



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, March 20, 2018, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

5:30pm - Call to Order of the March 20, 2018 Planning Commission Meeting; 5:30pm Roll Call

Location Map 2

Approval of Minutes 4

Approval of Agenda

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

5:40pm - Town Council Report

5:45pm - Final Hearings

1. Searle Residence Landmarking and Addition (CK), PL-2017-0070, 300 E. Washington Street 8

6:15pm - Combined Hearings

1. Brenner Materials Concrete Batch Plant (CK), PL-2018-0056, 13545 Colorado State Hwy 9 34

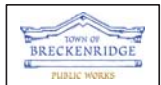
Other Matters

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.

Brenner Materials Concrete
Batch Plant, 13545 Colorado
State Hwy 9



Breckenridge North





NOT TO SCALE

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 pm by Vice Chair Giller.

ROLL CALL

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

APPROVAL OF MINUTES

With the changes below, the February 20, 2018 Planning Commission Minutes were approved.

Page 3, paragraph 1: The comment “Has the HOA or their design review board been notified” should be changed from Mr. Giller to Mr. Gerard.

Page 4, the comment beginning with, “I understand the uniqueness of this lot” should be changed from Mr. Giller to Mr. Gerard.

APPROVAL OF AGENDA

With no changes, the March 6, 2018 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- Lee Edwards, historic district property owner presented. How are the Historic preservation comments working so far? (Mr. Giller: We listen and consider.) (Mrs. Puester: We compiled the public comments and took them forward as a memo for work session to the Commission.) May I get a copy of the memo? (Mrs. Puester: Yes.)

TOWN COUNCIL REPORT:

Mr. Grosshuesch gave a report on the February 27th Town Council Meeting:

- No Planning Commission call ups
- Broadband – Council took their first look at it. They are going ahead with a cost analysis, how it would be developed in the community, and how to pay for it. We are looking at a 10 – 12 million dollar project. Broadband can increase the number of ISP providers in the area. ISP’s would lease fiber off of the towns broadband. Right now we are looking to run fiber to the house.
- Water PIF ordinance approved on 2nd reading.
- Lionheart was reviewed for a development agreement. There was no motion made and therefore, it was deemed denied.
- Town housing apartment project, third phase of Block 11. Looking at doing the project in-house rather than using a developer.
- New child care committee appointments were approved.
- Parcel on Airport Road proposal, Thaemert property north of Floradora entrance to Block 11, wants to build apartments including some Town owned land (39% town owned) in the project. Would be 39% deed restricted. They will need more building height and density than is allowed by the zoning, therefore a Development Agreement is needed. That proposal was supported by Town Council.

TOWN PROJECT HEARINGS:

Ms. Puester presented a proposal to construct a new public parking structure located partially on the existing Tiger Dredge Lot and partially on the existing F Lot. The structure would provide 406 parking spaces, with a total size of approximately 155,273 square feet with 10,173 square foot of density to include a transit center on South Park Avenue and lobby/restrooms on W. Adams Avenue. There would be a total of 246 surface

parking spaces remaining on the Tiger Dredge and F Lots.

Commissioner Questions / Comments:

- Mr. Schroder: Will West Adams remain a one way? (Ms. Puester: It is planned as a two-way.)
- Ms. Dudney: Was the traffic study updated? (Ms. Smith: We (a third party Traffic Engineer) completed a new traffic and parking study and the updated study was just submitted to CDOT.) How will cars get into the garage? (Ms. Smith: The same way you enter the Tiger Dredge lot now-through the roundabout, Washington and around the parking area.) What will be the distance between cars? (Ms. Smith: The standard 24 feet drive isle width.) Is the structure on grade with the F Lot? (Ms. Smith: It is one grade below.) Did the original traffic study show the entrance the same way? (Ms. Smith: It did not. It showed it only off of F Lot.) What feedback have you received about the congestion at the intersection by Lone Star Sports? (Ms. Smith: There will be interaction between those cars but it is not a big concern for me or a concern in the study. We are looking at management strategies to not have everyone leave at 4pm. Ideas include incentives such as rate changes for leaving later.) It looks too congested for 650 cars coming out all at once. How would you walk to Peak 9 and the Maggie? (Ms. Smith: We are encouraging them to take the bus to Beaver Run.) Is this structure being built for skiers? (Ms. Smith: Council would not say that. It is for downtown use.) The public thinks the Commission decided to put the structure in this location but that is not the case. However, Council suggested this location based off of specific criteria. Why did they choose this spot? (Ms. Smith: Multiple reasons, one being that we can only build on the land we own.) Why not build on the Gondola Lot? (Mr. Holman: We don't own the Gondola Lots, the ski resort does. We did approach them about selling some of that property to the town but they denied the request. We think this location is better than putting it entirely on F Lot. We have 1½ times the cars moving through F Lot now than there are parking spots because of drop off and pick up of skiers. The new lot will have a system to limit congestion by limiting access to F Lot and there will be no more skier drop off-you will have to pay when you enter the lot. We purposely moved it farther away from Park Ave to discourage pedestrian traffic across Park Ave. Currently the F Lot is full in the day not just of skiers and in the summer it is a very busy lot. Those cars in F lot now remain in the lot when people arrive for event parking at night at the Riverwalk Center so there are no spaces when folk go to events in the evening.) Will skier drop off be at gondola? (Mr. Holman: Yes.)
- Mr. Schuman: Was there talk of sun setting density from F Lot and Tiger Dredge? (Mr. Holman: No.) Will the parking lot be manned? (Ms. Smith: It will mostly be automated but ambassadors will be manning it in the busy hours/morning.) We are giving positive points for screening, but then we are covering it with a lot of landscaping? (Ms. Puester: We won't readily see all the cars inside with the black mesh between the levels which will screen some but you will still see the building.) When it comes to landscaping we often think more is better and it doesn't always work out and have to cut some down when the growth is too large. (Ms. Puester: I wanted to emphasize that it is not wrapped in a faux treatment like we had seen in Boulder.) (Mr. Holman: Most of that landscaping is screening for the people living across Park Avenue. We also like this location because the lots had 25% unused space and the new lot will use that previously unused space.)
- Ms. Dudney: Will there be pedestrian access provided? (Mr. Holman: The roundabouts will provide pedestrian access. The parking structure will be constructed first, the traffic will then be routed through F lot while we build the roundabout.)
- Mr. Giller: When do you expect the project to start? (Mr. Holman: We plan to be in the ground by May. We will lose use of the lot for one full winter. It will be a challenge but we have a great transit system. We will try to use the ice rink and maximize the Airport lot. We will also actively post signage on what lots are open and closed. Traffic is bad, we know that,

but we are making improvements with each project-the heated sidewalks through the Riverwalk Center, the roundabout, will be working on way finding signage next.)
Mr. Schuman: When will the way finding signage be online? (Ms. Smith: It will be presented to Council on the 27th to see if we are moving in the right direction)

Public Comments

Patricia Walker, 56 Wildcat Road: The town has always wanted a central parking structure, we know that. I am opposed to this structure. I suggest that if people get a parking ticket they should get 10% off at a local business. Breckenridge is a charming, beautiful place and I can't imagine having to look at this building from the Riverwalk. It is ugly. You should go back to the drawing board. Something this ugly should not be in the middle of town. Why not use the ice rink, or the gondola lot, work with Vail Resorts. This seems like a done deal and we are stuck with it. I ask that you make it more attractive if it has to be in town.

E. Schodaleo, Peak 9 Inn Village owner: Crossing Park Avenue is a nightmare. There are three police officers manning the intersection during peak times. There are some 3,000 crossings per day and that is the highest number of pedestrian crossings over a state highway in all the state. I believe this structure will reduce some traffic but not to the extent that is stated. Parents will not use the buses to get their kids to ski school. You will be adding buses and that is a negative environmental impact also. With this plan you can't get people to the Maggie area; you are cutting traffic off to the Maggie. You need to address how to get people over to the Village and the Maggie. People will not use a bus to get there. There should be an overpass and the Village is open to working with you.

Lee Edwards: One of the first projects I worked on in town was what to do with the ditch next to F Lot. F Lot was for skier parking, no exceptions. Since then we have gotten over that and we have wonderful thing going in that area. Let's not put this ugly structure there. It looks like a turd in a punch bowl. This is not the proper solution. You should excavate underneath F Lot for a level of parking. Also, why are you constructing the structure before the roundabout? We should not put this structure in this year. You should complete the Park Avenue improvements first. I can live with additional parking in town, but have we not learned anything over the last 25 years? This project needs to be looked at strongly and I look forward to hearing your comments.

Mark Pals, skier and used to own a unit in One Breck Place: I see traffic gets worse every year at F Lot. I like the idea of a lower level below grade and an underpass to the Village. I do not believe people will get on the bus but rather they will walk across Park Avenue and the current traffic issue will get even worse. This definitely affects the view line for the Park Avenue units.

Commissioner Questions / Comments:

Ms. Dudney: For the record, the Planning Commission didn't decide to put it here. I don't know why we didn't instead try a lower level underneath F Lot. That question should be posed to Town Council. When considering code I think it looks good for a parking structure. To be efficient, parking structures need to have straight lines. I support the staff analysis and point analysis. I would like to state that Town Council can make this a goal and then add it to the capital improvement plan. These two steps give them 14 positive points and without those points it wouldn't pass. Never the less that is the law.

Mr. Lamb: I believe the issue below F Lot was the river. (Ms. Smith - Yes that is a problem, and keeping F Lot usable for the future.) Flexible zoning passes with 8 points and I support it. I think the project is our best effort and we can make it work. I support the plan.

Mr. Schuman: I believe the plan meets the point analysis. Has to be on land we own. I do worry about landscaping points but I understand that past precedence presides. I like the project and we need it. This may not please everyone in town but it does satisfy the needs in town.

Mr. Gerard: The Planning Commission is here to analyze the building and the town code, not to decide

on a location. Vail owns the Gondola Lots and City Market is privately owned. It isn't a change of use, it is just going to be a bigger parking lot. Parking at the ice rink takes cars all the way through town and causes congestion. I think staff did an excellent job on the points analysis. They gave a fair review and gave points accordingly. Yes, the town has a loaded position but they could build it even if they don't get positive points. I think it is a good analysis and I support the project. Maybe the site wouldn't be my first choice but works.

Mr. Schroder: There is a berm between the F Lot and the Riverwalk and this project will marry the two lots and make the space even more useful. We are here to review the project against the town code. It is a utilitarian building and yes it has straight lines and unnatural material. My job is to review code and it meets code. I agree with the point analysis for the retaining wall.

Mr. Giller: I agree it is a good project. I agree that it applies the development code appropriately. I would like to see a more direct path into the structure. Thank you for the public comments.

Mr. Lamb made a motion to approve, seconded by Mr. Schuman. The motion passed unanimously (6-0).

OTHER MATTERS:

No other matters.

ADJOURNMENT:

The meeting was adjourned at 6:49 pm.

Mike Giller, Vice Chair

Planning Commission Staff Report

Subject: Searle House Restoration, Landmarking and Addition
(Class B Historic, Final Hearing; PL-2017-0070)

Proposal: To restore and locally landmark the historic house, remove the non-historic structures, add a full basement beneath the historic portion of the house, build a new addition with garage including an accessory apartment.

Date: February 22, 2018 (For meeting of March 20, 2018)

Project Manager: Chris Kulick, AICP

Applicant/Owner: Searle Historic, LLC, Philip and Barbara Gibbs

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

Address: 300 East Washington

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

Site Area: 0.141 acres (6,148 sq. ft.)

Land Use District: 17 - Residential Single family/Duplex - 11 Units per Acre (UPA)

Historic District: 1 - East Side Residential Character Area

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

Adjacent Uses: Residential and Governmental

Density: Allowed under LUGs: 2,484 sq. ft.
Proposed density: 2,483 sq. ft.

Above Ground Density:
Allowed:
At 9 UPA: 2,032 sq. ft.
Up to 10 UPA (with restoration/negative points): 2,258 sq. ft.
Proposed: (8.71 UPA) 1,966 sq. ft.

Mass: Allowed under LUGs: 2,981 sq. ft.
Proposed: 2,564 sq. ft.

Total:	Lower Level (incl. 892 SF Landmarked):	1,516 sq. ft.
	Main Level (incl. 598 SF Garage):	2,134 sq. ft.
	Upper Level:	430 sq. ft.
	Total:	4,077 sq. ft.
Height:	Recommended:	23 ft. (mean)
	Proposed:	21 ft. (mean); 23.5 ft. (overall)
Lot Coverage:	Building / non-Permeable:	2,157 sq. ft. (35% of site)
	Hard Surface / non-Permeable:	1,355 sq. ft. (22% of site)
	Open Space / Permeable Area:	2,636 sq. ft. (43% of site)
Parking:	Required:	3 spaces
	Proposed:	3 spaces
Snowstack:	Required:	196 sq. ft. (25%)
	Proposed:	200 sq. ft. (26%)
Setbacks:	Front (15' recommended):	17 ft.
	Front Garage (20' absolute):	20 ft.
	Sides (5' recommended, 3 Absolute):	3.5 ft.
	Rear 15' recommended):	N/A

Changes since the December 5, 2017 Second Preliminary Hearing

The following changes are proposed to the Searle Residence plans since the second Preliminary Hearing on December 5, 2017.

Placement of Structures

- With the addition of a small roof over the north apartment entry the building is now 3.5' feet from the north property line.

Architecture

- The connector has been revised to feature a cricket roof above the door.
- A small roof is now proposed over the north apartment entrance.
- Placement of windows has been adjusted on the north elevation of the addition.

Lighting

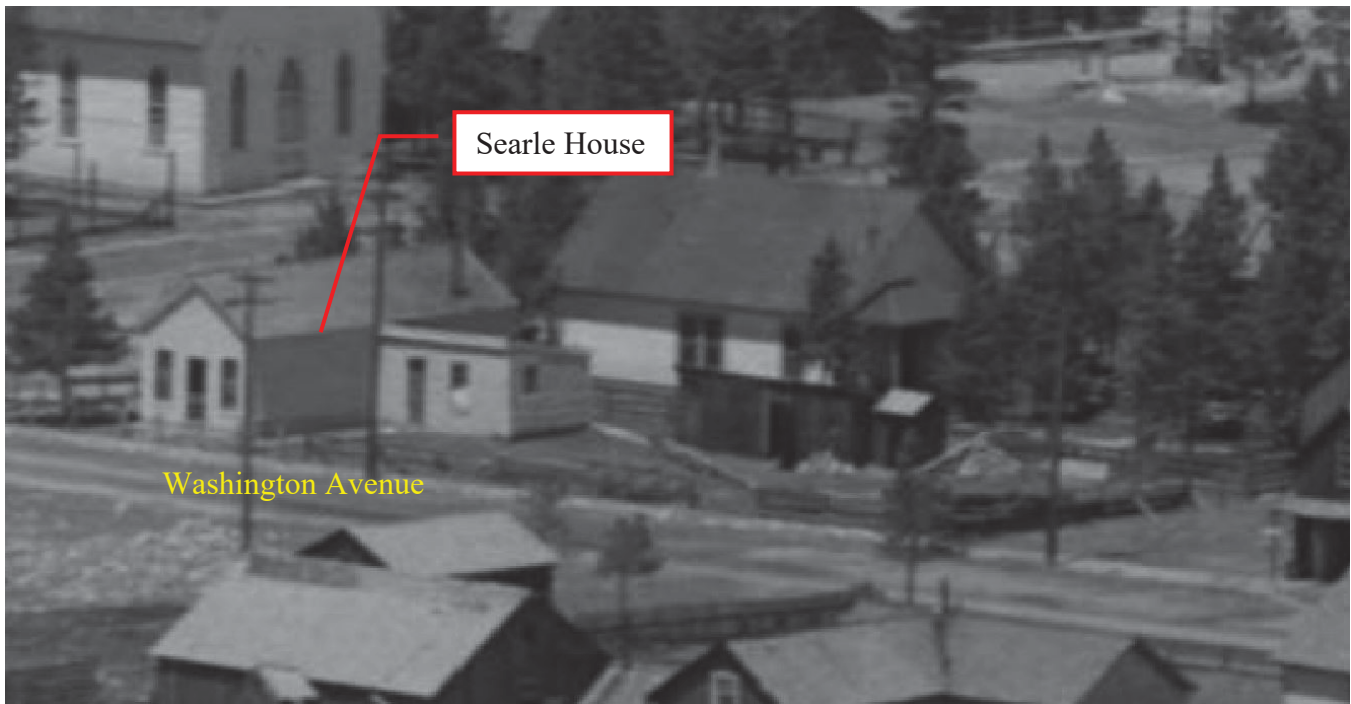
- An exterior lighting plan and fixture cut sheets have been provided.

Item History

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

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

Non-compliant additions have occurred at the back of the structure at the north and to the north east end of the building. As a corner lot, three sides of the historic building are visible as primary facades and, with the exception of the porch, match the historic photo taken between 1890 and 1899.



The property has been used as rental property in recent the years.

The front porch was added at a later date than this photo and appears to be within the Town's period of significance.

The Town's Cultural Resource Survey has rated this house as "Contributing" to the district.

42. *Statement of significance:*

*This property is historically significant for its associations with Breckenridge's historical development during the "Town Phase" and Stabilization Phase" periods of the town's evolution. The property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. It does, however, qualify for individual **local** landmark designation by the Town of Breckenridge, and it is a contributing resource located within the boundaries of the Breckenridge Historic District. (Emphasis added.)*

43. *Assessment of historic physical integrity related to significance:*

This property exhibits a reasonably high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The property appears minimally altered during the last several decades.

46. *If the building is in existing National Register district, is it contributing - Yes.*

Previously on August 16, 2016, May 2, 2017 and December 5, 2017, the Planning Commission reviewed the Searle Residence during a Work Session and two Preliminary Hearings. During those meetings, staff received direction on several policies. Below is a summary of the policies that achieved a majority consensus and remain unchanged from the previous work session and preliminary hearings. These majority consensus items include:

- **Placement of Structures (9/A & 9/R):** Both, the French St. and Washington Ave. frontages were determined to be front setbacks and the north and east property lines as side setbacks.
- **Open Space (21/A & 21/R):** 2,636 sq. ft. of open space is proposed. This exceeds the required 1,845 sq. ft. of open space by 791 sq. ft.
- **Site Suitability (7/R):** Since this site is in the center of Town, has an existing historic structure and proposes an adequate landscaping plan, all provisions of this policy have been adequately met.
- **Access / Circulation (16/A & 16/R; 17/A):** Vehicular access to the site is via the Washington Avenue. Pedestrian access is provided via South French Street and the Washington Avenue.
- **Snow Removal and Storage (13/R):** The applicants propose 200 sq. ft. (25%) of snow stacking for the 783 sq. ft. of proposed impervious surfaces.
- **Drainage (27/A & 27/R):** Positive drainage from the structure is proposed. Engineering staff has no concerns with the drainage plan.
- **Utilities Infrastructure (26/A & 26/R; 28/A):** All necessary utilities are located in the adjacent ROWs.
- **9-11-3: Designation of Landmarks, Landmark Sites, Historic Districts and Cultural Landscape Districts:** The Commission supported this property for local landmarking status. Three Commissioners stated they would only be supportive if no new windows were added to the historic structure.
- **The Social Community (24/A):**
 - Positive (+6) six points for on-site historic preservation/restoration effort of above average public benefit of a primary structure (main house).
 - Design Standard 23: Negative (-3) three points for the removal of historic fabric associated with the new window on the east façade.
 - Priority Design Standards 4, 5 & 8: The site plan follows the historic settlement pattern, matches the Town's grid and reinforces the block's unity.
 - Design Standard 9: The outside parking space is adequately screened by the proposed landscaping.
 - Priority Design Standards 37, 80, 86, 118 & 119: The proposed building mass and scale of the additions was deemed appropriate and respects the perceived building scale established by historic structures within the relevant character area.
 - Priority Design Standard 76: Based on past precedent, the Commission was ok with the addition of a single window to the east façade since it is not the primary façade to the house.
 - Priority Design Standards 88 & 124: The façade widths were deemed appropriate.

- Priority Design Standard 96: The amount of ‘void’ shown on the connector design is in character and is similar to those found on historic and supporting buildings.
- Priority Design Standard 115: The property features two front yards, both of which are composed predominantly of plant materials, including trees and grass.
- Priority Design Standards 125 & 126: The design complies architecturally and maintains the present balance of building and roof materials found in the Character Area.
- Design Standards 131, 132 & 133: The landscaping design uses both cottonwood and evergreen trees and mitigates undesirable visual impacts.

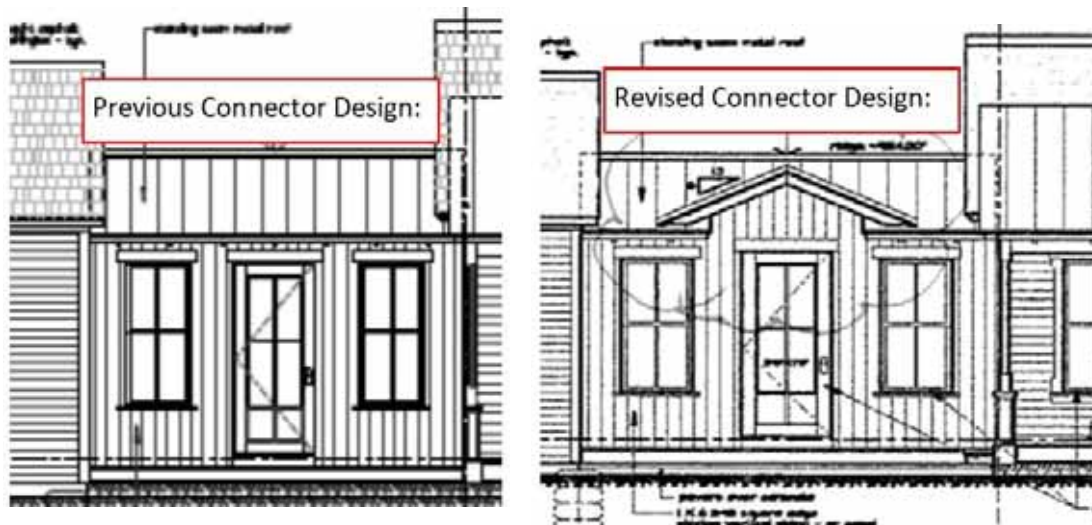
Staff Comments

At this final review, staff would like to review the key policies addressing the concerns expressed at the previous work session and preliminary hearings.

Staff has identified the following absolute and relative policies related for discussion:

Social Community / Historic District (24/A & 24/R): The Handbook of Design Standards for the Historic and Conservation Districts has been reviewed in relation to the proposed changes below:

Connector: At the December 5th Hearing, the Commission supported the proposed connector’s design and found it to conform with Priority Design Standard 80A. Since that meeting the design remains the same with the exception of a cricket roof form added over the connector’s door.



Per this policy:

6. A connector shall be visible as a connector. It shall have a simple design with minimal features and a gable roof form. A simple roof form (such as a gable) is allowed over a single door. (Emphasis added.)

The south elevation, facing the Washington Avenue ROW shows a single 2/3 lite door flanked by double hung windows. Staff reminds the Commission that Policy 80A was recently modified in 2014 adding this language to require connectors to be simple in form as connectors were seen as becoming too ornate, detailed and large.

Staff believes this design, including the addition of the cricket, conforms with Section 6 of Absolute Policy 80A. Does the Commission concur?

Windows: The proposal features retaining the historic windows in the main house and a collection of new traditionally shaped double-hung and four-panel windows in the connector and addition. Since the December 5th meeting, two new windows are proposed on the northern façade and the windows on the second story of the north façade have been realigned to better work with the interior floor plans.

Priority Design Standard 95 states, “*The proportions of window and door openings should be similar to historic buildings in the area*” and that “*this is an important design standard.*” Priority Design Standard 96 further emphasizes the importance of window proportions, “*Use a ratio of solid to void that is similar to those found on historic and supporting buildings.*”



Priority Design Standard: 96. Use a ratio of solid to void that is similar to those found on historic and supporting buildings.

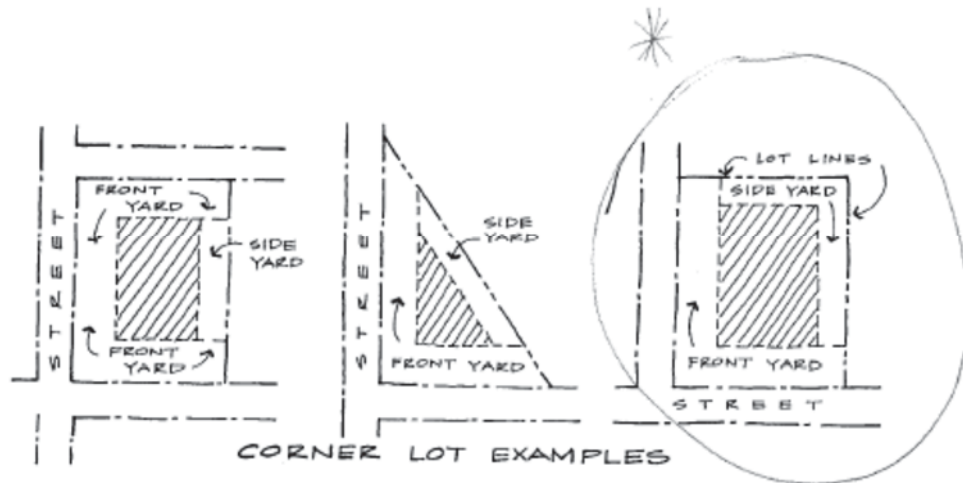
Additionally Design Standard 128 states, “*Use building features similar in size and shape to those used traditionally.*”

- “*Windows should be similar in size and shape to those used historically.*”
- “*Doors that include glass are encouraged.*”

Previously, the Commission found the windows to abide with Priority Design Standards 95 and 96 and Design Standard 128 and staff believes the revised windows on the northern façade abide as well. Does the Commission agree?

Architectural Compatibility (5/A & R): As shown in the revised window design diagram, a small roof has been added over the north apartment door on the north façade. Staff is comfortable with this addition and finds this proposal is architecturally compatible with the surrounding character area. Does the Commission agree?

Placement of Structures (9/A & 9/R): Previously, staff and the Planning Commission agreed with the “*Illustrated Book of Development Definitions*” and found that lots fronting two streets, should have the two street frontages treated as front yards and the remaining two lot lines treated as side yards as shown in the figure below. This book is what staff refers to when there is not a definition called out in the Town Development Code.



Based on this information, the Commission supported classifying both the French St. and Washington Ave. frontages as front setbacks and the north and east property lines as side setbacks. This interpretation also supports Priority Design Standards 4. *Respect the Historic Settlement Patterns*, and 8. *Reinforce the Visual Unity of the Block*, by maintaining typical spacing of structures along French Street.

(1) Within The Conservation District (All Residential Development):

- a. Front Yard: Fifteen feet (15') garage (20').
- b. Side Yard: Five feet (5').
- c. Rear Yard: Fifteen feet (15').

As designed, the historic home will remain in its historic location. The proposed addition is setback 20-feet from the front property line along Washington Avenue and 12-feet from the east side property line adjacent to the Breckenridge Grand Vacations Community Center. With the addition of a proposed roof over the north apartment entry, the side relative setback of 5' is not being met since the roof is 3' 6" from the property line. Hence, the application will incur negative three (-3) points for not meeting one of the relative setbacks.

Plant Material & Landscaping (22/A & 22/R): The applicants have developed a landscape plan for the project. The proposed new plantings include ten deciduous trees, one coniferous tree and three shrubs located along the north and south property lines. These plantings are designed to provide buffer from the neighboring properties. In addition to Policy 22/R, landscape design is reviewed in the Handbook of Design Standards.

Design Standard 172: *Reinforce the alignment of street trees wherever feasible.*

- *Planting new cottonwood trees to define the street edge is encouraged.*

At the previous meeting staff and the Commission believed this was a nice landscape design and appreciated the cottonwood tree that was added along Washington Avenue. Staff believes a second cottonwood tree should be added along French Street to better comply with Design Standard 172. If the Commission concurs, the project is still approvable with the added condition requiring the installation of one additional cottonwood tree along the French Street side of the property prior to a Certificate of Occupancy.

Point Analysis (Section: 9-1-17-3): At this final review, with the addition of one cottonwood tree along the French Street side of the property, staff finds the proposal passes all absolute policies and recommends negative six (-6) points and positive six (+6) points, for a passing score of zero (0) points.

From the Development Code:

Policy 9/R, Placement of Structures, (-3 points) for not meeting the north side relative setback.

Historic Standards (24/R)

Policy 24R Historic Preservation, (+6 points) for on-site historic preservation/restoration effort of above average public benefit.

Design Standard 23, (-3 points) for removing or altering historic material, for adding new windows in the historic structure and removing fabric.

Staff Recommendation

The applicant has worked with staff closely to bring this proposal into compliance with the Development Code and Handbook of Design Standards. Based on the proposed changes, we have the following questions for the Commission:

1. Staff finds the proposed cricket above the connector's doorway compatible with Priority Design Standard 80A. Does the Commission agree?
2. Staff finds the revised windows design complies with Priority Design Standard 95, 96 and Design Standard 128. Does the Commission agree?
3. Staff finds the proposed apartment entry roof is architecturally compatible with the surrounding character area. Does the Commission agree?
4. Does the Commission have any additional comments on the proposed project design?

The Planning Department recommends the Commission approve the Searle House Restoration, Addition and Landmarking, (PL-2017-0070), located at Abbett Addition, Lots 15 & 16, Block 4, 300 E. Washington Street, showing a passing score of zero (0) points along with the attached Findings and Conditions.

Second Preliminary Impact Analysis				
Project:	Searle House, Restoration, Addition and Landmarking	Positive Points	+6	
PC#:	PL-2017-0070			
Date:	3/20/2018	Negative Points	- 6	
Staff:	Chris Kulick, Planner III			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	Side relative setback not met
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x (-2/+2)		

18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
	Social Community	Complies		
24/A				
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
	Social Community - Historic Preservation	3x(0/+5)	- 3	
24/R				Forremoval of historic fabric to install a new window.
	Social Community - Historic Preservation/Restoration - Benefit	+1/3/6/9/12	+6	For onsite historic preservation/ restoration effort of above average public benefit for a primary structure.
24/R				
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		

	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

Searle House Restoration,
Addition and Landmarking
Lot 15 & 16, Block 4, Abbetts Addition
300E. Washington St.
PL-2017-0070

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 **February 22, 2018**, and findings made by Community Development 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 **March 20, 2018** 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. **Legal title to the accessory apartment and single-family unit must be held in the same name. Said property, including both real property and the improvements thereon, shall not hereafter be subdivided.**
3. 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.
4. This permit expires three (3) years from date of issuance, on **March 27, 2021**, 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.
5. 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.
6. 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.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

8. If the Town Council should **not** adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance the approval of this Development Permit (PL-2017-0297) would be void and the applicants would need to submit a revision to the Development Permit with the application conforming to 9-1-19-3A: Policy 3 (Absolute) Density/Intensity and 9-1-19-3R: Policy 3 (Relative) Compliance With Density/Intensity Guidelines.
9. Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.
10. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
11. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
12. Applicant shall field locate utility service lines to avoid existing trees.
13. An improvement location certificate of the height of the top of the foundation wall, and the height of the building's ridges must be submitted and approved by the Town during the various phases of construction. The final mean building height shall not exceed 23' to the mean at any location.
14. At no time shall site disturbance extend beyond the limits of the area of work shown, including building excavation, and access for equipment necessary to construct the residence.
15. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

PRIOR TO ISSUANCE OF BUILDING PERMIT

16. Applicant shall submit proof of ownership of the project site.
17. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
18. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
19. 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.
20. 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.

21. 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.
22. 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.
- 23. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
- 24. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.**

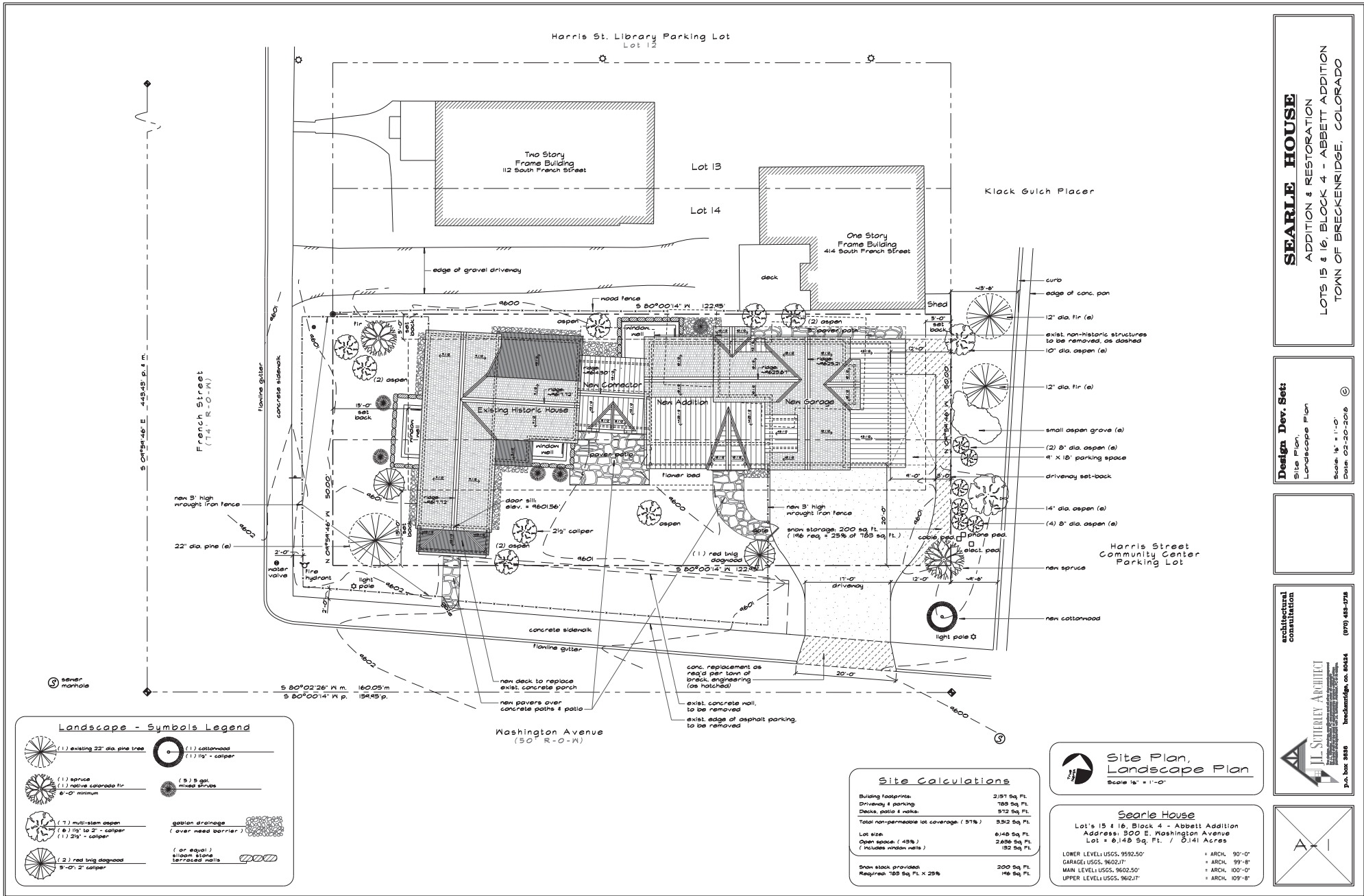
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

- 1. All fencing shall comply with the Handbook of Design Standards and be reviewed as a separate permit.**
- 2. A Town approved encroachment license agreement is required for all fencing located within a Town right of way.**
- 3. Applicant shall add one additional Cottonwood tree along the French Street side of the property.**
4. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
5. 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.
6. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
7. Applicant shall paint all metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
8. Applicant shall screen all utilities.
9. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.
10. 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.

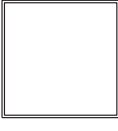
11. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
12. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
13. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
14. 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)



SEARLE HOUSE
 ADDITION & RESTORATION
 LOTS 15 & 16, BLOCK 4 - ABBETT ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Design Dev. Set:
 Site Plan
 Landscape Plan
 Scale: 1/8" = 1'-0"
 Date: 02-20-2016



architectural
 consultation

JL SUTTERLY ARCHITECT
 1000 E. 10th Street, Suite 100
 Breckenridge, CO 80424
 P.O. Box 3816
 (970) 455-5755



Landscape - Symbols Legend

	(1) existing 22' dia pine tree		(1) cottonwood
	(1) spruce		(5) 5 gal mixed shrubs
	(1) native colorado fir		gabion drainage
	(7) multi-stem aspen		(or equal) slip-stone terraced walls
	(8) 1/2" to 2" caliper		
	(2) 2" caliper		
	(1) 22" caliper		

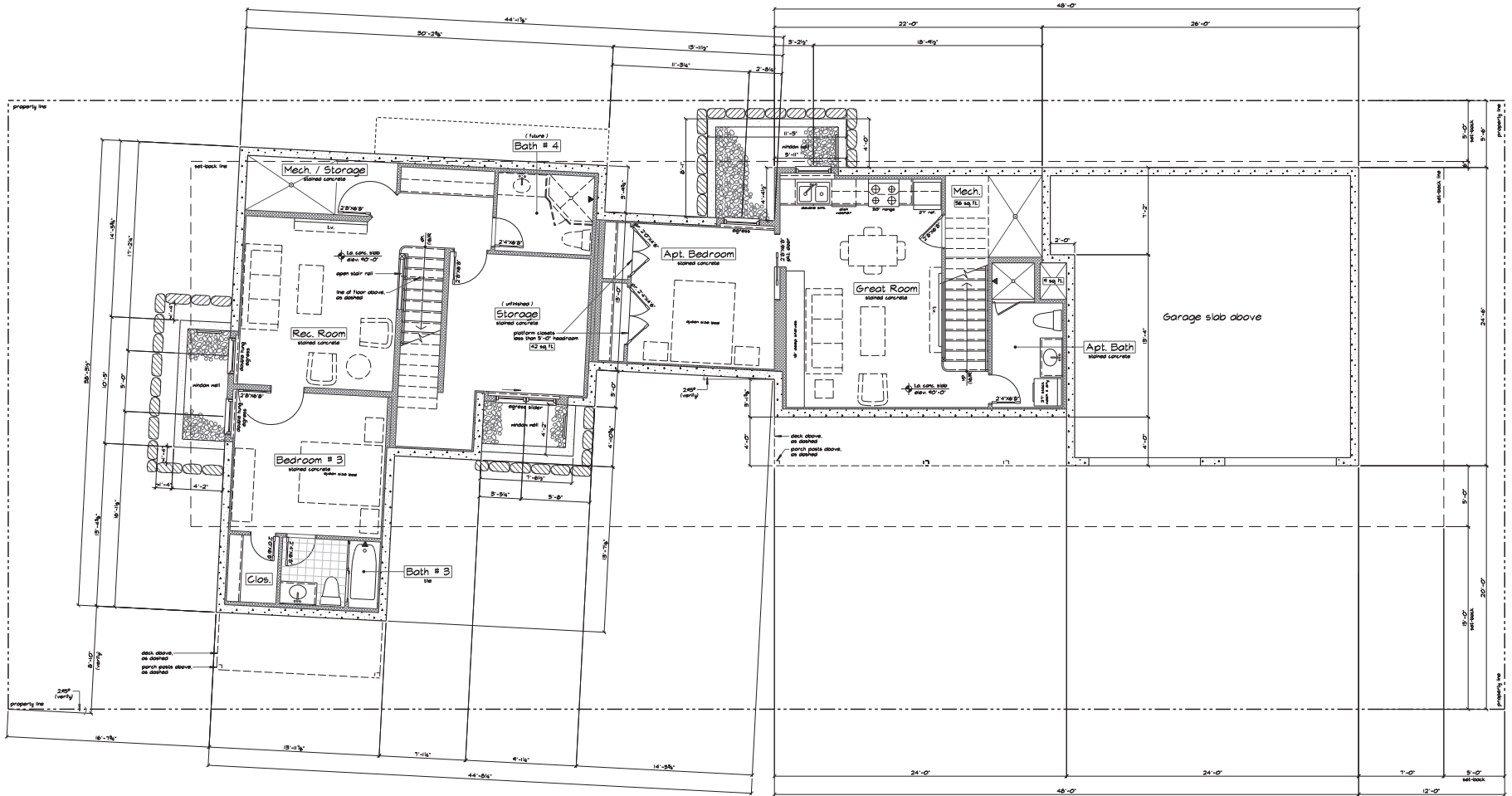
Site Calculations

Building Footprints:	2,157 Sq. Ft.
Driveway & parking:	785 Sq. Ft.
Decks, patio & walk:	512 Sq. Ft.
Total non-permeable lot coverage (51%):	3,512 Sq. Ft.
Lot size:	6,148 Sq. Ft.
Open space: (49%):	2,636 Sq. Ft.
(includes median walls)	192 Sq. Ft.
Shed stack provided:	200 Sq. Ft.
Required 785 Sq. Ft. x 25%:	196 Sq. Ft.

Site Plan, Landscape Plan
 Scale 1/8" = 1'-0"

Searle House
 Lot's 15 & 16, Block 4 - Abbett Addition
 Address: 300 E. Washington Avenue
 Lot = 6,148 Sq. Ft. / 0.141 Acres

LOWER LEVEL: USGS, 9592.50'	= ARCH, 90'-0"
GARAGE: USGS, 9602.07'	= ARCH, 99'-8"
MAIN LEVEL: USGS, 9602.50'	= ARCH, 100'-0"
UPPER LEVEL: USGS, 9612.07'	= ARCH, 109'-8"



Drawing Legend

	existing wall or future to remain undisturbed - typ. (unless noted otherwise)
	existing wall or future to be removed or relocated - typ. (unless noted otherwise)
	new wall construction - typ. (all cross hatched)

- General Notes - Floor Plans**
- All existing on-site conditions, dimensions and elevations are to be field verified prior to any demo or construction.
 - Remove existing interior materials where possible, such as attic framing materials, etc.
 - All dimensions are to face of stud face of block or face of concrete, unless otherwise noted - typical.
 - Verify all dimensions against owner's existing dimensions. Verify all dimensions prior to starting work and notify the Architect if any discrepancies arise.
 - General Contractor to verify all r.a. dimensions against non-mechanical schedule for the project, prior to construction.
 - Provide fire-rated wall partition between all interior rooms for "code" - typical.
 - Verify fire sizes and venting requirements with mechanical contractor, as applicable.
 - Provide thresholds and weatherstripping at all exterior doors and as indicated on the floor plans - typical.

Lower Level Floor Plan
Scale: 1/4" = 1'-0"

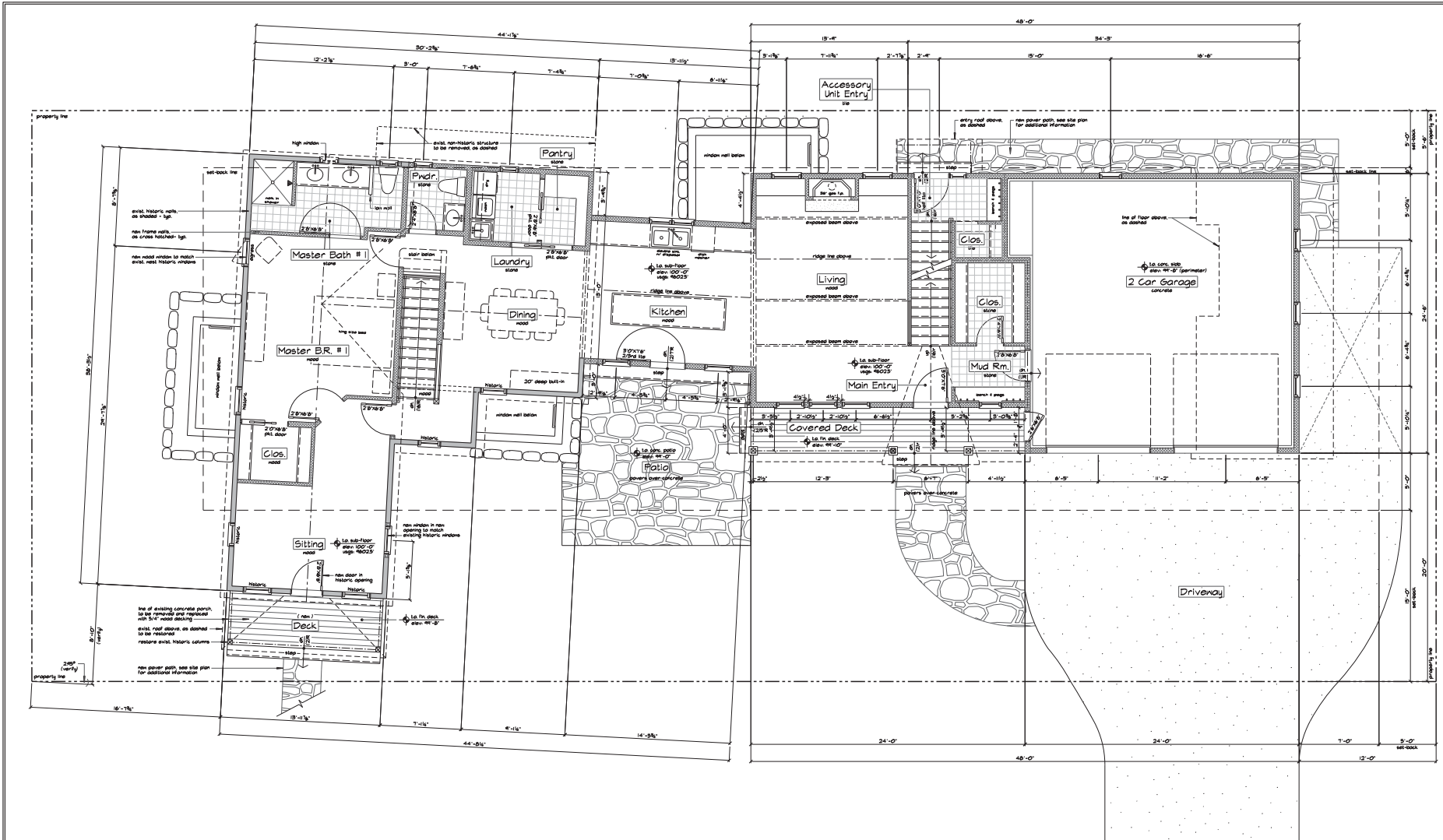
Historic Sq. Ft.	= 652 (gross)
Accessory Units Sq. Ft.	= 624
Minor Mechanical Sq. Ft.	= 485
Minor areas + 3' head room	= 412
Total Lower Level Density	= 517

SEARLE HOUSE
ADDITION & RESTORATION
LOTS 15 & 16, BLOCK 4 - ABBETT ADDITION
TOWN OF BRECKENRIDGE, COLORADO

Floor Plans:
Lower Level
Scale: 1/4" = 1'-0"
Date: 02-20-2016

architectural
consultation
JL SUTTERLY ARCHITECT
BRECKENRIDGE, CO 80424
p.o. box 9889 (970) 655-3719





SEARLE HOUSE
 ADDITION & RESTORATION
 LOTS 15 & 16, BLOCK 4 - ABBETT ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Floor Plans
 Main Level
 Scale: 1/4" = 1'-0"
 Date: 02-20-2018

architectural
 consultation
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 1000 14th Street, Suite 100
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 P.O. Box 9889 (870) 455-3728



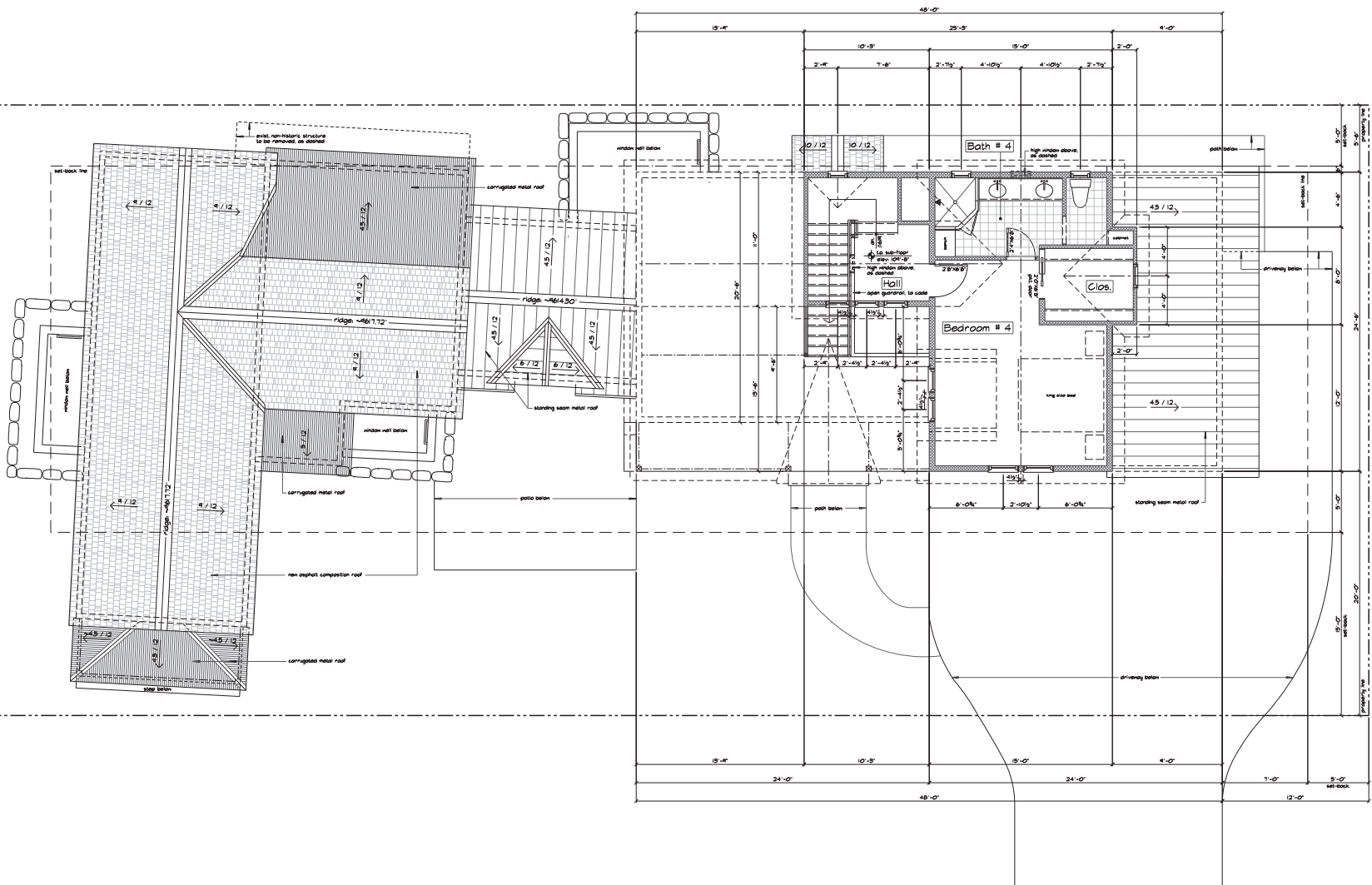
Drawing Legend

	existing wall or future to remain undisturbed - typ (unless noted otherwise)
	existing wall or future to be removed or replaced - typ (unless noted otherwise)
	new wall construction - typ (unless noted otherwise)

- General Notes - Floor Plans**
- All existing as-built conditions, dimensions and elevations are to be field verified prior to any demo or construction.
 - Reuse existing interior materials where possible, such as site framing materials, etc.
 - All dimensions are to face of stud, face of block or face of concrete, unless otherwise noted - Typical
 - Verify all dimensions against owner-provided drawings. Verify all dimensions prior to starting work and notify the Architect if any discrepancies arise.
 - General Contractor to verify all RA dimensions against non-mechanical elements for the project prior to construction.
 - Provide fire-rated wall transition between all interior rooms for "door" - typical
 - Verify fire sizes and venting requirements with mechanical contractor, as applicable
 - Provide thresholds and weatherstripping at all exterior doors and be indicated on the floor plans - typical

Main Level Floor Plan
 Scale: 1/4" = 1'-0"

Historic Sq. Ft.	= 542
Historic Rest. Sq. Ft.	= -30
Total Historic Sq. Ft.	= 512
Addition Sq. Ft.	= 632
Accessory Unit Sq. Ft.	= 100
Total Main Level Density	= 1,244
Garage Sq. Ft. (Mass)	= 548



Drawing Legend

	existing wall or future to remain undisturbed - typ (unless noted otherwise)
	existing wall or future to be removed or relocated - typ (unless noted otherwise)
	new wall construction - typ (see cross section)

- General Notes - Floor Plans**
- All existing on-site conditions, dimensions and elevations are to be field verified prior to any demo or construction.
 - Re-use existing interior materials where possible, such as site framing materials, etc.
 - All dimensions are to face of stud, face of block or face of concrete, unless otherwise noted - Typical
 - Verify all dimensions against elevations. Verify all dimensions prior to starting work and notify the Architect if any discrepancies arise.
 - General Contractor to verify all r.a. dimensions against manufacturer's schedule for the project, prior to construction.
 - Provide fiberglass batt insulation between all interior rooms for sound - typical
 - Verify fire sizes and venting requirements with mechanical contractor, as applicable
 - Provide thresholds and weatherstripping at all exterior doors and as indicated on the floor plans - typical

Roof Plan
Scale: 1/4" = 1'-0"

Upper Level Floor Plan
Scale: 1/4" = 1'-0"
Total Upper Level Density = 130

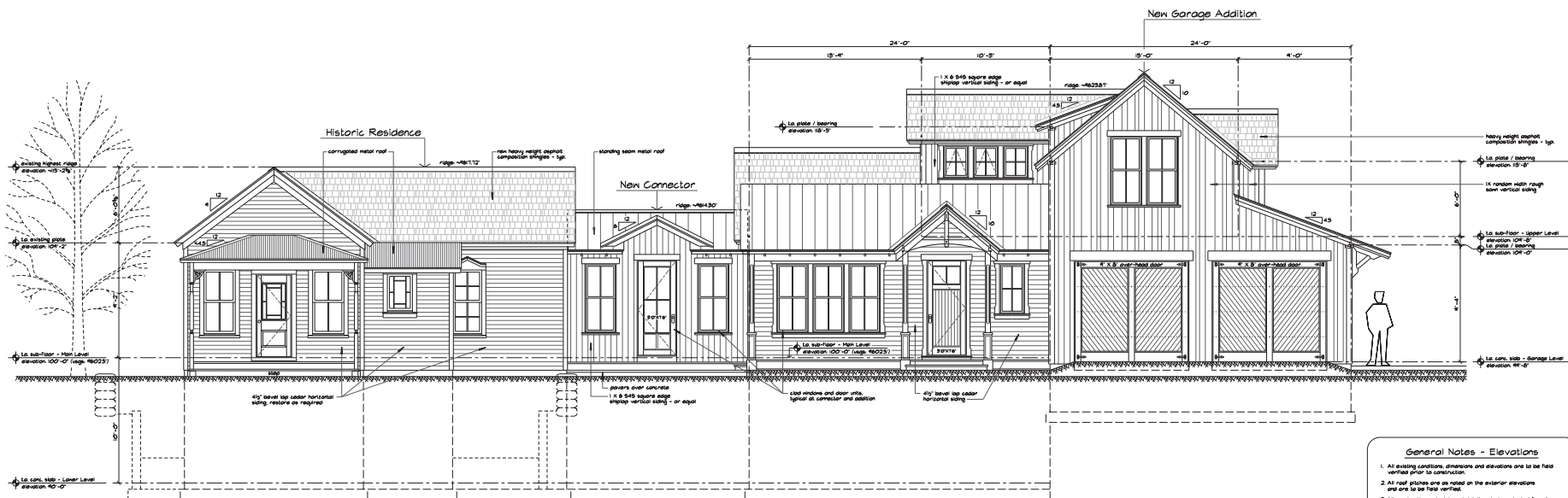
SEARLE HOUSE
ADDITION & RESTORATION
LOTS 15 & 16, BLOCK 4 - ABBETT ADDITION
TOWN OF BRECKENRIDGE, COLORADO

Floor Plans
Upper Level
Scale: 1/4" = 1'-0"
Date: 02-20-2018



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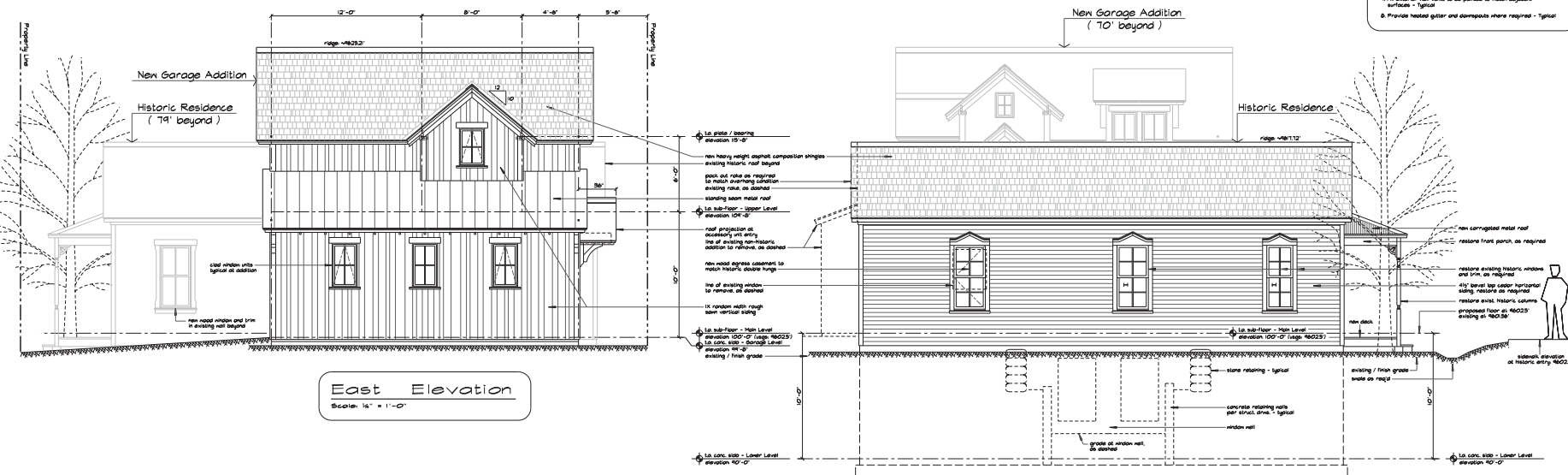




South Elevation
Scale: 1/4" = 1'-0"

NOTE: NO HISTORIC MATERIALS ARE TO BE REMOVED FROM THIS SITE WITHOUT THE WRITTEN CONSENT OF THE TOWN OF BRECKENRIDGE.

- General Notes - Elevations
1. All existing conditions, dimensions and elevations are to be field verified prior to construction.
 2. All roof pitches are as noted on the exterior elevations and are to be field verified.
 3. All construction materials and details noted are typical for all elevations.
 4. All windows in historic residence and new garage to be noted. All windows in connector and addition to be solid.
 5. Approximate head heights for all windows and exterior doors are as noted on the elevations. Heads head heights to align with exterior door units, as required, for interior trim alignment.
 6. All roof overhangs are as noted - "typical".
 7. All exterior wall vents to be painted to match adjacent surfaces - "typical".
 8. Provide heated gutter and downspouts where required - "typical".

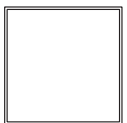


East Elevation
Scale: 1/4" = 1'-0"

West Elevation
Scale: 1/4" = 1'-0"

SEARLE HOUSE
ADDITION & RESTORATION
LOTS 15 & 16, BLOCK 4 - ABBETT ADDITION
TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations:
Scale: 1/4" = 1'-0"
Date: 02-20-2016



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SEARLE HOUSE

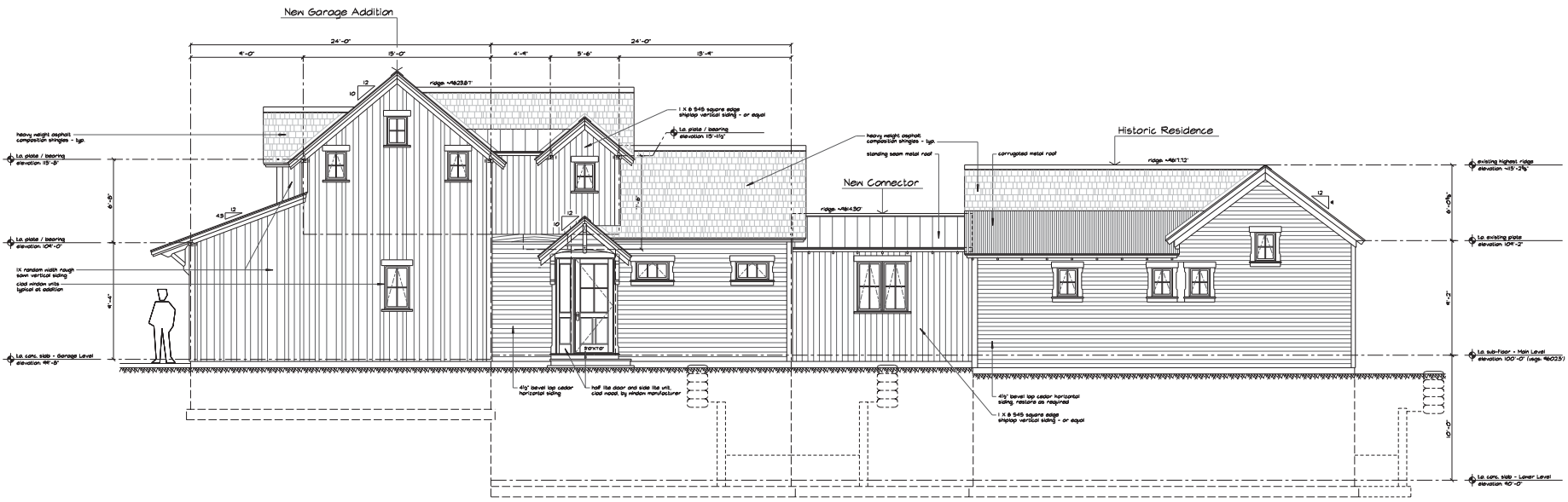
ADDITION & RESTORATION
 LOTS 15 & 16, BLOCK 4 - ABBETT ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations,
 Building Sections

Scale: 1/4" = 1'-0"
 Date: 02-20-2016

architectural
 consultation

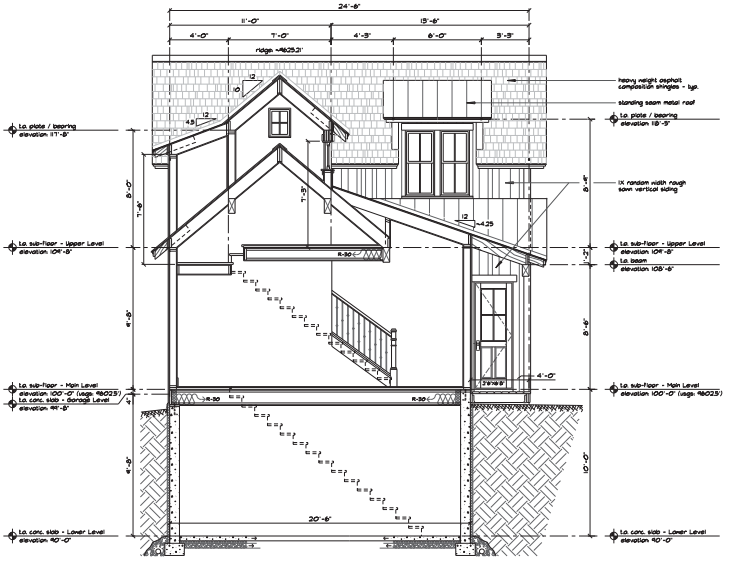
JL SUTTERLY ARCHITECT
 1000 14th Street, Suite 100
 Breckenridge, CO 80424
 p.o. box 8849 (970) 458-3718



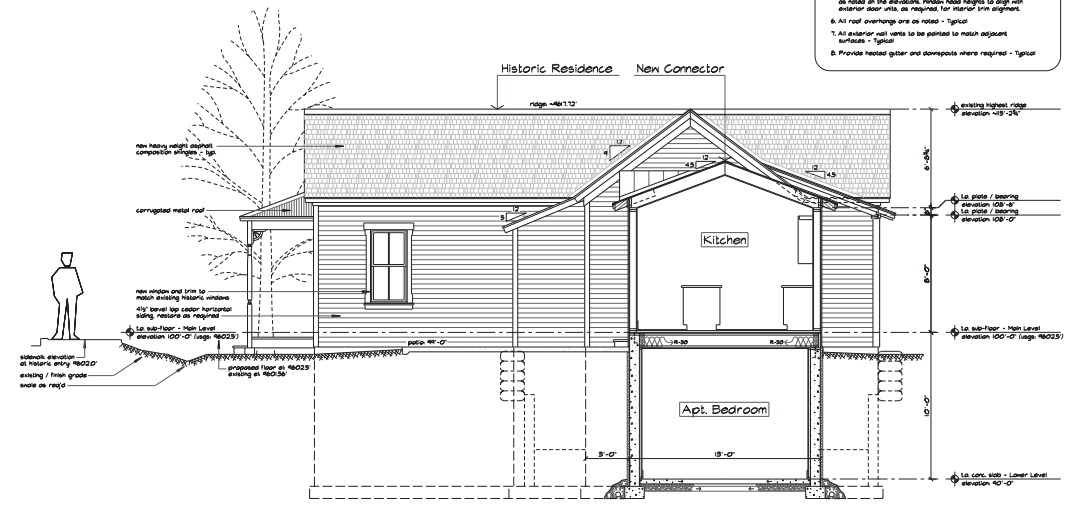
North Elevation
 Scale: 1/4" = 1'-0"

- General Notes - Elevations**
1. All existing conditions, dimensions and elevations are to be field verified prior to construction.
 2. All roof pitches are as noted on the exterior elevations and are to be field verified.
 3. All construction materials and details noted are typical for all elevations.
 4. All windows in historic residence and new garage to be wood. All windows in connector and addition to be steel.
 5. Approximate head heights for all windows and exterior doors are as noted on the elevations. Approximate head heights to align with exterior door sills, as required, for interior trim alignment.
- All roof overhangs are as noted - typical.
 All exterior wall veneers to be painted to match adjacent surfaces - typical.
 Provide recessed gutters and downspouts where required - typical.

NOTE: NO HISTORIC MATERIALS ARE TO BE REMOVED FROM THIS SITE WITHOUT THE WRITTEN CONSENT OF THE TOWN OF BRECKENRIDGE



Working Section: A
 Scale: 1/4" = 1'-0"



Building Section "B"
 Scale: 1/4" = 1'-0"

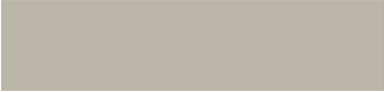


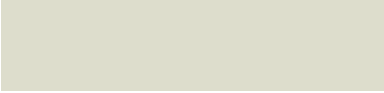





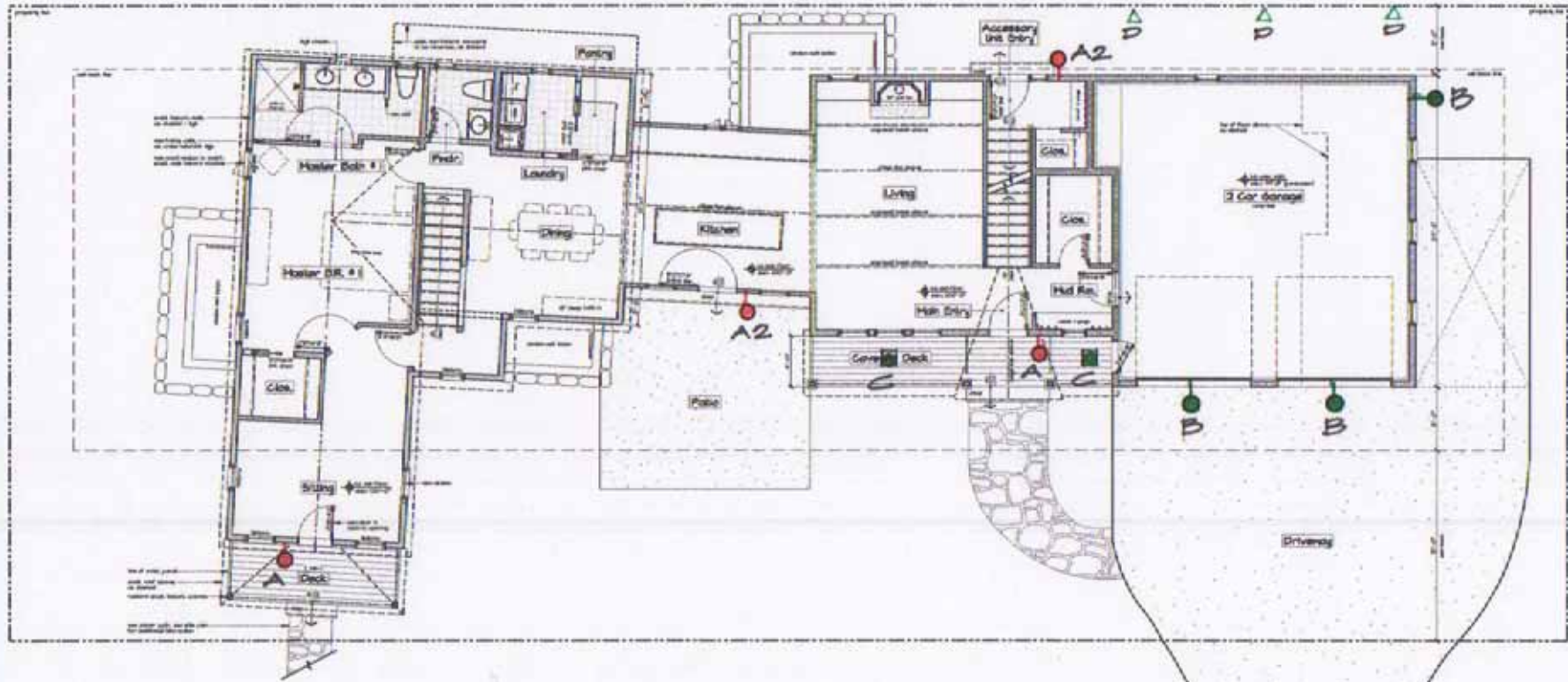
Searle House Gibbs Res.

300 E. Washington Avenue
Breckenridge, CO. 80424

04-27-2017

MATERIAL / COLOR BOARD

Location / Item:	Manufacturer Description:	Color:
1. Siding: Historic house 4-1/2" exposure bevel lap cedar horizontal siding	BM1536: Northern Cliffs www.benjaminmoore.com	
2. Siding: Connector & Addition 1 x 6 shiplap S4S fir vertical siding 4-1/2" exposure bevel lap cedar horizontal siding (Addition) per exterior elevations	BM1537: River Gorge Gray www.benjaminmoore.com	
3. Siding, windows & trim: Garage 1 x random width, square edge, rough sawn fir vertical siding	Old oil finish	
4. Accent trim & windows: Historic house, Connector & Addition	BM1464: Light Pewter	
5. Corrugated metal roof:	7/8" corrugated metal with rusted finish	
6. Standing seam metal roof:	Classic Bronze	
7. Asphalt composition roof:	Certainteed: Driftwood www.certainteed.com	



EXTERIOR LIGHTING PLAN

- A/A2 ● WALL MOUNT @ 6'-8"
- B ● WALL MOUNT
- C ■ RECESSED CAN
- D ▲ PATH LIGHTING

Main Level Floor Plan	
Scale: 1/4" = 1'-0"	
Historic Sq. Ft.	= 412
New Foot. Sq. Ft.	= 220
Total Historic Sq. Ft.	= 632
Accessory Sq. Ft.	= 40
Unfinished Unit Sq. Ft.	= 200
Total Floor Level Driveway	= 1,274
Storage Sq. Ft. (Total)	= 245

SEARIE HOUSE
 ADDITION & RESTORATION
 LOTS 15 & 16, BLOCK 4 - ABBETT ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Project Name: Main Level
 Scale: 1/4" = 1'-0"
 Date: 11/11/2014

Architect: J.L. Schmitt Architects
 215 W. 1st St., Suite 100
 Breckenridge, CO 80424
 Phone: 970-469-1234

A-B

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"A"

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Bayport Collection Dark Sky 10 1/4" High Outdoor Wall Light - Style # M5913

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The bronze finish Bayport outdoor wall light is Dark Sky compliant.

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Baytree Lane LED 9 3/4"H Oiled Bronze Outdoor Wall Light - Style # 9G364

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The dark oil rubbed bronze finish of this energy-efficient LED outdoor wall light is highlighted with rich golden tones.

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VIEW IN YOUR ROOM



Planning Commission Staff Report

- Subject:** Brenner Materials Concrete Batch Plant
(Class A, Combined Hearing; PL-2018-0056)
- Proposal:** Brenner Materials is applying to have a Concrete Batch Plant Production operation. The operation will consist of storing, combining, and delivering Ready Mix Concrete. The raw materials will be hauled into the location from various sources, and will be stored until use.
- Date:** March 13, 2018 (For meeting of March 20, 2018)
- Project Manager:** Chris Kulick, AICP
- Applicant:** Travis Brenner, Brenner Materials
- Owner:** Stan Miller Inc.
- Address:** 13545 Colorado State Highway 9
- Legal Description:** Tract A, Miller Subdivision
- Site Area:** 18.3 acres (797,148 sq. ft.)
- Land Use District:** 33 North - Residential Single family, Duplex, Multi-family – 4.5 Units per Acre (UPA) subject to the Miller Master Plan. Residential and Mixed Use; Industrial Uses are allowed on Parcels A and B of the Miller Master plan through December 31, 2027.
- Site Conditions:** The property was dredge-mined in the early 1900’s, leaving very little vegetation, undulating dredge tailings and the Blue River in an unnatural state. Stan Miller Inc. operations have occupied the property for the past 35+ years. Currently, the Blue River runs along the westerly edge of the dredged mined area. The property currently is used for SMI Land, LLC (formally Stan Miller Inc.) operations including equipment storage, gravel storage, material storage, an equipment shop and office building. This is an Industrial use per the Town Code. There are no platted easements on the property.
- The property owners have completed the restoration of the section of Blue River that runs along the west edge of the property. The Miller Subdivision (tracts only) has been recorded and the dedication of the river parcel has been transferred as Public Open Space. No further development has occurred on the property.
- Adjacent Uses:** North: Miller Subdivision, Tract B – SMI Land LLC (Industrial and Residential), Braddock Subdivision, Tract F – Red White and Blue Fire District (Governmental)
East: Unplatted - Breckenridge Building Center

South: McCain Parcel – Previous Alpine Rock batch plant site (Water Treatment Plant/Mixed Use Master Plan) West: Tract C, Miller Sub (Mixed Use Master Plan)

Density:	Allowed under Master Plan (Market Rate):	33,000 sq. ft.
	Existing:	6,636 sq. ft.
	Proposed:	240 sq. ft.
	Total:	6,876 sq. ft.
Mass:	Allowed under Master Plan (Market Rate):	39,600 sq. ft.
	Existing:	6,636 sq. ft.
	Proposed:	1,200 sq. ft.
	Total:	7,836 sq. ft.
Height:	Recommended:	26 ft. (mean)
	Proposed:	12ft. (mean)
Parking:	Required:	1 space
	Proposed:	18 spaces
Setbacks:	Front (1' recommended):	60 ft.
	Sides (1' recommended):	18 ft.
	Rear (1' recommended):	>100 ft.

Item History

Town Council approved the Miller Annexation Ordinance, annexing the property and placing the property in Land Use Districts (LUDs) 1 and 33 on January 8, 2008. An Annexation Agreement establishing the terms for the annexation was adopted by resolution and approved on January 22, 2008. A Development Agreement establishing an 18-year extended vesting period for the project was approved on February 12, 2008. The ordinance amending the Land Use Guidelines for District 33 was approved on March 11, 2008. The Master Plan was originally approved on March 4, 2008 and amended and approved by the Planning Commission on October 16, 2012.

An Annexation Agreement Amendment for Tracts A and E (Parcels A, B and E of the Miller Master Plan) of the Miller Subdivision was recently approved on January 23, 2018 by the Town Council. This Amendment allowed for the continued industrial operations of Stan Miller, Inc. and similar industrial uses such as a concrete batch plant through December 31, 2027, subject to a Master Plan modification.

“With respect to Tracts A and E, the Town and SMI further agree that until December 31, 2027: (i) the current industrial operations of Stan Miller, Inc. on such property may be continued; and (ii) the approved uses on such property are amended to include the operation of a concrete batch plant, or similar industrial uses, and such additional uses may be approved by a development permit issued by the Town.”

Subsequent to the Annexation Agreement, the Miller Master Plan Parcels A, B & E were amended on January 30, 2018 (PL-2018-0014), to allow industrial uses through the year 2027.

Staff Comments

Policy 2 (Absolute/ Relative) Land Use Guidelines: The property is subject to the Miller Master Plan. Parcels A, B & E of the Master Plan were amended on January 30, 2018, to allow industrial uses, such as a concrete batch plant, through the year 2027. Staff has no concerns

The operation will consist of storing, combining, and delivering ready mix concrete. The raw materials will be hauled into the location from various sources, and will be stored until use. A concrete batch plant operation loads raw materials aggregates “sand & rock”, cementitious “cement, fly-ash” and water into a mixer truck. The mixer truck combines all the materials and transports the concrete to the job site. After delivery, the trucks return to clean out the mixers drum in a washout pit, and starts the process again. A washout pit is a large concrete lined water containment that allows the suspended particles to drop out of the water as it slowly moves from bay to bay. This process is similar to the way a septic tank is used. Once the pit is full, a loader is used to clean the solids and the material is hauled offsite. Typically, this waste is then reused in an aggregate product “road base, structural fill.” When large quantities of concrete are returned, the applicant will cast large blocks or similar that will get stacked and sold.

The batch plant operation will employ a manager, plant operator, one mechanic, loader operator, and 5 – 10 mixer drivers. The applicants are requesting consideration for similar production hours that were previously granted to Alpine Rock, where any temporary extensions are reviewed through the Class “D” process.

Policy 6 (Absolute/ Relative) Building Height: Based on past precedent from the Alpine Rock applications, the batch plant machinery has not been reviewed against Policy 6. This determination was made because the type of batch plant proposed is a portable piece of machinery and does not require a building permit. Therefore, the plant office building and storage containers, both proposed at 12 ft. are the only aspects of the project being reviewed under Policy 6. Land Use District 33 states “*Acceptable building heights will vary depending upon the proposed land uses and their arrangement on the site. Building heights will be determined through the development review process of the governing jurisdiction, but generally buildings in excess of two stories will be discouraged.*” Since all the buildings proposed subject to Policy 6 are below two stories, staff has no concerns.

Policy 7 (Relative) Site and Environmental Design:

Tract A is currently used for SMI’s operations, including equipment storage, gravel storage, material storage and has no existing vegetation or buffering.

Policy 7/R states, “*The town hereby finds that it is in the public interest for all sites within the community to be designed, arranged, and developed in a safe and efficient manner. The arrangement of all functions, uses, and improvements should reflect the natural capabilities and limitations of the property. This policy is also intended to discourage levels of development intensity that result in generally compromised site functions, buffering and aesthetics. **Taking into consideration the basic character of the site and the nature of the proposed uses, the development should be visually harmonious as perceived from both the interior and exterior of the project.***”

Policy 7/R (B) also encourages new developments to be adequately buffered from neighboring properties. Specifically the policy states:

“Site Buffering: Developments should be buffered from adjacent properties and public rights of way. To achieve this, buildings and other development impacts should be located in a manner that allows for site buffering (existing or proposed). Buffering between the developments and neighboring properties may include, but are not limited to:

- Existing mature tree stands.
- **The physical distance from property edge to the development.**
- New landscaping.
- Landscaped berms at the property perimeter.” (emphasis added).

The proposed site plan does not propose any landscaping or buffering. However, staff is generally comfortable with the proposal due to the nature of the proposed use, the general character of the surrounding area, the limited duration of the operation (through December 31, 2027) and the greater than required distance from the property line for the proposed structures. Staff additionally notes Alpine Rock was previously permitted without providing any landscaping or site buffering.

In lieu of providing new landscaping staff recommends the batch plant equipment to be painted an earth tone color that blends in with the surrounding landscape as was previously required for the Alpine Rock permit. Does the commission agree?

Policy 9 (Absolute/ Relative) Placement of Structures: As a non-residential use, 1’ setbacks are allowed. The submitted plans show setbacks of 60’ from the front property line facing Stan Miller Drive, 18’ from the south property line adjacent to the McCain Parcel and greater than 100’ from the west and north property lines bordering United States Forest Service Land and Tract B, Miller Subdivision, which is used as part of SMI’s operation. Staff has no concerns with the placement of the structures.

Policies 16 & 17 (Absolute/ Relative) Internal & External Circulation: The property is accessed off an entrance/exit on Stan Miller Drive. The Town is currently working with the applicants to realign Stan Miller Drive in conjunction with the construction of the Water Treatment Plant this summer and revisions to the McCain Master Plan. The applicants will take access from a temporary entry point for 2018 and possibly 2019. Staff also provided the projected location for a future, permanent entrance. Both entrances are shown on the site plan. This has been reviewed by Engineering. Staff has no concerns.

Policies 26 & 28 (Absolute/ Relative) Infrastructure & Utilities: There are no permanent utilities proposed. Bottled water, propane, and port-o-lets are utilized for the needs of the operation.

Policies 27 & 31 (Absolute/ Relative) Drainage & Water Quality: Since the operation will be located on property that is currently used for SMI’s operation there is an approved drainage plan in place that diverts water from the batch plant area of the property to a detention pond to the northwest. After sediment from the runoff is collected in the detention pond, the water is released west to the Blue River. The Town’s engineering staff met with the applicants prior to their submission and was comfortable with the proposed drainage plan. Staff has no concerns.

Policy 30 (Absolute/ Relative) Air Quality: The plant is equipped with bag houses to prevent dust as the cementitious are blown into silos. Much like the filter on a vacuum, a bag house allows air to pass through, leaving the material behind. A previous development permit issued for the Alpine Rock facility, prohibited

any visible air pollution, including particulates, dust, and smoke, beyond ¼ mile. This same condition has been added to this proposal. The applicants have stated they will also control for dust by treating their interior drives regularly with water.

Impact to Adjacent Uses:

Monitoring: Staff recommends this permit be subject to a renewal every five years. This will enable the Town to monitor the impacts of the operation and to provide flexibility to address market conditions, product demand, technological advances, changes to the surrounding land uses, and circulation plans.

5-8-6 Noise/Production Levels: Brenner Materials proposes the same hours of operation as the previous Alpine Rock Batch Plant which are x to x. The plant’s activities are considered to be construction related and the associated noise is considered ‘construction noise’ pursuant to the Town Noise Ordinance. Under the Town Noise Ordinance there is not a maximum permissible noise level assigned to construction activity. Instead it is unlawful to cause or make construction noise between the hours of 7 p.m. and 6:59 a.m. Monday through Saturday and all day Sunday. (Previously, the Alpine Rock Task Force and the Town agreed to slightly different operating hours to enable the plant to start up earlier in order to provide material to construction sites by 7 a.m. These previous hours are listed below.) The provisions of the Town Noise Ordinance may be varied by a development permit and staff has no objections to allowing a broader range of hours approved by the Town’s planning process.

The proposal provides for hours of operations that meet the needs of their customers the vast majority of the time. However, at times due to increased tourism and increased population in Summit County, the plant could experience increased demands from its customers (Colorado Department of Transportation, Vail Resorts, Breckenridge Grand Vacations, The Town of Breckenridge, etc.) to have the ability to operate beyond the specified hours of operation. In the case of the Colorado Department of Transportation (CDOT), to ease congestion on roadways which thereby improve the safety conditions of both workers and other persons using the roadways, sometimes work is specified to be completed at night. Brenner Materials has requested the continuation of the right to extend their hours of operation for the purpose of producing and shipping concrete at night when required by project specifications such as a CDOT project provided their Noise Levels are within the levels defined in the Town's Noise Ordinance. Brenner Materials has requested, as Alpine Rock was allowed in the past, to notify the Planning Department at the time they are awarded work that requires operations outside the previously defined hours providing the dates of expected operations along with the nature of work to be performed via the Town’s Class D review process. In addition to ensuring appropriate noise levels during nighttime operations, the Town will continue to require the applicant to install fully cutoff and shielded downcast lighting fixtures to be used in all external lighting. Two findings are included in this application to allow for the proposed hours of operation and to allow for additional hours when necessary.

It is worth noting this operation should have less noise associated with it compared to the previous Alpine Rock facility since it is only a concrete batch plant operation. Previously Alpine Rock performed aggregate processing, rock crushing and asphalt production in addition to concrete production. All of those activities are significantly noisier than a concrete batch plant.

Batch Plant Operations

Site Activities

6:00am to 7:00pm, weekdays

8:00am to 5:00pm, Saturdays

Class C Review for Subsequent Renewals: Staff recommends subsequent permit renewals be handled as a Consent Calendar item through the Class C review process if the applicants strictly comply with the initial permit. Staff is requesting feedback on the possible future review process.

Point Analysis (Section: 9-1-17-3): At this Combined Hearing, staff recommends, based on precedent, the proposal passes all absolute policies and earns no negative or positive points, for a passing score of zero (0) points.

Staff Recommendation

The applicant has worked with staff closely to bring this proposal into compliance with the Development Code. Based on the proposal, we have the following questions for the Commission:

1. Staff finds the proposed concrete batch plant machinery is not subject to Policy 6/R *Building Height* based on past precedent and that it is considered a portable piece of equipment. Does the Commission agree?
2. In lieu of providing new landscaping, staff recommends the batch plant equipment be painted an earth tone color that better blends in with the surrounding landscape. Does the Commission agree?
3. Staff recommends subsequent permit renewals should be reviewed at five year intervals and be handled as a Consent Calendar item through the Class C review process. Does the Commission agree?

Staff recommends the Commission approve Brenner Materials Concrete Batch Plant, (PL-2018-0056), located at Tract A, Miller Subdivision, 13545 Colorado State Highway 9, showing a passing score of zero (0) points along with the attached Findings and Conditions.

Second Preliminary Impact Analysis				
Project:	Brener Materials Concrete Batch Plant	Positive Points	0	
PC#:	PL-2018-0056	Negative Points	0	
Date:	3/20/2018	Total Allocation:	0	
Staff:	Chris Kulick, Planner III			
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		The proposed concrete batch plant machinery is not subject to Policy 6/R: Building Height based on past precedent because it is considered a portable piece of equipment.
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		

16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
	Social Community	Complies		
24/A				
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
	Social Community - Historic Preservation	3x(0/+5)		
24/R				
24/R	Social Community - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		

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

TOWN OF BRECKENRIDGE

**Brenner Materials Concrete batch Plant
Tract A, Miller Subdivision
13545 State Highway 9
PL-2018-0056**

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The proposed activity is an existing activity and the operation will be consistent with all of the conditions and approvals granted by Summit County prior to the annexation.
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 **March 13, 2018** 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 **March 20, 2018** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.
6. Notwithstanding the provisions of Section 9-1-22 of the Town Code, the terms and conditions of this development permit shall remain in full force and effect and shall govern the permittee's use of the property which is the subject of this development permit for a period of 5 years from the date hereof. During this time, the permit shall be binding upon and enforceable against the permittee and all subsequent owners of the property unless the permit is revised, modified or superseded by another development permit. **The permit may be renewed upon review of a new permit application through the Class C review process.**
7. The proposed concrete batch plant machinery is not subject to Policy 6/R *Building Height* based on past precedent because it is considered a portable piece of equipment.
8. The activities authorized pursuant to this permit are primarily construction related, and the noise generated by the permittee in connection with its use of the property pursuant to this development permit shall be deemed "construction noise" within the meaning of Section 5-8-6 of the Town Code. The provision of Section 5-8-6 relative to hours is hereby waived pursuant the provision of 5-8-6 (E) to allow for the morning site activities and major component warm-up as outlined below.
9. The permittee's hours of operation pursuant to this development permit shall be:

Batch Plant Operations

Site Activities

6:00am to 7:00pm, weekdays

8:00am to 5:00pm, Saturdays

Permittee's operation at the property outside such hours shall constitute a violation of this permit. The only exception is for a bona fide emergency, or in the event of a temporary and occasional extension upon advance notification to the Town of Breckenridge. **Temporary extensions will be reviewed through the Class "D" review process. Any temporary or occasional extension to the hours is subject to the Town Noise Ordinance.**

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three (3) years from date of issuance, on May 6, 2017. However, the Planning Commission may require an interim review and subsequent additional restrictions prior to the expiration date if there are equipment changes, permit violations, or unauthorized changes or additions to the operation that are deemed by the Town to endanger the health, safety, or welfare of the general public.
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. **Brenner Materials operation onsite is subject to the requirements of permits issued by the Colorado Department of Public Health. Brenner Materials shall immediately notify the Town of Breckenridge Community Development Department of any notifications or correspondence it receives concerning alleged violation of these permits.**
6. Brenner Materials shall comply with any Storm Water Management practices required by the Town Engineer.
7. Brenner Materials operations onsite are subject to the requirements of permits issued by the Colorado Department of Public Health, Air Quality Division. Brenner Materials shall immediately notify the Town of Breckenridge Community Development Department of any notifications or correspondence it receives concerning alleged violation of these permits. The operation shall not create any air pollution visible beyond ¼ mile.
8. Town staff shall meet with Brenner Materials representatives prior to the commencement of operations and subsequent to termination of operation each year. The intent of the pre-commencement meeting is to review the anticipated operation plans for the upcoming season, along with any equipment changes, and to establish production guidelines and notifications procedures. A representative from the Town's Community Development Department and Public Works Department shall attend the meetings. If any unresolved issues surface through these meetings the Community Development Department may refer the development permit to the Planning Commission for interim review and subsequent additional restrictions.
9. Brenner Materials shall maintain dust control on site and on any affected roadways.
10. Brenner Materials shall be responsible for removing debris and equipment that they have deposited off-site when requested by the adjacent property owner and the Town Engineer.

11. At all times during the course of the work on the development authorized by this permit, Brenner Materials 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 if the Town believes that Brenner Materials has violated this condition. If Brenner Materials fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, Brenner Materials agrees that the Town may clean up such material without further notice and Brenner Materials agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets.
12. The project approved by this Permit must be operated in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. The project must be operated in accordance with the plans, conditions, and specifications that were approved by the County pursuant to the Conditional Use Permit. Any material deviation from the approved plans and specifications without Town approval may result in the Town issuing a Stop Work Order, 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. If the operation changes significantly the Town Engineer or Community Development Department may require additional mitigation to impacts including but not limited to traffic and water quality. Based upon the magnitude of the changes, another hearing before the Planning Commission may be required.
13. **In the event that night work is approved via Class D permit per Finding #9, the applicant shall take all practical measures to reduce the noise impact to residential properties. This may include the use of flashers rather than back up beepers on vehicles subject to the approval of OSHA. Consideration of night work shall take into account the location of deliveries through residential area.**



Application for Ready-Mix Batch Plant

Partial use of SMI property, portions of approved parcels
A & B

Travas Brenner

2/26/2018

Brenner Materials is applying to have a Concrete Production operation. The location we are requesting is a portion of Parcels A & B, of the Miller Property. The approximate dimensions are 400ft by 300ft, nearly 3 acres, as shown on "Image 1". This site is a few hundred feet north of the Towns Property, formerly the land that Alpine Rock produced concrete for several years. The location, if approved will store, combine, and deliver Ready Mix Concrete. Our raw materials will be hauled into the location from various sources, and they are stored until use. In its simplest form a Concrete Batch Plant will be used to load raw materials Aggregates "Sand & Rock", Cementitious "Cement, Fly-Ash", Water into a mixer truck. The mixer truck combines all the materials and transports the concrete to the job site. After delivery, the trucks return to clean out the mixers drum in a washout pit, and returns to start the process again. A washout pit is a large concrete lined water containment that allows the suspended particles to drop out of the water as it slowly moves from bay to bay. This process is similar to the way a septic tank is used. Once the pit is full we use a loader to clean the solids that will be hauled off. Typically this waste is then reused in an aggregate product "Road Base, Structural Fill." When large quantities of concrete are returned, we will cast large blocks or similar that will get stacked and sold later.

This operation will employ a Manager, Plant Operator, one Mechanic, Loader Operator, and 5 – 10 mixer drivers. Our estimates are based on 25% of our markets historical concrete needs, or 15,000 yards of concrete. The construction season in Summit County is high paced, with a short window for efficient construction. We would like consideration for similar production hours granted to Alpine Rock, and any temporary extensions would be requested through the Class "D" review process. Many large projects need to use Saturdays to maintain a fast paced schedule. Full time employed and Home Owners often can only build during the weekends, making the Saturday option a great way to support our community needs.

Production Hours (Production considered generating noise above 100 decibels)

Monday thru Friday 6:00am – 7:00pm

Saturday 8:00am – 5:00pm

Site Equipment: "Images 3 & 4"

- 1) Concrete Batch plant "Image 5"
42' High, 11' Wide, and 58' Long
- 2) Material Loading Conveyor
75' long
- 3) Batch Office
12'X12'X20'
- 4) Admixture Storage – Inside 40' Storage Container
12'X12'X40'
- 5) Hot Water Storage – Inside 40' Insulated Trailer
12'X12'X40'
- 6) Employee Car Parking – North side of Storage Container
10' wide X 60' long
- 7) Mixer Truck Line
15' wide X 70' long
- 8) Material Bins
120' wide X 80' long
- 9) Washout Pit "Example Drawings Provided Image 6"
45' wide X 45' long
- 10) Fuel Storage
20' wide X 35' long

Accessory Equipment:

Loader – Loading materials

Generator – Power the plan 125KW

Impacts

Traffic:

We have estimated the traffic impact to be around 13,000 annually, and below is our breakdown on how we arrived at those numbers. Traffic assumes that each vehicle enters or exits the property. This data is based on a 25% market share, working 12 months, at 25 days each month. Our limited construction season will drastically lower employee counts in the winter season, and those changes are not reflected in this summary.

Traffic Impacts Annual Summary			
Yr CMT Loads	359	Mixer Truck Traffic	9061
Yr Fly Loads	40	Vendor Traffic 10% of emp	1120
Yr Sand Loads	796	Emp Traffic	2800
Yr Rock Loads	1193		
Total Traffic Daily			43
Total Traffic Annually			12,981

Sanitation:

This location will use portable restroom services.

Dust:

The plant is equipped with bag houses to prevent dust as the cementitious are blown in to the silos. Much like the filter in a household vacuum, a bag house will allow air to pass through them leaving the material behind. A water truck will be used to control dust on concrete plant area.

Noise:

The plant and equipment being used is similar to that used by Alpine Rock. The noise levels should also be similar to that time frame Alpine was producing. Batching is a combination of electric and pneumatic pieces that can produce noise as they move the materials through the plant. The plant parts could produce sound of 110 decibels "Example like a Jackhammer." Our plant will have a 125KW generator running during working hours, would be about 100 decibels "Example Lawn Mower". The Mixer will be at full throttle as they are being loaded at the plant, and again before discharging on job sites. A Mixer could also produce 100 decibels during those times. Loaders and Mixer equipment will have backup alarms like those currently being used at Stan Miller Inc. they can produce sound at approximately 112 decibels "Example Emergency Vehicle Siren."

Comparison sound info was sourced from the following links:

<http://www.industrialnoisecontrol.com/comparative-noise-examples.htm>

<http://www.noisehelp.com/noise-level-chart.html>

Visual:

This location will have a plant approximately 42' tall. The location will have lighting necessary to safely navigate the location.

Water:

We intend on buying city water from a water main located across Stan Miller Drive, near a fire hydrant at Breckenridge Building Center. This water main route is about 100ft east of the purposed plant location "Site Map", and a purposed 2" poly pipe from town water source is shown on "Image 2". The Concrete plant will generate reports for water used in production, and we would like to use the information for metering and reporting water usage. We are estimating or usage needs to be 750,000 gallons, based on an approximate 50 gallons a yard.

Water Discharge:

100% usage, no discharge off of the location

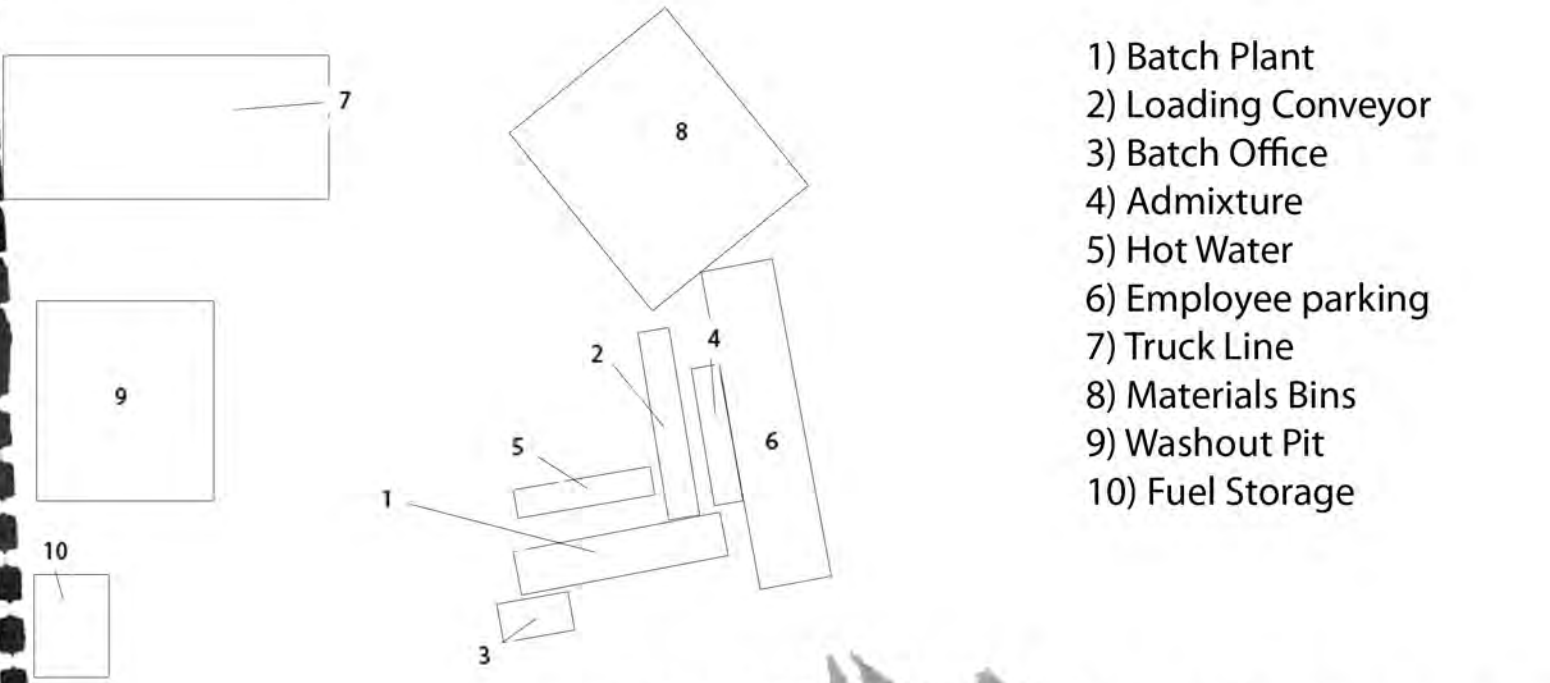


Image 2



Image 3

- 1) Batch Plant
- 2) Loading Conveyor
- 3) Batch Office
- 4) Admixture
- 5) Hot Water
- 6) Employee parking
- 7) Truck Line
- 8) Materials Bins
- 9) Washout Pit
- 10) Fuel Storage



S11°36'37"W
233.91'
S58°14'04"E
53.84'
S05°21'39"W

PARCEL H
0.03 ac.

GRAPHIC SCALE



(IN FEET)

Image 4

- 1) Batch Plant
- 2) Loading Conveyor
- 3) Batch Office
- 4) Admixture
- 5) Hot Water
- 6) Employee parking
- 7) Truck Line
- 8) Materials Bins
- 9) Washout Pit
- 10) Fuel Storage

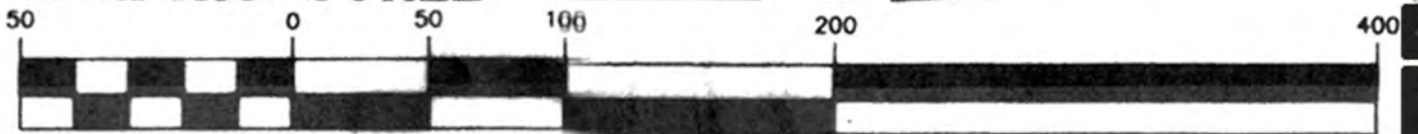
S11°35'37"W
233.91'

S66°14'04"E
53.84'

S05°21'39"W

PARCEL H
0.03 ac.

GRAPHIC SCALE



(IN FEET)



3D

+52

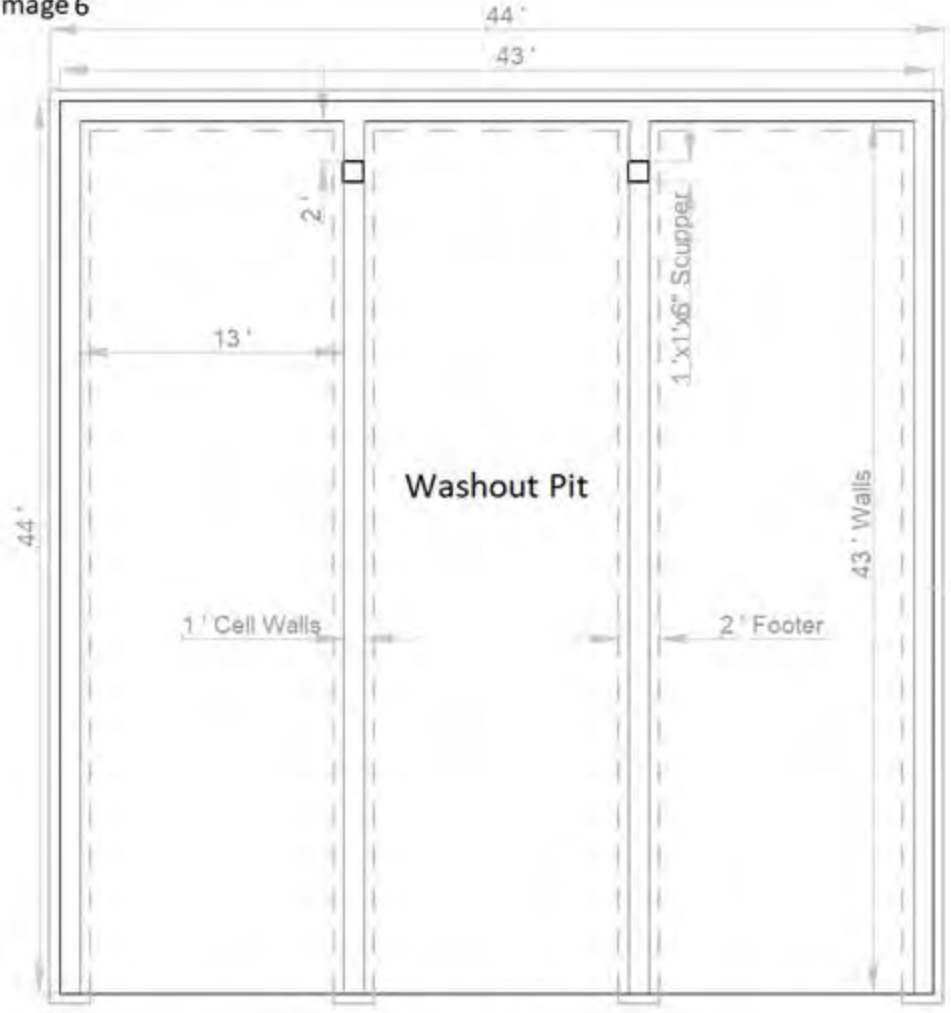
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Image 5

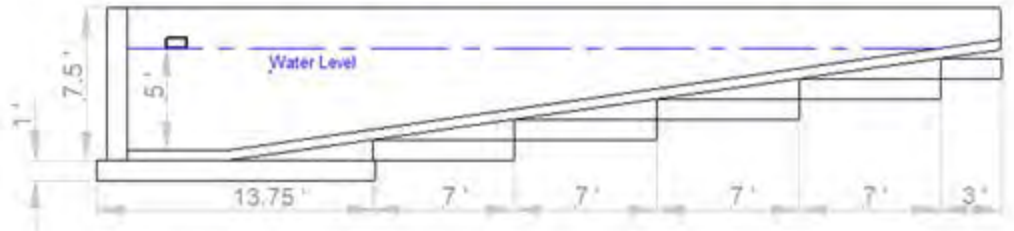


Image 6

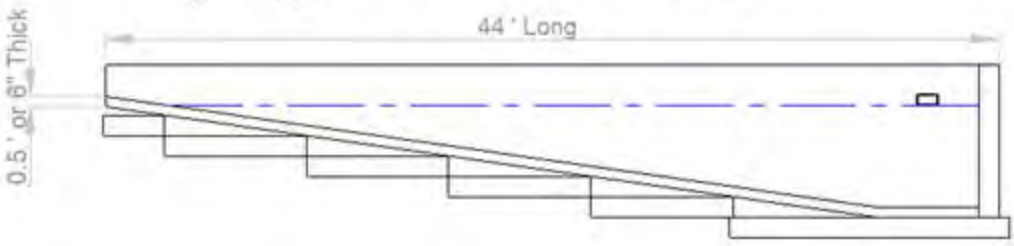


Top View

Left Side View



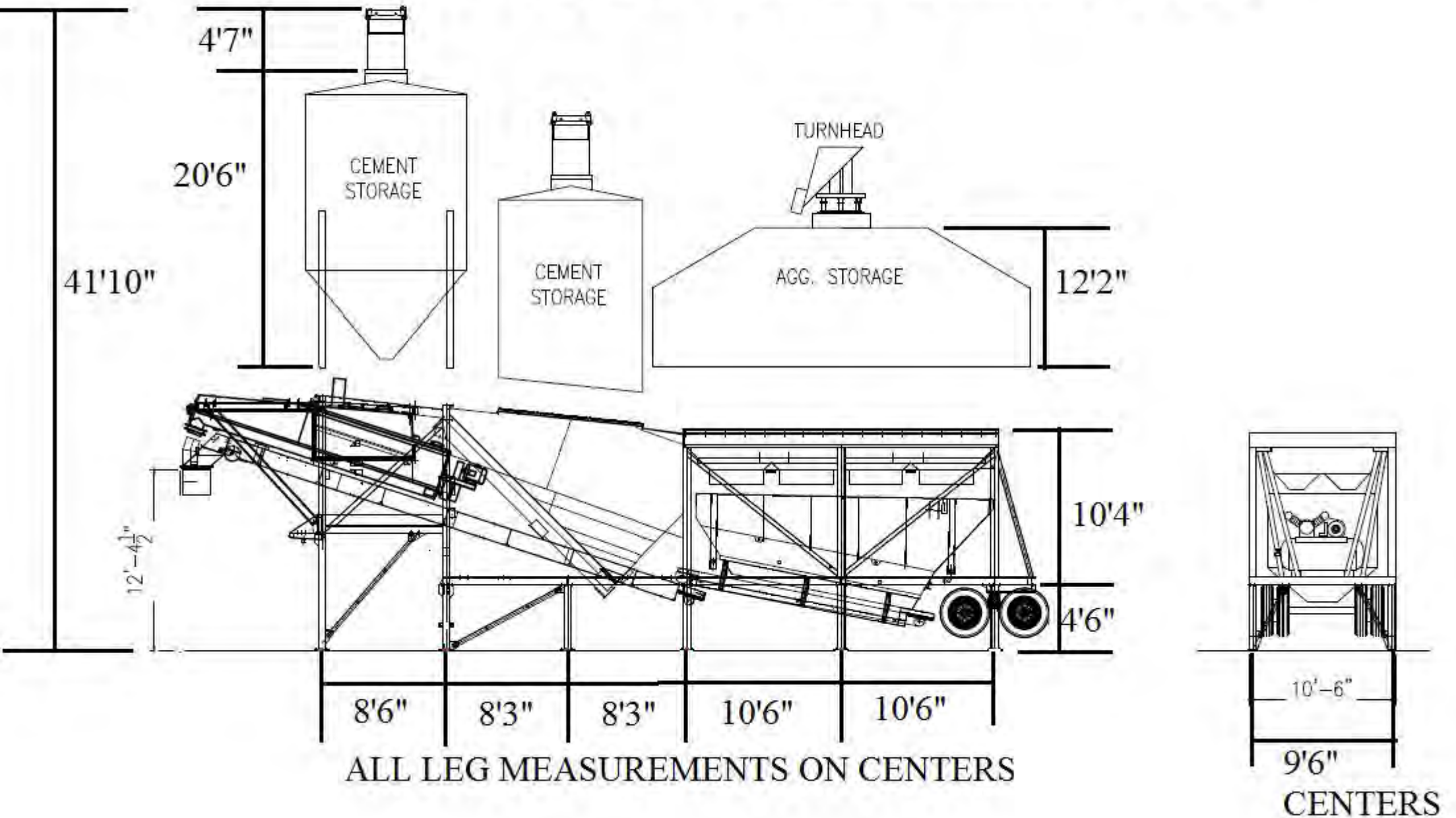
Right Side View



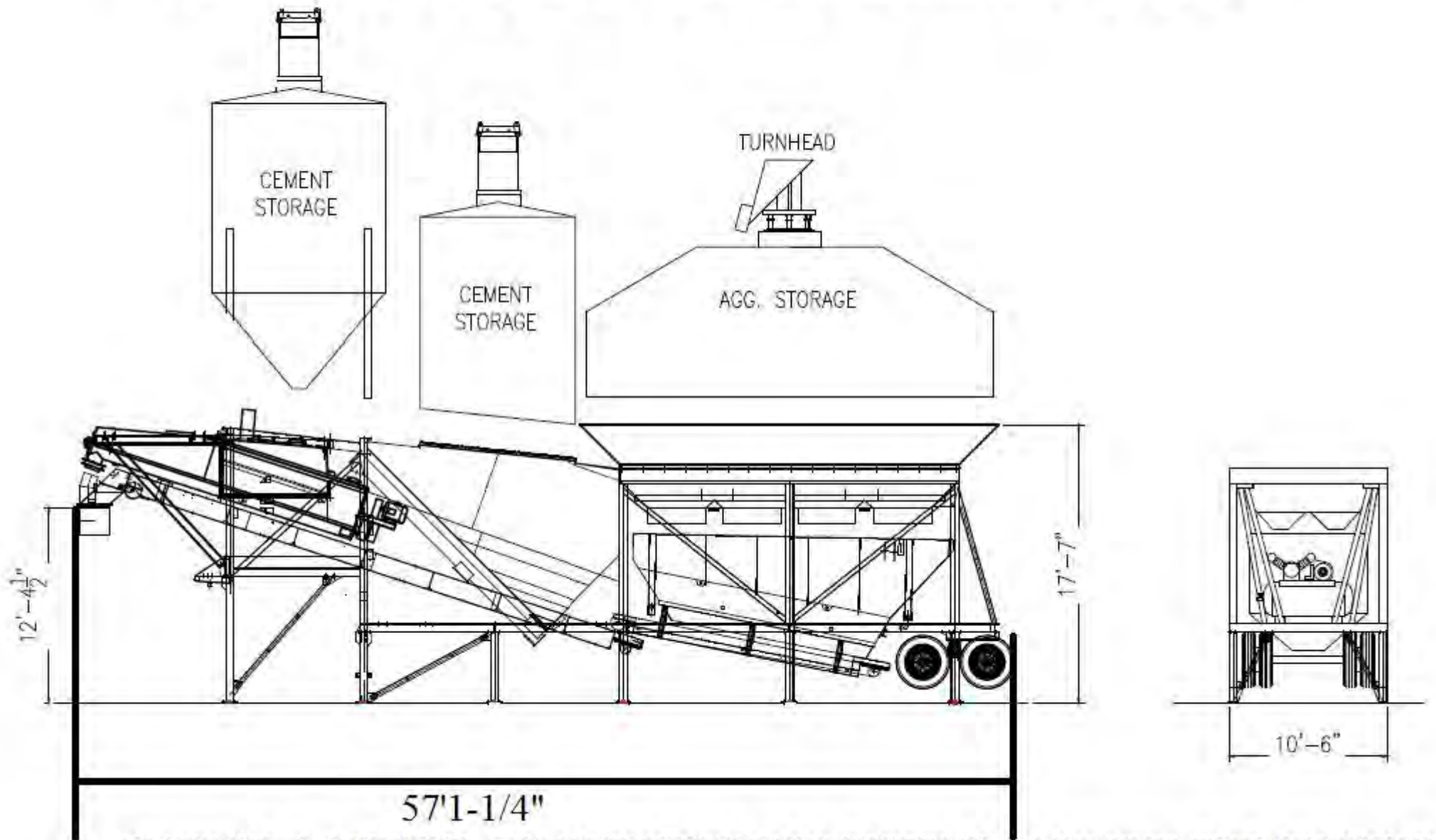
Back View



LO-PRO[®] MODEL 12



LO-PRO[®] MODEL 12



Site Map

