



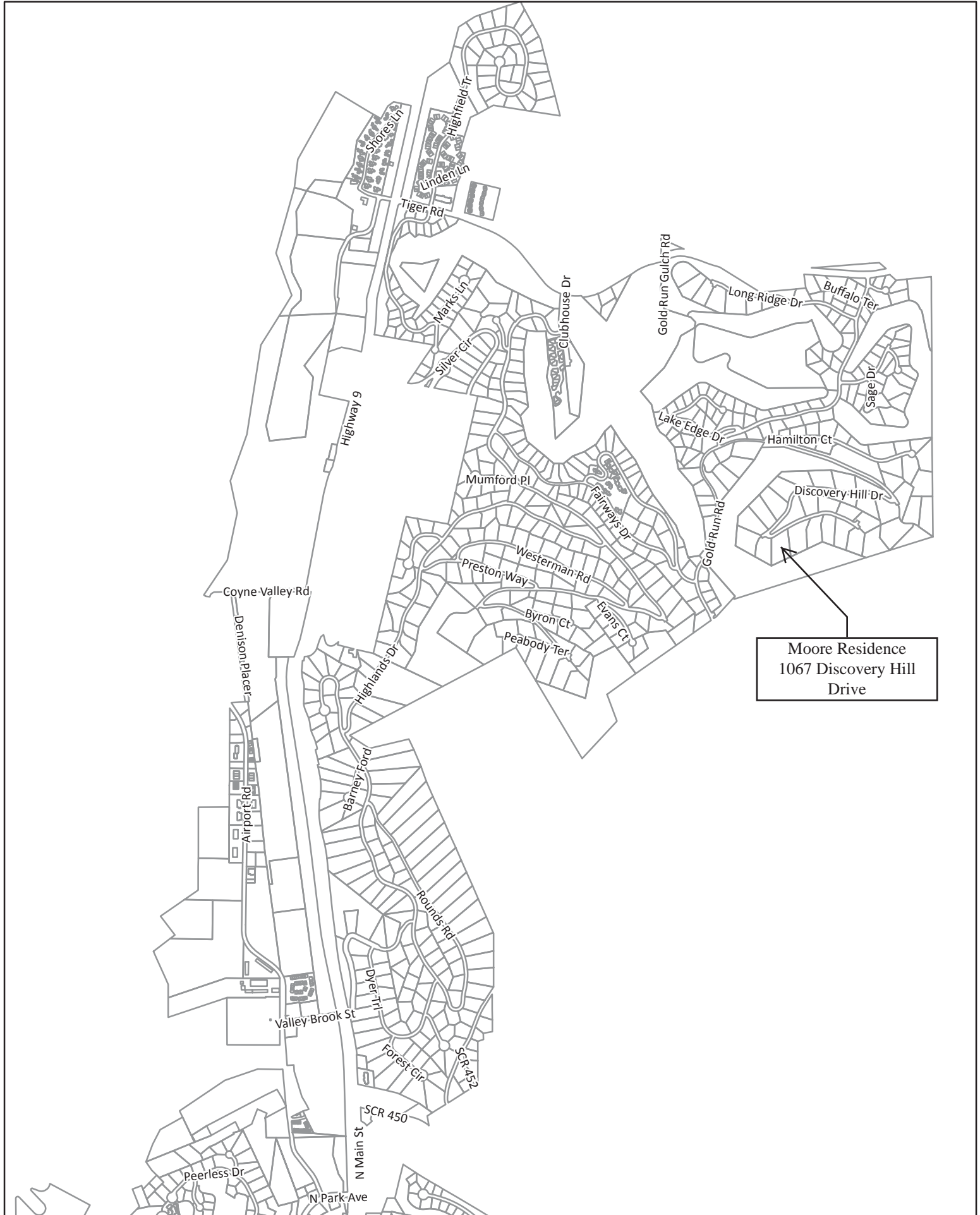
PLANNING COMMISSION AGENDA

Tuesday, August 16, 2016
Breckenridge Council Chambers
150 Ski Hill Road

12:00pm	<i>Site Visit to the Searle Residence Addition, Remodel and Landmarking, 300 East Washington Avenue (Meet at Town Hall at 12 Noon or on Site at 12:10 P.M.)</i>	
7:00pm	<i>Call To Order Of The August 16 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	4
	<i>Approval Of Agenda</i>	
7:05pm	<i>Consent Calendar</i>	
	1. Moore Residence (MM) PL-2016-0222; 1067 Discovery Hill Drive	7
7:15pm	<i>Worksessions</i>	
	1. Searle House Restoration, Addition and Landmarking (MM) PL-2016-0345; 300 East Washington Avenue	27
8:30pm	<i>Other Matters</i>	36
	1. Point Analysis Decision and Miscellaneous Updates	38
	2. Land Use District 1 Update	46
	3. Deed Restricted Parking Exemption Update	49
9:30pm	<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.**

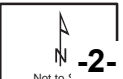


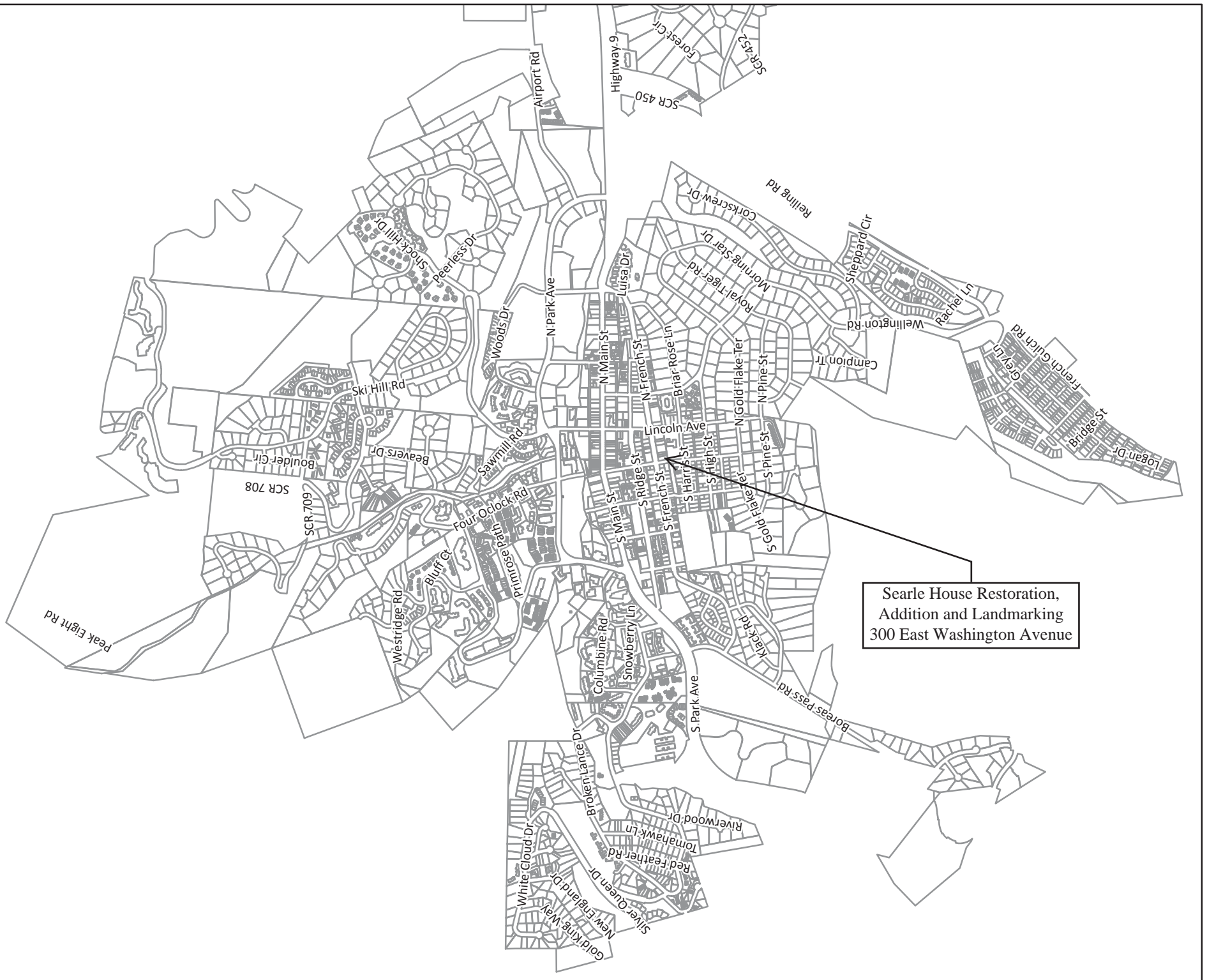
Moore Residence
 1067 Discovery Hill
 Drive

printed 1/13/2016

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Breckenridge North





Searle House Restoration,
Addition and Landmarking
300 East Washington Avenue



printed 3/25/2016
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Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

Mike Giller Jim Lamb Christie Mathews-Leidal
Ron Schuman Dan Schroder Dave Pringle
Gretchen Dudney was absent

APPROVAL OF MINUTES

On page 7 of the packet, the last comment is attributed to Ron Schuman, but was actually Dave Pringle. With no other changes, the July 19, 2016, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the August 2, 2016, Planning Commission Agenda was approved as presented.

CONSENT CALENDAR:

- 1) Rocky Mountain Underground Change of Use (JP for CK) PL-2016-0314, 114 South Main Street

With no comments, the consent calendar was approved as presented.

OTHER MATTERS:

- 1) Comprehensive Development Code Steering Group Update

Mr. Truckey presented. The first meeting of the Steering Group was held on Thursday, July 21 with Mr. Truckey, Mr. Grosshuesch, Ms. Leidal, Ms. Dudney, Mr. Sonny Neely, Architect and Mr. Mark Provino, Architect, present for the meeting. Mr. Matt Stais, Architect, is also on the committee but was out of town.

We discussed policies in the Development Code beginning with Policy 1 (no concerns). In Policy 2R, Land Use Guidelines (LUGs), the current policy provides both positive and negative points for consistency with land use guidelines. Staff brought to the group the question of whether we should really be giving positive points just for being consistent with the LUGs. The only time positive points have been awarded was for the Valley Brook Child Care facility and those points probably more appropriately could have been awarded under Council Goals (24R). The Steering Group recommended eliminating the positive points from that portion of 2R.

Policy 2R also contains a conversion table for SFEs in the Conservation District which gives limits on square feet. The Steering Group suggested that the table would be more understandable if the entire mathematical formula was included (e.g., Single-family residence = 1,600 sq. ft. x 9 UPA x .14 acres = 2,016 sq. ft. density).

There are a number of different provisions related to affordable housing in Policy 2R that could use an entire re-writing. The words “employee housing” and “attainable workforce housing” are used interchangeably. There is a 10 percent density bonus for employee housing and than a 115 percent bonus if the entire project is employee housing. There are also the newer TDR provisions, consistent with the Joint Upper Blue Master Plan, that require transferring density to affordable housing at a 1:4 ratio. The Steering Group agreed the entire section needed to be reworked.

We also talked about an opportunity to make a stronger connection between historic design guidelines and the code itself. There are a number of things we could probably do to improve that. The issue of accessory apartments came up briefly; we are fairly liberal in how we allow accessory apartments right now, so incentives are in place to provide affordable housing through accessory apartments. Finally, the issue of parking for short term rentals was brought up, although we have not gotten into a full discussion with this.

Thoughts from the Planning Commission on important code issues? Other comments?

Ms. Leidal: We went through the code line by line, we asked questions, staff brought questions to our attention. We weren't sure what to do with the 115% qualification in deed restricted projects. (Mr. Truckey: If the Steering Group or Planning Commission thinks there needs to be a whole different percentage, they will need to discuss that and ultimately bring it to the Council for their input.)

Commissioner Questions / Comments:

Mr. Pringle: Policy 2R changes are a good example of when we make changes to code without looking at how it affects all the other aspects of code (e.g., some of the older sections). Maybe we need to rethink how points are assigned for employee housing.

Ms. Leidal: Someone brought up if affordable projects are allowed to go up to 115% density, do they incur negative points for exceeding recommended densities?

Mr. Pringle: This seems kind of murky where so many points are assigned for workforce housing.

Mr. Schuman: I can't think of an example where something like this has happened, but this is difficult because what if a project has 10 positive points but a lot of other problems that we just don't know how to address? (Mr. Grosshuesch: With the incremental density bonus Code changes, we have a habit of allowing them and then not addressing the negative points. I think the answer should be that they get the increments in density without incurring negative points, but if they go above the density bonus, then they get negative points. With regard to double dipping on positive points, we try to stay away from allowing projects doing that, but we do need to look into the policies for affordable housing in that regard.) (Mr. Truckey: Maybe positive points are still awarded, but not as many, or more incremental in nature.)

Mr. Pringle: I just think it is really hard to keep track of all this stuff. Ten points for employee housing plus density incentives. What about the 80/20 rule? (Mr. Grosshuesch: That was put into place because the Town didn't think we needed any more annexations without public benefits, but if the project was willing to be 80% affordable housing, we would look at it.)

Mr. Lamb: I don't know if you read the article in the news about how no one lives in Vail full time, and how a lot of municipalities are looking into legislation to deal with VRBO things, so we should keep it on our radar. (Mr. Truckey: We are concerned that if you try to limit it too much people will just go around it. We saw a webinar about short term rentals in Durango and the way they implemented it looked like something we just could not do. They only allow one short term rental per block. As of right now, we do require a business license and we have the ability to enforce nuisance violations, but we have not gone to the point of regulating short term rentals in different zone districts.)

Mr. Schuman: A lot of HOAs are taking this issue up; the Wellington neighborhood is addressing this. (Mr. Truckey: The Town does not allow short term rentals in deed restricted housing units that the town has subsidized, and we actively follow up on any violations we are aware of.) (Mr. Grosshuesch: We are getting a report presented to the Summit County Combined Housing Authority on VRBOs soon, so there will be more discussion on this issue. But yes, these regulations are really hard to enforce and have started huge controversies in other areas. We have a very long standing tradition of short-term rentals in Breckenridge, so we do not have the same issues as some communities. The report will be talking about the long term renters that are being pushed out by short term rentals.)

Mr. Lamb: I would just like to see what other communities are coming up with and thinking about that.

2) Other Comments:

Ms. Puester: I have a few things to update the Planning Commission on. Lincoln Park Phase II will be coming in for development permits pretty soon. At Town Council next week, we have the first reading of the ordinance regarding Planning Commission point analysis vote change. This will allow for one vote rather than

two as previously discussed. Also, the second reading of the wireless communication facility ordinance will be on the agenda as well.

Mr. Grosshuesch: In Land Use District 1, the code does not allow for density transfers, but in the Land Use Guidelines, they are allowed, so we will be updating the Guidelines which will also go before the Council next week as a first reading. Second, parking requirements for downtown deed restricted units in existing spaces will be going to town council next week. The owners of those units, if deed restricted would not have to provide parking on site as required for residential in the code. Tenants would have the ability to get a parking permit. We are not proposing to extend that privilege for new construction, just existing. (Mr. Truckey: this would be for second floor units because there are currently restrictions on residential on the ground floor.) (Ms. Puester: This will apply to new change of uses likely commercial to deed restricted residential. If a residential unit is already in existence than they would have had to provide parking on site.) (Mr. Pringle: I am concerned about this and I think we should be careful what we get into with waiving required parking. This could have unintended consequences for the historic district and future residents.) The recommendation from the parking study recommended putting more employee housing downtown and Council is receptive to that idea. This would be an incentive. They are also feeling confident about their ability to improve transit in the town core, so this is very consistent with that line of thought from the parking and transit study. The frequency of bus service will go up considerably. The orange route trolley will begin in the next week or so. Purple route will go bi-directional. (Mr. Giller: Is there any sense of how many units exist but can't be utilized because of parking?) (Ms. Puester: I can think of some spaces. I don't expect to see a flood of these.) We will see it on the Council agenda.

Ms. Leidal: I have a question about the single motion points change? (Mr. Grosshuesch: In most ways, things will function the same way as now, if no one makes a motion to change the point analysis, then everyone can move straight to vote and must approve or deny based on the point analysis.)

ADJOURNMENT:

The meeting was adjourned at 7:38 pm.

Ron Schuman, Chair



2016 - Class C Single Family Development Review Checklist

Project Title:	Moore Residence	
Proposal:	Build a new 5,885 Sq. Ft. Single Family Residence with 5 bedrooms and 5 bathrooms	
Project Name and PC#:	Single Family Residence at 1067 Discovery Hill Drive	PL-2016-0222
Project Manager:	Michael Mosher, Planner III	
Date of Report:	August 6, 2016	For meeting of August 16, 2016
Property Owner:	Alma and John Moore	
Agent:	bhh Partners - Ted Schaffer	
Proposed Use:	Single Family Residence	
Address:	1067 Discovery Hill Drive	
Legal Description:	Discovery Hill, The Highlands at Breckenridge, Filing #2, Lot 131	
Area of Site in Square Feet:	119,046 sq. ft.	2.73 acres
Existing Site Conditions:	Access to this property is from a long private drive to the back and uphill portion of the disturbance envelope. This lot was platted with an access restriction at the base, off of Discovery Hill Drive. It is moderately wooded with mature Lodgepole pines. The site falls towards the northwest at about 20%. The disturbance envelope is located in an area of the property that is lightly wooded.	
Areas of building:	Proposed Square Footage	
Lower Level:	2,525 sq. ft.	
Main Level:	2,406 sq. ft.	
Total Density:	4,931 sq. ft.	
Garage:	954 sq. ft.	
Total:	5,885 sq. ft.	
Code Policies (Policy #)		
Land Use District (2A/2R):	LUD:6	per Delaware Flats Master Plan and Recorded Plat
Density (3A/3R):	Unlimited	Proposed: 4,931 sq. ft.
Mass (4R):	Unlimited	Proposed: 5,885 sq. ft.
F.A.R.:	1:20.23 FAR	
No. of Main Residence Bedrooms:	5 bedrooms	
No. of Main Residence Bathrooms:	5.0 bathrooms	
Height (6A/6R):*	30.0 feet overall	
*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat		
Platted Building/Disturbance /Footprint Envelope?	Disturbance Envelope	
Lot Coverage/Open Space (21R):		
Drip line of Building/Non-Permeable Sq. Ft.:	5,655 sq. ft.	4.75%
Hard Surface/Non-Permeable Sq. Ft.:	4,220 sq. ft.	3.54%
Open Space / Permeable:	109,171 sq. ft.	91.70%
Snowstack (13A/13R):		
Required Square Footage:	1,055 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	1,116 sq. ft.	(26.45% of paved surfaces)

Outdoor Heated Space (33A/33R):	NO	
Parking (18A/18/R):		
Required:	2 spaces	
Proposed:	4 spaces	
Fireplaces (30A/30R):		
Number of Gas Fired:	4 Gas Fired	
No. of EPA Phase II Wood Burning:	0 Wood Burning	
Architectural Compatibility (5/A & 5/R):	The architecture and finishes match that of the other homes in the neighborhood.	
Exterior Materials:	Cedar Siding (lap and board and batten) and trim; Clad windows, Cedar columns	
Exterior Colors:	Spanish Moss, Antique Bronze Fairview Taupe	
Roof:	Composition shingle (GAF Timberline - Bark Wood) with corrugate (CorTen) metal accent	
Garage Doors:	Wood-clad to match house	
Landscaping (22A/22R):		
Planting Type	Quantity	Size
Aspen	11	Minimum 2.5 inch caliper - (50% multi-stem)
Spruce	8	4@8-feet & 4@12-feet tall
Potentilla	5	5 gal
Buffalo Juniper	5	5 gal
Silver Buffalo Berry	5	5 gal
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive drainage away from building	
Driveway Slope:	1.00%	
Point Analysis (Sec. 9-1-17-3):	This application has met all Absolute Policies and has been awarded negative four (-4) points under Policy 7/R Site and Environmental Design and positive four (+4) points under Policy 22 Landscaping of the Development Code. The proposal passes with zero (0) points.	
Staff Action:	Staff has approved the Moore Residence, PL-2016-0222 with the attached Findings and Conditions	
Comments:	<p>Staff has found that, based on past precedent, the impact of the driveway to the slope of the hill (small retaining wall and long swale) the proposal incurs negative two (-2) points under Relative Policy 7, Site and Environmental Design. Positive two (+2) points have been awarded for the proposed landscaping plan. Past precedent was compared to these recent approvals:</p> <ul style="list-style-type: none"> - Schumacher Residence, PC#2014040, excessive site disturbance related to north elevation. Mitigated under Policy 22, Landscaping, with Aspen Trees 11 3" caliper (50% multi-stem), Engelmann Spruce Trees 6 10' tall, and Deciduous Shrubs 23 5 Gal. & Evergreen Shrubs 4 5 Gal. - Breckenridge Residence, 2014040, Excessive site disturbance related to the garage location, which creates a flat benched building pad. Mitigated under Policy 22, Landscaping, with (6) Englemann spruce trees 10' in height, (11) aspen trees 3" minimum caliper, (4) Globe Spruce Shrubs, and (23) various native shrubs. 	

Final Hearing Impact Analysis				
Project:	Moore Residence	Positive Points	+2	
PC#:	PL-2016-0222			
Date:	8/6/2016	Negative Points	- 2	
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)		Complies
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	Complies		Complies
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
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/Multi-family 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)	- 2	Staff has found that, based on past precedent, the impact of the driveway to the slope of the hill (small retaining wall and long swale) the proposal incurs negative two (-2) points
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		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)	+2	Aspen 11 - Minimum 2.5 inch caliper - (50% multi-stem) Spruce 8 - 4@8-feet & 4@12-feet tall Potentilla 5 5 gal Buffalo Juniper 5 5 gal Silver Buffalo Berry 5 5 gal
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 - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
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	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
38.5/A	Home Childcare Businesses	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

**Moore Residence
Discovery Hill, The Highlands at Breckenridge, Filing #2, Lot 131
1067 Discovery Hill Drive
PL-2016-0222**

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 **August 6, 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 **August 16, 2016** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **February 16, 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. Applicant shall field locate utility service lines to avoid existing trees.

7. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
8. 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.
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. 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

11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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

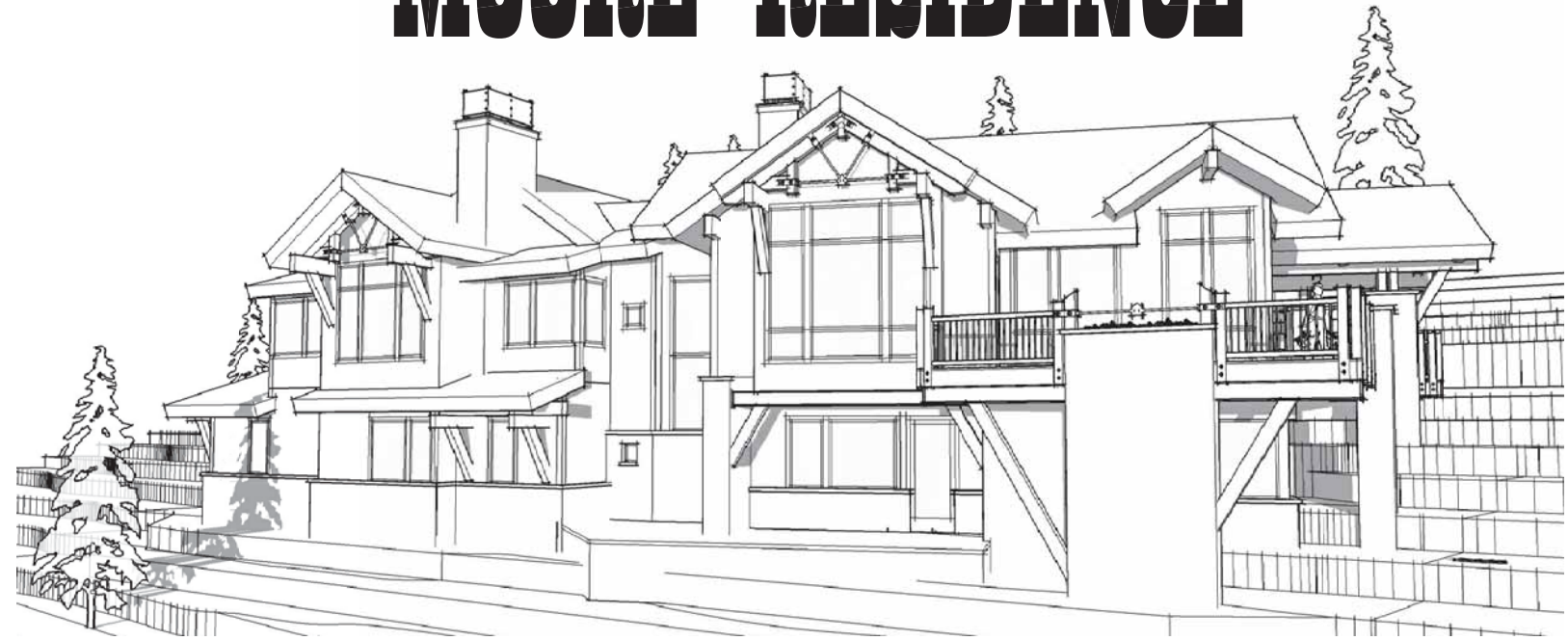
19. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
20. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
21. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
22. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
- 23. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.**
24. 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.
25. Applicant shall screen all utilities.
26. 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.
27. 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.
28. 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.
- 29. 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.

30. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
31. 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)

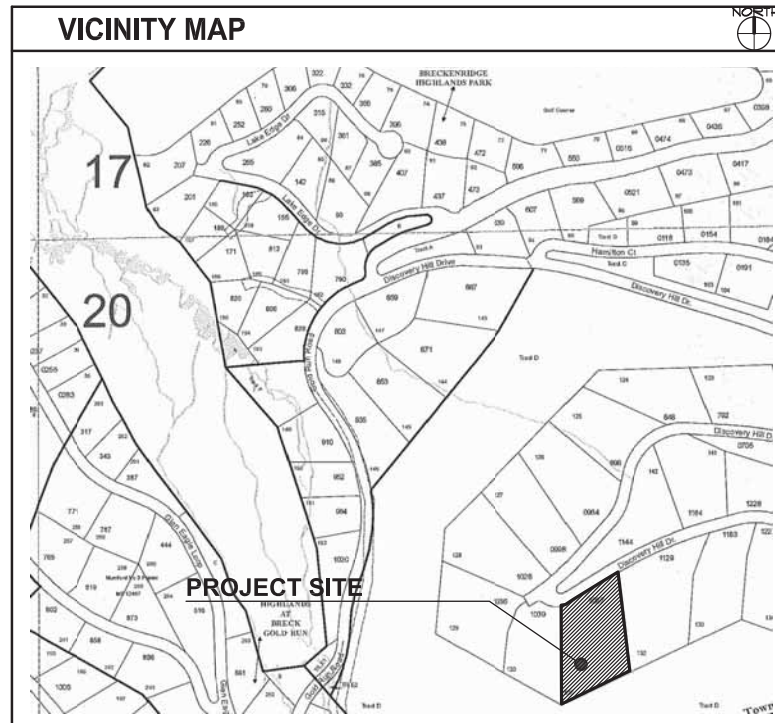
MOORE RESIDENCE



VIEW FROM DISCOVERY HILL DRIVE

GENERAL NOTES

- 1) COPYRIGHT: All plans, designs, and concepts shown in these drawings are the exclusive property of BHH Partners, Planners and Architects, AIA/APC, and shall not be used, disclosed, or reproduced for any purpose whatsoever without the Architect's written permission.
- 2) CODES: This project is governed by the applicable building code as adopted by the jurisdiction of record in Colorado. Code compliance is mandatory. The drawings and specifications shall not permit work that does not conform to these codes. The General Contractor and Subcontractors shall be responsible for satisfying all applicable codes and obtaining all permits and required approvals. Building areas are shown for code purposes only and shall be recalculated for any other purposes.
- 3) FIELD VERIFICATION: Verify all dimensions, conditions, and utility locations on the job site prior to beginning any work or ordering any materials. Notify Architect of any conflicts or discrepancies in the drawings immediately.
- 4) DIMENSIONS: Written dimensions always take precedence over scaled dimensions. DO NOT SCALE DRAWINGS. Verify all dimensions shown prior to beginning any work and notify Architect of any conflicts or discrepancies for interpretation or clarification. Plan dimensions are to the face of framing members, face of wood framing or face of concrete walls unless otherwise noted. Section or elevation dimensions are to top of concrete, top of plywood, or top of wall plates or beams unless otherwise noted.
- 5) DISCREPANCIES: The Owner has requested the Architect to provide limited architectural and engineering services. In the event additional details or guidance is needed by the Contractor for construction of any aspect of the project, he shall immediately notify the Architect. Failure to give simple notice shall relieve the Architect of responsibility. Do not proceed in areas of discrepancy until all such discrepancies have been fully resolved with written direction from the Architect.
- 6) DUTY OF COOPERATION: Release of these plans contemplates further cooperation among the Owner, his Contractor, and the Architect. Design and construction are complex. Although the Architect and his Consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the Architect. Failure to notify the Architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the Architect shall relieve the Architect from responsibility for all consequences.
- 7) CHANGES TO THE WORK: Any items described herein that impact project budget or time shall be requested from the Contractor via a written change order request prior to such work. Performance of such work without approval by change order indicates General Contractor's acknowledgment of no increase in contract sum or time. Changes from the plans or specifications made without consent of the Architect are unauthorized and shall relieve the Architect of responsibility for any and all consequences resulting from such changes.
- 8) WORKMANSHIP: It is the intent and meaning of these drawings that the Contractor and each Subcontractor provide all labor, materials, transportation, supplies, equipment, etc. to obtain a complete job within the recognized standards of the industry.
- 9) SUBSTITUTIONS: Substitution of "equal" products will be acceptable with Architect's written approval. See specifications.
- 10) CONSTRUCTION SAFETY: These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the safety, care of utilities and adjacent properties during construction, and shall comply with state and federal safety regulations.
- 11) EXCAVATION PROCEDURES: Upon completion of any excavation, the Owner shall retain a soils engineer to inspect the subsurface conditions in order to determine the adequacy of foundation design. See specifications. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.
- 12) FIELD CUTTING OF STRUCTURAL MEMBERS: The General Contractor and Subcontractors shall field coordinate and obtain approval from Engineer before any cutting, notching or drilling of any cast-in-place concrete, steel framing, or any other structural elements which may affect the structural integrity of the building. Refer to the appropriate Code Requirements, manufacturer's or supplier's instructions, and structural drawings for additional requirements.
- 13) WEATHER CONDITIONS: The Owner has been advised that due to harsh winter conditions, roof and deck surfaces must be maintained reasonably free of ice and snow to ensure minimal problems with these surfaces. All roofing, roofing membranes, and waterproofing shall be approved in writing by product manufacturer (WR, Grace for bitumens, etc.) prior to proceeding with any work. Failure to provide these written approvals removes all responsibility for the work from the Architect.
- 14) BUILDING AREA: Building areas are shown for code purposes only and shall be recalculated for any other use.
- 15) PROJECT STAKING: The general contractor shall verify all existing grades and stake all building corners and the driveway location for Owner/Architect and jurisdiction approval prior to beginning any site clearing.
- 16) SITE DISTURBANCE: It is the responsibility of the contractor to protect the existing trees to remain and adjacent properties from damage during construction. Provide protective fencing throughout construction.
- 17) PROJECT GRADES: The general contractor shall check and verify all grades including paved area slopes prior to pouring any foundations. Survey work should be verified in detail. See numbers 5 and 6.
- 18) EXTERIOR MATERIAL MOCK UP: The General Contractor shall provide a mock up of all exterior materials for review by the Owner, Architect and Stock Hill Architectural Review Committee. This mock up shall be provided and signed off in writing prior to any exterior stain or exterior finish work. The sample shall include fascia, trim, window cladding and all other exterior finishes including a 3'-0" x 3'-0" (min) sample of exterior stonework if applicable. This mock up shall be retained on site until the final punch.



AREA CALCULATIONS

	UNFINISHED	FINISHED	TOTAL
LOWER	00	2,525	2,525 SF
MAIN	954	2,406	3,360 SF
TOTAL	954 SF	4,931	5,885 SF

5/8" TYPE GYPSUM BOARD USED THROUGHOUT

NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES.

FINISHED FLOOR ELVs.

	U.S.G.S.	ARCHITECTURAL
LOWER - T.O. CONC.	9770'	100'-0"
MAIN - T.O. FLYWD.	9781'	111'-0"
ENTRY - T.O. FLYWD.	9782'	112'-0"

SHEET INDEX

T1.1	TITLE SHEET and GENERAL NOTES
SP1.1	PROPOSED SITE PLAN
SP1.2	PROPOSED LANDSCAPE PLAN
SP1.3	OVERALL SITE SETTING PLAN
A1.1	LOWER LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS

LEGAL DESCRIPTION

LOT 131, DISCOVERY HILL, THE HIGHLANDS AT BRECKENRIDGE, BRECKENRIDGE, CO. 80424, 193,046 SQ. FT., 2.133 ACRES
1067 DISCOVERY HILL DRIVE, BRECKENRIDGE, COLORADO 80424

SURVEYOR:

RANGE WEST ENGINEERS & SURVEYORS
P.O. BOX 589
SILVERTHORNE, COLORADO 80498
(970) 468-6281
info@rangewestinc.com

ENGINEER:

ENGINEERING DESIGN WORKS, INC.
CARL WARRICK
1163 HILLTOP PARKWAY, UNIT 206A
STEAMBOAT, CO. 80481
(970) 879-4890 (970) 879-4905 fax
edw@engineeringworks.com

SOILS ENGINEER:

THEOBALD ENGINEERING & CONSTRUCTION
1000 AIRPORT ROAD
BRECKENRIDGE, CO. 80424
(970) 453-1918

CONTRACTOR:

PINNACLE MOUNTAIN HOMES, INC.
CHRIS RENNEN
P.O. BOX 1399, PMB 334
BRECKENRIDGE, CO. 80424
453-0717

ARCHITECT:

BHH Partners, Planners and Architects
160 EAST ADAMS STREET
P.O. BOX 931
BRECKENRIDGE, CO. 80424
(970) 453-6880
(970) 453-6888 - FAX

OWNER:

ALMA AND JOHN MOORE
9 LINDENWOOD LANE
LITTLETON, CO. 80121
johnmoore@tccorp.com
almamoore@sol.com

REVISIONS:

JOB NO: 11618
DATE: 06/30/16
DRAWN BY: T. SHAFFER
CHECKED BY: M.HOGAN

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HOA/TOB SUBMITTAL: 06/30/16

1067 DISCOVERY HILL DRIVE, FILING #2

BRECKENRIDGE, CO. 80424 (970) 453-6880
P.O. BOX 931 160 EAST ADAMS

bhh Partners
MOORE RESIDENCE

1067 DISCOVERY HILL DRIVE, TOWN OF BRECKENRIDGE, COLORADO 80424

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SHEET NUMBER:

T1.1

TITLE SHEET, GENERAL NOTES, SCHEDULES AND INFORMATION

OF:



964
126

958
127

1134
145

1028
128

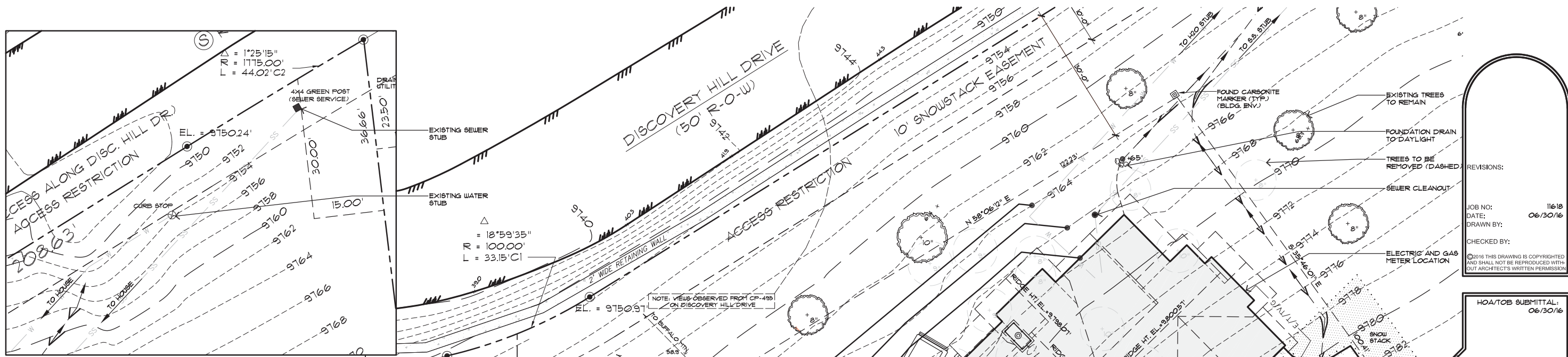
Discovery Hill Dr

1030
129

1133
132

1039
130

1087
131



N.E. LOT CORNER

SCALE: 1" = 10'-0"

SITE NOTES

- ELECTRIC, CABLE T.V. AND TELEPHONE UNDERGROUND IN COMMON TRENCH
- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND
- TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE WEST LAND SURVEYING, INC.
- PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1/2 MIN)
- REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH
- FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING
- PROTECT ALL REMAINING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION
- PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
- STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT
- DRIVEWAY SHOWN AS MAX. 25% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT OR AS REQUIRED
- TREES TO BE REMOVED TO ALLOW 10' BETWEEN CANOPIES WITH EXCEPTION OF CLUSTERS TO BE APPROVED BY THE HOA AND TOWN OF BRECKENRIDGE.

CONTOUR LEGEND

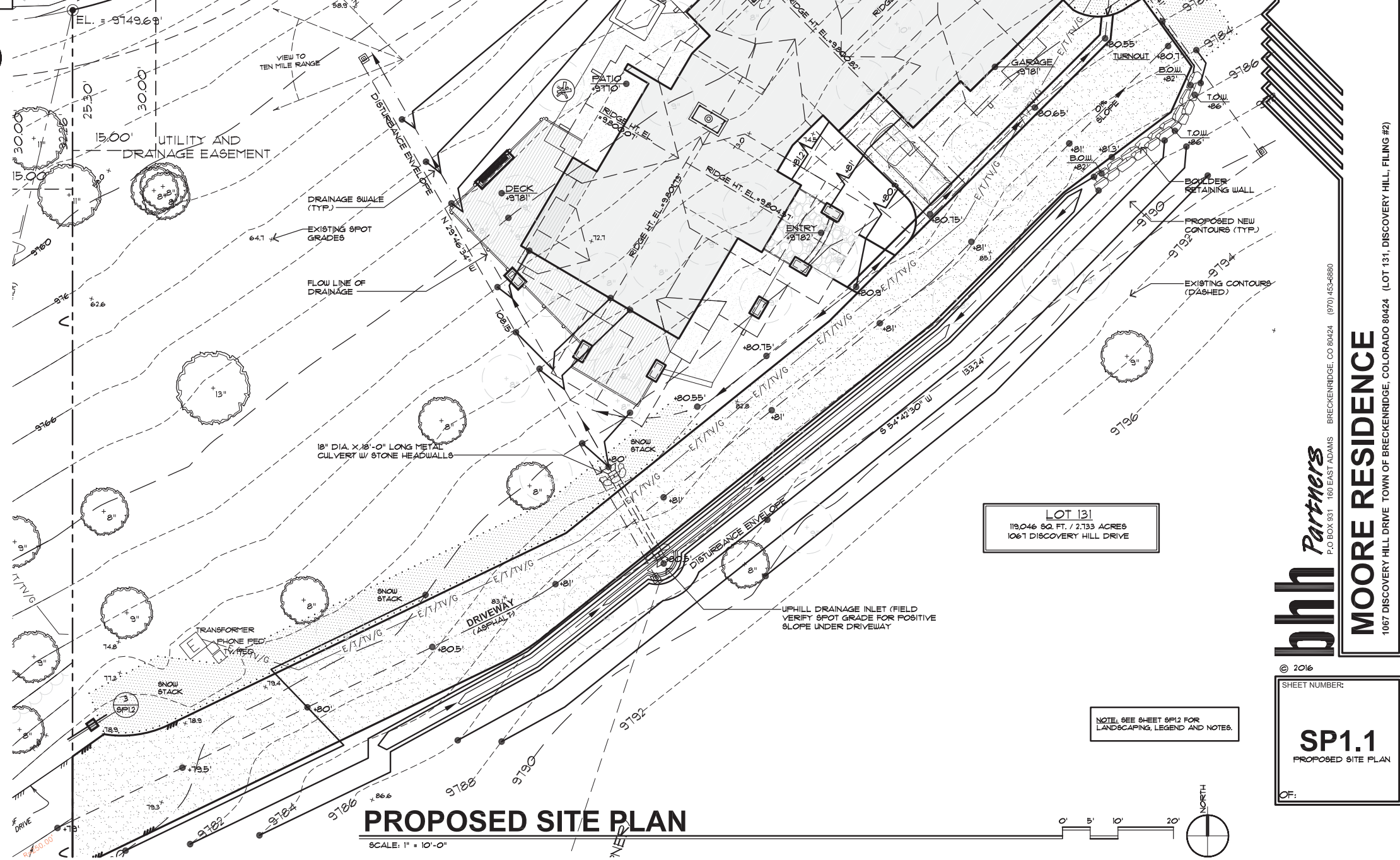
EXISTING MINOR	—————	DRAINAGE ARROW	—————▶
EXISTING MAJOR	—————	SPOT GRADE AT DOT	●
PROPOSED	—————		

LOT COVERAGE

	SQ. FT.	PERCENTAGE
BUILDING (INCLUDES OVERHANGS, DECKS AND PATIOS)	5655 SF	5%
HARDSCAPE (DRIVEWAY)	4220 SF	4%
OPEN SPACE	109,171 SF	91%
TOTAL LOT SIZE	119,046 SF	100%

REQUIRED SNOWSTACK

	SQ. FT.	PERCENTAGE
HARDSCAPE (DRIVEWAY)	4220 SF	100%
REQ'D SNOW STACK (25% OF HARDSCAPE)	1055 SF	25%
TOTAL SNOW STACK PROVIDED	116 SF	26.5%



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

LOT 131
119,046 SQ. FT. / 2.733 ACRES
1067 DISCOVERY HILL DRIVE

bhh Partners
P.O. BOX 931 169 EAST ADAMS
BRECKENRIDGE, CO 80424 (970) 453-6890

MOORE RESIDENCE

1067 DISCOVERY HILL DRIVE TOWN OF BRECKENRIDGE, COLORADO 80424 (LOT 131, DISCOVERY HILL, FILING #2)

REVISIONS:
JOB NO: 11618
DATE: 06/30/16
DRAWN BY:
CHECKED BY:
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HOA/TOW SUBMITTAL:
06/30/16

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SHEET NUMBER:
SP1.1
PROPOSED SITE PLAN
OF:

REVEGETATION NOTES

REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:

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

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

MOUNTAIN MAGIC WILDFLOWER MIX #1 LB5/1000 SF:
 BABY'S BREATH
 CALIFORNIA POPPY
 BLUE FLAX
 WALLFLOWER
 PENSTEMON, ROCKY MOUNTAIN
 WILD THYME

ROCKY MOUNTAIN BLUE COLUMBINE MIX #1LB/25,000 SF

OR

WESTERN NATIVE WILDFLOWER MIX #1 LB/6000 SF:
 MOUNTAIN LUPINE
 COLUMBINE, COLORADO
 GERANIUM, RICHARDSON
 ASTER, ENGLISH
 ORANGE MOUNTAIN DAISY
 PENSTEMON, WASATCH
 PENSTEMON, SMALL FLOWERED
 PENSTEMON, ROCKY MOUNTAIN

CONEFLOWER, WESTERN
 SULFUR FLOWER
 NODDING GROUNDSEL
 WESTERN LARKSPUR
 AMERICAN VETCH
 GIANT LOUSEWORT
 PENSTEMON, RYDBERG'S

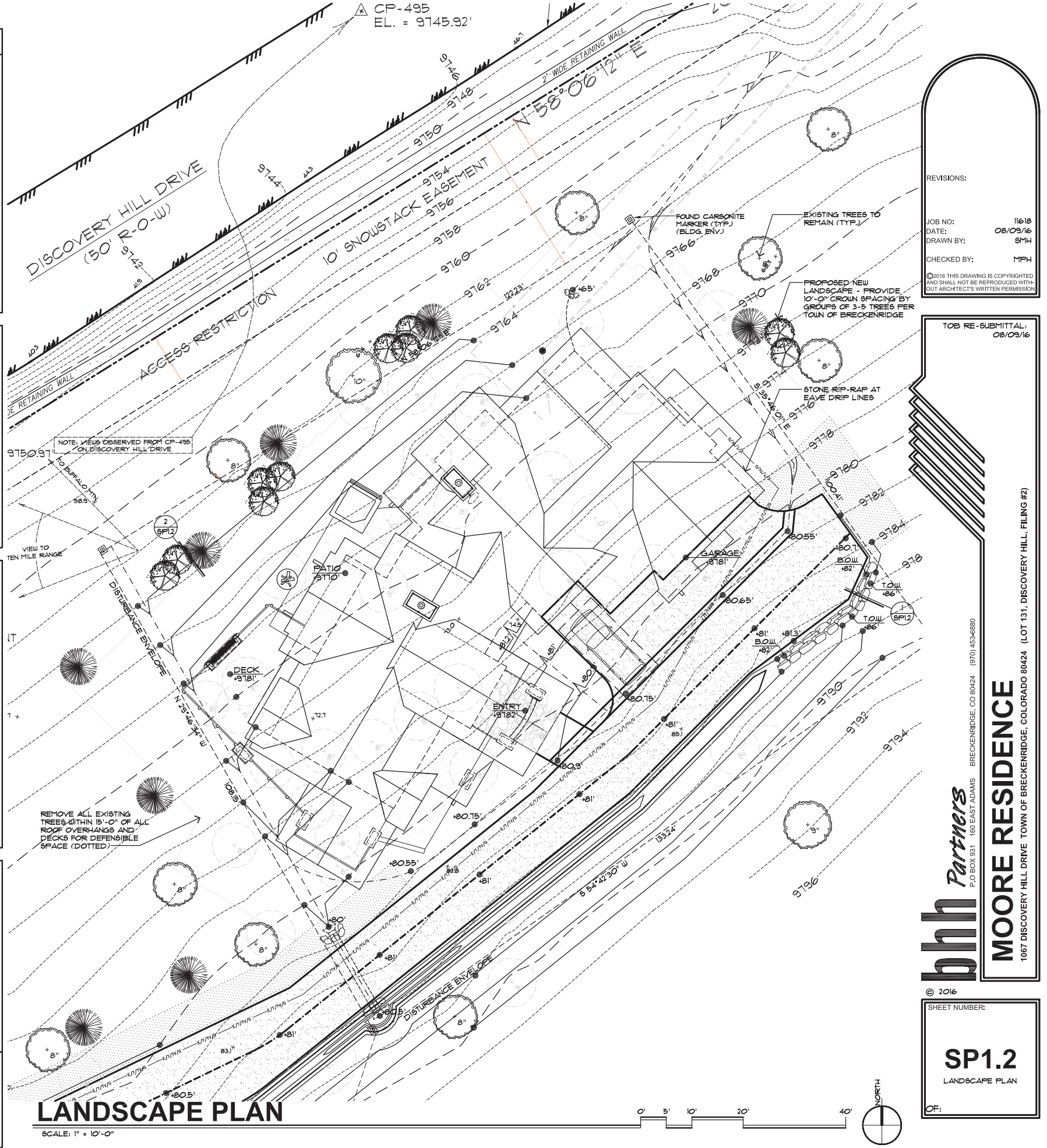
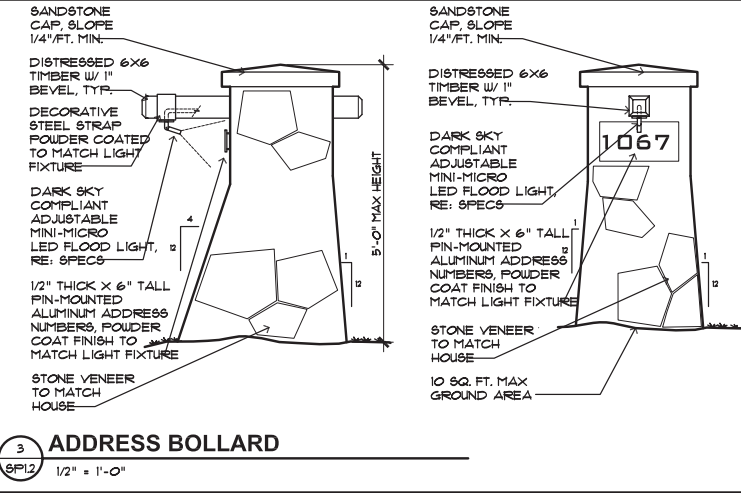
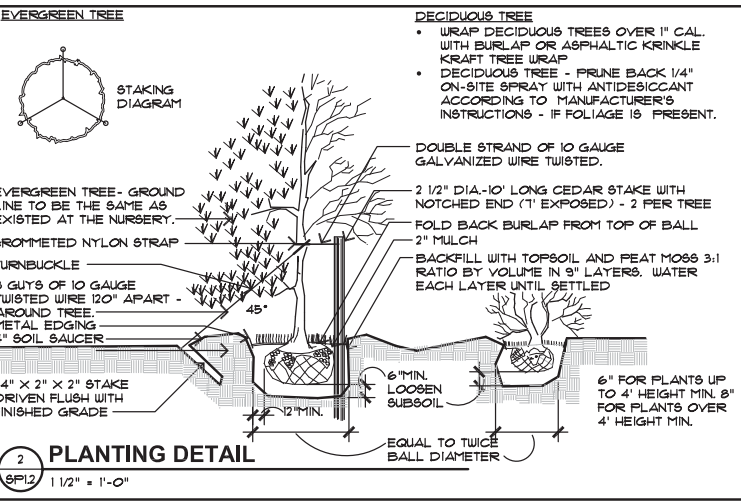
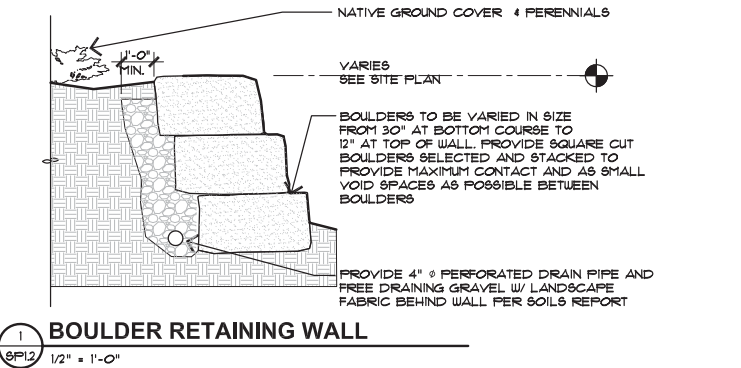
LANDSCAPE NOTES

- PROVIDE 3" (MIN) CLAYFREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SHORT SEED MIX (AS APPROVED BY BOULDER RIDGE SUBDIVISION DRE) STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
 - KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
 - GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
 - PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
 - LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
 - SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
 - ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. MAXIMUM 1000 SF IRRIGATED SPACE PER DESIGN GUIDELINES. PROVIDE SUBMITTAL.
 - ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
 - NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
 - SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
 - PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES. UNULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
 - INSTALL 4" BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
 - ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
 - PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
 - LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER AS APPROVED BY SHOCK HILL SUBDIVISION PRIOR TO INSTALLATION.
 - ALL ROCK OUTCROPPINGS THAT ARE TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
 - ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.
- NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH HIGHLANDS GUIDELINES AND THE TOWN OF BRECKENRIDGE.

NOTE:
 A DETAILED LANDSCAPE PLAN WILL BE PROVIDED BY A LANDSCAPE CONTRACTOR AT A LATER DATE AS APPROVED BY THE HIGHLANDS SUBDIVISION.

PLANTING LIST

KEY	COMMON	BOTANICAL	NO.	SIZE	NOTES
EXISTING TREES					
⊙	EXISTING	VARIABLES -	--	SEE SITE PLAN	
EXISTING TREES TO BE REMOVED					
⊖	VARIABLES -	VARIABLES -	--	SEE SITE PLAN	
PROPOSED TREES/SHRUBS TO BE ADDED					
⊙	COLORADO SPRUCE	PICEA FUNGENS OR PICEA ENGELMANNI	8	(4.8' TALL / 4.0' B' TALL)	
⊙	ASPEN	POPULUS TREMULOIDES	11	25' MIN. CAL / 50% MULTI-STEM	
⊙	COLORADO COTTONWOOD	POPULUS WILLOZINI	0	8'-10' TALL	
⊙	POTENTILLA	POTENTILLA FRUTICOSA	5	5 GAL.	NEEDS SUN (36" TALL, 4'-0" WIDE)
⊙	BUFFALO JUNIPER	JUNIPERUS SABINA	5	5 GAL.	NEEDS SUN (12' TALL, 8'-0" WIDE)
⊙	SILVER BUFFALO BERRY	SHEPHERDIA ARGENTEA	5	5 GAL.	GROUPS TO 6'-10' TALL
⊙	CRICKING COTONEASTER	COTONEASTER LUCIDUS OR AEGICULATUS	5	5 GAL.	GROUPS TO 6'-10' TALL
⊙	ALPINE CURRANT	RIBES ALPIMUM	5	5 GAL.	GROUPS TO 3'-6' TALL
⊙	NATIVE GROUND COVER AND PERENNIALS	PROVIDE	10	1 FLAT	PROVIDE TO ALL DISTURBED AREAS



LANDSCAPE PLAN

SCALE: 1" = 10'-0"



REVISIONS:

JOB NO: 11618
 DATE: 08/09/16
 DRAWN BY: SMH
 CHECKED BY: MFH

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TOB RE-SUBMITTAL: 08/09/16

bhh Partners
 P.O. BOX 931 160 EAST ADAMS
 BRECKENRIDGE, CO 80424 (970) 453-6880

MOORE RESIDENCE
 1067 DISCOVERY HILL DRIVE TOWN OF BRECKENRIDGE, COLORADO 80424 (LOT 131, DISCOVERY HILL, FILING #2)

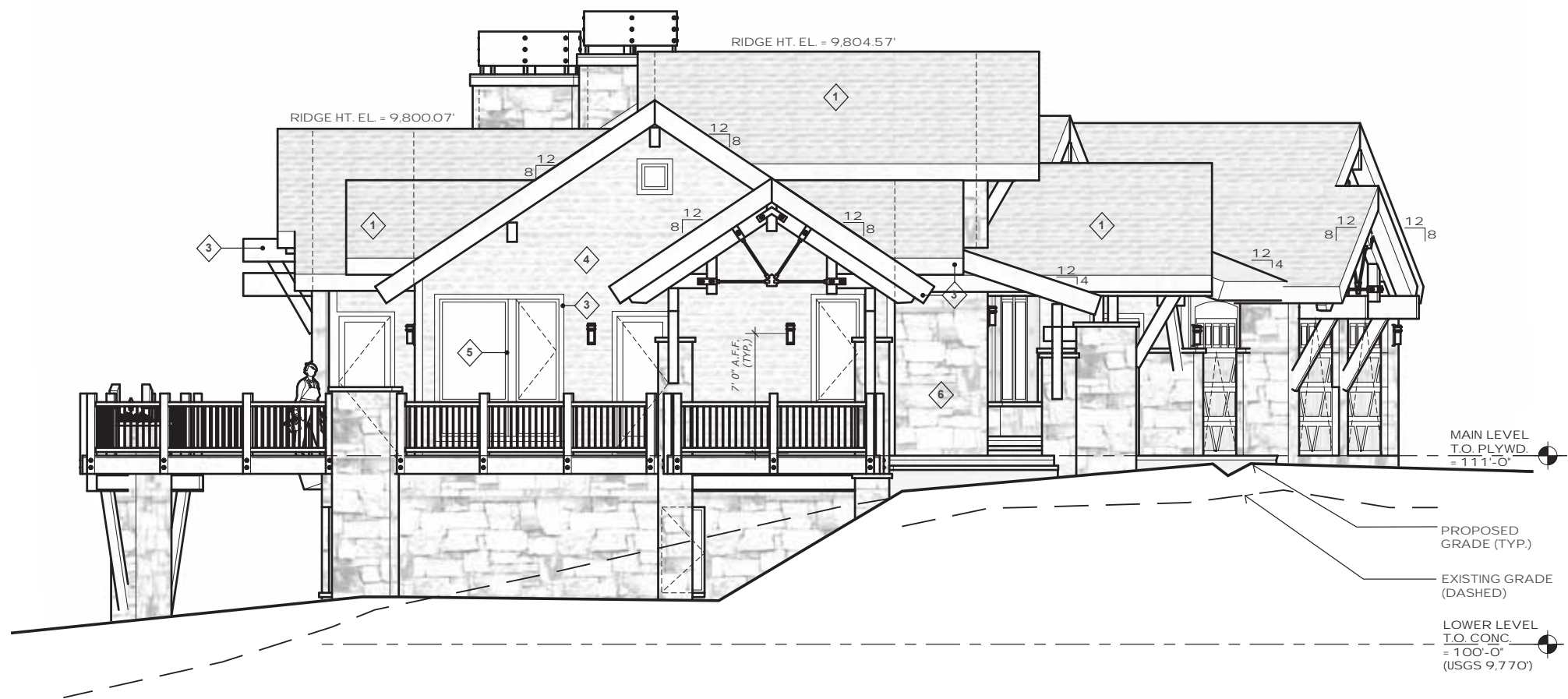
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 SHEET NUMBER:
SP1.2
 LANDSCAPE PLAN
 OF:



SOUTH ELEVATION

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

COLOR LEGEND	
1	COMPOSITION SHINGLE ROOFING - GAF TIMBERLINE HD (BARKWOOD)
2	METAL ROOFING - CORTEN ROOFING (RUSTED METAL)
3	TIMBER BEAMS, COLUMNS, BOARD & BATTEN SIDING - BENJAMIN MOORE SEMI-TRANSPARENT (FAIRVIEW TAUPE)
4	HORIZONTAL SIDING - BENJAMIN MOORE SEMI-TRANSPARENT (SPANISH MOSS)
5	WINDOW CLAD - SIERRA PACIFIC (ANTIQUE BRONZE 057)
6	STONE VENEER - GALLEGOS (McGREGOR LAKE LEDGE)



WEST ELEVATION

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

REVISIONS:

JOB NO: 11618
 DATE: 06/30/16
 DRAWN BY: T. SHAFFER
 CHECKED BY: M. HOGAN

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HOA/TOB SUBMITTAL: 06/30/16

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 P.O. BOX 831 160 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 455-6880

MOORE RESIDENCE
 1067 DISCOVERY HILL DRIVE, TOWN OF BRECKENRIDGE, COLORADO 80424 (LOT 131, DISCOVERY HILL, FILING #2)

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A2.1
 BUILDING ELEVATIONS

OF:



NORTH ELEVATION

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

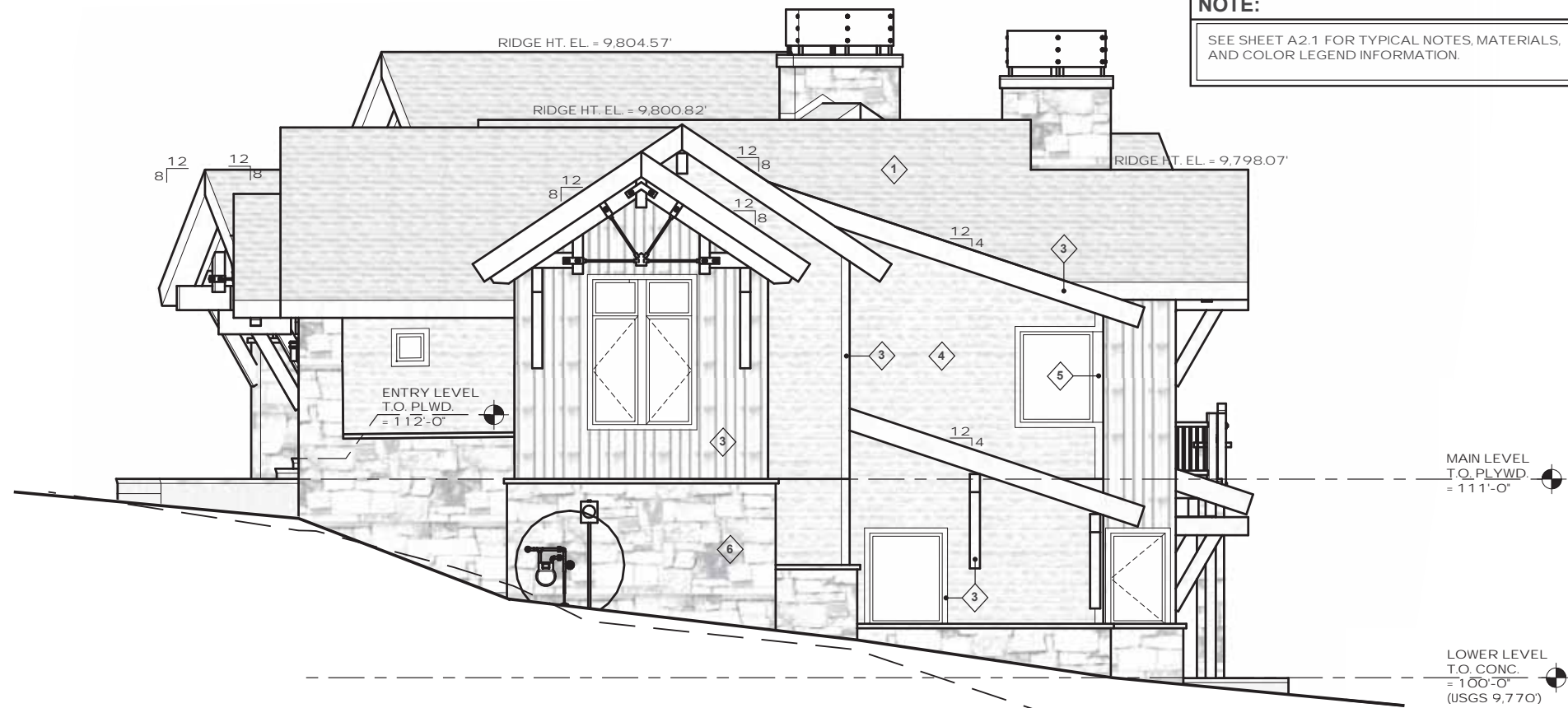
REVISIONS:

JOB NO: 11618
 DATE: 06/30/16
 DRAWN BY: T.SHAFFER
 CHECKED BY: M.HOGAN

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HOA/TOW SUBMITTAL: 06/30/16

NOTE:
 SEE SHEET A2.1 FOR TYPICAL NOTES, MATERIALS, AND COLOR LEGEND INFORMATION.



EAST ELEVATION

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

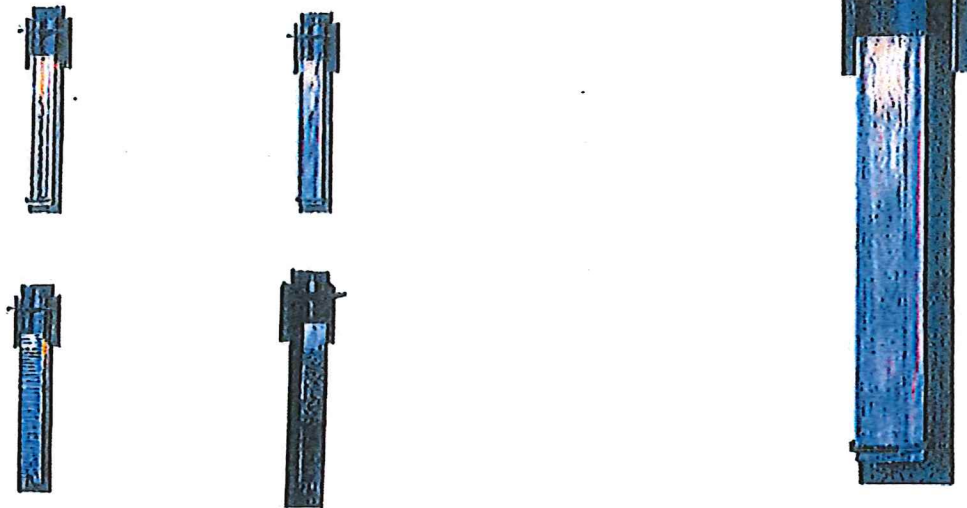
bhh Partners
 P.O. BOX 831 160 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 455-6880
MOORE RESIDENCE
 1067 DISCOVERY HILL DRIVE, TOWN OF BRECKENRIDGE, COLORADO 80424 (LOT 131, DISCOVERY HILL, FILING #2)

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A2.2
 BUILDING ELEVATIONS
 OF:

PRODUCT SPECIFICATIONS

Arlis Small Outdoor Sconce



Base Item #307910

Item #307910-07-ZK220

If you take a quick look, you may be convinced the Arlis Outdoor Sconce is rocketing upward. There is an indisputable sense of airiness and movement to the composition and it will give a space a light, unique design element.

FINISH
Dark Smoke - 07

GLASS
Stainless Steel Mesh
tube (ZK)

LAMPING
Incandescent

SPECIFICATIONS

Arlis Small Outdoor Sconce

Base Item #: 307910

Item #: 307910-07-ZK220

Outdoor sconce: Arlis small; aluminum with options. Dark Sky friendly. ADA compliant.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- US Patent D608,489

Incandescent Lamping

Socket: GU10 Halogen

Bulb: MR-16 reflector, 35W Max

Number of Bulbs: 1 (not included)

Voltage: 120V

Location Rating

Outdoor Wet

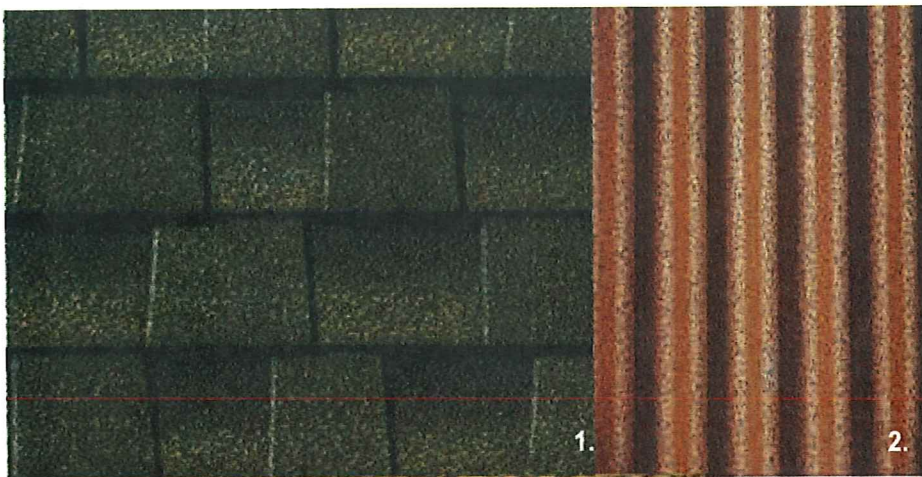
Safety Rating

UL, CUL listed

Dimensions

Height	18.30"
Width	4.50"
Projection	4.00"
Product Weight	3.80 lbs
Backplate	4.50" x 4.50"
Vertical Mounting Height	15.00"
Packed Weight	5.10 lbs
Shipping (DIM) Weight	11.00 lbs

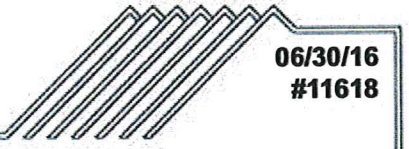
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- | | |
|--|--|
| <p>1. ROOFING</p> <p>2. METAL ROOFING</p> <p>3. TIMBER BEAMS, COLUMNS
BOARD & BATTEN SIDING
FASCIA, TRIM</p> <p>4. HORIZONTAL SIDING</p> <p>5. WINDOW CLAD</p> <p>6. STONE VENEER BASE</p> | <p>- GAF TIMBERLINE HD
(BARK WOOD)</p> <p>- CORTEN
(RUSTED METAL)</p> <p>- BENJAMIN MOORE
SEMI-TRANSPARENT
(FAIRVIEW TAUPE)</p> <p>- BENJAMIN MOORE
SEMI-TRANSPARENT
(SPANISH MOSS)</p> <p>- SIERRA PACIFIC
(ANTIQUE BRONZE 057)</p> <p>- GALLEGOS
(MCGREGOR LAKE LEDGE)</p> |
|--|--|

bhh *Partners*

P.O BOX 931, 160 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 453-6880
 P.O. BOX 2113, 560 ADAMS AVENUE SILVERTHORNE, CO 80498 (970) 513-1000



**06/30/16
#11618**

MOORE RESIDENCE





Planning Commission Staff Report

Subject: Searle House Restoration, Renovation, Addition and Landmarking
(Worksession; PL-2016-0345)

Proposal: A preliminary discussion with the applicant and agent of specific site and architectural issues related to the possible redevelopment of the property. This worksession will discuss the proposed addition. The applicant and agent have the following issues to discuss: 1. Acknowledge the setbacks and official “front yard”; 2. Obtain Commission feedback on façade widths for this Character Area; 3. Obtain Commission feedback on connector and general massing of a proposed addition; 4. The location of a third parking space for a proposed accessory apartment.

Date: August 9, 2016 (For meeting of August 16, 2016)

Project Manager: Michael Mosher, Planner III

Applicant: Philip and Barbara Gibbs

Owner: John D. Stevens (with Rick Eisenberg, Broker Associate, Cornerstone Real Estate Co. – representing the Owner)

Agent: Janet Sutterley, J.L. Sutterley, Architect, P.C.

Address: 300 East Washington Avenue

Legal Description: Abbett Addition, Block 4, Lots 15 & 16

Site Area: 0.14 acres (6,148 sq. ft.)

Land Use District: 17 –Residential @ 11 UPA, Commercial @ 1:3 FAR

Historic District: #1 - East Side Residential Character Area

Site Conditions: The lot is located at the northeast corner of French Street and Washington Avenue. The western portion of the site contains the historic home with historic additions, non-historic additions and mature conifers along French Street. Along the north property edge and towards the east are several non-historic sheds/outbuildings that are functioning as storage and housing. Parking for the property occurs along the Washington Avenue right of way adjacent to the sidewalk with one car parked in the front yard near the non-historic sheds. (The property files show no development permits for these improvements.)

Adjacent Uses: Residential

Density: Allowed under LUGs: 2,484 sq. ft.
Proposed density: Pending. sq. ft.

Above Ground Density:

At 9 UPA:	2,302 sq. ft.
Up to 10 UPA (with restoration):	2,258 sq. ft. (-6 points)
Proposed density:	Pending. sq. ft.

Mass:

Allowed under LUGs:	2,981 sq. ft.
Proposed mass:	Pending. sq. ft.

Height:

Recommended:	23.5 ft. (mean)
Proposed:	21ft. (mean)

Parking:

Required:	3 spaces
Proposed:	3 spaces

Setbacks:

Front:	10 ft. (absolute) and 15 ft. (relative)
Sides:	3 ft. (absolute) and 5 ft. (relative)
Rear:	10 ft. (absolute) and 15 ft. (relative)

Item History

Articles in the Breckenridge Daily Journal indicate that this dwelling was built in 1885. This information is corroborated by Sanborn Fire Insurance maps, which indicate that it was built sometime between 1883 and 1886. The original building was a simple rectangle with a gable roof orientated north to south (see photo below). Later, Sanborn maps depict it as an offset T-shaped building through 1914. Shed-roofed additions to main house to the north (rear) elevation appear quite old, and probably date to the late 1910s or 1920s.

Breckenridge has always been considered an attractive place to retire. A.G. Searle, a passenger conductor on the Chicago, Milwaukee, and St. Paul Railroad, settled in Breckenridge with his wife Lucinda after his retirement in 1885. At his death in 1905, the property was sold to Mary McManis as an income property. Charles Marz next purchased the property for his son George in 1908, who continued to live at this address until 1945. That year, the property was sold to J.M. and Jennie W. Armstrong, a retired couple from Kokomo, Colorado. Upon Jennie's death in 1963, the property passed to her brother, Grover O. Hauser, who sold it to Dean and Clara Huntington in 1964.

The property has changed hands several times since then and has been used as rental property with no permanent residents to this date.



Staff Comments

Density/Intensity (3/A & 3/R)/Mass (4/R): The drawings in your packet are preliminary. They represent general massing and general forms only. The application intends to meet both Policy 3 and Policy 4.

Building Height (6/A & 6/R): The recommended building height in this Land Use District is 23'-0". The South/Front Elevations included in your packet shows the tallest portion of the building at 21'-6". We have no concerns.

Placement of Structures (9/A & 9/R): This property has prominent public exposure on three sides; South French Street, Washington Avenue and the parking lot and the Community Center.



The historic house was built with its front door facing Washington Avenue. (The photo above is from the turn of the century and does not show the later, historic front porch and the beginnings of the east addition.) The placement of this house is 90° from what is seen typically in the Historic District for the classic "settlement pattern". As a result and per the Development Code, the front yard faces Washington Avenue and is 122 feet wide. The depth of the lot is 50 feet. This unusual situation presents specific design problems as they relate to design standards of the Handbook of Design Standards for the Historic and Conservation Districts.

Where the Handbook seeks to have new construction placed behind historic structures, it is not possible on this property. Any new development can only be located east of the historic house, parallel to Washington Avenue. (See attached site plan.)

The site plan shows the relative setback lines with a red dashed line. The historic house is colored purple. The proposed connector link is a light green. One portion of the proposed living space is a light blue. The proposed garage is coral colored with residential density above it.

The historic house does not meet the front or rear setbacks of the Development Code. All of the proposed construction is designed to be within the required setbacks.

Before proceeding, the applicant and agent are seeking input from the Planning Commission that might affect how this property is designed to meet the Priority Policies and design standards of the Handbook.

Access / Circulation (16/A & 16/R; 17/A & 17/R) and Parking (18/A & 18/R): The only vehicular access to the property is from Washington Avenue. Thus, the front yard would have a 20-foot wide driveway cut. The applicant is also planning on adding an accessory apartment on the property requiring a third parking spot. This spot is proposed abutting the east property line.

Social Community / Employee Housing (24/A &24/R): This policy addresses the design criteria of the Handbook of Design Standards for the Historic and Conservation Districts and associated individual Character Areas. As mentioned above, many of the design standards are based on the classic historic lot that is narrow (at the front) and deep (to an alley).

Priority Policies from the Handbook function as Absolute Policies under Policy 24 of the Development Code. If an application cannot meet an Absolute Policy, then the proposal fails unless a variance is granted. Variances are generally entertained because of a physical hardship not created by the applicant. In this case, the applicant did not create the historic orientation of the house on the property, but believes a variance is not needed.

The applicant and agent are focusing on certain policies related to the submitted plan and elevation.

Visual Impacts to the Block:

Priority Policy 8: Reinforce the visual unity of the block.

"This is an especially important standard." "The context of each block should be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the block." "New construction details should be simple and respect the scale and context of nearby historic structures."

As a corner lot, there are two separate blocks that this property shares. This property and the abutting property to the north are adjacent to parking lots. The property to the north is a 1-story house with a smaller secondary 1-story house at the back of the lot.

Along French Street, there are two churches (one historic and one not), a parking lot, smaller non-historic buildings and several smaller historic homes. Along Washington Avenue, the Community Center parking lot (along the remaining north side of the street) and historic homes ranging from 1 story tall to 1-1/2 stories tall. Does the Commission believe the massing of the addition on this property has negative impacts to the overall visual unity of the two adjoining blocks (Washington Avenue and French Street)?

Building Mass and Scale:

Priority Policy 37: Additions should be comparable in size and scale with the main building.

"If it is necessary to design additions that are taller than the main building, set them back substantially from the primary character defining façades."

Priority Policy 86: Design new buildings to be similar in mass with the historic character area context.

- *The overall perceived size of the building is the combination of height, width and length and essentially equals its perceived volume.*
- *This is an extremely important standard that should be met in all projects.*

Priority Policy 118: New buildings should be in scale with existing historic and supporting buildings in the area. *"Locate larger masses back from public view."*

Policy 119 (non-priority): Divide site functions into separate structures in order to reduce the mass of individual buildings.

- *Providing a garage separate from the main structure is preferred.*
- *Creating outbuildings to provide additional storage space rather than increasing the bulk of the main building with these functions is encouraged.*

The plans are showing the new addition utilizing a small connector to the historic house that is 15-feet long. The addition steps taller in height the further it is away from the historic structure. Also, the addition plan steps towards the front setback the further away from the historic structure (behind the historic structure's front façade). Due in part to the lot orientation, the attached addition will be quite visible. Does the Commission believe the general massing of the building meets the intent of the policies listed above as proposed or should the masses be broken up?

Connector

Priority Policy 80A: Use connectors to link smaller modules and for new additions to historic structures. Staff notes that with a connector, the addition may be larger than the primary historic structure. Does the Commission believe the length of the connector is adequate to separate the new addition from the historic structure?

Façade width:

Priority Policy 88: Maintain the perceived width of nearby historic buildings and new construction. The façade width limit is established in each individual Character Area. The façade width for buildings in the East Side Residential Character Area may not exceed 30 feet in width. Based on past precedent, staff requires a minimum of 6-feet of offset to define each façade. The façade widths have been met, but the offset of one façade is 4-feet not 6-feet.

Priority Policy 124: Reinforce typical narrow front façade widths that are typical of historic buildings in the area.

- Projects that incorporate no more than 50 feet of lot frontage are preferred.
The front façade of a building may not exceed 30 feet in width?
Would the Commission support a 4-foot offset between façades in lieu of the established 6-foot minimum offset? Given the lot configuration, does the Commission have concerns that the 80 foot building exceeds 50 feet in length?

Parking (18/A and 18/R): With the addition of an accessory apartment, one additional parking space is required on site for a total of three parking spaces. This space is shown as uncovered surface parking 3-feet off the east property line. Does the Commission agree that the parking, 3-feet off the property line, meets the intent of the guidelines as best as possible?

Design Standard 9: Screen parking areas from view.

- *Visibility of parking areas from the street should be minimized.*
- *Parking areas should be placed to the rear and/ or screened with landscaping.*

Priority Policy 115: Design front yards to be composed predominantly of plant materials, including trees and grass, as opposed to hard-surface paving.

- *Hard surface plazas in front of buildings are generally inappropriate in this area.*
- *Avoid locating parking in front yards.*

With the only access to the property being from Washington Avenue and the proposed parking is inside a garage, Staff felt these standards and policies are not applicable. The extra parking space for the accessory apartment is located in the side yard and staff has posed the question regarding site buffering from the outdoor parking space to the adjacent property.

Overall, the visual impacts to this property would be considerable. There is no opportunity to place the larger masses to the back of the lot away from the primary façade.

Generally speaking, the Handbook of Design Standards for the Historic and Conservation Districts additions to historic properties may be designed in two ways related to massing:

1. If a connector is utilized, the addition to the back of the property may be larger than the historic structure as long as it is separated by an adequate distance and placed at the back of the lot.
2. If no connector is utilized, the addition must not be taller than the historic structure and placed at the back of the lot.

This plan is showing a connector and a larger addition (option 1), but the overall mass must be placed in the front yard, not the back.

Staff believes breaking up the masses into separate structures would reduce the visual impacts to the property and along the blocks.

We have the following questions for the Commission:

Visual Impacts to the Block:

Does the Commission believe the massing of the addition on this property has negative impacts to the overall visual unity of the two adjoining blocks (Washington Avenue and French Street)?

Building Mass and Scale:

Does the Commission believe the general massing of the building meets the intent of the policies listed above?

Façade width:

Would the Commission support a 4-foot offset between façades in lieu of the established 6-foot minimum offset?

Given the lot configuration, does the Commission have concerns with the building's lot frontage exceeding 50 feet in length?

Connector:

Does the Commission believe the length of the connector is adequate to separate the new addition from the historic structure?

Parking:

Does the Commission agree that the parking, 3-feet off the property line, meets the intent of the guidelines as best as possible?

Does the Commission believe the 3-foot separation of the parking space from the property line is adequate space to allow buffering to the abutting property (Community Center parking lot)?



SEARLE HOUSE RESTORATION/ADDITION
 MASSING STUDY - SOUTH/FRONT ELEVATION
 1/8" = 1'-0" 8 AUG. 10 J. L. O. A. I. A.



MEMORANDUM

TO: Planning Commission

FROM: Julia Puester, Senior Planner

SUBJECT: Ordinance Updates: Point Analysis Decision and Miscellaneous Clean Up; Land Use District 1; and Parking for Deed Restricted Residential in the Conservation District

DATE: August 10, 2016

Staff has provided the Planning Commission with a brief update of pending ordinances at the August 2 meeting. Below is a description of each ordinance and the ordinances have been attached. First reading on each of these ordinances were reviewed by the Town Council on August 9 (the Residential Parking was asked to come back with further refinement). The Point Analysis and Land Use District 1 ordinances require a second reading which has yet to occur. The Residential Parking ordinance will require additional research and will return to the Town Council at a first reading. Staff would like the Planning Commission to be familiar with the ordinances. We would like to answer any questions or take any comments or note issues that the commission has.

Point Analysis Decision Ordinance:

The Planning Commission and Town Council previously voiced consent to amending the Development and Subdivision Code to allow for the Planning Commission to make one vote, passing or denying an application. Currently, two motions are required-one to pass, deny or change the point analysis and a second to approve or deny the development permit. The two motions have caused confusion in the past and the proposed ordinance is intended to simplify that with one motion. In the end, the motions will result in the same conclusions. Should a project pass a point analysis, the entire project is approved. If the point analysis does not pass, the project fails.

In addition to the motion aspect of the ordinance attached, additional clean up items are being addressed as well. The primary clean up items include:

- Setting an alternative date for a call-up hearing; and

- Allows a Town Council member to have read past Planning Commission minutes and still vote on a call up hearing.

Land Use District 1:

It has come to Staff's attention that there is an inconsistency in the Land Use Guidelines and Development Code with regard to density transfers into Land Use District 1 (LUD 1). LUD 1 is a low density district not intended to receive additional density. In the Development Code, density is not allowed to be transferred into Land Use District 1 or the Conservation District. However, the Land Use Guidelines for LUD 1 allow for a density transfer. It has not been the intent or practice to allow density to be transferred into District 1. LUD 1 is the lowest density residential land use district in Town (1 unit per 10 acres) and covers environmentally sensitive areas including steep slopes. The proposed ordinance attached will correct this inconsistency.

Parking in the Conservation District for Deed Restricted Residential Units:

Town Council recently directed staff to prepare an ordinance that would exempt covenanted workforce housing units in the downtown area from having to provide on-site parking. This ordinance was not adopted at first reading and the Council asked that staff come back with some additional information and changes. (Please note that the ordinance included in the packet is in the form that was presented to the Town Council and will subsequently be changed, pending additional research and feedback prior to returning to the Town Council for first reading). One such change will be to ensure that any fees already paid into the parking district for commercial uses stays with the property and does not get refunded if that space is converted to residential. Staff believes that this can be addressed in a revision. The Council also requested staff to bring information back regarding a concern whether the deed restriction should allow for residents working from home rather than a physical business in town. Staff will be preparing information for the Council's review.

The ordinance in general, has a geographic area this would apply to which coincides with the already existing boundary for the Parking Service Area (AKA the Parking District).

This ordinance is directed toward existing buildings. In the past we have been concerned with the intrusion of residential uses into the core retail spaces. However we believe that issue has been adequately addressed by the 2007 "Ground Floor" ordinance that limits residential uses to the second floors, (and on first floors, they must be setback a minimum of 40 feet from the street). This provision applies to most property in the Service Area including Main Street, and portions of Ridge Street, and Washington and Lincoln Avenues in between. The residential limitation also applies to the Riverwalk frontages of buildings in the District.

Staff has recommended that residents of these units be allowed into the Residential Parking Permit program, where they could compete on a first come first serve basis for parking spaces in the Historic District and select parking lots in the downtown area.

Staff will be available at the meeting to elaborate, take comments from the Commission and answer any questions on the ordinances.

1 ***FOR WORKSESSION/FIRST READING – AUG. 9***

2
3 Additions To The Current Breckenridge Town Code Are
4 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

5
6 COUNCIL BILL NO. ____

7
8 Series 2016

9
10 AN ORDINANCE MAKING MISCELLANEOUS AMENDMENTS TO CHAPTER 1 OF
11 TITLE 9 OF THE BRECKENRIDGE TOWN CODE, KNOWN AS THE “BRECKENRIDGE
12 DEVELOPMENT CODE,” AND CHAPTER 2 OF TITLE 9 OF THE BRECKENRIDGE
13 TOWN CODE, KNOWN AS THE “BRECKENRIDGE SUBDIVISION STANDARDS”

14
15 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
16 COLORADO:

17
18 Section 1. Section 9-1-18-1(E)(5) of the Breckenridge Town Code is amended to read as
19 follows:

20
21 5. Decision: The planning commission shall have thirty (30) working days after the
22 conclusion of the public hearing to make a decision.

23 ~~If the proposed development implements or has no effect on all relevant absolute~~
24 ~~policies and is allocated zero or net positive number of points for the relative policies,~~
25 ~~the planning commission shall approve the proposed development. In addition, the~~
26 ~~planning commission may attach conditions which are reasonable, necessary or~~
27 ~~desirable.~~

28
29 ~~If the proposed development does not implement all affected absolute policies~~
30 ~~(subject to variance), or if it is allocated a net negative number of points for the~~
31 ~~relative policies, or if the applicant will not agree to comply with all conditions, the~~
32 ~~planning commission shall deny the permit.~~

33
34 **At the final hearing the planning commission shall review and consider the point**
35 **analysis for the development proposal prepared by the director pursuant to**
36 **Section 9-1-17-3.**

37
38 **If the planning commission agrees with the point analysis prepared by the**
39 **director the planning commission shall:**

- 40
41 a. **approve the development proposal if the point analysis indicates that the**
42 **proposed development implements or has no effect on all relevant**

1 absolute policies and is allocated zero or net positive number of points for
2 the relative policies; or

- 3 b. deny the development proposal if the point analysis indicates that the
4 proposed development does not implement all relevant absolute policies
5 (subject to variance), or if it is allocated a net negative number of points
6 for the relative policies.

7 If the planning commission disagrees with the point analysis prepared by the
8 director the point analysis may be changed by affirmative vote of the planning
9 commission. Once the point analysis for the development proposal has been
10 finalized the planning commission shall either approve or deny the proposal
11 using the standards set forth above.

12
13 The planning commission's final decision on a development proposal may be
14 made by a single motion which, if approved, has the effect of both approving the
15 point analysis and either approving or denying the development proposal as
16 described in the motion.

17
18 Any approval of a development proposal may include such conditions of
19 approval as the planning commission shall approve pursuant to section
20 9-1-17-7.

21
22 No decisions of the planning commission shall be in conflict with the provisions of
23 this section. ~~If the planning commission cannot agree upon the point analysis, the~~
24 ~~planning commission may vote on the point analysis prior to voting on the project.~~
25 The planning commission may also continue the hearing for good cause, or to allow
26 additional information and materials to be submitted that will allow for a
27 comprehensive review. In the event a final hearing has been continued, the applicant
28 shall submit all additional materials to the town in accordance with the submittal
29 schedule established by the director.

30
31 Within the historic district, the town may make the following decisions in addition to
32 the decisions allowed above:

- 33
34 a. The town may table the application for a period of up to one hundred twenty
35 (120) days to allow for further study of the proposal by the applicant, town
36 and ~~historic~~ planning commission.
- 37 b. The town may approve the application, but place a condition that the permit
38 not be in effect until a future date not to exceed one hundred eighty (180) days
39 from approval of the development permit.

- 1 c. The town may deny the application based upon a finding that approval of the
2 development permit will have a significant, negative impact upon the historic
3 character of the site, building or community as a whole.

4 Section 2. Section 9-1-18-2(E)(5) of the Breckenridge Town Code is amended to read as
5 follows:

- 6
7 5. Decision: The planning commission shall have thirty (30) working days after the
8 conclusion of the public hearing to make a decision.

9 ~~If the proposed development implements or has no effect on all relevant absolute~~
10 ~~policies and is allocated zero or net positive number of points for the relative policies,~~
11 ~~the planning commission shall approve the proposed development. In addition, the~~
12 ~~planning commission may attach conditions which are reasonable, necessary or~~
13 ~~desirable.~~

14
15 If the proposed development does not implement all affected absolute policies
16 (subject to variance), or if it is allocated a net negative number of points for the
17 relative policies, or if the applicant will not agree to comply with all conditions, the
18 planning commission shall deny the permit.

19
20 **At the final hearing the planning commission shall review and consider the point**
21 **analysis for the development proposal prepared by the director pursuant to**
22 **Section 9-1-17-3.**

23
24 **If the planning commission agrees with the point analysis prepared by the**
25 **director the planning commission shall:**

- 26
27 a. **approve the development proposal if the point analysis indicates that the**
28 **proposed development implements or has no effect on all relevant**
29 **absolute policies and is allocated zero or net positive number of points for**
30 **the relative policies; or**
31
32 b. **deny the development proposal if the point analysis indicates that the**
33 **proposed development does not implement all relevant absolute policies**
34 **(subject to variance), or if it is allocated a net negative number of points**
for the relative policies.

35 **If the planning commission disagrees with the point analysis prepared by the**
36 **director the point analysis may be changed by affirmative vote of the planning**
37 **commission. Once the point analysis for the development proposal has been**
38 **finalized the planning commission shall either approve or deny the proposal**
39 **using the standards set forth above.**
40

1 **The planning commission's final decision on a development proposal may be**
2 **made by a single motion which, if approved, has the effect of both approving the**
3 **point analysis and either approving or denying the development proposal as**
4 **described in the motion.**

5
6 **Any approval of a development proposal may include such conditions of**
7 **approval as the planning commission shall approve pursuant to section**
8 **9-1-17-7.**

9
10 No decisions of the planning commission shall be in conflict with the provisions of
11 this section. ~~If the planning commission cannot agree upon the point analysis, the~~
12 ~~planning commission may vote on the point analysis prior to voting on the project.~~
13 The planning commission may also continue the hearing for good cause, or to allow
14 additional information and materials to be submitted that will allow for a
15 comprehensive review. In the event a final hearing has been continued, the applicant
16 shall submit all additional materials to the town in accordance with the submittal
17 schedule established by the director.

18
19 Within the historic district, the town may make the following decisions in addition to
20 the decisions allowed above:

- 21
- 22 a. The town may table the application for a period of up to one hundred twenty
23 (120) days to allow for further study of the proposal by the applicant, town
24 and ~~historic~~ **planning** commission.
 - 25 b. The town may approve the application, but place a condition that the permit
26 not be in effect until a future date not to exceed one hundred eighty (180) days
27 from approval of the development permit.
 - 28 c. The town may deny the application based upon a finding that approval of the
29 development permit will have a significant, negative impact upon the historic
30 character of the site, building or community as a whole.

31 Section 3. Section 9-1-18-3(C) of the Breckenridge Town Code is amended to read as
32 follows:

- 33
- 34 C. Procedure: Once the application and accompanying material have been submitted, the
35 director shall within five (5) days determine if the public interest would better be
36 served by requiring conformance with the class B development process rather than
37 class C. If the director determines that the application should be processed as a class
38 B, the applicant shall then meet the requirements of the class B process. If not, the
39 director shall process the application as follows:

- 1 1. Within twenty two (22) days of receipt of the complete submittal, the director shall
2 review the proposal and grant or deny it as ~~he deems appropriate~~ using the standards
3 set forth in subsection 2 of this section, with or without conditions.
- 4 2. In making the decision on the proposal the director shall:
- 5 a. approve the development proposal if the point analysis indicates that the
6 proposed development implements or has no effect on all relevant
7 absolute policies and is allocated zero or net positive number of points for
8 the relative policies; or
- 9 b. deny the development proposal if the point analysis indicates that the
10 proposed development does not implement all relevant absolute policies
11 (subject to variance), or if it is allocated a net negative number of points
12 for the relative policies.
- 13 3. The director shall forward his or her decision to the planning commission at ~~their~~ its
14 next regularly scheduled meeting. At that meeting the planning commission may, by
15 an affirmative vote of the members present, call up any decision of the director for
16 ~~their~~ its own review. If called up, the planning commission shall review the
17 application at the same meeting at which it was called up, unless the applicant
18 consents to another hearing date. In lieu of calling up a director's decision the
19 planning commission may, with the consent of the applicant, modify or eliminate any
20 condition of approval imposed on the application by the director or add any condition
21 of approval.
- 22 4. The director shall then forward the decision to the town council at ~~their~~ its next
23 regularly scheduled meeting following the decision having been presented to the
24 planning commission if the director's decision was not called up by the planning
25 commission, or the planning commission's decision on the application if the
26 director's decision was called up, whichever is applicable. At that meeting, the
27 town council may, by an affirmative vote of the members present, call up any
28 decision for ~~their~~ its own review. In lieu of calling up the director's decision or a the
29 planning's commission decision the council may, with the consent of the applicant,
30 modify or eliminate any condition of approval imposed on the application by the
31 planning commission or add any condition of approval.
- 32 a. If called up, the town council shall review the application at ~~their~~ its next
33 regularly scheduled meeting, unless the applicant consents to another
34 hearing date. The town council after review ~~may~~ shall grant or deny the
35 application as ~~they deem appropriate~~ using the standards set forth in
36 subsection 2 of this section, with or without conditions.
- 37 b. If the decision forwarded to the town council is not called up or modified, it
38 shall stand as presented.

- 1 5. Once the decision has been finalized, the director shall transmit the final decision to
2 the applicant; and, if the application is approved, shall issue a development permit,
3 with or without conditions.

4 Section 4. Section 9-1-18-5(A) of the Breckenridge Town Code is amended to read as
5 follows:

6
7 9-1-18-5: CALL UP PROCESS:

- 8
9 A. Town Council Action: If a planning commission decision or affirmation by the
10 planning commission of a staff decision on any class A, B or C application is then
11 called up by the town council, the council shall then act on the application as follows:

12 1. Hearing, Notice And Decision:

- 13 a. Class C applications shall be heard at the council's next regularly scheduled
14 meeting following the vote to call up the application, **unless the applicant**
15 **consents to another hearing date**. No notice is required.
- 16 b. Class A and B applications shall be heard at a public hearing conducted at the
17 council's next regularly scheduled meeting following the vote to call up the
18 application, **unless the applicant consents to another hearing date**. Notice
19 is required in the same manner as for final hearings held before the planning
20 commission.
- 21 c. All hearings conducted under this section shall be conducted as de novo
22 hearings.
- 23 d. The council shall have the right to approve an application as proposed,
24 approve it with conditions, deny it or continue the hearing for good cause.
- 25 e. The council shall have forty five (45) days from the date of the call up to
26 make a final decision on class C applications, and sixty (60) days from the
27 date of the call up to make a final decision on class A or class B applications.
- 28 ~~f. If a member of the town council participated in the planning commission~~
29 ~~decision, he or she shall abstain from the council's call up hearing and~~
30 ~~decision~~
- 31 f. It is not a ground for disqualification that a town council member read or
32 reviewed the minutes of the planning commission with respect to the
33 application that is the subject of the call up hearing ~~if the council member~~
34 ~~states on the record prior to the commencement of the call up hearing that he~~
35 ~~or she will decide the call up based solely upon the evidence that is presented~~
36 ~~at the call up hearing.~~

1 Section 5. Section 9-2-3-4 of the Breckenridge Town Code is amended to read as
2 follows:

3
4 9-2-3-4: CALL UP PROCESS:

5
6 A. Town Council Action: If a planning commission decision is called up by the town
7 council, the council shall act on the application as provided in subsection B of this
8 section.

9 B. Hearing Notice And Decision:

10 1. All subdivision applications shall be heard within thirty (30) days of the vote to call
11 up the application at a public hearing conducted by the council, **unless the applicant**
12 **consents to another hearing date**. Notice of the public hearing shall be required in
13 the same manner as for final hearings held before the planning commission for the
14 class of subdivision proposed.

15 2. All hearings conducted under this section shall be conducted as de novo hearings.

16 3. The council shall have the right to approve an application as proposed, approve it
17 with conditions, deny it or continue the hearing for good cause.

18 4. The council shall have sixty (60) days from the date of the call up to make a final
19 decision on class A or class B subdivision applications.

20 5. ~~If a member of the town council participated in the planning commission decision, he~~
21 ~~or she shall abstain from the council's call up hearing and decision.~~ **It is not a ground**
22 **for disqualification that a town council member read or reviewed the minutes of**
23 **the planning commission with respect to the application that is the subject of the**
24 **call up hearing.**

25 Section 6. Except as specifically amended by this ordinance, the Breckenridge Town
26 Code, and the various secondary codes adopted by reference therein, shall continue in full force
27 and effect.

28
29 Section 7. The Town Council finds, determines, and declares that it has the power to
30 adopt this ordinance pursuant to: (i) the Local Government Land Use Control Enabling Act,
31 Article 20 of Title 29, C.R.S.; (ii) Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal
32 zoning powers); (iii) Section 31-15-103, C.R.S. (concerning municipal police powers); (iv)
33 Section 31-15-401, C.R.S. (concerning municipal police powers); (v) the authority granted to
34 home rule municipalities by Article XX of the Colorado Constitution; and (vi) the powers
35 contained in the Breckenridge Town Charter.

36
37 Section 8. The Town Council finds, determines, and declares that it has the power to
38 adopt this ordinance pursuant to the authority granted to home rule municipalities by Article XX

1 of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.

2
3 Section 9. This ordinance shall be published and become effective as provided by Section
4 5.9 of the Breckenridge Town Charter.

5
6 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
7 PUBLISHED IN FULL this ____ day of _____, 2016. A Public Hearing shall be held at the
8 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
9 _____, 2016, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
10 Town.

11
12 TOWN OF BRECKENRIDGE, a Colorado
13 municipal corporation

14
15
16
17 By: _____
18 Eric S. Mamula, Mayor

19
20 ATTEST:

21
22
23
24 _____
25 Helen Cospolich
26 Town Clerk

1 ***FOR WORKSESSION/FIRST READING – AUG. 9***

2
3 Additions To The Current Land Use District 1 Guidelines Are
4 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

5
6 COUNCIL BILL NO. ____

7
8 Series 2016

9
10 AN ORDINANCE AMENDING THE TOWN OF BRECKENRIDGE LAND USE
11 GUIDELINES CONCERNING LAND USE DISTRICT 1

12
13 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
14 COLORADO:

15
16 Section 1. Findings. The Town Council of the Town of Breckenridge, Colorado hereby
17 finds and determines as follows:

18
19 1. By Ordinance No. 3, Series 1987, the Town adopted the Breckenridge Land Use
20 Guidelines (“Land Use Guidelines”).

21
22 2. The Land Use Guidelines contain provisions governing the development of real
23 property located within the various Land Use Districts of the Town, including, but not limited to,
24 Land Use District 1, and represent a part of the Town’s general zoning restrictions with respect
25 to real property located within the Town.

26
27 3. By Ordinance No. 18, Series 1997, the Town Council adopted certain procedures
28 to be followed to amend the Land Use Guidelines. Such procedures have been codified as
29 Section 9-1-15-1 of the Breckenridge Town Code.

30
31 4. The amendment to the Land Use Guidelines made by this ordinance is legislative
32 or quasi-legislative in nature.

33
34 5. The procedural requirements of Section 9-1-15-1 of the Breckenridge Town Code
35 with respect to a proposed legislative or quasi-legislative amendment to the Land Use Guidelines
36 have been fully satisfied. Without limiting the generality of the foregoing, the Town Council
37 finds that notice of the public hearing to consider the adoption of this ordinance was published
38 twice in The Summit County Journal, a newspaper of general circulation in the Town, the first
39 publication occurring at least twelve (12) days prior to the hearing and the second occurring at
40 least four (4) days prior to the hearing, all as required by Section 9-1-15-1(B) of the
41 Breckenridge Town Code. The Proof of Publication of such notice is made a part of the record in
42 connection with the adoption of this ordinance.

43

1 6. The amendments to the Land Use Guidelines made by this ordinance are consistent
2 with the Town’s Master Plan, and all parts thereof, and bear a reasonable relationship to the
3 welfare of the community.
4

Section 2. Amendment To District 1 Guidelines. The paragraph of the Town of Breckenridge Land Use Guidelines applicable to Land Use District 1, entitled “Acceptable Land Uses and Intensities,” is amended to read in its entirety as follows:

Acceptable Land Uses and Intensities

Land Use Type: Low Density Residential. Recreational
Intensity of Use: 1 Unit per 10 Acres; except land located in the East Side Residential Transition Area may be built to a recommended aboveground density of 13.5 Units per Acre.
Structural Type: Special Review.

The majority of District 1 should remain in its natural state. Accordingly, all proposals for development within this district will be carefully reviewed. Whenever possible, development rights within District 1 should be transferred to more suitable locations.

~~However, District 1 has been identified as a possible receiving site for the transfer of development rights pursuant to Resolution No. 33, Series 2000 (Resolution) and the Intergovernmental Agreement between County of Summit and the Town of Breckenridge Concerning Transferred Development Rights effective August 14, 2000 (IGA). This identification was made to provide for the possibility of transfers of development rights to limited areas of District 1 which the Town may find to be suitable for development.~~

In no case may a density transfer be allowed into District 1.

Section 3. Continued Effect of Land Use Guidelines. Except as specifically amended hereby, the Breckenridge Land Use Guidelines, as adopted by Ordinance No. 3, Series 1987, as previously amended, shall continue in full force and effect.

1 Section 4. Police Power Finding. The Town Council hereby finds, determines and
2 declares that this ordinance is necessary and proper to provide for the safety, preserve the health,
3 promote the prosperity, and improve the order, comfort and convenience of the Town of
4 Breckenridge and the inhabitants thereof.
5

6 Section 1. Section 5. Authority. The Town Council finds, determines, and declares that
7 it has the power to adopt this ordinance pursuant to: (i) the Local Government Land Use Control
8 Enabling Act, Article 20 of Title 29, C.R.S.; (ii) Part 3 of Article 23 of Title 31, C.R.S.
9 (concerning municipal zoning powers); (iii) Section 31-15-103, C.R.S. (concerning municipal
10 police powers); (iv) Section 31-15-401, C.R.S. (concerning municipal police powers); (v) the
11 authority granted to home rule municipalities by Article XX of the Colorado Constitution; and

1 (vi) the powers contained in the Breckenridge Town Charter.
2

3 Section 6. Effective Date. This ordinance shall be published and become effective as
4 provided by Section 5.9 of the Breckenridge Town Charter.
5

6 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
7 PUBLISHED IN FULL this ____ day of _____, 2016. A Public Hearing shall be held at the
8 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
9 _____, 2016, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
10 Town.

11
12 TOWN OF BRECKENRIDGE, a Colorado
13 municipal corporation
14

15
16
17 By: _____
18 Eric S. Mamula, Mayor
19

20 ATTEST:
21
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24 _____
25 Helen Cospolich
26 Town Clerk
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1 ***FOR WORKSESSION/FIRST READING – AUG. 9***

2
3 Additions To The Current Breckenridge Town Code Are
4 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

5
6 COUNCIL BILL NO. ____

7
8 Series 2016

9
10 AN ORDINANCE AMENDING CHAPTER 3 OF TITLE 9 OF THE BRECKENRIDGE
11 TOWN CODE, KNOWN AS THE “TOWN OF BRECKENRIDGE OFF STREET PARKING
12 ORDINANCE,” BY PROVIDING FOR A WAIVER OF THE OFF STREET PARKING
13 REQUIREMENT FOR CERTAIN DEED RESTRICTED RESIDENTIAL DEVELOPMENT
14

15 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
16 COLORADO:

17
18 Section 1. Section 9-3-8 of the Breckenridge Town Code is amended by the addition of a
19 new subsection F, which shall read as follows:

20
21 **F. The Director may approve a waiver of the required off street parking for**
22 **a unit located in the service area if such unit: (i) legally existed as a**
23 **residential unit on September 1, 2016¹, or was thereafter converted to a**
24 **residential use with the approval of the Town; and (ii) is encumbered by a**
25 **properly executed and recorded employee housing restrictive covenant that**
26 **is consistent with Subsection A2f of Section 9-1-19-24R “Policy 24 (Relative)**
27 **Social Community.” Such restrictive covenant shall be subject to the**
28 **approval of the Town Attorney, and shall not be subordinate to any senior**
29 **lien or encumbrance, except the lien of the general property taxes.**
30

31 Section 2. Except as specifically amended by this ordinance, the Breckenridge Town
32 Code, and the various secondary codes adopted by reference therein, shall continue in full force
33 and effect.

34
35 Section 3. Except as specifically amended by this ordinance, the Breckenridge Town
36 Code, and the various secondary codes adopted by reference therein, shall continue in full force
37 and effect.

38
39 Section 4. The Town Council finds, determines, and declares that this ordinance is
40 necessary and proper to provide for the safety, preserve the health, promote the prosperity, and
41 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants
42 thereof.
43

¹ The effective date of this ordinance to be determined by the Town Clerk and inserted into this blank.

1 Section 5. This ordinance shall be published and become effective as provided by Section
 2 5.9 of the Breckenridge Town Charter.
 3

4 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
 5 PUBLISHED IN FULL this ____ day of _____, 2016. A Public Hearing shall be held at the
 6 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
 7 _____, 2016, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
 8 Town.
 9

10 TOWN OF BRECKENRIDGE, a Colorado
 11 municipal corporation
 12
 13
 14

15 By: _____
 16 Eric S. Mamula, Mayor
 17

18 ATTEST:
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22 _____
 23 Helen Cospolich
 24 Town Clerk
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