



BRECKENRIDGE TOWN COUNCIL REGULAR MEETING

Tuesday, July 12, 2016; 7:00 PM

Town Hall Auditorium

- I CALL TO ORDER, ROLL CALL**
- II APPROVAL OF MINUTES - JUNE 28, 2016** **3**
- III APPROVAL OF AGENDA**
- IV COMMUNICATIONS TO COUNCIL**
 - A. CITIZEN'S COMMENT - (NON-AGENDA ITEMS ONLY: 3-MINUTE LIMIT PLEASE)
 - B. BRECKENRIDGE TOURISM OFFICE UPDATE
- V CONTINUED BUSINESS**
 - A. SECOND READING OF COUNCIL BILLS, SERIES 2016 - PUBLIC HEARINGS
- VI NEW BUSINESS**
 - A. FIRST READING OF COUNCIL BILLS, SERIES 2016 - PUBLIC HEARINGS
 - B. RESOLUTIONS, SERIES 2016
 - 1. RESOLUTION NO. 7, SERIES 2016 - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO, SUBMITTING TO THE TOWN ELECTORATE A BALLOT QUESTION FOR CONSIDERATION AT THE NOVEMBER 8, 2016 SPECIAL MUNICIPAL ELECTION CONCERNING AUTHORIZATION FOR THE TOWN OF BRECKENRIDGE, WITHOUT INCREASING TAXES, TO RESTORE LOCAL AUTHORITY TO PROVIDE HIGH-SPEED INTERNET SERVICES (ADVANCED SERVICES), TELECOMMUNICATION SERVICES, AND/OR CABLE TELEVISION SERVICES AS DEFINED BY ARTICLE 27 OF TITLE 29 OF THE COLORADO REVISED STATUTES, INCLUDING BUT NOT LIMITED TO ANY NEW AND IMPROVED HIGH BANDWIDTH SERVICES BASED ON FUTURE TECHNOLOGIES, TO RESIDENTS, BUSINESSES, SCHOOLS, LIBRARIES, NONPROFIT ENTITIES, AND OTHER USERS OF SUCH SERVICES, EITHER DIRECTLY, OR INDIRECTLY WITH PUBLIC AND/OR PRIVATE SECTOR PARTNERS, WITHOUT LIMITING ITS HOME RULE AUTHORITY; AND PROVIDING FOR THE CONDUCT OF THE ELECTION **5**
 - C. OTHER
- VII PLANNING MATTERS**
 - A. PLANNING COMMISSION DECISIONS **12**
 - B. TOWN PROJECT HEARING: CARTER MUSEUM PUBLIC RESTROOMS **19**
- VIII REPORT OF TOWN MANAGER AND STAFF**
- IX REPORT OF MAYOR AND COUNCILMEMBERS**
 - A. CAST/MMC (MAYOR MAMULA)
 - B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE (MS. WOLFE)
 - C. BRECKENRIDGE TOURISM OFFICE (MS. WOLFE)
 - D. BRECKENRIDGE HERITAGE ALLIANCE (MS. LAWRENCE)
 - E. WATER TASK FORCE (MR. GALLAGHER)
 - F. BRECKENRIDGE CREATIVE ARTS (MR. BURKE)

*Report of the Town Manager, Report of Mayor and Council Members; Scheduled Meetings and Other Matters are topics listed on the 7:00 pm Town Council Agenda. If time permits at the afternoon work session, the Mayor and Council may discuss these items. The Town Council may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item.

X OTHER MATTERS

XI SCHEDULED MEETINGS

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XII ADJOURNMENT

*Report of the Town Manager, Report of Mayor and Council Members; Scheduled Meetings and Other Matters are topics listed on the 7:00 pm Town Council Agenda. If time permits at the afternoon work session, the Mayor and Council may discuss these items. The Town Council may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item.

CALL TO ORDER, ROLL CALL

Mayor Mamula called the meeting of June 28, 2016 to order at 7:00 pm. The following members answered roll call: Mr. Bergeron, Ms. Lawrence, Mr. Burke, Ms. Wolfe, Ms. Gigliello and Mayor Mamula. Mr. Dudick was absent.

APPROVAL OF MINUTES - JUNE 14, 2016

With no changes or corrections to the meeting minutes of June 14, 2016, Mayor Mamula declared they would stand approved as submitted.

APPROVAL OF AGENDA

Mr. Holman stated there were no changes to the agenda. Mayor Mamula declared the agenda approved as presented.

COMMUNICATIONS TO COUNCIL

A. Citizen's Comment - (Non-Agenda Items ONLY: 3-minute limit please)

Mayor Mamula opened Citizen's Comment. There were no comments and Citizen's Comment was closed.

B. Breckenridge Ski Resort Update

Mr. John Buhler, COO of Breckenridge Ski Resort, stated today the resort opened Breckenridge's Epic Discovery for summer activities. He further stated many people attended the opening, and it was 10 years in the making, with a significant effort and great collaboration. Mr. Buhler stated Mr. Mamula and Mr. Holman attended the opening. Mr. Buhler went on to say this is the largest construction year at the resort since the opening of Peak 6, and work is continuing on many projects including the restaurant and the new Ski Patrol hut at top of Imperial. Also the Ski Resort is working with Mr. Scott Reid and the Open Space Department on the Peaks Trail connection with Epic Promise Day support. Mr. Buhler stated Mountain Clean-Up Day took place last week and the Breck Bike Week Enduro Mountain Bike Race was held on the mountain last weekend. He further stated the Spartan Race will be in August, and the Wintergreen parcel in Keystone will bring 200 units of additional workforce housing and affordable housing to the area. Mr. Bergeron stated the ski area stepped up for the Enduro bike event, and thanked Mr. Buhler for providing a good venue for the race.

CONTINUED BUSINESS

A. Second Reading of Council Bills, Series 2016 - Public Hearings

1. COUNCIL BILL NO. 18, SERIES 2016 - AN ORDINANCE AMENDING TITLE 12 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE TOWN'S MUNICIPAL WATER SYSTEM

Mayor Mamula read the title into the minutes. Mr. Tom Daugherty, Public Works Director, stated there were no changes to this ordinance from first reading.

Mayor Mamula opened the public hearing. There were no comments and the hearing was closed.

Mr. Bergeron moved to approve COUNCIL BILL NO. 18, SERIES 2016 - AN ORDINANCE AMENDING TITLE 12 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE TOWN'S MUNICIPAL WATER SYSTEM. Mr. Burke seconded the motion.

The motion passed 6 - 0. Mr. Dudick was absent.

NEW BUSINESS

A. First Reading of Council Bills, Series 2016 - Public Hearings

B. Resolutions, Series 2016

C. Other

PLANNING MATTERS

A. Planning Commission Decisions

With no request to call an item off the consent calendar, Mayor Mamula declared the Planning Commission Decisions would stand approved as presented.

B. Town Project Hearing: Runway Subdivision / Block 11 Rock Crushing

Mayor Mamula introduced the Town Project: Runway Subdivision/Block 11 Rock Crushing. Mr. Chris Kulick presented the plans for the project. Mr. Kulick acknowledged the discussion about this project occurred in the afternoon Work Session. Council agreed with the project as presented. He further stated this project requires a public hearing, and he opened the public hearing. There were no public comments and the hearing was closed. Ms. Lawrence moved to approve Town Project: Runway Subdivision/Block 11

Rock Crushing, with a passing point analysis of positive zero points and the attached findings. Mr. Gigliello seconded the motion.
The motion passed 6-0. Mr. Dudick was absent.

REPORT OF TOWN MANAGER AND STAFF

Mr. Holman stated Mr. Craig Beardsley, a local builder and developer, brought drawings specific to a parking structure and boutique hotel on the property adjacent to Ridge Street and Lincoln Avenue. Mr. Beardsley presented his plans to Council. He further stated he spoke to the County, as they own half of the parcel, to see if they would support the structure and they said they had no interest at this time. He stated the proposal includes 3 levels of parking, with 39 spaces on each level. Mr. Beardsley also stated it would be pretty realistic to finish the garage in 9-10 months, with a proposed boutique hotel or similar on top of the structure. He stated the cost breakdown is about \$5 million for the parking structure. Council asked about using some of the parking spaces for employees, and traction from the County, and Mr. Beardsley stated there seemed to be little interest. Ms. Wolfe asked about the angled parking on Ridge Street, and how much would be lost with this development. Mr. Holman suggested any details for the conversation first come through the Community Development Department. Mr. Beardsley stated the target start date would be next spring after coming to staff and the planning commission, and the proposal includes Town support of approximately \$3 million for the remainder of the parking garage spaces that would not be used by the hotel. Mayor Mamula stated the next step would be to go to the Community Development Department with the plans. Mr. Beardsley further stated it would be an inn, not condos or timeshares, which would return the property to its historical use in that capacity. Council further discussed speaking with the County about employee parking uses and garnering their support for the project, as well as improving pedestrian access through the area by use of an easement to Lincoln Ave.

REPORT OF MAYOR AND COUNCILMEMBERS

The Reports of Mayor and Councilmembers were covered as part of the afternoon Work Session.

- A. Cast/MMC (Mayor Mamula)
- B. Breckenridge Open Space Advisory Committee (Ms. Wolfe)
- C. Breckenridge Tourism Office (Ms. Gigliello)
- D. Breckenridge Heritage Alliance (Mr. Burke)
- E. Water Task Force (Mr. Dudick)
- F. Breckenridge Creative Arts (Ms. Lawrence)

OTHER MATTERS

There were no other matters to discuss.

SCHEDULED MEETINGS

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:33pm. Submitted by Helen Cospolich, Municipal Services Manager.

ATTEST:

Helen Cospolich, Town Clerk

Eric S. Mamula, Mayor

TO: BRECKENRIDGE TOWN COUNCIL
FROM: BRIAN WALDES, FINANCIAL SERVICES MANAGER
SUBJECT: 152 OPT OUT BALLOT RESOLUTION
DATE: 7/2/16

Purpose

The purpose of this memo is to explain the benefits of placing a question on the upcoming November 2016 ballot that would seek to restore authorization for the Town to provide improved high speed broadband and telecommunication services. The resolution that would place the measure on the ballot is attached hereto and submitted for your approval at tonight's regular meeting.

Background

Enacted in 2005, Title 29, Article 27 of the Colorado Revised Statutes (SB-152) eliminated Colorado municipalities' right to provide telecommunications services to its citizens unless a ballot question is passed by voters reinstating that right. It specifically restricts municipalities from providing "advanced services," "cable television service" and "telecommunications service" in Colorado. These services are broadly defined, thus this bill effectively eliminates our ability to provide most telecommunication services to our residents and businesses, including doing so in partnership with the private sector, without an election.

The practical result of SB-152 is that Colorado Counties and Towns are unable to partner directly with private sector entities to explore routes to improved broadband services. Such public-private partnerships are actually illegal thanks to the bill. SB-152 does, however, allow us to opt out of its provisions with an election.

Summit County placed an SB-152 opt out question on last November's ballot, and it passed overwhelmingly with an 87% approval rate. In fact, 43 other Colorado municipalities also approved opt outs in 2015, with an average approval rate of over 80%. In total, 57 municipalities have opted out state wide.

Town Council has expressed an interest in having staff explore options for ensuring Breckenridge citizens and businesses have access to state of the art broad band and telecommunication services into the future. Such a project would require the Town to opt out of SB-152 in order to facilitate any efforts to provide improved broadband and telecommunication services.

We would not be subject to any new requirements or responsibilities by opting out of SB-152 nor would we forgo any rights we currently possess. The result would be only to restore our authorization to seek partnerships to assess our broadband needs and to implement potential solutions or to do so on our own. The Town would be under no requirement to actually provide any services.

Next Steps

Staff is requesting Council approve the attached resolution placing the SB-152 opt out question on the upcoming November 2016 ballot. The Clerk's office estimates the cost of placing the question at \$3,500. Very little Town staff time would be required as this is a County regular election cycle.

If Council agrees, then Staff would immediately begin the process of submitting the question to the County for inclusion on the ballot. Concurrently, we would also begin the process of seeking partners to engage in a needs assessment. Staff is planning to bring back a more detailed presentation in this regard at the July 26th work session. But, in summary, such a consulting arrangement would seek to measure the Town's current broadband capacities, as well as telecommunications and other needs. The goal would be to begin to develop policies and a plan for ensuring Breckenridge's Broadband future.

1 ***FOR WORKSESSION/ADOPTION – JULY 12***

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3 RESOLUTION NO. _____

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5 Series 2016

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7 A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
8 COLORADO, SUBMITTING TO THE TOWN ELECTORATE A BALLOT QUESTION FOR
9 CONSIDERATION AT THE NOVEMBER 8, 2016 SPECIAL MUNICIPAL ELECTION
10 CONCERNING AUTHORIZATION FOR THE TOWN OF BRECKENRIDGE, WITHOUT
11 INCREASING TAXES, TO RESTORE LOCAL AUTHORITY TO PROVIDE HIGH-SPEED
12 INTERNET SERVICES (ADVANCED SERVICES), TELECOMMUNICATION SERVICES,
13 AND/OR CABLE TELEVISION SERVICES AS DEFINED BY ARTICLE 27 OF TITLE 29
14 OF THE COLORADO REVISED STATUTES, INCLUDING BUT NOT LIMITED TO ANY
15 NEW AND IMPROVED HIGH BANDWIDTH SERVICES BASED ON FUTURE
16 TECHNOLOGIES, TO RESIDENTS, BUSINESSES, SCHOOLS, LIBRARIES, NONPROFIT
17 ENTITIES, AND OTHER USERS OF SUCH SERVICES, EITHER DIRECTLY, OR
18 INDIRECTLY WITH PUBLIC AND/OR PRIVATE SECTOR PARTNERS, WITHOUT
19 LIMITING ITS HOME RULE AUTHORITY; AND PROVIDING FOR THE CONDUCT OF
20 THE ELCTION

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22 WHEREAS, the Town of Breckenridge (“**Town**”) is a home rule municipal corporation
23 organized and existing under Article XX of the Colorado Constitution; and

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25 WHEREAS, Section 3.3 of the Breckenridge Town Charter provides that a special Town
26 election may be called by resolution of the Town Council at least thirty two days in advance of
27 such election; and

28
29 WHEREAS, Section 1-21-12(B) of the Breckenridge Town Code supersedes Section
30 31-11-111(2), C.R.S., and authorizes the Town Council, without receipt of any initiative or
31 referendum petition, to submit any question to a vote of the registered electors of the Town; and

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33 WHEREAS, Senate Bill 05-152, codified at Sections 29-27-101 through 29-27-304,
34 C.R.S., prohibits most uses of municipal resources for infrastructure to improve the following:
35 local broadband service (referred to as “Advanced Service” in S.B. 05-152), cable television
36 services, or telecommunication services, without the approval of the registered electors of the
37 applicable municipality; and

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39 WHEREAS, Section 29-27-201(1), C.R.S., authorizes a local government to call an
40 election and to submit to the registered electors of the local government the question of whether
41 the local government shall be authorized to provide cable television service, telecommunications
42 service, or advanced services within its boundaries; and

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2 WHEREAS, the Town Council finds and determines that a special Town election should
3 be called and held on Tuesday, November 8, 2016; and
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5 WHEREAS, at the special election the Town Council desires to submit to the registered
6 electors of the Town the question of whether the electors would like to restore the Town's legal
7 authority to study, consider, and potentially provide local broadband service (referred to as
8 "Advanced Service" in S.B. 05-152), cable television services, or telecommunication services;
9 and
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11 WHEREAS, Section 1-21-12(B) of the Breckenridge Town Code provides that the Town
12 Council shall fix a ballot title for the referred measure and ballot question.
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14 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
15 BRECKENRIDGE, COLORADO:
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17 Section 1. A special Town election is called and shall be held on Tuesday, November 8,
18 2016. At such election there shall be submitted to the vote of the registered electors of the Town,
19 as a referred measure and ballot issue pursuant to Section 29-27-201(1), C.R.S., the ballot issue
20 hereinafter set forth (the "**Ballot Issue**"). At the said election, the official ballot, shall state the
21 substance of the Ballot Issue to be voted and each registered elector voting at the election shall
22 be given the opportunity to indicate his or her choice on the Ballot Issue. Pursuant to Section 1-
23 21-12(B) of the Breckenridge Town Code the following shall be the ballot title, consisting of a
24 title and a submission clause:

25 QUESTION 1-

26 AUTHORIZING THE TOWN OF BRECKENRIDGE TO PROVIDE HIGH-
27 SPEED INTERET SERVICES (ADVANCED SERVCIES),
28 TELECOMMUNICATION SERVICES AND/OR CABLE TELEVISION
29 SERVICES PURSUANT TO ARTICLE 27 OF TITLE 29 OF THE COLORADO
30 REVISED STATUTES

31 SHALL THE TOWN OF BRECKENRIDGE, WITHOUT INCREASING
32 TAXES BY THIS MEASURE, RESTORE LOCAL AUTHORITY TO
33 PROVIDE HIGH-SPEED INTERNET SERVICES (ADVANCED SERVICES),
34 TELECOMMUNICATION SERVICES, AND/OR CABLE TELEVISION
35 SERVICES AS DEFINED BY ARTICLE 27 OF TITLE 29 OF THE
36 COLORADO REVISED STATUTES, INCLUDING BUT NOT LIMITED, TO
37 ANY NEW AND IMPROVED HIGH BANDWIDTH SERVICES BASED ON
38 FUTURE TECHNOLOGIES, TO RESIDENTS, BUSINESSES, SCHOOLS,
39 LIBRARIES, NONPROFIT ENTITIES, AND OTHER USERS OF SUCH
40 SERVICES, EITHER DIRECTLY, OR INDIRECTLY WITH PUBLIC AND/OR

1 PRIVATE SECTOR PARTNERS, WITHOUT LIMITING ITS HOME RULE
2 AUTHORITY?

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4 YES _____ NO _____
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6 Section 2. In connection with the fixing of the ballot title for the Ballot Issue the Town
7 Council finds and determines as follows:

8 A. The Town Council has considered the public confusion that might be caused by
9 misleading titles.

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11 B. The general understanding of the effect of a “yes” or “no” vote on the Ballot Issue
12 will be clear to the electors.

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14 C. The ballot title for the Ballot Issue will not conflict with the title selected for any
15 other measure that will appear on the ballot at the November 8, 2016 special Town election; and
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17 D. The ballot title for the Ballot Issue correctly and fairly expresses the true intent and
18 meaning of the measure.
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20 Section 3. If a majority of all the votes cast at the special Town election shall be for the
21 Ballot Issue the Ballot Issue shall be deemed to have been approved and adopted and shall
22 become effective, and the Town Council shall have the authority to take such other and further
23 action as may be appropriate to implement the approved Ballot Issue. If a majority of all the
24 votes cast at the special Town election shall be against the Ballot Issue the Ballot Issue shall be
25 deemed to have been defeated and shall not become effective.

26 Section 4. The special Town election to be held on November 8, 2016 shall be conducted
27 as a coordinated election with Summit County. The Summit County Clerk and Recorder shall
28 conduct the special Town election on behalf of the Town. Pursuant to Section 1-12-6 of the
29 Breckenridge Town Code, the election shall be conducted under the Uniform Election Code of
30 1992. The cost of the election with respect to the Ballot Issue shall be paid from the general fund
31 of the Town.

32 Section 5. The Town Clerk shall serve as the designated election official of the Town the
33 purposes of performing acts required or permitted by law in connection with the special Town
34 election on the Ballot Issue, and, subject to the performance of coordinated election duties by the
35 Summit County Clerk and Recorder as provided in Section 4 of this resolution, shall take such
36 action as may be required to comply with all applicable laws pertaining to the conduct of the
37 election.

38 Section 6. The officers of the Town are authorized and directed to take all action
39 necessary or appropriate to effectuate the provisions of this resolution. All action previously
40 taken by the officers of the Town with respect to the Ballot Issue and the Agreement is ratified,

1 confirmed, and approved.

2 Section 7. This resolution is effective upon adoption.

3 RESOLUTION APPROVED AND ADOPTED this ___ day of ___, 2016.

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TOWN OF BRECKENRIDGE

By: _____
Eric S. Mamula, Mayor

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ATTEST:

Helen Cospolich
Town Clerk

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APPROVED IN FORM

Town Attorney Date

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900-188\SB 152 Election Resolution (06-29-16)

MEMORANDUM

To: Town Council

From: Peter Grosshuesch, Director of Community Development

Date: July 6, 2016

Re: Planning Commission Decisions of the July 5, 2016, Meeting.

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF July 5, 2016:

CLASS C APPLICATIONS:

1) Looking Glass Residence (CL) PL-2016-0043, 138 Peerless Drive
Construct a new, single family residence with 5 bedrooms, 5.5 bathrooms, 4,972 sq. ft. density and 5,590 sq. ft. mass for a F.A.R. of 1:5.45. *Approved.*

CLASS B APPLICATIONS: None.

CLASS A APPLICATIONS: None.

TOWN PROJECT HEARINGS:

1) Carter Museum Public Restrooms (MM) PL-2016-0172; 113 North Ridge Street
Using an existing log cabin (the Wentzell Cabin) moved from another site with added improvements to create a public restroom at the northwest portion of Lot 17, Tract B, adjacent to the Carter Museum and the new Prospector Park. *Recommendation that the Town Council approve.*

OTHER:

1) Klack Placer Cabin Landmarking (Klack Gulch Placer MS#1224) (CK) PL-2016-0273, 200 Block of South Harris Street
Locally landmark Klack Placer Cabin. *Recommendation the Town Council adopt an ordinance to locally landmark.*



Looking Glass Residence
138 Peerless Drive

Carter Museum Public Restrooms
113 North Ridge Street

Klack Placer Cabin Landmarking
200 Block of South Harris Street



printed 3/25/2016
Town of Breckenridge and Summit County governments
assume no responsibility for the accuracy of the data, and
use of the product for any purpose is at user's sole risk.

Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

Gretchen Dudney Mike Giller Jim Lamb
Christie Mathews-Leidal Ron Schuman Dan Schroder
Dave Pringle arrived at 7:08pm

APPROVAL OF MINUTES

Mr. Schuman: Please have the minutes reflect my statement regarding Mr. Mamula coming to the meeting later and hopefully we will hear some guidance on the Development Code. With no other changes, the June 21, 2016, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

Ms Puester: I would like to add discussion of the comprehensive Development Code review process at the end of the meeting. With no other changes, the July 5, 2016, Planning Commission Agenda was approved as presented.

CONSENT CALENDAR ITEMS:

- 1) Looking Glass Residence (CL) PL-2016-0043, 138 Peerless Drive

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

TOWN PROJECT HEARINGS:

- 1) Carter Museum Public Restrooms (MM) PL-2016-0172, 113 North Ridge Street

Mr. Mosher presented. The project will be using an existing cabin (aka Wentzell Cabin) moved from another site with added improvements to create a public restroom at the northwest portion of Lot 17, Tract B, Abbett Addition to the Town of Breckenridge. This restroom will be adjacent to the Carter Museum and the new Prospector Park.

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

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

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any concerns with this project, and any code issues. In addition, the Commission is asked to make a recommendation to the Town Council. The Planning Department recommended the Planning Commission recommend that the Town Council approve the Point Analysis with a passing point analysis of zero (0) points for the Carter Museum Public Restrooms (PL-2016-0172).

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

Commissioner Questions / Comments:

Mr. Giller: Would you clarify is this an historic structure; is it contributing or noncontributing? (Mr.

Mosher: It is primarily historic fabric; this has been disassembled and reassembled from outside Breckenridge, the logs have old character. It may be contributing with qualifications in that it has a fabric, shape, with form that is old, but not a contributing structure to the Town's history.) (Mr. Grosshuesch: This cabin was disassembled, removed and reassembled to where it currently sits from somewhere else. The corner joints are unique in how they are hewn to fit together. It did not come from the town and therefore does not meet the official definition of "contributing".) I think we should qualify exactly what it is, it has good history, but we should be specific. (Mr. Mosher: I think contributing with qualifications may be the best definition we could have. We will look into adding this to the report.) (Mr. Grosshuesch: Because this building isn't in the Town, it is not rated like the other structures on the national register in the Town, so we do not have an operative ordinance to classify it.) I would like to have its status stated more clearly to determine what we do to it. (Mr. Grosshuesch: The exterior is true to its history, it is the interior that has been changed.)

Mr. Lamb: I think it looks cool and will contribute to that area of town.

Mr. Schroder: I think it is an important facility and a good use of the cabin.

Ms. Leidal: Good adaptive use; and restrooms are needed in that area of town.

Mr. Giller: I support the project, but I do think we should clarify what we're doing because it is not so clear that this is a historic structure or historic fabric.

Ms. Dudney: I support the project, I am very proud of it.

Mr. Pringle: Facilities like this are necessary, but I do share Mr. Giller's concern that we are very clear in what it is and how we are going about this.

Mr. Schuman: Maybe a plaque would be good to explain the history of the cabin.

Mr. Schroder: How can we do something like this; what would it look like? (Ms Puester: We can put some clarifying detail in the file so that if anyone pulls the file in the future, no one landmarks it or anything of that nature.)

Mr. Pringle: I don't think we tell the story well enough of what used to be, so we might want to think about looking into ways to make the public aware of the history.

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

Mr. Pringle made a motion to recommend that the Town Council approve the point analysis for the Carter Museum Public Restrooms, PL-2016-0172, 113 North Ridge Street, showing a passing point analysis of zero (0) points and to recommend the Town Council approve the Carter Museum Public Restrooms, PL-2016-0172, 113 North Ridge Street, with the presented findings. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

OTHER MATTERS:

- 1) Klack Placer Cabin Landmarking (Klack Gulch Placer MS#1224), PL-2016-0273, 200 Block of South Harris Street

Mr. Kulick presented a proposal to locally landmark the Klack Placer Cabin per Section 9-11-3, Designation of Landmarks, Landmark Sites, Historic Districts and Cultural Landscape Districts, of the Town Code. The Klack Placer Cabin is owned by the Town of Breckenridge and managed by the Breckenridge Heritage Alliance. In 2009 the Town, in conjunction with the Breckenridge Heritage Alliance, stabilized the cabin by replacing rotten logs along the bottom of the structure and placing gravel below the cabin to improve drainage. In addition to these maintenance efforts the Cabin was rotated 180 degrees to improve privacy to the adjacent residence located at 209 South Harris Street.

In order to be designated as a landmark, the property must be at least 50 years old (the Klack Placer Cabin was constructed in the late 1870s). In addition, the property exemplifies specific elements of architectural style or period (the cabin is architecturally significant for its pioneer log construction); the property

exemplifies cultural, political, economic or social heritage of the community (the cabin is significant for its association with the development of Breckenridge and its mining-related history, dating from the circa late 1870s and it is among the town's last log cabins which survive from the settlement or camp phases which predates the turn of the twentieth century); and, the property is an established and familiar natural setting or visual feature of the community (the cabin is located in the Klack Placer Gulch).

Finally, the property also shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation and the property retains original design features, materials and/or character (the cabin retains its pioneer log construction).

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

Commissioner Questions / Comments:

Mr. Schroder: In column B, I was wondering if the notable persons category wasn't highlighted because James Klack was not actually that notable? (Mr. Kulick: Considering other criteria were met, we did not consider this part because we were not really sure how notable Mr. Klack was.) (Mr. Mosher: The cabin used to be situated on a much larger land area according to historical maps. Its context was very different. Klack owned a lot of land.)

Mr. Pringle: I remember there being a lot of objection to anything being done to the cabin in the past.

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

Mr. Schroder made a motion to recommend the Town Council adopt an ordinance to locally landmark the Klack Placer Cabin located on the 200 Block of South Harris Street, Klack Placer Open Space, PL-2016-0273, based on the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-3 of the Landmarking Ordinance. Ms. Leidal seconded, and the motion was carried unanimously (7-0).

2) Class C Subdivisions Approved Q2, 2016 (JP) (Memo Only)

Commissioner Questions / Comments:

Mr. Pringle: Regarding staff review of changes to subdivision disturbance envelopes, we reviewed these lots individually previously, and I question staff administrative approval of these. (Mr. Mosher: Staff is just as concerned as the Commission about moving envelopes. To guarantee all of the building, including roof overhangs will be contained in the envelope, we now require specific dimensions on plans where the foundation is close to any envelope.) (Ms. Puester: It is a Class C subdivision which is an administrative review; however, as part of the review process, adjacent property owners do get a public notice per code. This is not a new process. It is rare to modify an envelope but if an envelope is modified, it is reduced elsewhere so that the square footage remains the same as originally platted.) I just don't know why we went through the trouble in reviewing envelopes originally if the envelopes are easily changed. (Ms. Puester: It does not happen often, rare occasions.) (Mr. Kulick: In my experience with the Town I have only been involved in two modifications. The most recent case was the one you are asking about located in Discovery Hill where portion of the building envelope located in a steep, poorly screened, ridgeline area was replaced with a smaller, flatter, more area concealed area. It was also supported by the HOA.) I just want to know if it should be under the Planning Commission's purview when these things come up. (Mr. Mosher: All these proposals are very carefully analyzed and scrutinized by Staff and quite often we do say "no".)

- 3) Class D Majors Approved Q2, 2016 (JP) (Memo Only)
- 4) Comprehensive Code Review Process

Commissioner Questions / Comments:

Mr. Schuman: We are looking to have the first meeting on July 21st. Ms. Dudney and Ms. Leidal will be the Planning Commission representatives and as they're going through the process, they'll come back and share their feedback from the meetings on the process and where it is going. The staff has some idea of what needs to be looked at, but there are many individuals who will want to give input, including architects. The last item on the 19th will be a work session for input on the process as Mr. Truckey begins to work it out. (Ms. Puester: The steering committee will be working on this in a more focused way, but it will all ultimately be coming through the Planning Commission.) (Mr. Truckey: If there are any particular code issues you have, be thinking about bringing those to the meeting on July 19th.)

Ms. Dudney: What will the time frame look like? (Mr. Schuman: Could be 18-24 months for the overall process.) (Ms Puester: The steering committee process will be shorter than that, maybe 4 months, but 18-24 months counting processes for community input, Planning Commission work sessions and staff time. It will in part depend on our workload.)

5) Parking:

Ms. Dudney: Is there anything you can tell us about the transportation process? (Mr. Grosshuesch: The consultant recommendations were by and large favorably received by Town Council. Some things would have to wait for other things to be in place first. Most notable endorsements were walk-ability improvements (heated sidewalks, enhanced lighting, better way-finding), enhanced transit (the purple route will also go in the opposite direction, an orange route improvement, an additional bus on the brown route, an enhanced smart phone app, and technology on the bus shelters to say when the next bus is coming), adding traffic circles on Park Ave. (remove all traffic lights on Park Avenue. This would not necessarily relieve congestion but will become safer and help traffic flow more evenly), pedestrian warning lights and better street lighting at the Village pedestrian crossing to F-Lot. Parking capacity increases in town are still under discussion (including discussion with the Vail Resorts). Managed parking for employees with improved transportation has been handed back to the Parking and Transit committee for further discussion and recommendations. Implementing of managed parking on Main Street is something that Council would like to implement before ski season.) I received a postcard from Vail Resorts today, is F-Lot definitely out now? (Mr. Grosshuesch: No, we are looking at strategies to take about 10% of cars off the streets, but an F-Lot structure would actually increase traffic congestion so we would then have to reduce another 6-8% increase in congestion, but the F-Lot structure is not off the table.)

Mr. Schroder: What is with the potential acquisition of Gold Rush? (Mr. Grosshuesch: It is under discussion.)

Mr. Schuman: What does Vail Resorts say about this? (Mr. Grosshuesch: Their primary concern seems to be related to the parking structure at F-Lot and when it will get built. They are not objecting to some of the other recommendations, they just haven't spent as much time on them in communications.)

Mr. Pringle: Have we ever done a study into the ridership of Summit Stage? (Mr. Grosshuesch: It is mostly an employee commuter line now, though it used to be different.) I wonder why it is the public's responsibility to provide free transportation for workers across the county, when that was not the intent of Summit Stage when it came about; it was meant to have cars parking elsewhere to get cars off the road. (Mr. Kulick: There was a survey relatively recently done on who was riding the Summit Stage bus, and I believe it was that it is mostly workforce members who are using it.) I think there is going to be a huge pushback from workers on having to park farther away. (Mr. Grosshuesch: the parking and transportation committee voted to postpone some of these decisions until after next ski season, but the consultants are saying that pricing parking is the most efficient way to reduce congestion while keeping the

remote lots free. Currently, employees are parking in East Sawmill and Wellington, for example and we enough of them to be parking further away in order to keep some spaces in the close in lots always open, thereby reducing people circling around looking for parking.)

6) Other Matters:

Mr. Schroder: I just wanted to say thank you for clearer maps lately.

Ms. Puester: It is time for updated bios from Mr. Pringle, Mr. Lamb, and Mr. Giller, so if you would like to update them, let me know.

ADJOURNMENT:

The meeting was adjourned at 8:02 pm.

Ron Schuman, Chair



MEMORANDUM

TO: Town Council

FROM: Michael Mosher, Planner III

DATE: July 6, 2016 (For Meeting July, 12, 2016)

SUBJECT: Town Project: Carter Museum Public Restrooms (PL-2016-0172)

The Carter Museum Public Restrooms are being reviewed as a Town Project. All public noticing requirements for the approval of a Town Project have been fulfilled as required under the adopted Town Projects Ordinance amendment (by Council Bill No. 1, Series 2013).

The proposed building, with added improvements, will create a public restroom at the northwest portion of Lot 17, Tract B Abbett Addition. This restroom is adjacent to the Carter Museum and Prospector Park.

The original building is known as the Wentzell cabin and originated outside of Breckenridge in the early 1900's. It has been disassembled and moved twice and is not considered a "Contributing" structure as defined in the *Handbook of Design Standards for the Historic and Conservation Districts*. After its placement and rehabilitation on the Carter Museum property, the building would best qualify as a "Supporting" structure as described in the attached Staff Report.

The Planning Commission held a public hearing July 5th and recommended the Town Council approve the Carter Museum Public Restrooms as presented.

Attached to this memo is a Staff Report, substantially the same as presented to the Planning Commission and attachments including site plan and elevations.

If the Council agrees with the Planning Commission's recommendation, a motion for approval is provided below.

"I make a motion to approve the Carter Museum Public restrooms located at 113 N. Ridge Street, PL-2016-0172 with a passing point analysis of positive zero (0) points and the attached Findings."

Staff will be available at the meeting to present the project and answer any questions.

Town Council Staff Report

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

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

Date: July 6, 2016 (For meeting of July 12, 2016)

Project Manager: Michael Mosher, Planner III

Applicant/Owner: Town of Breckenridge

Agent: Neely Architecture, Lee “Sonny” Neely

Address: 113 North Ridge St.

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

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

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

Historic District: #2, North End Residential Character Area

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

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

Density:

Allowed under LUGs:	11,105 sq. ft.
Remaining after TDR (see below):	4,000 sq. ft.
Existing density:	340 sq. ft. (approx.)
Proposed density:	544 sq. ft.

Above Ground Density:

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

Mass: Allowed under LUGs: 11,105 sq. ft.

Remaining after TDR: 4,000 sq. ft.
Proposed mass: 272 sq. ft.

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

Item History

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

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

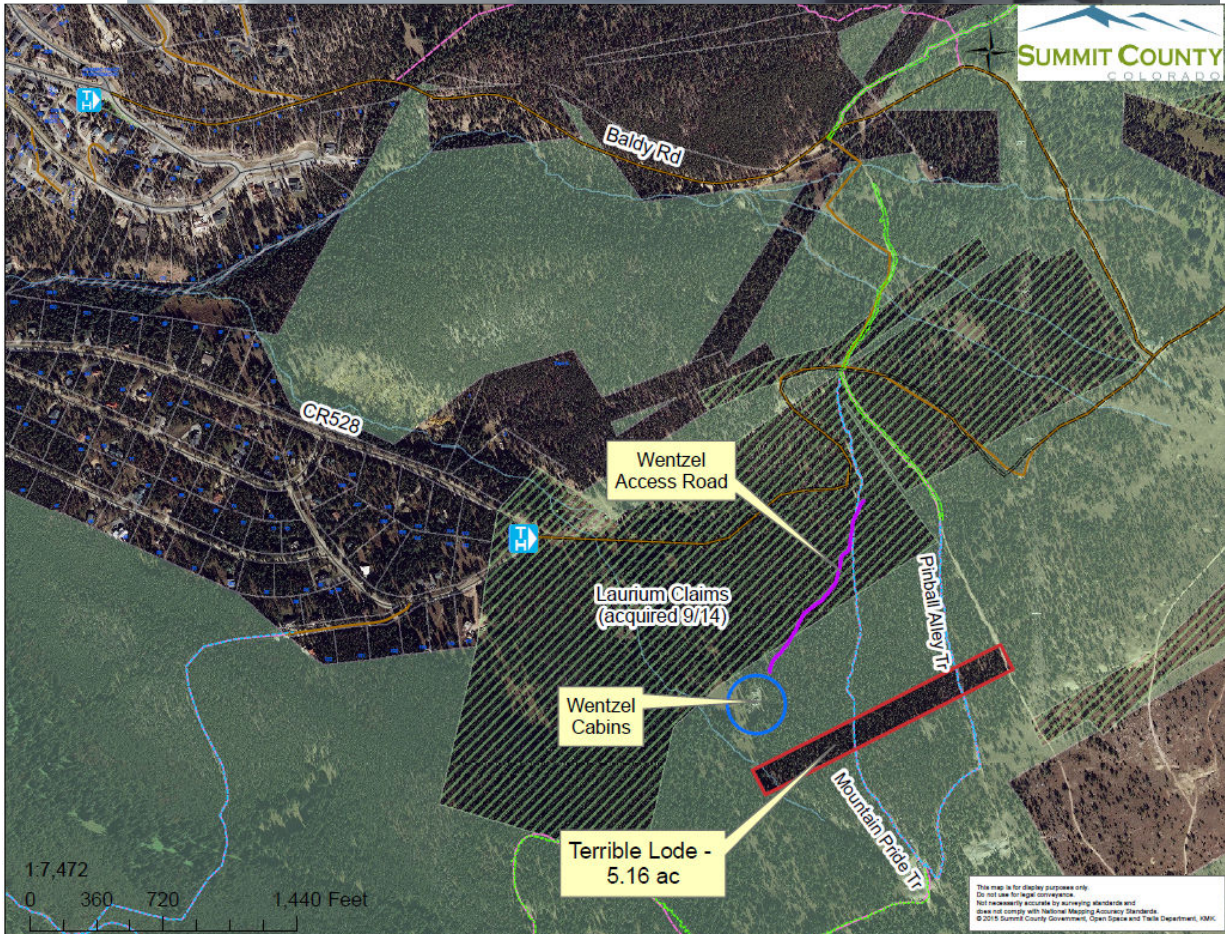
Staff notes that this building originated outside of Breckenridge, has been disassembled twice and is not a "Contributing" as defined in the *Handbook of Design Standards for the Historic and Conservation Districts*. The building would best qualify as a "Supporting" structure.

Supporting category

These are typically buildings that are newer than the period of historic significance and therefore do not contribute to our ability to interpret the history of Breckenridge. They do, however, express certain design characteristics that are compatible with the architectural character of the historic district. They are "good neighbors" to older buildings in the vicinity and therefore support the visual character of the district. New building designs that represent the current period in towns development are permitted and would be classified in this category.

Other structures within this category are in fact "old" structures, but they had been altered to such an extent that their historic integrity is lost. Because of their general compatible scale, materials, overall character, however, they still support the visual character of the district even though they no longer help us to interpret the town's genuine history. (Highlight added.)

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



Staff Comments

Density/Intensity (3/A & 3/R)/Mass (4/R): On April 24, 2012 the Town Council adopted a resolution transferring 9 SFEs of density off of this property to the Valley Brook Housing project. By this resolution (No. 9, Series 2012,) there are 4 SFEs of density remaining on this property. The proposed density and mass for this proposal along with that of the existing Museum falls below the allowed density and mass for this property. The Planning Commission has no concerns.

Placement of Structures (9/A & 9/R): The restroom has been located in a manner to be utilized by both the museum and the park below. However, this location straddles a property line (see attached site plan). As a Town project, no specific Condition of Approval has been added to the attached Findings. We note that, as presented, the placement of the restrooms do not abide with this policy. Prior to construction, Staff will be sure that the property will be subdivided to abandon this property line.

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

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

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

The Planning Commission supports utilizing a log cabin form for these public restrooms is in keeping with the design standards for this Character Area and believed it will complement the museum as an addition per Policy 147.

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

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

The amount of paving on this property has been kept to a minimum as suggested by Priority Policy 135. Priority Policy 138 states that *“New buildings should be in scale with existing historic and*

supporting buildings and the North End". Both the Carter Museum and the proposed restroom abide with this policy. The Planning Commission has no concerns.

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

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

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

Both options may be considered. For this application, both the front and the back porches are an integral element to the building. The Planning Commission finds that the design meets the intent of this policy.

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

Cabin:

Roof:
50 year asphalt shingles

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



Porch

Addition:

Roof: 7/8" Corrugated metal
with rusted finish



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

Planning Commission Recommendation

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

Final Hearing Impact Analysis				
Project:	The Carter Museum Public Restrooms	Positive Points	0	
PL#	PL-2016-0172			
Date:	7/6/2016	Negative Points	0	
Staff:	Michael Mosher, Planner III			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / (Historic Above Ground Density)	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		

18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		The above ground density for this proposal will well below this standard. The open space of the Carter Museum site itself is also important as it helps to provide a sense of the original setting of the building." Part of this development permit involves removing the non-historic shed that lies at the northwest corner of the site. The proposed restrooms will be located south of the shed location maintaining the same amount of open space on the property.
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Architectural Compatibility / Conservation District	5x(-5/0)		
24/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
24/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		

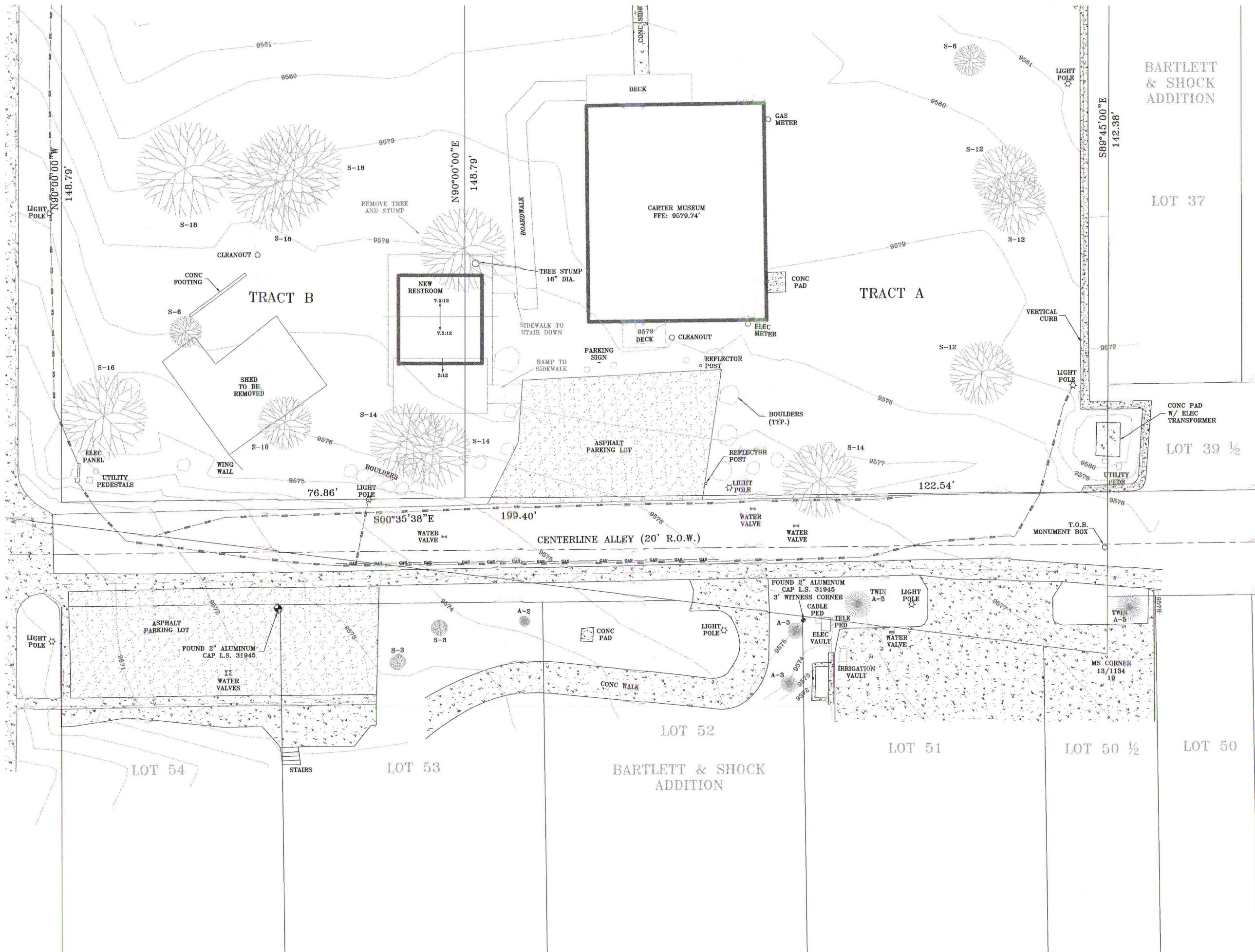
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

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

FINDINGS

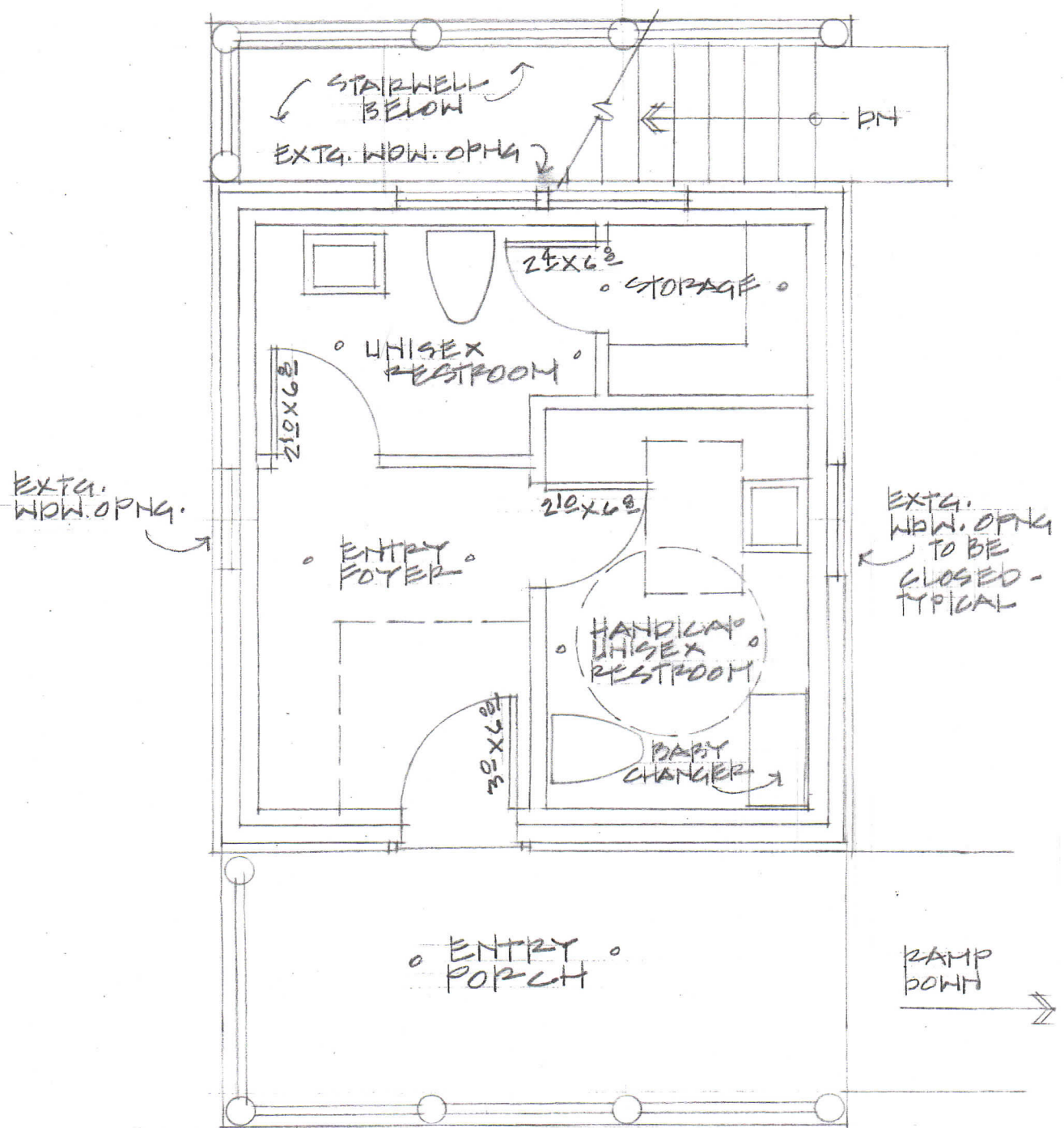
1. This project is “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection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



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

CARTER MUSEUM SITE PLAN
NEW RESTROOM
BRECKENRIDGE, CO

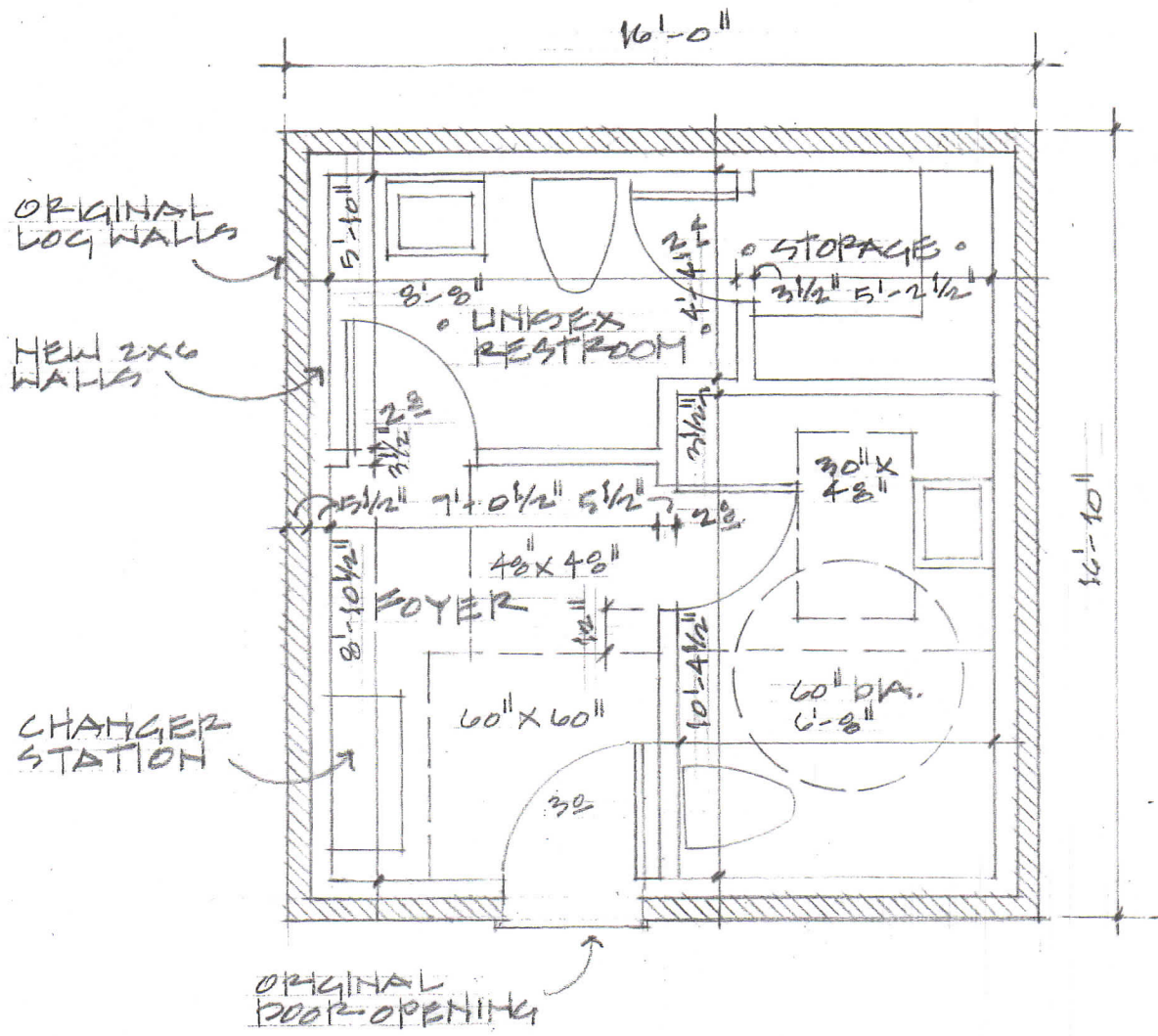
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CARTER MUSEUM MAIN
LEVEL FLOOR PLAN

4/20/16

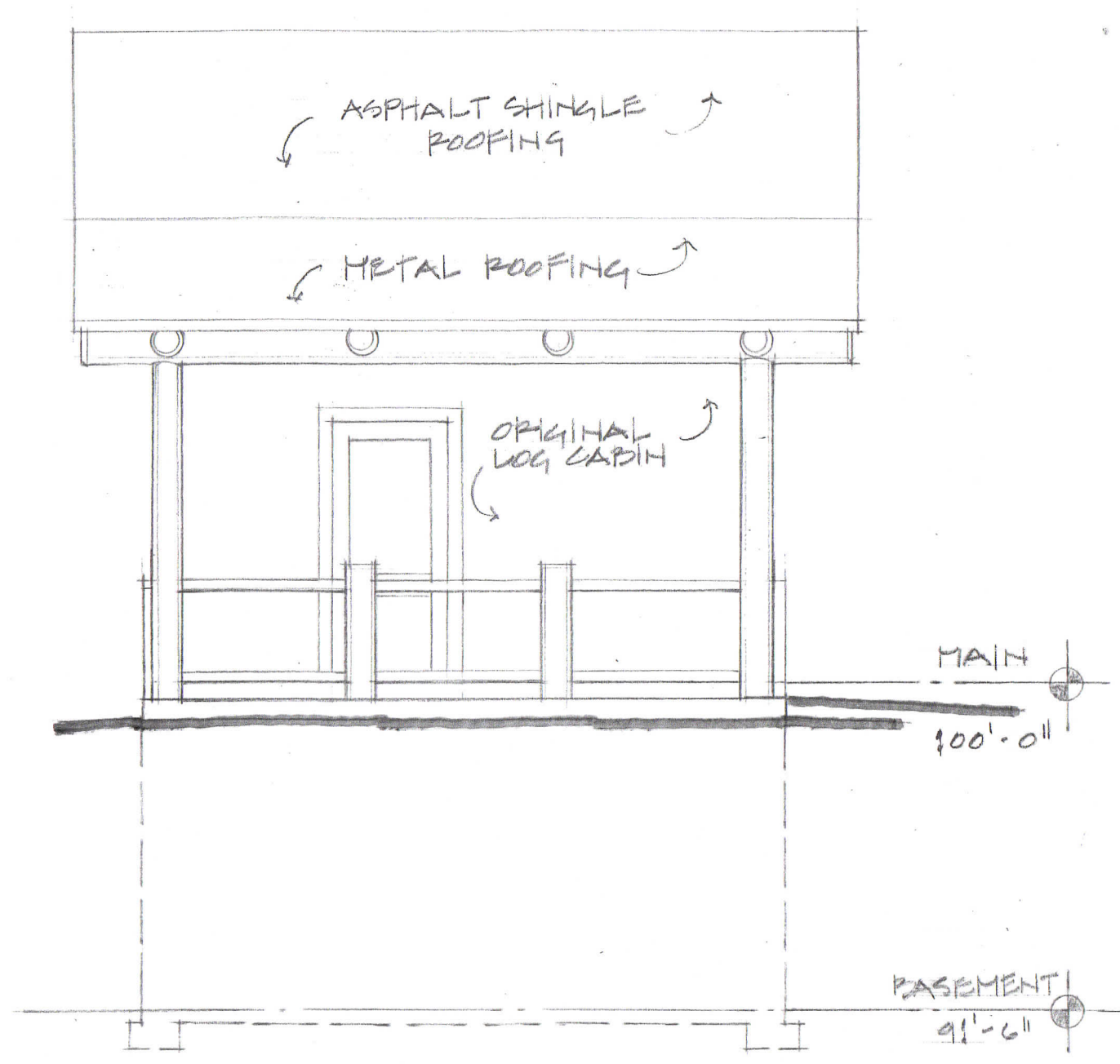
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CARTER MUSEUM CONCEPTUAL
RESTROOM FLOOR PLAN

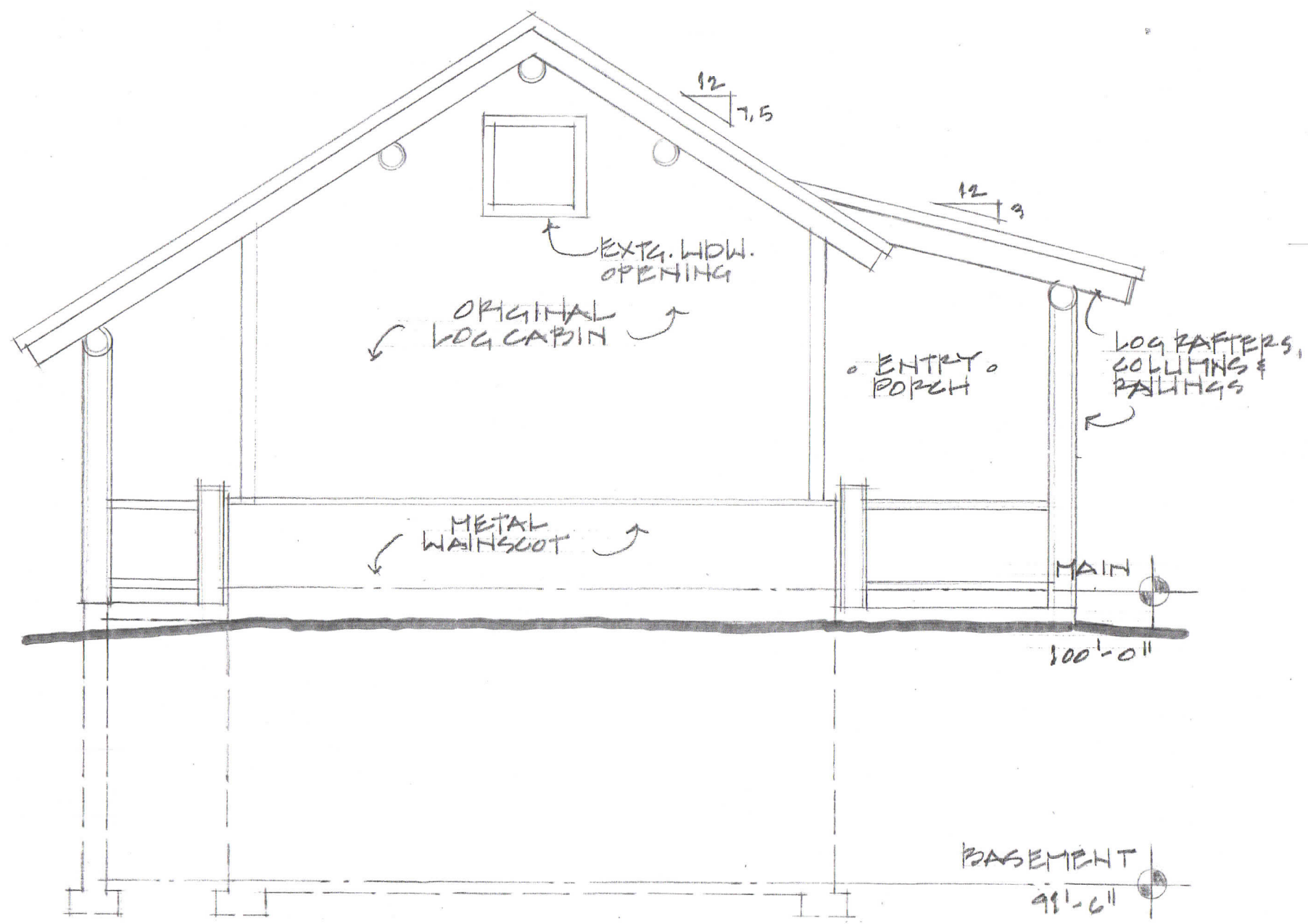
2/19/16

• 1/4" = 1'-0" •



CARTER MUSEUM RESTROOMS
WEST ELEVATION

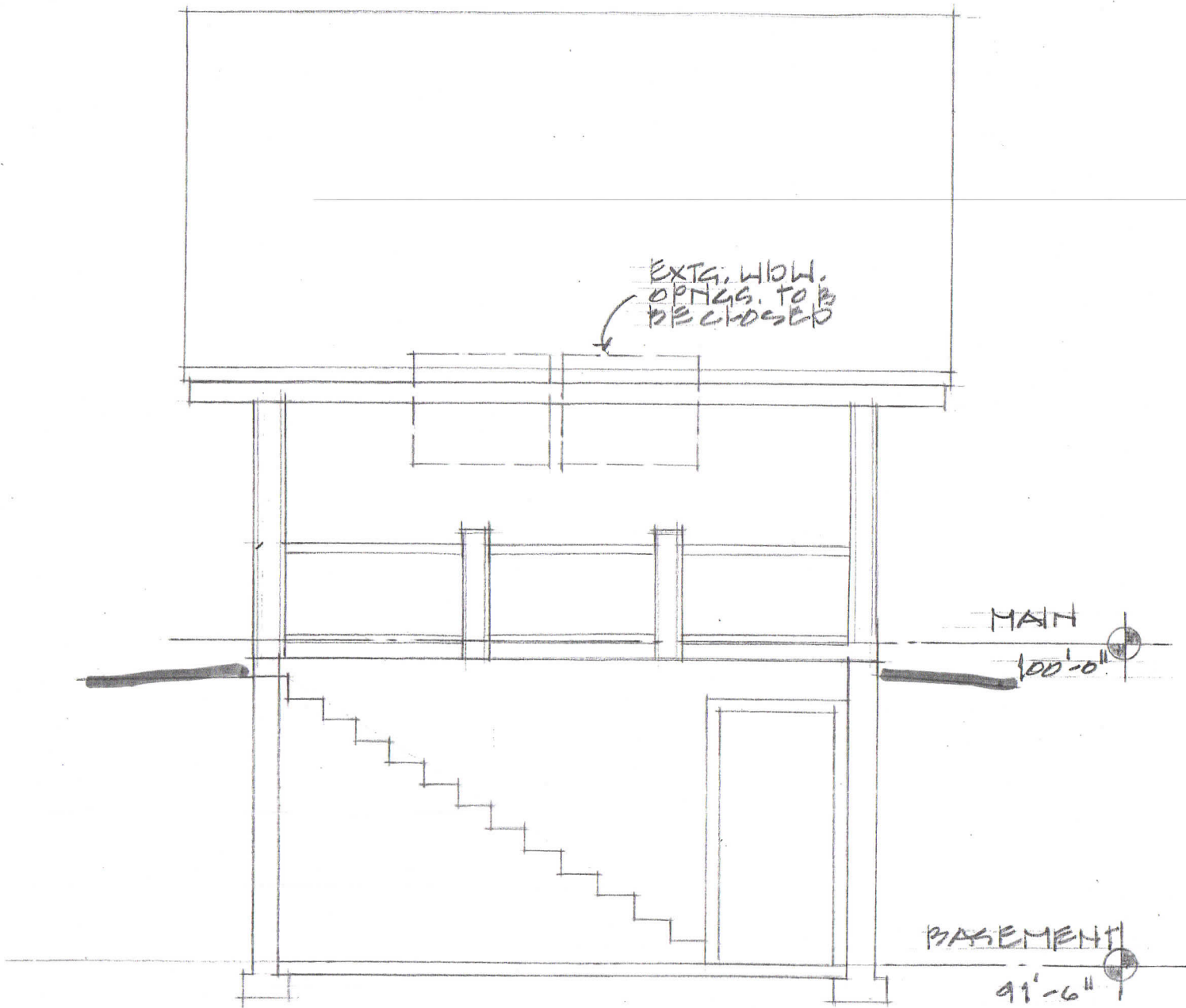
4/20/16 • 1/4" = 1'-0" •



CARTER MUSEUM RESTROOM
 NORTH ELEVATION

4/20/16

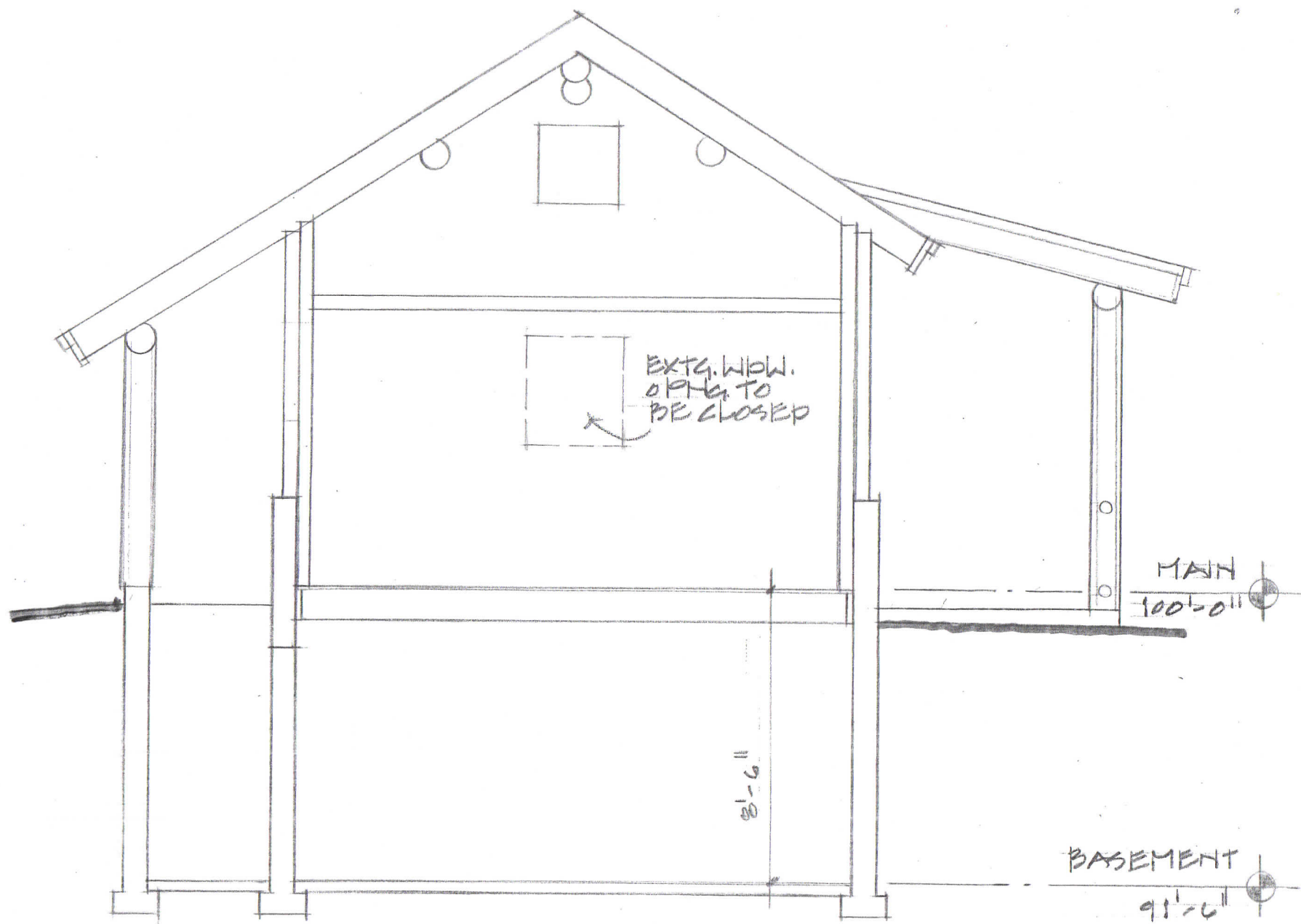
1/4" = 1'-0"



CARTER MUSEUM RESTROOM
 EAST ELEVATION / SECTION

4/20/14

• 1/4" = 1'-0" •



CARTER MUSEUM RESTROOM
BUILDING SECTION

4/20/14

1/4" = 1'-0"

Cabin:

Roof:
50 year asphalt shingles

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



Porch Addition:

Roof:

7/8" Corrugated metal
with rusted finish





Scheduled Meetings, Important Dates and Events

Shading indicates Council attendance – others are optional

The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them. All Council Meetings are held in the Council Chambers, 150 Ski Hill Road, Breckenridge, unless otherwise noted.

JULY 2016

Friday, July 8, 2016; 8:00-9:00 am; B&B Trailhead	Coffee Talk (Mountain Bike Ride)
Tuesday, July 12, 2016; 3:00/7:00 pm	First Meeting of the Month
Tuesday, July 26, 2016; 3:00/7:00 pm	Second Meeting of the Month

AUGUST 2016

Tuesday, August 9, 2016; 3:00/7:00 pm	First Meeting of the Month
Friday, August 12, 2016; 8:00-9:00 am; TBA	Coffee Talk
Tuesday, August 23, 2016; 3:00/7:00 pm	Second Meeting of the Month

SEPTEMBER 2016

Tuesday, September 13, 2016; 3:00/7:00 pm	First Meeting of the Month
Friday, September 16, 2016; 8:00-9:00 am; TBA	Coffee Talk
Tuesday, September 27, 2016; 3:00/7:00 pm	Second Meeting of the Month

OTHER MEETINGS

4 th Monday of the Month; 4:00 p.m.	Cultural Arts Advisory Committee; Riverwalk Center
1 st & 3 rd Tuesday of the Month; 7:00 p.m.	Planning Commission; Council Chambers
1 st Wednesday of the Month; 4:00 p.m.	Public Art Commission; 3 rd floor Conf Room
2 nd & 4 th Tuesday of the Month; 1:30 p.m.	Board of County Commissioners; County
2 nd Wednesday of the Month; 12:00 noon	Breckenridge Heritage Alliance
2 nd & 4 th Tuesday of the month; 2:00 p.m.	Housing/Childcare Committee
2 nd Thursday of the Month; 5:30 p.m.	Sanitation District
3 rd Monday of the Month; 5:30 p.m.	BOSAC; 3 rd floor Conf Room
3 rd Tuesday of the Month; 9:00 a.m.	Liquor Licensing Authority; Council Chambers
4 th Wednesday of the Month; 9:00 a.m.	Summit Combined Housing Authority
4 th Wednesday of the Month; 8:30 a.m.	Breckenridge Tourism Office; BTO Offices
4 th Thursday of the Month; 7:00 a.m.	Red White and Blue; Main Fire Station
1 st Wednesday of the Month; 3:00 p.m.	Childcare Advisory Committee; Town Hall

Other Meetings: CAST, CML, NWCCOG, RRR, QQ, I-70 Coalition, BEC