



Planning Commission Meeting Agenda

Tuesday, October 17, 2017, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

5:30pm - Call to Order

Call to Order of the October 17, 2017 Planning Commission Meeting, 5:30pm Roll Call

Location Map 2

Approval of Minutes 3

Approval of Agenda

5:35pm - Public Comment On Historic Preservation Issues (Non-Agenda Items ONLY; 3-Minute Limit Please)

5:40pm - Consent Calendar

1. Village Hotel Exterior Remodel (CK), PL-2017-0534, 605 S. Park Ave. 8

5:45pm - Town Council Report

6:00pm - Combined Hearings

1. Village at Breckenridge Plaza Vendor Food Carts (CL), PL-2017-0532, 655 S. Park Ave. 17

6:30pm - Other Matters

1. Class C Subdivisions, Q3 2017 (JP) (Memo Only) 34

2. Class D Majors, Q3 2017 (JP) (Memo Only) 36

3. APA Conference Recap

7:00pm - Adjournment

For further information, please contact the Planning Department at (970) 453-3160.

The indicated times are intended only to be used as guides. The order of the projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.



Village Hotel Exterior Remodel, 605 S. Park Ave.

Village at Breckenridge Large Vendor Carts, 655 S. Park Ave.



printed 4/11/2017

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:32pm by Chair Schroder.

ROLL CALL

Christie Mathews-Leidal	Jim Lamb	Ron Schuman - absent
Mike Giller	Steve Gerard	
Dan Schroder	Gretchen Dudney	

APPROVAL OF MINUTES

With no changes, the September 19, 2017 Planning Commission minutes were approved.

APPROVAL OF AGENDA

With no changes, the October 3, 2017, Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

WORK SESSIONS:

1) River Park Transition Character Area

Julia Puester, Planning Manager, Presented: An ordinance that removes Tract F from the River Park Transition corridor area, which is the F Lot and the Tiger Dredge lot. The Handbook of Design Standards were adopted in early 90s. Nori Winter, consultant that created the standards drafted transition area standards that were not adopted until later in 2012. In 2012, the Town had some proposed changes to Nori's standards original transition standards, one of which was to include F-Lot and Tiger Dredge into the River Park Transition Character area. The Transition Character Areas intent is to protect the historic district as we transition from outside to it, so there isn't this stark contrast of forms and masses that loom over historic buildings. There have been multiple uses such as a lodge explored for these lots. The Town is now looking at doing a parking structure which is a town council priority, on F-lot and Tiger Dredge. The future structure would not meet the intent of the design standards such as forms, scale, building material. We are proposing that the F-lot and Tiger Dredge be removed from the River Park Corridor Transition character area. Staff finds that there are no historic buildings adjacent or nearby and that removing this newly (2012) added area from the character area would not harm the historic district. With that, we would like to hear any comments and concerns. It is scheduled to go to Town Council on October 10th as a first reading.

Commissioner Questions / Comments:

Mr. Giller: The national register historic district includes part of that area, does this address that? (Mr. Grosshuesch: The National District area does not include the F-lot and Tiger Dredge. The boundaries of the National Historic District have not changed since its inception in the 90s.)
Mr. Giller: It should speak to it, and sometimes the national historic register is not just about buildings but about geography. (Ms. Puester: The transition area standards were not adopted until 2012.) (Mr. Grosshuesch: The intent is to remove these lots which were added into the transition area, beyond what Nori recommended in reaction to the hotel development that was proposed there once, there was also discussion at one time that this should be a park.)

Ms. Dudney: I don't have a copy of the transition standards, but you mentioned a couple things that might be contradictory and a problem. For example, locate parking away from pedestrian areas. (Ms. Puester: I went through the transition character area, and I didn't highlight every one, but it does speak to parking specifically. It talks about locating parking areas away from pedestrian areas. Buffered from the river's edge, but this is not against the river edge, small broken up masses are recommended. There has always been a large parking area there since

it was added in 2012. Many of these are non-priority policies, some are priority policies. Talks about burying parking structures. Preliminary sketch level designs they are working on work with the grade to minimize the size, scale and height of the structure. I don't think these lots fit well into the character area.) Was there something about building materials? (Ms. Puester: Yes, the standard recommend wood and historically compatible material design. A parking structure itself is not a historic use but we also have parking there now and when this was added to the character area in 2012.) (Mr. Grosshuesch: Gretchen, can you clarify your question?) Council wants the parking garage, which I understand, but I'm not sure why the design standards for the materials should not apply to a parking garage. It seems unsavory that we make an exception for materials and the design standards. I don't see why we should do that. (Mr. Grosshuesch: The town staff recommended that we take it out of the zone because the standards would be impossible to meet and it's not near anything historic. It was added in as a reaction to a development proposal a few years back. When you look at this location, it's across the river and up the bank from the historic district. There are a lot of different opinions as to whether or not it should have been included. There was discussion about making it into a park even. In the end the council decided to put it in the zone to protect it from large scale hotel development. The standards make a lot more sense on the North end of this River Park Corridor Transition area that abuts the historic district that fronts Main Street. This property doesn't do that.) I understand, it's a hard issue to take things out when you don't want it and put it in when you do. It seems to me that the town can do what it wants anyway with the town projects. (Mr. Grosshuesch: With different councils, you get different opinions.) Let's say the parking garage doesn't happen and another development comes in, would you be ok not having that in the transition zone? (Mr. Grosshuesch: Yes I think so.) Would there still be a height limit? (Mr. Grosshuesch: From what I have seen so far, yes, and it will still be a town project reviewed against the standard development code policies.) Ms. Dudney: Ok.

Mr. Giller: It doesn't seem like these standards are just concerned with infill buildings and those being compatible. It seems to recognize that the views of the river and mountain and toward historic district are important. If there's something to support that moving forward, the town would be in a better position.

Ms. Leidal: It's only policy 24 absolute that a structure would run afoul of the transition area standards, is that correct? (Mr. Grosshuesch: I think there's more than that.) (Ms. Puester: The absolute would relate to the priority policies in the standards and the non-priority policies could receive negative points).

Mr. Giller: What would the town point to in order to protect the view corridors of Lincoln, Washington, and Adams? (Ms. Puester: Mike, what's your main concern?) I don't want to give this up unless we have something in place that would impose good design moving forward. I understand parking garages are necessary. Just not completely sure what we're losing and what otherwise protects the town for good development. (Mr. Grosshuesch: The standards of this character area were written to mimic forms found in the historic district – gabled roofs, short façade lengths, building materials that are primarily wood. This is a different type of development than what they were written for and it's pretty far from the historic district.) Mr. Giller: I understand, but we still want to protect some of the view corridors. It would be interesting to see if you can look down one of these streets and see or the mountain views from Main. (Mr. Grosshuesch: It's hard to talk to that without showing you the plan. The plan does show the structure below the mountain view, below the larger building across the street in which you can still see the mountains. It will be three stories. At Tiger Dredge lot, you're 18 ft below the grade of F-lot, so there's 18 ft of fall. They're able to take advantage of that. The third level would be a half story, so the total height would be below the silhouette of the development across the street. I think it's more intellectually honest to say this district isn't in place with this garage. The council is trying to address another public need with this

structure. The parking lots probably aren't in compliance with it either. The Council does have a prerogative to waive standards in the Town Project process but does this lot really fit the intent of the district? We are looking at it to have it reviewed under the normal point analysis, as opposed to working up the application like it belongs in the historic district.)

Mr. Schroder: Are you looking for a recommendation? (Ms. Puester: It doesn't require a vote so we'll take any final comments and the Council will get those in the next packet. So the timing is good since the first reading is scheduled for then as well. If you have any final comments or questions please continue.)

Ms. Dudney: I agree with Peter, because the Council wants the garage and the garage would deviate from the standards, that it is more intellectually honest to remove it. However, I would like the Council to recognize that if the garage doesn't go forward, it makes a mockery of our process to then add it back in the zone. I go along because I know the Council wants it.

Mr. Lamb: I don't have any concerns. I don't think it should have been in added into the district in the first place.

Mr. Gerard: I think there's a cart and horse issue here. We all know the structure is important, but in my career I've seen a lot of ideas fall apart. If something happens and the parking structure doesn't happen, then we've removed the protections. Why couldn't this ordinance be a condition of the parking garage going through? Enact an ordinance removing the space from the transitional zone. That way you won't do it until you need to, and the Planning Commission and the Town can say they applied as many standards as they could but we need this other condition to remove it from the district. I'm leery about doing it now when the project could fall apart.

Mr. Giller: I appreciate and support the need for a garage but would like to see it clarified to Council regarding the National Historic District boundary.

Ms. Leidal: I do understand the reasoning, however I don't think it is necessary. According to town code, Development Code doesn't apply to town projects. Can't that be the way we handle it by not meeting all the policies rather than removing it?

Mr. Schroder: I have thoughts about bringing all this traffic into downtown to get to the structure. F-Lot would cause a lot more problems. I have some concern about just moving things as we feel fit. It maybe should go back to how it once was, and wasn't ever recommended by the consultant team (Nori Winter) that drew up the district boundaries and created the design standards. I support the ordinance. (Mr. Grosshuesch: The line for the national district is coinciding with the river. It is east of the tiger dredge and F-Lot. [Referring to map and pointing out each boundary.]

Mr. Giller: Ok, please clarify. (Ms. Puester: I will clarify to Council.)

TOWN COUNCIL REPORT:

- Public project issues. Regarding the parking structure, CDOT is very much involved in the amount of traffic that goes back onto Park Avenue that the structure would attract. They have a preferred number of spaces to not exceed. The number is about 330 spaces, which is about the size of the proposed structure. We worked with them to see what the impacts would be. They are working with us. They did say they want roundabouts in conjunction to help manage the traffic impacts. They are allowing us to do the structure first, then a Village Rd. roundabout, then a South Main roundabout.
- Eliminating the skier drop off at F-Lot. It currently allows a 15 minute drop off time which contributes to the conflicts at the pedestrian crossing. We can't prohibit them from doing it, but we will take the signs down that advertise it.
- Changing the F-Lot free after 3pm rule, they are moving it to free after 5pm. That has to do with conflicts with performance parking at the Riverwalk Center.

- The 30 day free parking on Main Street will be eliminated during the shoulder seasons. Still free in parking lots.
- The Riverwalk pedestrian improvements are slated to be done the first week in November.
- Approved the pedestrian improvements for the roundabout at Four O'clock Rd.
- Approved a new Town logo, we will go to a more generalized roof-top layout. Works better with the applications we are using the logos for.
- Change the median banners on Hwy 9; the new look would reflect the upcoming events.
- Breckenridge Heritage Alliance master plan will be a joint approval between Forest Service, Summit County, and Town; would come back at a later date.
- Reassess the way we charge for PIFs for snack-bar/deli.

Commissioner Questions / Comments:

Mr. Schroder: A side note on the median banners – the concrete design feature on the entrance was highlighted in Landscape Architecture Magazine recently.

COMBINED HEARINGS:

1) Four Seasons Sub #2 Tract D Stream (Jones Gulch) Modifications (CL), PL-2017-0479, TBD Village Rd. Mr. LaChance, Planner II, presented a proposal by the Village at Breckenridge Homeowner's Association to install a 12 ft. long concrete culvert (23 inch x 14 inch. elliptical diameter) and backfill berm over the culvert in Jones Gulch, in order for the Village at Breckenridge HOA's Chateaux Condominiums to be remapped outside of the FEMA 100 year floodplain. Nathan Nosari is here representing the Village HOA. The Cedars are to the west, Jones gulch is on the west, Lehman gulch is on the east. There is an existing concrete weir structure that exists. My understanding is that around 30 years ago the weir was built to split the stream. Over time, we've had wetlands become established. The proposal wouldn't take away the wetlands or affect normal stream flows, just redirect in a flood event. Staff found this project hasn't earned any positive or negative points, and recommends approval with a passing score of zero points with the findings and conditions. I have handed out an updated set of Findings and Conditions with a new Finding #8, which addresses the portion of the Town Code that says the ongoing development cannot increase the sedimentation, turbidity, etc. of the water. The new finding also states that the Town Engineer has exempted this application from standards of the Town Code because it meets the allowable exemption status for a project which creates less than 500 sq. ft. of disturbance. Staff recommends approval.

Commissioner Questions / Comments:

No questions.

Chair Schroder: Nathan, you're the applicant, please share with us a presentation.

Nathan Nosari, General Manager for Village at Breckenridge HOA: We are trying to get it out of the flood zone because of the cost of insurance. We met with the owner in the Cedars building, the result is the planting over the culvert will be attractive. We have a lot of people who walk over that creek, and the bushes will be placed to deter people from walking over the property.

Mr. Schroder opened the matter to the public for comments.

Megan Lawrence, owner at Trail's End and Cedars: First, I wanted to make sure that the Cedars owners were notified because I have talked to them and they did not know about this project before today. I also wanted to confirm that the proper studies have been done all the way upstream. I am concerned about the cost of flood insurance and want to confirm that we don't have to do the process all over again. (Mr. LaChance: The Town has followed the required public notice procedure for this application, mailing notice to all property owners within 300 feet of the affected property and posted physical notice on site. The town engineer approved the

project after confirming that the proposed modifications will not increase the flood potential of any property upstream. FEMA will also not approve the re-mapping of the floodplain if upstream properties are then put into the flood plain.) Ms. Dudney: I think Megan was implying that the owners don't want to deal with additional engineering. (Mr. LaChance: The remapping will be done by FEMA.) Ms. Dudney: So will the Cedars owners have to do their own analysis? (Mr. LaChance: [Viewing the map] No, on the submitted plan, there is a new proposed 100 year flood plain that has been engineered.) Ms. Dudney: So the proposed culvert has the effect of reducing the flood potential at the Cedars property? (Mr. LaChance: Yes, it does.)

Mr. Nosari: When we designed it, we made sure the flood zone would be narrowed.

Mr. Lamb: I think this is a win-win for all the owners in the area. It's the right thing to do, better to do it now than wait until a flood.

Ms. Dudney: I agree with the staff report.

Ms. Leidal: I support, and appreciate the additional finding.

Mr. Giller: I agree with staff analysis and concur with the additional finding.

Mr. Gerard: I agree, I think it's a win-win and anytime you can improve water going away is good.

Mr. Schroder: I appreciate public comments and staff saying we are minimizing a potential hazard by pulling the water away.

Mr. Lamb made a motion to approve, seconded by Ms. Leidal. The motion was approved unanimously.

OTHER MATTERS:

Ms. Puester: I want to mention there will be a housing tour, and they have an agenda for October 19th. Leaving town hall at 7:30am, head to Turntable Studios, which the cylinder hotel by the Broncos Stadium and was remodeled into studios. Iunits, which is modular micro units, both in Denver. Then to Shift, a co-working space. Then lunch, then head to Boulder. In Boulder they will be seeing Holiday, which is small business spaces as well as market and affordable housing. Also in Boulder is the Steel Yards, a mixed use development with retail, office, market rate and affordable residential housing. Please let me know if you're interested in going. (4 going)

ADJOURNMENT:

The meeting was adjourned at 6:37 pm.

Dan Schroder, Chair

Planning Commission Staff Report

- Subject:** Village Hotel Exterior Remodel
(Class C Minor; PL-2017-0534)
- Proposal:** An exterior remodel to the Village Hotel. The proposal includes changing the color of the stucco, adding new trim and wood finishes and adding two large exterior wall murals. The project will also include a substantial interior remodel in which existing uses are being relocated within. However, no new uses are proposed. There are no proposed changes to the existing site plan, including circulation, drainage and landscaping, with this application.
- Date:** September 27, 2016 for meeting of October 17, 2017
- Project Manager:** Chris Kulick, AICP
- Applicant/Owner:** Village at Breckenridge Acquisition Corporation
- Agent:** Chris Woldum, Zeppelin Development
- Address:** 605 South Park Avenue
- Legal Description:** Lot 7, Village at Breckenridge Sub #1
- Site Area:** 0.75 acres (32,670 sq. ft.)
- Land Use District:** 23, Residential 20 Units per Acre (Subject to the Village at Breckenridge Master Plan)
- Site Conditions:** The north and south sides of the property have small landscaped areas. The west side of the property has a 10' access and utility easement for access and parking. The east side of the property has a Blue River drainage easement. A utility easement is located in the northwest corner of the property.
- Adjacent Uses:** Mixed Use
- Density/Mass:** No change
- Height:** No change
- Parking/Snowstack:** No change

Item History

The Village Hotel was constructed in 1985. There have been several minor improvements (re-roof, staining, etc.) to the exterior since. Discuss what uses are there.

Staff Comments

Architectural Compatibility (5/R): The existing finishes on each building include stucco as the primary façade material, with natural stone and wood accents and trim. The exterior modifications are fairly minor with the stucco to be painted a dark gray color and the wood accents to be changed to a natural stain color and meet the chroma limitations. Additionally, the semi-circle opening above the front entrance is proposed to be filled in to provide a better surface for signage. Staff notes changes in signage are not being reviewed with this application and will require a separate sign permit. Staff has no concerns with the proposed architectural changes to the building.

The applicants are also proposing two large murals on the east and south building elevations. Policy 5 does not have any language that regulates murals or public art, thus the creation of murals is only governed by Policy 43: Public Art and the Town Sign Code.

Public Art (43/A & 43/R): Policy 43/A stipulates that art, including murals, should only be reviewed by the Planning Commission for site functionality, not for content or aesthetics. Additionally, Policy 43/R is only relevant if the application is requesting positive points for public art. Negative points cannot be awarded under Policy 43/R.

9-1-19-43A: POLICY 43 (ABSOLUTE) PUBLIC ART:

*An application for a class C or class D minor development permit for the placement of public art **shall be reviewed only for site function suitability, and not for content of the public art or aesthetics.** The public art commission shall not review such applications unless specifically requested to do so by the planning commission. (Ord. 1, Series 2014)*

9-1-19-43R: POLICY 43 (RELATIVE) PUBLIC ART:

The placement of art in public places enriches, stimulates and enhances the aesthetic experience of the town. The town's public art program is designed to complement the visual experience that is the cornerstone of the town's identity. The town recognizes and rewards the efforts of applicants who place art in publicly accessible areas on private property by providing an incentive as hereafter provided in this policy.

1 (0/+1)	x	A.	Class A and B development permit applicants may receive a maximum of one positive point (+1) if the planning commission finds, based upon a recommendation from the public arts commission, that public art is proposed to be provided as a part of a proposed project which meets the following requirements: (Ord. 35, Series 1996)
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- (1) The public art meets the site selection criteria set forth in the art in public places master plan which is a correlative document to this code.*
- (2) The public art meets the artwork selection criteria set forth in the art in public places master plan which is a correlative document to this code. (Ord. 10, Series 2006)*
- (3) The internal circulation of the proposed site is adequate to allow for reasonable and safe public access to the artwork.*
- (4) The placement of the art on the proposed site does not result in the assessment of any negative points under other policies of this code.*

(5) The placement of the art on the proposed site complies with all applicable building and technical codes.

(6) The applicant provides the town with adequate assurances that the artwork will be privately owned, maintained and insured.

No more than one positive point shall be awarded to an applicant under this policy regardless of the number of pieces of public art placed on the site.

All public art for which a positive point is awarded pursuant to this policy shall remain permanently on the site, unless removal or relocation of such artwork is approved by the town pursuant to either a modification of the existing development permit or the issuance of a new development permit. (Ord. 35, Series 1996)

Since the applicants are not seeking positive points for the murals staff has only reviewed the murals for site function suitability, and not for the content or aesthetics. Based on this criteria, staff believes the proposed murals meet the criteria of Policy 43.

Sign Code (Section: 8-2): Staff also reviewed the proposed murals against the Town Sign Code. Murals are exempt from the sign code as long as they are not used in connection with commercial promotion or as an advertising device.

8-2-6: EXEMPTIONS:

Subject to the hereinafter specified conditions and limitations, and provided that the following signs or sign devices are not prohibited by section 8-2-15 of this chapter, the following are exempted from the provisions of this chapter: (Ord. 23, Series 1989)

C. Art: Works of art not used in connection with a commercial promotion or as an advertising device. These displays may be subject to the rules on outdoor display of merchandise set forth in title 9, chapter 7 of this code. (Ord. 6, Series 2004)

Staff finds the proposed murals acceptable so long as they are not used in connection with commercial promotion or as an advertising device. Staff has added condition number 17. *Murals or artwork located on the property may not be used in connection with commercial promotion or as an advertising device, to further ensure they will not be used as signage.*

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

Staff Decision

The Planning Department has approved the Village Hotel Exterior Remodel (PL-2017-0534), showing a passing score of zero (0) points along with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

Village Hotel Exterior Remodel
Lot 7, Village at Breckenridge Sub #1
605 South Park Avenue
PL-2017-0534

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **September 26, 2017**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **October 17, 2017** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **April 24, 2019**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

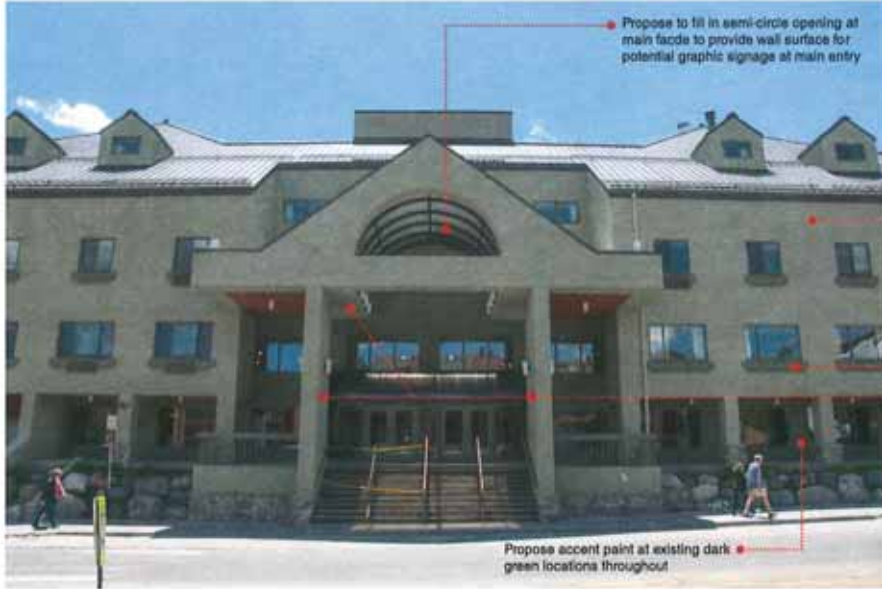
8. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
9. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
10. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
11. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION

12. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
13. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
14. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
15. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
16. Applicant shall screen all utilities.
17. **Murals or artwork located on the property may not be used in connection with commercial promotion or as an advertising device.**
18. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.
19. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.

20. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Completion for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
21. No Certificate of Occupancy or Certificate of Completion will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
22. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
23. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)



Exterior Street Elevation

Propose to fill in semi-circle opening at main facade to provide wall surface for potential graphic signage at main entry

Propose accent paint at existing dark green locations throughout



Primary Exterior Stucco Paint Color



Wood Accents to vertical and soffited surfaces of main entrance



Exterior Wood Accents

MURALS + EXTERIOR LIGHTING

Propose to commission mural artist for one or both stair cores at east and west of building along with some exterior lighting to highlight key parts of the building from various vantage points.

Example image below (Shepard Fairey)



Interior Plywood Platform Beds



A-Frame Structures - Public Space Thresholds - Interior/ Exterior relationships



Interior Plywood Accents



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brsarch.com



Breck Hotel
535 South Park Avenue, Breckenridge, CO

Project Number	2017-003-01
Issue	CLASS 'C' APPLICATION
Date	09/11/2017
Drawn By	DMSA
Checked By	JL
Revised	

Sheets
MATERIALS BOARD

A-106

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4 NORTH BUILDING ELEVATION - EXISTING
1/8" = 1'-0"



5 NORTH BUILDING ELEVATION - PROPOSED
1/8" = 1'-0"



EXISTING PHOTO OF NORTH ELEVATION



1 EAST BUILDING ELEVATION - EXISTING
1/8" = 1'-0"



1 EAST BUILDING ELEVATION - PROPOSED
1/8" = 1'-0"

AREA OF PROPOSED WORK
ARTIST TWO SEE EXAMPLE
IMAGE ON SHEET A-108

SCOPE OF EXTERIOR WORK:
 • PAINT EXTERIOR STUCCO AND HOTEL ROOM HVAC UNIT ON EXTERIOR.
 • TOUCH-UP AND REFRESH MATERIAL AROUND HOTEL ROOM HVAC UNITS.



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ARCHITECTURE

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Breck Hotel
 535 South Park Avenue, Breckenridge, CO

Project Number: 2017-023-001
 Issue: CLASS 'C' APPLICATION
 Date: 09/15/2017
 Drawn By: LRF
 Checked By: JF
 Revision:

Sheet No: **DISTING AND PROPOSED ELEVATIONS**

A-104

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1 SOUTH BUILDING ELEVATION - EXISTING
A-105 08'-11"



1 WEST BUILDING ELEVATION - EXISTING
A-105 08'-11"



1 SOUTH BUILDING ELEVATION - PROPOSED
A-105 08'-11"



1 WEST BUILDING ELEVATION - PROPOSED
A-105 08'-11"



EXISTING PHOTO FROM SOUTH WEST



EXISTING PHOTO OF WEST ELEVATION

SCOPE OF EXTERIOR WORKS
 • PAINT EXTERIOR STUCCO AND HOTEL ROOM HVAC UNIT ON EXTERIOR.
 • TOUCH UP AND REFRESH MATERIAL AROUND HOTEL ROOM HVAC UNITS.



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ARCHITECTURE

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Breck Hotel
 535 South Park Avenue, Breckenridge, CO

Project Number	2017-2021
Work	CLASSIFICATION
Date	09/11/2017
Drawn By	LM
Checked By	JL
Revised	

Sheet No. **DISTINGUISHED REPOSE**
 EDITION

A-105

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Planning Commission Staff Report

- Subject:** Village at Breckenridge Large Vendor Carts
(Class B Minor, Combined Hearing; PL-2017-0532)
- Proposal:** Installation of two (2) large vendor carts and associated site furnishings on the Village at Breckenridge plaza.
- Date:** October 11, 2017 (For meeting of October 17, 2017)
- Project Manager:** Chapin LaChance, Planner II
- Applicant/Owner:** Anthony Tabanji and Erik Sipple, Applicants
- Address:** 655 S. Park Ave.
- Legal Description:** Village at Breckenridge Condo Common Area
- Land Use District:** 23
Residential at 20 Units per Acre (20 UPA), Commercial at 1:3 Floor to Area Ratio (FAR)
- Site Conditions:** The Village at Breckenridge HOA completed a major renovation to the plaza space in 2016, including new water-proofing, snow-melting system, pavers, planters, lamp posts, and outdoor fireplaces. There is a 55.5 ft. radius Utility and Access Easement in the center of the plaza (approximate location of former gazebo), with a 20 ft. Utility and Access Easement extending from the Maggie Building to South Park Ave. Several property lines divide the plaza, however all parcels that contain the plaza are currently owned by the Village at Breckenridge HOA as common space.
- Adjacent Uses:** Commercial (Retail, office, medical, and restaurant) and residential condominium uses surround the plaza in all directions

Staff Comments

This proposal is subject to Policy 49 (Absolute) Vendor Carts, adopted May 2, 2012. The proposed vendor carts are classified as large vendor carts per Section 9-1-5 Definitions because they are both over 40 square feet. The Gnarly Shawarma Vendor Cart is approximately 75 sq. ft. and the Back Country Bites and Beverages Vendor Cart is approximately 57 sq. ft.

Per Policy 49: *B. Vendor Cart General Design Standards: Large vendor carts and small vendor carts are subject to the following general design standards:*

(2) General Design Standards Outside The Conservation District: The following general design standards apply as indicated to large vendor carts and small vendor carts located outside of the conservation district:

a. All large vendor carts and small vendor carts must be constructed of professional quality for use as a food vending cart.

b. All large vendor carts and small vendor carts must be in good working condition, with no broken or rusty parts. All exterior materials must be kept clean and in neat appearance. No rusty or broken metal or chipped or broken wood is allowed. Metal and wood may be used as exterior finishes. The gauge, detailing and finish of all metal surfaces shall be suitable for long term use in an exterior location. All exposed edges must be finished. All metal used in carts shall have concealed seams and overlapping joints. All wood details and finishes must be suitable for long wear in an exterior location. All detailing, construction and finishing shall be done in a craftsman like manner. No rough cut, unfinished or distressed woods will be considered as finish materials.

The proposed vendor carts are manufactured specifically for the use of vending food. Staff does not have any concerns regarding the professional quality or the condition of the proposed carts.

Policy 49 has design and operational standards as listed below for large vendor carts. Staff comments follow below.

a. Large Vendor Carts: The following additional design and operational standards apply to large vendor carts:

1. Large vendor carts must be located on private property.

The large vendor carts are proposed entirely on private property.

2. Large vendor carts may only sell food and beverages in forms suited for immediate consumption. This shall include hot or cold prepared foods and beverages, and prepackaged food and snacks, whether eaten at the site of sale, or "carry out/to go". Fresh fruits and vegetables may be sold from a large vendor cart in limited amounts if they are normally and customarily eaten in a raw form, but a large vendor cart shall not be used primarily to sell fresh fruits and vegetables.

The applicants propose to sell lamb and chicken shawarma sandwiches, salads, fresh hummus, breakfast sandwiches, and baked goods out of one cart, and smoothies, fruit bowls, granola bars, muffins, and hot chocolate out of the other, all for immediate consumption. Staff does not have any concerns.

3. The area of a large vendor cart counts as density. The density shall be assessed against the real property on which the vendor cart is located.

The carts are proposed to be located on the parcel with a legal description of *Village at Breckenridge Condo Common Area*. This parcel encompasses the Antero Building (also known as the Plaza I Building). Staff has researched the available density for the property. The latest assessment in 2007 showed the Plaza I Building is allowed 48.29 SFEs of density, and that 44.51 SFE's exist, leaving 3.78 SFEs remaining.

For this proposal for two vendor carts, 75 sq. ft. + 57 sq. ft. = 132 sq. ft. / 1,000 sq. ft. = 0.132 SFEs of commercial is proposed. Using the lesser number of 3.78 SFEs mentioned above, 3.78 SFEs – 0.132 SFEs = at least 3.648 SFEs would remain available on the property after approval of this application.

Staff does not have any concerns.

4. Large vendor cart owners shall improve the immediate area around their business through the installation of pavers, landscaping, awnings, and/or small decks to help the vendor carts to look less temporary, and to blend into the surrounding character. Where the surrounding area is already improved with such finishes as listed above, this requirement may be waived by the planning commission.

The Village at Breckenridge HOA completed a major renovation to the plaza space in 2016, including new water-proofing, snow-melting system, pavers, planters, lamp posts, and outdoor fireplaces. In addition, the applicant proposes three (3) wooden planters with evergreen plant material, four (4) tables in the form of whiskey barrels, twelve (12) stools in the form of tree stumps, and two (2) benches constructed of snowboards. Staff has added a Condition of Approval that the applicants shall install and maintain three (3) planters per cart, for a total of six (6) planters, containing evergreen plant material of a minimum of 3 feet tall.

5. The maximum size of a large vendor cart is one hundred (100) square feet.

The applicants propose two (2) separate carts. The Gnarly Shawarma Vendor Cart is 74.75 sq. ft. and the Back Country Bites and Beverages Vendor Cart is approximately 57 sq. ft. Both carts are under 100 sq. ft. Staff does not have any concerns.

6. The maximum height of a large vendor cart is ten feet (10'). The height of the cart shall be measured vertically from the ground to the highest point of the cart including signage or other equipment, if any.

The Gnarly Shawarma cart is proposed at 8.4 ft. tall, and the Backcountry Bites and Beverages cart is proposed at 6.9 ft. tall. Staff does not have any concerns.

7. If a large vendor cart is connected to the town's municipal water system, the owner must pay water plant investment fees for the vendor cart. If a large vendor cart is connected to the town's municipal water system, it must also be connected to the public sanitation system.

The applicants have submitted in writing that they will not be connecting to the municipal water supply, and will manually fill their water tanks offsite daily. Staff does not have any concerns.

8. If a large vendor cart uses a commissary kitchen, the commissary kitchen must be identified on the vendor cart permit application, and any applicable water plant investment fees must be paid by the owner of the commissary kitchen. If the commissary kitchen changes during the term of the permit, the large vendor cart permit holder must notify the director within ten (10) days of the date of the change.

The application states that the carts will use the Dredge Restaurant and Bar, located at 180 Jefferson Ave. in Breckenridge for their commissary kitchen. All Water Plant Investment Fees have been paid at that location. Staff does not have any concern.

9. Siding and other compatible materials used on a large vendor cart must wrap all sides of the vendor cart.

The exterior of the proposed pre-manufactured carts are made of 1.2 mm galvanized steel panels, which wraps all sides of the proposed carts. Staff does not have any concerns.

10. Exterior colors used on a large vendor cart must meet the town's color chroma palette. The color of all large vending carts shall be selected from the "Munsell Book Of Color" on file with the community development department. The maximum chroma for the exterior of a large vending cart shall be 4 (unless red or yellow are used, then a maximum chroma of 6) and a maximum value of 6.

The applicants propose to paint one cart black and white, and the other brown and white. Staff does not have any concerns.

11. All signs for a large vendor cart shall be subject to the Breckenridge sign code. One permanent freestanding sign is allowed for a large vendor cart, unless otherwise prohibited by the Breckenridge sign code.

Signage will be permitted with a separate Sign Permit application. The signs will meet the Breckenridge Sign Code.

12. Generators are prohibited for large vendor carts, except for use as an emergency source of power when the permanent source of power to the large vendor cart is temporarily unavailable.

Electrical power is available to the cart through an existing outlet in a light post in the plaza. The applicants do not propose any generators.

13. If a large vendor cart has wheels, the wheels shall be permanently screened with a skirting design architecturally compatible with the exterior of the cart.

The applicants propose to install a horizontal lap wooden screen around all four sides of each cart, completely screening the wheels. The wooden screen will be painted to match the color of each cart. Staff does not have any concerns.

14. Any trailer hitch on a large vendor cart must be removed or completely covered from view.

The application states that the trailer hitch and trailer tongue will be removed from the carts.

15. Owners of large vendor carts must obtain and maintain in full force and effect throughout the permit a valid Town of Breckenridge business license.

The owner of the Gnarly Shawarma cart currently operates another vendor cart in Town and has obtained a Town of Breckenridge business license, under which they currently operate. The owner of the Back Country Bites and Beverage cart will need to obtain a business license after approval of this permit application.

16. Large vendor carts must be windproof, waterproof and locked when not in operation.

The carts are manufactured specifically for the vending of food and are windproof, waterproof and will be locked when not in operation. The carts have windows that can open for serving food and lock when the business is closed.

17. Outdoor seating for a large vendor cart is limited to a maximum of twelve (12) seats and three (3) tables.

The submitted site plan shows four (4) tables in the form of whiskey barrels, twelve (12) stools in the form of tree stumps, and two (2) snowboard benches. Because there are two carts proposed, the total limit is twenty four (24) seats and six (6) tables. Staff does not have any concerns.

18. The operator of a large vendor cart shall comply with all applicable health regulations with respect to the operation of the large vendor cart.

The carts are currently in process for approval as a food vendor cart by Summit County Environmental Health.

Policy 18 (Absolute) Parking:

Off Street Parking: All developments within the town shall comply with chapter 3, "Off Street Parking Regulations", of this title.

The Liftside Condominium building (535 S. Park Ave.) currently has 42 public parking spaces to satisfy the 35 spaces required for commercial uses at the Village of Breckenridge. Additionally, the Village Master Plan is still valid and only requires 1 parking space per 1,000 sq. ft. of commercial space. Commercial space, per the Master Plan, includes restaurant, bar, retail, office and conference uses. This is different from Town Code section 9-3-8 "Off Street Parking Requirement," which requires 3.5 spaces per 1,000 sq. ft. of floor area for "Restaurant-sit down" use inside the Parking District Service Area, and "1 per 4 persons capacity" outside of the Parking District Service Area.

The combined total area of the two proposed vendor carts is 132 sq. ft.
 $132 \text{ sq. ft.} / 1,000 \text{ sq. ft.} = 0.132 \times 1 \text{ space} = 0.132$ of a parking space is required. Per Town Code Section 9-3-9B, the required number of parking spaces shall be rounded up to the nearest whole number. Therefore, one parking space is required. 35 spaces (previously required) + 1 (required with this application) = 36 spaces total required for commercial uses. With 42 available, there is a remaining surplus of 6 spaces.

Other Issues

Staff has advised the applicants that an approval from the Town of Breckenridge Building Division, Summit County Environmental Health Department, and Red, White and Blue Fire District is required, separate from this Development Permit.

Point Analysis

The proposal meets the requirements of Policy 49 (Absolute) Vendor Carts and all other Absolute Policies. Staff has not found any reason to assign positive or negative points under any Relative Policies.

Staff Recommendation

The Community Development Department recommends approval of the Village at Breckenridge Large Vendor Carts (PL-2017-0532) located at 655 S. Park Ave. with a passing point analysis of zero (0) points, along with the attached Findings and Conditions of Approval.

TOWN OF BRECKENRIDGE

Village at Breckenridge Large Vendor Carts
Village at Breckenridge Condo Common Area
655 S. Park Ave.
PL-2017-0532

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **October 11, 2017**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **October 17, 2017**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

CONDITIONS

- 7. The applicants shall install and maintain three (3) planters per cart, for a total of six (6) planters, containing evergreen plant material of a minimum of 3 feet tall.**
8. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
9. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
10. Duration Of Development Permit: A development permit for a large vendor cart issued pursuant to this policy shall be valid for three (3) years, October 24, 2020 as provided in section 9-1-17-8 of the Town's Development Code, and may be renewed.
11. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
12. Applicant shall meet Policy 9-1-5 49/A (A) Large Vendor Carts.
13. A separate Sign Permit is required for any signage to be displayed by this Large Vendor Cart(s).

14. Applicant shall pay for any required Water Plant Investment Fees and sanitary sewer fees prior to the installation of the vendor cart(s).
15. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any operational or material deviation from the approved plans and specifications without Town approval as a modification may result in the Town legal action under the Town's development regulations.
16. Applicant shall screen the propane tank in a manner approved by the Town per the Development Code.
17. Applicant shall remove the Vendor Cart and all associated improvements once the Vendor Cart stops operating for a period of 6 months or the permit expires, whichever is sooner.

VILLAGE AT BRECKENRIDGE PLAZA
535 SOUTH PARK AVENUE
BRECKENRIDGE, CO 80424

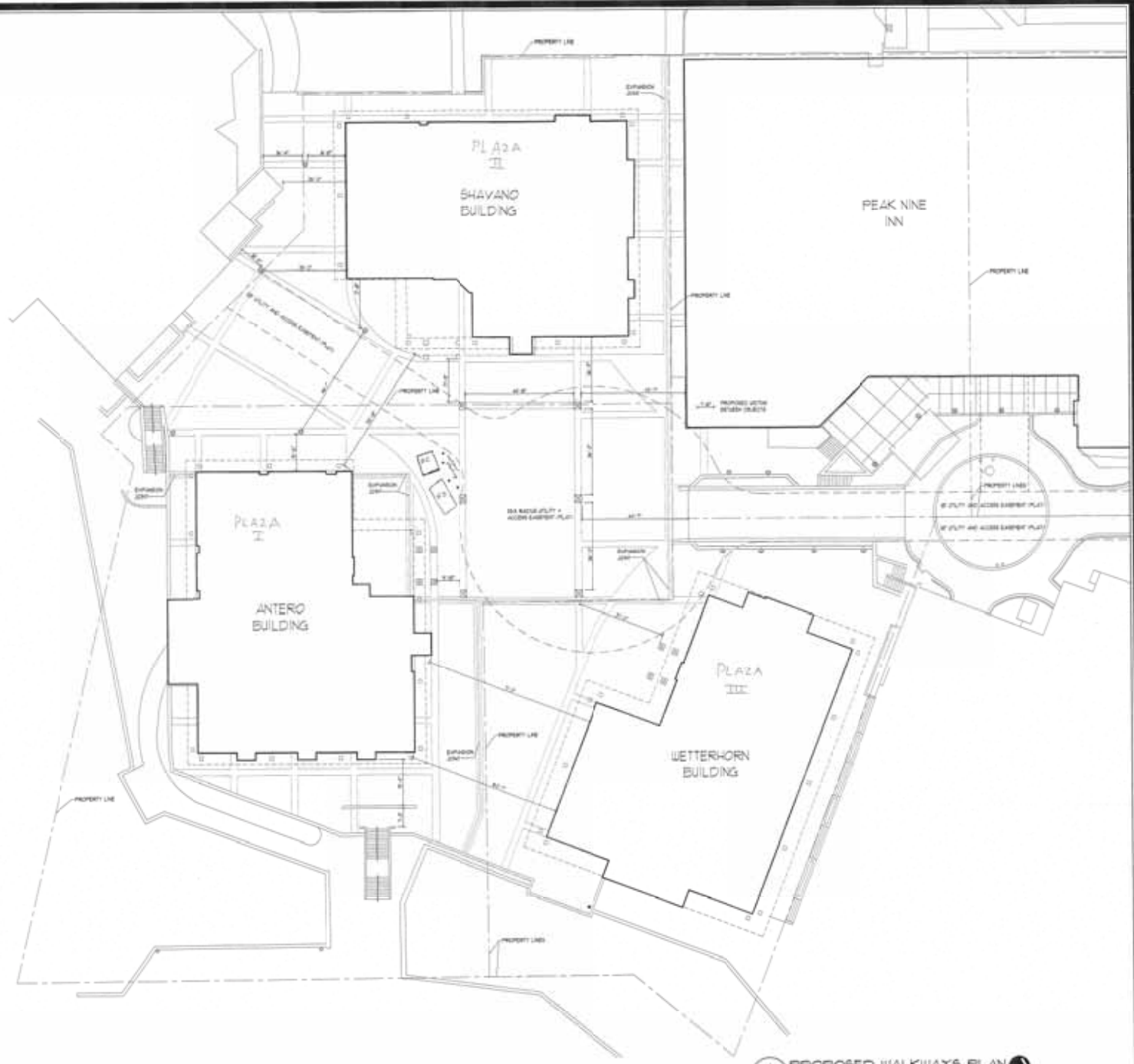
Revision: 01-10-06 FOR PERMIT CHALLENGE

RECEIVED
10/18/2011
Town of Breckenridge
Planning Dept.

Date: 1-9-06
Project No: 2009
Drawn by: SCS
Checked by: KJC
Inset: 02

PL3.4
PROPOSED WALKWAYS
PLAN

THE G.S. : —
BACKCOUNTRY: —



PROPOSED WALKWAYS PLAN
PL3.4 1/8" = 1'-0"

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THE GNARLY SHAWARMA

GOURMET MEDITERRANEAN EATERY



BACKCOUNTRY BITES & BEVERAGES

- I. Overview
- II. The Carts
 - A. Cart 1 - The Gnarly Shawarma
 1. Cart Design
 2. Exterior Elevations
 - B. Cart 2 - BackCountry Bites and Beverages
 1. Cart Design
 2. Exterior Elevations
- III. Screening
 - A. Trailer Hitch
 - B. Wheels
- IV. Seating & Landscaping
- V. Water Usage
- VI. Drainage Plan
- VII. Material Choice
- VIII. Site Map
- IX. Menus
- X. Commissary Kitchen

Overview

We've worked hand-in-hand with the Village at Breckenridge (VAB) to design a food cart concept that matches and enriches the existing architecture of the plaza. We are seeking to open two vending carts in the Village at Breckenridge plaza at the bottom of Peak 9; each cart will serve products that complement those of the other. The first cart will be The Gnarly Shawarma, an expansion of the existing location on Main St, which has become very popular to all of Summit County, being the only authentic Mediterranean option. The second cart, Backcountry Bites and Beverages, will serve quick snacks and beverages designed to suit the passing crowds. Our menu section will outline the offerings of both carts.

These vending carts and their outdoor furnishings have been consciously designed to align with the needs and desires of the VAB HOA and will allow us to beautifully serve the guests of Breckenridge.

The Carts

Cart 1 - The Gnarly Shawarma

Cart Design



Note: the final color of the cart will be black and white, colors as shown here:



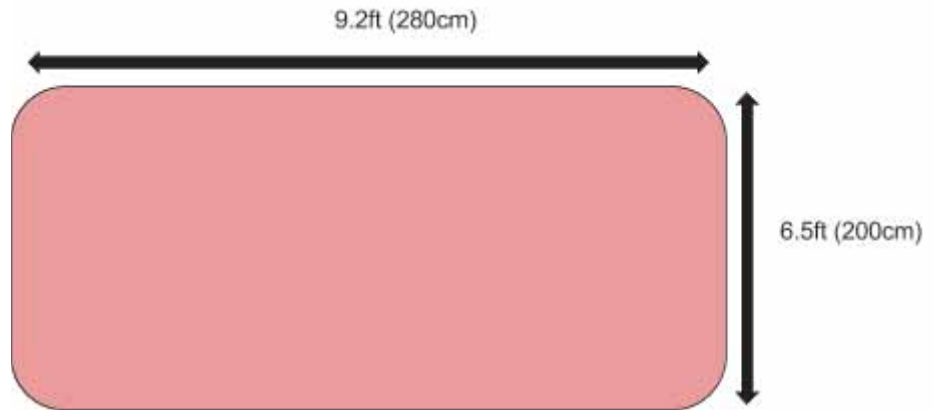


Figure 1: Cart top view

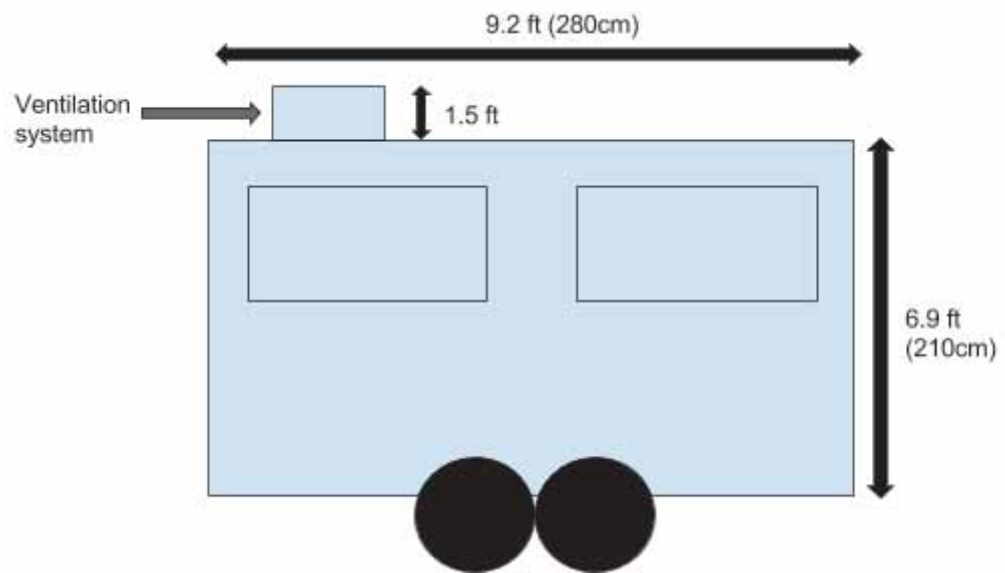


Figure 2: Cart side view

Exterior Elevations

Dimensions	<p>L= 280cm = 9.2 ft W= 200cm = 6.5ft H = 210cm = 6.9ft</p> <p>Total Sq Ft = 59.8 ft²</p>
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Cart 2 - BackCountry Bites and Beverages

Cart Design



Note: the final color of the cart will be brown and white, colors as shown here:



Exterior Elevations

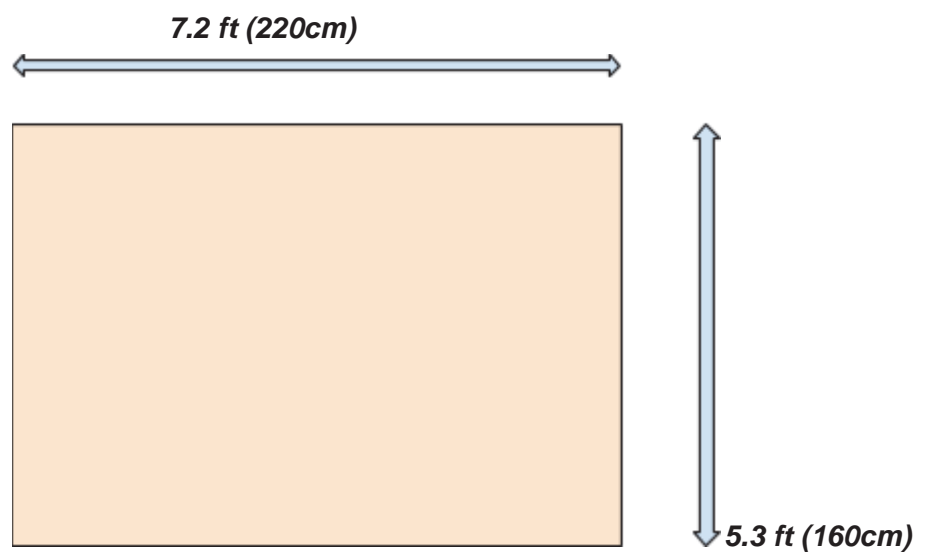


Figure 1: Cart top view

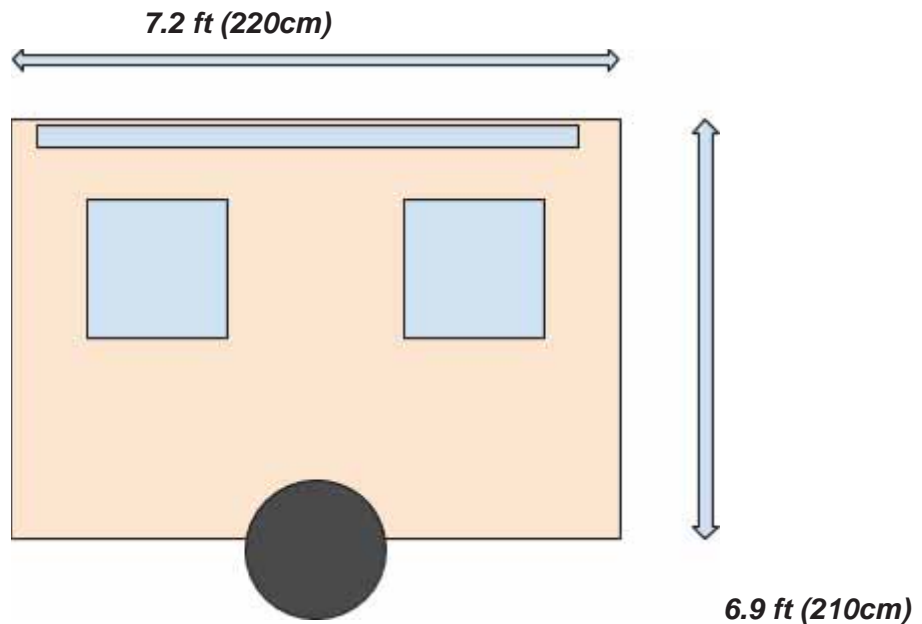


Figure 2: Cart side view

Dimensions	L= 220cm = 7.2 ft W= 160cm = 5.3ft H = 210cm = 7ft Total Sq Ft = 38.16 ft ²
------------	---

Screening

Trailer Hitch & Trailer Tongue

The trailer hitch and tongue are completely removable. We will remove them from the carts during their time in the Village at Breckenridge.

Wheels

Wheel screening for both carts will be of the same design. The screening will be constructed with 4 separate pieces of wood that will be notched into each other at each corner; the screen will border the entire cart on all sides, completely screening the wheels and giving the cart a more permanent appearance. The wood will be painted to match the color each cart. The structure is shown below:



Figure: Wooden skirt to be used as screen for wheels, around all 4 sides of the cart.

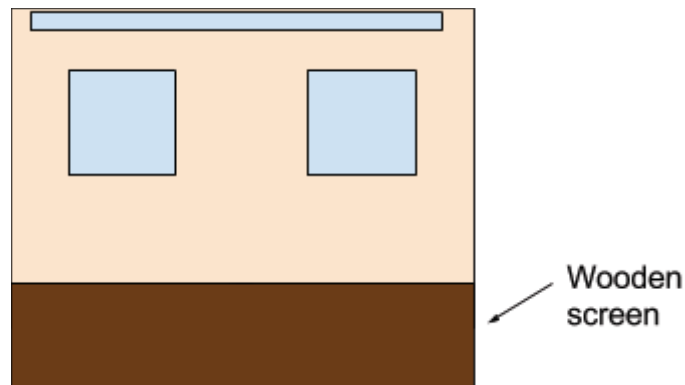


Figure: Wooden screening shown on one side of the cart. The screen will be around all 4 sides of the cart.

Seating & Landscaping

In accordance with Town Code 9-1-19-49, which states that each cart is allowed 3 tables and 12 seats, we plan to use 4 whiskey barrel tables and 12 seats total for both carts, along with 1 snowboard bench on either side (3 seats/bench). This practical outdoor seating environment will add to the general ambience of the Plaza. Configuration is shown below as well as photos of our proposed design:

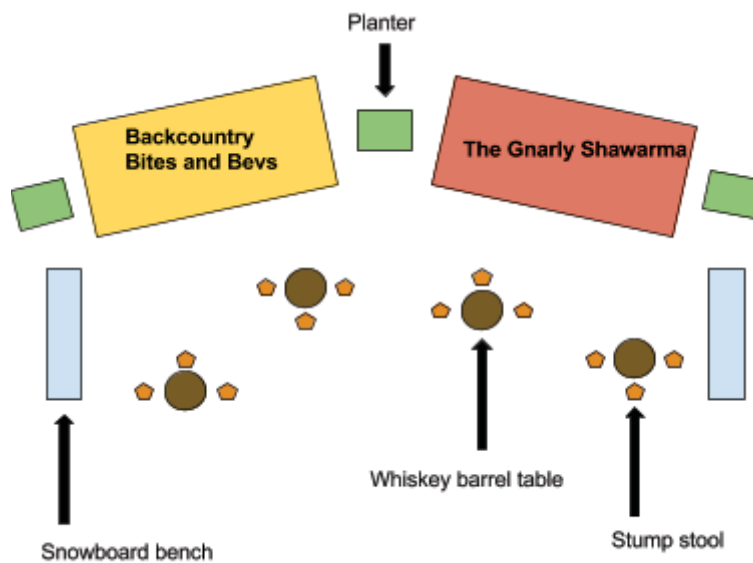




Figure: Whiskey barrels to be used as tables.



Figure: Stumps to be used as stools for the tables.



Figure: Planters for landscaping. 3 shown in landscaping map will have coniferous trees.



Figure: Hand-built snowboard bench.

Water Usage

We will not be connecting to Breckenridge water, and will manually fill tanks offsite daily.

Drainage Plans

Will manually dispose of waste liquid properly off-site.

Material Choice

The carts are constructed of aluminum, and the skirts will be constructed with wood. Tables, stools, and planters will also be made of wood.

Site Map

Please see attached drawing

Menu

The Gnarly Shawarma menu will be similar to the current location, offering lamb and chicken shawarma sandwiches, salads, and plates, fresh hummus, and authentic Lebanese baked delicacies. We will also be expanding the menu to include a variety of breakfast sandwiches perfect for the crowds heading to the ski lift.

The Backcountry Bites and Beverages menu will complement The Gnarly Shawarma menu and will offer smoothies, fruit bowls, granola bars, muffins, and a full selection of gourmet hot chocolates.

Commissary Kitchen

We will be utilizing The Dredge kitchen and storage facility for our commissary needs.



MEMORANDUM

TO: Planning Commission
FROM: Julia Puester, Planning Manager
DATE: October 6, 2017 (for meeting on October 17, 2017)
SUBJECT: Approved Class C Subdivision Quarterly Report (Q3-2017)

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

Class C Subdivisions are defined as follows:

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

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

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

As a result, we have included a list of the Class C Subdivisions that have been approved since you were last updated in July of 2017. If you have any questions about these applications, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.



Permit #	Project Name	Address	Description	Approval Date	Planner
PL-2017-0295	Epic on French Class C Subdivision for Duplex	308 N. French Street	A resubdivision of lots 1, 2, and 3 to create 2 lots	7/24/2017	Chapin LaChance
PL-2017-0303	Resubdivision, The Shores at the Highlands Filing No. 9	163, 175, 181, & 193 Shores Lane	Adjustment to lots 25A and 25B and creation of lots 24A and 24B	7/23/2017	Chris Kulick
PL-2017-0307	Lot 18 Columbia Lode Lot Line Adjustment	62 Luisa Drive	Adjust lot line to accommodate deck areas that have been constructed outside of existing lot lines.	7/26/2017	Chris Kulick
PL-2017-0311	Shores Filing #8 Resubdivision	126 Red Quill Lane	Revised subdivision to allow for the establishment of twelve new lots for twelve new single family homes	7/30/2017	Chris Kulick
PL-2017-0394	Resubdivision of Lot 20 Block 2 Lincoln Park	39 & 45 Fair Fountain Green	Subdivide Lot 20 to create lots 20A and 20B	8/15/2017	Chapin LaChance
PL-2016-0001	Resubdivision of Unit 1 at Ten Mile Suites	520 S. French Street	A resubdivision of unit 1	8/22/2017	Julia Puester
PL-2017-0384	Gold Flake Subdivision Filing 3 Lot 2 Trail Easement Modification	206 Stillson Placer	Property replat to enlarge the current public trail easement area, to include the entirety of the existing Bonanza Trail.	9/7/2017	Chapin LaChance
PL-2017-0403	Sundowner II Condo Building C Unit 101 and Common Area Resubdivision	465 Four OClock Rd, Unit 101	Unit 101 Expansion with Office	9/7/2017	Chapin LaChance
PL-2017-0473	The Cottages at Shock Hill Resubdivision Cottages 4 & 14	24 Regent Drive	Create lots for cottage 4 and 14 of the Cottages at Shock Hill Subdivision	9/20/2017	Chris Kulick

Compared to Prior Year

<u>2016 YTD (1/1 – 9/30)</u>	<u>2017 YTD (1/1 – 9/30)</u>	<u>% Change YTD</u>
Class C Subdivisions = 8	Class C Subdivisions = 15	+46.67%

<u>2016 Q3</u>	<u>2017 Q3</u>	<u>% Change Q3</u>
Class C Subdivisions = 2	Class C Subdivisions = 9	+77.78%



MEMORANDUM

TO: Planning Commission

FROM: Julia Puester, Planning Manager
Domo33262

DATE: October 6, 2017 (for October 17, 2017 Meeting)

SUBJECT: Approved Class D Majors Quarterly Report (Q3-2017)

BACKGROUND

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

We have included a list of the Class D Major development permits that have been approved for the third quarter of 2017 since we last reported to you in July of 2017.

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



Permit #	Address	Project Name	Description	Approval Date	Planner
PL-2017-0353	819 Fairways Drive	Domo Single Family Home	New 4,613 sq. ft. single family residence with 3 bedrooms and 4.5 bathrooms	7/31/2017	Chris Kulick
PL-2017-0130	25 Sisler Green	Guerra Bonus Room	Add a 484 sq. ft. garage with bonus room to existing house	7/31/2017	Chapin LaChance
PL-2017-0324	72 Lomax Drive	72 Lomax Single Family Residence	New 5,964 sq. ft. single family residence with 5 bedrooms and 7 bathrooms	8/3/2017	Chapin LaChance
PL-2017-0354	222 Shores Lane	The Shores at Breckenridge Lot 16A	New 3,033 sq. ft. single family residence with 3 bedrooms and 3.5 bathrooms	8/4/2017	Chris Kulick
PL-2017-0540	10 Boss Green	Lincoln Park Single Family Residence with Bonus Garage at 10 Boss Green	New deed restricted, 2,110 sq. ft. single family residence that includes bonus room garage	8/8/2017	Chapin LaChance
PL-2017-0317	16 Boss Green	Lincoln Park Single Family Residence at 16 Boss Green	New deed restricted, 1,718 sq. ft. single family residence with garage	8/10/2017	Chapin LaChance
PL-2017-0359	22 Placer Green	Lincoln Park Single Family Residence at 22 Placer Green	New deed restricted, 1,975 sq. ft. single family residence with garage	8/11/2017	Jeremy Lott
PL-2017-0360	30 Placer Green	Lincoln Park Single Family residence at 30 Placer Green	New deed restricted, 1,978 sq. ft. single family residence with garage	8/11/2017	Jeremy Lott
PL-2017-0377	42 Placer Green	Lincoln Park Single Family Residence at 42 Placer Green	New deed restricted, 1,758 sq. ft. single family residence with garage	8/11/2017	Jeremy Lott
PL-2017-0322	455 Highfield Trail	Ploss-Braddock Residence	New 5,997 sq. ft. single family residence with 5 bedrooms and 6 bathrooms	8/23/2017	Chapin LaChance
PL-2017-0390	27 Placer Green	Lincoln Park Single Family Residence at 27 Placer Green	New deed restricted, 2,202 sq. ft. single family residence with garage	8/25/2017	Jeremy Lott
PL-2017-0389	10 Placer Green	Lincoln Park Single Family Residence at 10 Placer Green	New deed restricted, 1,953 sq. ft. single family residence with garage	8/25/2017	Jeremy Lott
PL-2017-0338	15 Boss Green	Lincoln Park Single Family Residence at 15 Boss Green	New deed restricted, 2,028 sq. ft. single family residence with garage	8/28/2017	Chapin LaChance



PL-2017-0543	24 Boss Green	Lincoln Park Single Family Residence with Bonus Garage at 24 Boss Green	New 2,910 sq. ft. single family residence with bonus room above garage	8/31/2017	Chapin LaChance
PL-2017-0337	17 Boss Green	Lincoln Park Single Family Residence at 17 Boss Green	New deed restricted, 2,677 sq. ft. single family residence with garage	8/31/2017	Chapin LaChance
PL-2017-0378	16 Placer Green	Lincoln Park Single Family Residence at 16 Placer Green	New deed restricted, 2,028 sq. ft. single family residence with garage	9/5/2017	Jeremy Lott
PL-2017-0442	262, 270 Glen Eagle Loop	Fairways Duplex #8	New 4,996 sq. ft. duplex, each side to have 3 bedrooms and 3.5 bathrooms, and a garage	9/6/2017	Chris Kulick
PL-2017-0443	284, 292 Glen Eagle Loop	Fairways Duplex #9	New 4,997 sq. ft. duplex, each side to have 3 bedrooms, 3.5 bathrooms, and a garage	9/6/2017	Chris Kulick
PL-2017-0437	33, 39 Placer Green	Lincoln Park Duplex at 33 & 39 Placer Green	New deed restricted, 2,295 sq. ft. duplex, side A to have 2 bedrooms and 1.5 bathrooms, and side B to have 3 bedrooms and 2 bathrooms.	9/14/2017	Jeremy Lott
PL-2017-0511	11 Riverwood Drive	Riverwood Lot 11	New 5,550 sq. ft. single family residence with 4 bedrooms and 4 bathrooms	9/25/2017	Chris Kulick
PL-2017-0438	11, 15 Placer Green	Lincoln Park Duplex at 11, 15 Placer Green	New deed restricted, 2,295 sq. ft. duplex, side A to have 3 bedrooms and 2 bathrooms, side B to have 2 bedrooms and 1.5 bathrooms	9/27/2017	Jeremy Lott

Compared to Prior Year

<u>2016 YTD</u> (1/1 – 9/30)	<u>2017 YTD</u> (1/1 – 9/30)	<u>Change YTD</u>
Class D Majors = 59	Class D Majors = 45	-23.73%

<u>2016 Q3</u>	<u>2017 Q3</u>	<u>Change Q3</u>
Class D Majors = 20	Class D Majors = 21	+4.77%