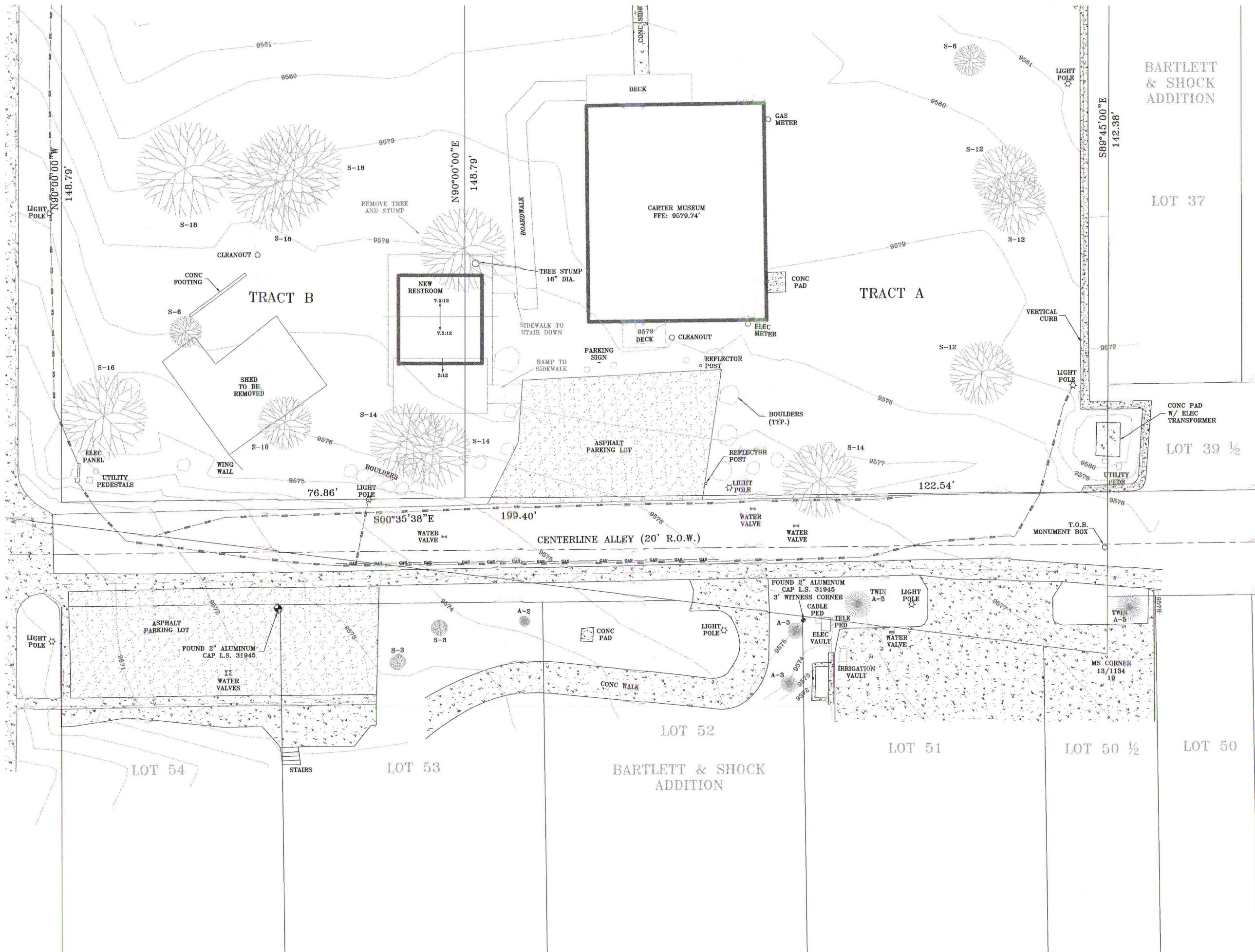
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	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		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

**The Carter Museum Public Restrooms
Tract B, Abbett Addition, a resubdivision of Lot 17, Abbett Addition
113 North Ridge St.
PL-2016-0172**

FINDINGS

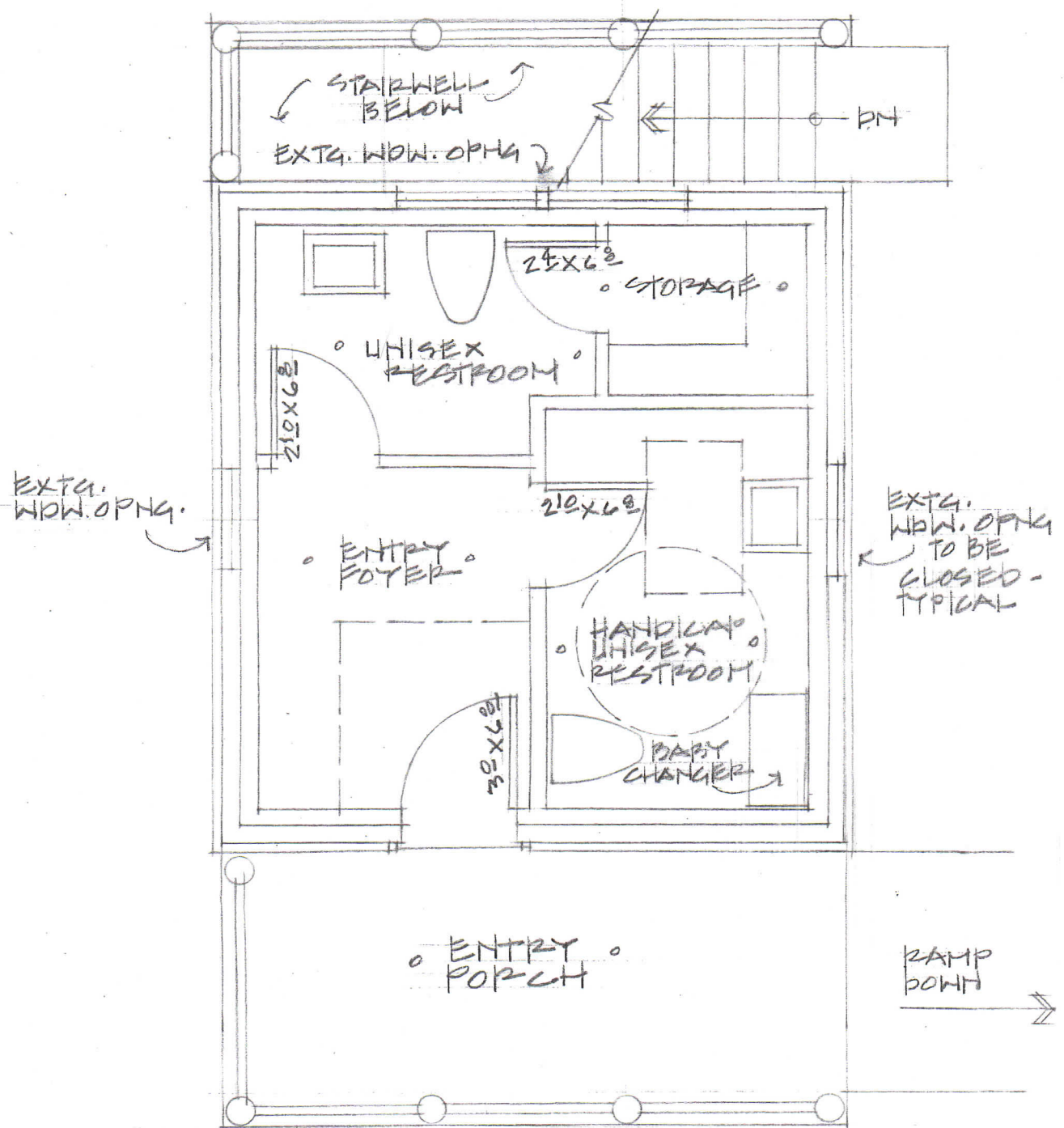
1. This project is “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on July 5, 2016. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on July 5, 2016, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on July 12, 2016. This Town Project was listed on the Town Council’s agenda for the July 12, 2016 agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.



NEELY ARCHITECTURE
 J. LEE NEELY, ARCHITECT
 P.O. Box 3657
 1705 Airport Road, Unit 5
 Breckenridge, Colorado 80424
 970-547-0554
 Fax 547-0564
 jneely@colorado.net

CARTER MUSEUM SITE PLAN
NEW RESTROOM
BRECKENRIDGE, CO

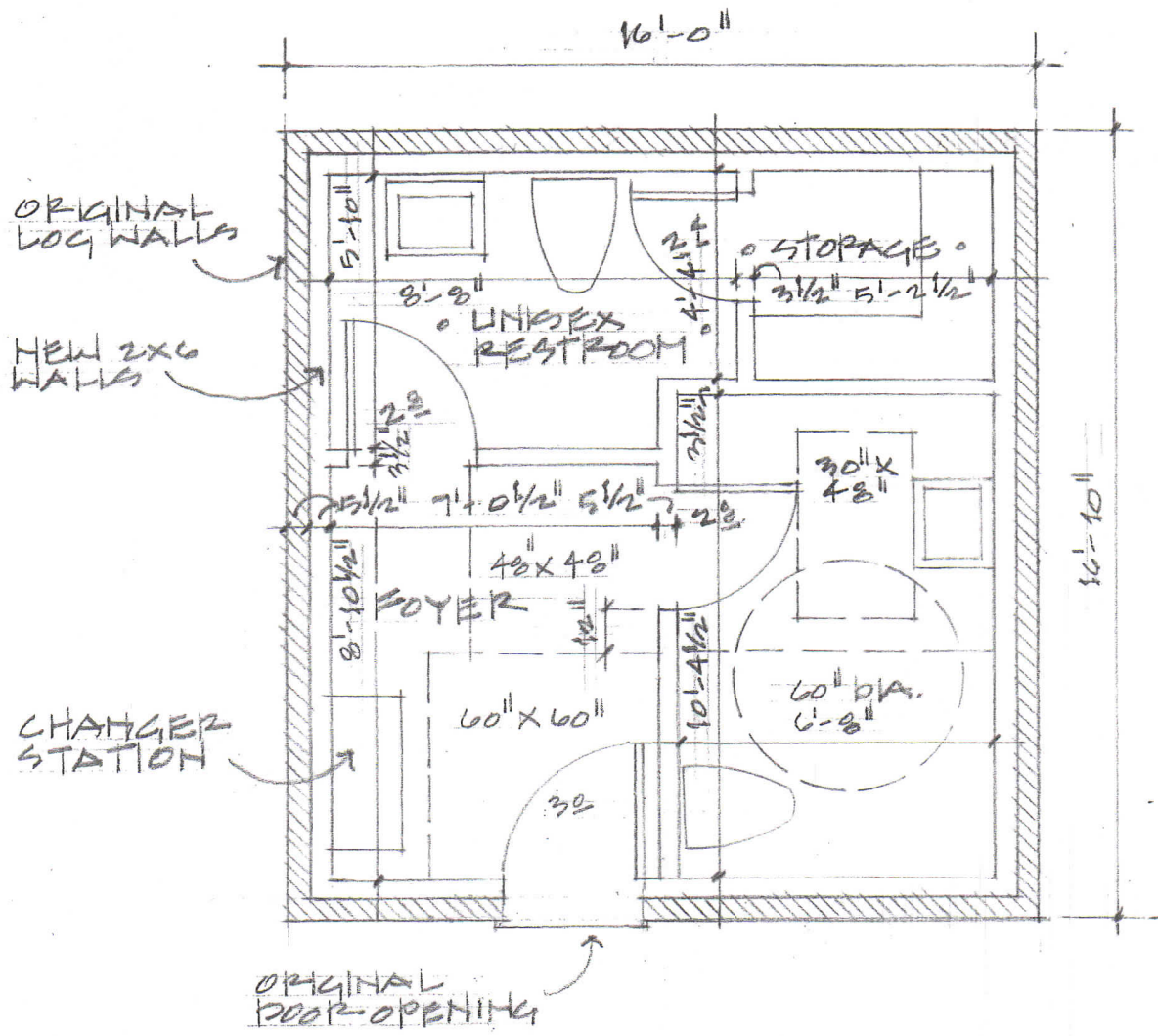
JOB NUMBER	2277
DATE	5/20/16
A1	



CARTER MUSEUM MAIN
LEVEL FLOOR PLAN

4/20/16

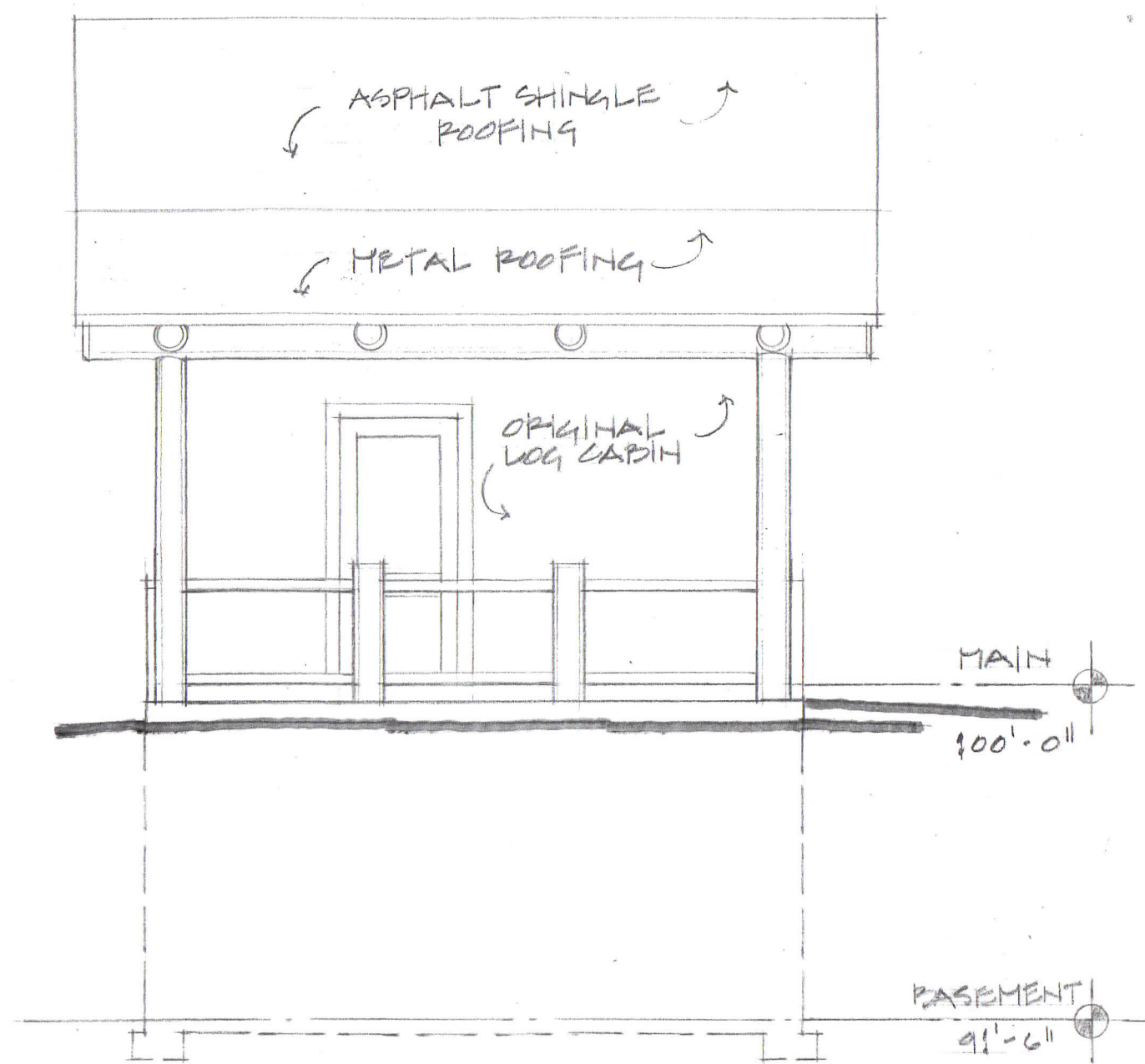
1/4" = 1'-0"



CARTER MUSEUM CONCEPTUAL
RESTROOM FLOOR PLAN

2/19/16

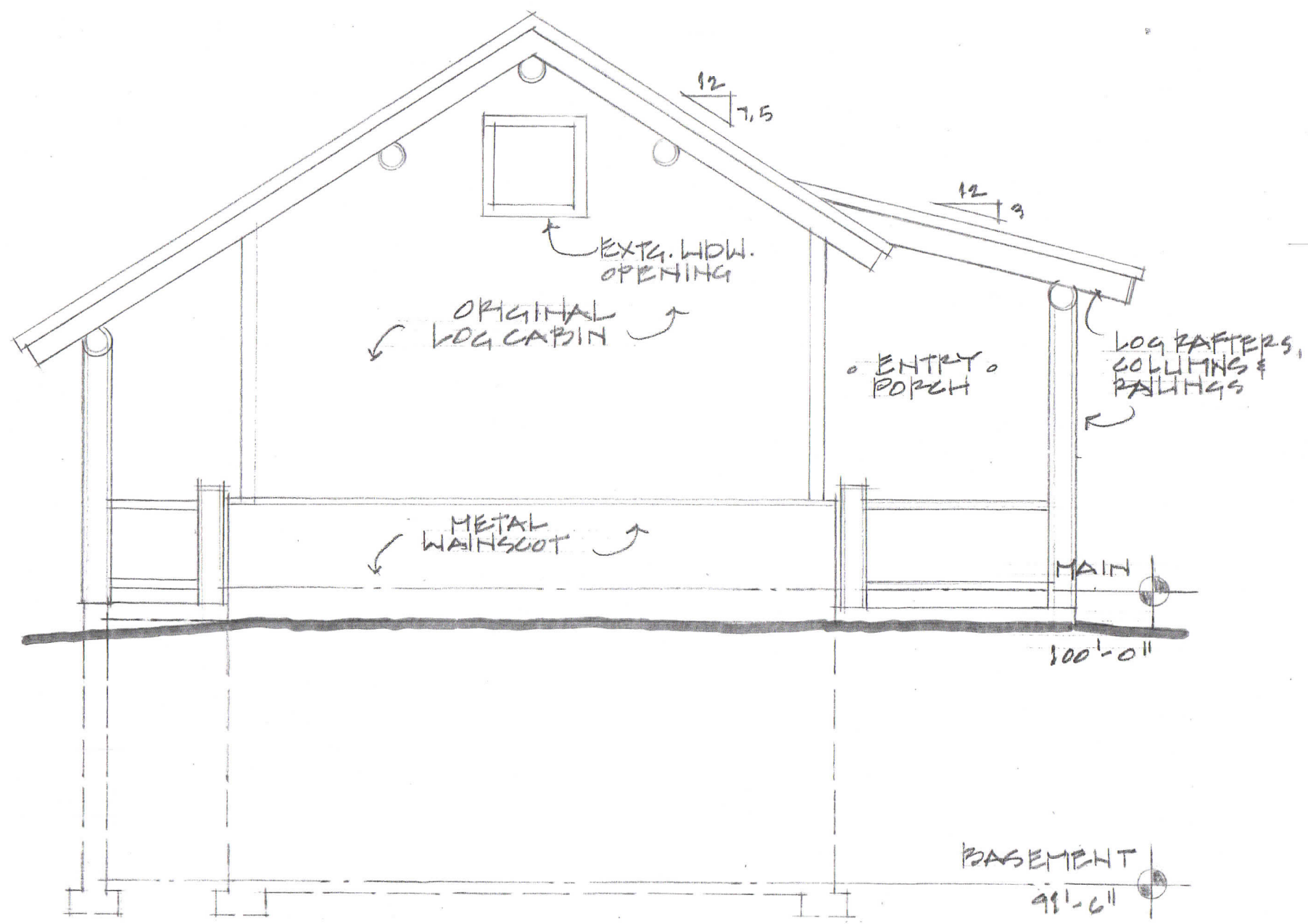
• 1/4" = 1'-0" •



CARTER MUSEUM RESTROOMS
WEST ELEVATION

4/20/16

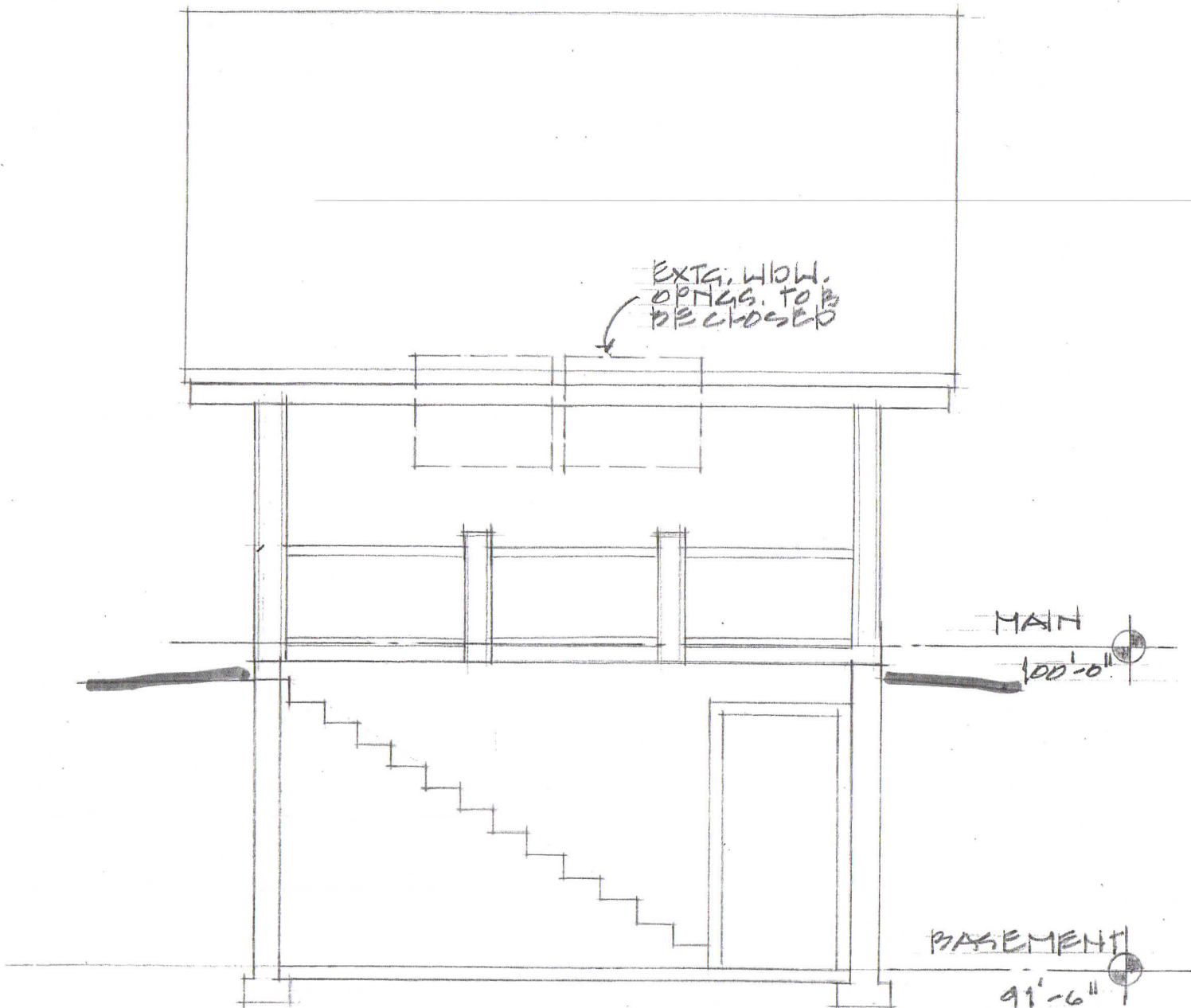
1/4" = 1'-0"



CARTER MUSEUM RESTROOM
NORTH ELEVATION

4/20/16

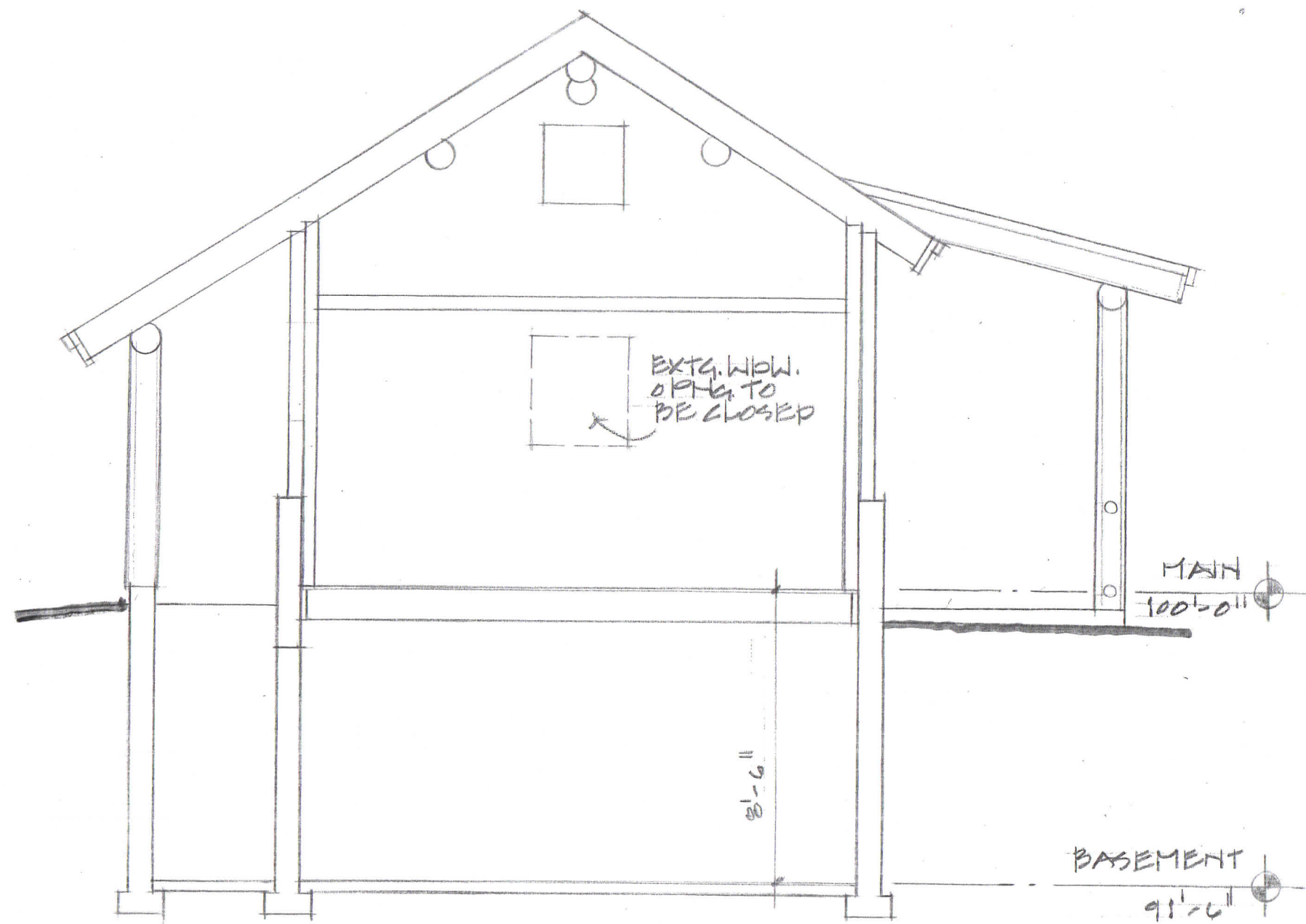
1/4" = 1'-0"



CARTER MUSEUM RESTROOM
 EAST ELEVATION / SECTION

4/20/14

• 1/4" = 1'-0" •



CARTER MUSEUM RESTROOM
BUILDING SECTION

4/20/14

0 1/4" = 1'-0"

Cabin:

Roof:
50 year asphalt shingles

"Shenandoah"
[Certaineed Landmark T/L](#)



Porch Addition:

Roof:

7/8" Corrugated metal
with rusted finish



Staff Report

- Subject:** Klack Placer Cabin Landmarking
(Class B Minor; PL-2016-0273)
- Proposal:** To locally landmark the Klack Placer Cabin per Section 9-11-3, Designation of Landmarks, Landmark Sites, Historic Districts and Cultural Landscape Districts, of the Town Code.
- Date:** June 28, 2016 (For meeting of July 5, 2016)
- Project Manager:** Chris Kulick, AICP
- Applicant/Owner:** Town of Breckenridge
- Address:** 200 Block of South Harris Street
- Legal Description:** TR 6-77 Sec 31 Qtr 3 Mining Claim(s) cont 0.590 acres KLACK GULCH PLACER MS# 1224 AKA TR 3 LYING EAST OF BLK 5 ABBETTS ADD
- Site Area:** 0.59 acres (25,700 sq. ft.)
- Land Use District:** LUD 17, Eastside Residential Character Area
- Property Conditions:** The cabin is a rectangular-shaped log building which measures approximately 22' N-S by 16' E-W. The cabin walls are made of round whole logs with saddle-notched corners and with concrete chinking. The cabin was stabilized in 2009 with new sill logs that rest directly on a gravel base. The cabin is covered by a steeply-pitched side-gabled roof, with new plywood decking over historic 1x decking, laid over 2x wood rafters. Vertical wood planks, partially covered by rolled black asphalt, appear in the upper gable ends on the north and south elevations. A large doorway is found on the north half of the east elevation. A 4-light window, with broken pane, and covered with plywood, penetrates the east elevation wall to the south of the doorway. Another 4-light window, with all of its panes missing and some muntins missing is also covered in plywood and located on the north elevation. Two window openings, covered with vertical and horizontal wood planks, penetrate the west elevation. A single window, covered with vertical wood planks, penetrates the south elevation. The cabin's interior consists of a single room, with an earth floor, and vertical wood plank interior walls. The roof system is open with unpeeled log ceiling joists supporting the gabled roof.
- Adjacent Uses:** North: Klack Placer Gulch Open Space
East: Residential
South: Klack Placer Gulch Open Space
West: Residential

Item History



This circa 1878 log building is an interesting example of an early prospector's cabin with lodging in the north end and utility in the south end. It is one of the last nineteenth-century, one-story log cabins left in the Town of Breckenridge. Similar to other early gulches in the Breckenridge District, Klack Gulch was likely named after an early gold rush prospector. That prospector was likely Thomas Klack. A 1861 Rocky Mountain News article states that he and his mining partners had spent the winter in Wisconsin, but was returning to his claims in McNulty Gulch that spring. Early receiving books dated April 7, 1863, and September 18, 1864, document that Klack and his partners sold their claims in Breckenridge to Halsey & Johnstin (1863) and J.M.C. Caskill, J. Lillinthal, and A. Reichenecker (1864), although no legal descriptions or improvements are listed on these specific claims. After this, Klack was no longer listed as an active mining claim holder nor was he listed in the 1870s U.S. Census records for Summit County, Colorado. The cabin was most likely built circa 1878, during the time the Klack Gulch Placer claim, Spaulding District (#1224) was being improved for a patent. The claim was patented on April 16, 1883. A water decree from the State of Colorado was also granted on May 5, 1952. The Town of Breckenridge now owns the cabin.

The Klack Placer Cabin is owned by the Town of Breckenridge and managed by the Breckenridge Heritage Alliance. In 2009 the Town, in conjunction with the Breckenridge Heritage Alliance, stabilized the cabin by replacing rotten logs along the bottom of the structure and placing gravel below the cabin to improve drainage. In addition to these maintenance efforts the Cabin was rotated 180 degrees to improve privacy to the adjacent residence located at 209 South Harris Street.

Staff Comments

This report is intended to only discuss the local landmarking criteria associated with this property. There are no proposed changes to the property and therefore there is no discussion related to policies in the Development Code.

Chapter 11, Historic Preservation, 9-11-3: Designation Of Landmarks, Landmark Sites, Historic Districts And Cultural Landscape Districts: The Town is seeking to locally landmark the historic site. A “landmark” is defined by the ordinance as follows:

A designated individual building, structure, object or an integrated group of buildings, structures or objects having a special historical or architectural value. Unless otherwise indicated in this chapter, the term "landmark" shall include both federally designated landmarks and town designated landmarks.

The ordinance contains specific criteria that are to be used to determine whether a proposed landmark has the required special historical or architectural value. To be designated as a landmark, the property must: (1) meet a minimum age requirement; (2) have something special about either its architecture, social significance, or its geographical/environmental importance as defined in the ordinance; and (3) be evaluated for its “physical integrity” against specific standards described in the ordinance.

Staff has included a chart below as a tool. To be designated as a landmark the property must: (1) satisfy the **sole** requirement of Column A; (2) satisfy **at least one** of the requirements of Column B; and (3) also satisfy **at least one** of the requirements of Column C. Suggested selections are in **bold** and Staff Comments on how the property meets the criteria are in *italics*.

COLUMN “A”	COLUMN “B”	COLUMN “C”
<p>The property must be at least 50 years old. <i>(The Klack Placer Cabin was constructed in the late 1870’s.)</i></p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;">ARCHITECTURAL IMPORTANCE</p> <ol style="list-style-type: none"> 1. The property exemplifies specific elements of architectural style or period. <i>(The cabin is architecturally significant for its pioneer log construction.)</i> 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3. The property demonstrates superior craftsmanship or high artistic value. 4. The property represents an innovation in construction, materials or design. 5. The property is of a style particularly associated with the Breckenridge area. 6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. <p style="text-align: center;">SOCIAL IMPORTANCE</p>	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. <i>(The cabin is significant for its association with the development of Breckenridge and its mining-related history, dating from the circa late 1870s. It is among the town’s last log cabins which survive from the settlement or camp phases which predate the turn of the twentieth century.)</i>

<p>9. The property is a site of an historic event that had an effect upon society.</p> <p>10. The property exemplifies cultural, political, economic or social heritage of the community. <i>(The cabin is significant for its association with the development of Breckenridge and its mining-related history, dating from the circa late 1870s. It is among the town's last log cabins which survive from the settlement or camp phases which predate the turn of the twentieth century.)</i></p> <p>11. The property is associated with a notable person or the work of a notable person.</p> <p style="text-align: center;">GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</p> <p>12. The property enhances sense of identity of the community.</p> <p>13. The property is an established and familiar natural setting or visual feature of the community. <i>(The cabin is located on the Klack Placer Gulch.)</i></p>	<p>2. The property retains original design features, materials and/or character. <i>(The cabin retains its pioneer log construction.)</i></p> <p>3. The structure is on its original location or is in the same historic context after having been moved.</p> <p>4. The structure has been accurately reconstructed or restored based on documentation.</p>
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Staff believes that the above required criteria have been met with this application in Column A, Column B; items 1, 10 and 13 and Column C; items 1 and 2, and therefore the historic cabin can be recommended for local landmarking.

Staff Recommendation

The Planning Department suggests the Planning Commission recommend that the Town Council adopt an ordinance to locally landmark the Klack Placer Cabin located on the 200 Block of South Harris Street, Klack Placer Open Space, PL-2016-0273, based on the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.



MEMORANDUM

TO: Planning Commission

FROM: Julia Puester, Senior Planner

DATE: June 29, 2016 (for meeting of July 5, 2016)

SUBJECT: Approved Class C Subdivision Quarterly Report (Q2-2016)

Section 9-2-3-3 of the Breckenridge Subdivision Code authorizes the Director to review and approve Class C subdivisions administratively without Planning Commission review. *“Administrative Review: The processing of a class C subdivision application shall be an administrative review conducted by the director. No public hearing shall be required”.* (Section 9-2-3-3 B)

Class C Subdivisions are defined as follows:

“CLASS C SUBDIVISION: A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, footprint lots in conjunction with an approved master plan, and duplexes when done in accordance with a previously approved subdivision plan, site plan, development permit or site specific development plan; the modification or deletion of existing property lines resulting in the creation of no additional lots (lot line adjustment); an amendment to a subdivision plat or plan which does not result in the creation of any new lots, tracts or parcels; or the platting or modification of easements, building envelopes or site disturbance envelopes. A class C subdivision application may be reclassified by the director as either a class A or class B subdivision application within five (5) days following the submission of the completed application if the director determines that the application involves issues which make it inappropriate for the application to be processed administratively as a class C application”.

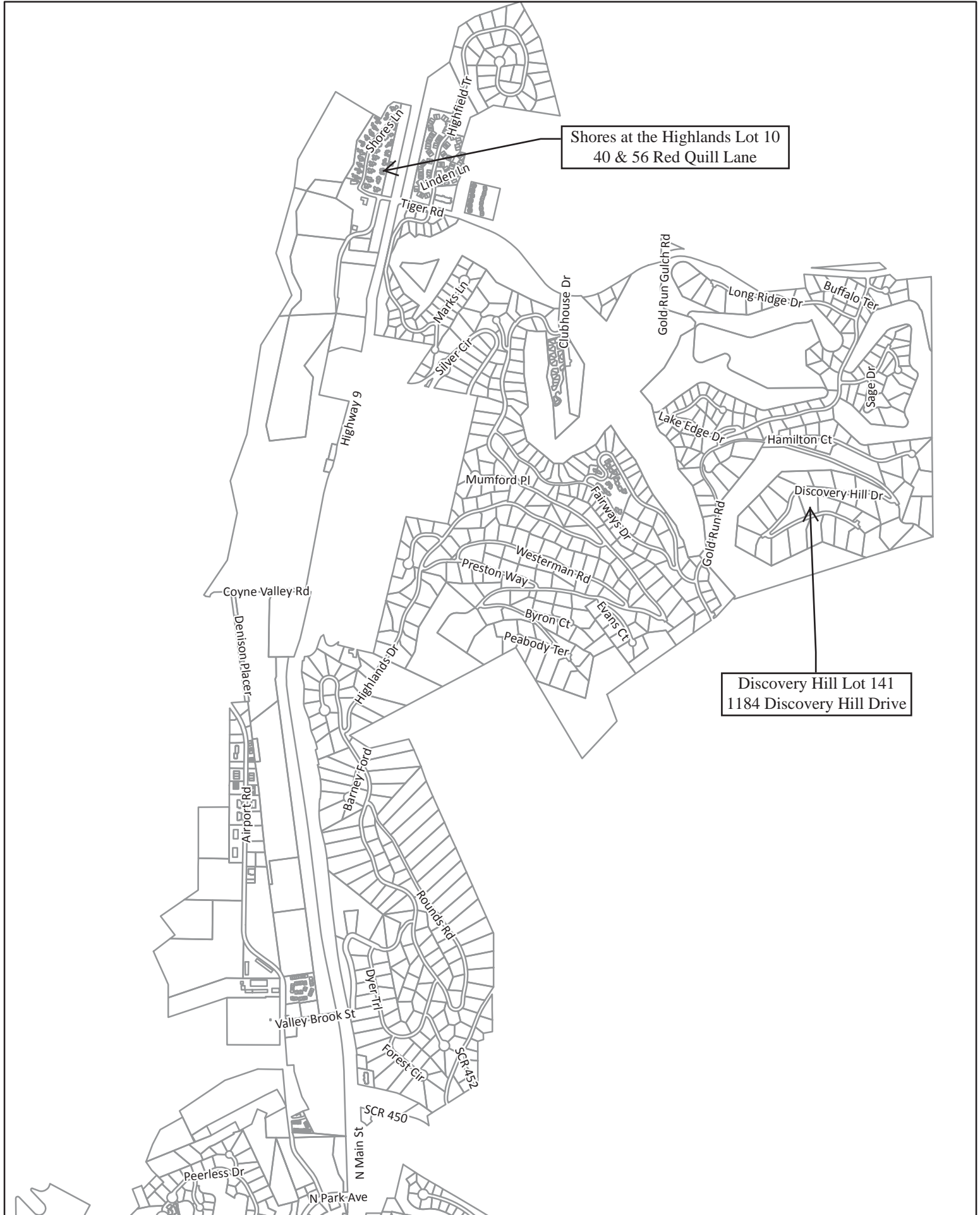
The Subdivision Code indicates that the decision of the Director on Class C Subdivisions shall be forwarded to the Planning Commission:

“D4. Decision Forwarded to Planning Commission: All of the director's decisions on class C subdivision applications which are not appealed shall be forwarded to the planning commission for its information only”.

As a result, we have included a list of the Class C Subdivisions that have been approved since you were last updated in January of 2016. (There were no Class C Subdivisions approved in the 1st quarter of 2016.) If you have any questions about these applications, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.



Permit #	Project Name	Address	Description	Approval Date	Planner
PL-2016-0075	Shock Hill Overlook Lots 6, 7 & 8	44, 40, 32, 26, 18 & 14 West Point Lode	Resubdivision to create six duplex lots for individual sale	4/6/2016	Mosh
PL-2016-0088	Revetts Landing Lot 11	173 Campion Trail	Resubdivision to remove a 5-foot access restriction	4/12/2016	Chris
PL-2016-0109	Lincoln Park Block 1 Lot 1	29, 25, 21 Farncomb Green	Resubdivision to create three triplex lots for individual sale	4/23/2016	Chapin
PL-2016-0110	Discovery Hill Lot 141	1184 Discovery Hill Drive	Resubdivision to relocate the platted disturbance envelope	4/29/2016	Mosh
PL-2016-0237	Lincoln Park Block 1 Lots 4, 5, 6 & 7	31, 27, 23, 19, 15, 11, 33, 25, 21, 17, 13, 7 Stillson Green	Resubdivision to create 12 separate lots for 12 triplex units and 12 easements for each carport and storage shed on the adjacent carport tract appurtenant to each resubdivided triplex lot adjacent to each easement	6/29/16	Chapin
PL-2016-0196	Shores at the Highlands Lot 10	40 & 56 Red Quill Lane	Resubdivision to create two duplex lots for individual sale	6/30/16	Chris



Shores at the Highlands Lot 10
40 & 56 Red Quill Lane

Discovery Hill Lot 141
1184 Discovery Hill Drive



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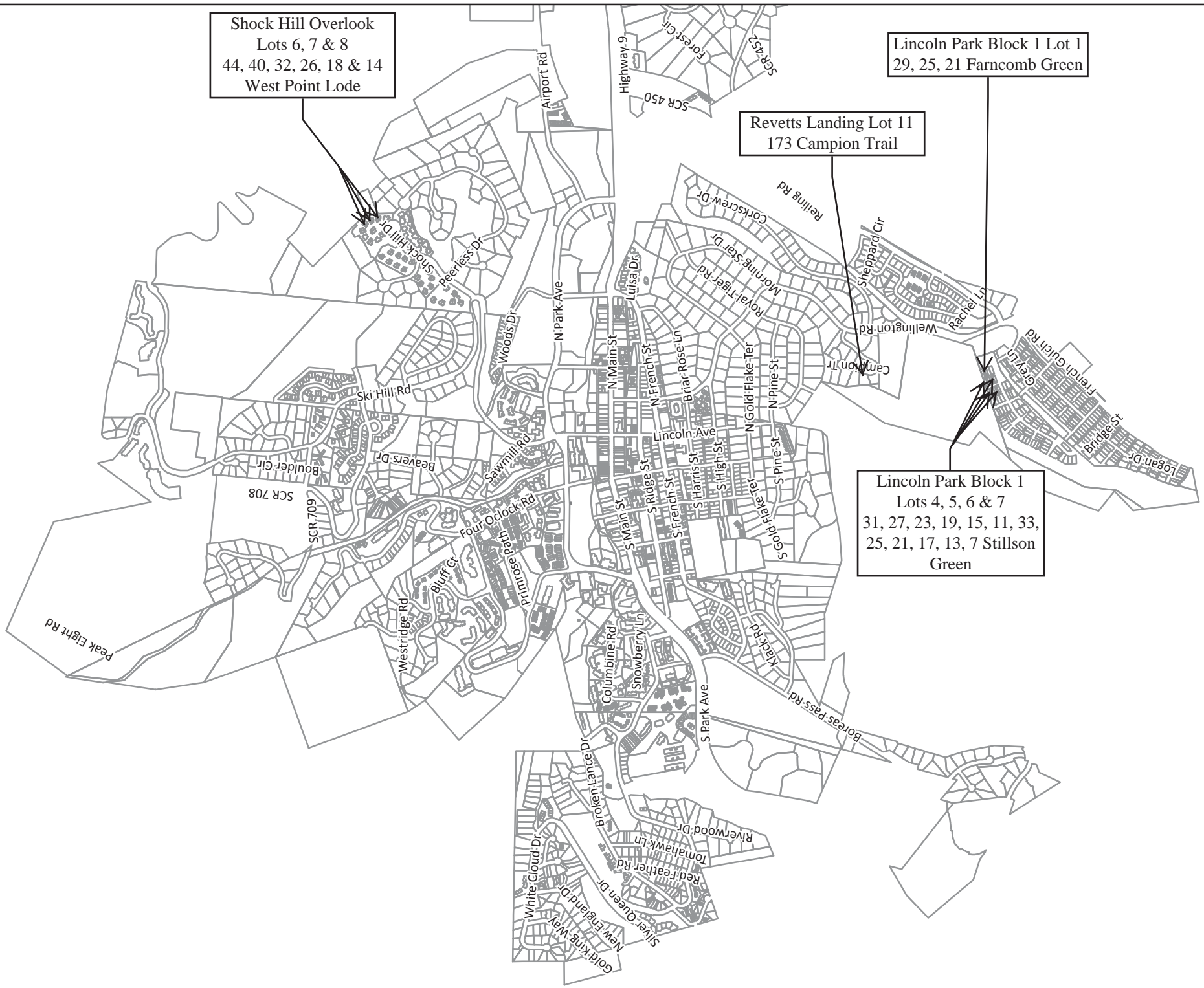
Breckenridge North

Shock Hill Overlook
Lots 6, 7 & 8
44, 40, 32, 26, 18 & 14
West Point Lode

Lincoln Park Block 1 Lot 1
29, 25, 21 Farncomb Green

Revetts Landing Lot 11
173 Campion Trail

Lincoln Park Block 1
Lots 4, 5, 6 & 7
31, 27, 23, 19, 15, 11, 33,
25, 21, 17, 13, 7 Stillson
Green



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MEMORANDUM

TO: Planning Commission
FROM: Julia Puester, Senior Planner
DATE: June 29, 2016 (for meeting of July 5, 2016)
SUBJECT: Approved Class D Majors Quarterly Report (Q2-2016)

BACKGROUND

Effective January 1, 2014, Section 9-1-18-4-1 of the Breckenridge Development Code authorized the Director to review and approve Class D Major applications for single family or duplex structures outside of the Conservation District administratively without Planning Commission review. For an application to be classified as a Class D Major development permit, the property must have a platted building or disturbance envelope and warrant no negative points under Section 9-1-19 *Development Policies*. Staff regularly reports recently approved Class D Major development permits to the Planning Commission.

We have included a list of the Class D Major development permits that have been approved for the first quarter of 2016 since we last reported to you in May of 2016.

Class D Majors approved for the 1st six months increased 9% 2016 over 2015 (35 for January to June 2016 vs. 32 for January to June 2015).

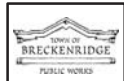
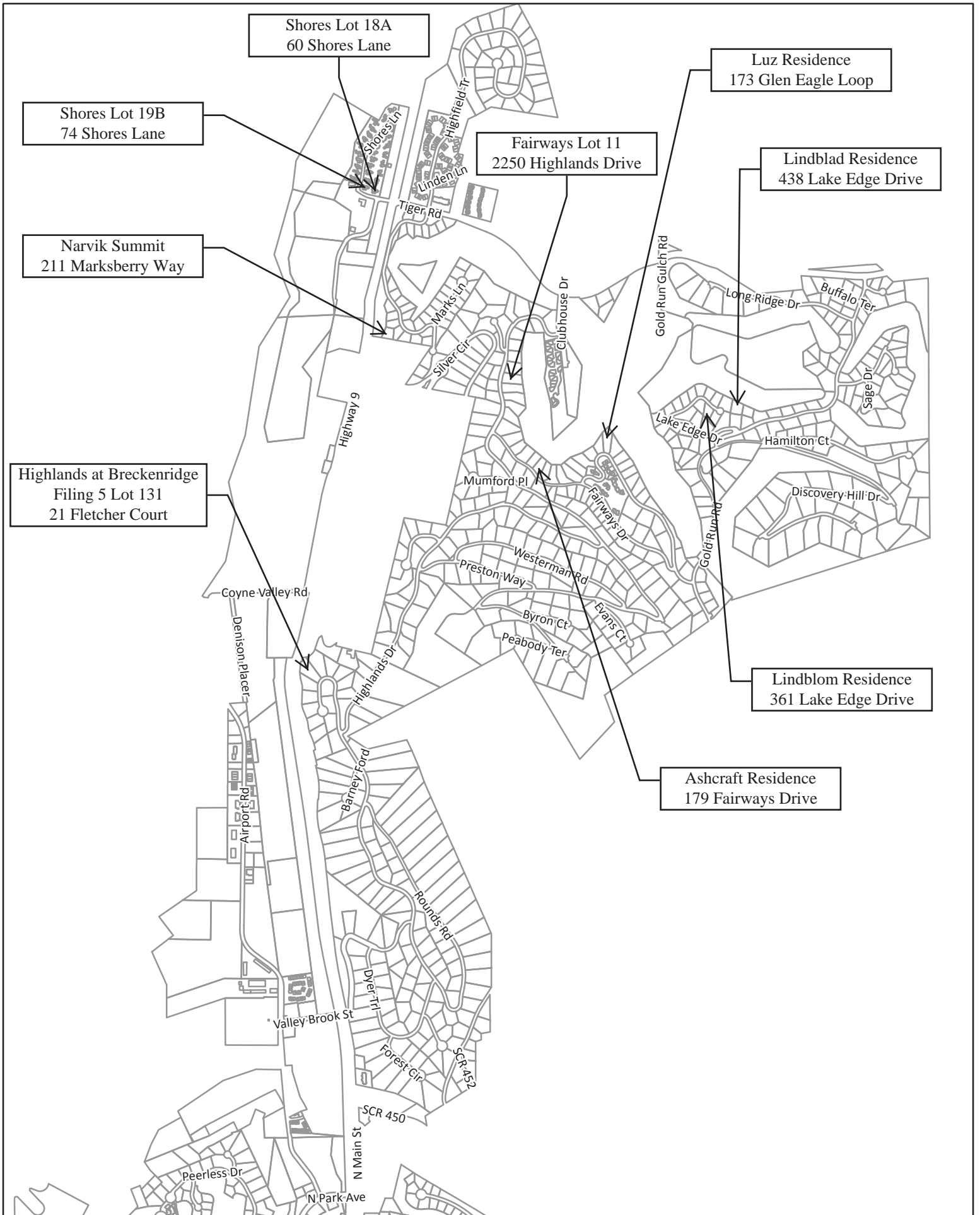
If you have any questions about these applications, the reporting, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.



Permit #	Address	Project Name	Description	Approval Date	Planner
PL-2016-0035	552 Corkscrew Drive	Corkscrew Flats Lot 32	New SFR: 5 BR, 5 BA, 3,885 sf density, 4,499 sf mass, 1:6.07 FAR	4/6/16	Chapin LaChance
PL-2016-0066	211 Marksberry Way	Narvik Summit (Highlands at Breckenridge Golf Course Filing 1 Lot 44)	New SFR: 3 BR, 3.5 BA, 2,364 sf mass, 2,961 sf mass, 1:7.73 FAR	4/6/16	Michael Mosher
PL-2016-0076	21 Fletcher Court	Highlands at Breckenridge Filing 5 Lot 131	New SFR: 4 BR, 4 BA, 3,908 sf density, 4,734 sf mass, 1:13.56 FAR	4/14/16	Chapin LaChance
PL-2016-0091	2250 Highlands Drive	Fairways Lot 11	New SFR: 4 BR, 4 BA, 3,287 sf density, 3,927 sf mass, 1:11.38 FAR	4/25/16	Chris Kulick
PL-2016-0131	438 Lake Edge Drive	Lindblad (Highlands Park Lot 73)	New SFR: 3 BR, 3.5 BA, 2,643 sf density, 3,449 sf mass, 1:10.27 FAR	4/28/16	Chris Kulick
PL-2016-0084	402 Bridge Street	Lincoln Park Filing 1 Block 1 Lot 8	New SFR: 3 BR, 2 BA, 1,626 sf density, 2,110 sf mass	5/6/16	Chapin LaChance
PL-2016-0108	414 Bridge Street	Lincoln Park Filing 1 Block 1 Lot 9	New SFR: 3 BR, 2.5 BA plus 1 BR 1 BA carriage house, 2,324 sf density, 2,250 sf mass	5/12/16	Chapin LaChance
PL-2016-0095	356 Bridge Street, 12 Lincoln Green	Lincoln Park Filing 1 Block 1 Lot 11A&B	Duplex: 3 BR, 2 BA, 1,595 sf density, 2,079 sf mass and 2 BR, 1.5 BA, 1,008 sf density, 1,248 sf mass	5/17/16	Chapin LaChance
PL-2016-0039	18 Lincoln Green	Lincoln Park Filing 1 Block 1 Lot 10	New SFR: 3 BR, 3 BA, 2,383 sf density, 2,867 sf mass	5/18/16	Chapin LaChance
PL-2016-0132	361 Lake Edge Drive	Lindblom (Highlands Park Lot 87)	New SFR: 4 BR, 5 BA, 4,482 sf density, 5,360 sf mass, 1:4.99 FAR	5/19/16	Chris Kulick
PL-2016-0144	460 Timber Trail Road	Brown (Timber Trail Filing 2 Lot 19)	New SFR: 8 BR, 7.5 BA, 6,629 sf density, 7,986 sf mass, 1:5.41 FAR	5/19/16	Michael Mosher
PL-2016-0158	173 Glen Eagle Loop	Luz (Fairways Lot 30)	New SFR: 4 BR, 5 BA, 4,696 sf density, 5,442 sf mass	6/8/16	Chapin LaChance

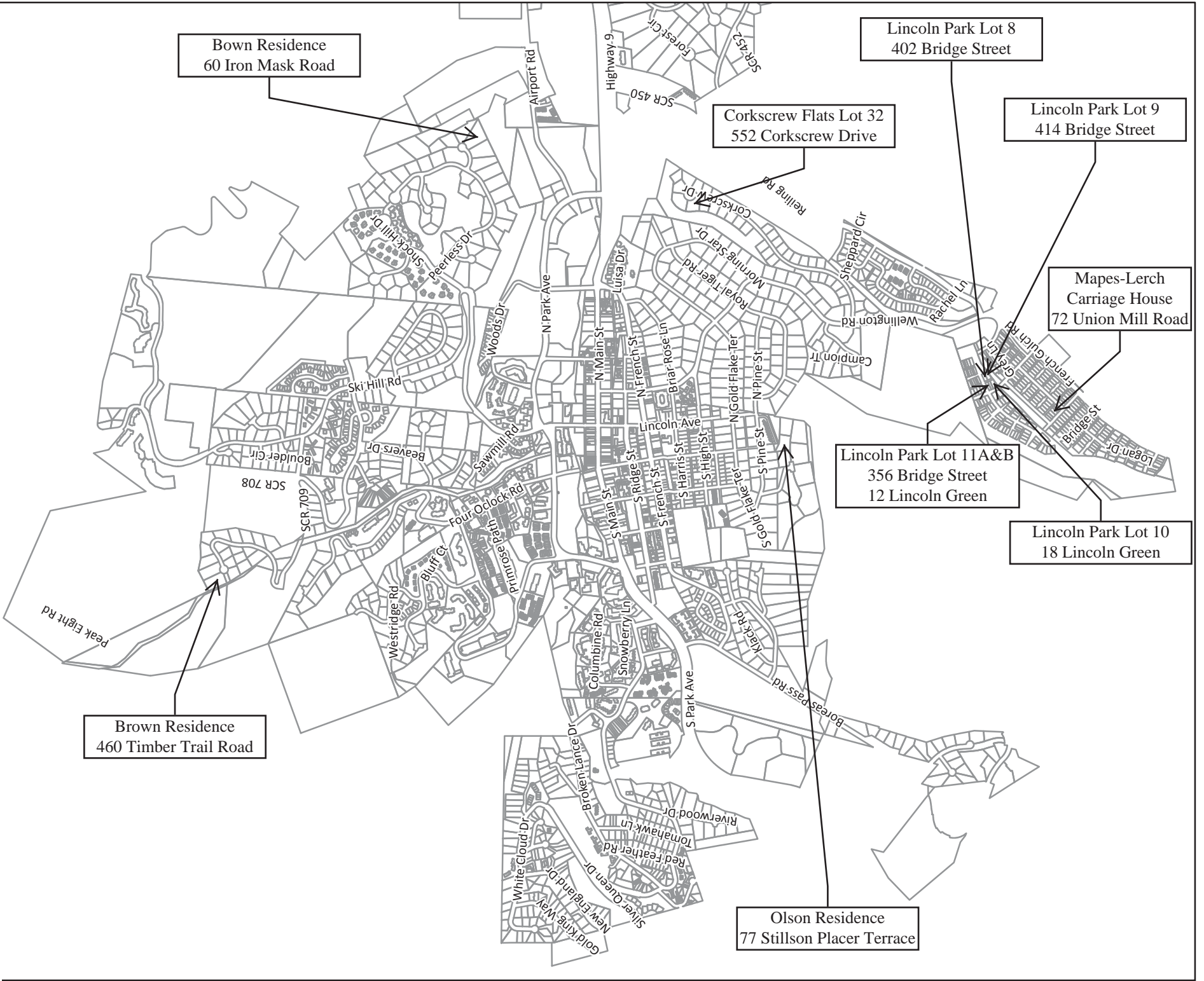


Permit #	Address	Project Name	Description	Approval Date	Planner
PL-2016-0168	179 Fairways Drive	Ashcraft (Fairways Lot 21)	New SFR: 4 BR, 3.5 BA, 3,795 sf density, 4,398 sf mass, 1:6.72 FAR	6/9/16	Michael Mosher
PL-2016-0162	77 Stillson Placer Terrace	Olson (Gold Flake Filing 3A Lot 4)	New SFR: 6 BR, 7 BA, 5,873 sf density, 6,714 sf mass, 1:4.69 FAR	6/13/16	Michael Mosher
PL-2016-0191	60 Shores Lane	Shores Lot 18A	New SFR: 3 BR, 3.5 BA, 2,373 sf density, 2,837 sf mass	6/15/16	Chris Kulick
PL-2016-0192	74 Shores Lane	Shores Lot 19B	New SFR: 3 BR, 3.5 BA, 2,363 sf density, 2,827 sf mass	6/15/16	Chris Kulick
PL-2016-0209	72 Union Mill Road	Mapes-Lerch (Wellington Block 4 Lot 26)	New Carriage House: 576 sf garage with 535 sf accessory apartment	6/28/16	Michael Mosher
PL-2016-0159	60 Iron Mask Road	Shock Hill Lot 26	New SFR: 6 BR, 9 BA, 6,082 sf density, 7,083 sf mass, 1:8.54 FAR	6/29/16	Chapin LaChance



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Bown Residence
60 Iron Mask Road

Brown Residence
460 Timber Trail Road

Corkscrew Flats Lot 32
552 Corkscrew Drive

Olson Residence
77 Stillson Placer Terrace

Lincoln Park Lot 8
402 Bridge Street

Lincoln Park Lot 9
414 Bridge Street

Mapes-Lerch
Carriage House
72 Union Mill Road

Lincoln Park Lot 11A&B
356 Bridge Street
12 Lincoln Green

Lincoln Park Lot 10
18 Lincoln Green



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