

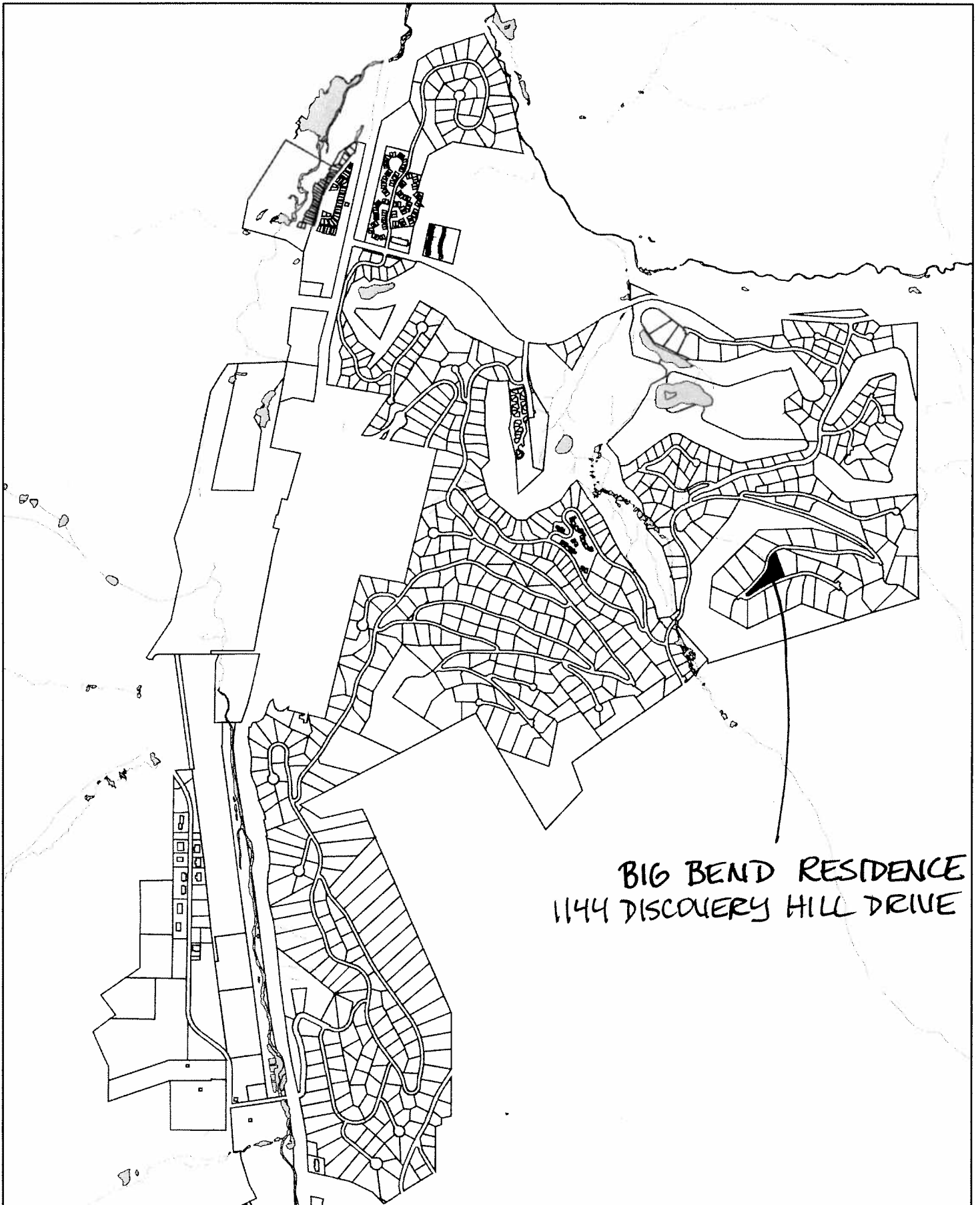
Town of Breckenridge
Planning Commission Agenda

Tuesday, January 20, 2009
Breckenridge Council Chambers
150 Ski Hill Road

7:00	<i>Call to Order of the January 20, 2009 Planning Commission Meeting; 7:00 p.m. Roll Call Approval of Minutes January 6, 2009 Regular Meeting Approval of Agenda</i>	3
7:05	<i>Consent Calendar</i> 1. Big Bend Residence (MGT) PC#2008126 1144 Discovery Hill Drive	7
7:15	<i>Worksessions</i> 1. Solar Panel Policy Modification (JP)	20
8:00	<i>Town Council Report</i>	
8:10	<i>Other Matters</i>	
8:15	<i>Adjournment</i>	

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

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



BIG BEND RESIDENCE
1144 DISCOVERY HILL DRIVE



Town of Breckenridge and Summit County governments
assume no responsibility for the accuracy of the data, and
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Breckenridge North

printed 2007

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PLANNING COMMISSION MEETING

THE MEETING WAS CALLED TO ORDER AT 7:03 P.M.

ROLL CALL

Dan Schroder Leigh Girvin Michael Bertaux
Jim Lamb JB Katz
Dave Pringle arrived at 7:07 pm
Rodney Allen was absent

Eric Mamula, Town Council Liaison, arrived at 7:17 pm for the work session.

APPROVAL OF MINUTES

Ms. Girvin: Top of page 2 should read “common sense”.

With one change, the minutes of the December 2, 2008 Planning Commission minutes were approved unanimously (5-0).

APPROVAL OF AGENDA

With no changes, the Agenda for the January 6, 2009 Planning Commission agenda was approved unanimously (5-0).

CONSENT CALENDAR:

1. Miner’s Candle Dormer Addition (CK) PC#2008119; 106 Broken Lance Drive

Mr. Lamb pointed out that it was proposed to postpone this application to a later date.

The Town Attorney addressed the commission and explained why it would be in everyone’s best interested to postpone this application. The applicant was unable to attend this meeting, and requested postponement until February 17, 2009.

Mr. Pringle sought clarification regarding the staff’s recommendation for denial and why the application wasn’t presented at the December meeting and if this was why a postponement was being proposed.

2. Andorra Condominiums Exterior Remodel (CK) PC#2008124; 325 North French Street

Ms. Girvin asked staff if a color version of the proposed elevations were available. Staff presented a color version and explained that mainly the railings, garage doors, and hot tub enclosure would be remodeled.

3. Motherlode Condominiums Exterior Remodel (CK) PC#2008125;

Ms. Girvin suggested staff collect current versus proposed plans as presented in the Andorra Condominiums Exterior Remodel. At the moment she didn’t feel she has enough material in her packet to make a sound decision. Staff presented information to further detail the application.

Ms Katz made a motion to continue the Miner’s Candle Dormer Addition, PC#2008119, 106 Broken Lance Drive, to the February 17, 2009, Planning Commission meeting. Mr. Schroder seconded, and Mr. Lamb opened the hearing for public comment:

Gordon Lipsy, owner of a unit and not on the board or an officer of the board at Miner’s Candle, explained to the Commission that the applicant had taken the HOA board to court and won a settlement that forced a gag order on the board. He further explained that the planning staff had suggested denial and none of the Commissioners would be any smarter next month and thus suggested action tonight because he would like to see this issue put to bed.

After public comment was closed the motion for a continuance to the February 17, 2009 was approved unanimously (6-0).

With no other motions for call-up, the remainder of the Consent Calendar was approved as presented.

WORKSESSION:

1. Valleybrook Housing Site Plan

Ms. Puester presented information on the Valleybrook Housing affordable townhome development with public park which includes 28 2-bedroom/2-bathroom units and 14 3-bedroom/2- bathroom units at a mix of 80%, 100% and 120% AMI.

Staff would like to have the Planning Commission share any comments on the Valleybrook Housing site plan and elevations, including the four questions staff has below:

1. Did the Commission have any concerns with the intensity of the development with regard to the site plan?
2. Did the Commission find that there were generally adequate site buffers?
3. Did the Commission have any concerns on the conceptual elevations?
4. Did the Commission support a variance to Policy 15A refuse and waiver to Policy 9A garage setback?

Jane Harrington (Developer, Mercy Housing): Introduced Erin Ganser to further explain the project.

Erin Ganser (Mercy Housing): Discussed the project and introduced the key players. The sidewalks were designed to accommodate the community. This development focused on the family and not necessarily 1 bedroom units. Livability was key to the development approach.

Bill Campie (DTJ): The Master Plan led to visioning session that focused on these key drivers:

1. Livability: somewhere that people will be comfortable living, open space, storage
2. Affordability
3. Sustainability
4. Marketability
5. Unit Design-finishes and quality

Open process was created with a focus on affordability and sustainability with the Housing Committee.

Michael O'Hara (KTYG Group): The design team focused on getting cars less visible in the neighborhood. The garages are oversized tandem measuring 12' x 43' with 9 foot doors. This would also accommodate additional storage within the garage for trash, recycling and toys. Units are predominately 2-3 bedrooms and there are 5 carriage units.

Commissioner Questions/Comments:

Ms. Girvin: Suggested the applicant should accommodate recycling. She would like the commission to start thinking about recycling. She pointed out the new landfill fees will require individuals to make changes. Pointed out the access to the daycare center may pose a problem. (Mr. O'Hara responded that the daycare access was a one way only.) Liked the park adjacent to the police station. This is looking like a great project and a great place to live. Thrilled with more parking than the code requirement. Concerned with existing vegetation and that it be protected to be an effective site buffer. Elevations are good looking, not a fan of hip roofs as they look too suburban. Keep in mind trash fees whether HOA or personal, there are still fees. 9/A waiver to setbacks would be ok with a variance as in real life people will park in front of their garages. There does need to be a connection from this neighborhood to the existing bike path. Think about moving the park adjacent to the police station to the center of the site but keep park space as is and don't decrease it.

Mr. Schroder: Questioned Staff's interpretation of Policy 15/A-Refuse. (Ms. Puester explained the interpretation of the policy in regard to dumpsters being required for developments of more than 6 units because of short term rentals on the site. This site will not have short term rentals as it is affordable units which must be occupied by full time residents.) Current setback is 18 feet from shoulder? (Staff explained yes.) Sought clarification regarding solar usage. (Ms. Ganser pointed out this was still being solidified due to cost implications.) No intensity or density concerns with 42 units, can't make dredge piles worse, great site that we can do a lot with. Loop driveway allows for increased density.

Comfortable with the experts on the drive and parking from the fire department, engineering and public works when it comes to final approval. If a person does have a bigger vehicle that doesn't fit what would happen? Site buffers were not adequate with first impression, needed to see landscape plan. Liked re-grading so development doesn't sit above current neighbors. Will this development fit into the community it sits in, architectural and material wise? Would be in support of a variance to Policy 15/A-Refuse.

Ms. Katz: Asked if the green on the plan was sod? (Mr. Campie pointed out no it was not sod.) Move the park adjacent to the police station more to the middle of the development and do not make it be public. Who would want to go to the public park here? Intensity of the development is fine. Landscaping needs to be added to plan to see better buffers. Connection to the bike path should exist. Liked the elevation proposed on page 40, did not like the hipped roof. Can live with a variance to 15A in this case. Regarding 9A, the town should try to abide by it's own rules and get the least waiver amount possible and a license agreement.

Mr. Bertaux: Would like to see the gravel pans eliminated as it creates a mess and concrete pans would be better. He suggested making the open space in the center larger by eliminating public park. He further suggested a bike path in the development linked to the community bike path. Determine a way to protect future landscaping when the snow is removed. Would like to see HOA contract for snow removal of driveways as well. Intensity is not a concern and elevations are fine. He supported the variance and waiver. Enhance the buffer between Airport Road and project. Elevations are fine. This is an 80% AMI project and there is a big need.

Mr. Pringle: Felt the proposed garbage pickup would be adequate. What is the minimum size for a one way street? (Staff point out a minimum didn't exist but the fire department would like to see streets at least 14 feet wide.) Will this be a public street? Staff pointed out yes it would be a public street. How will you keep people from parking in front of their driveway? Why not have the HOA remove snow for each individual unit up to the first step. The large amount of density will ultimately pose a problem. Would it be conceivable to scale back on open space considering the open space nearby at the school and other surrounding amenities? Liked the conceptual layout which is a wonderful good start. The architectural concept proposal on page 40 (gables) is preferred. The park in the corner needs to go away not sure why it was ever required. Find a better use for this park. The front facades will require much work. Believe the HOA should cover as much as possible. Every individual person will not own up to their responsibility. Not inclined to support a variance without the backing of the management company.

Mr. Lamb: Sought clarification regarding garbage pickup in the Wellington Neighborhood. Staff explained that neighborhood had individual pickup but did not need a variance as it was not considered multi-family. Liked the public park; buffer it from the police station. Carter Park is an example of how a park in the middle of the community works. Density is a good fit here. Would like to see a berm between Airport Road and the site for safety of children. Conceptual elevations are fine, typically would like to see the rooflines broken more but understand the balance of providing it for good solar access. Liked individual trash removal and supports a variance to policy 15/A. Supported 9/A variance with 43 foot deep garages which provide a lot of interior room. Thanks for all the work done with solar and the 80% AMI targets.

Mr. Mamula: Did public works weigh-in on the snow plow plan? (Staff answered that public works and engineering have been reviewing the plans and were supportive with a variance.) Will the HOA remove snow for each individual home? (Ms. Harrington pointed out the HOA would only be responsible for the common areas and not each individual home as planned but she will price both to see implications.) Not sold on the park adjacent to the police station. Do not understand why a public park is a requirement. Who will use this park? Sees the park going away and providing more space for the units to be separated. Intensity as relates to density is fine and not an enemy in all cases such as this. Site buffers are pending until the landscape plan is determined. Did not like unit D3. Buildings E6 and E4 have a large mass and are visible from the highway. Buffer work on the backside facing the highway must be effective. Fine with intensity. Dumpsters collect trash on the ground and thus individual removal is preferred. The HOA must be strong and active and should look at including snow removal and trash pick up for individual units.

Mr. Lamb opened the hearing to public comment.

Gordon Lipsy, owner in Miners Candle: Consider the UPS truck parked on the road and blocking access. Have paving wide enough for autos to pass while staying on the pavement which will keep the pavement cleaner.

There was no more public comment and the hearing was closed.

TOWN COUNCIL REPORT:

Mr. Mamula: No meetings have been held in a month. Nothing to report.

OTHER MATTERS:

None

ADJOURNMENT:

The meeting was adjourned at 8:49p.m.

Jim Lamb, Vice Chair



Class C Development Review Check List

Project Name/PC#: Big Bend Residence PC#2008126
Project Manager: Matt Thompson, AICP
Date of Report: January 5, 2009 For the 01/20/2009 Planning Commission Meeting
Applicant/Owner: Tanya Miller
Agent: BHH Partners/Alice Santman
Proposed Use: Single family residence
Address: 1144 Discovery Hill Drive
Legal Description: Lot 142, Discovery Hill Subdivision #2
Site Area: 100,742 sq. ft. 2.31 acres
Land Use District (2A/2R): 6: Subject to the Deleware Flats Master Plan
Existing Site Conditions: The lot slopes downhill steeply at 18% from the front of the lot towards the rear of the disturbance envelope. The lot is heavily covered in moderately sized lodge pole pine trees. There is an access restriction shown on the plat along the downhill side of the lot and the first 204' along the uphill side. There is a 30' utility and drainage easement crossing the western portion of the property.

Density (3A/3R): Allowed: unlimited Proposed: 7,542 sq. ft.
Mass (4R): Allowed: unlimited Proposed: 8,788 sq. ft.
F.A.R.: 1:11.50 FAR
Areas:
Lower Level: 4,420 sq. ft.
Main Level: 3,022 sq. ft.
Upper Level: 303 sq. ft.
Garage: 1,043 sq. ft.
Total: 8,788 sq. ft.

Bedrooms: 6
Bathrooms: 8
Height (6A/6R): 32 feet overall
(Max 35' for single family outside Historic District)

Lot Coverage/Open Space (21R):
Building / non-Permeable: 5,349 sq. ft. 5.31%
Hard Surface / non-Permeable: 3,617 sq. ft. 3.59%
Open Space / Permeable: 91,776 sq. ft. 91.10%

Parking (18A/18/R):
Required: 2 spaces
Proposed: 3 spaces

Snowstack (13A/13R):
Required: 904 sq. ft. (25% of paved surfaces)
Proposed: 905 sq. ft. (25.02% of paved surfaces)

Fireplaces (30A/30R): 7 gas fireplaces

Accessory Apartment: N/A

Building/Disturbance Envelope? Disturbance envelope

Setbacks (9A/9R):
Front: within the disturbance envelope
Side: within the disturbance envelope

Side: within the disturbance envelope
Rear: within the disturbance envelope

Architectural Compatibility (5/A & 5/R): This residence will be architecturally compatible with the neighborhood.

Exterior Materials:

Horizontal 2 x 10 roughsawn plank siding with 1 1/2" chinking, vertical board and batten siding, 3" x 8" wood head and 3" x 6" wood sill trim at all doors and windows, clad wood windows throughout, and a natural stone base of columns and walls to be large rocks at bottom and graduate to smaller rocks toward the top.

Roof:

Elk Prestique Plus "Hickory" asphalt shingles

Garage Doors:

Wood clad garage doors with windows.

Landscaping (22A/22R):

Planting Type	Quantity	Size
Colorado Spruce tree	13	(8) 8' to 13', (5) 10' to 12'
Chokecherry	2	1 1/2" to 2" min. caliper
Quaking Aspen	16	1 1/2" to 2" min. caliper, 50% multi-stem

Drainage (27A/27R): Positive drainage away from residence.

Driveway Slope: 8% max

Covenants: Standard landscaping covenant.

Point Analysis (Sec. 9-1-17-3): Staff conducted an informal point analysis and found no reason to warrant positive or negative points for this application.

Staff Action: Staff has approved the Big Bend Residence, PC#2008126, located at 1144 Discovery Hill Drive, Lot 142 Discovery Hill Subdivision, Filing #2.

Comments:

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

**Big Bend Residence
1144 Discovery Hill Drive
Lot 142, Discovery Hill Subdivision #2
PC#2008126**

STAFF RECOMMENDATION: Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

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 January 5, 2009, 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 January 20, 2009 as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on July 26, 2010, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. 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.

7. Applicant shall field locate utility service lines to avoid existing trees.
8. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
9. At no time shall site disturbance extend beyond the limits of the platted site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. Applicant shall install construction fencing along the disturbance envelope in a manner acceptable to the Town Planning Department.
19. 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.

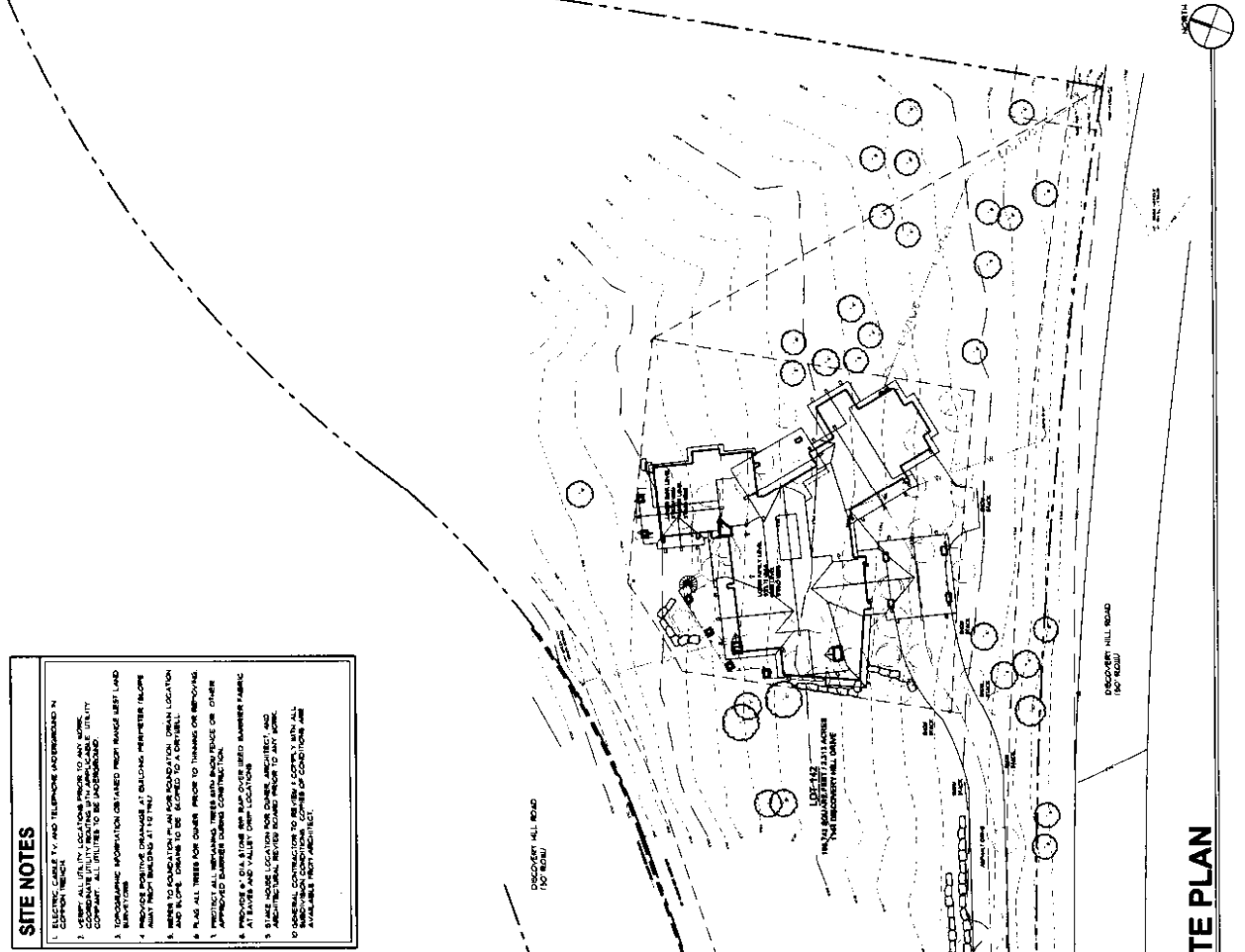
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

20. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
21. 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.
22. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
23. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
24. Applicant shall screen all utilities.
25. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
26. 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.
27. 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.
28. 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.**

29. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

30. 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)



SITE NOTES

- ELECTRIC, CABLE TV, AND TELEPHONE UNDERGROUND IN CONCRETE TRENCH.
- CONVERT ALL UTILITY LOCATIONS TO METRIC UNITS. VERIFY ALL UTILITY LOCATIONS AND DEPT. RECORDS TO BE ACCURATE. COMPART. ALL UTILITIES TO BE UNDERGROUND.
- TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE SURVEY LAND SURVEYORS.
- ANY UTILITIES SHOWN AT SLOPING INTERFERE MAPS.
- REFER TO CONSTRUCTION PLAN FOR INFORMATION ON DRAIN LOCATION.
- LANDSCAPE DESIGN TO BE ACCORD TO A CONTRACTOR.
- PLANT ALL TREES FOR CHAIR PRIOR TO FINISH OR IMPROVING APPROVED BARBERS DURING CONSTRUCTION.
- PROVIDE A 6" DIA. STONE OR BRICK COVER USED BARBERS PAVING AT BARS AND VALLEY OTHER LOCATIONS. VERIFY AND ADJUST TO MATCH LOCAL ROADWAY PRIOR TO ANY WORK.
- GENERAL CONTRACTOR TO BE FULLY COMPLY WITH ALL APPLICABLE CONDITIONS, SPECIFICATIONS AND CONDITIONS AND STANDARD CONTRACT DOCUMENTS.

BUILDING HEIGHT MATRIX

SEE SHEET A-1.0 FOR LABELS AND VIEWS

ROOF TYPE	MAXIMUM HEIGHT (FEET)	MAXIMUM HEIGHT (METERS)
FLAT	10.0	3.05
GABLE	12.0	3.66
HIP	14.0	4.27
SHED	16.0	4.88
MANUFACTURED HOME	11.0	3.35
MOBILE HOME	13.0	3.96
TRAILER	15.0	4.57
RV	17.0	5.18
WATER TOWER	20.0	6.10
WIND TOWER	25.0	7.62
WINDMILL	30.0	9.14

HEIGHTS ARE MEASURED FROM FINISHED GRADE AT THE POINT OF MEASUREMENT. HEIGHTS ARE DERIVED FROM THE RECORDS AND FIELD SURVEY DATA.

LOT CALCULATIONS

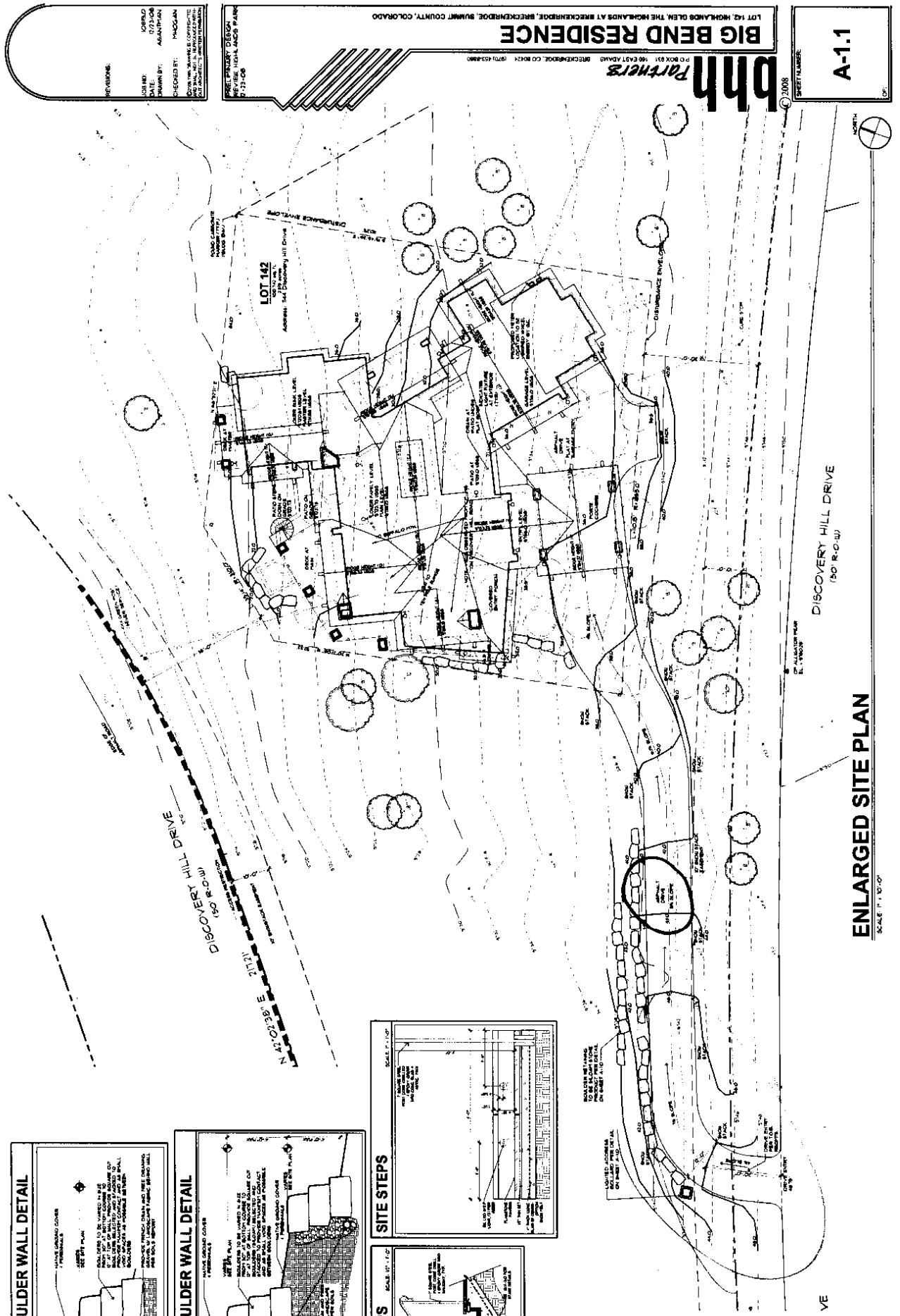
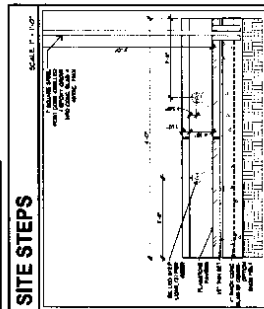
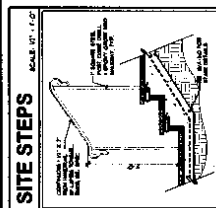
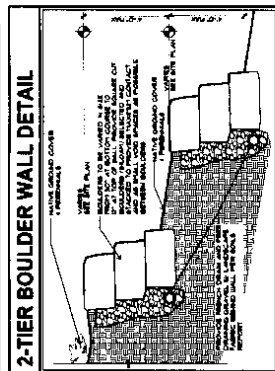
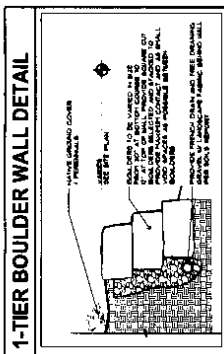
LOT SIZE	100.14 SQUARE FEET / 2.31 ACRES	100%
PAVING	100.14 SQUARE FEET	100%
LANDSCAPE	100.14 SQUARE FEET	100%
CONCRETE	100.14 SQUARE FEET	100%
ASPHALT	100.14 SQUARE FEET	100%
GRASS	100.14 SQUARE FEET	100%
WOOD DECK	100.14 SQUARE FEET	100%
STONE	100.14 SQUARE FEET	100%
BRICK	100.14 SQUARE FEET	100%
OTHER	100.14 SQUARE FEET	100%

HEIGHTS ARE MEASURED FROM FINISHED GRADE AT THE POINT OF MEASUREMENT. HEIGHTS ARE DERIVED FROM THE RECORDS AND FIELD SURVEY DATA.



OVERALL SITE PLAN

SCALE: 1/8" = 1'-0"



ENLARGED SITE PLAN
SCALE: 1/4" = 1'-0"

DISCOVERY HILL DRIVE
(50' R.O.W.)

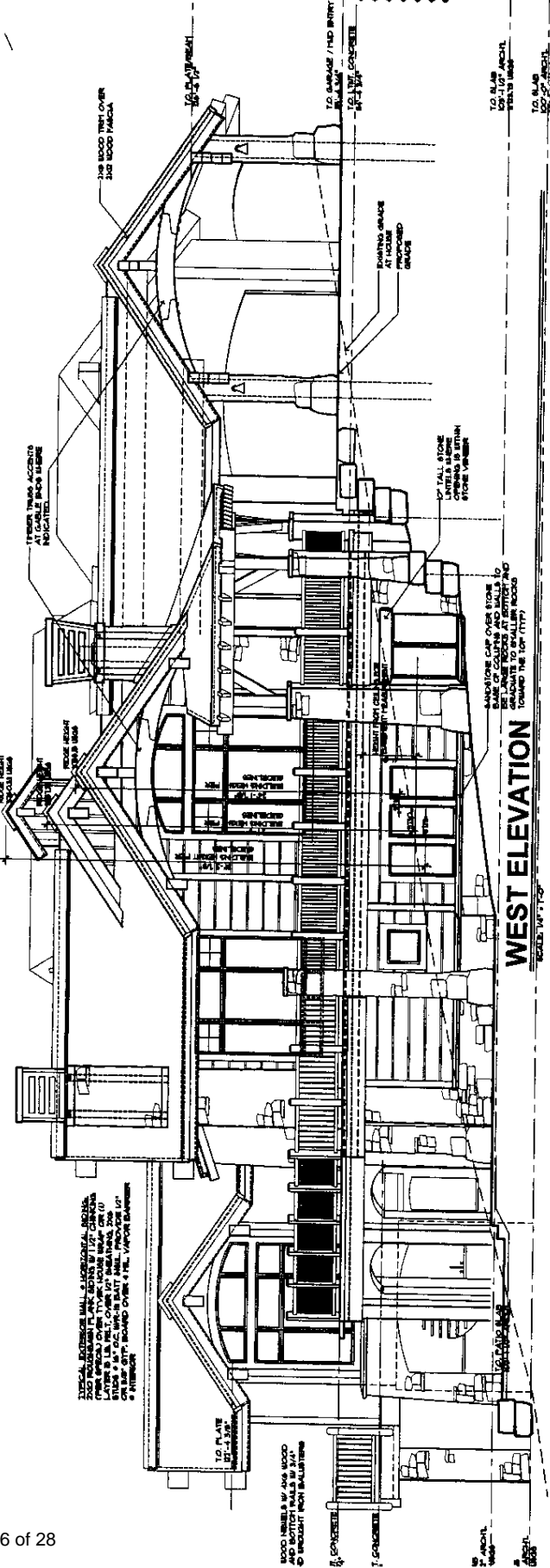
bh Partners
P.O. BOX 831 460 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 452-8800

LOT 142, HIGHLANDS BLVD, THE HIGHLANDS AT BRECKENRIDGE, BRECKENRIDGE, SUMMIT COUNTY, COLORADO

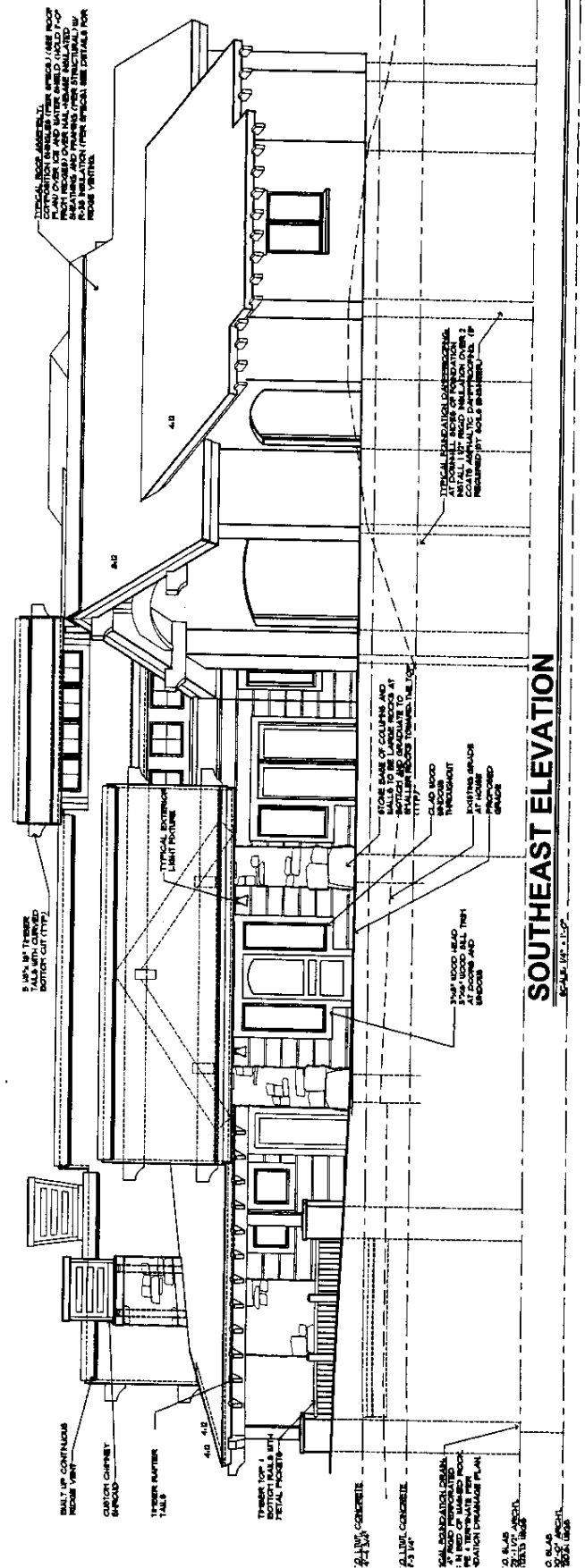
DATE: 07/2008
SHEET NUMBER: **A-1.1**

DESIGNED BY: MCGUIRE
CHECKED BY: ABRAHAMSON
DRAWN BY: ABRAHAMSON
DATE: 07/2008


PROJECT: THE HIGHLANDS AT BRECKENRIDGE
SUBMIT: ARCHITECTURAL/MECHANICAL



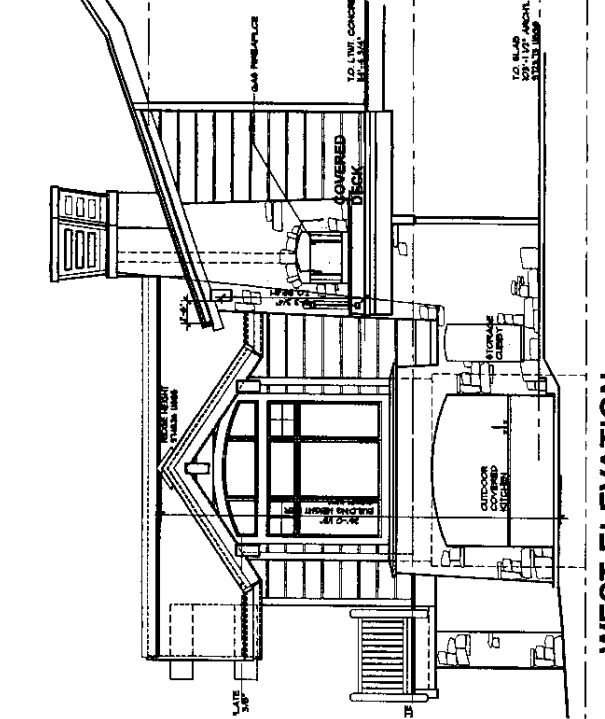
WEST ELEVATION
SCALE: 1/8" = 1'-0"



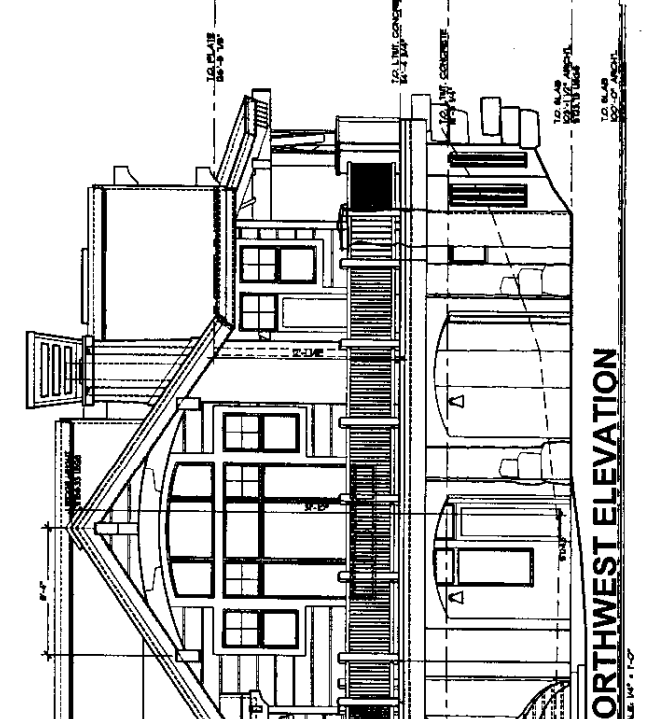
SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"


© 2008
BIG BEND RESIDENCE
 PROJECT NUMBER: **A-3.0**
 ARCHITECTS: **bh PARTNERS**
 100 WEST 10TH AVENUE, DENVER, CO 80202 (303) 442-8989
 107 1st. HIGHLANDS GLEN, THE HIGHLANDS AT BRECKENRIDGE, BRECKENRIDGE, SUMMIT COUNTY, COLORADO
 PROJECT MANAGER: **TRICHOMAN**
 DESIGNER: **TRICHOMAN**
 ARCHITECT: **TRICHOMAN**
 DATE: **01/23/08**

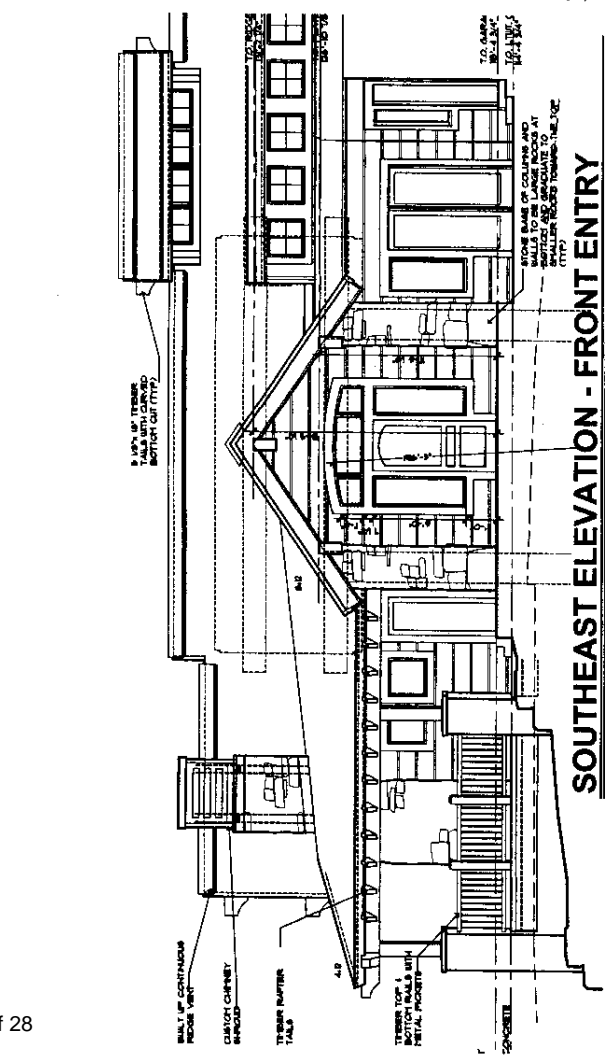
bh Partners
 © 2008
 SHEET NUMBER: **A-3.1**
 LOT 142, HIGHLANDS GLEN, THE HIGHLANDS AT BRECKENRIDGE, BRECKENRIDGE, SUMMIT COUNTY, COLORADO
 P.O. BOX 181 180 EAST AURORA BRECKENRIDGE CO 80401 970-454-8800
 ARCHITECT: AMANTHIA THODAN
 CHECKED BY: THODAN
 DRAWN BY: AMANTHIA THODAN
 DATE: 08/20/08
 PROJECT: HIGHLANDS GLEN, THE HIGHLANDS AT BRECKENRIDGE, BRECKENRIDGE, SUMMIT COUNTY, COLORADO



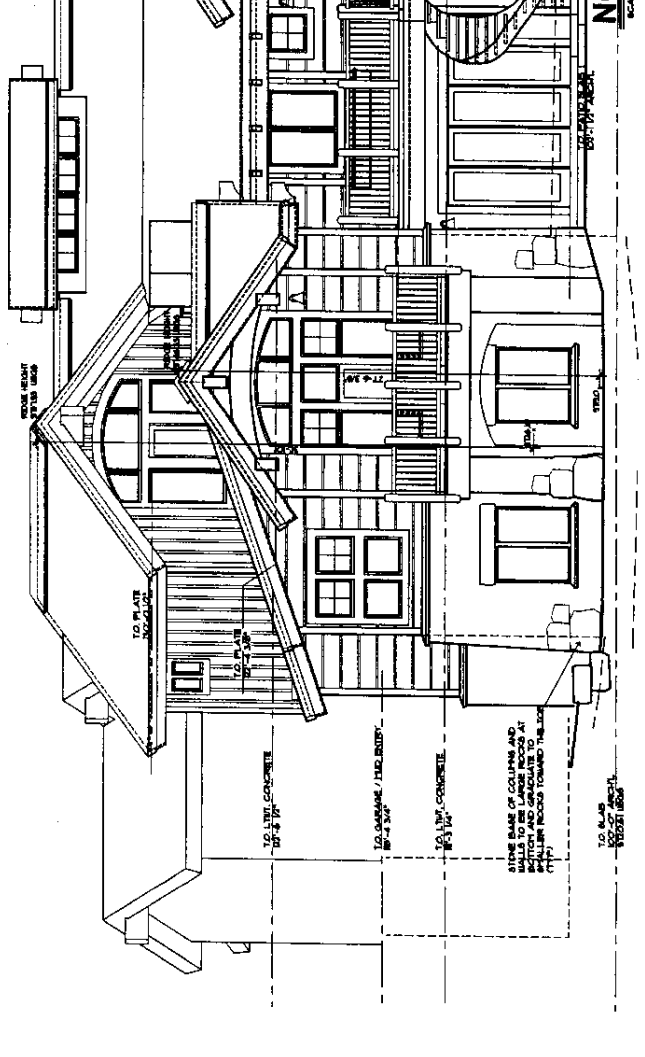
WEST ELEVATION
SCALE 1/4" = 1'-0"



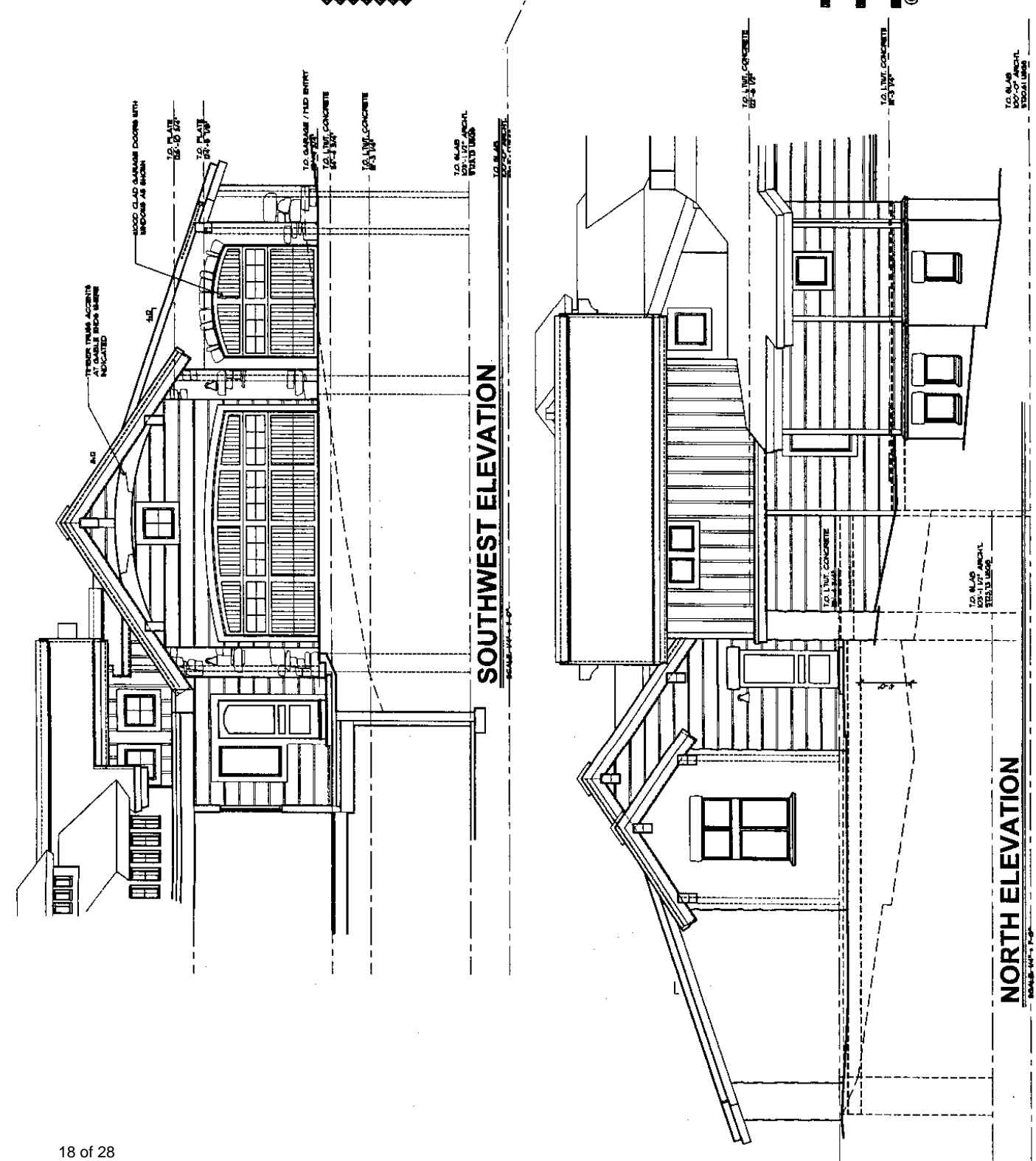
NORTHWEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTHEAST ELEVATION - FRONT ENTRY
SCALE 1/4" = 1'-0"



SOUTHWEST ELEVATION
SCALE 1/4" = 1'-0"

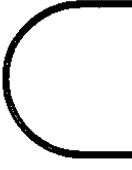


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SHEET NUMBER
A-3.2
of //

bhh Partners
P.O. BOX 991 180 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 453-9380

BIG BEND RESIDENCE
LOT 142, HIGHLANDS GLEN, THE HIGHLANDS AT BRECKENRIDGE, BRECKENRIDGE, SUMMIT COUNTY, COLORADO

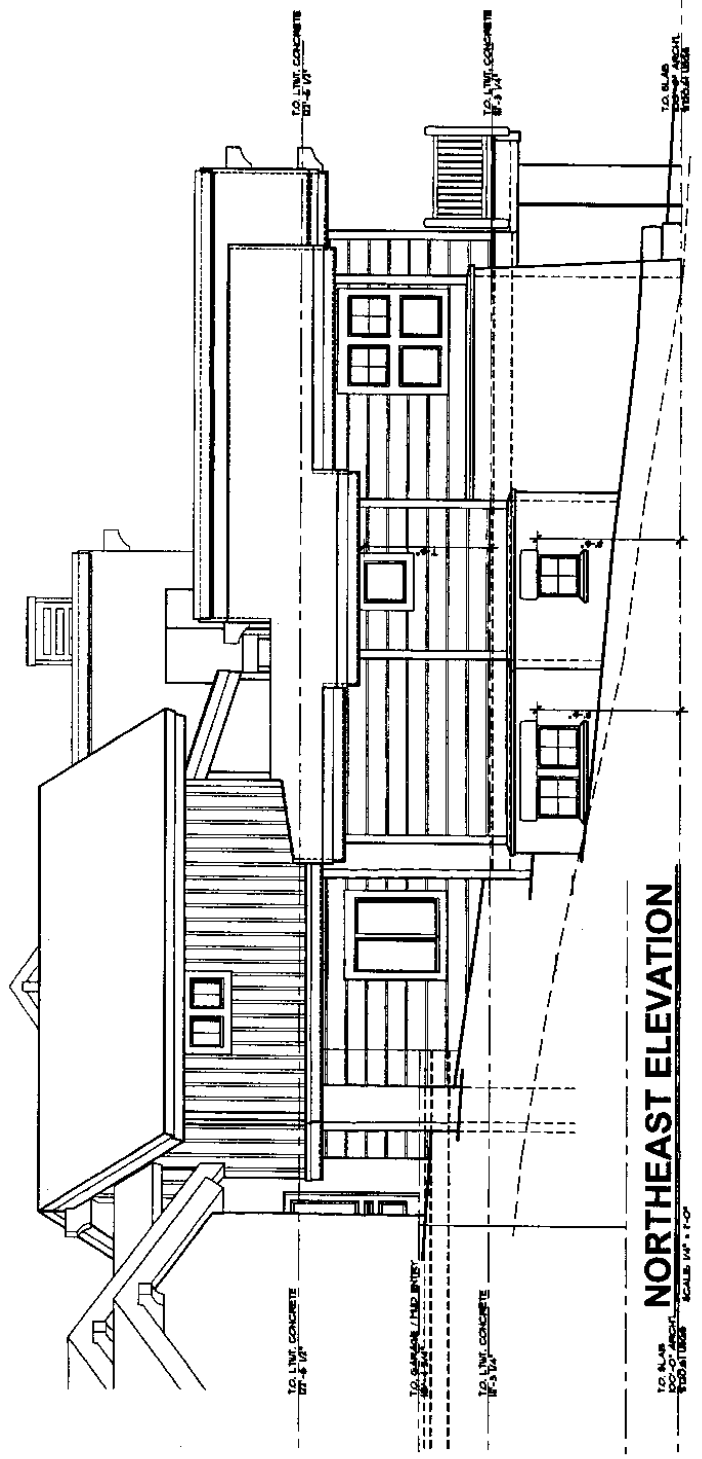
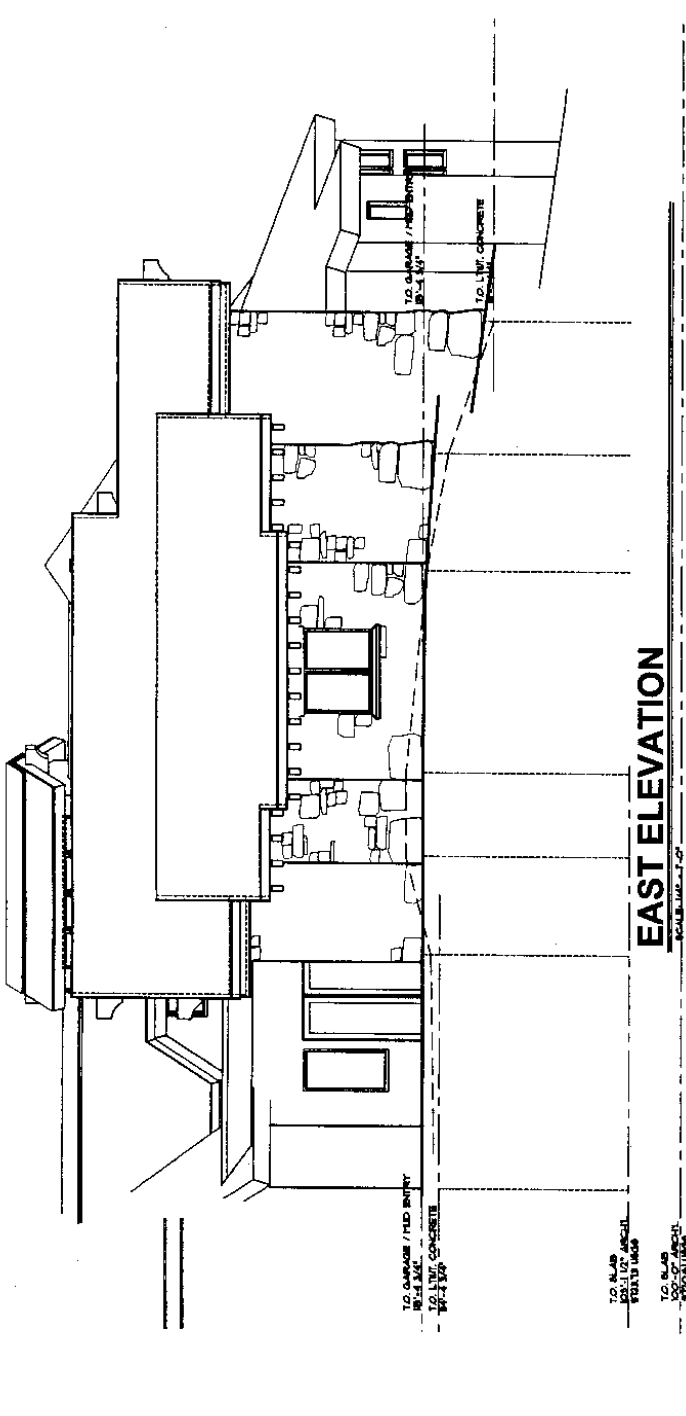
DESIGNED BY: MCGOGAN
DRAWN BY: AMANN/AN
DATE: 2/23/08
PROJECT NO: 200803



REVIEWED: _____
 DRAWN BY: ABANTHAN
 CHECKED BY: HOGAN
 DATE: _____
 LAYOUT: _____
 NO. NO. _____
 SHEET NO. _____
 PROJECT NO. _____
 CLIENT: _____

PRESTON DESIGN
 142 HIGHLANDS AT BUCKENROCK, BRECKENRIDGE, COLORADO
Big Bend Residence
 P.O. BOX 301 180 EAST AVENUE BRECKENRIDGE, CO 80424 (970) 453-6800
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SHEET NUMBER
A-3.3
 OF 11



Memo

To: Planning Commission
From: Julia Puester, AICP
Date: January 14th for meeting of January 20th
Re: Policy Modification for Solar Panels

An ordinance to allow and regulate solar panels inside and outside of the Conservation District was passed June 10, 2008 as an amendment to Policy 5 (*Absolute Architectural Compatibility*).

The Town received a request from a property owner and management company outside of the Conservation District to modify the solar ordinance language to allow for tilted and angled solar panels. The Town Council directed Staff to rewrite the ordinance to allow for the modification outside of the Conservation District as well as any other modification necessary. More recently, the Town received a grant from the Colorado Governor's Energy Office for a reimbursement program for solar hot water systems which require a panel tilt of 40 degrees in order to achieve 80% efficiency.

Staff has made changes to the ordinance in strike and bold to include changes to allow for more flexibility for tilted and angled panels outside of the Conservation District. Staff has also proposed some potential changes within the Conservation District to allow the opportunity for solar access to all property owners.

Staff would like the Planning Commission's opinion on the changes proposed to the ordinance and ask for the Commissioners opinions on the following policy direction:

1. Should solar panels within the Conservation District be allowed to be visible from public rights of way (such as on a corner lot) to allow for a greater number of property owners to have solar access?
2. Should solar panels be permitted within the Conservation District if mounted on noncontributing structures? If so, should they be allowed to be visible or not?
3. Should solar panels outside of the Conservation District be allowed to be angled and tilted a different orientation from the roofline (for east and west facing roofs)?

DETACHED SOLAR ARRAY: Any solar array that is mounted independently of the building structure.

ELEVATED SOLAR ARRAY: Any solar array that does not run parallel to the roofline.

NON-PRIMARY ELEVATION: The portion of a structure which does not front on a public street or other public right of way. If a corner lot, the primary elevation is the elevation where the primary entrance is located. (Ord. 26, Series 2008)

MOUNTING STRUCTURE: Any racking, hardware, or material used to affix solar panels to a roof, wall, or to facilitate a detached array.

ORIENTATION (AZIMUTH): This is the compass bearing that the collection surface faces. True south is defined as 13 degrees to the east of magnetic south.

RIDGELINE: The intersection of two roof surfaces forming the horizontal line of the roof.

ROOFLINE: The roof plane.

SOLAR ARRAY: A grouping of solar panels that are connected together.

SOLAR DEVICE: Solar membranes, solar shingles, solar in glass, ~~non-PV technology,~~ and solar hot water systems, and similar solar technology.

SOLAR PANEL: ~~An electrical~~ A device consisting of an array of connected solar cells which ~~converts~~ collects or harvests solar energy. A solar panel is used for the capture and creation of solar electric or solar thermal energy. (also referred to as a solar collector) ~~into electricity or hot water/liquid for space heating or domestic hot water production. Also referred to as photovoltaic (PV) panel or solar array. (Ord. 26, Series 2008)~~

TILT ANGLE: The angle above the horizon that the array faces. Optimum angle for year round production is equal to the latitude of the site (Breckenridge is at 40 degrees latitude).

From Policy 5 (Absolute)

E. Solar Panels and Solar Devices

- (1) Within the Conservation District: The preservation of the character of the Conservation District and the historic structures and sites within the Conservation District are of the utmost importance. The Town encourages the installation of solar panels and solar devices as an alternative energy source. However, there may be instances where solar panels or solar devices

are not appropriate on a particular building or site if such a device is determined to be detrimental to the character of the Conservation District.

(2) Within the Conservation District, no solar device shall be installed on a structure or site without first obtaining a Class C minor development permit. Solar panels and solar devices are encouraged to be installed on a non-historic building or building addition and integrated into the building design. To ensure that the character of the Conservation District and its historic structures and sites are protected, an application for a development permit to install a solar panel or solar device within the Conservation District will be reviewed under the following requirements:

(a) Solar panels or other solar devices on roofs shall be placed on a non-character defining roofline of a non-primary elevation (not readily visible from public streets). **For corner lots, the south facing roofline may be appropriate for panels if designed to minimize visual impacts from the Right of Way. Roof mounted solar panels and solar devices shall not break the existing ridgeline which the panels are mounted on.** Solar panels and solar devices shall be setback from the edge of a flat roof to minimize visibility and may be set at a pitch and elevated if not highly visible from public streets. On all other roof types, solar panels and solar devices shall be located so as not to alter a historic roofline or character defining features such as dormers or chimneys. All solar panels and solar devices shall run parallel the original roofline and shall not exceed nine inches (9”) above the roofline **as measured from the bottom of the panel. Solar panels, solar devices, mechanical equipment and mounting structures shall be non-reflective such as an anodized finish. Mechanical equipment associated with the solar system such as invertors, convertors and tubing attached to the building fascia shall be painted to match the building fascia color to blend into the building.**

Applications for new structures within the Conservation District are encouraged to include building integrated solar panels and other solar devices into the initial design, including a similar roof color, rather than as a later addition. Solar panels and solar devices which contrast with the color of the roof of new or historic structures are inappropriate if found to be detrimental to the character of the Conservation District.

(b) Detached arrays of solar panels and solar devices at a historic site may be located in the rear or side yard if the arrays are not highly visible from the public streets and do not detract from other major character defining aspects of the site. The location of detached solar arrays shall also consider visibility from adjacent properties, which shall be reduced to the extent possible while still maintaining solar access.

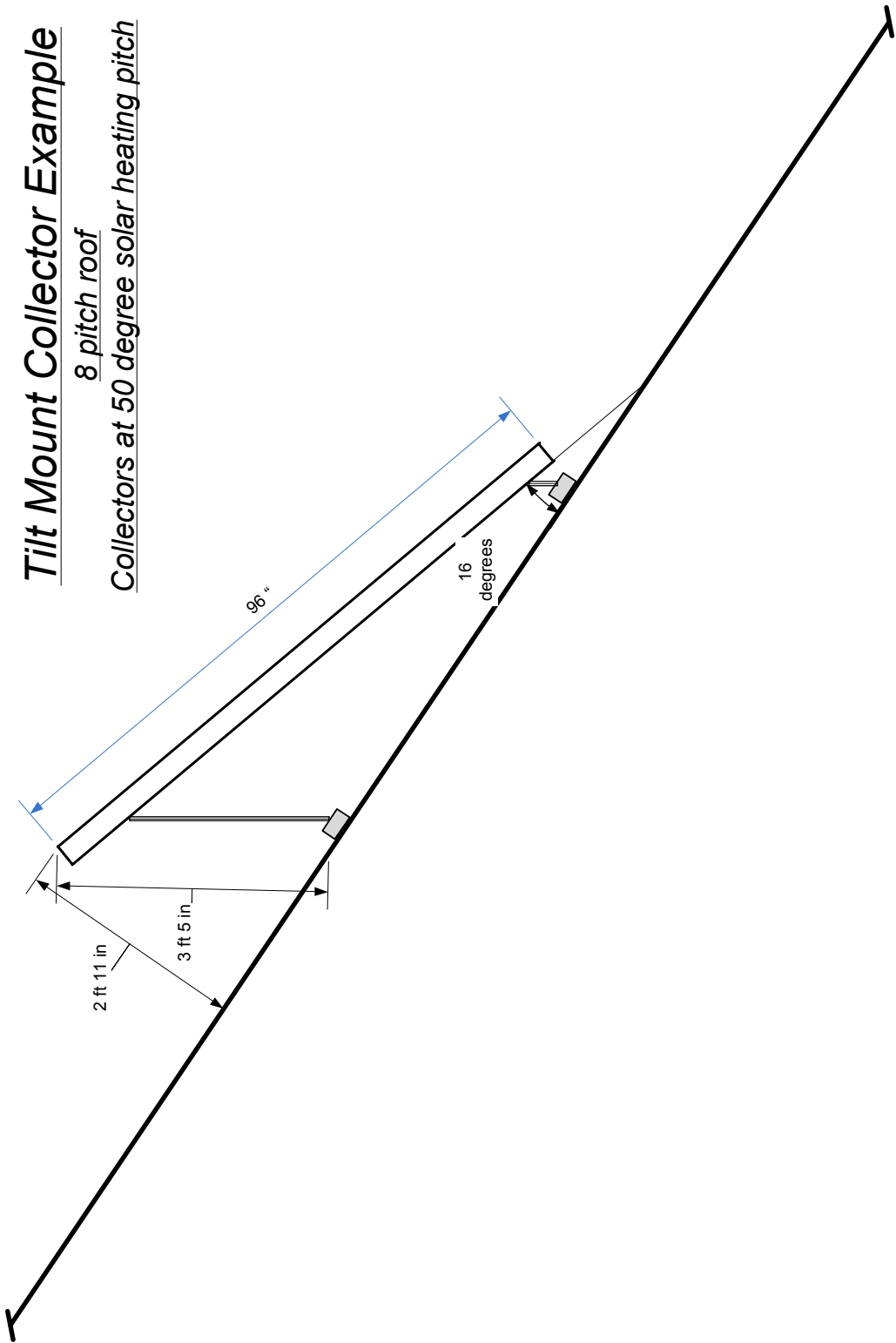
(c) Character defining elements such as historic windows, walls, siding or

shutters which face public streets or contribute to the character of the building shall not be altered or in connection with the installation of solar panels or solar devices. Solar devices in non-historic windows, walls, siding or shutters which do not face public streets are encouraged.

(2) Outside the Conservation District: The Town encourages the installation of solar panels and solar devices on structures or sites located outside the Conservation District as an alternative energy source. The following regulations shall apply to the installation of solar panels or solar devices outside the Conservation District:

- (a) No solar panel or solar device shall be installed on a structure or site without first obtaining a Class D development permit. The director shall have the right to reclassify an application as a Class C minor application, and to require review by the Planning Commission, if he feels the purpose of this code would be best served by the reclassification. Reclassification shall be done pursuant to the definition of "Classification" in Section 9-1-5 of this chapter.
- (b) **Roof mounted** solar panels and solar devices shall run **as closely** parallel to the roofline ~~and shall not exceed nine inches (9") above the roofline as possible while still maintaining efficient solar access.~~ Solar panels, solar devices, mechanical equipment and mounting structures shall be **non-reflective such as an anodized finish.** Mechanical equipment associated with the solar system such as invertors, convertors and tubing attached to the building fascia shall be **painted to match the building fascia color to blend into the building.** New structures are encouraged to include building integrated solar panels and solar devices into the initial design, rather than as a later addition.
- (c) **Roof mounted solar panels and solar devices shall not break the existing ridgeline which the panels are mounted on unless the solar panel or solar device is flush mounted and parallel to the roof (within 9" above the roof surface as measured from the bottom of the panel) in which case, the device may exceed the roof line by a maximum of one foot.** All mounting structures shall be on the same roofline as the panels. Elevated arrays are permitted which follow the orientation of the roofline. An east or west facing roof may have an angled orientation in relation to the existing roofline. A maximum tilt angle of 45 degrees is allowed for electrical solar panels. An elevated array for a solar hot water heating system may have a maximum tilt angle of 50 degrees and a maximum tilt angle of 55 degrees for a solar space heating systems.
- (d) Solar arrays which appear as an awning may be mounted onto building facades or decks.

~~(e)~~ (e) Detached arrays of solar panels and solar devices may be located in the rear or side yard if not highly visible from the public streets. The location of detached solar arrays shall also consider visibility from adjacent properties, which shall be reduced to the extent possible while still maintaining solar access. Detached solar arrays which serve the residence on the site may be located outside of the building or disturbance envelope if no significant existing vegetation must be removed for the installation and an adequate buffer is provided to adjacent properties. (Ord. 26, Series 2008)



Tilt Mount Collector Example
8 pitch roof
Collectors at 50 degree solar heating pitch

Detached solar array



Panels oriented south on an east or west roofline



Panels Above Ridgeline



Tilted panels below ridgeline



PV panels installed at Abbett Placer Inn.
9" above roof line, below ridgeline

