



**BRECKENRIDGE TOWN COUNCIL REGULAR MEETING**

Tuesday, April 25, 2017; 7:00 PM

Town Hall Auditorium

<b>I</b>	<b>CALL TO ORDER, ROLL CALL</b>	
<b>II</b>	<b>APPROVAL OF MINUTES - APRIL 11, 2017</b>	<b>3</b>
<b>III</b>	<b>APPROVAL OF AGENDA</b>	
<b>IV</b>	<b>COMMUNICATIONS TO COUNCIL</b>	
	A. CITIZEN'S COMMENT - (NON-AGENDA ITEMS ONLY: 3-MINUTE LIMIT PLEASE)	
	B. BRECKENRIDGE SKI RESORT UPDATE (SUMMER ACTIVITIES PREVIEW)	
<b>V</b>	<b>CONTINUED BUSINESS</b>	
	A. SECOND READING OF COUNCIL BILLS, SERIES 2017 - PUBLIC HEARINGS	
	1. COUNCIL BILL NO. 12, SERIES 2017 - AN ORDINANCE AUTHORIZING THE GRANTING OF A TERMINABLE EASEMENT TO KARPP, LLC	<b>8</b>
<b>VI</b>	<b>NEW BUSINESS</b>	
	A. FIRST READING OF COUNCIL BILLS, SERIES 2017 - PUBLIC HEARINGS	
	1. COUNCIL BILL NO. 13, SERIES 2017 - AN ORDINANCE AUTHORIZING THE CONVEYANCE OF TOWN-OWNED REAL PROPERTY (139 Denison Road-Broken Compass Brewing Company)	<b>21</b>
	2. COUNCIL BILL NO. 14, SERIES 2017 - AN ORDINANCE AMENDING TITLE 12 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE PLANT INVESTMENT FEE FOR RESTAURANTS AND LOUNGES	<b>26</b>
	B. RESOLUTIONS, SERIES 2017	
	1. RESOLUTION NO. 13, SERIES 2017 - A RESOLUTION APPROVING AN ASSIGNMENT OF PARTIAL INTEREST IN REAL ESTATE OPTION AGREEMENT WITH SUMMIT COUNTY, COLORADO (Lot 2, Sawlog And Wonderful Placer Subdivision)	<b>30</b>
	C. OTHER	
<b>VII</b>	<b>PLANNING MATTERS</b>	
	A. PLANNING COMMISSION DECISIONS	<b>34</b>
	B. TOWN PROJECT HEARING: SECOND TOWN WATER TREATMENT PLANT	<b>43</b>
<b>VIII</b>	<b>REPORT OF TOWN MANAGER AND STAFF</b>	
<b>IX</b>	<b>REPORT OF MAYOR AND COUNCILMEMBERS</b>	
	A. CAST/MMC (MAYOR MAMULA)	
	B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE (MR. BERGERON)	
	C. BRECKENRIDGE TOURISM OFFICE (MS. GIGLIELLO)	
	D. BRECKENRIDGE HERITAGE ALLIANCE (MS. WOLFE)	
	E. WATER TASK FORCE (MR. DUDICK)	
	F. BRECKENRIDGE CREATIVE ARTS (MS. LAWRENCE)	
	G. BRECKENRIDGE EVENTS COMMITTEE (MS. LAWRENCE)	
<b>X</b>	<b>OTHER MATTERS</b>	

\*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.

**XI SCHEDULED MEETINGS**

**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.

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**CALL TO ORDER, ROLL CALL**

Mayor Mamula called the meeting of April 11, 2017 to order at 7:00 pm. The following members answered roll call: Mr. Dudick, Mr. Bergeron, Ms. Lawrence, Mr. Burke, Ms. Wolfe, Ms. Gigliello and Mayor Mamula.

**APPROVAL OF MINUTES - MARCH 28, 2017**

Ms. Lawrence stated she would like to correct the minutes to reflect that she will be on the Breckenridge Events Committee, and Mr. Burke will be on the Grants and Scholarship Committee. With no additional changes or corrections to the meeting minutes of March 28, 2017, Mayor Mamula declared they would stand approved as corrected.

**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.

Ms. Carol Rockne, a Breckenridge resident, stated she is unhappy about the water plant because she doesn't like the idea of drinking treated waste water. Ms. Rockne handed out questions about the water plant, and stated she wishes Council would study it more and come up with a better solution. Mayor Mamula stated the Council explored the other options at length already.

Fifth graders from Breckenridge Elementary (Keira, Ash and Aiden) spoke to Council about recycling plastic. They presented ideas related to recycling plastic and adding recycling receptacles at bus stops. Council then asked questions related to recycling and their project, and thanked the group for their presentation.

There were no additional comments and Citizen's Comment was closed.

B. Breckenridge Tourism Update

Ms. Lucy Kay, Director of the BTO, was not present for an update.

**CONTINUED BUSINESS**

A. Second Reading of Council Bills, Series 2017 - Public Hearings

1. COUNCIL BILL NO. 10, SERIES 2017 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH BARBARA CROSS TABB

Mayor Mamula read the title into the minutes. Mr. Berry stated there were two minor changes to this ordinance from first reading that are necessary to match the language in the ordinance with the language in the development agreement. He further stated that a motion for the ordinance should reference the version contained in the packet.

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

Mr. Bergeron moved to approve COUNCIL BILL NO. 10, SERIES 2017 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH BARBARA

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CROSS TABB. Ms. Lawrence seconded the motion.  
The motion passed 7 - 0.

2. COUNCIL BILL NO. 11, SERIES 2017 - AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN TOWN-OWNED REAL PROPERTY TO THE TOWN OF BRECKENRIDGE HOUSING AUTHORITY

Mayor Mamula read the title into the minutes. Mr. Berry stated there were no changes to this ordinance from first reading.

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

Mr. Bergeron moved to approve COUNCIL BILL NO. 11, SERIES 2017 - AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN TOWN-OWNED REAL PROPERTY TO THE TOWN OF BRECKENRIDGE HOUSING AUTHORITY.  
Ms. Gigliello seconded the motion.  
The motion passed 7 - 0.

**NEW BUSINESS**

A. First Reading of Council Bills, Series 2017 - Public Hearings

1. COUNCIL BILL NO. 12, SERIES 2017 - AN ORDINANCE AUTHORIZING THE GRANTING OF A TERMINABLE EASEMENT TO KARPP, LLC

Mayor Mamula read the title into the minutes. Mr. Berry stated this ordinance would grant a terminable easement to Karpp, LLC and staff understands that if this ordinance passes we will need to add a provision requiring a review for renewal every few years as a result of the work session discussion.

Mr. Bergeron moved to approve COUNCIL BILL NO. 12, SERIES 2017 - AN ORDINANCE AUTHORIZING THE GRANTING OF A TERMINABLE EASEMENT TO KARPP, LLC. Mr. Burke seconded the motion.  
The motion passed 7 - 0.

B. Resolutions, Series 2017

1. RESOLUTION NO. 10, SERIES 2017 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR THE PROVISION OF LAW ENFORCEMENT SERVICES WITH SUMMIT COUNTY GOVERNMENT AND THE SUMMIT COUNTY SHERIFF

Mayor Mamula read the title into the minutes. Chief McLaughlin stated this IGA would allow the Town to assist the Sheriff's office with calls for service, and there is no change to current practices.

Mr. Bergeron moved to approve RESOLUTION NO. 10, SERIES 2017 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR THE PROVISION OF LAW ENFORCEMENT SERVICES WITH SUMMIT COUNTY GOVERNMENT AND THE SUMMIT COUNTY SHERIFF. Mr. Burke seconded the motion.

The motion passed 7 - 0.

2. RESOLUTION NO. 11, SERIES 2017 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO CONCERNING THE HURON LANDING AUTHORITY

Mayor Mamula read the title into the minutes. Mr. Berry stated the Town and Summit County Government have developed Huron Landing as an affordable housing project, and this resolution creates an authority that would own and manage the property. He further stated a purpose of creating the authority would be to allow the Town's insurance carrier to insure this board. Also, the County has already approved this IGA and staff recommends its approval.

Mr. Bergeron moved to approve RESOLUTION NO. 11, SERIES 2017 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO CONCERNING THE HURON LANDING AUTHORITY. Ms. Gigliello seconded the motion.

The motion passed 7 - 0.

3. RESOLUTION NO. 12, SERIES 2017 - A RESOLUTION APPROVING A FIFTH AMENDMENT TO ANNEXATION AGREEMENT WITH UNION MILL, INC. (The Wellington Neighborhood/Lincoln Park)

Mayor Mamula read the title into the minutes. Mr. Berry stated this resolution would approve a fifth amendment to the annexation agreement with Union Mill, Inc.

Mr. Dudick stated Council should be careful if it goes down this path again so that the changes do not impact the affordable housing provisions. He further stated Council is allowing this amendment because the Town has a 20-year record with this developer.

Mr. Bergeron moved to approve RESOLUTION NO. 12, SERIES 2017 - A RESOLUTION APPROVING A FIFTH AMENDMENT TO ANNEXATION AGREEMENT WITH UNION MILL, INC. (The Wellington Neighborhood/Lincoln Park). Ms. Gigliello seconded the motion.

The motion passed 7 - 0.

- 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.

#### **REPORT OF TOWN MANAGER AND STAFF**

Mr. Holman stated there was no report.

#### **REPORT OF MAYOR AND COUNCILMEMBERS**

- A. Cast/MMC (Mayor Mamula)

Mayor Mamula stated Mr. Holman sent the MMC report to Council.

- B. Breckenridge Open Space Advisory Committee (Mr. Bergeron)

Mr. Bergeron stated the meeting is next week.

- C. Breckenridge Tourism Office (Ms. Gigliello)

Ms. Gigliello stated there was no report.

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- D. Breckenridge Heritage Alliance (Ms. Wolfe)  
Ms. Wolfe stated the historic restroom opening will be discussed at an upcoming meeting. Mr. Holman stated he believes it was important to acknowledge citizens who played a part in this project during the opening.
- E. Water Task Force (Mr. Dudick)  
Mr. Dudick stated there was no report.
- F. Breckenridge Creative Arts (Ms. Lawrence)  
Ms. Lawrence stated there was no report.
- G. Breckenridge Events Committee (Mr. Burke)  
Ms. Lawrence stated next year there will be 3 total sidewalk sales encouraged on the weekends of Memorial Day and Labor Day (not between those), as well as one additional weekend in the spring. Ms. Gigliello pointed out that she only saw about 3 businesses that participated in the most recent sidewalk sale. Ms. Lawrence also stated the Mardi Gras Parade will no longer be a vehicular parade, it will be a "gravity-powered" parade next year with entertainment. She stated she believes this change will allow some of the money spent on barricades to be spent on theatrical acts instead.

**OTHER MATTERS**

Mr. Holman stated Robin Theobald approached the Town awhile ago about sharing the operating costs of a heated sidewalk, and the Town has finally signed that agreement.

- A. BOSAC Appointments  
Ms. Wolfe explained that the nomination committee (Ann Murphy, Elizabeth Miller and Wendy Wolfe) has recommended appointing the following individuals to the three open spots on BOSAC: Jeff Carlson, Craig Campbell, and Jeff Cospolich. Council agreed with those appointments.
- Ms. Wolfe stated the nomination committee would like to give consideration to expanding the BOSAC board by 2 to a total of 9 members. Mr. Scott Reid stated BOSAC should be able to accommodate that many people with strong leadership. Ms. Wolfe stated some of the candidate skill sets were attractive to diversifying the board, and there were strong incumbents. Mr. Burke stated he would support the wording "7 or 9" in the ordinance to approve this change, and Mr. Holman stated two additional members would not be appointed until July after two readings of an ordinance that would make this change. Elizabeth Miller stated the group didn't want to trade experience for new blood, and this is the 20th anniversary of the committee and the committee is changing based on more social issues and fewer land purchases. She added the committee values the history and historical context. Ms. Wolfe stated candidates are vetted thoroughly through this nomination committee process. Council will await the ordinance change at a future meeting.

Mayor Mamula stated Council will review the committees at a future meeting to address term limits, compensation and number or members.

**SCHEDULED MEETINGS**

**ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:50 pm. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

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Helen Cospolich, CMC, Town Clerk

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Eric S. Mamula, Mayor

DRAFT

**MEMO**

TO: Town Council

FROM: Town Attorney

RE: Council Bill No. 12 (Karpp, LLC Terminable Easement – 112 South French St.)

DATE: April 18, 2017 (for April 25<sup>th</sup> meeting)

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The second reading of the ordinance approving the requested Terminable Easement for Karpp, LLC is scheduled for your meeting on April 25<sup>th</sup>.

As requested by the Council at the time of first reading of the ordinance, I have added a new Section 20 to the Terminable Easement document dealing with the Council's periodic review of the status of the easement.

Additionally, the Town Engineer requested that language be included in the Terminable Easement regarding the Town's "catch basin" that is located upon the Easement Premises. The requested language has been added at the end of Section 4 of the easement document.

I will be happy to discuss this matter with you on Tuesday.



1                   ***FOR WORKSESSION/SECOND READING – APRIL 25***

2  
3                   Additions To The Easement As Approved on First Reading Are  
4                   Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

5  
6                   COUNCIL BILL NO. 12

7  
8                   Series 2017

9  
10                  AN ORDINANCE AUTHORIZING THE GRANTING OF A TERMINABLE EASEMENT  
11                  TO KARPP, LLC

12  
13                  WHEREAS, Karpp, LLC has requested the granting of a terminable easement over,  
14 across, and through certain property owned by the Town of Breckenridge; and

15                  WHEREAS, the Town Council has determined that it should grant the requested  
16 terminable easement; and

17                  WHEREAS, the Town Attorney has informed the Town Council that, in his opinion,  
18 Section 15.3 of the Breckenridge Town Charter requires that the granting of the easement be  
19 authorized by ordinance.

20                  NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF  
21 BRECKENRIDGE, COLORADO:

22  
23                  Section 1. The Town Manager is authorized, empowered, and directed to execute,  
24 acknowledge, and deliver to Karpp, LLC the Grant of Easement (Terminable By the Town of  
25 Breckenridge) substantially in the form marked Exhibit “A”, attached hereto, and incorporated  
26 herein by reference.

27  
28                  Section 2. The Town Council finds, determines, and declares that it has the power to  
29 adopt this ordinance pursuant to the authority granted to home rule municipalities by Article XX  
30 of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.

31                  Section 3. Karpp, LLC shall pay the Town Attorney at his non-Town rate for the cost of  
32 preparing the terminable easement approved by this ordinance, and the cost of preparing this  
33 ordinance.

34                  This ordinance shall be published and become effective as provided by Section 5.9 of the  
35 Breckenridge Town Charter.

36                  INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED  
37 PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_\_, 2017. A Public Hearing shall be held at the  
38 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the \_\_\_\_ day of  
39 \_\_\_\_\_, 2017, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the  
40 Town.

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TOWN OF BRECKENRIDGE, a Colorado  
municipal corporation

By: \_\_\_\_\_  
Eric S. Mamula, Mayor

ATTEST:

\_\_\_\_\_  
Helen Cospolich, CMC,  
Town Clerk

**EXHIBIT "A"**

NOTICE!  
ALTHOUGH DESIGNATED AS AN EASEMENT, THE RIGHTS OF THE GRANTEE UNDER  
THIS GRANT ARE FULLY TERMINABLE BY THE TOWN OF BRECKENRIDGE AS  
PROVIDED IN THIS GRANT.

**GRANT OF EASEMENT**  
**(Terminable By Town of Breckenridge)**

THIS GRANT OF EASEMENT ("Grant") is made and entered into at Breckenridge, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by and between the TOWN OF BRECKENRIDGE, a Colorado municipal corporation, whose address is P. O. Box 168, Breckenridge, CO 80424 ("Grantor") and KARPP, LLC, an Ohio limited liability company ("Grantee").

WITNESSETH THAT:

In consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants and restrictions are made:

1. Grant Of Easement. The Grantor hereby grants to the Grantee, its successors and assigns, a fully terminable easement for the uses set forth in Section 3, over, across, and through the following real property situate in the Town of Breckenridge, County of Summit and State of Colorado:

A PORTION OF KLACK GULCH PLACER MS NUMBER 1224, BLOCK 2, YINGLING AND MICKLES ADDITION SUBDIVISION, TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 13, BLOCK 4, ABBETT ADDITION TO THE TOWN OF BRECKENRIDGE, SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6<sup>TH</sup> PRINCIPLE MERIDIAN, ALSO BEING A POINT ON THE WESTERLY BOUNDARY LINE OF KLACK GULCH PLACER MS NUMBER 1224.

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 13, BLOCK 4, ABBETT ADDITION S 10°00'00" E A DISTANCE OF 2.00 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING THE FOLLOWING THREE (3) COURSES:

GRANT OF EASEMENT

- 1) THENCE N 80°00'00" E, A DISTANCE OF 15.00 FEET
- 2) THENCE S 10°00'00" E, A DISTANCE OF 16.00 FEET
- 3) THENCE S 80°00'00" W, A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 13, BLOCK 4, ABBETT ADDITION.

THENCE CONTINUING ALONG SAID EASTERLY LINE OF LOT 13, BLOCK 4, ABBETT ADDITION N10°00'00" W, A DISTANCE OF 16.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 240.0 SQUARE FEET MORE OR LESS.

(“Easement Premises”).

The Easement Premises, denominated as the “Revocable Access Easement,” are depicted on the attached **Exhibit “A,”** which is incorporated herein by reference.

2. Easement Appurtenant. The easement herein granted is for the benefit of and shall be appurtenant to the following described real property situate in the Town of Breckenridge, County of Summit and State of Colorado:

Lot 13, Block 4, Abbett Addition to the Town of Breckenridge, Summit County, Colorado; also known as: 112 South French Street, Breckenridge, Colorado 80424

(“Grantee’s Property”)

3. Use Of Easement Premises. The easement herein granted may be used by Grantee, its members, licensees, lessees, business invitees, employees, and contractors, only for pedestrian and motor vehicle access to and from Grantee’s Property. No other use of the Easement Premises, including, without limitation, the parking of motor vehicles within the Easement Premises, shall be made or permitted by Grantee without Grantor’s prior written permission.

4. Grantor’s Use Of Easement Premises. Grantor shall have the right to use and occupy the Easement Premises for any purpose not inconsistent with Grantee’s full and complete enjoyment of the rights hereby granted. **Without limiting the generality of the preceding sentence, Grantee acknowledges that there is a “catch basin” located on the Easement Premises. The purpose of the catch basin to catch and divert surface water. Grantee agrees to take no action that would have an adverse effect on the functioning of the catch basin, or Grantee’s ability to access and maintain the catch basin. Further, Grantor shall have no liability to Grantee arising from the placement, operation, or failure of the Grantor’s catch basin.**

5. Improvements. No improvements may be constructed by Grantee upon the Easement Premises unless authorized by a development permit issued by the Grantor in its regulatory capacity pursuant to the Town of Breckenridge Development Code (Chapter 1 of Title 9 of the

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Breckenridge Town Code). The terms and conditions of any such development permit shall be incorporated into and made a part of this Grant.

6. Maintenance Of Easement Premises. Grantee shall, at its sole cost, provide such maintenance, repair, or upkeep as shall be required with respect to the Easement Premises. Grantee shall further provide at its sole cost any required snow and ice plowing and removal within the Easement Premises.

7. Non-Waiver Of Governmental Immunity. The parties hereto understand and agree that Grantor is relying on, and does not waive or intend to waive by any provision of this Grant, the monetary limitations (presently \$350,000 per person and \$990,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S., as from time to time amended (“**Act**”), or any other law or limitation otherwise available to Grantor, its officers, or its employees.

8. Grantee’s Duty Of Care. Grantee shall exercise the rights herein granted to it with due care.

9. Indemnification. To the maximum extent allowed by law, Grantee shall indemnify, defend, and hold Grantor harmless from all claims, demands, judgments, and causes of action (including Grantor’s reasonable attorney’s fees, court costs, and expert witness fees) occurring on the Easement Premises and caused by the negligence or intentional wrongful act of the Grantee, its members, licensees, lessees, business invitees, employees, contractors, successors, and assigns; provided, however, the Grantee shall have no obligation under this Section 9 to the extent any claim, demand, judgment or cause of action is caused by the negligence or intentional wrongful act of the Grantor, its agents, employees, officers, contractors, licensees, lessees, successors or assigns. The Grantee’s obligations under this Section 9 shall survive the termination of the Grant and shall continue to be fully enforceable thereafter, subject to any applicable statute of limitation.

10. Insurance. Grantee shall obtain and maintain at all times, at Grantee’s sole cost, a commercial general liability insurance policy with limits of coverage of not less than the limits of liability for Colorado municipalities established from time to time by the Act. Grantee shall furnish the Grantor with a certificate of insurance evidencing compliance with the requirements of this Section 10 prior to the execution of this Grant, and within (20) days of each policy renewal or replacement during the time that this Grant is in effect. The certificate of insurance shall be sent to the Town Clerk, Town of Breckenridge, P.O. Box 168, Breckenridge, Colorado. The certificate of insurance shall provide that Grantee’s insurance policy may not be terminated or cancelled without at least thirty (30) days’ prior written notice to Grantor, sent to the Town Clerk at the above address. Each year during the term of this Grant Grantee’s insurance company shall send the Town a confirmation that the insurance required by this Section 10 is in full force and effect.

11. Termination Of Grant By Grantor. This Grant and the easement granted to the Grantee hereunder are fully terminable by the Grantor in accordance with the following terms and conditions:

A. Termination Upon Notice To Grantee. This Grant and the easement granted to the Grantee hereunder shall terminate one hundred eighty (180) days after written notification of termination is given by the Grantor to the Grantee in the manner required by Section 14. Such notice may be given at any time that that the Grantor determines, in its sole and absolute discretion, that it requires the use of the real property that is burdened by this Grant free and clear of this Grant. Such determination shall be incontestable by the Grantee, and the Grantee covenants and agrees with the Grantor not to contest or attempt to contest the Grantor's right to terminate this Grant as allowed by this Section 11A. The one hundred eighty (180) day notice provision established by this Section 11A is agreed to be reasonable.

B. Termination Upon Default. This Grant and the easement granted to the Grantee hereunder may also be terminated by the Grantor upon the Grantee's default in the performance of the material covenants or agreements of this Grant in accordance with Section 12 of this Grant.

C. Grantee's Waiver of Rights Upon Termination. Upon the termination of this Grant by Grantor as provided herein, Grantee shall immediately: (i) vacate and cease using the Easement Premises, and (ii) re-deliver the Easement Premises to the Grantor in the same condition as existed on the date of this Grant, normal wear and tear excepted, all without further notice from Grantor. Upon the termination of this Grant, Grantee shall be deemed to have irrevocably waived all claims to the Easement Premises under any legal theory, and from and after termination of this Grant Grantee agrees not to assert any claim to the Easement Premises.

D. Grantee To Execute and Deliver Quit Claim Deed to Grantor Upon Termination. Upon the termination of this Grant by Grantor as provided herein, Grantee shall execute, acknowledge, and deliver to Grantor a quit claim deed re-conveying to Grantor all of Grantee's right, title, and interest in the Easement Premises under this Grant. The Grantee's obligations under this Section 11D shall be specifically enforceable against Grantee. Alternatively, should Grantee fail or refuse to comply with its obligations under this Section 11D, Grantor appoints Grantor as its attorney-in-fact to execute, acknowledge, and deliver the quit claim deed to Grantor as required by this Section 11D.

E. No Compensation To Grantee. If this Grant is lawfully terminated by Grantor as provided in this Grant, the Grantee shall not be entitled to receive a refund of any portion of the consideration paid for this Grant, nor shall the Grantee be compensated for the loss of Grantee's rights under this Grant.

12. Default By Grantee; Grantor's Remedies.

A. In the Grantee defaults in the performance of any of the material covenants or agreements to be kept, done, or performed by Grantee under the terms of this Grant, the Grantor may notify the Grantee in writing of the nature of such default. Within ten (10) days following

receipt of such notice the Grantee shall correct such default; or, in the event of a default not capable of being corrected within ten (10) days, the Grantee shall commence correcting the default within ten (10) days of receipt of notification thereof and thereafter correct the default with due diligence. If the Grantee fails to correct the default as provided above, the Grantor, without further notice, shall have the rights provided in Section 12B.

B. If the Grantee shall fail to correct a default as provided Section 12A, in addition to such rights and remedies as shall be provided by law, the Grantor shall have the right to declare that this Grant is terminated effective upon such date as the Grantor shall designate, and in such circumstance the provisions of Section 11.D of this Grant shall apply.

13. Attorney's Fees. If any action is brought in a court of law by either party to this Grant concerning the enforcement, interpretation, or construction of this Grant, the prevailing party, either at trial or upon appeal, shall be entitled to reasonable attorney's fees, as well as costs, including expert witness' fees, incurred in the prosecution or defense of such action.

14. Notices. Except as otherwise provided, all notices provided for or required under this Grant shall be in writing, signed by the party giving the same, and shall be deemed properly given when actually received or three (3) days after being mailed, by certified mail, return receipt requested. Notice to the Grantor shall be sent to the Grantor's address appearing on the signature page(s) of this Grant. Notice to the Grantee shall be sent to the Grantee's address appearing on the signature page(s) of this Grant or, with respect to subsequent owners of the Grantee's Property, at the address to which tax notices for the Grantee's Property are sent by the Summit County Treasurer. Each party, by written notice to the other party, may specify any other address for the receipt of such instruments or communications.

15. Modification. This Grant may be modified or amended only by a duly authorized written instrument executed by both of the parties. Oral amendments to this Grant shall not be permitted.

16. Applicable Law. This Grant shall be interpreted in all respects in accordance with the laws of the State of Colorado without regard to its conflict of laws rules.

17. Waiver. The failure of either party to exercise any of its rights under this Grant shall not be a waiver of those rights. A party waives only those rights specified in writing and signed by the party waiving such rights.

18. Payment of Town Attorney's Fees. The Grantee shall pay the Town Attorney's fees for his time incurred in connection with the preparation of this Grant.

19. Recording And Filing; Agreement Runs With The Land. This Grant shall be placed of record in the real property records of Summit County, Colorado and shall run with the land and shall bind, and the benefits shall inure to, respectively, the Grantor, and all subsequent owners of the Grantor's real property that is burdened by this Grant, and the Grantee, and all subsequent owners of the Grantee's Property; provided, however, the rights of the Grantee and

all subsequent owners of the Grantee's Property under this Grant are subject to the Grantor's rights to terminate this Grant as provided in Section 11 and Section 12 of this Grant.

**20. Periodic Review By Grantor. The Grantor's Town Council shall review this Grant at least once every five (5) years to determine if the Grantor should exercise its discretionary right to terminate this Grant as provided in Section 11.A; provided, however, that nothing in this Section 20 limits or restricts the Grantor's discretionary rights under Section 11.A, and the Grantor may terminate this Grant pursuant to Section 11.A without conducting a periodic review pursuant to his Section 20. At such periodic review Grantee shall provide such information concerning its use of the Easement Premises as Grantor may reasonably request.**

GRANTOR:

TOWN OF BRECKENRIDGE, a Colorado  
municipal corporation

ATTEST:

By: \_\_\_\_\_  
Rick G. Holman, Town Manager

\_\_\_\_\_  
Helen Cospolich, CMC,  
Town Clerk

Grantor's Address:

P.O. Box 168  
Breckenridge, Colorado 80424



STATE OF COLORADO    )  
  ) ss.  
COUNTY OF SUMMIT    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Rick G. Holman, Town Manager, and Helen Cospolich, CMC, Town Clerk, of the Town of Breckenridge, a Colorado municipal corporation.

WITNESS my hand and official seal.

My commission expires: \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

GRANTEE:

KARPP, LLC, an Ohio limited liability company

By: \_\_\_\_\_  
Robert Crane  
Member/Manager

Grantee's Address:

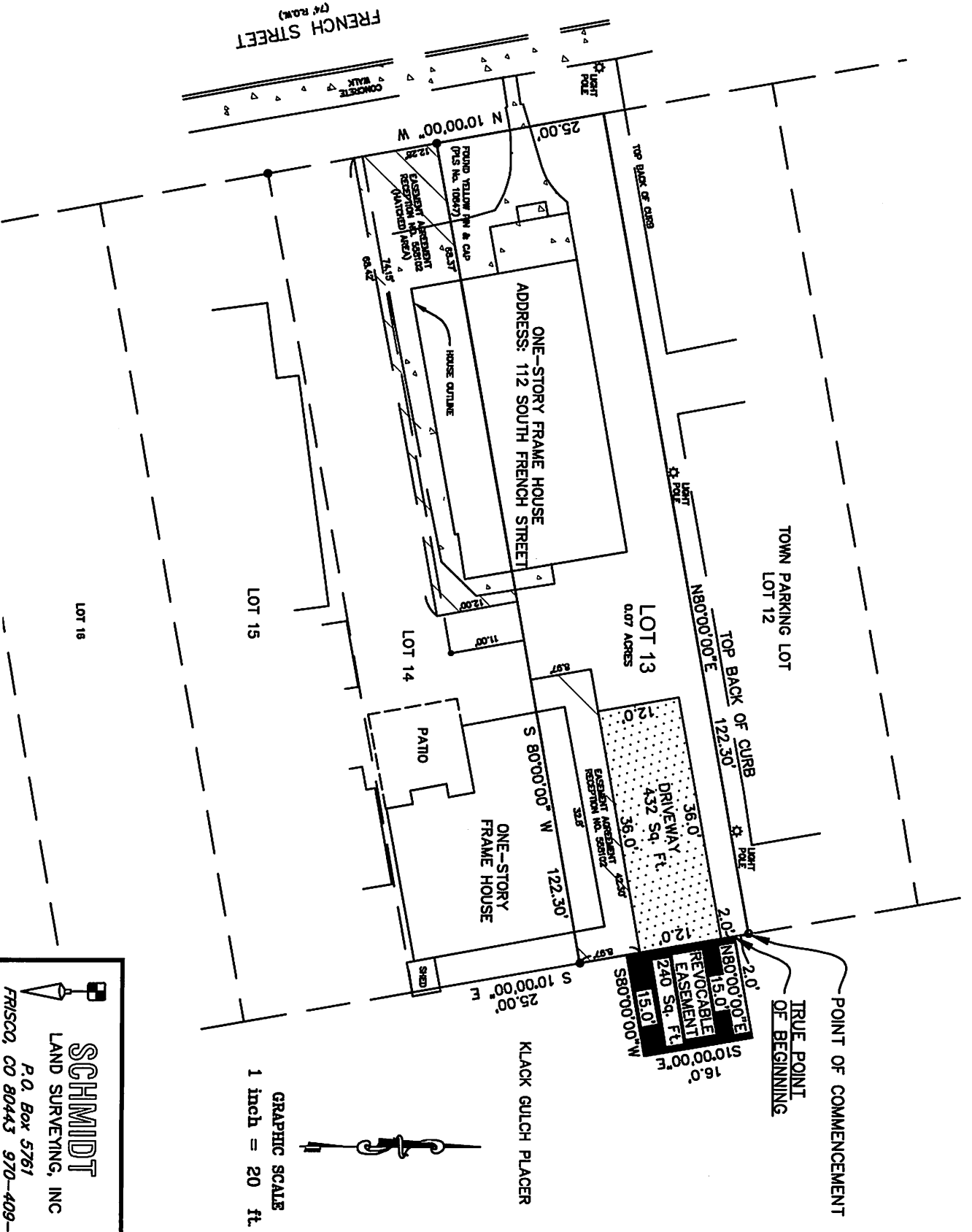
138 Timberside Ct.  
Springboro, Ohio 45066

GRANT OF EASEMENT





EXHIBIT -- REVOCABLE ACCESS EASEMENT  
 LOT 13, BLOCK 4, ABBETT ADDITION, TOWN OF BRECKENRIDGE  
 SUMMIT COUNTY, COLORADO



GRAPHIC SCALE  
 1 inch = 20 ft.



  
**SCHMIDT**  
 LAND SURVEYING, INC  
 P.O. Box 5761  
 FRISCO, CO 80443 970-409-9963

## MEMO

**TO: Breckenridge Town Council**

**FROM: Laurie Best-Community Development Department**

**DATE: April 18, 2017 (for April 25, 2017 meeting)**

**RE: AN ORDINANCE AUTHORIZING THE CONVEYANCE OF TOWN-OWNED REAL PROPERTY (39 Denison Road-Broken Compass Brewing Company)**

---

An Ordinance has been prepared to authorize the conveyance of Town-owned real property to the Brewery Hill LLC. The property to be conveyed by the Town is identified as Lot 1 on the attached Denison Placer Subdivision. Brewery Hill LLC is in the process of acquiring an adjacent property (Lot 2B) from a third party, and will combine Lot 2B with Lot 1 to create a site for a new Brewery. A Class A Development Permit application has been submitted for the new Brewery and that pending application is currently under review. This memo will focus on the real estate transaction and no details in regard to the development permit will be presented or discussed.

Lot 1 is a reconfiguration of Lot 2C, Block 10 of a Resubdivision Plat of the Common Area of Rockpile Ranch Condominium and a portion of Tract E of the Runway Subdivision. The Council and the Housing Committee have discussed this real estate transaction and recommended approval of the conveyance of the land subject to several conditions. The Ordinance that is attached authorizes the Town Manager to take action to execute the sale subject to a Sales Contract. The Sales Contract will be finalized prior to second reading of this Ordinance and will include the following conditions:

- Sale Price approved by Town Council-\$24,000 (specifically for portion of Tract E that is adjacent to Lot 2B that facilitates access to the proposed brewery site)
- Sale Contingencies:
  - Council approved Ordinance
  - Filing of an approved plat
  - Approval of a Development Permit for the project
  - Demonstration of financial ability to complete the construction
- Pursuant to the Letter of Intent executed by the Town and Brewery Hill LLC, the Purchaser is required to construct four (4) two-bedroom townhomes-to be completed within two years
  - The townhomes will be in general compliance with the plans reviewed by Town Council on February 21, 2017 and will include a one car garage for each unit
  - The townhomes will be subject to a Housing Covenant that will run with the land in perpetuity and restrict occupancy to Upper Blue employees

- The townhomes may be used as rental or sale units targeting 100% AMI
- When/if any of the townhomes are sold, if the sale price exceeds 80% AMI, Brewery Hill LLC will reimburse the Town for a pro-rata share of the infrastructure that was completed by the Town as part of the Denison Placer Infrastructure project in 2016/17

**Recommendation:**

Staff recommends approval of the Ordinance on first reading and will be available at your meeting to discuss this real estate transaction and answer any questions. Thank you.



1  
2 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF  
3 BRECKENRIDGE, COLORADO:  
4

5 Section 1. The Contract of Sale between the Town and Brewery Hill LLC, a Colorado  
6 limited liability company d/b/a Broken Compass Brewing Company (**Exhibit “A”** hereto), is  
7 approved; and the Town Manager is authorized, empowered, and directed to execute such  
8 Agreement for and on behalf of the Town of Breckenridge.  
9

10 Section 2. The Town Manger is authorized, empowered, and directed to take all necessary  
11 and appropriate action to close the sale of the Property contemplated by the Agreement. In  
12 connection therewith, the Town Manager shall have full power and authority to do and perform all  
13 matters and things necessary to the sale and conveyance of the Property pursuant to the Agreement,  
14 including, but not limited to, the following:  
15

- 16 1. The making, execution, and acknowledgement of settlement  
17 statements, closing agreements, and other usual and customary  
18 closing documents;
- 19 2. The execution, acknowledgement, and delivery to the buyer of the  
20 deed of conveyance for the Property; and  
21
- 22 3. The performance of all other things necessary to the sale of the  
23 Property by the Town pursuant to the Agreement.  
24  
25

26 The Town Council hereby ratifies and confirms, in advance, all action taken by the Town Manager  
27 pursuant to this Section 2.  
28

29 Section 3. For the reasons set forth above, the Town Council of the Town of  
30 Breckenridge finds, determines, and declares that the approval of the proposed Contract of Sale  
31 with Brewery Hill LLC, a Colorado limited liability company d/b/a Broken Compass Brewing  
32 Company (**Exhibit “A”** hereto), and the conveyance of the Town-owned real property described  
33 in such Agreement, will provide a public benefit and further a public purpose within the meaning  
34 of Article 11, Section 2 of the Colorado Constitution. The Town Council further finds,  
35 determines, and declares that the Town of Breckenridge will receive adequate consideration in  
36 return for its conveyance of the Town-owned real property described in such Agreement.  
37

38 Section 4. The Town Council hereby finds, determines and declares that it has the power to  
39 adopt this ordinance pursuant to the authority granted to home rule municipalities by Article XX of  
40 the Colorado Constitution and the powers contained in the Breckenridge Town Charter.  
41

42 Section 5. This ordinance shall be published and become effective as provided by Section  
43 5.9 of the Breckenridge Town Charter.  
44

45 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED  
46 PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_\_, 2017. A Public Hearing shall be held at the



1 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the \_\_\_ day of  
2 \_\_\_\_, 2017, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the  
3 Town.

4  
5 TOWN OF BRECKENRIDGE, a Colorado  
6 municipal corporation  
7

8  
9  
10 By: \_\_\_\_\_  
11 Eric S. Mamula, Mayor  
12

13 ATTEST:  
14  
15  
16

17 \_\_\_\_\_  
18 Helen Cospolich, CMC,  
19 Town Clerk  
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## MEMORANDUM

To: Town Council  
From: Chris Kulick, Planner II  
Subject: Water PIF Ordinance  
Date: April 11, 2017 (for April 25, 2017 Town Council Meeting)

At the December 13, 2016 and March 14, 2017 Town Council meetings, staff discussed the need to establish definitions for the food service categories listed in Section 12-4-10 of the Town's Water Code (Schedule of Single-Family Equivalents). At these meetings, the Council reviewed research on how peer communities assess and define water tap fees for different types of retail food establishments.

Based on this research, the Council gave staff direction to eliminate the Snack Bar / Delicatessen use category from the Schedule of Single-Family Equivalents and have all retail food service establishments assessed as Restaurant/Lounges. This was in large part due to the interpretation and precedent that snack bar/delicatessen had to utilize disposable wares, creating undo environmental impacts, whereas, full service restaurants could use reusable ware. Additionally, the Council requested staff to establish definitions for Restaurants, Lounges and Tasting Rooms (now proposed as Liquor Manufacturer Sales Rooms), and revise the PIF multiplier for Restaurant / Lounge from 4.5 SFEs to 3.75 SFEs per 1,000 sq. ft. of building space beginning January 1, 2018.

Beyond the requested changes that are addressed in the ordinance attached, the Council also sought information on the number of recently converted restaurant/ lounges and snack bar/ delicatessens. Below is a list of restaurants either in newly created space or space which has been converted to a retail food service use in the last five years, thereby, paying additional plant investment fees.

- Bangkok Happy Bowl, 103 N. Main St. Restaurant/ Lounge (2017).
- Robbie's Tavern, 1627 Ski Hill Rd. Restaurant/ Lounge (2016).
- Breckenridge Distillery Restaurant, 1925 Airport Road Restaurant/ Lounge (2016).
- Continental Divide Winery, 505 S. Main St. Snack Bar/ Deli (2016).
- RMU, 114 S. Main St. Restaurant/ Lounge (2016).
- Giampietro's Expansion, 100 N. Main St. Restaurant/ Lounge (2016).
- Flipside Burger, 320 S. Main St. Restaurant/ Lounge (2015).
- Cabin Coffee, 222 S. Main St. Snack Bar/ Deli (2014).
- Stella's Hungry Horse, 327 N. Main St. Large Temporary Vendor Cart (2013).
- Piante Pizzeria, 520 S. Main St. Snack Bar/ Deli (2012).

Staff will be happy to answer any questions related to this proposed ordinance at the April 25<sup>th</sup> work session.

1 **FOR WORKSESSION/FIRST READING – APRIL 25**

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

5  
6 COUNCIL BILL NO. \_\_\_\_

7  
8 Series 2017

9  
10 AN ORDINANCE AMENDING TITLE 12 OF THE BRECKENRIDGE TOWN CODE  
11 CONCERNING THE PLANT INVESTMENT FEE FOR RESTAURANTS AND LOUNGES

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

15  
16 Section 1. Section 12-1-6 of the Breckenridge Town Code is amended by the addition of  
17 the following definition2:

**LIQUOR  
MANUFACTURER  
SALES ROOM:**

**An area approved as a liquor manufacturer sales room by the  
State of Colorado pursuant to the Colorado Liquor Code in  
which the holder of an alcohol beverage license sells and serve  
alcohol beverages for consumption on the licensed premises,  
sells alcohol beverages for consumption of the licensed  
premises, or both.**

**LOUNGE:**

**An establishment the principal business of which is the sale of  
alcoholic beverages at retail for consumption on the premises,  
and which is appropriately licensed under the Colorado Liquor  
Code or the Colorado Beer Code. The square footage of an  
approved liquor manufacturer sales room shall be included in  
the square footage of a lounge, whether located in the main  
licensed premises of the lounge, or at a location that is not part  
of the main licensed premises. For the purpose of this  
definition, the holder of a hotel and restaurant liquor license  
issued pursuant to the Colorado Liquor Code shall be deemed  
to be a retail food service establishment, and not a lounge.**

**RESTAURANT:**

**An establishment that stores, prepares, or packages food or  
drink for human consumption or serves or otherwise provides  
food for human consumption to consumers directly or  
indirectly through a delivery service, whether such food is  
consumed on or off the premises or whether there is a charge  
for such food. A retail food establishment may or may not hold  
a hotel and restaurant license under the Colorado Liquor Code.  
The term “food service establishment” includes, but is not  
limited to, restaurants, delicatessens, and snack bars.**

**“Retail Food Establishment” does not include:**

- a. Any private home;**
- b. Private boarding houses;**
- c. Appropriately licensed hospital and health facility patient feeding operations;**
- d. Appropriately licensed child care centers and other child care facilities;**
- e. Hunting camps and other outdoor recreation locations where food is prepared in the field rather than at a fixed base of operation;**
- f. Food or beverage wholesale manufacturing, processing, or packaging plants, or portions thereof, that are subject to regulatory controls under state or federal laws or regulations;**
- g. Motor vehicles used only for the transport of food;**
- h. Establishments that handle only nonpotentially hazardous prepackaged food, and operations serving only commercially prepared, prepackaged foods requiring no preparation other than the heating of food within its original container or package;**
- i. Farmers markets and roadside markets that offer only uncut fresh fruit and vegetables for sale;**
- j. Automated food merchandising enterprises that supply only prepackaged nonpotentially hazardous food or drink or food or drink in bottles, cans, or cartons only, and operations that dispense only chewing gum or salted nuts in their natural protective covering;**
- k. The donation, preparation, sale, or service of food by a nonprofit or charitable organization in conjunction with an event or celebration.**

1  
2        Section 2. The portion of Section 12-4-10A of the Breckenridge Town Code that  
3 concerns the “Water User Class” and “SFE” amount for “snack bars and delicatessens, per 1,000  
4 square feet of building space” is deleted.

5        Section 3. The portion of Section 12-4-10A of the Breckenridge Town Code that  
6 concerns the “Water User Class” and “SFE” amount for “restaurants and lounges, per 1,000  
7 square feet of building space” is amended to read as follows:

<u>Water User Class</u>	<u>SFE</u>
Restaurants and lounges, per 1,000 square feet of building space	<del>4.50</del> <u>3.75</u>

12  
13        Section 4. Except as specifically amended hereby, the Breckenridge Town Code, and the  
14 various secondary codes adopted by reference therein, shall continue in full force and effect.



# MEMORANDUM

OPEN SPACE & TRAILS

To: Town Council

From: Open Space & Trails Staff

Date: April 25, 2017

Re: Sawlog and Wonderful Lot 2 Acquisition



---

## Background

The Sawlog and Wonderful Lot 2 is a 10.82-acre lot in a very visible location along Highway 9, adjacent to the Montecristo Gulch Open Space. It includes approximately 1,250 feet of highway frontage, located just south of Blue Lakes Road and Quandary Trailhead toward Hoosier Pass. There are several potential building sites, zoned RME. The property is primarily covered by spruce forest with high wildlife value and potential for unique plant species. The property has also been identified as a potential location for a portion of the recpath in the Master Plan for the Hoosier Pass Recpath toward Park County.

<b>Acreage:</b>	10.82 acres
<b>Cost/acre:</b>	\$16,682
<b>Total proposed cost:</b>	\$180,500
<b>Cost to TOB:</b>	\$90,250

The County has asked the Town to consider splitting the costs at 50/50.

1                   ***FOR WORKSESSION/ADOPTION – APRIL 25***

2  
3   RESOLUTION NO. \_\_\_\_

4  
5   SERIES 2017

6  
7                   A RESOLUTION APPROVING AN ASSIGNMENT OF PARTIAL INTEREST IN REAL  
8                   ESTATE OPTION AGREEMENT WITH SUMMIT COUNTY, COLORADO  
9                   (Lot 2, Sawlog and Wonderful Placer Subdivision)

10  
11                   WHEREAS, Summit County, Colorado, acting by and through the Board of County  
12                   Commissioners (“**County**”), entered into an Option Agreement granting to the County the right  
13                   and option to acquire Lot 2, Sawlog and Wonderful Placer Subdivision, located in the County of  
14                   Summit, Colorado (“**Option Agreement**”); and

15  
16                   WHEREAS, the Town desires to obtain a partial assignment of the County’s rights under  
17                   the Option Agreement so that the Town can jointly acquire such real property with the County;  
18                   and

19  
20                   WHEREAS, a proposed Assignment of Partial Interest in Option Agreement between the  
21                   Town and the County has been prepared, a copy of which is marked **Exhibit “A”**, attached  
22                   hereto and incorporated herein by reference (“**Assignment**”); and

23  
24                   WHEREAS, the Town Council has reviewed the proposed Assignment, and finds and  
25                   determines that it would be in the best interests of the Town and its residents for the Town to  
26                   enter into the proposed Assignment; and

27  
28                   WHEREAS, Rule 6.1(b) of the Council Procedures and Rules of Order provides that a  
29                   resolution may be used to approve a contract.

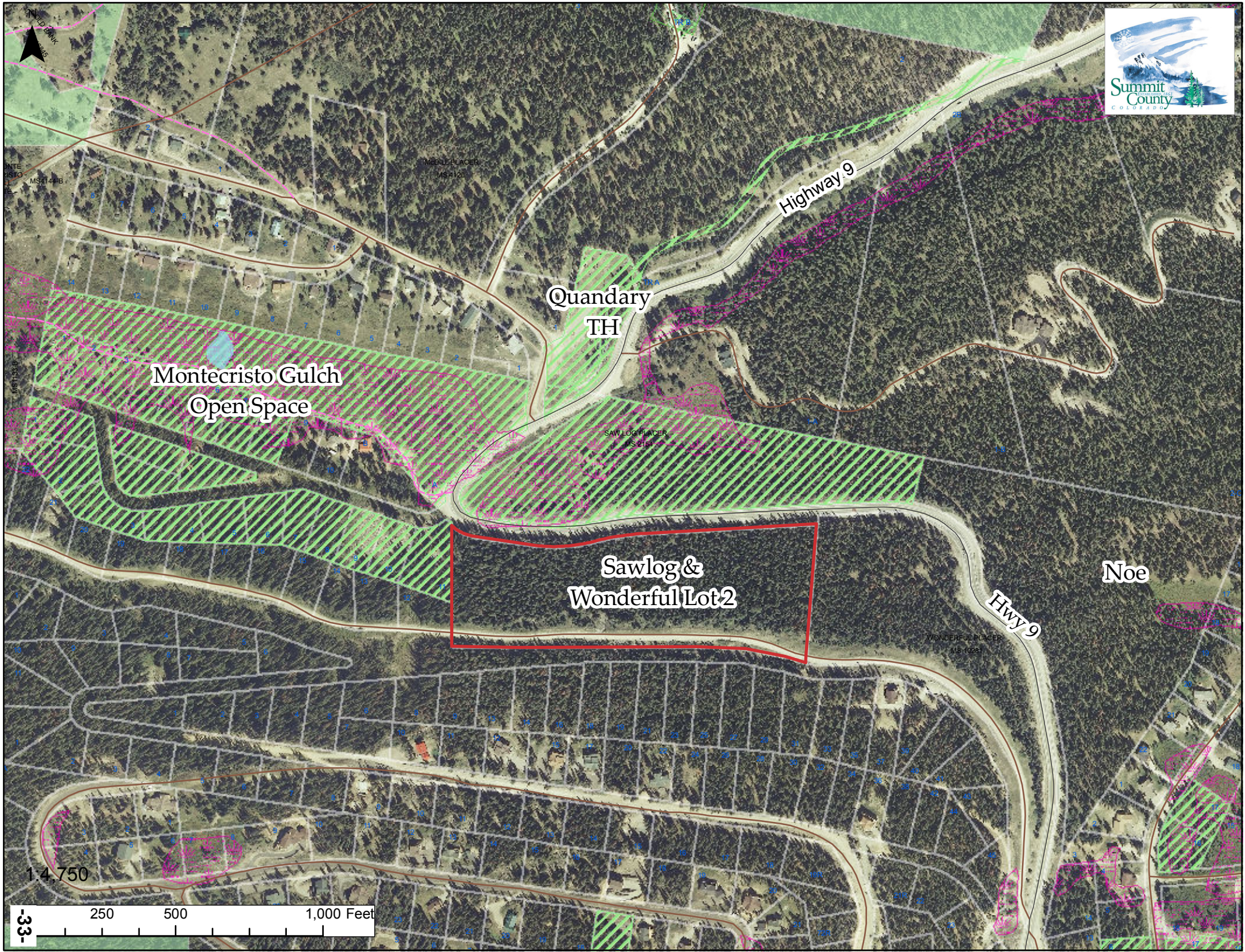
30  
31                   NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF  
32                   BRECKENRIDGE, COLORADO, as follows:

33  
34                   Section 1. The Assignment of Partial Interest in Option Agreement between the Town  
35                   and Summit County, Colorado, acting by and through the Board of County Commissioners  
36                   (**Exhibit “A”** hereto), is approved. The Town Manager is authorized, empowered, and directed  
37                   to execute such agreement for and on behalf of the Town of Breckenridge.

38  
39                   Section 2. At such time as the Town Manager is advised by the Town Attorney that it is  
40                   appropriate to do so, the Town Manager is hereby authorized, empowered, and directed to take  
41                   all necessary and appropriate action to close the purchase of the real property contemplated by  
42                   the Assignment of Partial Interest in Option Agreement. In connection therewith, the Town  
43                   Manager shall have full power and authority to do and perform all matters and things necessary  
44                   to the purchase and acquisition of the property described in the “Assignment of Partial Interest in  
45                   Option Agreement”, including, but not limited to, the following:  
46







Montecristo Gulch  
Open Space

Quandary  
TH

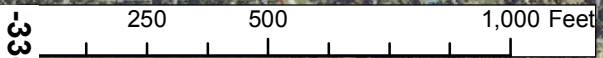
Highway 9

Sawlog &  
Wonderful Lot 2

Hwy 9

Noe

1:4,750



33-

**MEMORANDUM**

**To:** Town Council

**From:** Peter Grosshuesch, Director of Community Development

**Date:** April 19, 2017

**Re:** Planning Commission Decisions of the April 18, 2017, Meeting.

---

**DECISIONS FROM THE PLANNING COMMISSION AGENDA OF April 18, 2017:**

CLASS C APPLICATIONS:

- 1) Browne Residence (CL) PL-2017-0083, 188 Peerless Drive  
Construct a new, single family residence with 6 bedrooms, 7 bathrooms, 5,936 sq. ft. density and 6,985 sq. ft. mass for a F.A.R. of 1:0.21. *Approved.*
- 2) Haddock Residence (MM) PL-2017-0062, 86 Victory Lane  
Construct a new, single family residence with 3 bedrooms, 4.5 bathrooms, 4,550 sq. ft. density and 5,434 sq. ft. mass for a F.A.R. of 1:6.89. *Approved.*

CLASS B APPLICATIONS:

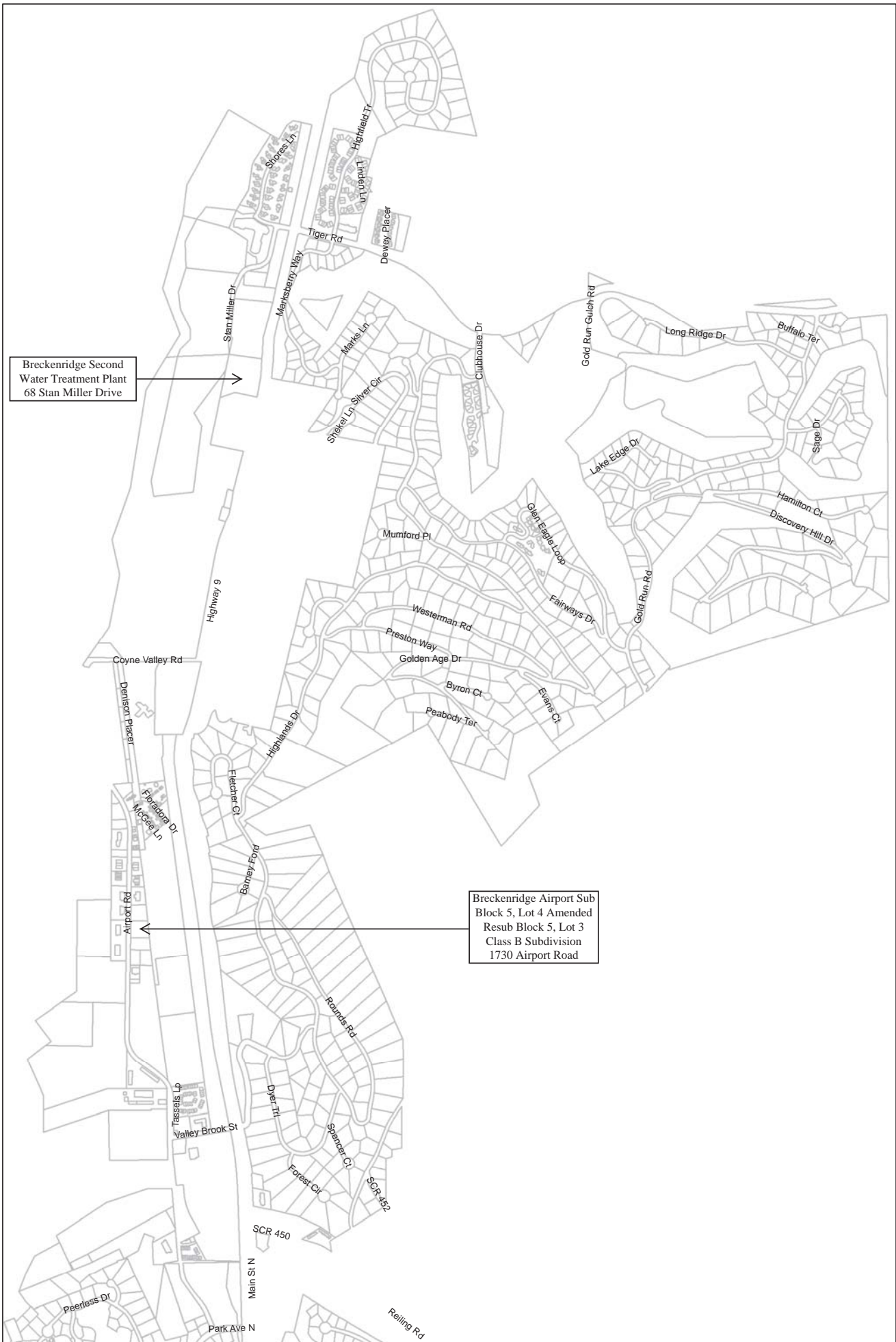
- 1) Grad Duplex Garage and Remodel (MM) PL-2017-0056, 302 South Harris Street  
Add a 2-car garage off the east alley, extensively remodel the exterior, add a carport, and remodel the interior of the existing building with no change to overall building height or livable area. *Approved.*

CLASS A APPLICATIONS: None.

TOWN PROJECT HEARINGS:

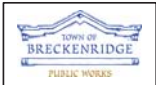
- 1) Breckenridge Second Water Treatment Plant (MM) PL-2016-0112, 68 Stan Miller Drive  
Construct a water treatment facility, support buildings and pump station on Tract 1 of the McCain Master Plan area. *Recommendation that the Town Council approve.*

OTHER: None.



Breckenridge Second  
Water Treatment Plant  
68 Stan Miller Drive

Breckenridge Airport Sub  
Block 5, Lot 4 Amended  
Resub Block 5, Lot 3  
Class B Subdivision  
1730 Airport Road



Brown Residence  
188 Peerless Drive

Haddock Residence  
86 Victory Lane

Grad Duplex Garage  
and Remodel  
302 South Harris Street



printed 4/11/2017

**Breckenridge South**



## PLANNING COMMISSION MEETING

The meeting was called to order at 6:00pm by Vice Chair Leidal.

### ROLL CALL

Christie Leidal                      Gretchen Dudney                      Jim Lamb  
Mike Giller  
Steve Gerard, Ron Schuman and Dan Schroder were absent.

### APPROVAL OF MINUTES

With no changes, the April 4, 2017, Planning Commission Minutes were approved as presented.

### APPROVAL OF AGENDA

With no changes, the April 18, 2017, Planning Commission Agenda was approved.

### CONSENT CALENDAR:

1) Browne Residence (CL) PL-2017-0083, 188 Peerless Drive

With no requests for call up, the consent calendar was approved as presented.

### CALL UP HEARINGS:

1) Haddock Residence (MM) PL-2017-0062, 86 Victory Lane

Mr. Mosher presented an application for a new, single-family residence with 3 bedrooms, 4.5 bathrooms, 4,550 sq. ft. of density and 5,434 sq. ft. of mass for a F.A.R. of 1:6.89. A photometric plan has now been included showing the site lighting meets the criteria listed in the Town Code.

#### *Commissioner Questions / Comments:*

Mr. Giller:            I noticed that it had a HERS rating of 45; I was impressed.

Ms. Dudney made a motion to approve the Haddock Residence, PL-2017-0062, 86 Victory Lane, with the presented findings and conditions. Mr. Lamb seconded, and the motion was carried unanimously (4-0).

### TOWN COUNCIL REPORT:

Mr. Grosshuesch:

- Crosstab development agreement approved. This is a single-family house on Sawmill Rd. that wanted to add on.
- Dennison Placer Town conveyed to the Breckenridge Housing Authority.
- Karpp terminable easement access from the BGVCC south parking lot. There will be additional landscaping installed elsewhere on the community center site. Reauthorization every five years was requested by Town Council.
- The Huron Landing Authority was created and will be the owner of the property. Neither the town nor the county should be the owner for insurance reasons.
- Union Mill Annexation Agreement amendment. The Town subordinated its position on the title for the purposes of facilitating construction financing. This is a lending requirement, and it will help speed up the development of Lincoln Park.
- Oxbow Park is slated for construction in 2018. GOCO has awarded a \$350,000 grant for the project.
- Four O'Clock roundabout work has begun. Park Avenue road closure April 24<sup>th</sup> to July 1<sup>st</sup>.
- Ski Hill Road construction at the Peak 8 base begins April 24<sup>th</sup>.
- The SustainableBreck Annual Report was presented to Council.

### PRELIMINARY HEARINGS:

1) Satellite Place Subdivision (CL) PL-2017-0054, 1730 Airport Road

Mr. LaChance presented a proposal to subdivide Breckenridge Airport Subdivision, Block 5, Lot 4, into three separate lots, creating the Satellite Place Subdivision with access from Fraction Road. The Fraction Road right of way will also be platted with this subdivision.

This subdivision proposal is in general compliance with the Subdivision Standards. Staff had no concerns with this application. This application was noticed as a preliminary hearing and staff believes that it is ready to go to a final hearing with Planning Commission direction.

Applicant Presentation: Mr. Lee Edwards: No Comments.

Ms. Leidal opened the hearing to public comment. There was no public comment and the hearing was closed.

*Commissioner Questions / Comments:*

Ms. Leidal: Question on the wording in the note regarding the 10 ft. snow storage easement and no private snow storage. Last sentence of note should be reworded I think. I understand what the intent is but the note is confusing. (Mr. LaChance: There is not to be any private snow storage in that area. I met with the Town Attorney this afternoon and we are going to wordsmith it.) I support the analysis and welcome a final hearing soon.

Mr. Lamb: I support.

Mr. Giller: I support.

**COMBINED HEARINGS:**

1) Grad Duplex Garage and Remodel (MM) PL-2017-0056, 302 South Harris Street

Mr. Mosher presented an application to add a 2-car garage off the east alley, extensively remodel the exterior, add a carport, and remodel the interior of the existing building. There is no change to the overall building height or livable area.

Staff added a Condition of Approval that, prior to a certificate of occupancy, a Class C Subdivision will be approved creating a legal duplex.

Point Analysis: Staff has found that the proposal has incurred negative three (-3) points under Policy 24/R, Social Community, for placing parking in the front yard related to Design Standards 320 and 321. Positive two (+2) points are suggested under Policy 22/R, Landscaping, for the landscaping plan showing some public benefit and positive one (+1) point under Policy 33, Energy Conservation, for obtaining a HERS index report prepared by a registered design professional prior to a Certificate of Occupancy. The proposal passes with a score of zero (0) points.

The applicant and agent have worked thoroughly with staff to present this application as a combined preliminary and final hearing. Staff believes that the issues involved in this proposed project are such that no useful purpose would be served by requiring two separate hearings.

In addition to any general comments, staff asked for Commissioner comments regarding the following:

1. Did the Commission concur with awarding positive two (+2) points for the proposed landscaping plan?
2. Was the Commission comfortable with the proposed carport?
3. Was the Commission comfortable with the setback exemption for the garage off the alley?

The Planning Department recommended the Commission approve the Grad Duplex Garage and Remodel (PL-2017-0056), showing a passing score of zero (0) points along with the presented Findings and Conditions.

Ms. Leidal opened the hearing to public comment. There was no public comment and the hearing was closed.

*Commissioner Questions / Comments:*

- Mr. Lamb: Is this 2X4 construction? Will it be insulated with urethane? (Ms. Janet Sutterley, Architect for the Applicant: Yes and the plan is to add R-23 foam to improve the insulation.)
- Mr. Giller: Will it be a condo or townhome? (Mr. Mosher: Duplex.) Is there mass above the garage? (Ms. Sutterley: No, it will be a storage area in the framework.)
- Ms. Dudney: I support the point analysis.
- Mr. Lamb: It is one thing to get a HERS report and another to be energy efficient but now I see that it will be energy efficient. I support the analysis.
- Mr. Giller: I support staffs point analysis.
- Ms. Leidal: Great project; I support the analysis.

Ms. Dudney made a motion to approve the Grad Duplex Garage and Remodel, PL-2017-0056, 302 South Harris Street, showing a passing point analysis of zero (0) points and with the presented findings and conditions. Mr. Lamb seconded, and the motion was carried unanimously (4-0).

**TOWN PROJECT HEARINGS:**

1) Breckenridge Second Water Treatment Plan (MM) PL-2016-0112, 68 Stan Miller Drive

Mr. Mosher presented a proposal for a water treatment facility, support buildings and pump station on Tract 1 of the McCain Master Plan area. The Commission last heard this proposal on April 19, 2016 as a work session. Direction was sought to break up the building masses and provide a more ‘mountain feel’ to the architecture and add visual interest. The Planning Commission reviewed the McCain Master Plan Modification at a work session on November 3, 2015 and at a Town Project Public Hearing on December 1, 2015. The Commission also visited the site as part of their fall field trip. At the December 1st hearing the Planning Commission unanimously recommended that the Town Council approve the McCain Master Plan Modification. On December 8, 2015, the Town Council held a Town Project Public Hearing and approved the McCain Master Plan Modification. The Plan Modification amended the previous 2012 McCain Master Plan, which provided general land use guidance for the McCain property. The 2015 Plan Modification identified specific uses for a total 13 different land use tracts on the McCain Property. Tract 1 is the area to be developed with this application under the Town Project process.

Assignment of Points: Staff has found that the proposal conforms to all absolute policies in the Development Code. Under the Relative Policies:

Negative points were incurred under the following policies:

- 5/R, Architectural Compatibility: Aesthetics, negative six (-6) points for the Clearwell and Pump Station, with 100% of the building exterior finishes being made of non-natural materials.
- 6/R, Building Height Outside Historic District: Negatives fifteen (-15) points for the Blending Tank, which is the tallest at 38.5feet. This is 12.5 feet over the suggested height of 26 feet. Buildings that are more than one story over the land use guidelines recommendation, but are no more than one and one-half (1-1/2) stories over the land use guidelines recommendation.
- 6/R: Broken, interesting roof forms that step down at the edges; negative one (-1) point as the ridgeline on the Treatment Building is unbroken and is 111 feet long.

This adds to a total of negative twenty-two (-22) points.

Positive points were awarded under the following policies:

- 2/R, Land Use Guidelines: Uses, positive eight (+8) points for the 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. For a project offering this much public benefit and a scope this large, Staff is suggesting positive eight (+8) points under this policy.

- 24/R, Social Community - Community Need: For a project offering this much public benefit and a scope this large, Staff is suggesting positive six (+6) points under this policy.
- 26/R, Infrastructure - Capital Improvements: Positive eight (+8) points for "Capital Improvements: The implementation of capital improvement needs listed in the land use guidelines or town's capital improvements five (5) year program is encouraged; while any action to impede the implementation of any of these items is discouraged. (Ord. 19, Series 1988). The Land Use guidelines specifically identify "water facilities" as District Improvements.
- 

This adds to a total of positive twenty-two (+22) points, bringing the overall score to a passing score of zero (0) points.

Staff believes this facility will be an important entry component to anyone arriving (or leaving) along this portion of Highway 9. The desire is to create a modern building that still respects the history and heritage of this portion of Summit County and the Town of Breckenridge. The Town Council has directed staff to proceed with this comprehensive development this year. Upon completion, this will become a vital part of the overall community infrastructure.

Staff had the following questions for the Commission:

1. Did the Commission support awarding positive eights (+8) points under Policy 2/R Uses for providing a use in this district and identified in the McCain Master Plan?
2. Did the Commission support awarding positive eight (+8) points under Policy 26, Infrastructure, for abiding with the Land Use District preferred use of "water facilities" and for the overall benefits of the Town's infrastructure?

The Community Development Department suggested the Planning Commission recommend to the Town Council approval of the Breckenridge Second Water Treatment Plant, PL-2016-0112, showing a passing point score of zero (0) points with the presented Findings.

Mr. Marc Hogan, Architect: Thank you for your time and the opportunity. Ms. Sara Clark will walk you through the project.

Ms. Clark: The purpose of the project is to provide the town a water plant with space to add capacity. (Ms. Clark explained the purpose and use for each building.) A lab will be in the administration building and will be a considerable upgrade from the current lab as well as a training area. (Ms. Dudney: Will the bike path be rerouted?) (Mr. Mosher: The path will be tied in.) (Ms. Dudney: Did the footprint change?) Yes. We downsized the big building. We do have budget constraints. (Mr. Hogan: We reduced admin building and several others. About Ms. Dudney's question: the metal panel use is to control condensation. Landscaping design has been done by Norris Design.)

Ms. Leidal opened the hearing to public comment.

Mr. Lee Edwards: Is the current roadway alignment still the same? (Mr. Mosher: Explained where the road way will be.) Thank you. An observation: I have picked up bicyclists here and a couple parking spaces should be added. (Mr. Mosher: We are currently talking to Engineering about that.) Great, a couple spaces to pull over would be good. Will the mechanical equipment be on the roof? (Mr. Hogan: No. We have integrated mechanical into the building. Although the residual building pump station will be on the ground.) Where will the raw water line run? (Ms. Clark and Mr. Hogan explained.) I am concerned about the bike path disturbance. (Ms. Clark: There will be disturbance and we will have a detour plan.) You could skew the administration building. Use natural lighting by including big opening instead of the small windows shown. (Mr. Hogan: The fenestration locations are a function of all the mechanical inside. Windows are 3' x 3'.)



*Commissioner Questions / Comments:*

- Ms. Leidal: Is the non-natural material required? (Mr. Mosher: Part of it is. It has to do with how these machines are housed and the resulting humidity.) Do you have any concerns with snow stack? (Mr. Mosher: They have ample space and will have machines to move snow, so it is not a concern.)
- Mr. Lamb: I am concerned it looks very industrial to the entrance of Town. It will need lots of landscaping to shield it from Highway 9. What we see here is skimpy. Overcoming 22 negative points is a lot to overcome. I would like to see a better landscaping job to screen the long flat facade.
- Mr. Giller: Conceptually the structure offered a screening but we are past that. The restroom should be moved away from the project entrance to a better location for biker visibility. Adjustment of 90 degrees of the primary building was a smart thing to do.
- Ms. Dudney: The development code was not made for this. This is being shoehorned with the code to make it pass points. It puts the Commission in an unusual situation. I think it should be an exception to the development code-to function, it has to reach this height and mass. The negative points. As a bike rider, I ask that you please move the bike path off the roundabout, as it is very dangerous.
- Ms. Leidal: I am concerned with giving positive eight (+8) points for 2R under land use just because it meets what the master plan says. That is like giving points for a project that meets the underlying zoning anywhere in town. I do not want to set precedent for other projects. I feel we are stretching the code and setting bad precedence. I suggest we look for other ways to award points than set poor precedence. Maybe it is possible to give points for art or the beefed up landscaping.
- Mr. Lamb: I feel we need to hold a Town project to the same precedence as we do to public projects.
- Ms. Dudney: Yes, but it is a water plant and an unusual example. (Mr. Grosshuesch: We are not concerned about precedents because it's very likely no one else will build a water plant.) Is the positive eight (+8) because of the community benefit? (Mr. Grosshuesch: Yes.) I am ok with the point analysis then.
- Mr. Lamb: I am ok with point analysis but I feel it is important to express my concern about holding the town to the same standards as the public projects.

Ms. Dudney made a motion to recommend the Town Council approve the Breckenridge Second Water Treatment Plant, PL-2016-0112, 68 Stan Miller Drive, showing a passing point analysis of zero (0) points and with the presented findings. Mr. Giller seconded, and the motion was carried unanimously (4-0).

Ms. Leidal called a 5-minute break at 7:20pm. The meeting reopened at 7:25pm.

**OTHER MATTERS:**

1) Breckenridge Public Art Program Master Plan Review, Resolution and Recommendation (JP)  
Ms. Puester and Ms. Jennifer Cram, Director of Public Programs + Engagement, Breckenridge Creative Arts, presented. The updated Public Art Master Plan + Policy is divided into three parts. Part 1 is the Master Plan, which gives creative direction to the Breckenridge Public Art Program. Part 2 is the Public Art Policy, which outlines specific policies and procedures that guide day-to-day operations required to put the plan in action. Part 3 offers a visual tour of the Breckenridge public art collection as it stands today, representing rich stories of local lore, captivating vistas, environmental stewardship and all other aspects that make each piece uniquely Breckenridge.

Formerly managed by the Town of Breckenridge, the Breckenridge Public Art program is now managed by Breckenridge Creative Arts. BCA spearheaded the Public Art Program Master Plan + Policy, which builds on the Town's 2006 Art in Public Places Master plan with input from community representatives to chart the course of public art programs in Breckenridge.

Ms. Cram asked the following questions of the Commission:

1. Would the Planning Commission support BCA returning with a work session item on Section 9-1-19-43 A/R, *Public Art*, of the Development Code with regard to point allocations for public art?
2. Did the Planning Commission support the proposed updates to the 2006 Art in Public Places Master Plan to be named Breckenridge Public Art Program Master Plan + Policy?

Ms. Dudney: Is there a time constraint to complete? (Ms. Cram: No, we have time. It doesn't need to come in with the adoption of the plan.) We give positive points for being part of a specific project. Do you think that is appropriate? (Ms. Cram: Yes, you want positive points to offset on that specific project. The Code does not allow off site points. If you changed the code then we would use off site points.) (Ms. Puester: Informed the Commission that this topic is slated to be discussed further at a future date as a work session.)

Mr. Lamb: It is hard because I am not an artist and I can't tell you what is good art and what is bad. (Ms. Cram: Breckenridge Creative Arts would work with you and help you feel comfortable with the art work. A diverse collection is what we look for to interest a diverse community.) (Mr. Grosshuesch: We will refer the project to Breckenridge Creative Arts for their input on points which is what we currently do.)

Ms. Dudney: I love the arts district and it is spoken highly of.

Mr. Giller: I am a big fan of the district, we love it. (Ms. Puester: The process here is for a motion to be made to adopt the resolution in the packet. This is incorporated through the Comprehensive Plan which the Planning Commission is the keeper of. With approval from the Planning Commission, this will move to the Town Council as a work session item, then Council resolution and ordinance. We have provided a recommended motion for you in the packet.)

Mr. Lamb made a motion to approve Resolution 1, Series 2017, A Resolution recommending the inclusion of the "Breckenridge Public Art Master Plan + Policy 2016" as part of the Town's Comprehensive Plan. Mr. Giller seconded, and the motion was carried unanimously (4-0).

- 2) Class C Subdivisions Approved Q1, 2017 (JP) (Memo Only)
- 3) Class D Majors Approved Q2, 2017 (JP) (Memo Only)

**ADJOURNMENT:**

The meeting was adjourned at 7:50 pm.

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Christy Matthews-Leidal, Vice Chair



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## MEMORANDUM

**TO:** Town Council

**FROM:** Michael Mosher, Planner III

**DATE:** April 19, 2017 (For April 25, 2017)

**SUBJECT:** Town Project Hearing: Breckenridge Second Water Treatment Plant PL-2016-0122

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The Breckenridge Second Water Treatment Plant is 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.

The proposal is water treatment facility, support buildings and pump station on Tract 1 of the McCain Master Plan area

The Planning Commission held a hearing on April 18, 2017. The Planning Commission recommended the Town Council approve the water treatment facility, support buildings and pump station on Tract 1 of the McCain Master Plan area (with a vote of 4-0) with a passing score of zero (0) points.

Attached to this memo is a shortened version of the staff report presented to the Planning Commission as well as attachments including the plans, Point Analysis and Findings.

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

### **Recommended Town Council Motion**

*I make a motion to approve the Breckenridge Second Water Treatment Plant at 68 Stan Miller Drive, PL-2016-0122, with a passing point analysis of zero (0) points and the attached Findings.*

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

## Town Council Staff Report

- Subject:** Breckenridge Second Water Treatment Plant  
(Town Project; PL-2016-0112)
- Proposal:** The Town is proposing a water treatment facility, support buildings and pump station on Tract 1 of the McCain Master Plan area.
- Project Manager:** Michael Mosher, Planner III
- 8Date:** April 19, 2017 (for the April 25, 2017 Meeting)
- Applicant:** Town of Breckenridge
- Agent:** Marc Hogan, bhh Architecture and Planning
- Address:** 68 Stan Miller Drive
- Legal Description:** Tract 1 of the McCain Master Plan, which the entirety is described as follows: The following real property in the Town of Breckenridge, Summit County, Colorado: (i) Tract "B" (67.6099 acres) as shown on the Annexation Map McCain Annexation Phase I, recorded under Reception No. 714272; (ii) the 35.2412 acre tract as shown on the Annexation Map McCain Annexation Phase II, recorded under Reception No. 714274; (iii) Parcel "A" and Parcel "B" as described in special warranty deed recorded June 18, 2013 at Reception No. 1029052.
- Preliminary Site Area:** Unsubdivided 250,583 +/- ~ 5.75 acres
- Land Use District:** LUD 43: Existing Residential and Service Commercial; Recreational, Open Space, and Governmental Land Uses; Mining. Residential: 1 unit per 20 acres (unless workforce housing).
- Site Conditions:** Several buildings associated with the past retail business (Breck Bear Store) are located on this relatively flat site adjacent to the Fairview Roundabout. There are portions at the eastern property border with mature trees along the bike path and State Highway 9. Numerous utility and access easements are adjacent to and cross the property.
- Adjacent Uses:** North: Stan Miller Residential Master Planned residential area, Breckenridge Building Center commercial retail site  
East: Highway 9, Silver Shekel Subdivision, Highlands at Breckenridge  
South: Tatro PUD (Summit County)  
West: Tract 2 of the McCain Master Plan (future residential/open space/storage/service commercial area)
- Density Allowed:** 0 SFEs (Governmental Uses such as the this water treatment plant are exempt from density requirements.)

- Proposed:** Water treatment plant (governmental use)
- Height:** Recommended per the McCain Master Plan:  
Generally, building heights in excess of 2 stories are discouraged. Exceptions may include related mining operation facilities.
- Parking:** Required: Per Chapter 3, *Off Street Parking Regulations* of The Town Code.

**Item History**

The Planning Commission reviewed and recommended approval on the April 18, 2017 Public Meeting. The Commission last heard this proposal on April 19, 2016 as a worksession. Direction was sought to break up the building masses and provide a more ‘mountain feel’ to the architecture and add visual interest.

The Planning Commission reviewed the McCain Master Plan Modification at a work session on November 3, 2015 and at a Town Project Public Hearing on December 1, 2015. The Commission also visited the site as part of their fall field trip. At the December 1st hearing the Planning Commission unanimously recommended that the Town Council approve the McCain Master Plan Modification. On December 8, 2015, the Town Council held a Town Project Public Hearing and approved the McCain Master Plan Modification. The Plan Modification amended the previous 2012 McCain Master Plan, which provided general land use guidance for the McCain property. The 2015 Plan Modification identified specific uses for a total 13 different land use tracts on the McCain Property. The table below describes the allowed land uses in each tract. Tract 1 is the area to be developed with this application, under the Town Project process.

The choice of Tract 1 for the water treatment plant was determined by several factors. Given the Town Council’s desired groundbreaking timeline of spring 2017, it was preferable to utilize a site that was already graded and ready for final site preparation. Tract 1 fits this well as the site is generally flat. Most of the other tracts on McCain include large areas of undulating terrain and would require extensive grading in order to prepare for development. Another key location factor considered was proximity to Highway 9. Location near Highway 9 was preferable to limit the cost of extending water lines: 1) running from the pumpback near Lake Dillon to the property, and 2) running across the highway and uphill through Silver Shekel and the Highlands to the Highlands water tank.

**McCain Master Plan Modification (December 8, 2015)**

<b>Tract</b>	<b>Area</b>	<b>Density</b>	<b>Tract Uses</b>
Tract 1	3.8 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	Water treatment plant and uses accessory to the plant (e.g., settling pond)

The 2015 McCain Master Plan Modification also contains a series of Master Plan Notes related to Setbacks, Building Height, Architecture, and Landscaping.

**Commission Review**

The April 19, 2016 worksession introduced the initial program and conceptual architecture associated with the McCain Water Treatment Plant Buildings. This plan represents the direction from the Planning Commission on the general site layout, massing, architecture and finishes.

**9-1-19-2R: Policy 2 (Relative) Land Use Guidelines:**Per this policy:

*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/+2)	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)
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Under this Land Use District, suggested improvement are “Water Facilities”. Subject to the McCain Master Plan. The on-site functions are to include:

- Administration Building.
- Blending Tank “Water Tank”.
- Processing Building.
- Service Building.
- Parking and driveways for the public and employees.
- Fenced area for service trucks, security and employees.
- Residual Building.
- Buried residual well and clear well.
- Pump Building.

In 2007, the Valley Brook Childcare Facility received positive four (+4) points for constructing a new childcare center of 8,159 sq. ft. to accommodate approximately 60 children as schools are encourages in that Land Use District.

For a project offering this much community benefit and a scope this large, the Commissionsupportedpositive eight (+8) points under this policy. Does the Council concur?

**9-1-19-5R: Policy 5 (Relative) Architectural Compatibility:**Per the Master Plan notes:

**Architecture:**

1. *This Master Plan is not within the Breckenridge Conservation District boundary and does not seek to replicate Breckenridge’s historic architecture. Architecture should be sensitive to the McCain property’s scenic function. Due to high visibility of the property, architectural design is of great importance and should incorporate low profile designs and non-contrasting colors.*
2. *The color of exterior structure materials must generally be subdued. Earth tones are encouraged although accent colors which are used judiciously and with restraint may be permitted.*
3. *Architectural detail and design will meet all applicable Town Codes.*

There are six main buildings associated with this development. The names of each building vary on the Color Material Boards, site plan and the elevation. This report will use the names in bold below for the remainder of this report:

1. **Clearwell and Pump Station** *or* Clearwell / High Service Pump Building *or* High Speed-Pump Station
2. **Treatment Building** *or* Breckenridge Second Water Treatment Plant Main Facility *or* Main Treatment Building
3. **Administration Building** *or* Administration/Lab Building
4. **Blending Tank**
5. Residuals Handling Building *or* **Dewatering Building**
6. **Bike Path Restrooms** *or* Restroom Building

### **Clearwell and Pump Station**

This 2,851 square foot building is a simple rectangle with a gently sloping gable roof with a parapet at either end of the gable form. The paneling is a vertical fluted metal panel. The windows appear as vertically oriented double hung on the west and east elevations. Above these windows, a faux loft door (similar to a barn) is centered below the parapet.

The color board show this building to be sheathed in “Brownstone” metal panels. The roof is a dark bronze standing seam metal. The windows have a brown “Fresh Brew” fiberboard trim with a dark bronze cladding matching the roof. All of the selected colors are earth tone and with a non-reflective finish. However, with 100% of the building exterior finishes being made of non-natural materials (metal), negative six (-6) points are suggested under this policy for this and the other buildings at the site (see discussions below).

In 2006, Park Place Condominiums Exterior Remodel received negative six (-6) points; “The applicants are proposing to use 100% Hardiplank on the exterior of the building. The existing stonework (not to be replaced) on the buildings is also non-natural. Thus, with 100% non-natural materials for the exterior of all the buildings negative six (-6) points under Policy 5/R, Architectural Compatibility, would be incurred for the use of non-natural materials.”

In 2007, the Colorado Mountain College received negative six (-6) points under Policy 5/% for having the majority of material as brick, exceeding the allowed 25% non-natural material on any one elevation.

### **Treatment Building**

This is the largest building with this proposal at 13,138 square feet. With this much mass, the form has been broken into components to bring some of the scale down. Overall, the general form, similar to the Clearwell and Pump Station, has barn-like qualities. Clerestory windows are placed around the perimeter to allow natural light inside the building.

The roof is a dark bronze standing seam metal. Wall panels are comprised of “Metl Span Tundra” in a dull grey color and “Metl Span Terracotta”. Beam and columns are wood (real wood) stained with “Fresh Brew” stain. Nealy 100% of the exterior finishes are non-natural.

## **Administration Building**

This building is 2,349 square feet. The sloped portion of the roof is a dark bronze standing seam metal. This building has a flat synthetic rubber roofing membrane (ethylene propylene diene terpolymer or EPDM) roof over the south facing entry. The color for the EPDM roof is not yet specified, but the Commission supported a non-white color from the manufacturer.

The roof will be a dark bronze standing seam metal. Window cladding, flashing, fascia, beams and columns are all a dark bronze metal. To help break up the massing, different masses have different color metal siding; “Pacific Blue” and “Tundra”.

This building will have a corrugated steel wainscoting. The color board calls for “galvanized”, the Commission supported a non-reflective finish instead. Again, most of the exterior finishes are non-natural.

## **Blending Tank**

This structure represents an old fashion, railroad water tank. It is sheathed with wood with a “Fresh Brew” stain. The roof will be a dark bronze standing seam metal. The columns and beams are glulams stained with “Fresh Brew”.

## **Dewatering Building**

This building is 2,851 square feet. It shares much of the same material and finishes as the Treatment Building. This building has a natural color “ash”, split face, concrete masonry unit (CMU) wainscot.

## **Bike Path Restrooms**

A specific color material board was not provided for this building, but we anticipate materials and finishes similar to those described above.





**9-1-19-6R: Policy 6 (Relative) Building Height (6/R):** Per the McCain Master Plan:

*Tall buildings can impact the views of the property from Colorado Highway 9 and therefore building height restrictions are proposed beyond the above-described 150 foot setback area from Highway 9:*

*Where buildings are proposed within 200 feet of the Highway 9 right-of-way, building heights in excess of two (2) stories are prohibited. For buildings beyond 200 feet of the Highway 9 right-of-way, building heights in excess of two (2) stories are discouraged.*

*Existing mining operation facilities are exempt from height requirements.*

Many of the building forms, orientation, height and placement are a function of the machinery housed inside the structures and the buried infrastructure connecting them. As a result, the heights exceed 2-stories (26-feet measured to the mean).

The building height of the Clearwell and Pump Station is one-story at 21-feet and is outside the 150-foot setback and within the 200-foot setback.

The rest of all development lies outside the 200-foot setback. The heights of those building are listed below.

Treatment Building	38-feet overall and 35-feet to the mean
Administration Building	19.5-feet overall and 15-feet to the mean
Blending Tank	14.5-feet overall and 38.5-feet to the mean
Dewatering Building	24-feet overall and 22.5-feet to the mean
Bike Path Restrooms	12.5-feet overall and 11-feet to the mean

As non-residential buildings, the height is measured to the mean of the roof. The Blending Tank is the tallest at 38.5-feet. This is 12.5 feet over the suggested height of 26-feet. Buildings that are more than one story over the land use guidelines recommendation, but are no more than one and one-half (1-1/2) stories over the land use guidelines recommendation are subject to negative fifteen (-15) points.

1 x (-1/+1)	2. Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long, unbroken ridgelines, fifty feet (50') or longer, are discouraged.
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The ridgeline on the Treatment Building is unbroken and is 111-feet long. This will incur negative one (-1) point under this policy.

**9-1-19-9R: Policy 9 (Relative) Placement Of Structures:**Per the Master Plan notes:

*Setbacks:*

*No buildings shall be located within a 150-foot setback from the east property boundary bordering the Highway 9 right-of-way. Internal setbacks shall be per the Development Code.*

All proposed development (above and below grade) is outside the 150-foot setback along Highway 9. Non-residential setbacks are allowed to be zero feet to any property line.

Though a plat has not been created for this parcel, the draft property lines show that all of the development show generous setbacks to help buffer the development. A subdivision of the property will be required at the time of Building Permit.

North - 56-feet  
 East - 154-feet  
 South - (except the restrooms) 81-feet  
 West - 53-feet

We have no concerns.

**9-1-19-16A/R Internal Circulation and 9-1-19-17A: Policy 17 (Absolute) External Circulation:**The submitted plans are showing the proposed Stan Miller Drive right of way. The exact alignment and access points will be further reviewed and studied in conjunction with the approved McCain Master Plan and any alterations to the final alignment should not affect the circulation for this facility.

Access to the property has been designed for the employees and public. Access to employee-only sensitive areas will be fenced and gated with access only at the north and south entrance drives. The public will access the property off the south directly opposite Fairview Blvd. and the roundabout.

The Blending Tank acts as a landmark identifying the primary public and employee entrance. The support and service trucks will enter from the north end of the site through a gated driveway into an area that has access to the non-public “back-of-house” functions of the facility.

**9-1-19-22R: Policy 22 (Relative) Landscaping and 9-1-19-7R: Policy 7 (Relative) Site and Environmental Design:** Per the Master Plan Notes:

***Landscaping:***

*All plantings shall comply with the Town of Breckenridge’s Development Code. Existing trees along the Blue River and along sections of the recreation path/CDOT right of way will be preserved to the greatest effort possible.*

*Landscaping along the eastern property boundary adjacent to the Highway 9 right of way should be enhanced as reasonably possible to assist in providing an effective buffer from Highway 9 to the site. Landscaping is also encouraged.*

The plans are showing preservation of all the existing landscaping features along the Highway. This plan preserves the buffering with these large existing trees and existing berm.

Since the April 2016 worksession, a preliminary landscaping plan has been provided. Though actual counts are not provided, good varieties of trees are proposed. Quaking Aspen, Spring Summer Crabapple, Shubert Chokecherry and Narrowleaf Cottonwood are the proposed deciduous trees. Evergreen trees are to be Bristlecone Pine and Colorado Blue Spruce. A variety of native shrubs and grasses are also proposed. The proposed landscaping appears adequate, the Commission supported no positive points are warranted for the size of the property compared to the quantity and sizes of the plantings. We have no concerns.

**9-1-19-24R: Policy 24 (Relative) Social Community:**

3 x (0/+2)	B. Community Needs: Developments which address specific needs of the community which have been identified in the yearly goals and objectives reports within the three (3) year period preceding the date of the application are encouraged. Positive points
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	shall be awarded under this subsection only for development activities which occur on the applicant's property. (Ord. 1, Series 2014)
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The 2017 Council Goals include:

*GOAL: Develop and maintain a reliable, sustainable, clean drinking water supply for the Town of Breckenridge and the surrounding service area in the Upper Blue Planning region.*

*And, Develop a diversified and sustainable water supply by building a second water plant.*

For a project offering this much public benefit and a scope this large, the Commission is suggesting positive six (+6) points under this policy.

Council Goals that have received positive six (+6) points in the recent past:

2014 - Pinewood Village 2

2012 - Harris Street Community Building Restoration, Rehabilitation, Addition and Landmarking

2011 - McCain Solar Garden

Employee Housing: (3) Exemptions: The following developments and uses are exempt from an assessment of negative points provided for in this section; *Other governmental or public buildings such as public museums, public libraries, or post offices, where the building is owned and operated by a governmental agency.*

Per the above exemption, development is exempt from requiring Employee Housing.

**9-1-19-26R: Policy 26 (Relative) Infrastructure:**

4 x (-2/+2)	B. Capital Improvements: The implementation of capital improvement needs listed in the land use guidelines or town's capital improvements five (5) year program is encouraged; while any action to impede the implementation of any of these items is discouraged. (Ord. 19, Series 1988)
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The Land Use guidelines specifically identify “water facilities” as District Improvements. The Commission is suggesting positive eight (+8) points under this policy for the proposed improvements.

No other project has received positive eight (+8) points under this policy, Projects that have received positive four (+4) points are:

2015 - Pinewood Village 2 - Sidewalk is proposed to be added along the west side of Airport Road.

2014 - Breckenridge Mountain Lodge Redevelopment (Final) - Providing an additional turn lane in the Ridge Street right of way as it meets Main Street.

2013 - Pence Miller Village - Providing public sidewalk and Street Lights for Town.

As this proposal is essentially 100% Infrastructure for the entire Town, the Commission supports awarding positive eight (+8) points. Does the Council concur?

**9-1-19-13R: Policy 13 (Relative) Snow Removal And Storage:**

Adequate and functional snow storage is shown on the site plan abutting the non-permeable paved areas. The Commission has no concerns.

**9-1-19-15R: Policy 15 (Relative) Refuse:**

Though no specific refuse/recycling/dumpster building has been shown, one is required and will be provided for on site. There is ample room for an enclosure which will be reviewed as a staff level town project application.

**9-1-19-47A: Policy 47 (Absolute) Fences, Gates And Gateway Entrance Monuments:** Under this policy there is an exception for fencing for this type of development: “Fencing at public improvement projects proposed by the town”.

Fencing is required for this facility for safety as this provides drinking water to the public. The plan is to utilize a dark colored (black or forest green) chain-link fence similar to that at the Breckenridge Building Center perimeter. The Commission found that the dark colored chain-link fencing blends into the background better than a heavier articulated fence. The Commission has no concerns.

**9-1-19-35A: Policy 35 (Absolute) Subdivision:** Prior to defining the Stan Miller right of way and the boundaries of this property, a subdivision will be required, under a separate permit.

**9-1-19-27A: Policy 27 (Absolute) Drainage:**

*A. Drainage Improvements: It shall be the responsibility of the applicant to provide drainage improvements as required by the town of Breckenridge municipal drainage standards, including downstream improvements necessary to adequately serve the project. The applicant shall provide engineered data, sufficient to indicate that the drainage from the proposed development will not adversely affect any downstream properties or the community as a whole.*

*B. Permits: Acquisition of any and all permits required by state and federal authorities for work to be done within and/or adjacent to an established waterway or drainage system is the sole responsibility of the applicant. A copy of these permits shall be attached to the application for building or construction permit. (Ord. 19, Series 1988)*

The Town’s Engineering Department have reviewed the preliminary drainage plans for this submittal (based on the preliminary site configuration), and had no concerns with the site drainage. Staff notes that, with the pending final site configuration, engineering staff will ensure that the drainage plans abide with this absolute policy.

**9-1-19-27R: POLICY 27 (Relative) Drainage:**

*3 x (0/+2) Municipal Drainage System: All developments are encouraged to provide drainage systems that exceed the minimum requirement of the town and, if they so choose, to provide drainage improvements that are of general benefit to the community as a whole and not solely required for the proposed development. (Ord. 19, Series 1988)*

This proposal is not providing any beyond the benefit to the project. We are no suggesting any positive points under this relative policy.

**9-1-17-3: Assignment of Points:** The Planning Commission found that the proposal conforms to all absolute policies in the Development Code. Under the Relative Policies:

Negative points were incurred under the following policies:

- 5/R, Architectural Compatibility - Aesthetics, negative six (- 6) points for the Clearwell and Pump Station - with 100% of the building exterior finishes being made of non-natural materials.
- 6/R, Building Height Outside H.D. - Negatives fifteen (- 15) points for the Blending Tank is the tallest at 38.5-feet. This is 12.5 feet over the suggested height of 26-feet. Buildings that are more than one story over the land use guidelines recommendation, but are no more than one and one-half (1-1/2) stories over the land use guidelines recommendation.
- 6/R, Broken, interesting roof forms that step down at the edges, negative one (- 1) point as the ridge line on the Treatment Building is unbroken and is 111-feet long.

This adds to a total of negative twenty-two (-22) points.

Positive points were awarded under the following policies:

- 2/R, Land Use Guidelines - Uses, positive eight (+8) points for the 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. For a project offering this much public benefit and a scope this large, The Commission is suggesting positive eight (+8) points under this policy.
- 24/R, Social Community - Community Need, Positive six (+6) points for a project offering this much public benefit and a scope this large, The Commission is suggesting positive six (+6) points under this policy.
- 26/R, Infrastructure - Capital Improvements, Positive eight (+8) points for "Capital Improvements: The implementation of capital improvement needs listed in the land use guidelines or town's capital improvements five (5) year program is encouraged; while any action to impede the implementation of any of these items is discouraged. (Ord. 19, Series 1988) - The Land Use guidelines specifically identify "water facilities" as District Improvements.

This adds to a total of positive twenty-two (+22) points, bringing the overall score to a passing score of zero (0) points.

### **Planning Commission Recommendation**

The Planning Commission recommends the Town Council approve the Breckenridge Second Water Treatment Plant (with a vote of 4-0), PL-2016-0112, showing a passing point score of zero (0) points with the attached Findings.

<b>Final Hearing Impact Analysis</b>				
Project:	Breckenridge Second Water Treatment Plant Buildings	<b>Positive</b>	<b>Points</b>	<b>+22</b>
PC#	PL 2016-0112			
Date:	4/19/2017	<b>Negative</b>	<b>Points</b>	<b>- 22</b>
Staff:	Michael Mosher, Planner III			
		<b>Total</b>	<b>Allocation:</b>	<b>0</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
<b>2/A</b>	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)	+8	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.
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	- 6	Clearwell and Pump Station - with 100% of the building exterior finishes being made of non-natural materials, negative six (-6) points are suggested under this policy.
<b>6/A</b>	<b>Building Height</b>	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)	0	
6/R	Building Height Outside H.D. / Stories	(-5>-20)	- 15	As non-residential buildings, the height is measured to the mean of the roof. The Blending Tank is the tallest at 38.5-feet. This is 12.5 feet over the suggested height of 26-feet. Buildings that are more than one story over the land use guidelines recommendation, but are no more than one and one-half (1-1/2) stories over the land use guidelines recommendation are subject to negative fifteen (-15) points.
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	- 1	The ridgeline on the Treatment Building is unbroken and is 111-feet long.
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
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)		
<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		
<b>9/A</b>	<b>Placement of Structures</b>	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)		Though a plat has not been created for this parcel, the draft property lines show that all of the development show generous setbacks to help buffer the development. North - 56-feet; East - 154-feet; South - (except the restrooms) 81-feet; West - 53-feet
<b>12/A</b>	<b>Signs</b>	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
<b>14/A</b>	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
<b>15/A</b>	<b>Refuse</b>	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)		
<b>16/A</b>	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
<b>17/A</b>	<b>External Circulation</b>	Complies		
<b>18/A</b>	<b>Parking</b>	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)		
<b>19/A</b>	<b>Loading</b>	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)		
<b>22/A</b>	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)		
<b>24/A</b>	<b>Social Community</b>	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)	+6	A project offering a large public benefit and scope.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
<b>26/A</b>	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)	+8	Capital Improvements: The implementation of capital improvement needs listed in the land use guidelines or town's capital improvements five (5) year program is encouraged; while any action to impede the implementation of any of these items is discouraged. (Ord. 19, Series 1988)  The Land Use guidelines specifically identify "water facilities" as District Improvements.
<b>27/A</b>	<b>Drainage</b>	Complies		

27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	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	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	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	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
38.5/A	<b>Home Childcare Businesses</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		
50/A	<b>Wireless Communications Facilities</b>	Complies		



## **TOWN OF BRECKENRIDGE**

**Breckenridge Second Water Treatment Plant Buildings  
Unsubdivided  
Tract 1 of the McCain Master Plan  
68 Stan Miller Drive  
PL-2016-0112**

### **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 April 18, 2017. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on April 18, 2017, 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 April 25, 2017. This Town Project was listed on the Town Council’s agenda for the April 25, 2017 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.

# CLEARWELL AND PUMP STATION

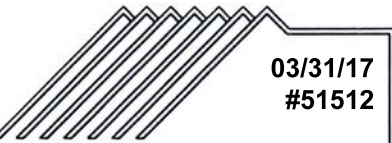


- 1. ROOF - DARK BRONZE STANDING SEAM
- 2. WINDOW CLADDING FLASHING - DARK BRONZE
- 3. WINDOW TRIM - BENJAMIN MOORE SEMI-SOLID STAIN FRESH BREW
- 4. METL SPAN - CL FLUTE METL SPAN BROWNSTONE



PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING

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



# RAW WATER PUMP STATION



- |                                  |                              |
|----------------------------------|------------------------------|
| 1. ROOF -                        | DARK BRONZE<br>STANDING SEAM |
| 2. WINDOW CLADDING<br>FLASHING - | DARK BRONZE                  |
| 3. METL SPAN -<br>CL FLUTE       | METL SPAN<br>LEAF GREEN      |



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03/31/17  
#51512

**TOWN OF BRECKENRIDGE 2ND WATER TREATMENT PLANT**  
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

PROJECT NUMBER | 10027354

# TREATMENT BUILDING



- |                                      |  |
|--------------------------------------|--|
| 1. ROOF -                            | DARK BRONZE<br>STANDING SEAM                     |
| 2. CF ARCHITECTURAL -<br>WALL PANEL  | METL SPAN<br>TUNDRA                              |
| 3. WINDOW CLADDING<br>FLASHING -     | DARK BRONZE                                      |
| 4. BEAMS & COLUMNS -                 | BENJAMIN MOORE<br>SEMI-SOLID STAIN<br>FRESH BREW |
| 5. CF MESA INSULATED -<br>WALL PANEL | METL SPAN<br>TERRACOTTA                          |
| 6. CF MESA INSULATED -<br>WALL PANEL | METL SPAN<br>TUNDRA                              |



PRELIMINARY  
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CONSTRUCTION  
OR  
RECORDING

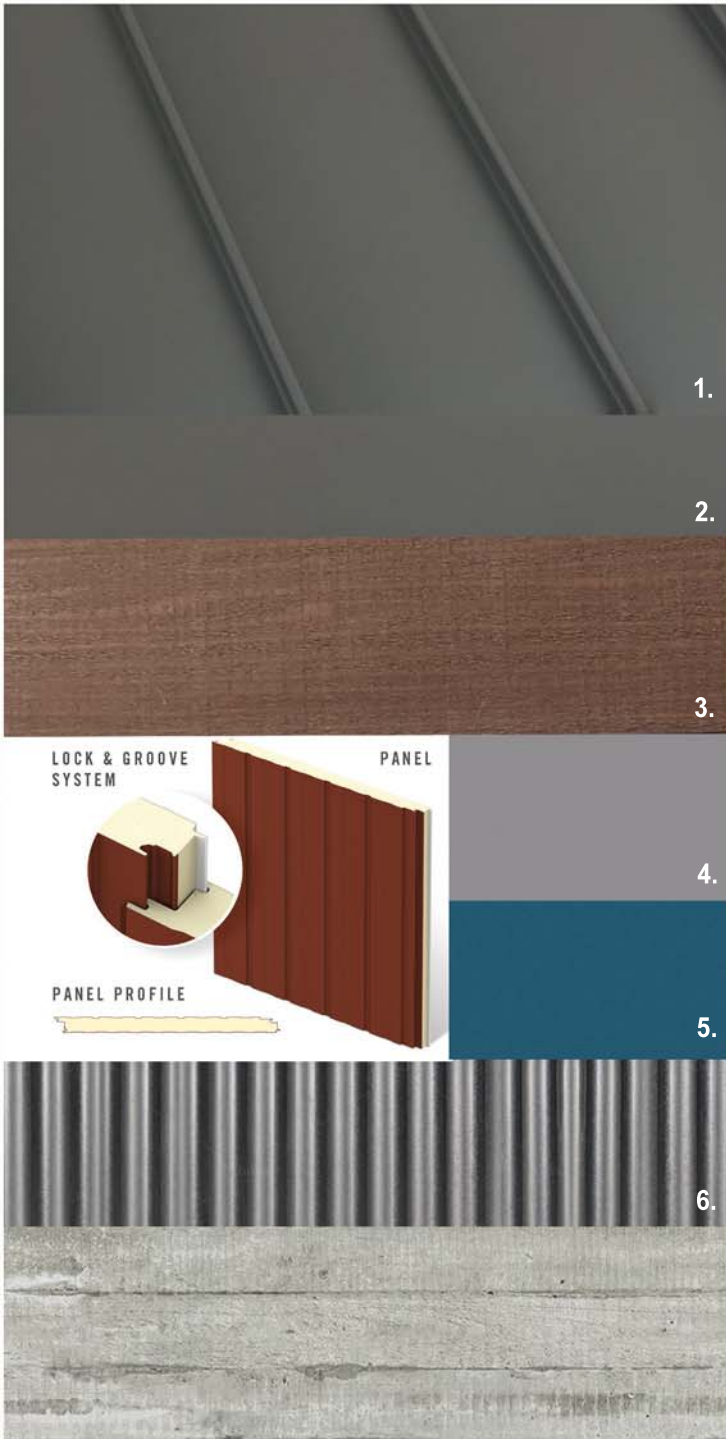
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03/31/17  
#51512

**TOWN OF BRECKENRIDGE 2ND WATER TREATMENT PLANT**  
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

PROJECT NUMBER | 10027354

# ADMINISTRATION/LAB BUILDING



- |  |  |
|--|--|
| 1. PITCHED ROOF -  | DARK BRONZE<br>STANDING SEAM                     |
| FLAT ROOF -  | EPDM   |
| 2. WINDOW CLADDING,<br>FLASHING, FACIA,<br>BEAMS & COLUMNS - | DARK BRONZE                                      |
| 3. WINDOW TRIM -   | BENJAMIN MOORE<br>SEMI-SOLID STAIN<br>FRESH BREW |
| 4. METL SPAN<br>CF FLUTE -                                   | METL SPAN<br>TUNDRA                              |
| 5. METL SPAN<br>CF FLUTE -                                   | METL SPAN<br>PACIFIC BLUE                        |
| 6. WAINSCOTING -   | CORRUGATED STEEL<br>GALVANIZED                   |
| 7. COLUMN BASE -   | BOARD FORM<br>NATURAL                            |

PRELIMINARY  
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RECORDING



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03/31/17  
#51512

**TOWN OF BRECKENRIDGE 2ND WATER TREATMENT PLANT**  
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

PROJECT NUMBER | 10027354

# BLENDING TANK



- |                                |  |
|--------------------------------|--|
| 1. ROOF -                      | STANDING SEAM<br>DARK BRONZE                     |
| 2. METAL STRAPPING -           | DARK BRONZE                                      |
| 3. VERTICAL SIDING -           | ROUGH SAWN<br>FRESH BREW                         |
| 4. GLULAM BEAMS &<br>COLUMNS - | BENJAMIN MOORE<br>SEMI-SOLID STAIN<br>FRESH BREW |



PRELIMINARY  
NOT FOR  
CONSTRUCTION  
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RECORDING

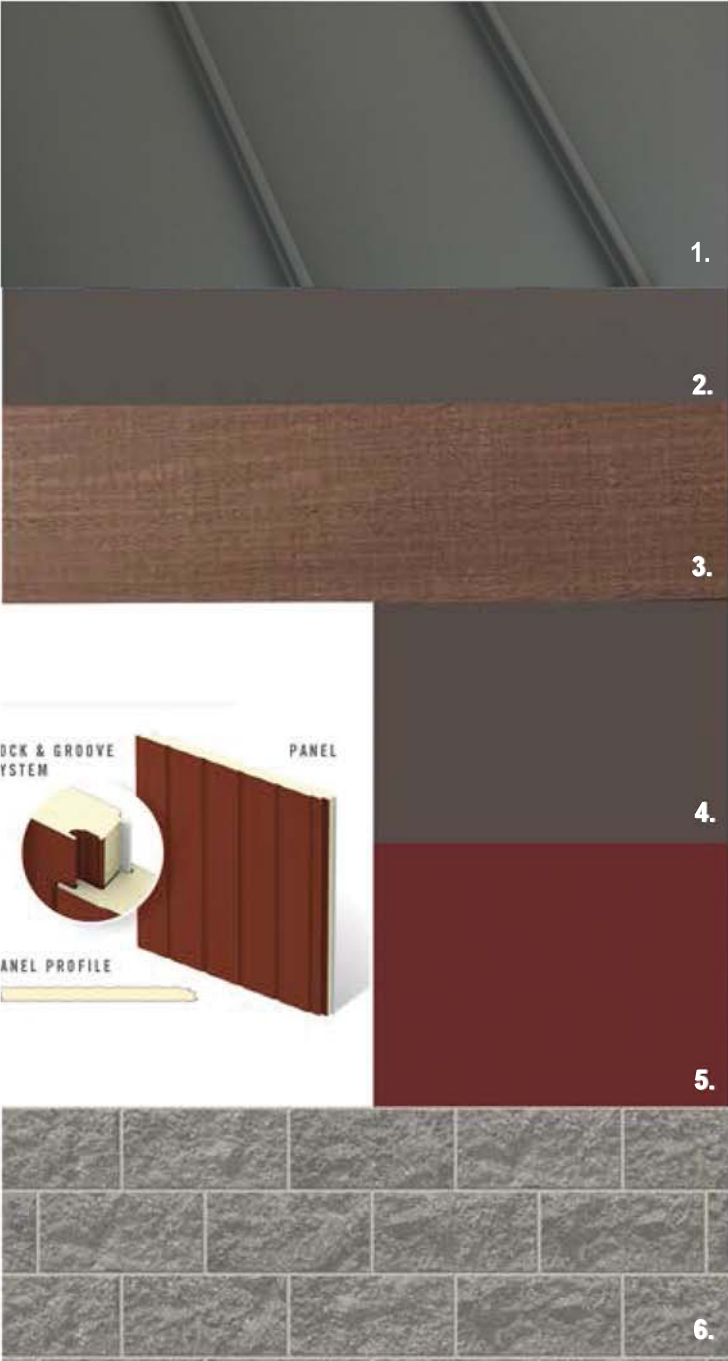
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03/31/17  
#51512

**TOWN OF BRECKENRIDGE 2ND WATER TREATMENT PLANT**  
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

PROJECT NUMBER | 10027354

# RESIDUALS HANDLING BUILDING



- |   |  |
|---|--|
| 1. PITCHED ROOF -                                       | WESTERN RIB<br>DARK BRONZE                       |
| FLAT ROOF -   | EPDM   |
| 2. WINDOW CLADDING,<br>FLASHING, FACIA,<br>PARAPET CAP- | DARK BRONZE                                      |
| 3. WINDOW AND DOOR<br>HEADER TRIM -                     | BENJAMIN MOORE<br>SEMI-SOLID STAIN<br>FRESH BREW |
| 4. METL SPAN<br>CF FLUTE -                              | METL SPAN<br>MEDIUM BRONZE                       |
| 5. METL SPAN<br>CF FLUTE -                              | METL SPAN<br>COLONIAL RED                        |
| 6. WAINSCOTING -  | 4" SPLIT FACE CMU<br>ASH                         |



PRELIMINARY  
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OR  
RECORDING

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03/31/17  
#51512

**TOWN OF BRECKENRIDGE 2ND WATER TREATMENT PLANT**  
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

PROJECT NUMBER | 10027354





**BRECKENRIDGE SECOND WATER TREATMENT PLANT**  
 Breckenridge, CO  
 Town of Breckenridge

OWNER:  
 Town of Breckenridge  
 150 Ski Hill Road  
 Breckenridge, CO  
 970.453.2251



DATE:  
 PC - 04/10/17

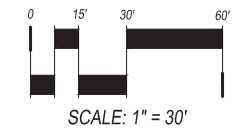
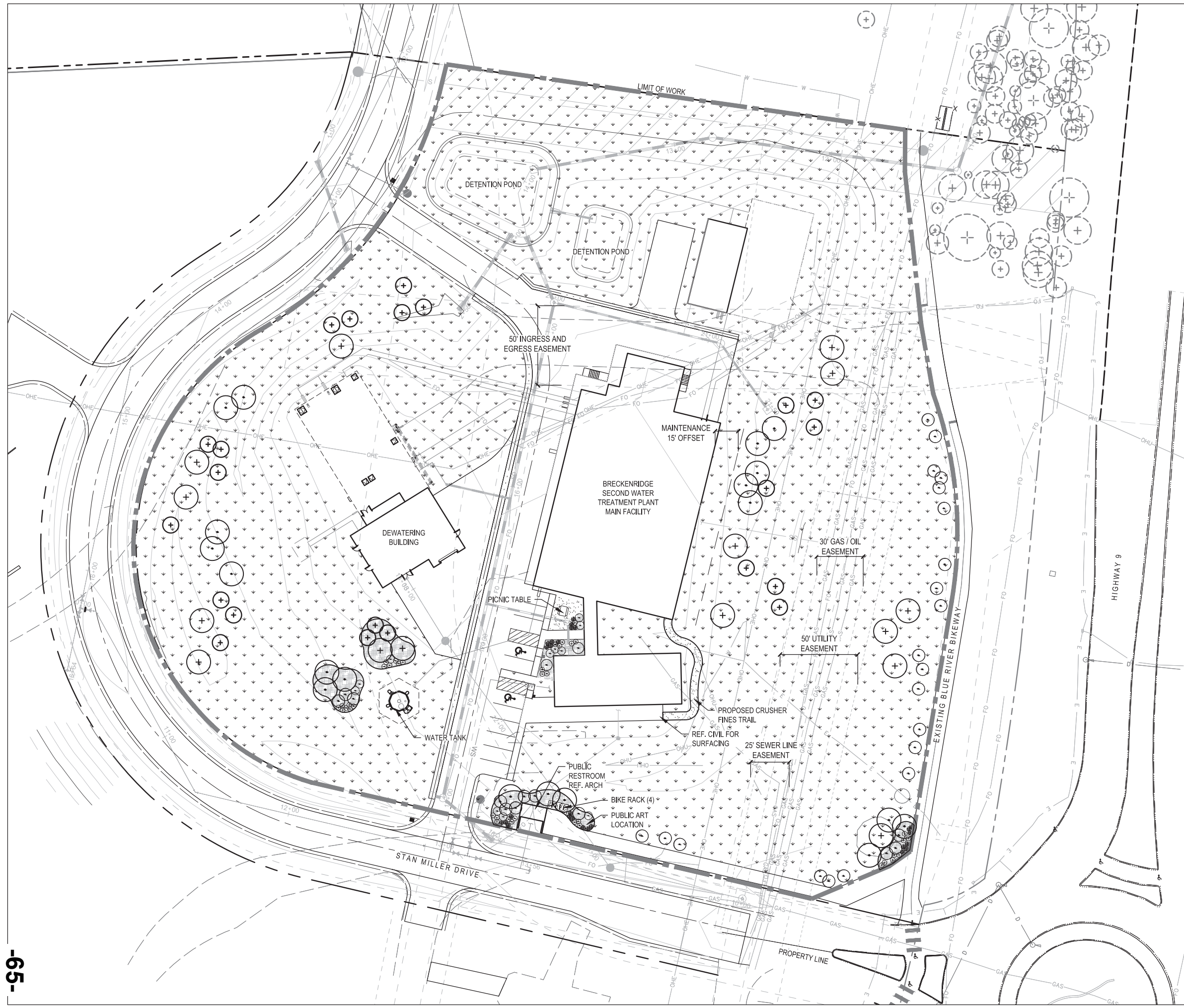
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SHEET TITLE:  
 LANDSCAPE PLAN

L-02

**LEGEND**

	LIMIT OF WORK
	STEEL EDGER
	LANDSCAPE MULCH
	NATIVE SEED
	CRUSHER FINES
	EXISTING TREES TO REMAIN
	DECIDUOUS TREES
	EVERGREEN TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES



CHECKED BY: ES:LN  
 DRAWN BY: LM

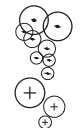
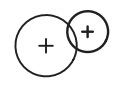
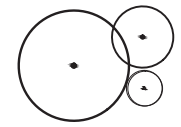
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**LANDSCAPE NOTES**

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 6" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED WOOD LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH SMALL NUGGET LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. ON THE PLANS.
24. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
25. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
26. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

**PLANT SCHEDULE**

SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
			(UNLESS OTHERWISE NOTED)
<b>DECIDUOUS TREES</b>			
ANG	QUAKING ASPEN	POPULUS TREMULOIDES	1.5-3" CAL.
SPR	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2" B&B
SHC	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	2" B&B
COT	NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA	1.5-3" CAL.
<b>EVERGREEN TREES</b>			
BCP	BRISTLEcone PINE	PINUS ARISTATA	6' - 8' HT.
CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	8' - 10' HT.
<b>SHRUBS</b>			
SQC	SQUAW CURRANT	RIBES CEREUM	# 6 CONTAINER
WOO	WOOD'S ROSE	ROSA WOODSII	# 1 CONTAINER
MUG	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	# 5 CONTAINER
MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	# 5 CONTAINER
<b>ORNAMENTAL GRASSES</b>			
BFE	ELIJAH BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'	F/15
DEC	TUFTED HAIR GRASS	DESCHAMPSIA CESPITOSA	F/15



**NATIVE SEED MIX**

COMMON NAME	% OF TOTAL	LBS. PER 1000 S.F.
HARD FESCUE, VNS	30%	0.6 LBS.
CREEPING RED FESCUE, VNS	30%	0.6 LBS.
SHEEP FESCUE, MEKLENBERGER	25%	0.5 LBS.
CANADA BLUEGRASS, RUBENS	10%	0.2 LBS.
CANBY BLUEGRASS, CANBAR	5%	0.1 LBS.
<b>TOTAL</b>	<b>100%</b>	<b>2.0 LBS.</b>

\* SLOPES OVER 3:1 SHALL BE HAYED AND TACKIFIED OR NETTED



409 Main Street, Suite 207  
PO Box 2320  
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**BRECKENRIDGE SECOND WATER TREATMENT PLANT**

Breckenridge, CO  
Town of Breckenridge

**OWNER:**

Town of Breckenridge  
150 Ski Hill Road  
Breckenridge, CO  
970.453.2251



DATE:  
PC - 04/10/17

**DRAFT**

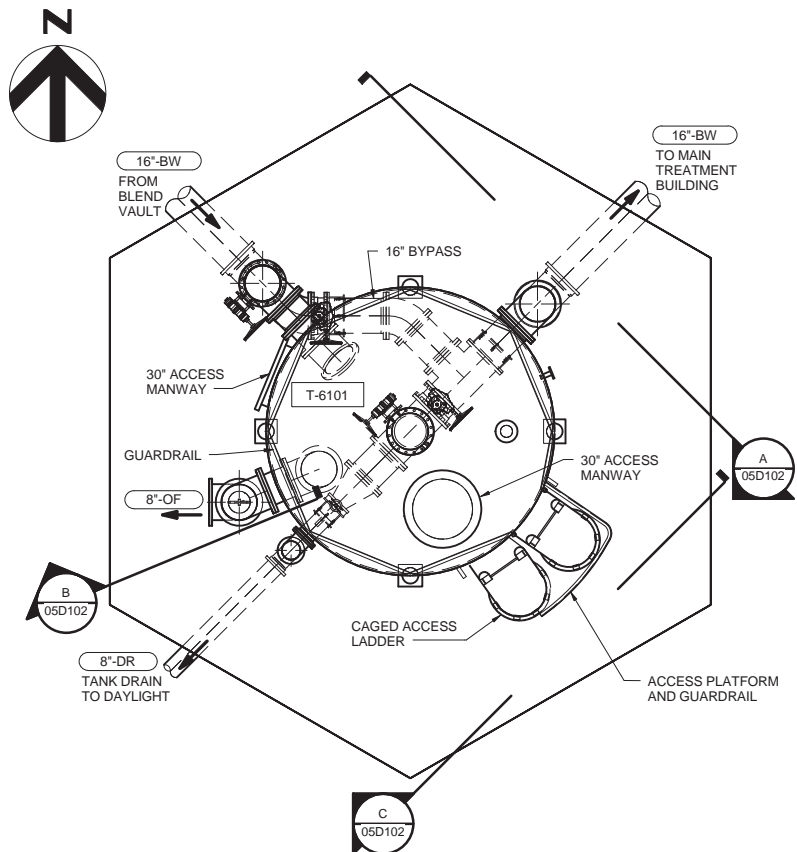
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LANDSCAPE NOTES

L-01

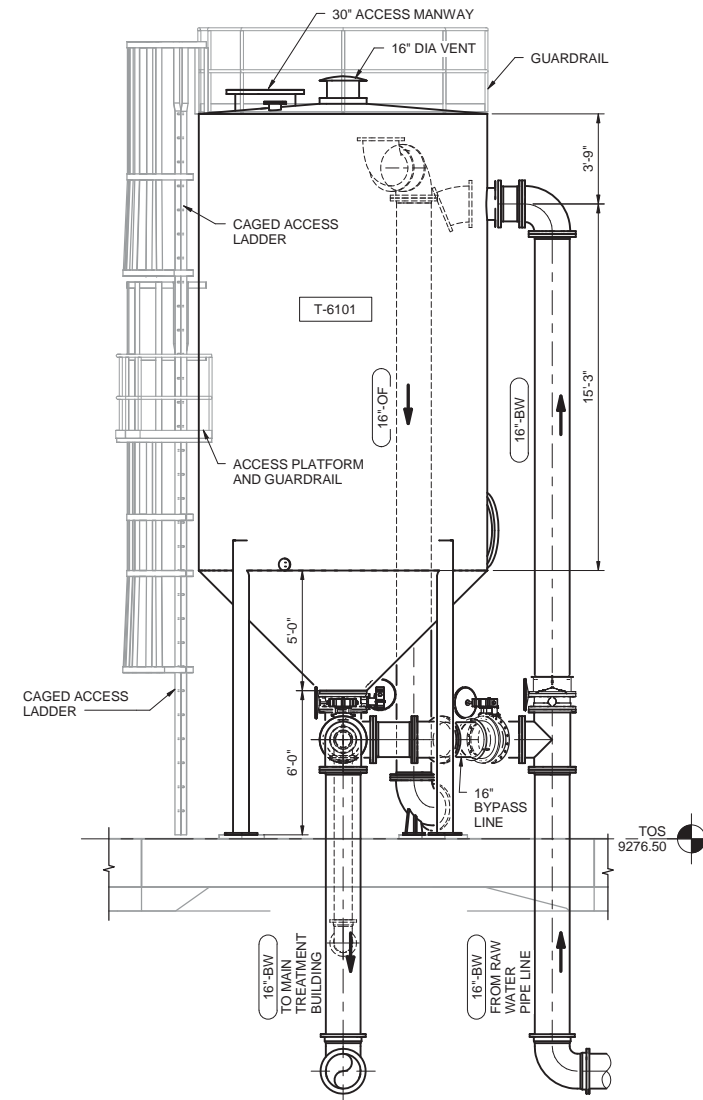
**NOT FOR CONSTRUCTION**

CHECKED BY: ES:LN  
DRAWN BY: LM

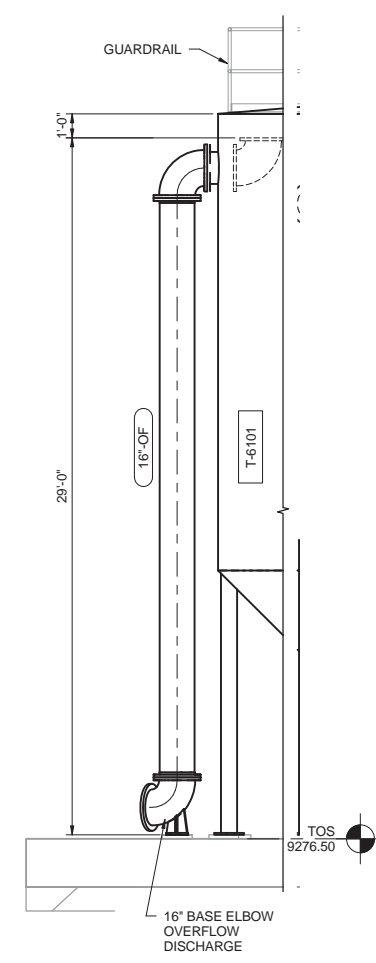




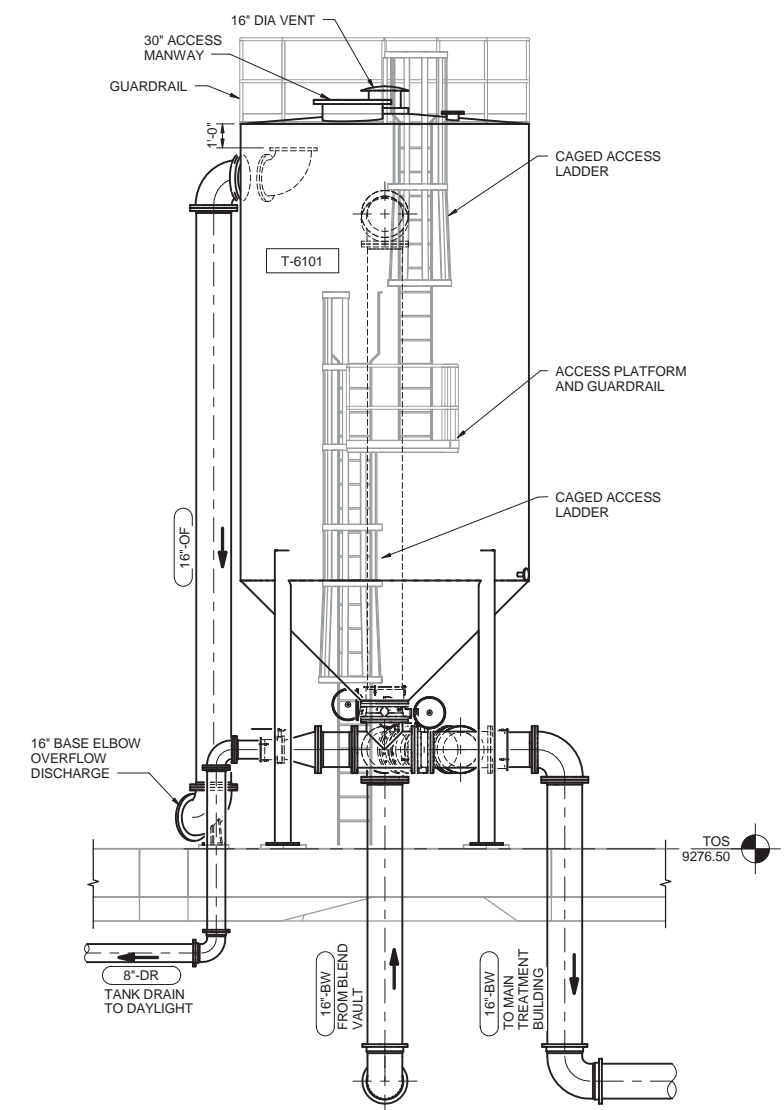
PLAN  
1/4" = 1'-0"



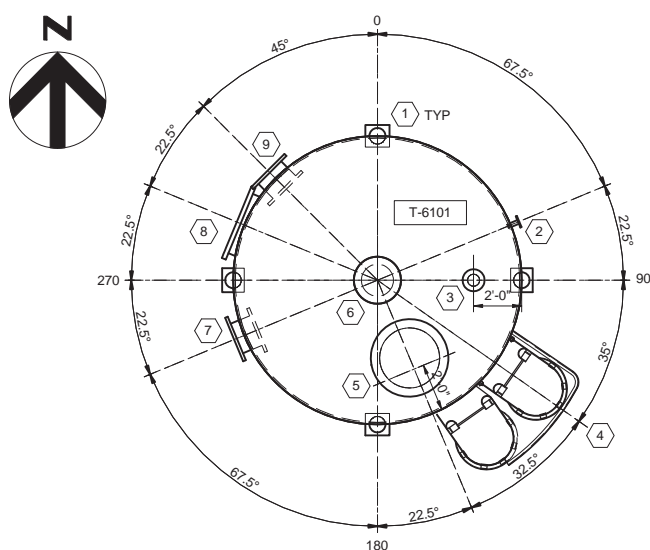
A SECTION  
05D102 1/4" = 1'-0"



B SECTION  
05D102 1/4" = 1'-0"



C SECTION  
05D102 1/4" = 1'-0"



TANK TOP PLAN  
1/4" = 1'-0"

TANK 6101 SCHEDULE

ITEM NUMBER	DESCRIPTION	VERTICAL DISTANCE FROM BASE
(1)	SUPPORT LEG	N/A
(2)	2 IN DIA FLG CONNECTION (PIT)	SIDE - 11 FT 3 IN
(3)	6 IN DIA FLG CONNECTION (LIT)	N/A - TOP ENTRY
(4)	ROOF LEVEL LADDER CONNECTION	N/A - TOP ENTRY
(5)	30 IN DIA MANWAY	N/A - TOP ENTRY
(6)	16 IN DIA FLG VENT CONNECTION	N/A - TOP ENTRY
(7)	16 IN DIA FLG CONNECTION (OVERFLOW)	SIDE - 27 FT 9 IN
(8)	30 IN DIA MANWAY	SIDE - 12 FT 8 IN
(9)	16 IN DIA FLG CONNECTION (INLET)	SIDE - 26 FT 3 IN

**GENERAL NOTES:**  
 A. SUPPLY TANK WITH 2" INSULATION.  
 B. INSULATE AND HEAT TRACE ALL PIPING TO 8' BELOW GRADE.



ISSUE	DATE	DESCRIPTION
	01/13/2017	60% DESIGN REVIEW
	12/16/2016	60% INTERNAL QC
	07/28/2016	30% DESIGN REVIEW

PROJECT MANAGER	SARAH C. CLARK
CIVIL	TETRA TECH, INC
STRUCTURAL	R. MANSKE
ARCHITECTURAL	BHH PARTNERS
PROCESS	N. KUTIL
MECHANICAL	K. CHEUNG
ELECTRICAL	J. KOEHLER
DRAWN BY	K. BREWSTER
PROJECT NUMBER	10027354

**PRELIMINARY  
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CONSTRUCTION  
OR  
RECORDING**

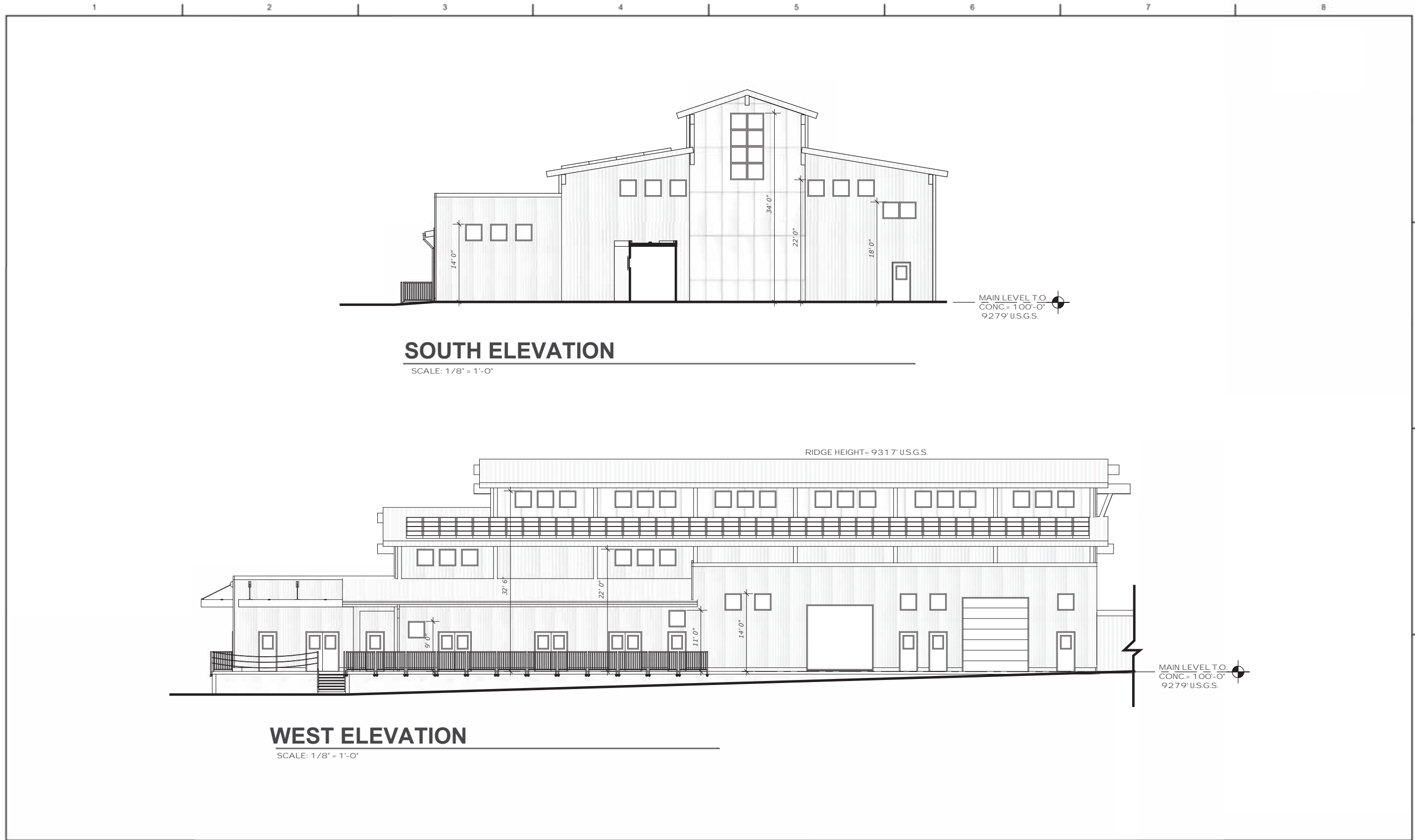


**BLEND TANK  
PLANS AND SECTIONS**

0 1" 2" FILENAME 05D-01.rvt SHEET 05D102  
SCALE 1/4" = 1'-0"

-01.rvt  
1 PM  
-89-





**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



ISSUE	DATE	DESCRIPTION
		60% INTERNAL QC
	07/28/2016	30% DESIGN REVIEW

PROJECT MANAGER	SARAH C. CLARK
CIVIL	
STRUCTURAL	
ARCHITECTURAL	
PROCESS	
MECHANICAL	
ELECTRICAL	
DRAWN BY	TRM
PROJECT NUMBER	10027354

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING



MAIN TREATMENT BUILDING ELEVATIONS

FILENAME: \_\_\_\_\_  
SCALE: 1/8" = 1'-0"

SHEET  
06A201













# WST LED

## Architectural Wall Sconce



Catalog Number **WST LED-P2-30K-VF-120-PE-E23WHR**

Notes **DARK BRONZE**

Type **E**

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

#### Luminaire

**Height:** 8-1/2"  
(21.59 cm)

**Width:** 17"  
(43.18 cm)

**Depth:** 10-3/16"  
(25.9 cm)

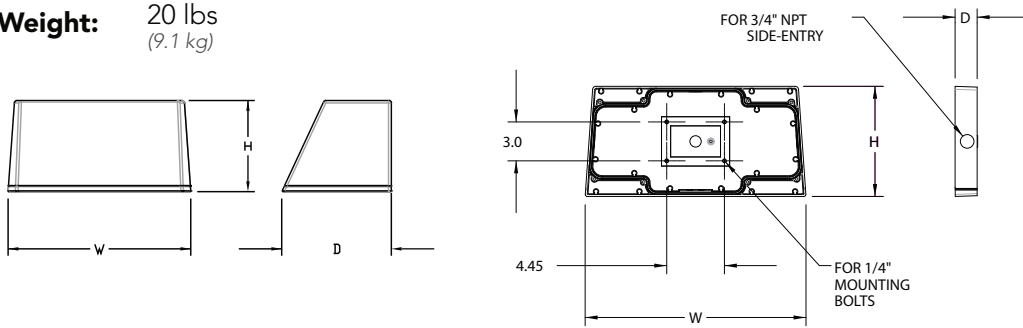
**Weight:** 20 lbs  
(9.1 kg)

#### Optional Back Box (BBW)

**Height:** 4"  
(10.2 cm)

**Width:** 5-1/2"  
(14.0 cm)

**Depth:** 1-1/2"  
(3.8 cm)



### Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

### Ordering Information

### EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT <sup>1</sup> 277 <sup>1</sup> 120 <sup>1</sup> 347 208 <sup>1</sup> 480 240 <sup>1</sup>	<b>Shipped included</b> (blank) Surface mounting bracket <b>Shipped separately</b> BBW Surface-mounted back box <sup>2</sup> PBBW Premium surface-mounted back box <sup>2,3</sup>

Options	Finish (required)
<p>PE Photoelectric cell, button type</p> <p>PER NEMA twist-lock receptacle only</p> <p>PER5 Five-wire receptacle only</p> <p>PER7 Seven-wire receptacle only</p> <p>PIR Motion/Ambient Light Sensor, 8-15' mounting height<sup>4</sup></p> <p>PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc<sup>4</sup></p> <p>PIRH 180° motion/ambient light sensor, 15-30' mounting height<sup>4</sup></p> <p>PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc<sup>4</sup></p> <p>SF Single fuse (120, 277, 347V)<sup>5</sup></p> <p>DF Double fuse (208, 240, 480V)<sup>5</sup></p> <p>DS Dual switching<sup>6</sup></p> <p>E7WH Emergency battery backup (7W)<sup>7</sup></p>	<p>DDBXD Dark bronze</p> <p>DBLXD Black</p> <p>DNAXD Natural aluminum</p> <p>DWHXD White</p> <p>DSSXD Sandstone</p> <p>DDBTXD Textured dark bronze</p> <p>DBLBXD Textured black</p> <p>DNATXD Textured natural aluminum</p> <p>DWHGXD Textured white</p> <p>DSSTXD Textured sandstone</p>

### Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTX U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

### NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only. when ordering with button type photocell (PE), fusing (SF, DF), or dual switching (DS).
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with PE, PER, PER5, PER7, VG or WG.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.

- Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E23WHR. Used with inverter system. Not available with 347/480V.
- Not available with 347/480V.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.



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## Emergency Battery Operation

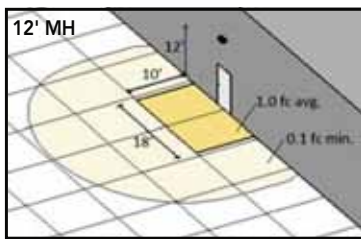
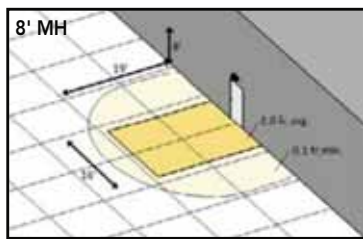
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

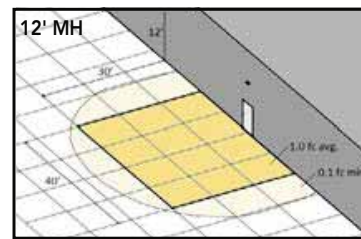
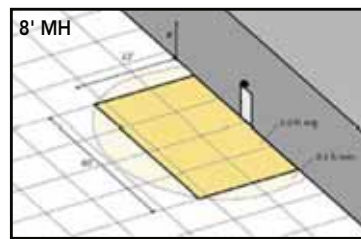
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines  
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT')	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,660	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,162	1	0	1	126	3,236	1	0	1	129	3,468	1	0	1	139	3,468	1	0	1	139
		VW	3,202	1	0	0	128	3,277	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,023	1	0	1	120	6,164	1	0	1	123	6,607	1	0	1	132	6,607	1	0	1	132
		VW	6,100	1	0	1	122	6,242	1	0	1	125	6,691	1	0	1	134	6,691	1	0	1	134

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.03
10°C / 50°F	1.02
20°C / 68°F	1.01
<b>25°C / 77°F</b>	<b>1.00</b>
30°C / 86°F	0.99
40°C / 104°F	0.98

### Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

### Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87



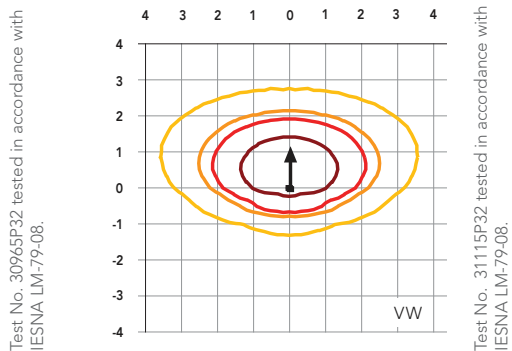
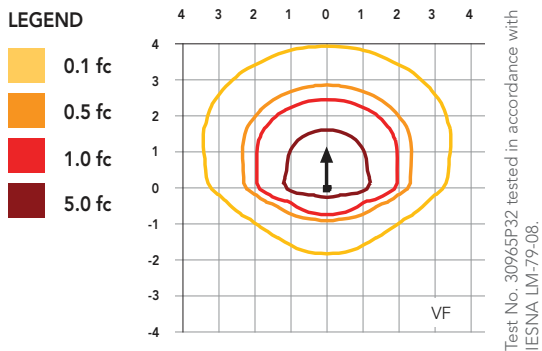
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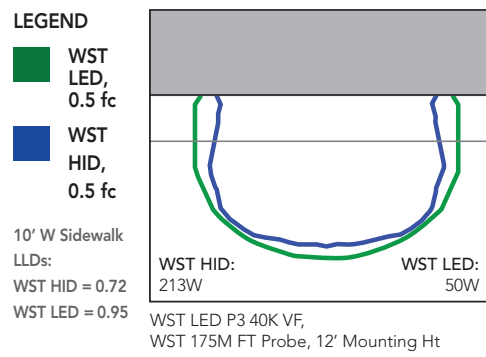
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



## FEATURES & SPECIFICATIONS

### INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

### CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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WST-LED  
Rev. 10/11/16



## FEATURES & SPECIFICATIONS

**PHASEOUT** — Limited quantities of this older style LDN6 are available while supplies last. Must choose "OS" when ordering.

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.

**CONSTRUCTION** — 16-gauge galvanized steel mounting/plaster frame with trim clips to mount open conical shape reflector.

Vertically adjustable mounting brackets that use 16-gauge flat bar hangers (included), 1/2" conduit or C channel T-bar fasteners. Provides 3-3/4" total adjustment.

Post installation adjustment possible from above or below the ceiling.

Galvanized steel junction box with bottom-hinged access covers and spring latches. Two combination 1/2"-3/4" and three 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out) No. 12 AWG conductors, rated for 90°C.

Secondary housing adjustment system for precise, final ceiling-to-flange alignment.

Maximum 1-1/2" ceiling thickness.

**OPTICS** — LED light source with diffused lens, recessed in a deep reflector with a 55-degree cutoff. Aluminum full reflectors are optically designed to maximize lumen output and to provide superior glare control.

Anodized trim colors for open and wallwash reflectors are available in clear, pewter, wheat or gold. White polyester powder coat also available.

Minimum CRI of 80.

**ELECTRICAL** — High-efficiency, eldoLED 0-10V dimming driver mounted to the junction box, dims luminaire to 10% of its light output. 1% dimming option available (see EZ1 ordering options below).

Dimming fixture requires two (2) additional low-voltage wires to be pulled.

For compatible dimmers and dimming range, refer to Dimmer Compatibility Chart on page 4.

The system maintains 70% lumen output for more than 50,000 hours.

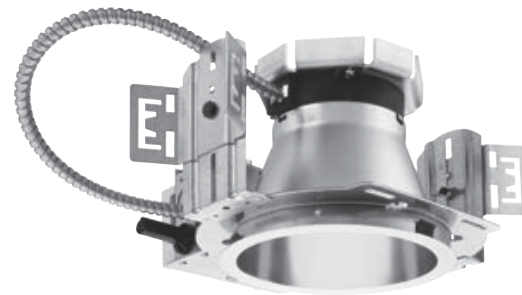
**LISTINGS** — CSA certified to US and Canadian safety standards. Open downlight (L06): Wet location listed. Wallwash downlight (LW6): Rated for damp and dry locations only. ENERGY STAR® certified.

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

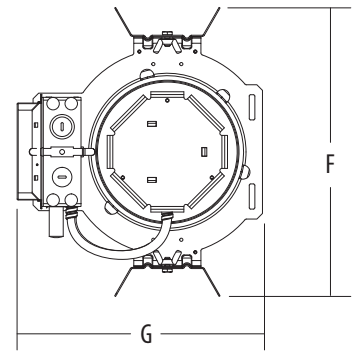
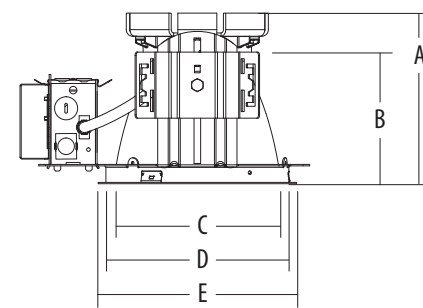
Catalog Number	LDN6-30-20-L06-PR-LS-120-EL
Notes	OUTDOOR TRIM FOR UNDER CANOPY
Type	DO



LDN6 35/15 L06AR 120 OS

# LDN6 OS

**6" OPEN and WALLWASH LED Non-IC New Construction Downlight**



Overall height varies by lumen package. Reference dimension chart for details.

Maximum Overall Dimensions — All dimensions are inches (centimeters) unless otherwise indicated.							
Lumen package	(A) Height	(B) Frame height	(C) Aperture	(D) Ceiling opening	(E) Outside diameter	(F) Width	(G) Length
600 lm	6-7/16 (16.4)	5-3/4 (14.6)	6-15/16 (17.6)	7-1/8 (18.1)	7-1/2 (19.1)	12-15/16 (32.8)	10-15/16 (27.8)
1000 lm							
1500 lm							
2000 lm	7-13/16 (19.9)						

### ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 L06AR 120 OS

LDN6 Series	Color temperature	Lumens <sup>1,2</sup>	Reflector	Trim color	Finish	Voltage	Options	Version
LDN6	27/ 2700 K	06 600 lumens	L06 Open downlight	AR Clear	(blank) Semi-specular	120	EL Emergency battery pack with integral test switch <sup>6</sup>	OS Old style <sup>10</sup>
	30/ 3000 K	10 1000 lumens	LW6 Wallwash downlight <sup>3</sup>	PR Pewter	LD Matte-diffuse	277	ELR Emergency battery pack with remote test switch <sup>6</sup>	
	35/ 3500 K			WTR Wheat		LS Specular	347 <sup>5</sup>	
	40/ 4000 K	15 1500 lumens	GR Gold	TRW White painted flange <sup>7</sup>				
		20 2000 lumens	WR White <sup>4</sup>	TRBL Black painted flange				
			BR Black <sup>4</sup>	NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers. Refer to <a href="#">TN-633</a> .				
				NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit. Refer to <a href="#">TN-633</a> .				
				RRL___ RELOC®-ready luminaire connectors enables a simple and consistent factory installed option across all ABL luminaire brands. Refer to <a href="#">RRL</a> for complete nomenclature.				
				EZ1 eldoLED dims to 1%				
				CP Chicago plenum <sup>5,9</sup>				

**Accessories:** Order as separate catalog number.

- [EAC ISSM 375](#) Compact interruptible emergency AC power system
- [EAC ISSM 125](#) Compact interruptible emergency AC power system
- GRA68 JZ Oversized trim ring with 8" outside diameter<sup>11</sup>
- SCA6 Sloped ceiling adapter. Refer to [TECH-SCA](#) for more options.

#### Notes

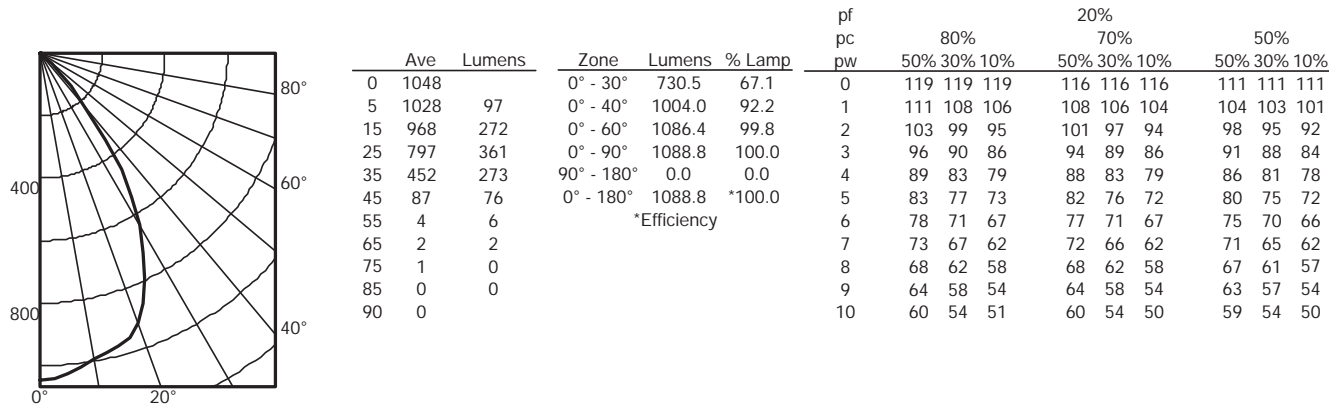
- 1 Approximate lumen output.
- 2 Overall height varies by lumen package. Reference dimension chart on page 1.
- 3 Rated for damp and dry locations only.
- 4 Not available with finishes.
- 5 Not available with emergency options.
- 6 For dimensional changes, refer to chart on page 4. Not available with CP option.
- 7 Not available with WR (white trim color).
- 8 For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- 9 277 volt CP products require marked spacing. Install with minimal spacing between: (a) Center-to-center of adjacent luminaires: 2 ft.; (b) Top of luminaire to overhead building member: 3 in.; (c) Luminaire center to side of building member: 1 ft.
- 10 Must be specified for old style version.
- 11 Refer to [TECH-GOOF RINGS](#) for more options.

# LDN6 OS

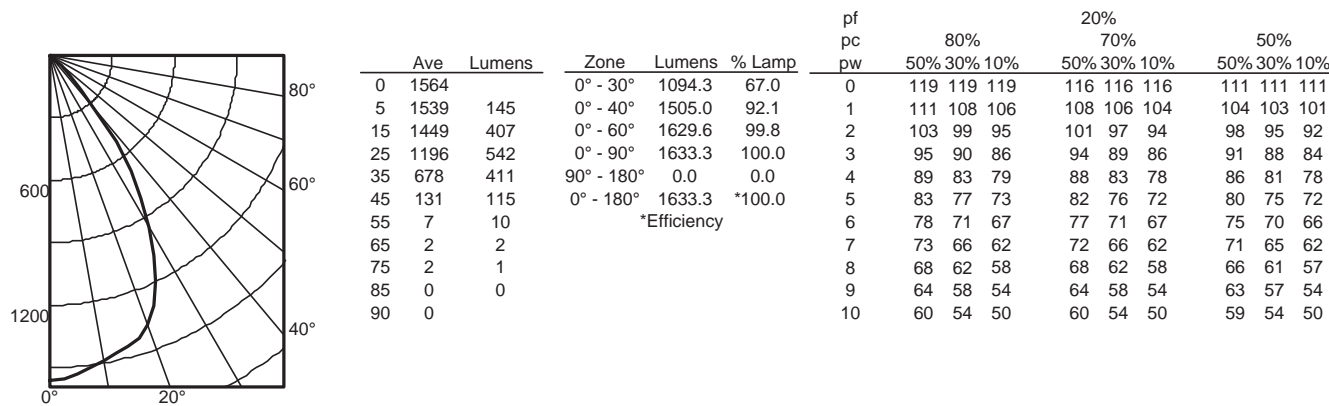
## PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
--------------------	-------------------	-------------	----------------------------	--

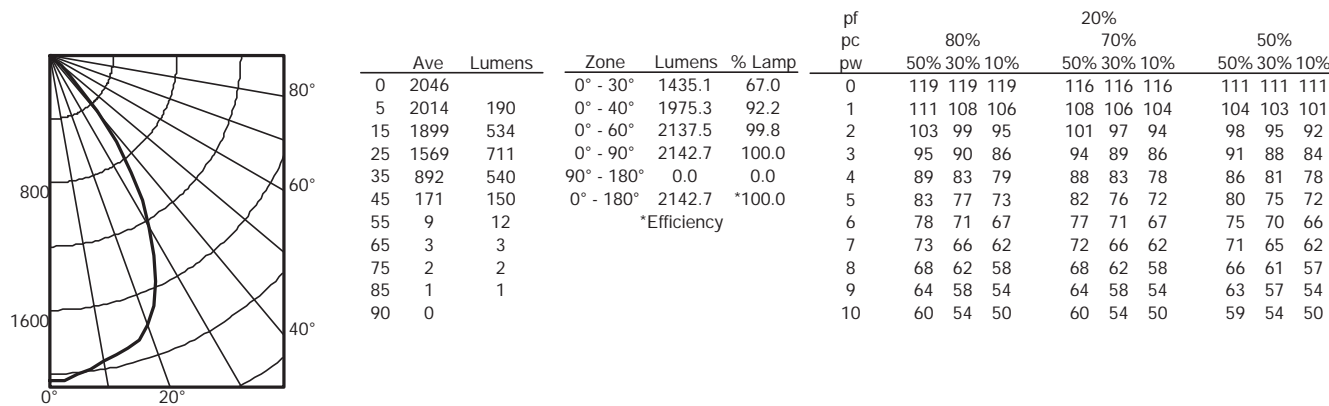
**LDN6 35/10 L06AR 120**, input watts: 18, delivered lumens: 1089, LM/W = 61, spacing criterion at 0 = 1.03, test no. LTL25148SL.



**LDN6 35/15 L06AR 120**, input watts: 26, delivered lumens: 1633, LM/W = 63, spacing criterion at 0 = 1.03, test no. LTL25146.



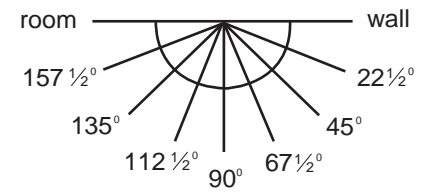
**LDN6 35/20 L06AR 120**, input watts: 35, delivered lumens: 2143, LM/W = 61, spacing criterion at 0 = 1.04, test no. LTL25144.



# LDN6 OS

## TECHNICAL INFORMATION

Footcandle values are initial and tables are based on minimum of six units. For fixture-to-wall distance other than those shown, use maximum of one-to-one spacing (distance between fixtures not more than distance to wall) for best results.



### Candlepower Data

### Footcandle values

**LDN6 35/10 LW6AR 120**, input watts: 18, delivered lumens: 1090, LM/W = 61, test no. LTL25147.

vertical Angle	lane angle							
	all	22.5	45	67.5	90	112.5	135	157.5
0	888	888	888	888	888	888	888	888
5	813	811	824	854	875	902	922	926
15	652	675	728	803	862	905	930	935
25	488	524	601	678	723	748	749	741
35	319	355	387	414	409	407	409	403
45	241	229	190	139	87	76	76	74
55	181	172	114	40	9	5	7	8
65	139	117	57	11	1	2	3	4
75	74	57	19	3	2	2	3	2
85	19	13	0	0	0	0	0	0
90	5	6	0	0	0	0	0	0

ft. from ceiling	allwash Illuminance tu y fc								
	Illuminance on wall from 6 luminaires			Luminaire mounte 3 ft. from wall			Luminaire mounte 3 ft. from wall		
	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires
1	10	8	10	9	5	9	9	2	9
2	15	15	15	13	10	13	12	6	12
3	15	14	15	12	10	12	10	7	10
4	13	14	13	10	11	10	8	8	8
5	12	13	12	9	10	9	7	8	7
6	12	12	12	8	9	8	7	7	7
7	10	10	10	8	8	8	6	6	6
8	9	9	9	7	7	7	5	5	5
9	8	8	8	6	6	6	5	5	5
10	6	6	6	5	5	5	4	4	4

**LDN6 35/15 LW6AR 120**, input watts: 26, delivered lumens: 1639, LM/W = 63, test no. LTL25145.

vertical Angle	lane angle							
	all	22.5	45	67.5	90	112.5	135	157.5
0	1312	1312	1312	1312	1312	1312	1312	1312
5	1198	1187	1202	1244	1285	1326	1371	1409
15	956	976	1052	1153	1246	1333	1403	1438
25	697	720	837	953	1028	1082	1109	1126
35	442	482	548	586	583	590	612	623
45	348	336	303	222	132	105	112	115
55	283	269	196	80	19	8	10	11
65	230	191	102	22	3	2	3	6
75	121	88	30	1	1	1	1	4
85	30	18	1	1	0	0	0	0
90	5	6	0	2	1	1	1	0

ft. from ceiling	allwash Illuminance tu y fc								
	Illuminance on wall from 6 luminaires			Luminaire mounte 3 ft. from wall			Luminaire mounte 3 ft. from wall		
	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires
1	17	13	17	16	7	16	15	4	15
2	24	24	24	20	16	20	19	10	19
3	22	22	22	17	16	17	15	11	15
4	20	21	20	14	16	14	12	12	12
5	18	19	18	13	15	13	10	12	10
6	17	17	17	12	13	12	9	11	9
7	15	15	15	11	11	11	9	9	9
8	13	13	13	10	10	10	8	8	8
9	11	11	11	8	8	8	7	7	7
10	9	9	9	7	7	7	6	6	6

**LDN6 35/20 LW6AR 120**, input watts: 35, delivered lumens: 2137, LM/W = 61, test no. LTL25143.

vertical Angle	lane angle							
	all	22.5	45	67.5	90	112.5	135	157.5
0	1712	1712	1712	1712	1712	1712	1712	1712
5	1566	1544	1598	1633	1710	1739	1783	1806
15	1254	1276	1394	1533	1658	1755	1811	1834
25	913	956	1140	1307	1420	1489	1512	1521
35	592	654	766	839	851	852	855	861
45	446	425	402	325	215	170	167	167
55	335	317	248	115	32	13	12	14
65	251	213	129	35	5	4	5	5
75	121	92	39	4	1	1	1	3
85	24	14	2	0	1	0	0	0
90	1	1	1	0	1	1	1	0

ft. from ceiling	allwash Illuminance tu y fc								
	Illuminance on wall from 6 luminaires			Luminaire mounte 3 ft. from wall			Luminaire mounte 3 ft. from wall		
	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires	3 ft. between luminaires	4 ft. between luminaires	5 ft. between luminaires
1	17	13	17	16	7	16	16	4	16
2	28	27	28	23	18	23	22	11	22
3	28	27	28	22	19	22	19	14	19
4	26	27	26	19	20	19	16	15	16
5	24	25	24	17	20	17	13	16	13
6	22	22	22	16	17	16	12	15	12
7	20	20	20	15	15	15	11	13	11
8	17	17	17	13	13	13	10	11	10
9	15	15	15	11	11	11	9	9	9
10	13	13	12	10	10	10	8	8	8

### Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.





# LDN6 OS

## ADDITIONAL DATA

DIMMER COMPATIBILITY CHART	
Manufacturer	Model/Series
<b>600 &amp; 1000 Lumen products</b>	
Leviton	IllumaTech - IP710-DLX
Lutron	Nova T - NTFTV-WH <i>For on/off control, this switch requires a power pack. Consult Lutron for more information.</i>
Sensor Switch	nPODM DX
Synergy	ISD BC 120/277
<b>1500 &amp; 2000 Lumen products</b>	
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IllumaTech - IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T - NTFTV
	Diva - DVTV
	Diva - NFTV
	GraphicEye - GRX-TVI w GRX3503
	Energy Savr Node - QSN-4T16-S
TVM2 Module	
Merten	5729
Pass & Seymour	CD4FB-W
Sensor Switch	nPODM DX
Synergy	ISD BC 120/277
The Watt Stopper	DCLV1

EL/ELR DIMENSIONAL CHANGES	
Add to overall housing length for EL/ELR option	Overall housing width with EL/ELR option
4-1/2	16-1/2

EL/ELR AVAILABILITY/COMPATIBILITY - INITIAL LUMENS			
Lumen package	Watts	Initial lumens EL/ELR	Emergency LED driver
600	12	500	PS1030
1000	18	575	PS1030
1500	26	640	Bodine BSL17C-C2
2000	35	690	Bodine BSL17C-C2

KEY SPECIFICATION SUMMARY				
Product Description	Watts (W)	Delivered lumens (lm)	Efficacy (lm/W)	Spacing criteria (s/mh)
LDN6 35/06 L06AR	12	670	56	1.03
LDN6 35/10 L06AR	18	1090	61	1.03
LDN6 35/15 L06AR	26	1640	63	1.03
LDN6 35/20 L06AR	35	2140	61	1.04

### Choose Wall Controls.

nLIGHT offers multiple styles of wall controls – each with varying features and user experience.



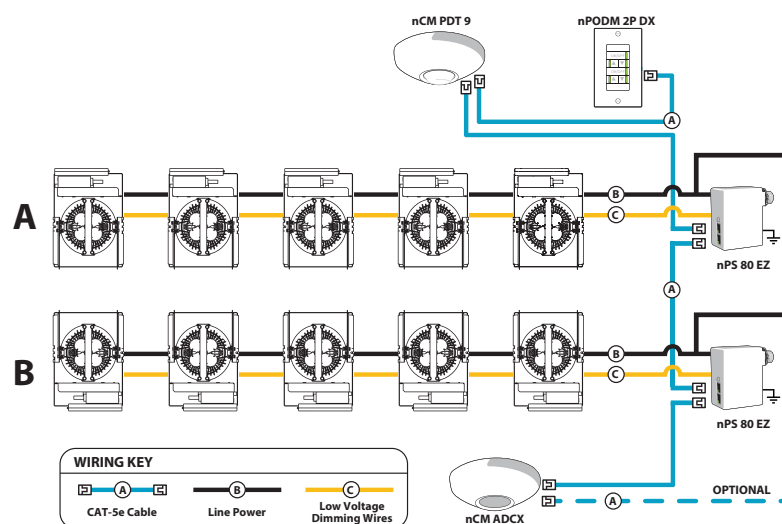
**Push-Button WallPod**  
Traditional tactile buttons and LED user feedback



**Touch WallPod**  
Contemporary capacitive touch style buttons with audible clicker for user feedback



**Graphic WallPod**  
Full color touch screen provides a sophisticated look and feel



### EXAMPLE

Group Fixture Control\*

\*Application diagram applies for fixtures with eldoLED drivers only.

**nPS 80 EZ** Dimming/Control Pack (qty 2 required)

**nPODM 2P DX** Dual On/Off/Dim Push-Button WallPod

**nCM ADCX** Daylight Sensor with Automatic Dimming Control

**nCM PDT 9** Dual Technology Occupancy Sensor

**Description:** This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



LDN6 OS

# CLEARWELL AND PUMP STATION

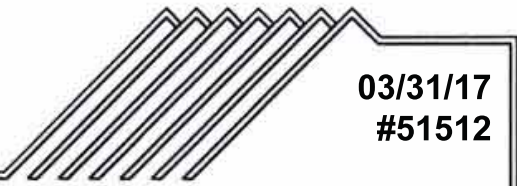


- 1. ROOF - DARK BRONZE STANDING SEAM
- 2. WINDOW CLADDING FLASHING - DARK BRONZE
- 3. WINDOW TRIM - BENJAMIN MOORE SEMI-SOLID STAIN FRESH BREW
- 4. METL SPAN - CL FLUTE METL SPAN BROWNSTONE



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CONSTRUCTION  
OR  
RECORDING

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



03/31/17  
#51512

**TOWN OF BRECKENRIDGE 2ND WATER TREATMENT PLANT**  
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

PROJECT NUMBER | 10027354

# RAW WATER PUMP STATION

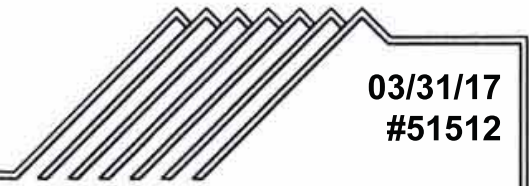


- |                                  |                              |
|----------------------------------|------------------------------|
| 1. ROOF -                        | DARK BRONZE<br>STANDING SEAM |
| 2. WINDOW CLADDING<br>FLASHING - | DARK BRONZE                  |
| 3. METL SPAN -<br>CL FLUTE       | METL SPAN<br>LEAF GREEN      |



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OR  
RECORDING

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#51512

**TOWN OF BRECKENRIDGE 2ND WATER TREATMENT PLANT**  
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

PROJECT NUMBER | 10027354



## TREATMENT BUILDING

- |                                      |  |
|--------------------------------------|--|
| 1. ROOF -                            | DARK BRONZE<br>STANDING SEAM                     |
| 2. CF ARCHITECTURAL -<br>WALL PANEL  | METL SPAN<br>TUNDRA                              |
| 3. WINDOW CLADDING<br>FLASHING -     | DARK BRONZE                                      |
| 4. BEAMS & COLUMNS -                 | BENJAMIN MOORE<br>SEMI-SOLID STAIN<br>FRESH BREW |
| 5. CF MESA INSULATED -<br>WALL PANEL | METL SPAN<br>TERRACOTTA                          |
| 6. CF MESA INSULATED -<br>WALL PANEL | METL SPAN<br>TUNDRA                              |



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RECORDING

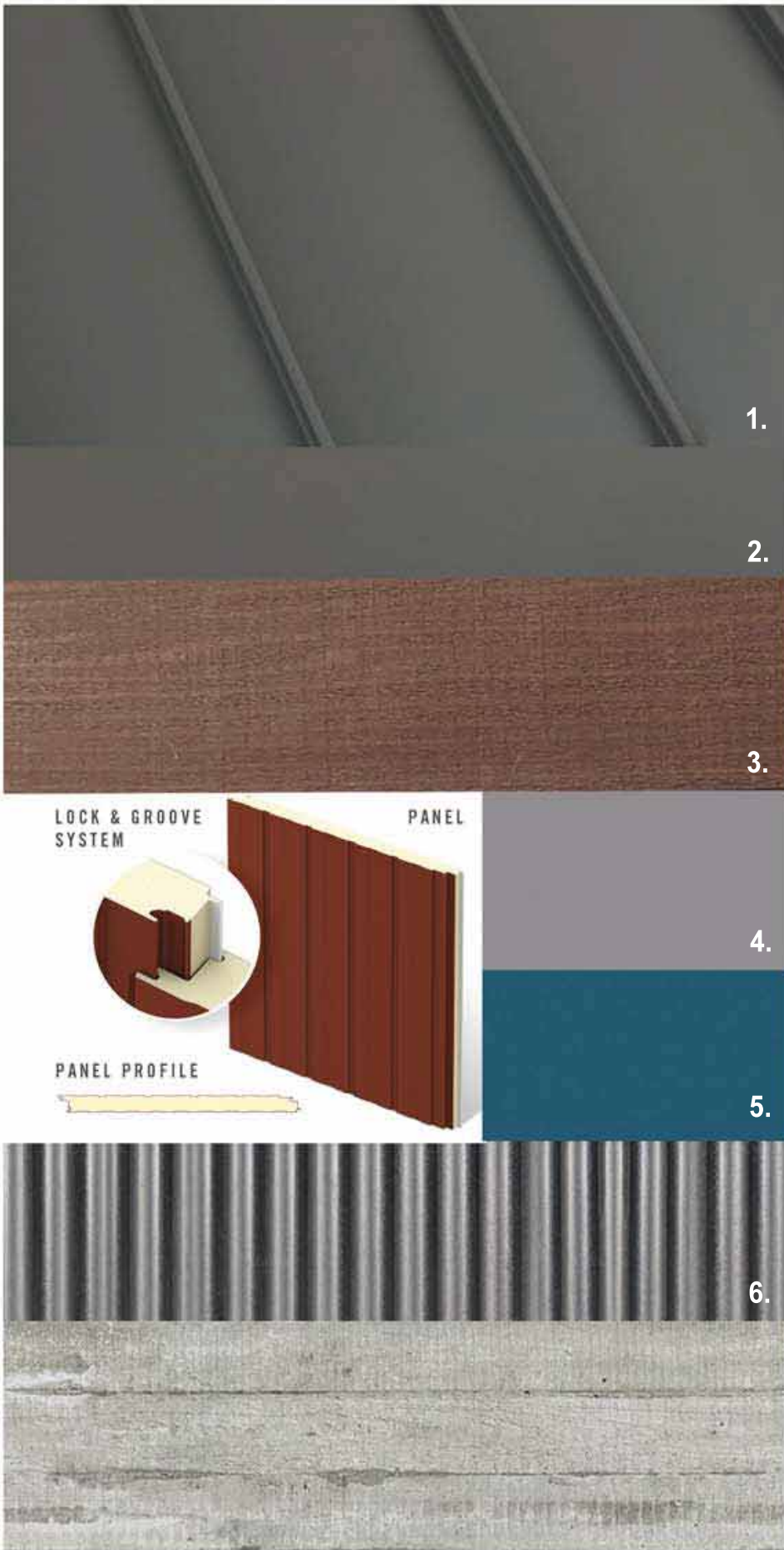
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03/31/17  
#51512

**TOWN OF BRECKENRIDGE 2ND WATER TREATMENT PLANT**  
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

PROJECT NUMBER | 10027354

# ADMINISTRATION/LAB BUILDING

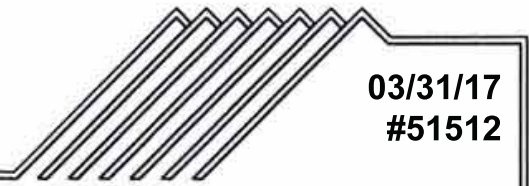


- |  |  |
|--|--|
| 1. PITCHED ROOF -  | DARK BRONZE<br>STANDING SEAM                     |
| FLAT ROOF -  | EPDM   |
| 2. WINDOW CLADDING,<br>FLASHING, FACIA,<br>BEAMS & COLUMNS - | DARK BRONZE                                      |
| 3. WINDOW TRIM -   | BENJAMIN MOORE<br>SEMI-SOLID STAIN<br>FRESH BREW |
| 4. METL SPAN<br>CF FLUTE -                                   | METL SPAN<br>TUNDRA                              |
| 5. METL SPAN<br>CF FLUTE -                                   | METL SPAN<br>PACIFIC BLUE                        |
| 6. WAINSCOTING -   | CORRUGATED STEEL<br>GALVANIZED                   |
| 7. COLUMN BASE -   | BOARD FORM<br>NATURAL                            |

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03/31/17  
#51512

**TOWN OF BRECKENRIDGE 2ND WATER TREATMENT PLANT**  
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

PROJECT NUMBER | 10027354

## BLENDING TANK



- |                                |  |
|--------------------------------|--|
| 1. ROOF -                      | STANDING SEAM<br>DARK BRONZE                     |
| 2. METAL STRAPPING -           | DARK BRONZE                                      |
| 3. VERTICAL SIDING -           | ROUGH SAWN<br>FRESH BREW                         |
| 4. GLULAM BEAMS &<br>COLUMNS - | BENJAMIN MOORE<br>SEMI-SOLID STAIN<br>FRESH BREW |



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CONSTRUCTION  
OR  
RECORDING

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

03/31/17  
#51512

**TOWN OF BRECKENRIDGE 2ND WATER TREATMENT PLANT**  
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

PROJECT NUMBER | 10027354

# RESIDUALS HANDLING BUILDING



- |   |  |
|---|--|
| 1. PITCHED ROOF -                                       | WESTERN RIB<br>DARK BRONZE                       |
| FLAT ROOF -   | EPDM   |
| 2. WINDOW CLADDING,<br>FLASHING, FACIA,<br>PARAPET CAP- | DARK BRONZE                                      |
| 3. WINDOW AND DOOR<br>HEADER TRIM -                     | BENJAMIN MOORE<br>SEMI-SOLID STAIN<br>FRESH BREW |
| 4. METL SPAN<br>CF FLUTE -                              | METL SPAN<br>MEDIUM BRONZE                       |
| 5. METL SPAN<br>CF FLUTE -                              | METL SPAN<br>COLONIAL RED                        |
| 6. WAINSCOTING -  | 4" SPLIT FACE CMU<br>ASH                         |

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING



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View from Highway 9 - looking southwest





View from Highway 9 - looking west



View from Highway 9 - looking west



View from Highway 9 - looking west



View from Stan Miller Drive - looking north



View from Stan Miller Drive - looking north



View from Public Entry Drive - looking north



View from Public Entry Drive - looking north



View from Stan Miller Drive - looking northeast





View from Stan Miller Drive - looking northeast



View from Stan Miller Drive - looking east



View from Stan Miller Drive - looking southeast











## Scheduled Meetings

**Shading indicates Council required 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.*

### April 2017

Tuesday, April 25, 2017	3:00pm / 7:00 pm	Town Hall Chambers	Second Meeting of the Month
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### May 2017

Tuesday, May 9, 2017	3:00pm / 7:00 pm	Town Hall Chambers	First Meeting of the Month
Friday, May 12, 2017	8:00am - 9:00 am	Hopefull Room - BGVCC	Coffee Talk
Tuesday, May 23, 2017	3:00pm / 7:00 pm	Town Hall Chambers	Second Meeting of the Month
Tuesday, May 30, 2017	5:30pm - 7:00pm	Town Hall Chambers	State of the Town

### June 2017

Tuesday, June 13, 2017	3:00pm / 7:00 pm	Town Hall Chambers	First Meeting of the Month
Tuesday, June 27, 2017	3:00pm / 7:00 pm	Town Hall Chambers	Second Meeting of the Month

### Other Meetings

April 25th, 2017	Board of County Commissioners Meeting	1:30pm
April 26th, 2017	Summit Combined Housing Authority	9:00am
April 27th, 2017	Breckenridge Tourism Office Board Meeting	8:30am
May 2nd, 2017	Breck Forward Task Force Meeting	8:00am
	Planning Commission Meeting	6:00pm
May 3rd, 2017	Police Advisory Committee	7:30am
	Breckenridge Events Committee	9:00am
	Childcare Advisory Committee	3:00pm
May 9th, 2017	Workforce Housing Committee	1:30pm
May 11th, 2017	Upper Blue Sanitation District	5:30pm
May 15th, 2017	Breckenridge Creative Arts	4:15pm
May 16th, 2017	Liquor & Marijuana Licensing Authority	9:00am
	Planning Commission	6:00pm
<b>May 22nd, 2017</b>	<b>Open Space &amp; Trails Open House</b>	<b>6:00pm</b>
May 25th, 2017	Northwest Council of Governments	10:00am
June 14th, 2017	Breckenridge Heritage Alliance	Noon
June 20th - 23rd	Colorado Municipal League Annual Conference	Beaver Run
June 22nd, 2017	CAST	
June 28th, 2017	QQ - Quality and Quantity - Water District	10:00am
July 13th, 2017	I-70 Coalition	1:00pm