



PLANNING COMMISSION AGENDA

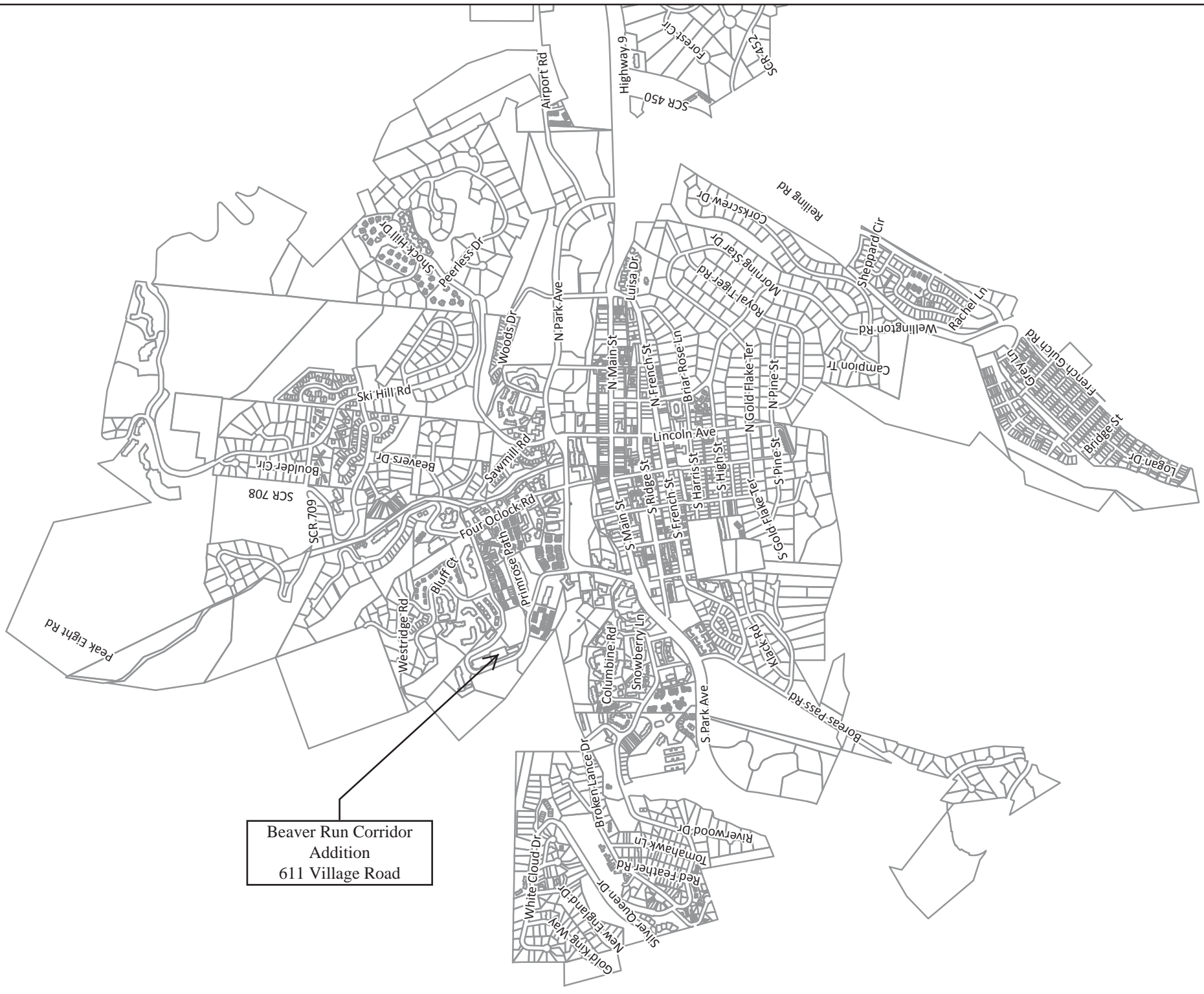
Tuesday, November 15, 2016
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The November 15 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	3
	<i>Approval Of Agenda</i>	
7:05pm	<i>Worksessions</i>	6
	1. Development Code Amendments (MT)	
8:00pm	<i>Town Council Report</i>	
8:15pm	<i>Combined Hearings</i>	18
	1. Beaver Run Corridor Addition (CK) PL-2016-0526; 611 Village Road	
8:30pm	<i>Other Matters</i>	32
	1. Planning Commission Meeting Start Time Resolution (JP)	
8:45pm	<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.**

Beaver Run Corridor
Addition
611 Village Road



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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 Christie Leidal Ron Schuman
Gretchen Dudney Jim Lamb Steve Gerard
Dan Schroder (arrived 7:01 pm)

APPROVAL OF MINUTES

Ms. Leidal: On page two, under combined hearing, the last sentence of the first paragraph, it says “The Town will pay for the survey and addition.” Is that correct? (Ms. Puester: I think it was supposed to be “in addition.”)

With no other changes, the October 18, 2016, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the November 1, 2016, Planning Commission Agenda was approved.

WORKSESSIONS:

1) Sign Code Part I – Town Signage (Mr. Tim Berry, Town Attorney, and Ms. Puester)

Mr. Berry presented. The Town Attorney has been working with staff on a Sign Code modification in response to a recent Supreme Court decision. This case decision, Reed v. Town of Gilbert is requiring most municipalities across the country to rewrite their sign code to eliminate content related references. The Town Attorney’s interpretation of the decision is that signs can still be regulated regarding size, materials, etc., but cannot be regulated differently based on the sign’s written content or the type of sign it is (e.g. political vs. commercial). This is particularly true for signs on private properties. The Town does have some additional discretion when regulating signage that occurs on Town property, as this is considered the Town’s speech and the Town can control their own messaging or that of others that are given permission to use our property.

The approach that staff has been working with on the Sign Code modifications is to keep the key concepts of the Sign Code similar to what exists today rather than changing what staff believes is working.

Because additional discretion can be used when regulating signage on Town property, the Sign Code has been separated into two chapters. The presented draft code is the Governmental chapter only. Staff will present the Private/Commercial chapter at a later work session.

The primary topics in the Governmental chapter include:

- Traffic and street related signage
- Civic event banners
- Violations to remove and penalties

Staff would like to hear any issues that the Planning Commission may have on the governmental chapter presented in your packets for this evening’s meeting.

Commissioner Questions / Comments:

Mr. Schuman: Do you have a day you have to have this done by? (Mr. Berry: No, but we are working diligently on getting the new ordinance into effect. We do need to get the ordinances in place as a practical matter for the staff.)

Mr. Gerard: Looking at the redraft we received today, in the penalties and remedies section, in paragraph B, I would tighten up the 3rd offense language instead of leaving it wide open to the municipal

judge; it could say not to exceed the amount set forth in 4-1-1, for example. (Mr. Berry: That is a good suggestion; I will look at that, thank you.)

Mr. Schroder: Is Main Street Station private? (Ms. Puester: Yes.) (Mr. Berry: With a for sale house, what we are going to do now is allow any property to have some signage, but we then allow additional signage when a house is for sale, an action with what is happening on the property.)

Ms. Dudney: Can HOAs regulate more than the town then? (Mr. Berry: Yes, they have more regulatory authority on this because they are not limited by the first amendment.)

The worksession was opened for public comment. There was no public comment and the item ended.

TOWN COUNCIL REPORT:

Mr. Grosshuesch:

The last meeting was the budget retreat. The most noteworthy decision made was to defer the building of the water treatment plant and Council asked that we do a second look at the financial aspects of that. (Ms. Dudney: How much is the cost?) Right now the cost is estimated to be \$53 million, which is almost double the initial estimate. The Heritage Alliance was given the match for the Reiling Dredge stabilization they were seeking from Town. The Breckenridge Tourism Office requested an increase in budget which was approved, as was the BreckCreate Arts budget. They approved an additional housing planner position and approved a position in the building department, a plans reviewer that was seasonal but would now be full time year-round.

OTHER MATTERS:

1) Meeting Schedule Discussion

Ms. Puester: We have been looking at moving up the Planning Commission meeting start time, proposing a 5:30pm start time with a light dinner beforehand and asking Commissioners to arrive between 5 and 5:15 to eat beforehand. We want to see if that is acceptable. It would require a resolution to be adopted by the Commission which we would bring to the next meeting. We think it would be helpful for public hearings – members of the public would not have to wait so late in the evening to attend and comment as well as benefit staff hours.

Mr. Truckey: Other commissions such as BOSAC start at 5:30 and the reason we started later was mainly for Mr. Pringle's benefit in the past. This would also be very helpful for staff.

Commissioner Questions / Comments:

Mr. Lamb: I love it.

Mr. Schuman: 5:30 is the earliest? (Mr. Truckey: Yes, this would be best for people who work 8-5 jobs.)

Ms. Leidal: I have a conflict where I teach a class from 4:30-5:30, and it will go through May. I could show up late, I could probably make 6 until then.

Ms. Dudney: As far as I'm concerned dinner is not necessary, that's not a requirement, right? (Mr. Truckey: I know dinner helps some people coming straight from work, we do it for some of our other commissions.)

Mr. Schuman: We could do a resolution with 6 to start and then come summer we could go to 5:30.

Mr. Schroder: I support the earlier time, it is easier for me, and better for the public.

Mr. Gerard: We could look at June 1st for going to 5:30 when Ms. Leidal's class is over and include it in the same resolution.

Ms. Puester: We will bring a resolution to you for next meeting; let me know if any questions or issues arise.

2) Chair and Vice Chair Elections for 2016-2017

Ms. Dudney: Historically, the Chair rotates every 12 months, and the Vice Chair becomes the Chair. Dan is the Vice Chair currently.

Ms. Leidal: Would Mr. Schuman want to stay? Since you did not have a full year?

Mr. Schuman: I could remain if you would like.

Ms. Dudney: When did Mr. Schuman become chair? (Ms. Puester: In February.)

Ms. Dudney made a motion to nominate Mr. Schroder as the Chair of the Planning Commission for the next year. Mr. Schuman seconded, and the motion was carried unanimously (7-0).

Ms. Dudney made a motion to nominate Ms. Leidal as the Vice Chair of the Planning Commission for the next year. Mr. Gerard seconded, and the motion was carried unanimously (7-0).

3) Planning Commission Retreat Agenda

Ms. Puester: You have been given the agenda; the retreat begins at 9 am Thursday and we will end around 3 or 3:30pm. The agenda is pretty inclusive and included we go into a unit at Pinewood II, Lincoln Park, and the construction at Denison Placer. Mr. Pringle will also be joining us for lunch.

4) Additional:

Mr. Schuman: There are two people in the audience; I would like to see if there was a particular issue they were in attendance for that they did not get to comment on? (The audience members responded they were new in town and in attendance just to see the process.)

Ms. Dudney: Thank you, Mr. Schuman, thank you so much for your service as Chair.

Mr. Truckey: The Council will be recognizing Dave Pringle around 7pm next Tuesday, November 8, for his 38 years of service.

ADJOURNMENT:

The meeting was adjourned at 7:35pm.

Ron Schuman, Chair

MEMORANDUM

TO: Planning Commission

FROM: Mark Truckey, Assistant Director Community Development

DATE: November 10, 2016 for November 15 Meeting

SUBJECT: Worksession: Comprehensive Code Amendments First Installment (Policies 1-8)

Background

At the May Town Council retreat, the Council requested that Planning staff initiate a process to undertake a comprehensive review of the Development Code. Subsequently, staff formed a Comprehensive Code Amendments Steering Group to help provide guidance on potential code changes. The Steering Group is comprised of three architects (Sonny Neely, Mark Provino, and Matt Stais) along with two Planning Commission members (Christie Matthews-Leidal and Gretchen Dudney). The Steering Group has met four times in the last few months to make recommendations on Code changes. Staff has been providing regular updates on these meetings to the Planning Commission. The Steering Group has now concluded moving through the first eight policies of the Code.

Staff has prepared a list of proposed Code amendments (attached) for these first eight Code policies. The intent of this work session is to discuss these amendments and get any input the Planning Commission has on them. Once we have received that feedback, staff's next step will be to take this first installment of Code amendments to the Town Council for input. Our plan at this time, rather than taking all the amendments at once to Planning Commission and Council, is to take the amendments in several installments so that the amount of information and associated amendment language is more manageable.

Issues

The attached Proposed Code Amendments include a short description in italics of the reason for each of the proposed changes. There are a number of other issues that the Steering Group discussed but did not propose any Code change as a result. Some of these issues were:

- **Policy 5R Architectural Compatibility:** Building materials, in particular fiber cement siding, were discussed. Steering Group members feel that fiber cement siding has proven to be durable. The Code currently allows fiber cement siding, provided there is some natural material (accents or natural stone base) included on each elevation. There was discussion whether a set percentage of natural materials should be specified on each elevation. The Steering Group recommended leaving the wording as is to provide flexibility for the Planning Commission to review each proposal on its own merits and to not be bound by certain percentages. Further, the Planning Commission reviewed fiber cement siding at their November Retreat with no concerns.
- **Policy 4R Mass:** The Steering Group made some recommendations on minor Code changes which are attached, related to bonus square footage for provision of amenities and common areas in multi-

family projects. For any large increases in amounts of amenities/mass allowed, the Steering Group agreed the current process of requesting a development agreement with the Town Council should be used. The Steering Group did make a recommendation that such development agreements, if entertained by the Council, should be referred by the Council to the Planning Commission for input. The Planning Commission's review of the development agreement would focus on the fit test and whether the proposed additional mass would fit on the site or overwhelm the site.

- In conjunction with Policy 6R Building Height, the Steering Group reviewed the definition of Building Height and questioned whether the following exemption from building height (portion highlighted in bold) should remain:

2. For Nonresidential Structures And Multi-Family Structures: Elevator shaft extensions, chimneys, and focal elements such as church steeples, spires, clock towers or similar structures that have no density or mass (in no instance shall any of these structures extend over 10 feet above the specified maximum height limit), **or the first five feet (5') of height within the first floor common area lobbies in multi-family structures.**

Staff has discussed this further and believes the intent of the policy was to provide some additional height to allow for atrium-type arrival features in lobby areas. Does the Planning Commission feel this should continue to be exempted or should we eliminate this exemption?

- The Steering Group developed a number of recommendations related to Policy 7R Site and Environmental Design. In addressing the retaining wall issue (see attached changes), the Group decided not to make any distinction in terms of whether a retaining wall was hidden from public view or not. At the Planning Commission's recent retreat/site visit we visited several retaining walls. Does the commission have any further thoughts on visibility of walls and whether we should differentiate based on visibility?

Materials used in retaining walls also has come up as an issue. Policy 7R C. currently reads as follows regarding materials:

"Retaining wall systems made of, or faced with, natural materials such as rock or timbers are preferred. Other materials that are similar in the nature of the finishes may be considered on a case by case basis, but are not recommended for use in highly visible locations."

Is the Commission comfortable with the above language regarding materials or would they like to see some additional clarifications?

Planning Commission Action

Please review the draft and bring any questions and comments you have to our November 10 meeting. Staff will forward Commission recommendations to the Town Council.

Proposed Code Amendments

Recommendations of the Comprehensive Code Review Steering Group

Excerpted text from Development Code included below. Proposed changes are identified in underlined and ~~overstruck~~-format. Explanation of changes based on Steering Group comments are included in *italics*.

9-1-19-2R: POLICY 2 (RELATIVE) LAND USE GUIDELINES:

Steering Group consensus to eliminate positive points for land uses consistent with the LUGs—that should be a minimum requirement. Negative points should be retained.

The town strongly encourages all developments to meet the guidelines established within the adopted "land use guidelines" document for the district in which they lie, and, where applicable, the guidelines established by an approved master plan.

4 x (- 3/ ±20)	A.	Uses: Proposed uses which will not conflict with the existing uses, but will conform to the desired character and function of the district in which they lie, and where applicable, with an approved master plan, are encouraged. Uses which are in conflict with existing uses and/or with the desired character and function of the district in which they lie, or, where applicable, with an approved master plan, are discouraged. (Ord. 22, Series 1994)
2 x (- 2/0)	B.	Relationship To Other Districts: In those instances where a project lies adjacent to a district boundary where the proposed uses may be incompatible, the applicant is encouraged to modify the proposed use to one that is compatible, or take extra measures to provide adequate buffers in an effort to lessen any negative impacts upon the property lying within the adjacent land use district.
3 x (- 2/0)	C.	Nuisances: Uses that create a nuisance or hazard to others in the community, including, but not limited to, significant or continuous noise, vibration, odors, radio or electronic interference, or heat, or glare from lighting emanating from any development shall be discouraged. (Ord. 19, Series 1988)

9-1-19-3A: POLICY 3 (ABSOLUTE) DENSITY/INTENSITY:

The Steering Group suggested that an explanation be provided of how density is calculated using the conversion table. This is included after the table below.

CONVERSION TABLE - RESIDENTIAL USES

Within conservation district:		
Single-family		1 unit = 1,600 square feet
Duplexes and townhouses		1 unit = 1,600 square feet
Boarding houses		1 unit = 900 square feet
All other residential (including bed and breakfast, apartment, and condominium)		1 unit = 1,200 square feet
Outside conservation district:		
Single-family		1 unit = unlimited square footage*
Duplex included within site plan level development permit with net density of less than 5 units per acre		1 unit = unlimited square footage*
Duplex included within site plan level development permit with net density of 5 units per acre or more		1 unit = 1,600 square feet
Townhouse		1 unit = 1,600 square feet
Hotel, inn, motel, bed and breakfast		1 unit = 1,380 square feet
Boarding houses		1 unit = 900 square feet
All other residential (including apartment and condominium)		1 unit = 1,200 square feet

- *Refer to section [9-1-19-4A](#), "Policy 4 (Absolute) Mass", subsection A, of this chapter for mass limitations in certain subdivisions that may further limit aboveground density. (Ord. 31, Series 2014)

For purposes of this policy, the term "net density" shall mean the total number of approved residential dwelling units per acre contained within the land area covered by a site plan level development permit.

When using the above table to calculate density on a site, the following formula shall be used: equivalent units (as determined by above table) x Units Per Acre (as determined by the applicable Land Use District or Master Plan) x size of lot. For example, within the Conservation District, a single-family home (1,600 square foot multiplier in above table) x 11 UPA (in Land Use District 17) x .14 acres (lot size) = 2,464 square feet of allowed density. Please note that densities are further limited in the conservation district based on the Historic District Guidelines and the particular character area the property is located in, so the above noted UPA density may be less than noted.

Use the term Employee Housing consistently throughout the Code. With this desire, we are eliminating “attainable workforce housing”.

E. Density For Attainable ~~Workforce~~ Employee Housing Projects:

- (1) When new ~~attainable workforce~~ Employee Housing projects are developed within the corporate limits of the town, the town government shall transfer density it owns to the attainable workforce housing project at a one to four (1:4) ratio (i.e., transfer 1 development right for every 4 attainable workforce housing project units permitted to be built).
- (2) ~~The density provisions for employee housing under subsection D of this section shall also apply to attainable workforce housing projects. (Ord. 12, Series 2012)~~

A section should be added under Policy 3A that community facilities and institutional uses are exempt from the requirement to transfer in density, per the policies of the Joint Upper Blue Master Plan. New definitions will be added to the Definitions section for community facilities and institutional uses. Another section should be added clarifying that TDRs are required for any project that exceeds the zoned density of a property outside the conservation district.

F. Exemption for Community Facilities and Institutional Uses

- (1) Where community facilities and institutional uses are proposed, no density shall be required to be transferred to subject property to account for the density associated with the community facility or institutional use.

G. Transfer of Density Required

- (1) Where a development project is proposed to exceed the permitted density of the property as identified under the controlling development policy or document, including, but not limited to, the land use guidelines, master plan, development agreement, or other controlling site specific rule, regulation or court order, then a transfer of density must be enacted pursuant to Section 9-1-17-12 and as further controlled by other sections in this Code.

Clarify that bonus density for Employee Housing, as allowed in 3A of the Code, does not incur negative points.

9-1-19-3R: POLICY 3 (RELATIVE) COMPLIANCE WITH DENSITY/INTENSITY GUIDELINES

Compliance with the maximum allowed intensity/density as calculated in section [9-1-19-3A](#), "Policy 3 (Absolute) Density/Intensity", of this chapter, and with regard to commercial from the land use guidelines is strongly encouraged. Deviations in excess of the maximum allowed total square footage shall only be allowed through density transfers pursuant to section [9-1-17-12](#) of this chapter and shall be assessed negative points according to the following schedule:

	<u>% Deviation Up From Guidelines</u>		<u>Point Deductions</u>
5 x (point deduction)	0.1 -	5%	2*
	5.01 -	10%	3
	10.01 -	15%	4
	15.01 -	20%	5
	20.01 -	30%	6
	30.01 -	40%	7
	40.01 -	50%	8
	50.01%	and above	20

*Excess density allowed for Employee Housing, as allowed in Section 3A. D., is exempt from the point deductions listed in the above table. Excess density is exempt from a 2 point deduction if the density is transferred pursuant to subsection [9-1-17-12B](#) of this chapter and if the total excess density for the project does not exceed 5 percent of the maximum density allowed. This exemption does not apply to any transfers of density into the historic district.

The Steering Group recommended to increase the mass bonus to 30 percent for apartments and condos. Common areas alone can get some projects to 25 percent of mass and it was recommended a small bump be provided to allow some amenities in addition to common areas. It is recognized that projects with even higher percentages of amenities, etc. would need to go to the Town Council for development agreement approval.

9-1-19-4R: POLICY 4 (RELATIVE) MASS:

A. Additional aboveground square footage may be allowed over and above the intensity/density calculation based on the following formulas for accessory uses such as garages, meeting rooms, lobbies, hallways, recreational areas, etc.: (Ord. 4, Series 2006)

(1) (Rep. by Ord. 10, Series 1990)

(2) Single-Family, Duplexes, Bed And Breakfasts, And Townhouses: Single-family, duplex, bed and breakfast, and townhouse developments may be allowed an additional twenty percent (20%) of aboveground floor area for the provision of garages, common amenity areas, and common storage areas. This mass bonus does not apply to single-family or duplex structures listed in section [9-1-19-4A](#), "Policy 4 (Absolute) Mass", subsection A, of this chapter. (Ord. 32, Series 2009)

(3) Apartments And Boarding Houses: Apartment and boarding house developments may be allowed an additional ~~fifteen~~ thirty percent (~~+15~~30%) of aboveground floor area for the provision of amenities and/or common areas.

(4) Condominiums, Hotels, Inns, And Lodges: Condominiums, hotels, inns, lodges, and other similar uses may be allowed an additional ~~twenty five~~ thirty percent (~~25~~30%) of aboveground floor area for the provision of amenities and/or common areas. (Ord. 31, Series 2014)

9-1-19-5A: POLICY 5 (ABSOLUTE) ARCHITECTURAL COMPATIBILITY:

Provide further exemptions to the three-color rule limit to account for some minor items.

A. Color Choices:

The number of colors used on one structure is limited to three (3); this does not include specifically appropriate additional colors as listed in the architectural color placement list in the design guidelines for such elements as window sashes, porch floors, ceiling half timbers, ~~or~~ roof coverings, flashing, flues, brick, rusted metal, and unfinished natural surfaces such as rock and stone.

9-1-19-6R: POLICY 6 (RELATIVE) BUILDING HEIGHT (6/R):

Allow a project that incorporates mass into its roof to qualify for a positive point. Increase the potential for positive points for commercial/multi-family projects providing substantial stepping-down at the building's edge. Do not exempt single family and duplex units.

(2) Outside The Historic District:

a. For all structures ~~except single family and duplex units~~ outside the historic district: Negative points under this subsection shall be assessed based upon a project's relative compliance with the building height recommendations contained in the land use guidelines, as follows:

1 x (-1/+1)	1. It is encouraged that buildings incorporate the uppermost story density <u>and mass</u> into the roof of the structure, where no additional height impacts are created.
1 x (-1/+ 3)	2. Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. <u>Buildings that step down one full story on the edges may be awarded +1 points. Buildings that step down from two full stories may be awarded +2 points. Buildings that step down three full stories may be awarded +3 points. Roof forms should step down on at least two building edges in order to qualify for positive points.</u> Long, unbroken ridgelines, fifty feet (50') or longer, are discouraged.

Under the definitions section of the Code, make the following deletion as it is confusing and difficult to administer.

D. Exceptions: Building height measurement shall not include:

1. For Single-Family Residences Or Duplex Units: Chimneys are not measured for height but are limited to no more than two feet (2') higher than the adjacent ridge or cap of parapet.
2. For Nonresidential Structures And Multi-Family Structures: Elevator shaft extensions, chimneys, and focal elements such as church steeples, spires, clock towers or similar structures that have no density or mass (in no instance shall any of these structures extend over 10 feet above the specified maximum height limit); ~~or the first five feet (5') of height within the first floor common area lobbies in multi-family structures.~~

9-1-19-7R: POLICY 7 (RELATIVE) SITE AND ENVIRONMENTAL DESIGN:

Revise this policy to address the following:

- *Eliminate Section E. Site Privacy and instead incorporate privacy considerations into Section B. Site Buffering.*
- *Revise Section C. Retaining Walls to eliminate the specific reference to four foot walls (this height is what triggers that the wall be engineered and is a separate code requirement). Provide clarification that taller retaining walls, when they reduce overall site disturbance, are allowed without the assessment of negative points. In past applications, taller walls have been allowed but have been assessed negative points. This would represent a reset of this policy for future development applications.*
- *Revise the point assignments under Section B. Site Buffering to provide a 2 multiplier instead of 4, but then also increase the points to -4 and +4. This allows the same maximum positive and negative points that currently exists, but allows the points to be assigned in increments of 2 as opposed to 4. This would allow more flexibility in points assignments.*
- *Revise Section B. Site Buffering to make it clear that positive points are focused on tree preservation, distance separation, and berming and that new landscaping does not accrue positive points here but must be assigned under Policy 22R.*
- *Revise the point assignments under Section D. to provide a 2 multiplier instead of 4, but then also increase the points to -4 and +4. This allows the same maximum positive and negative points that currently exists, but allows the points to be assigned in increments of 2 as opposed to 4. This would allow more flexibility in, for example, assessing negative points for excessively long driveways.*
- *Eliminate the last sentence under Section D. because it is confusing and does nothing to improve the focus of the section.*
- *Eliminate the references to Significant Tree Stands or Specimen Trees and Treed Backdrop under Section G. Significant Natural Features because tree preservation is already addressed under Section B. Site Buffering.*

2 x (- 2/+2)		<p>The town hereby finds that it is in the public interest for all sites within the community to be designed, arranged, and developed in a safe and efficient manner. The arrangement of all functions, uses, and improvements should reflect the natural capabilities and limitations of the property. This policy is also intended to discourage levels of development intensity that result in generally compromised site functions, buffering and aesthetics. Taking into consideration the basic character of the site and the nature of the proposed uses, the development should be visually harmonious as perceived from both the interior and exterior of the project. Platted lots with building envelopes, site disturbance envelopes, or designated building locations are still subject to the following rules and recommendations unless noted otherwise.</p>
		<p>The existence of constraining physical conditions on some properties may render some portion(s) of these sites unsuitable for development. Constraining physical conditions may consist of, but are not limited to: ravines, the shape or topographical conditions of the specific property involved, adverse soils conditions and existing easements. As a result of these conditions, buildings and other aspects of development should be located elsewhere on the site. The development rights associated with the nondeveloped areas of the sites should either be transferred off site, in accordance with section 9-1-17-12 of this chapter, or incorporated into the remainder of the site. If they can be incorporated into the remainder of the site, it should be done in such a way to allow the development to remain consistent with the development character and function intent of the applicable land use district guideline(s) or approved master plan. Due to site characteristics, the acceptable intensities recommended in the land use guidelines or approved master plan may not be achievable.</p>
		<p>The overall design objectives shall be:</p>
		<ul style="list-style-type: none"> - To blend development into the natural terrain and character of the site.
		<ul style="list-style-type: none"> - To minimize the negative impacts of off site views of grading and building massing.
		<ul style="list-style-type: none"> - To minimize site surface disruption; reduce the potential for erosion and other environmental degradation.
		<ul style="list-style-type: none"> - To generally develop in a visually cohesive manner while providing privacy for the occupants of the site and buffering to the neighboring properties as well.

			Development plans will incur points based upon the criteria above and their design so as to:
2 x (-2/+2)	A.		Site Design And Grading: In order to reduce the amount of site disturbance, including vegetative removal, developments should be designed in a manner that minimizes the amount of cut and fill on a site, particularly those areas visible from adjacent properties and rights of way. Placement of buildings on the site should be accomplished in a manner that further minimizes new grading and any vegetative removal necessary for site access and drainage. Grading large areas to create a flat "benched" building pad is strongly discouraged unless disruption is planned to be minimized with a mechanical shoring method. The town must approve any such plan.
4 <u>2</u> x (-24/+24)	B.		Site Buffering: Developments should be buffered from adjacent properties and public rights of way <u>and should attempt to provide a maximum degree of privacy for occupants of both the site and surrounding properties.</u> To achieve this, buildings and other development impacts should be located in a manner that allows for site buffering (existing or proposed). Buffering between the developments and neighboring properties may include, but are <u>is</u> not limited to:
			- <u>Preservation of Existing mature tree stands or specimen trees.</u>
			- The physical distance from property edge to the development.
			- New landscaping.
			- Landscaped berms at the property perimeter.
			Providing greater buffers than those required by building envelopes, disturbance envelopes, designated building locations, and/or recommended setbacks are encouraged. However, <u>no positive points may be awarded under this portion of this policy for new landscaping. or landscaped berms shall not be awarded p</u> Positive points <u>for new landscaping shall be awarded</u> under section 9-1-19-22R , "Policy 22 (Relative) Landscaping", of this chapter.
2 x (-	C.		Retaining Walls: Retaining wall systems with integrated landscape areas are encouraged to be provided to retain slopes and make up changes in grade rather than

2/+2)		cut/fill areas for slope retention.
		Retaining wall systems made of, or faced with, natural materials such as rock or timbers are preferred. Other materials that are similar in the nature of the finishes may be considered on a case by case basis, but are not recommended for use in highly visible locations.
		Smaller retaining wall systems, up to four feet (4') tall, that incorporate vegetation between walls without creating excessive site disturbance are preferred. It is understood that, depending on the slope of the site, the height of retaining walls may vary to minimize site disruption. If an alternative site layout that <u>incorporates taller retaining walls but causes less site grading and complies with all other relevant development code policies is viable, then it should be strongly considered shall not be assessed negative points because of its height.</u>
42 x (- 24/+24)	D.	Driveways And Site Circulation Systems: Driveways and circulation systems are encouraged to work efficiently with the existing topography rather than requiring excessive site disturbance to accommodate their installation. Design site Vehicular circulation systems, including driveways, parking areas, and delivery areas should be designed in a manner that results in the minimum site disturbance possible to provide safe access to the site.
		Garages should be located in a manner that eliminates the need for long or double switchback drives and reduces overall site disturbance. In some instances, this may require that a garage be placed in the front yard, or near a public right of way, rather than hidden behind a building. The reduction of site disturbance should offset any negative impacts related to the reduction of site buffers.
2 x (- 1/+1)	E.	Site Privacy: It is encouraged that developments, including buildings and site circulation be arranged to provide the maximum degree of privacy for the occupants of both the site and surrounding properties. It is encouraged that the location and design of potentially incompatible uses or structures within a development (including, but not limited to, trash enclosures, site lighting and noise generators) be designed and located in a manner that reduces the potential negative impacts on all neighboring properties. Maintaining extra privacy for drives and development, beyond the minimum setbacks, around the entire site perimeter is encouraged. These may include providing greater setbacks, natural or constructed screening.
2 x (0/+2)	F.	Wetlands: Enhance wetlands, if present, beyond the requirements of the town's applicable regulations. Enhancements may include: the reintroduction of natural water flow, flora, fauna, and wildlife habitat.

2 x (- 2/+2)	G.	Significant Natural Features: Avoid development within areas of significant natural features, if present on site. Significant natural features may include, but are not limited to:
		- Significant tree stands or specimen trees.
		- Knolls or ridgelines.
		- Treed backdrop.
		- Rock outcroppings.

If development in these or similar areas can be avoided, then every effort should be made to do so. (Ord. 6, Series 2006)

Make several clarifications to note that positive points cannot be earned in other portions of the Code when the Absolute Policy 8 already contains specific requirements.

9-1-19-8A: POLICY 8 (ABSOLUTE) RIDGELINE AND HILLSIDE DEVELOPMENT:

D. Design Of Structures: The design of structures on ridgelines or hillsides shall be such that the building will blend into the surrounding topography and existing vegetation. If a building is located on a steeply sloping site, it is encouraged that a portion of the floor area be incorporated below grade and built into the topography to the greatest extent possible.

The rooflines of structures shall mimic the contours of the topography, whether gently sloping or steep. Long, unbroken rooflines shall be no greater than fifty feet (50') in length. No positive points for avoiding long, unbroken rooflines under Policy 6R shall be awarded for development on ridgelines and hillsides.

Large expanses of glass shall be avoided on the downhill elevation of structures. Windows on the downhill side of a structure shall use nonreflective glass.

(1) Building Massing: Where development on ridgelines and hillsides occurs building mass shall be broken into distinct, smaller forms including facades and rooflines. Structures shall be built in stepped levels to follow the ridgeline as viewed from the primary area of concern. Overhanging decks or cantilevers that make the building seem more massive from an area of concern are prohibited.

Planning Commission Staff Report

Subject: Beaver Run Corridor Addition and Master Plan Amendment
(Class B Major Combined Hearing; PL-2016-0526)

Project Manager: Chris Kulick, AICP

Date: November 9, 2016 (For Planning Commission meeting of November 15, 2016)

Applicant/Owner: Beaver Run HOA

Agent: Todd Harris, Beaver Run Resort

Proposal: To add 1,569 square feet of density to create a new enclosed corridor to connect the Bridge/ Hub Area of Building 2 to Building #1. The new square footage will also serve as a wedding venue with the existing roof deck. There is not enough density remaining in the approved Master Plan for this proposal. Hence, the project requires a Major Master Plan Amendment and density transfer (TDR).

Address: 611 Village Road

Legal Description: Beaver Run Condominiums

Land Use District: 23 (Commercial and Residential)

Site Conditions: The corridor site is within Beaver Run Resort on a portion of the existing roof deck above the parking garage directly to the south of Building #2. The proposed corridor is three stories above grade on top of the existing parking structure and setback 35' from the existing deck's edge which will make the corridor addition non-visible from street level.

Adjacent Uses: East: Double Tree Hotel
South: Breckenridge Ski Resort/U.S.F.S.
North: Kings Ridge Condos (Residential)
West: Breckenridge Ski Resort/U.S.F.S.

Density/Mass

Master Plan Approved Density:	678,644 sq. ft. (mixed use)
Existing Built Density:	678,644 sq. ft.
Proposed New Density:	1,569 sq. ft.
Density needed to be transferred:	1,569 sq. ft. (1.569 SFE's)

Parking:

Additional parking spaces required with the change of use:	4spaces
Existing Parking at Beaver Run Resort:	678 spaces
Total spaces required with change of use:	675 spaces
Surplus spaces:	3 spaces

Height:

Existing Master Plan:	5 to 9 stories
LUGs:	3 stories
Proposed:	4 stories, does not exceed existing height

Item History

Beaver Run was constructed in the 1980's. Over time there have been many modifications to the original development permit and Master Plan. Most recently March 31, 2014, the Planning Commission approved an addition of 465 sq. ft. with an associated density transfer and Master Plan Amendment for the addition of an elevator and airlock addition in Building #3.

Staff Comments



The intent of this proposal is to improve the access from the Bridge/ Hub Area of Building #2 to Building #1 and enhance the existing outdoor wedding area by providing an adjacent indoor space.

Land Use: The Master Plan allows for commercial and residential uses. This application is consistent with those uses.

Density/Mass (Policies 3/A, 3/R, 4/A & 4/R): The corridor addition constitutes 1,569 square feet of density. There is no remaining density per the last Beaver Run Resort Master Plan Amendment therefore, the applicant would be required to transfer 1,569 square feet of density to the property. Beaver Run is a receiving site hence, the density could be transferred to this property. There is a Condition of Approval attached that the density transfer must occur prior to the issuance of a Building Permit.

The new total of 680,213 square feet is less than 5% over the originally approved density of 677,125 square feet, therefore the addition does not warrant negative points.

Excess density is exempt from a 2 point deduction if the density is transferred pursuant to subsection 9-1-17-12B of this chapter and if the total excess density for the project does not exceed 5 percent of the maximum density allowed. This exemption does not apply to any transfers of density into the historic district.

Parking (Policies 18/A & 18/R): Beaver Run Resort currently has 678 parking spaces on site. This is 7 spaces more than what is required currently. The additional commercial use of 1,569 sq. ft. requires 4

spaces ($400/1,569 = 3.9225$ spaces per the Off-Street Parking Regulations). Since the Beaver Run has 678 onsite spaces the property exceeds the required parking for this addition. Staff has no concerns with the proposed parking.

Placement of Structures (Policies 9/A & 9/R): The proposed corridor is within the existing footprint of the resort's structure and does not change the existing setbacks. Staff has no concerns.

Architecture (Policies 5/A & 5/R): All materials will match existing architecture. The primary siding consists of cementitious panels with nonreflective metal channels at butt joints, composite shingle roof, glue lam trusses and components, solid wood wrap support columns and natural river rock wainscoting. Staff has no concerns with the exterior materials.

Point Analysis (Section: 9-1-17-3): Staff conducted a point analysis attached and found all the Absolute Policies of the Development Code to be met, and no reason to assign positive or negative points to this project under any Relative policies.

Staff Recommendation

The Planning Department recommends approval of the Beaver Run Corridor Addition Master Plan Amendment and TDR transfer located at 611 S. Village Road, Beaver Run Condominiums (PL-2016-0526) with a passing point analysis of zero (0) with the Findings and Conditions attached.

Final Hearing Impact Analysis				
Project:	Beaver Run Corridor Addition and Master Plan Amendment	Positive Points	0	
PC#:	PL-2016-0526			
Date:	11/15/2016	Negative Points	0	
Staff:	Chris Kulick, AICP			
		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)		Under 5%, no points warranted
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	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/R	Social Community - Employee Housing	1x(-10/+10)	
24/R	Social Community - Community Need	3x(0/+2)	
24/R	Social Community - Social Services	4x(-2/+2)	
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)	
24/R	Social Community - Historic Preservation	3x(0/+5)	
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	
25/R	Transit	4x(-2/+2)	
26/A	Infrastructure	Complies	
26/R	Infrastructure - Capital Improvements	4x(-2/+2)	
27/A	Drainage	Complies	
27/R	Drainage - Municipal Drainage System	3x(0/+2)	
28/A	Utilities - Power lines	Complies	
29/A	Construction Activities	Complies	
30/A	Air Quality	Complies	
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2	
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)	
31/A	Water Quality	Complies	
31/R	Water Quality - Water Criteria	3x(0/+2)	
32/A	Water Conservation	Complies	
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)	
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)	
	HERS index for Residential Buildings		
33/R	Obtaining a HERS index	+1	
33/R	HERS rating = 61-80	+2	
33/R	HERS rating = 41-60	+3	
33/R	HERS rating = 19-40	+4	
33/R	HERS rating = 1-20	+5	
33/R	HERS rating = 0	+6	
	Commercial Buildings - % energy saved beyond the IECC minimum standards		
33/R	Savings of 10%-19%	+1	
33/R	Savings of 20%-29%	+3	
33/R	Savings of 30%-39%	+4	
33/R	Savings of 40%-49%	+5	
33/R	Savings of 50%-59%	+6	
33/R	Savings of 60%-69%	+7	
33/R	Savings of 70%-79%	+8	
33/R	Savings of 80% +	+9	
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)	
33/R	Large Outdoor Water Feature	1X(-1/0)	
	Other Design Feature	1X(-2/+2)	
34/A	Hazardous Conditions	Complies	
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)	
35/A	Subdivision	Complies	
36/A	Temporary Structures	Complies	
37/A	Special Areas	Complies	
37/R	Community Entrance	4x(-2/0)	
37/R	Individual Sites	3x(-2/+2)	
37/R	Blue River	2x(0/+2)	
37R	Cucumber Gulch/Setbacks	2x(0/+2)	
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)	
38/A	Home Occupation	Complies	
39/A	Master Plan	Complies	
40/A	Chalet House	Complies	
41/A	Satellite Earth Station Antennas	Complies	
42/A	Exterior Loudspeakers	Complies	

43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

**Beaver Run Corridor Addition
and Master Plan Amendment
Beaver Run Condominiums
611 Village Road
PL-2016-0526**

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 9, 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 **November 15, 2016**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

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 three years from date of issuance, on **November 22, 2019**, 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 three years, 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 not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. The vested period for this master plan amendment expires three (3) years from the date of Town Council approval, on November 22, 2019, in accordance with the vesting provisions of Policy 39 of the Development Code. In addition, if this permit is not signed and returned to the Town within thirty (30) days of the permit mailing date, the permit shall only be valid for eighteen (18) months, rather than three (3) years.
9. This Master Plan Amendment is entered into pursuant to Policy 39 (Absolute) of the Breckenridge Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code). Uses specifically approved in this Master Plan Amendment shall supersede the Town's Land Use Guidelines and shall serve as an absolute development policy under the Development Code during the vesting period of this Master Plan Amendment. The provisions and procedures of the Development Code (including the requirement for a point analysis) shall govern any future site specific development of the property subject to this Master Plan.
10. Approval of a Master Plan Amendment is limited to the general acceptability of the land uses proposed and their interrelationships, and shall not be construed to endorse the precise location of uses or engineering feasibility.
- 11. Concurrently with the issuance of a Development Permit, applicant shall submit a 24"x36" mylar document of the final master plan amendment, including all maps and text, as approved by Planning Commission at the final hearing, and reflecting any changes required. The name of the architect, and signature block signed by property owner of record or agent with power of attorney shall appear on the mylar.**
- 12. Applicant shall record with the Summit County Clerk and Recorder a written notice of approval of the Master Plan. The document shall be in a form and substance acceptable to the Town Attorney. In order to sign notice thereof to all interested parties.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

13. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
14. 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.
- 15. Applicant shall pay for and obtain a certificate from the Upper Blue Basin Transferable Development Rights Program for 1.60 Single Family Equivalents (SFEs) of density. A copy of the certificate shall be provided to the Town of Breckenridge. This density transfer shall be completed prior to the recordation of the Master Plan Amendment, or recordation of notice of approval of a Master Plan Amendment.**

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

16. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
17. Applicant shall screen all utilities.
18. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
19. 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.
20. 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 not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
21. 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.**
22. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
23. 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)

PROJECT GENERAL NOTES

- The set of drawings contained within constitutes a "Builder's Set" only. The General Contractor shall be responsible for all existing conditions, project coordination, finishes and detailing to complete the project per "Construction Industry Standards"
- Due to the complexity of the Design and Construction process, omissions and discrepancies may arise, notify the Project Architect immediately to resolve any issues prior to any construction.
- All construction and construction methods shall be in compliance of all applicable codes in force at the time of construction.
- All dimensions are to face of wood or concrete, verify all dimensions shown on plans prior to construction start (do not scale drawings) and notify architect of any discrepancies.
- All exterior walls are metal 2 X 6 frame construction, unless noted otherwise.
- All interior walls are 2 X 4 metal frame construction, unless noted otherwise.
- All plumbing walls are 2 X 6 metal frame construction, unless noted otherwise.
- All finish floor elevations (FFE) are to top of concrete slab or plywood.
- All interior walls to have 5/8" gyp. board finish walls.
- All bathrooms are to be vented to the exterior with a fan and duct system to provide 5 air changes per hour (minimum).
- All interior door openings are to be centered in wall face or 4" (min) from wall face, unless noted otherwise.
- Provide fiberglass batt insulation as follows:
 - Exterior walls R-24 (6")
 - Floors (to the exterior) R-30 (9")
 - Roof/Ceilings (to the exterior) R-45 (12")
 - Walls between bedrooms and other spaces R-11 (3 1/2") (Sound attenuation batts)
 - Foundation R-10
- Verify with owner additional walls (interior) to receive sound attenuation batts.
- Assembly (Group A) Construction Type I-A and IV-A to comply with 2012 IBC regulations.

WINDOW GENERAL NOTES

- See building elevations for venting operation.
- All vented units shall be provided with screens.
- All windows shall have jamb extenders for 2 X 6 metal frame, unless noted otherwise.
- All glazing shall be insulated glass (5/8" airspace minimum) suitable for installation above 9000' (altitude) and tempered where required by code.
- All exterior openings shall be wrapped with 6" Vycor. Provide 1-1/2" x 1-1/2" head flashing at all exterior openings, prime and paint or clad (color(s) shall be reviewed by architect).
- All windows shall be clad - verify color and location.
- All window manufacturers' numbers are for Jeld Wen windows, Jeld Wen Wood Windows, Inc., 62845 Boyd Acres Road, Bend, Oregon 97701.
- General contractor and supplier to cross reference plans and elevations for window quantities, sizes and locations.
- Window supplier to advise general contractor/architect if additional reinforcement is required and changes to R.O. framing.
- Window supplier to provide shop drawings for all special/custom windows to be reviewed by architect prior to fabrication.
- See elevations/sections for rough opening heights.
- Window catalogue numbers on plans.

ABBREVIATIONS

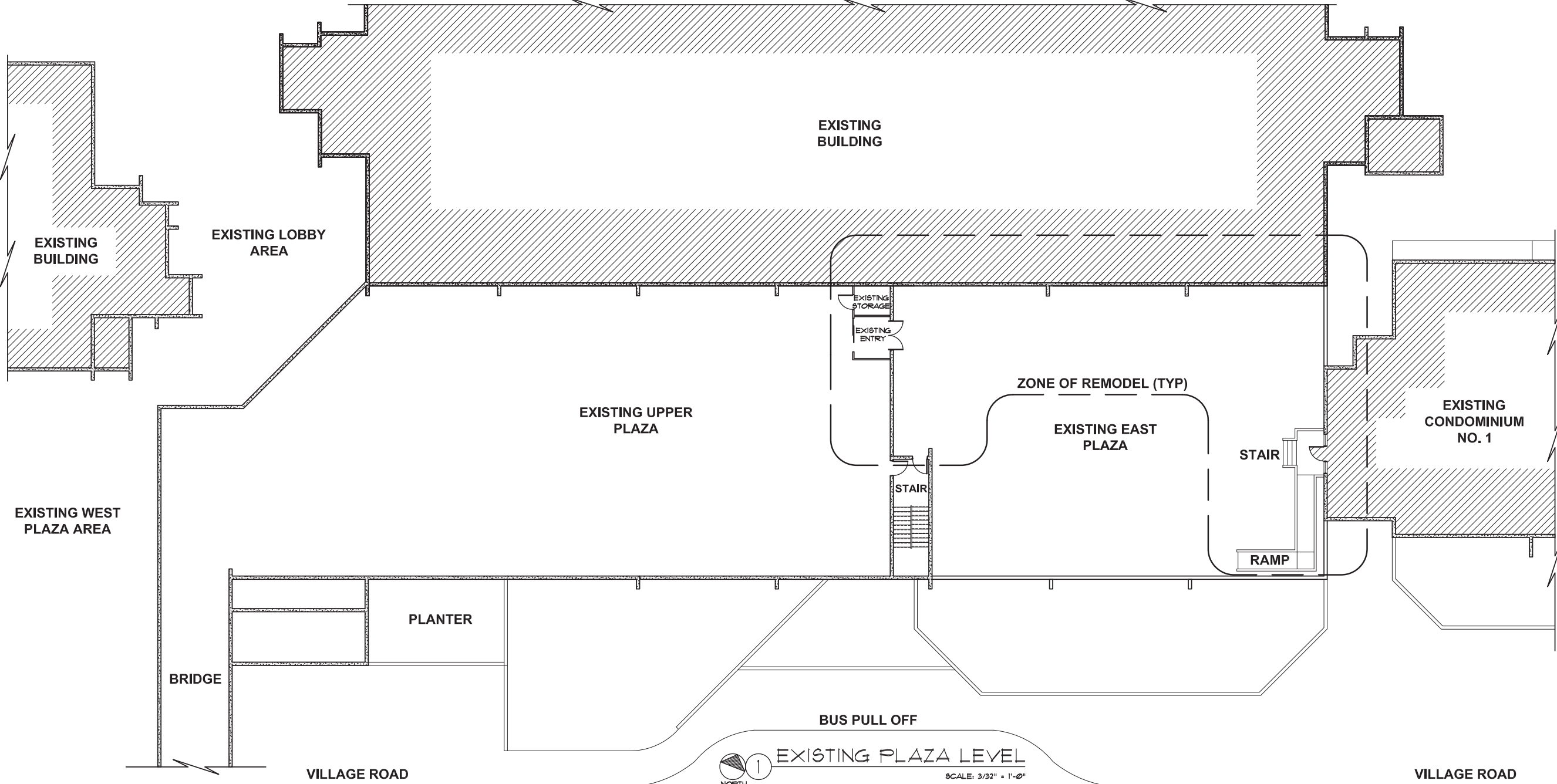
- | | | | | |
|------------------|----------------|-----------------|--------------------|--------------------------|
| 1. S - Swing | 3. BP - Bypass | 5. CPT - CARPET | 7. WD - WOOD | 9. VIF - VERIFY IN FIELD |
| 2. OH - Overhead | 4. BF - Bifold | 6. TL - TILE | 8. CONC - CONCRETE | |

DOOR GENERAL NOTES

- See floor plans for door locations and swings.
- All exterior doors are to have jamb extenders for 2 x 6 metal frame construction, unless noted otherwise.
- All exterior doors are to have weather-stripping and sills.
- All glass panels (exterior) shall be insulated (5/8" airspace minimum) glass suitable for installation above 9000' (altitude) and tempered as required.
- All exterior shim spaces at doors shall be insulated.
- All exterior openings shall be wrapped with 6" Vycor. Provide 1-1/2" x 1-1/2" head flashing at all exterior openings, prime and paint or clad (color(s) shall be reviewed by architect).
- All doors are to be solid core construction, unless noted otherwise.
- Door sizes are as noted on plans.

SYMBOLS

	ROOM NUMBER		DOOR SIZE EXAMPLE: 2'-0" x 6'-0"
	SECTION OR EXTERIOR ELEVATION REFERENCED TO DRAWINGS EXAMPLE: DETAIL 1, SHEET A1		WINDOW SIZE EXAMPLE: 3'-0" x 5'-0" REFER TO WINDOW NOTES, DIMS & MFR. FOR ROUGH OPENINGS
	WORK POINT OR FLOOR ELEVATION	MA ### = METAL AWNING	
	REVISIONS	MP ### = METAL PICTURE	
	INTERIOR ELEVATION	MC ### = METAL CASEMENT	

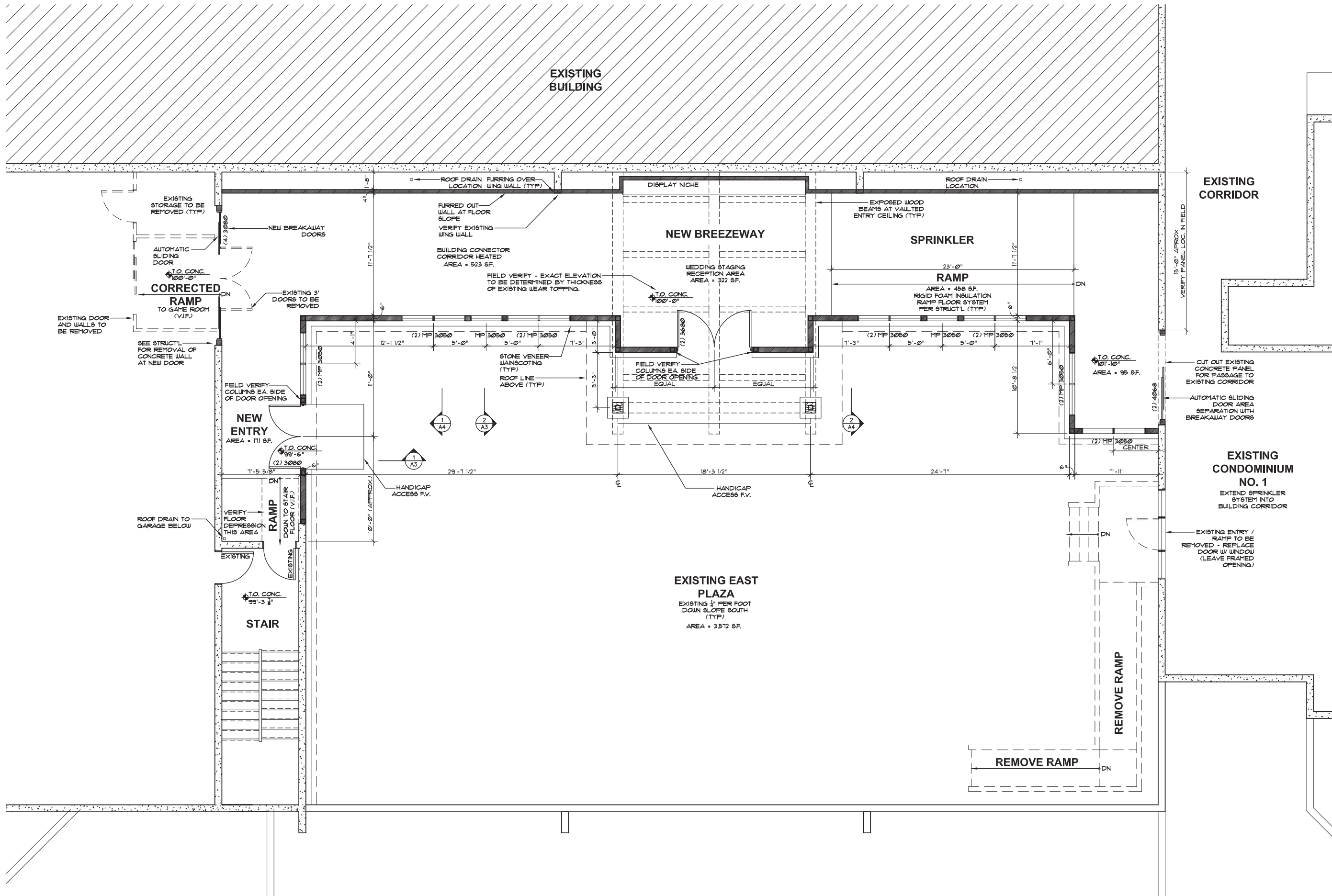


NEELY ARCHITECTURE
 J. LEE NEELY - ARCHITECT
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 1705 Airport Road, Unit 5
 Breckenridge, Colorado 80424
 jlee@neelyarch.com

BEAVER RUN CORRIDOR
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY,
 COLORADO

JOB NUMBER	2273
DATE	07/26/16
BUILDING PERMIT SET	07/26/16

A1



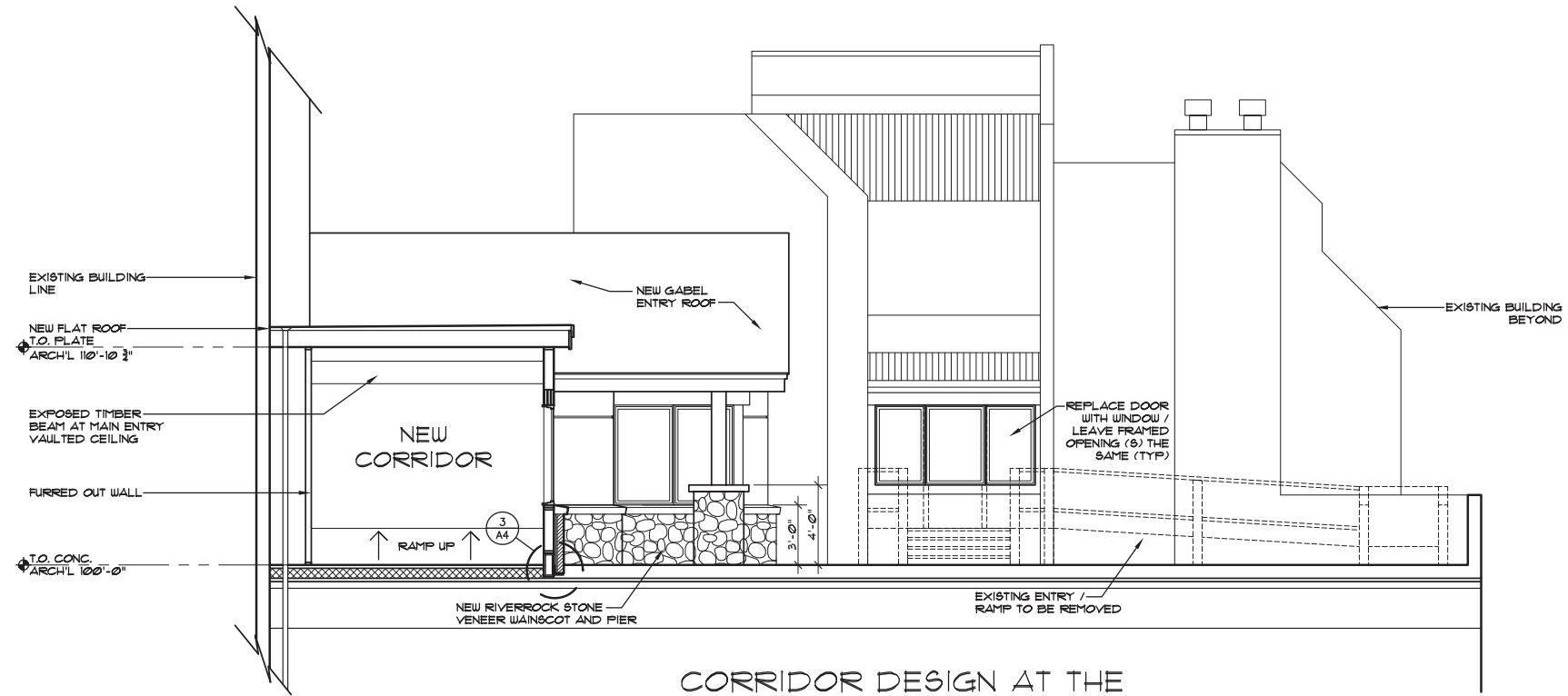
1 PROPOSED PLAZA LEVEL
 NEW AREA = 1369 SF.
 (NEW ENCLOSED CORRIDOR SQUARE FOOTAGE INCLUDING EXTERIOR WALLS)
 SCALE: 1/4" = 1'-0"

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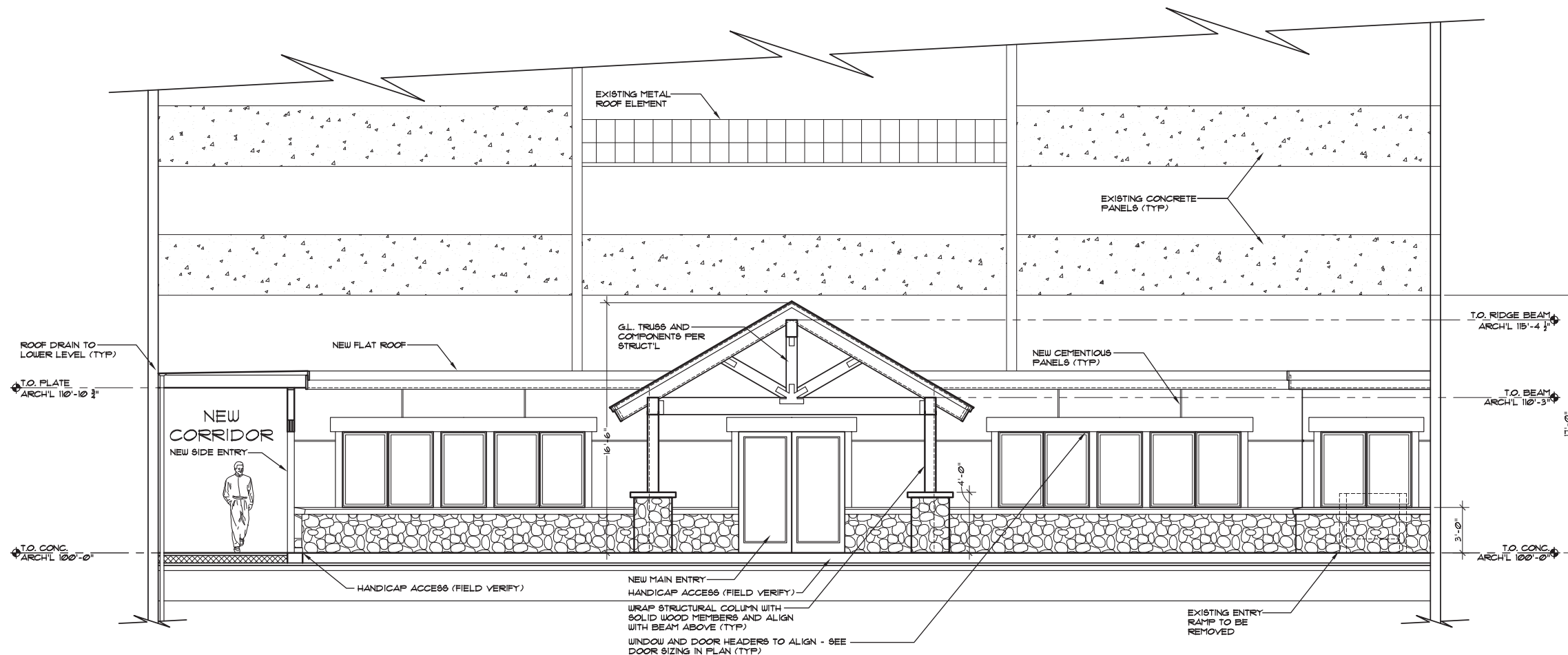
BEAVER RUN CORRIDOR
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY,
 COLORADO

JOB NUMBER	2273
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A2



② CORRIDOR DESIGN AT THE POG WEST ELEVATION
SCALE: 1/4" = 1'-0"



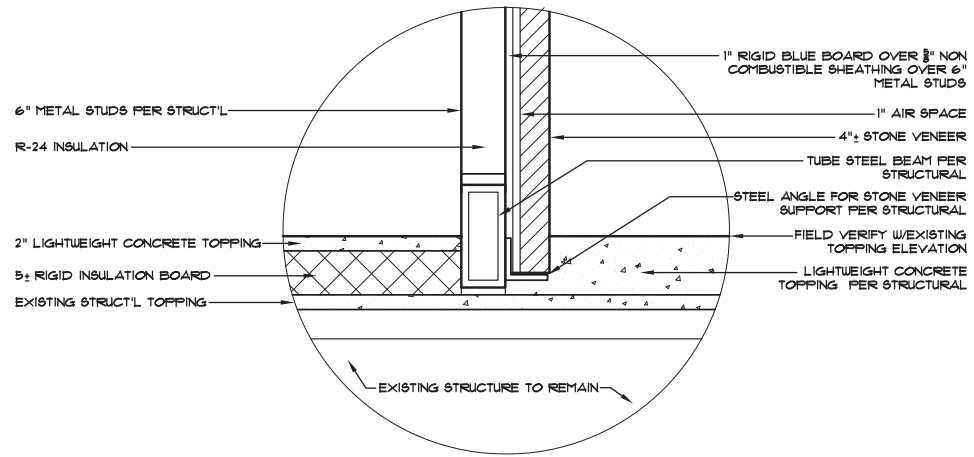
① CORRIDOR DESIGN AT THE POG SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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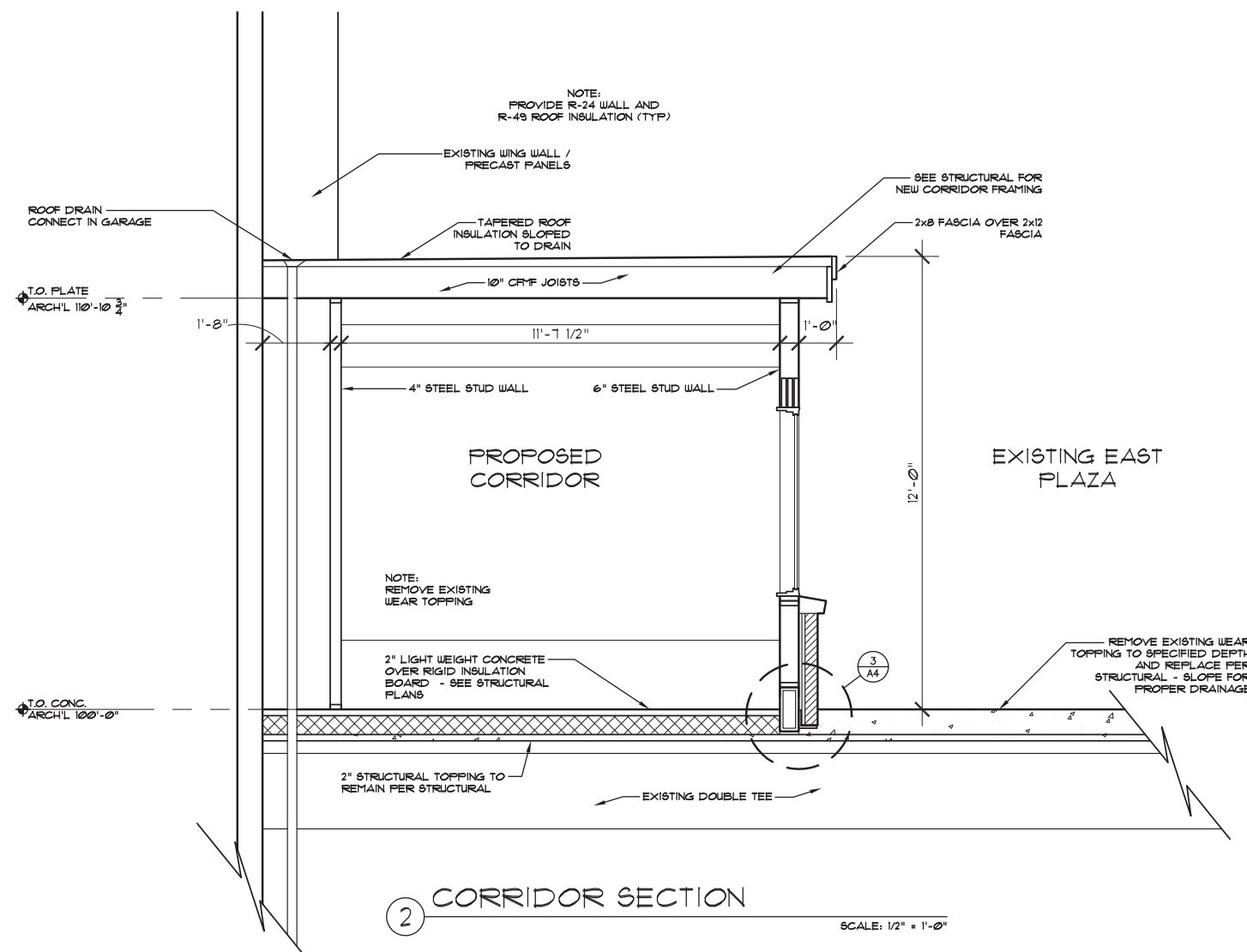
BEAVER RUN CORRIDOR
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY,
 COLORADO

JOB NUMBER	2273
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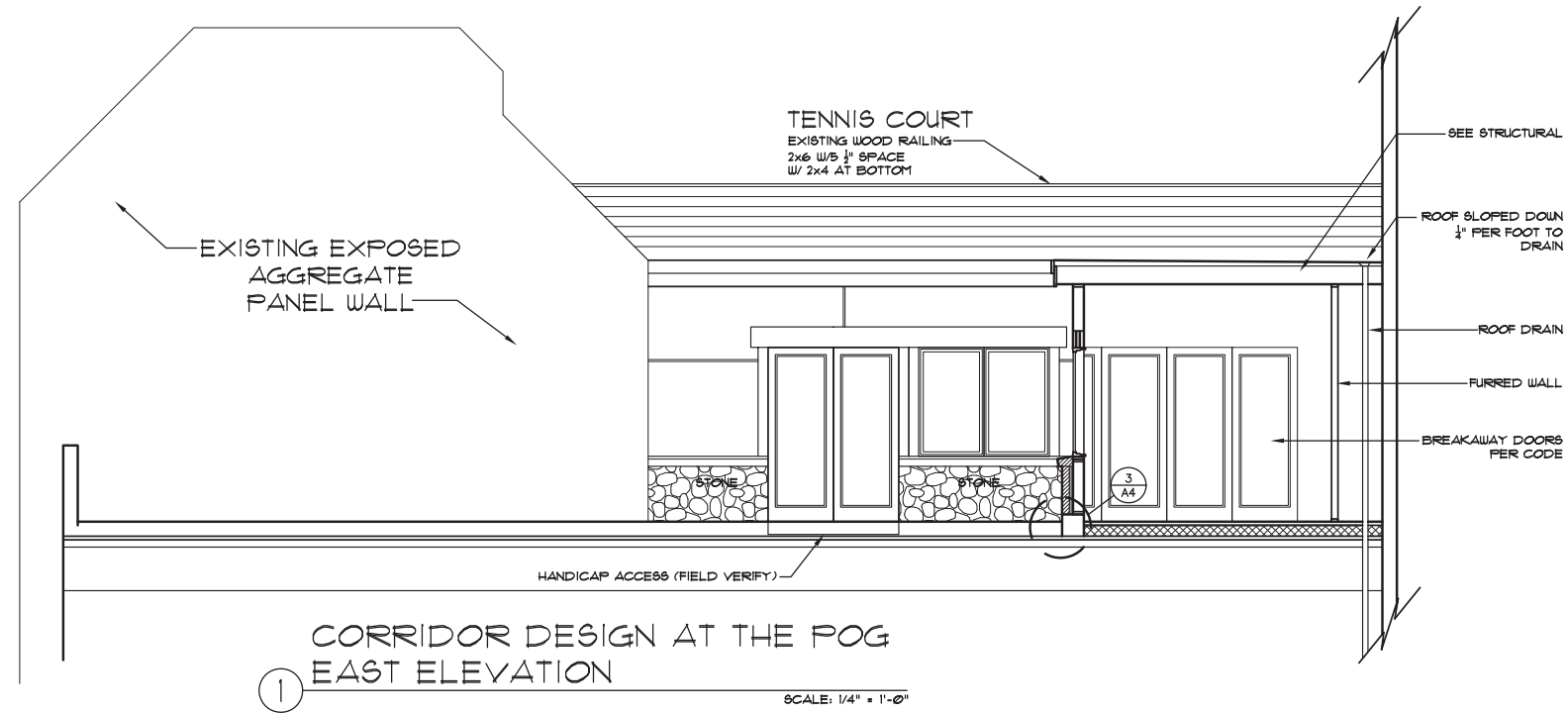
A3



3 DETAIL SCALE: 1" = 1'-0"



2 CORRIDOR SECTION SCALE: 1/2" = 1'-0"



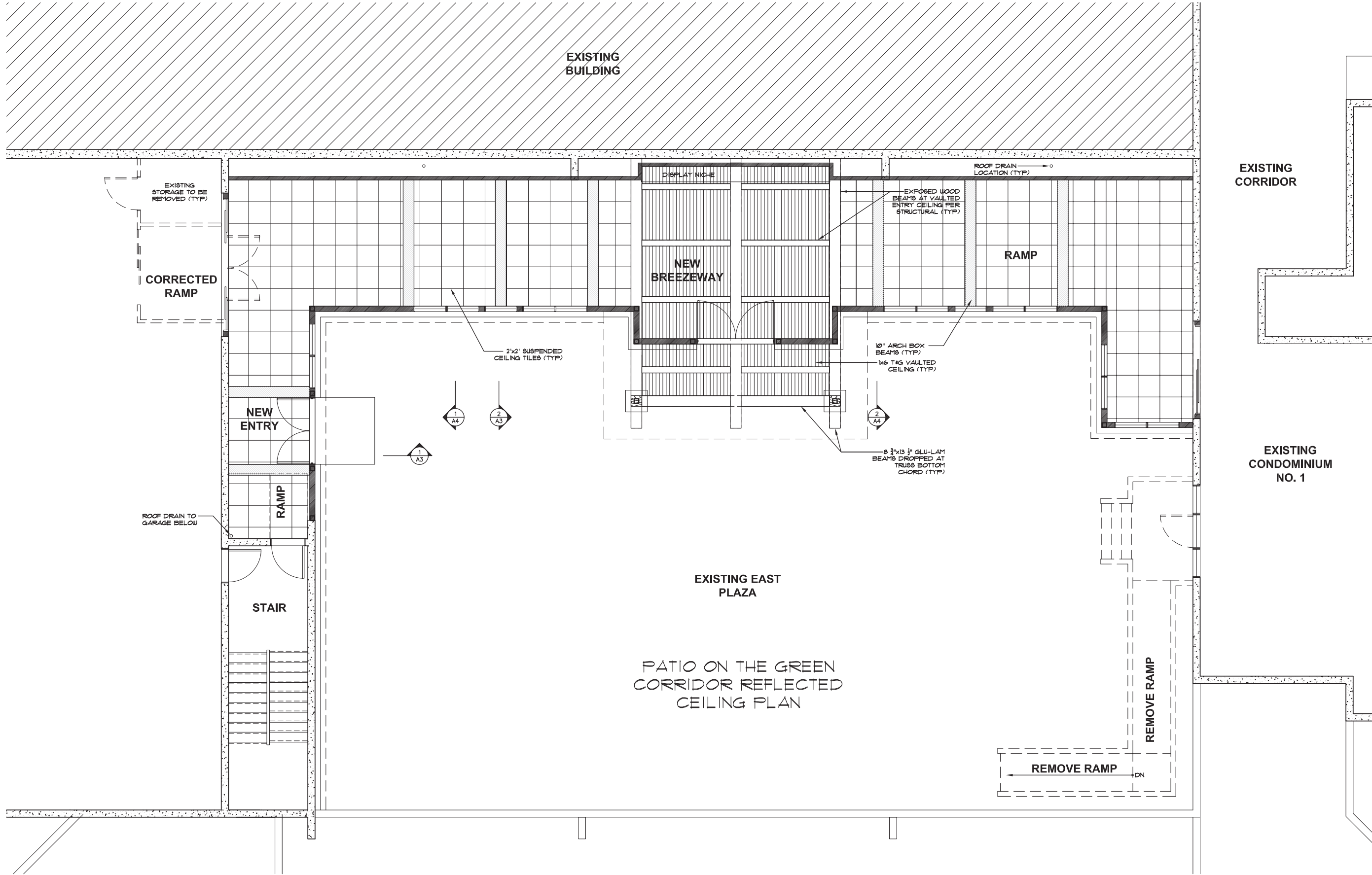
1 CORRIDOR DESIGN AT THE POG EAST ELEVATION SCALE: 1/4" = 1'-0"

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BEAVER RUN CORRIDOR
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY,
 COLORADO

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A4



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BEAVER RUN CORRIDOR
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY,
 COLORADO

JOB NUMBER	2273
DATE	07/26/16
BUILDING PERMIT SET	07/26/16

RCP1

1 PROPOSED PLAZA LEVEL
 RCP
 SCALE: 1/4" = 1'-0"

1 ***FOR ADOPTION – NOV. 15***

2
3 Additions To The Current Planning Commission Rules Are
4 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

5
6 BEFORE THE PLANNING COMMISSION
7
8 OF THE TOWN OF BRECKENRIDGE

9
10 RESOLUTION NO. 1, SERIES 2016

11
12 A RESOLUTION AMENDING RULE 5.1 OF THE “TOWN OF BRECKENRIDGE
13 PLANNING COMMISSION RULES OF PROCEDURE (JAN. 2011 EDITION)”
14 CONCERNING THE STARTING TIME OF THE REGULAR MEETINGS OF THE
15 PLANNING COMMISSION

16
17 WHEREAS, Section 2-2-7 of the Breckenridge Town Code requires the Breckenridge
18 Planning Commission to adopt rules for the transaction of its business; and

19
20 WHEREAS, the Breckenridge Planning Commission has heretofore adopted its
21 “Planning Commission Rules of Procedure (Jan. 2011 edition)” (“Rules”); and

22
23 WHEREAS, the Breckenridge Planning Commission desires to amend Rule 5.1 of the
24 Rules as hereafter set forth.

25
26 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
27 TOWN OF BRECKENRIDGE, COLORADO, as follows:

28
29 Section 1. Rule 5.1 of the “Planning Commission Rules of Procedure (Jan. 2011
30 Edition)” is hereby amended so as to read in its entirety as follows:

31
32 **Rule 5.1. Date, Time and Place of Regular Meetings**

33
34 The Commission shall hold regular meetings on the first and third Tuesdays of
35 each month, except that

- 36 a) if a regular meeting day is a legal holiday, the meeting shall be held on the
37 next business day; and
38 b) there shall be no second regular meeting held in the month of December each
39 year.

40
41 All regular meetings of the Commission shall be held in the Town Council
42 Chambers of the Breckenridge Town Hall, 150 Ski Hill Road, Breckenridge,
43 Colorado, unless the Commission shall otherwise order. ~~Each regular meeting of~~
44 ~~the Commission shall begin at 7:00 P.M., unless otherwise provided in the notice~~
45 ~~of the meeting.~~ **Until the first regular meeting of the Commission in June,**

1 **2017, each regular meeting of the Commission shall begin at 6:00 P.M.,**
2 **unless otherwise provided in the notice of the meeting. Commencing with the**
3 **first regular meeting of the Commission in June, 2017, each regular meeting**
4 **of the Commission shall begin at 5:30 P.M., unless otherwise provided in the**
5 **notice of the meeting.**
6

7 In his discretion, the Director may schedule an application out of the normal order
8 of business if it involves a matter of substantial public interest, or if the Director
9 determines that good cause exists to vary the normal order of business. Further,
10 by general consent of the Commission, items may be considered out of order.
11

12 Section 2. Except as amended by this resolution, the Rules shall continue in full
13 force and effect.
14

15 Section 3. The Planning Commission finds, determines and declares that this
16 resolution was duly adopted by the affirmative vote of a majority of the quorum of the
17 Planning Commission who were present at a regular or properly called special meeting
18 that included the amendment of the Rules as one of the stated purposes of the meeting.
19

20 Section 4. This resolution is effective upon adoption.
21

22 RESOLUTION APPROVED AND ADOPTED THIS ____ DAY OF _____, 2016.
23

24 TOWN OF BRECKENRIDGE PLANNING
25 COMMISSION
26

27
28 By: _____
29 Chair

30 ATTEST:
31
32
33

34 _____
35 Secretary
36
37
38
39
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46