



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Wednesday, April 10, 2019, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

5:30pm - Call to Order of the April 10, 2019 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 - Preliminary Hearings

1. Adams/Tillet House (King Residence) Relocation, Addition, Restoration, Garage, Accessory Apartment, and Landmarking (CL) 300 N. French St.; PL-2019-0034 10

6:15pm - Combined Hearings

1. McCain Subdivision (JL), 12965, 13215, 13217, 13221, 13250 Colorado State Highway 9, PL-2019-0060 45

6:45pm - Other Matters

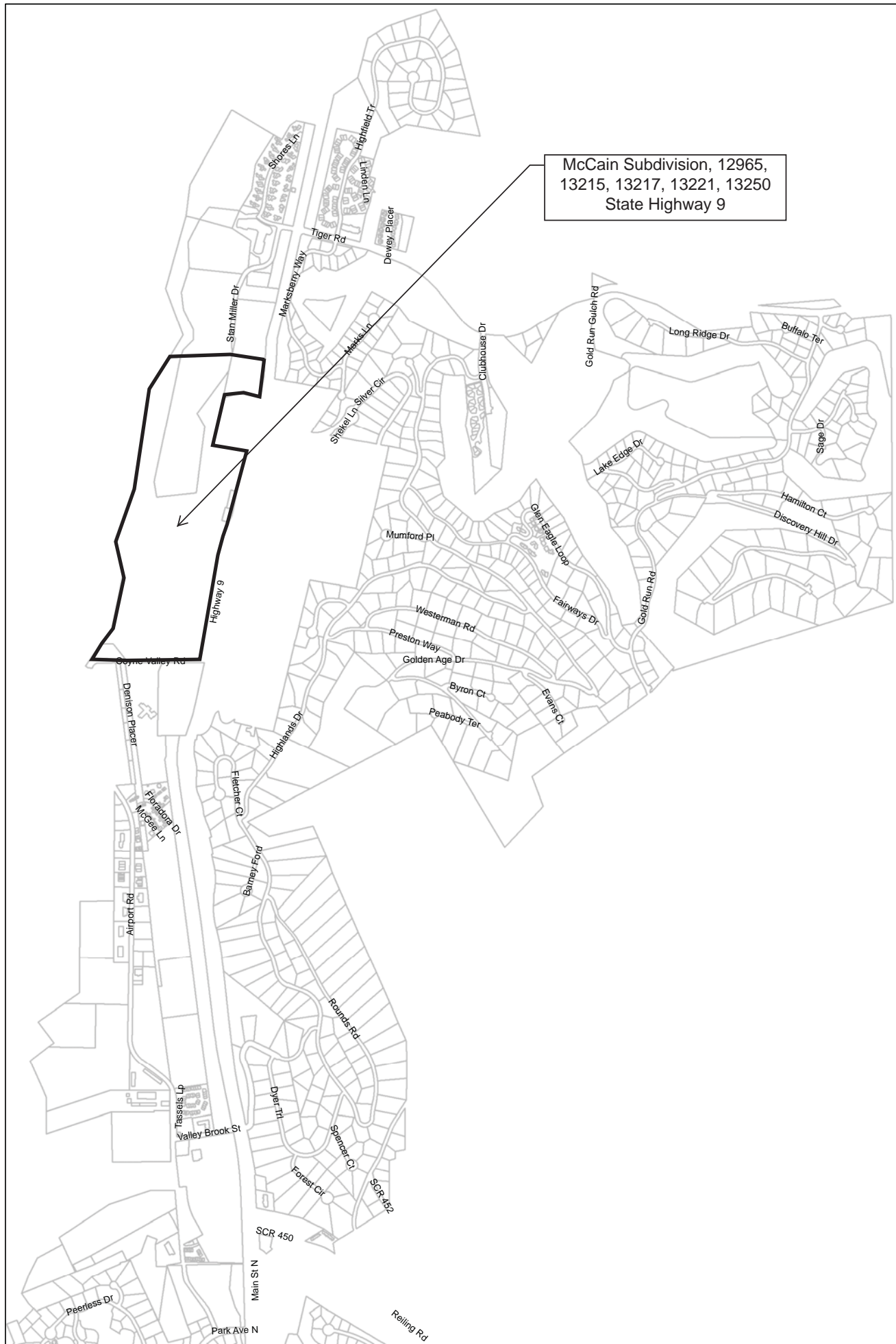
1. Class D Majors Q1 2019 (Memo Only) 55

2. Class C Subdivisions Q1 2019 (Memo Only) 59

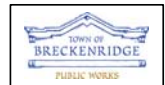
7:00pm - Adjournment

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.



McCain Subdivision, 12965,
13215, 13217, 13221, 13250
State Highway 9



Breckenridge North





NOT TO SCALE



Adams/Tillet House (King Residence)
Relocation, Addition, Garage, Accessory
Apartment and Landmarking; 300 N. French
Street

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 p.m. by Chair Giller.

ROLL CALL

Christie Mathews-Leidal
Mike Giller
Dan Schroder

Jim Lamb
Steve Gerard-Absent
Lowell Moore

Ron Schuman

APPROVAL OF MINUTES

With the below changes, the March 19, 2019 Planning Commission Minutes were approved.

Ms. Leidal: Page 5 comments fourth line from bottom “if” should be “when”.

APPROVAL OF AGENDA

With no changes, the April 2, 2019 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

CONSENT CALENDAR:

1. Hegemann Residence (JL), 12 Peak Eight Court, PL-2019-0047
2. Beaver Run Summer 2019 Conference and Events Tent (CL), 620 Village Rd, PL-2019-0051

Ms. Leidal: In regards to the tent, I don't know if it is because of all our parking discussions but, is it taking away any required parking. I'm just not familiar with that area.

Mr. Grosshuesch: They get the parking lot back in the summer time.

Ms. Leidal: So we aren't taking away required spots?

Mr. Grosshuesch: Pretty sure not, we would have to look into it.

Ms. Leidal: It might not even be striped. I'm not sure.

Mr. Truckey: The adjacent parking is used for skier parking in the winter, so it gets freed up in the summer.

Ms. Leidal: Thank you.

With no call-ups, the Consent Calendar was approved as presented.

FINAL HEARINGS:

1. Levy House Restoration and Landmarking (JL), 112 S. French Street, PL-2018-0496

Mr. Lott presented a proposal to relocate the house two feet to the north, restore the facades, add a new 900 sq. ft. basement, install a full foundation under the historic house, renovate the interior, and locally landmark the historic structure.

Commissioner Questions / Comments:

Mr. Lamb: Parking I know it's a revocable access off library and very unlikely town would revoke but if that happened would parking just go on French? (Mr. Lott: I believe so. The easement in the back was revocable in case anything changes with the community center behind it.) With a historical building, it may be very unlikely. (Mr. Grosshuesch: Then they could just go into residential parking permit program.)

Mr. Moore: What is HERS? (Mr. Lott: HERS is an energy efficiency rating for the structure and it deals

more with the envelope of the building than anything else. Code allows positive 1 point if you just get an index showing how you can improve your energy efficiency.) So will you in planning see that they do that? (Mr. Lott: There is a condition under the findings that says that prior to CO they have to submit the HERS.) What would happen if they didn't do it? (Mr. Lott: They would have negatives points and not pass for CO.)

Mr. Giller: Just a small clarification, in addition to the envelope, it's the appliances as well. (Mr. Kulick: We've only had one instance where it happened that a preliminary HERS analysis was not verified later. In that situation they went to installing solar.)

Ms. Puester: For a positive 1 point, they just get the HERS analysis done and it's more for their information on the structure rating and we put it in the property file as well. They do not have to reach a certain index to pass so that should not be an issue here.

Ms. Leidal: We're moving the house and the plans call out 5 feet 7 inches on the northern set back and that's to the wall. Relative setback is 5 feet so the overhangs are less than 7 inches? (Ms. Sutterley: I have that information, which I will explain shortly.)

Mr. Giller: Small question, can you speak to removing the historic fabric and we know it happens at that back door on the second floor and then there's notes to matching historic opening and I think we may have discussed in the preliminary, is there any fabric at the windows that is historic and is being removed? (Mr. Lott: There is one window.) (Ms. Sutterley: That's where we're losing historic fabric, that's a new window in addition to the door.) (Mr. Lott: It's the front window on the lower level.) (Ms. Sutterley: And the rear window on the upper level is turning it into a door.)

Mr. Giller: I would say clarify that in the notes on the plans and add it as a condition.

Janet Sutterley, Architect, presented:

I have Kevin Crane here and he owns the non-historic house to the rear. I wanted to clarify on the one window and any of the restoration notes, we went through them in the beginning, but happy to do again.

(Mr. Giller: I would say briefly and clarify on the drawings.) I have two follow up items, I actually went out and took pictures today. The eave is more than 7 inches, more like 10 or 11, so the building won't be moving two feet but more like 1 foot 9 inches. This is the existing condition of the roof (hands out photo). You can see how they slapped metal roof on top which over hangs and you can see the original wooden shingles. Somebody just put metal right on top. And then this is one picture of the stone base (hands out photo). The condition of that stone base is different all around. You can see where some of it appears to be original. They tried to match it when it fell apart. The stone that we're specifying is a pretty close match. We're going to reface the foundation with the same stone. That is about it other than if you wanted to go through any other restoration. (Mr. Giller: Sure, go ahead.)

Ms. Sutterley: So the dormers aren't historic, as you know. There is a pretty good historic photo of the south side of the building that clearly shows the windows on that side, which we are restoring. The house will be fully gutted to be able to be picked up and moved. Hopefully we will find these original openings when the sheet rock comes off on the inside. When new windows were put in, they put in shorter windows and those are on the as-built draws. So we're returning to what we think are the original and framing in-between and we're going to do the same on the west side and put in a historically compliant front door. On the front second story, there is sort of a funny window in there now, which we think is in a historical opening. On the front porch, we will be replacing concrete with wood deck so it will be more historic looking. Of course full mechanical and electrical on the inside. We might be replacing the roof but don't know what that will look like. If the historic wooden shingles are not salvageable, we will go with asphalt.

Mr. Giller: What documentation do you have on porch columns?

Ms. Sutterley: We don't have historical photographs of the front. Just the materials that are there which appear old.

Mr. Giller: So maintaining existing columns?

Ms. Sutterley: Yes, and of course, the main thing is the siding that is changing to be more consistent with

the standards than T1-11 that's there now. We will be removing all that board. That will be primary upgrade to the restoration.

Ms. Leidal: I just wanted to make sure that the wrought iron fence is being relocated on site?

Ms. Sutterley: The owners and I just had discussion about that before the meeting. It is there you can see it past the big tree, but that's new fencing, not histoic. The historic fence comes across the front and a section of it was stolen. This piece in the back that is new matches the historic. We will be restoring what we can and relocating the fence to the property line.

Ms. Leidal: Didn't know if it needed to be an encroachment license?

Ms. Sutterley: No, we would like to put it right on the property line.

Public Comments:

Lee Edwards, 108 N. French Street:

As a case study moving forward now that moratorium is in effect, what is the current rating of the structure? I couldn't find it. Is this contributing or non-contributing? What could be done to the structure that would make it contributing again because there are several like it in the moratorium. Would it be acceptable to have dormers or should those be removed?

(Mr. Grosshuesch: No survey existing on this property. That would take a survey and some back and forth. It's not something that we typically do.)

Moving forward with the moratorium, I would suggest to the committee and staff that this is something that is included in the new regulations. That if a building can be brought back into contributing status, it would be a great thing. This seems good except for the existing dormers.

Ms. Leidal: I had a question for staff and the applicant. The plans show 5 feet 7 inches to foundation wall, but you're encroaching with the overhang, so we're not meeting the relative setback. So do we ask for the site plan to be revised and maybe an ILC once the footers are in? Can we put a statement of approval for that?

Mr. Lamb: Are you talking about the side setbacks? Because you're allowed encroach with your overhang 18 in.

Ms. Leidal: You are allowed into the absolute set back. It doesn't say that for relative. I was hoping that it would. I think you're planning on not going as far. Would you be comfortable with revising the site plan prior to issuance on building permit? (Ms. Sutterley: Yes)

Ms. Leidal: Thank you.

Mr. Lamb: Approved, any encroachment can be worked out. There are ILCs required.

Mr. Schroder: I support staff analysis and point analysis that is presented as a passing score of zero.

Ms. Leidal: I also support staff analysis with the condition. Thank you.

Mr. Schuman: I think it's a good project, it has come long way. Better if the building was not moved. But I know it's part of plan.

Mr. Moore: I support staff analysis and point analysis that is presented with a passing score of zero. I was not here the last time it was here but from what I've seen it appears to comply.

Mr. Giller: Support and big improvement and it will get relatively close to contributing. Would like to add the two conditions for the setback and removed window openings.

Mr. Schroder made a motion to approve the project with the modified conditions handed out that evening as well as additional language. (Ms. Puester read into the record: Condition #20: The applicant shall revise the plans and note that the historic fabric is being removed for a new window, prior to issuance of building permit. Condition #21: Applicant shall submit a site plan showing compliance with Policy 9A and 9R. Condition 22: An ILC would be required prior to issuance of certificate occupancy, once the structure has been relocated and approved by staff.) Seconded by Ms. Leidal. The motion passed 6 to 0.

2. 319 N. French Street Single Family Residence (CK), 319 N. French Street, PL-2018-0367

Mr. Kulick presented a proposal to rehabilitate, locally landmark, add a connector and addition to an existing historic residence on North French Street. There are no changes since the February 19th second preliminary hearing. Staff asks the Commission for feedback regarding Local Landmarking, as well as for any additional comments on the project.

Commissioner Questions / Comments:

Ms. Leidal: I support the positive +2 points suggested for landscaping. We normally get landscape covenant and I think it was inadvertently omitted. Are you okay with adding? (Mr. Kulick: I'll make sure to add a condition that requires a recorded landscaping covenant.) We can make a motion to include that.

Mr. Giller: On historical fabric. Can you speak to what is retained and what is lost? (Mr. Kulick: I met with contractor on site a couple times and they toured inside of the building. Looking at what is salvageable and what not and majority of siding which is channel lapped, not double lapped and is on the historic building. All historic windows are slated for restoration.) So majority are maintained or lost? (Mr. Kulick: Majority are maintained very little exterior lost. Windows are retained. Couple of non-historic windows will be replaced. Those are located in the non-historic concrete foundation.) (Suzanne Allen-Sabo, Architect: Just because of new foundation and they're horizontal so put in 70s or later.) Are we losing historic windows on south elevation? (Mr. Kulick: No loss on south. Those were always this dimension here.) So the elevations have no indication of work done on elevation or history materials. There is a note on page 5 that says you're going to save the historic window opening, but it doesn't speak to the windows. The material submittal speaks to new siding and windows so we really do need to clear that up. We need it here for historic preservation documentation. I would like ad this as a condition of acceptance for approval tonight. I also note that the window headers for frames are different than what is on the house. On the historic house it has gable headers but that's not what is on the house. It appears they are changing trim on window opening. (Mr. Kulick: From initial analysis, we couldn't determine if existing was historical or not) It is historic unless you can prove otherwise. It's a tiny house but it has a lot integrity and we shouldn't lose historical fabric. So we want to know what is retained and what we are losing. (Ms. Allen-Sabo: We intend to retain all of it except for where we're punching through) State it in the notes as a condition of acceptance. The window to the left of the front door, is that changing? (Ms. Allen-Sabo: Are you talking about front door or window?) The window to left (Ms. Allen-Sabo: We aren't going to change that. The front door is new because the existing front door is not historic.) Can we clarify that? Then it states that soffit board, where does that go and what might that replace? (Ms. Allen-Sabo: The new soffit is for the new structure.) Sheet 1 of 3 on materials list doors and windows and new door and window trim on historic structure that suggest will lose a lot of fabric. (Ms. Allen-Sabo: We're not going to.) We need to clarify that. So how can we incorporate retaining integrity of structure. (Ms. Allen-Sabo: I think it can say maintaining structure) It still as lot of integrity and consult with the town before doing anything. (Mr. Kulick: *quotes condition number 8 in entirety.* I think it was a year ago when we did the preliminary assessment. Before we issue building permit we will look at the historic material.) The elevations lack any data or notes we have no assurance.

Ms. Leidal: Just revise the elevation to indicate what historic materials are to be preserved. Repair rather than replace. (Mr. Kulick: We will need them to clearly show what is being removed on the building permit.

Lee Edwards, 108 N French Street:

This is another fine example regarding redoing the historic district guidelines. Is there an existing floor plan drawing? (Ms. Allen-Sabo: Yes.) Do we have it here? Does everyone know what historic preservation tax

credits are about? I know of two projects that were denied because interiors were gutted. All original walls were there and that downgraded the ability to get tax credits. Could still get state credits but not federal. I imagine interior is pretty close to what was there originally. So when redoing your preservation guidelines, I would like to consider interiors of structure so we can get tax credits.

(Mr. Lamb: If it privately owned you're subject to CO tax credits only. It needs to be open to the public for federal credits to be applicable.) (Mr. Giller: It would need to be commercial for federal credits. So this would not eligible for that.)

Mr. Schroder: Very interesting project. It has one tiny house on such a large parcel with land in the back. Some 42 policies that have been reviewed with that. Ultimately a good project. Thank you applicant for moving and shuffling modules. We are presented with positive +2 points and I support staff analysis and support as presented.

Ms. Leidal: I do believe the structure qualifies for the local landmarking and we should also apply the two additional conditions regarding landscaping and revision to elevations. I would support the project with those two conditions.

Mr. Schroder: I too support local landmarking.

Mr. Schuman: I support staff analysis. I appreciate not moving the structure and moving the south addition back from the historic structure. I think this started with negative -52 points and is now plus +2 so the applicant's time and effort have paid off. I too support local landmarking.

Mr. Lamb: I support. We don't see this everyday, pretty complicated. It's now a much better project. When you have something dropping off the back it's not going to be a simple structure. Thank you for making presentable. Qualifies for local landmarking.

Mr. Moore: I support project. I had concern last time regarding setback from historic structure to make sure you can see it. I think it looks like a good project with positive +2 points and based on what I read, the local landmarking is appropriate.

Mr. Giller: I too support and know everyone has worked hard. Thank for restoring historic fabric and importantly maintaining the historic integrity. With that, it would qualify for local landmarking.

Mr. Lamb made a motion to approve with new language. (Ms. Puester added two additional conditions to the motion #15 Applicant shall revise and note all historic components of the structure to remain and be restored as needed as stated by applicant's agent at the final hearing. #16 Prior to issuance of a CO, the applicant must record with clerk and recorder of Summit County a landscape covenant in the form acceptable by the Town Attorney for the positive +2 points.) Seconded by Mr. Schroeder. The motion passed 6 to 0.

OTHER MATTERS:

1. Town Council Summary (Memo Only)

Ms. Leidal: The moratorium ordinance passed? (Ms. Puester: It did pass, placing temporary moratorium on development permits Class C and above in the Conservation District, allowing Class D minors to continue. Length of 6 months. The council also directed staff to put together a stakeholders group so we have put together a group and our first meeting is Wednesday, April 10.

Ms. Leidal: Did any applications come in? (Julia: Yes, two did the day of the moratorium second reading.) Are those the only two in the pipeline? (Julia: No, a couple more in addition to those that you haven't seen yet.) Just curious.

Mr. Schroder: We had moved April 16th meeting to Wednesday, April 10th for our second meeting of April. Then we will resume our regular meetings May 7th.

Mr. Truckey: We do have representation from the commission on the stakeholder's group. Steve will attend and Mike may come to a couple of the meetings.

Mr. Giller: So if you have any thoughts let us know.

ADJOURNMENT:

The meeting was adjourned at 6:32 pm.

Mike Giller, Chair

Planning Commission Staff Report

- Subject:** Adams/Tillet House (King Residence) Relocation, Addition, Restoration, Garage, Accessory Apartment and Local Landmarking
(Class B Major Development Permit, Preliminary Hearing; PL-2019-0034)
- Proposal:** The applicant proposes to relocate the historic circa 1890's house approximately 5 ft. towards the interior of the lot, construct an approximately 100 sq. ft. addition, install a basement and concrete foundation, conduct a full restoration of the house, designate the house as a Local Landmark, relocate the historic secondary structure (cabin) further towards the interior of the lot and conduct a full restoration, construct a detached 2-car garage and accessory apartment with new driveway, expand the existing driveway, and install new fence and landscaping.
- Date:** March 29, 2019 (For meeting of April 10, 2019)
- Project Manager:** Chapin LaChance, AICP – Planner II
- Agent:** J.L. Sutterley, Architect
- Address:** 300 N. French St.
- Legal Description:** Lot 9, 10, 11, 12, Block 1, Abbett Addition Sub
- Lot size:** Lot 9, 10, 11, 12: 0.071 AC (3,073.75) sq. ft. each
Lot 10-12 total: 0.212 AC (9,221.25 sq. ft.) * "Lot size" calculations in this report are based on the combined lot size of Lots 10-12, as the applicant intends to vacate the lot lines between Lots 10/11 and Lots 11/12 prior to issuance of a Certificate of Occupancy.
- Land Use District:** #18, Residential: 12 UPA, Commercial: 1:3 FAR
- Historic District:** #2: North End Residential Character Area, 9 UPA above ground (recommended), 10 UPA above ground max. (with negative points) for projects which involve "preserving", "restoring", or "rehabilitating" a "landmark structure", "contributing building", or "contributing building with qualifications".
- Site Conditions:** The site contains an existing historic house, cabin, and shed, for a total of three (3) existing structures on the site. The site consists of four (4) individual 25' wide lots (Lots 9-12) platted in 1882. The majority of the existing historic house is located on Lot 11, but portions of the house encroach onto Lot 10 and 12. The historic cabin is located on Lot 11, and the historic shed is located on Lot 9. There is approximately 8 feet of grade change as the property slopes downward from French Street at an approximate grade of 6%. There is a mix of mature Spruce and Aspens on the site, approximately 20 existing trees in total.
- Adjacent Uses:** North: Single Family Residential
South: Sherman Street right-of-way, French Street Gardens Single Family Residential

East: Single Family Residential

West: N. French St. right-of-way, Val D'Isere Condominiums

Density:

Allowed per LUGs:	4,065 sq. ft. total (12 UPA, for Single Family/Duplex/Townhouse)
Recommended per Character Area #2:	3,048 sq. ft. above ground (9 UPA)
Allowed per Character Area #2:	3,387 sq. ft. above ground (10 UPA with negative points and historic preservation)
Existing:	1,123 sq. ft. (total and above ground) per applicant's as-built drawings
Proposed:	1,768 sq. ft. above ground (5.2 UPA) 2,685 sq. ft. total 1,717 sq. ft. counted with Local Landmarking

Mass:

Allowed:	3,048 sq. ft., up to 3,387 sq. ft. above ground with negative points and historic preservation
Existing:	1,507 sq. ft. per applicant's as-built drawings
Proposed:	2,941 sq. ft.

Height:

Recommended by LUGs:	two stories
Existing:	1 ½ stories
Proposed:	1 ½ stories (no change)

Lot Coverage:

Building / non-permeable:	2,148 sq. ft. (23% of site)
Hard surface / non-permeable:	730 sq. ft. (8% of site)
Open space:	6,289 sq. ft. (68% of site)

Parking:

Required:	3 spaces
Proposed:	3 spaces

Snow Storage:

Required: 182.5 sq. ft. (25% of hardscape)

Proposed: 193 sq. ft. (26% of hardscape)

Setbacks:

Required/Recommended:

Front: 15 ft. (Relative), 10 ft. (Absolute)

Side: 5 ft. (Relative), 3 ft. (Absolute)

Rear: 15 ft. (Relative), 10 ft. (Absolute)

Existing:

Front: 2.3 ft. (to porch roof)

Side: 18.1 ft. to south, (not including eaves) 0 ft. to north (Lot 10/11 boundary)

Rear: 41.3 ft.

Proposed:

Front: 7.3 ft. (to porch roof)

Side: 19 ft. to south, 0' to north (Lot 10/11 boundary))

Rear: 15 ft.

Site Photo:



History

Per the 2006 Cultural Resource Survey:

Construction history: Sanborn Insurance maps, and Town of Breckenridge Department of Community Development files indicate that this dwelling was built during the years between 1890 and 1896. Building permit files for the property indicate that a shed (to cover a gas main) was erected in 1980, and that the dwelling received a new roof and siding in 1981. The shed-roofed extensions to the main front-gabled building do not appear original; however, their dates of construction are unknown...

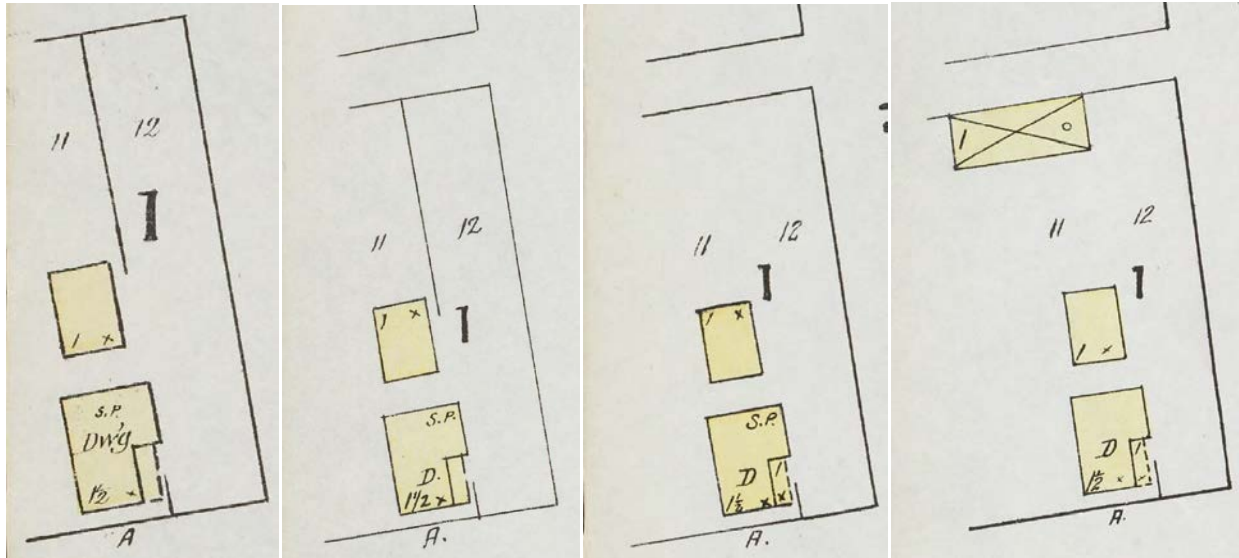
Historical background: The first known owner of this property was Mary A. Mumford. Later, Mary McManus deeded it to Theresa and Phillip Adams. Like a majority of Breckenridge's male population, Phillip was a miner of ores and precious metals. Ownership of this circa 1890s dwelling has stayed with descendants of the Adams family since 1912. The couple raised their four children – Dora, Paul, Agnes and Clara – here. In March of 1920, Mr. Melvin Tillet married Clara Adams at a ceremony in this house. The newlyweds first took up residence in the Gough residence on Main Street, but they later resided here as well. Patricia King, the current owner with her husband Donald, is a direct descendant of this pioneer mining family...

Statement of significance: This property is historically significant for its association with Breckenridge's historical development during the "Town Phase" and Stabilization Phase" periods of the town's evolution. The level of significance, though, is not to the extent that the property would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. Due to some loss of integrity, the property also probably does not qualify for individual local landmark designation by the Town of Breckenridge. It is, however, a contributing resource located within the boundaries of the Breckenridge Historic District...

Assessment of historic physical integrity related to significance:

This well-maintained property exhibits a somewhat below-average 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...

Staff has reviewed the 1890, 1896, 1902, and 1914 Sanborn Insurance Maps for this property (shown below, respectively). Each map shows the 1 ½ story shingle-roofed residence and the cabin in existence at that time, with the shed structure appearing on the 1914 map. The maps show shed-roofed extensions to the main front-gabled building in existence at that time, but showing the southwest corner of the building to be a 1 story "wood overhang." So, staff believes it is possible that the highest shed roof on the south side of the building is original. Staff believes the lower shed-roof extension on the south side was a porch that was later enclosed. The horizontal windows along the south façade, shown to be covered in plastic in the 1978 photo, support the thought that these may have been installed at the time of the enclosure. **This interpretation may somewhat contradict the Cultural Resource Survey**, which states that the "*shed-roofed extensions to the main front-gabled building do not appear original.*" The existing garage with a shed roof attached to the historic house does not appear in the Sanborn Maps, supporting the idea that the garage may not be original. Staff has not determined the construction date of the existing garage. It does not appear in the 1914 Sanborn map, but is shown in the earliest available monochrome photograph (See Exhibit A), which was likely taken prior to the availability of color photography in the early 1960s. So, staff widely estimates the date of the garage's construction to be between 1914 and late 1950s.



1890

1896

1902

1914

PC# 81-5-17 was approved by the Planning Commission in 1981 to “Install metal roof over existing roof, install Masonite Siding with 4 ½ reveal, install wood trim around windows, extend south rear window to full height, install new sash in south window if available, install peaked roof over front door, install new chimney stack, extend garage.”

Staff Comments

This application was submitted and determined to be complete on February 11, 2019. The Town’s most recent Development Code amendments were adopted by the Town Council via Ordinance No. 1, Series 2019, and those amendments became effective February 12, 2019. As such, this application is subject to the previous version of the Development Code.

Land Use (2/A & 2/R): The applicant proposes to continue the use of the historic building as single family residential, which is recommended by the Land Use Guidelines for LUD #18. The proposed accessory apartment is 494 sq. ft., which is less than the maximum allowed of 1/3 of the dwelling size of the main residence (2,635 sq. ft. / 3 = 878.3 sq. ft.).

Mass (4/A & 4/R): Per the Relative portion of this Policy, “...In residential and mixed use developments within land use districts 18, and 19, **no additional mass shall be allowed for the project and the total allowed mass shall be equal to the allowed density.**” So, the maximum allowed mass for this property is equal to the allowed density, which is 3,048 sq. ft., or up to 3,387 sq. ft. above ground with negative points and historic preservation. The applicant only proposes 2,941 sq. ft., so staff does not have any concerns.

Architectural Compatibility (5/A & 5/R): Per this Absolute portion of this Policy, the maximum allowed aboveground density in the North End Residential Character Area is 10 UPA “for projects which involve “preserving”, “restoring”, or “rehabilitating” a “landmark structure”, “contributing building”, or “contributing building with qualifications.”” The 2006 Cultural Resource Survey lists the building as Contributing to the National Register Historic District. Because the applicant proposes to restore the structure, the maximum allowable aboveground density is 10 UPA (3,387 sq. ft.).

Site and Environmental Design (7/R): The applicant proposes to widen the existing driveway approximately 2.5 ft., and install a second driveway to the detached garage/accessory apartment from the

existing driveway in the Sherman St. right-of-way. The Sherman St. right-of-way was platted in 1882 with the original Abbett Addition subdivision plat, and the driveway within it that accesses French St. Gardens condominiums is not maintained by the Town. Staff supports the proposed driveway location, finding that the proposed connection from the Sherman St. right-of-way will result in less site disturbance and paving than if the driveway was to be connected to N. French St. The applicant's original submittal proposed a driveway connecting to N. French St. which would have resulted in 1,468 sq. ft more hardscaping. The Town Engineer also supports the proposed new driveway location. Staff has also evaluated the driveway under the Off Street Parking Regulations under Policy 18 Parking below.

Placement of Structures (9/A & 9/R): The existing primary and secondary structure on Lot 11 are both non-conforming because they encroach onto the neighboring lots. The applicant's proposed site plan furthers the nonconforming encroachment onto Lot 10, and creates an encroachment onto Lot 10 with the proposed cabin relocation. In order to comply with the 5 ft. (Relative) side yard setback recommendation and the 3 ft. (Absolute) side yard setback requirement, the applicant must vacate the lot lines between Lots 10/11 and Lots 11/12. A Condition of Approval will be added at the Final Hearing, requiring the applicant to submit a Subdivision Permit application and receive Town approval, and record a plat vacating the lot lines, prior to issuance of a Certificate of Occupancy.

Parking (18/A and 18/R): The Absolute portion of this Policy requires development to comply with the Off Street Parking regulations, which states that *"One driveway shall be allowed per lot unless otherwise permitted by the town engineer."* Staff has reviewed the proposed additional driveway connection from the Sherman St. right-of-way, and the proposed existing driveway expansion with the Town Engineer. Staff is in favor of the Sherman St. right-of-way connection, as it puts less demand on the busy French Street frontage and reduces the need for excessive pavement on site. The Town Engineer does not support two driveways for this property, considering a third parking space could be provided at the rear of the property adjacent to the detached garage/accessory apartment off Sherman St., and the existing French St. driveway could be removed. Does the Commission agree that the existing French St. driveway should be removed, so that this project complies with the Absolute Policy?

Two parking spaces are required for the single family residence, and one space is required for the accessory apartment. The applicant proposes three (3) parking spaces total, within the garages. If the existing driveway off N. French St. is removed, staff would recommend positive two (+2) points under the Relative portion of this Policy for the placement and screening of all off street parking areas from public view. However, staff does not recommend positive points at this time, considering parking could occur in the existing driveway if it remains and is widened as proposed.

The applicant proposes to share the existing driveway in the Sherman St. right-of-way with French St. Gardens Condominiums to the south. For this sharing of a common driveway leading from a public street by more than one parcel, staff also recommends positive one (+1) point, consistent with the precedent listed below:

Precedent for positive one (+1) point:

Lincoln Grill, 112 Lincoln Ave.; PL-2017-0030

Stella's Hungry Horse Large Vendor Cart, 327 N. Main St.; PL-2016-0605

Epic on French Duplex, 308 N. French St.; PC# 2013-113

Landscaping (22/A & 22/R): The applicant proposes to remove five (5) existing trees and install three (3) 8'-10' tall Spruce trees, seven (7) 2.5" caliper Aspen trees, one (1) 2.5" caliper Cottonwood tree, and ten (10) 5 gallon shrubs. In order for positive two (+2) points to be awarded, staff believes that additional landscaping should be added to be consistent with past precedent below:

Precedent for positive two (+2) points:

Marvel House Addition, Restoration, and Landmarking, 318 N. Main St.; PL-2015-0328

- (4) Spruce @ 8'-10' tall
- (10) Aspen @ 2.5" – 3" caliper
- (3) Crabapple @ 2"-2.5" caliper
- (12) shrubs @ 5 gallon

Epic on French Duplex, 308 N. French St.; PC# 2013113

- (6) Evergreen @ 8'-10'
- (12) Aspen @ 2.5" caliper
- (2) Cottonwood @ 3" caliper
- (4) Choke Cherry @ 2.5" caliper

Barry Residence; 226 S. Ridge St.; PC# 2013016

- (3) Spruce @ 10'-12' tall
- (3) Cottonwood @ 1.5"-2" caliper
- (8) Aspen @ 2"-3" caliper
- (6) Red Berry Elder @ 2"-3" caliper
- (4) Choke Cherry @ 2-3" caliper
- (32) shrubs @ 5 gallon

Social Community (24/A): The recommended above ground density is 9 UPA, which equals 3,048 sq. ft. for this property. The applicant only proposes 1,768 sq. ft. of above ground density (5.2 UPA), so staff does not have any concerns regarding aboveground density.

Social Community (24/R):

Design Standards for the Rehabilitation of Existing Buildings in the Historic District

- Design Standard #23: *Avoid removing or altering any historic material or significant features.* The applicant proposes to construct a 101 sq. ft. addition to the northeast corner of the house, which will result in the loss of the historic fabric and a window opening on that portion of the building. Staff recommends negative three (-3) points for the loss of historic material due to the proposed addition.
- Design Standard #35: *More recent alterations that are not historically significant may be removed.* Existing alterations completed to the house after 1942 include the removal of the window to the right of the front door, a small gabled cover added over the front door, and decorative wood trim detail on the front façade's fascia. The applicant proposes to remove the decorative wood fascia, but proposes to leave the non-historic small gabled cover over the front door, and does not propose to re-introduce the window to the right of the front door. The small gabled cover over the front door is not required by the Building Code. Because Design Standard 149 (discussed below) encourages porches to define

primary entrances, staff believes the small gabled cover over the front door should remain, although it is not historic (added in 1981).

- Priority Design Standard #37: *Additions should be compatible in size and scale with the main building.* The proposed 101 sq. ft. addition to the rear of the house and the proposed secondary structure are visually subordinate with the existing house, since they will be lower in height than the main roof ridge of the existing house. An additional 101 sq. ft. to the main residence is proposed below ground, which is encouraged by this Standard.
- Design Standard #37: *Additions should be recognized as products of their own time.* The applicant proposes the 101 sq. ft. addition to the rear to feature 1x6 board on board vertical siding. Staff finds that the difference in siding material between the addition and the historic portion of the house differentiates the addition from that which is historic.
- Design Standard #60-62: The fence is proposed to define the front yard edge and to be 3' tall maximum, as is recommended by these Standards. A detail of the proposed fence is required prior to the next Hearing.
- Priority Design Standard 71: *Original building materials should not be covered with synthetic sidings...If original materials are presently covered, consider exposing them once more.* The photo and caption from page 29 of the Handbook of Design Standards indicate that the historic clapboard siding was re-exposed after a renovation to this building post-1978, but staff does not believe this to be true. The 1981 Development Permit indicates that 4 1/2" reveal Masonite siding was installed, and the applicant believes the Masonite siding was installed over the brick-imitation asphalt shingle siding. The proposed plans mention replacing Masonite siding and asphalt shingle siding with new 4 1/2" bevel lap cedar siding. Staff has requested a site visit from the applicant to review a sample of exposed siding area on the property, which has not yet been completed at the time of this report.
- Priority Design Standard 80: *Respect the perceived building scale established by historic structures within the relevant character area.* The proposed secondary structure is subordinate in scale to the primary building façade, since it is proposed to be 9' lower in height, approximately the same width as the primary historic structure, and placed to the rear. Staff does not have any concerns.

Design Standards for New Construction

- Priority Design Standard 80: A connector is not required for the addition, because it is less than 50% of the floor area of the historic structure and the roof height is lower than the existing.
- Priority Design Standard 81: *Build to heights that are similar to those found historically... Secondary structure must be subordinate in height to the primary building.* The secondary structure is proposed at 1 1/2 stories, a height typically found in the area historically, and is 9" lower than the primary building.
- Design Standard 85: *Design new structures in lengths that appear similar to those found historically in the character area.* The proposed secondary structure is 8' less in length than the existing historic building.
- Priority Design Standard 86: *Design new buildings to be similar in mass with the historic character area context.* The proposed secondary structure features a second level built into the gabled roof forms, reducing the perceived mass by limiting the structure to 1 1/2 stories. This is a repeated design element for residential structures throughout the Historic District. Staff does not have any concerns.
- Priority Design Standard 88: *Maintain the perceived width of nearby historic buildings in new construction.* The proposed secondary structure is approximately the same width as the historic building, and placed directly behind the historic building. Staff does not have any concerns.
- Priority Design Standard 90: *Use materials that appear to be the same as those used historically.* The applicant proposes vertical 1x random width, rough-sawn, oiled wood siding on the secondary structure. Staff does not have any concerns with this material regarding this Standard.

- Priority Design Standard 95: *The proportions of window and door openings should be similar to historic buildings in the area... smaller windows with simple window frames are recommended for secondary structures...* The applicant proposes a bank of vertically oriented windows side-by-side, on the upper level of both the west and south elevation. This is atypical of historic buildings in the area, and staff suggests the number of windows be reduced, or that they be spaced further apart. Does the Commission agree?
- Design Standards 101-102: The applicant proposes a new fence, and a Cottonwood tree in the front yard to define the property line and the street edge, which is encouraged by this Standard. This Standard also strongly encourages evergreen trees in the front and side yard. There are eight (8) existing large evergreen trees in the side yard along the Sherman St. right-of-way, one of which is also in the front yard. Staff recommends an additional evergreen tree be planted in the northwest corner of Lot 11 along N. French St. in order to comply with this Standard.

Design Standards for the Historic District Character Area #2: North End Residential

- Priority Design Standard 134: *Provide substantial front and side yards....Align building front with other historic buildings in the area...a setback that is farther back than the norm is inappropriate.* The historic building is located approximately 5' from the property line, and the applicant proposes to move the building so that the main façade is approximately 10 ft. from the property line. The applicant has provided an exhibit (Exhibit B), which shows the proposed relocation in relation to the other historic house in the area (304 N. French St.). The exhibit shows the proposed relocation will not be further back from the street than the historic house at 304 N. French St. Staff does not have any concerns regarding this Standard.
- Design Standard 136: *Minimize the visual impact of parking as seen from the street...Avoid placing garage structures in front of primary houses. Attaching garages to the fronts of buildings is discouraged. Garages that are built as smaller, separate secondary structures are preferred. These should be sited to the rear or side.* The proposed detached garage in the rear meets this Standard because it is smaller, separate, and sited to the rear. However, staff finds that the existing garage attached to the historic house does not meet the recommendation of this Standard, and that it creates a negative visual impact of a parking facility seen from the street, which is atypical of the Historic District during the Town's period of significance. It is, however, located to the side and not the "front" of the historic house. Does the Commission support the proposal for the existing garage to remain?
- Priority Design Standard 138: The proposal meets this Standard because the proposed above ground density is less than 9 UPA, some of the new building area is located below grade to minimize the mass, and the mass of the proposed detached garage/accessory apartment is located to rear, away from public view, and screened by existing and proposed trees.
- Priority Design Standard 140: *Use building forms similar to those found historically in the area.* The applicant proposes simple, rectangular building forms found throughout the Historic District.
- Priority Design Standard 141: *Use roof forms that reflect the angle, scale, and proportion of those of historic buildings in the North End Character Area.* For both the proposed small addition to the rear of the historic structure and the proposed detached garage/accessory apartment, the applicant proposes simple gable and shed roof forms with slopes typically found in Historic District. Staff does not have any concerns regarding proposed roof forms.
- Priority Design Standard 142: The proposed roof heights are less than or equal to 1 ½ stories, which is recommended by this Standard.
- Priority Design Standard 145: *Maintain the present balance of building materials found in the Character Area...use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate...rough-sawn...siding materials are inappropriate on primary structures.* The applicant proposes horizontal 4 ½" bevel lap cedar siding on the historic residence and existing garage, and a combination of vertical 1x6 board on board siding

and 4 ½” to 5” Dutch lap siding on the proposed addition. Staff does not have any concerns regarding the proposed materials.

- **Priority Design Standard 146:** *Use roofing materials similar to those found historically.* The applicant proposes flat seamed metal roofing on the upper roofs and corrugated metal on the lower roofs of the historic building and new garage/accessory apartment. The legend for the historic Sanborn maps indicates that the building originally had a shingle roof, including the lower roof where metal is proposed. There is precedent for the Town permitting shingle roofs to be replaced by metal roofs, so staff does not have any concerns regarding the proposed roofing.
- **Design Standard 147:** *Use secondary structures in new development.* The applicant proposes two (2) parking spaces inside the secondary structure, which is encouraged by this Standard.
- **Design Standard 149:** *Use windows and doors similar in size and shape to those used traditionally.* Some or all of the horizontally oriented windows on the historic structure may not be original historic, due to work completed to the building in the late 1970’s or early 1980’s. Most of the windows proposed on the secondary structure are double hung, vertically oriented windows, which are encouraged by this Standard, but some are horizontally oriented and not double hung. Staff recommends these windows be revised to be vertically oriented and double hung. Does the Commission agree?
- **Design Standard 149:** *Use porches to define primary entrances.* Although the existing small gabled roof was added in 1981 and is not historic, it defines the primary entrance, which is encouraged by this Standard. Staff suggests it be allowed to remain.
- **Design Standard 150:** *Avoid elaborately ornate details that would confuse the genuine history of the area.* The applicant proposes to remove the non-historic decorative wood fascia on the historic building, which is encouraged by this Standard.
- **Design Standards 151-154:** New evergreen trees and a Cottonwood tree are proposed in the front yard to define the property line and the street edge. The existing stand of seven (7) large evergreens along the southern property line is proposed to be preserved, which will screen the proposed secondary structure and reduce it’s perceived scale. All of these characteristics are encouraged by these Standards, and staff does not have any concerns regarding landscaping related to these Standards.

E. Conservation District

The applicant has provided a list of proposed scope of restoration work, which includes:

Primary Structure (house)

Historic structure to be fully gutted

New structural framing added (sistering) to existing as required per code

Completely new mechanical and electrical systems

New full envelope insulation to code

New full foundation as required for house move

Remove all Masonite siding and asphalt siding underneath

Evaluate condition of historic siding below

If not salvageable, replace with 4-1/2” bevel lap cedar siding per elev’s.

New metal roofing for entire roof, per elevations

Remove chalet style fascia boards and replace with historically compliant

Repair historic windows as required

New garage door to match original historic photograph

Secondary Structure (cabin)

Provide new thickened slab on grade and concrete pony walls as required

Restore all logs and openings, to be left open as covered outdoor space

New metal roof

This Policy allows for positive three (+3) points for projects which include an on-site historic preservation/restoration effort of average public benefit on the primary structure, and lists examples of such projects, which include “*restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details, plus structural stabilization and installation of a new foundation.*” Staff finds that the proposed restoration work to the primary structure meets the examples listed above, and is consistent with the precedent listed below. As such, staff recommends positive three (+3) points for restoration work of the primary structure.

Precedent for positive three (+3) points:

Noble House Restoration, Addition, Change of Use, and Landmarking, 213 S. Ridge St.;
PL-2018-0069

This Policy also allows for positive one (+1) point for projects which include on on-site historic preservation/restoration effort of average public benefit on the secondary structure. Listed examples include “*Structural stabilization of walls, roof trusses and repairing damaged or missing roofing.*” Examples for positive two (+2) points additionally include “*plus full restoration of damaged or missing siding, doors, windows, and trim.*” Since the secondary structure is proposed to be left open-aired, without doors or windows, staff does not recommend positive two (+2) points. Since this Section E. was codified, there has not been any precedent for positive one (+1) point being awarded.

F. Moving Historic Structures

This section of the Development Code states “*-3 points: Relocating of historic primary structures less than five feet (5') from its current or original location, keeping the structure on its original site, and maintaining the historic orientation and context of the structure and lot.* The historic primary structure is proposed to be relocated 4'-11 ¾” towards the interior of the property, so staff recommends negative three (-3) points under this section.

Precedent for negative three (-3) points:

Noble House Restoration, Addition, Change of Use, and Landmarking, 213 S. Ridge St.;
PL-2018-0069

This section also states “*-1 point: Relocating a historic secondary structure less than five feet (5') from its current or original location, keeping the structure on its original lot, and maintaining the historic orientation and context of the structure and site.*” The historic secondary structure (cabin) is proposed to be moved 4'-11 ¾” towards the interior of the property, so staff recommends negative one (-1) point under this section. Since this Section F. was codified in 2013, there is not any precedent for negative one (-1) point being awarded.

This Policy requires that “*No structure shall be moved unless the structure is also fully restored in its new location with structural stabilization, a full foundation, repairs to siding, windows, doors and architectural details, and roof repairs to provide water protection.*” The list of proposed restoration work for the primary structure includes all the work listed in the examples above. However, the secondary structure is required to receive repairs to windows and doors per this section, which the applicant does not propose. If the secondary structure is to be moved, windows and doors must be proposed prior to the next Hearing.

Energy Conservation (33/A & 33/R): The applicant has agreed to obtain a HERS Index Report. Staff recommends positive one (+1) point, and has added a Condition of Approval that the applicant submit the HERS Index Report to the Town prior to issuance of the Certificate of Occupancy/Completion.

Exterior Lighting (46/A): A specification sheet for any exterior lighting is required prior to Final Hearing.

Fences, Gates, and Gateway Entrance Monuments (47/A): The applicant proposes to remove the existing chain link fence that encompasses the property, and install a 3’ tall wrought iron fence along the western property line. The fence has been reviewed for compliance with the Handbook of Design Standards under the Social Community (24/R) discussion in this report.

Chapter 11: Historic Preservation, Section 4: Designation Criteria:

Town Code section 9-11-4 contains specific criteria to be used to determine whether a proposed landmark has the required special historical or architectural value. To be designated as a landmark, the property must: (1) meet a minimum age requirement; (2) have something special about either its architecture, social significance, or its geographical/environmental importance as defined in the ordinance; and (3) be evaluated for its “physical integrity” against specific standards described in the ordinance.

Staff has included a chart below as a tool. To be designated as a landmark the property must: (1) satisfy the **sole** requirement of Column A; (2) satisfy **at least one** of the requirements of Column B; and (3) also satisfy **at least one** of the requirements of Column C. Suggested selections are in **bold** and Staff Comments on how the property meets the criteria are in *italics*.

COLUMN “A”	COLUMN “B”	COLUMN “C”
<p>The property must be at least 50 years old. <i>(Per the Cultural Resource Survey, “Sanborn Insurance maps, and Town of Breckenridge Department of Community Development files indicate that this dwelling was built during the years between 1890 and 1896.”)</i></p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p>ARCHITECTURAL IMPORTANCE</p> <ol style="list-style-type: none"> 1. The property exemplifies specific elements of architectural style or period. 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3. The property demonstrates superior craftsmanship or high artistic value. 4. The property represents an innovation in construction, materials or design. 5. The property is of a style particularly associated with the Breckenridge area. <i>(Per the Cultural Resource Survey “This property is historically significant for its association with Breckenridge’s historical development during the “Town Phase” and Stabilization Phase” periods of the town’s evolution.)</i> 6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. 	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. 2. The property retains original design features, materials and/or character. <i>(Staff has not been able to determine with certainty whether or not the existing extensions to the main gabled structure are original.)</i> 3. The structure is on its original location or is in the same historic context after having been moved. <i>(The building is in its original location, and will be in the same historic context if this application to move the building is approved.)</i> 4. The structure has been accurately reconstructed or

	<p>SOCIAL IMPORTANCE</p> <p>9. The property is a site of an historic event that had an effect upon society.</p> <p>10. The property exemplifies cultural, political, economic or social heritage of the community.</p> <p>GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</p> <p>12. The property enhances sense of identity of the community.</p> <p>13. The property is an established and familiar natural setting or visual feature of the community.</p>	restored based on documentation.
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Staff finds that the above required criteria have been met with this application in Column A, Column B; items 5, and Column C; items 3. **Does the Commission support the designation of the historic structure as a Local Landmark?**

Preliminary Point Analysis

Staff has evaluated this application for compliance with all Absolute and Relative Polices. Under the Relative Policies, staff recommends points as follows:

- +1: Policy 18/R, for the sharing of a common driveway leading from a public street,
- +3: Policy 24/R, for on-site historic preservation/restoration effort of average public benefit on the primary structure (house),
- +1: Policy 24/R, for on-site historic preservation/restoration of minimal public benefit on the secondary structure (cabin),
- +1: Policy 33/R, for obtaining a HERS Index,
- 3: Policy 24/R, for relocating a historic primary structure less than five feet (5') from its current or original location, but keeping the structure on its original lot and maintaining the historic orientation and context,
- 1: Policy 24/R, for relocating a historic secondary structure less than five feet (5') from its current or original location, keeping the structure on its original lot, and maintaining the historic orientation and context of the structure and site, and
- 3: Policy 24/R, for not complying with Design Standard #23, which states to avoid removing or altering any historic material or significant features.

TOTAL: Failing score of negative one (-1) point.

Staff notes that with additional landscaping consistent with precedent, staff would recommend positive two (+2) points under Policy 22/R, for a landscaping plan which provides some public benefit.

Questions for the Commission:

At this first Preliminary Hearing, staff has the following questions for the Commission:

1. Does the Commission agree that the existing driveway should be removed, so that this project complies with Policy 18 (Absolute) Parking and the Off Street Parking Regulations?
2. Regarding Priority Design Standard 95 and Design Standard 149, does the Commission agree that the number of windows on the upper level of both the west and south elevation of the accessory apartment should be reduced, or that they should be spaced further apart, and that the windows on the garage/accessory apartment should be revised to be vertically oriented and double hung?
3. Regarding Design Standard 136, does the Commission support the proposal for the existing garage to remain?
4. Does the Commission support the designation of the historic structure as a Local Landmark?
5. Does the Commission agree with the remainder of staff's analysis, and the preliminary point analysis?

King House Restoration

J.L Sutterley, Architect

300 N. French Street

4.4.19

Scope of Work for historic restorations

Primary Residence:

- Remove all interior finishes, electrical and plumbing to fully expose existing framing conditions. Check historic door and window openings
- Remove existing Masonite siding and verify underlying siding materials
- Remove existing roof materials
- Remove chalet style fascia and trim details (per elevations)
- Verify assumed conditions and new structural design for framing reinforcement. Determine if existing floor can be sistered or if new floor framing is required
- Brace house as required, to be lifted and moved to temporary protected area on site, during excavation and foundation pour
- Protect all historic windows to remain, as required
- Pour new foundation and reset house. Reinforce framing per structural
- Provide new plumbing, electrical and insulate per details
- Provide new exterior materials (siding, roofing, etc) as specified on building elevations
- Restore all historic trim details and windows as required

Log Cabin:

- Brace structure as required and move to temporary protected area on site. Roof structure could be moved separately from log walls. Logs could be numbered and disassembled, as determined by contractor
- Pour slab and foundation walls, and new crib walls to support remaining log structure.
- Maintain and repair all historic openings
- Reinforce structure as required
- Provide new exterior materials (siding, roofing, etc) as specified on building elevations

Preliminary Hearing Point Analysis				
Project:	King House Addition, Garage, Acc. Apt., Relocation, and Landmarking	Positive Points	+4	
Plan #	PL-2019-0034			
Date:	3/28/2019	Negative Points	- 3	
Staff:	Chapin LaChance, AICP - Planner II			
				*** Positive and negative point subtotals do not reflect multiple points under 24/R ***
		Total Allocation:	+1	
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		Applicant proposes to continue the allowed use of single family residential.
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)		Allowed per LUGs: 4,065 sq. ft. total Recommended per Character Area #2: 3,048 sq. ft. Allowed per Character Area #2: 3,387 sq. ft. above ground Existing: 1,123 sq. ft. (total and above ground) per applicant's as-built drawings Proposed: 1,768 sq. ft. above ground, 2,685 total, 1,717 sq. ft. counted with Local Landmarking
4/R	Mass	5x (-2>-20)		Maximum allowed: 4,516.8 sq. ft. Proposed: 2,849 sq. ft.
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)		Max. allowed for historic preservation on Contributing structure: 3,387 sq. ft. Proposed: 1,768 sq. ft. above ground
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)		No change.
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)		Proposed new driveway location minimizes site disturbance and amount of paving on the site.
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)		Lot line vacation required for lot lines between Lots 10/11 and Lots 11/12, prior to issuance of Certificate of Occupancy.
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		Required: 182.5 sq. ft. (25% of hardscape) Proposed: 193 sq. ft. (26% of hardscape)
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)	+2	Placement and screening of all off street parking areas from public view
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)	+1	Sharing of a common driveway leading from a public street.
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)		Additional landscaping needed for positive two (+2) points.
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		

	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	- 3	<p>(+3) for on-site historic preservation/restoration effort of average public benefit on the primary structure (house)</p> <p>(+1) for on-site historic preservation/restoration effort of minimal public benefit on the secondary structure (cabin)</p> <p>(-3) for relocating a historic primary structure less than five feet (5') from its current or original location, but keeping the structure on its original lot and maintaining the historic orientation and context,</p> <p>(-3) for not complying with Design Standard #23, which states to avoid removing or altering any historic material or significant features</p> <p>(-1) for relocating a historic secondary structure less than five feet (5') from its current or original location, keeping the structure on its original lot, and maintaining the historic orientation and context of the structure and site</p>
24/R				
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	N/A		
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	N/A		
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	+1	Applicant has agreed to obtain a HERS Index prior to issuance of a Certificate of Occupancy.
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60 (For existing residential: 30-49% improvement beyond existing)	+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)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	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		Light fixture specification sheet required prior to Final Hearing.
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		Fence detail required prior to Final Hearing.
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		
50/A	Wireless Communication Facilities	Complies		

Exhibit A: Historic Photographs



(Photo 1, above: Undated photo provided by the applicant. Photo shows lap siding, and shed-roofed extensions to the main front-gabled building. Staff estimates the date of this photograph to be between 1914 and the late 1950's.)



(Photo 2, above: Undated photograph provided by the applicant)



(Photo 3, above: Photo excerpt from page 29 of the Handbook of Design Standards, with caption *“This photo of the Tillet House taken in 1978 shows an imitation brick siding that obscured the historic clapboard and diminished the integrity of the structure”* An addition to the rear can be seen in the right hand portion of this photograph.)



(Photo 4, above: Undated photograph from Town of Breckenridge property file)



(Photo 5, above: Undated photograph from Town of Breckenridge property file)



(Photo 6, above: Undated photograph from Town of Breckenridge property file)



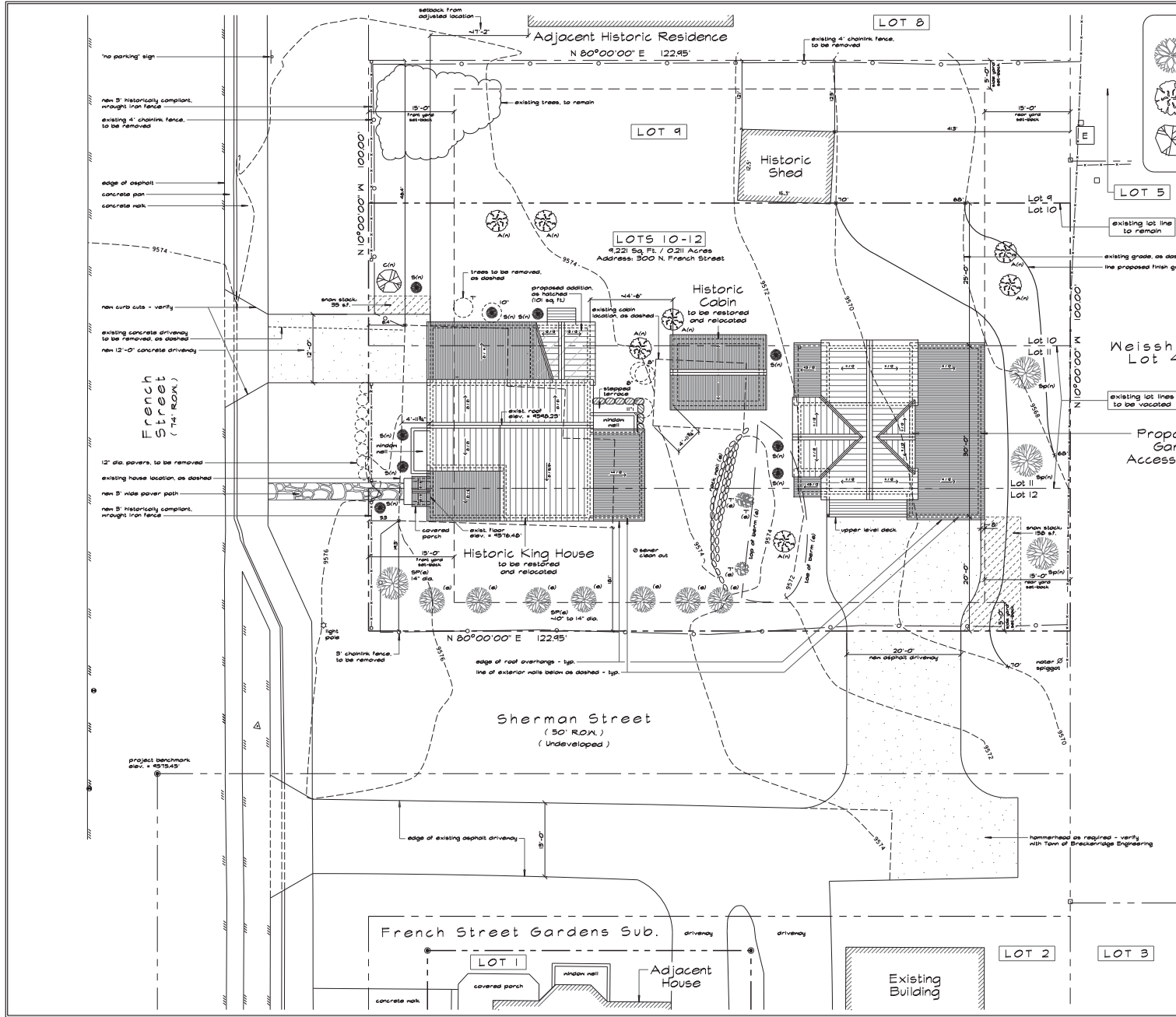
(Photo 7, above: Photo excerpt from page 29 of the Handbook of Design Standards, with caption “After rehabilitation, the historic material is visible and the historic integrity is enhanced” The window to the right of the front door has been removed, a small gabled cover added over the front door, and decorative wood trim detail appears on the front façade’s fascia.)



(Photo 8, above: Photo from Town of Breckenridge property file dated October, 1989.)

Exhibit B: Proposed Alignment





Landscape - Symbols Legend

- (8) native englewood spruce 8' to 10'
- (10) 5 gal. mixed shrubs
- (11) multi-stem aspen 25' caliper
- (12) cottonwood 25' caliper
- (13) galion drainage (over road barrier)
- (14) siltation stone walls
- (15) new tree or shrub
- (16) existing tree or shrub

LOT 5
 existing lot line to remain
 existing grade as dashed - typ.
 the proposed finish grade - typ.

LOT 10
 Lot 10
 Lot 11
 Lot 12

existing lot lines to be vacated

Weisshorn Filing 1
 Lot 4, Block 1

Proposed 2 Car
 Garage with
 Accessory Unit Abv.

Site Calculations

Building Footprints:	2,148 Sq. Ft.
Driveway:	640 Sq. Ft.
Paver walk and entry porch:	40 Sq. Ft.
Total non-permeable lot coverage (3.0%):	2,828 Sq. Ft.
Lot size:	4,221 Sq. Ft.
Open space (40.0%):	1,688 Sq. Ft.
(includes rainwater):	34 Sq. Ft.
Shed stack provided:	189 Sq. Ft.
Required: 640 Sq. Ft. @ 25%:	175 Sq. Ft.

King House

Lots 10-12, Block 1, Abbets Addition
 Address: 300 N. French Street
 Lot = 4,221 Sq. Ft. / 0.211 Acres

Historic House:
 Lower Level USGS, 9566.92' ± Arch, 90'-2"
 Garage Level USGS, 9576.25' ± Arch, 99'-6"
 Main Level USGS, 9576.75' ± Arch, 100'-0" (existing-verify)
 Upper Level USGS, 9586.50' ± Arch, 109'-9" (existing-verify)

Historic Cabin USGS, 9572.00' ± Arch, 95'-3"
 New 2 car Garage with Accessory Unit above:
 Garage USGS, 9572.00' ± Arch, 95'-3"
 Accessory Unit USGS, 9582.50' ± Arch, 105'-9"

Site Plan, Landscape Plan

Scale 1/8" = 1'-0"

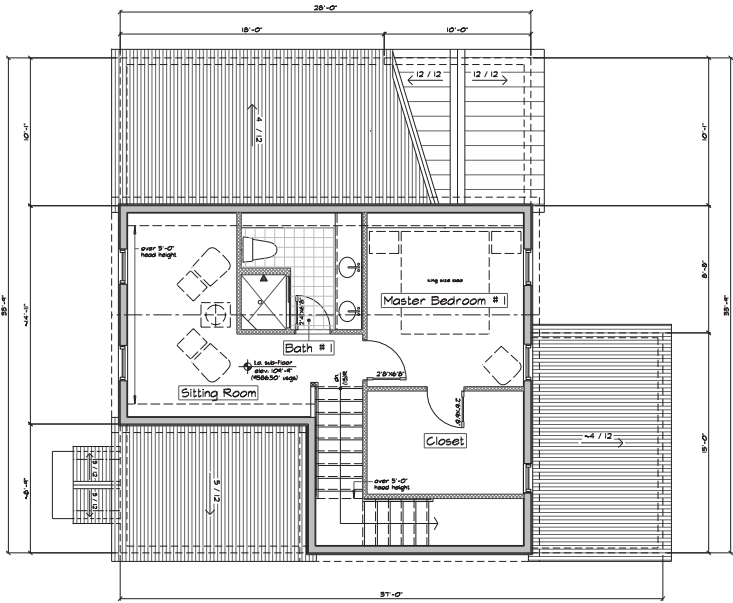
KING HOUSE
 RESTORATION, ADDITION
 GARAGE AND ACCESSORY UNIT
 LOTS 9-12, BLOCK 1, ABBETS ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Site Plan, Landscape Plan
 Scale: 1/8" = 1'-0"
 Date: 03-30-2014



architectural consultation
 (877) 451-5718





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

Upper Level Square Footage Summary:

Upper Level, gross = 411 sq. ft.
 Minus Stair = 286 sq. ft.
 and headroom less than 5' =
 Total above ground density: = 829 sq. ft.



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

Main Level Square Footage Summary:

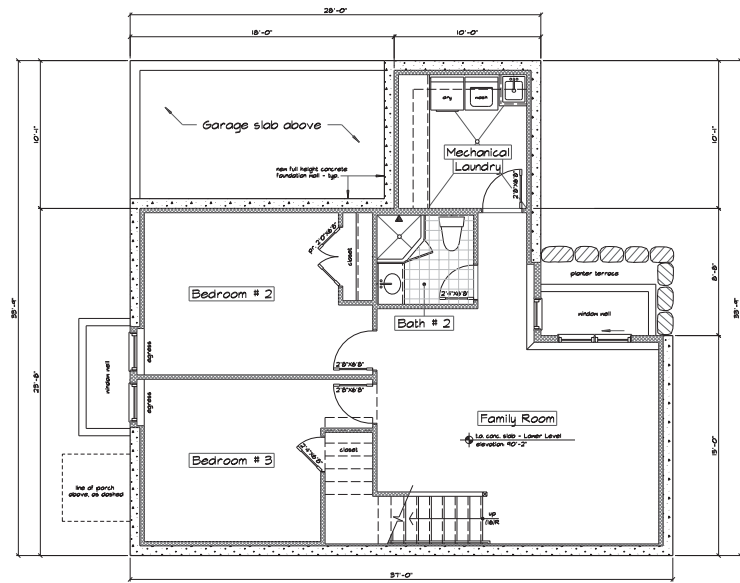
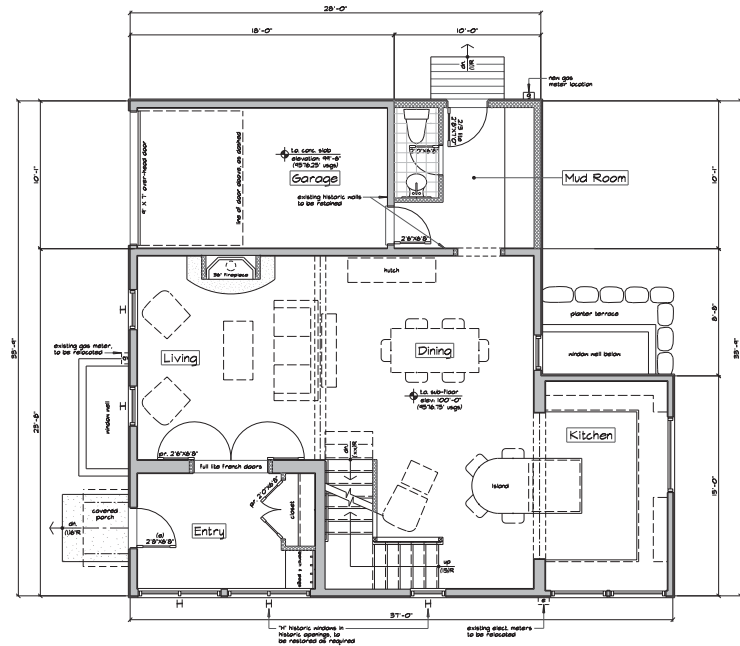
Existing Historic Structure to be retained
 Total Historic density: = 790 sq. ft.
 Addition gross = 101 sq. ft.
 Total above ground density: = 891 sq. ft.
 Garage, mass = 181 sq. ft.



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

Lower Level Square Footage Summary:

Gross area under Historic structure = 216 sq. ft.
 Addition gross = 101 sq. ft.
 Total below ground density: = 101 sq. ft.



KING HOUSE
 RESTORATION, ADDITION
 GARAGE AND ACCESSORY UNIT
 LOTS 9-12, BLOCK I, ABBETS ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

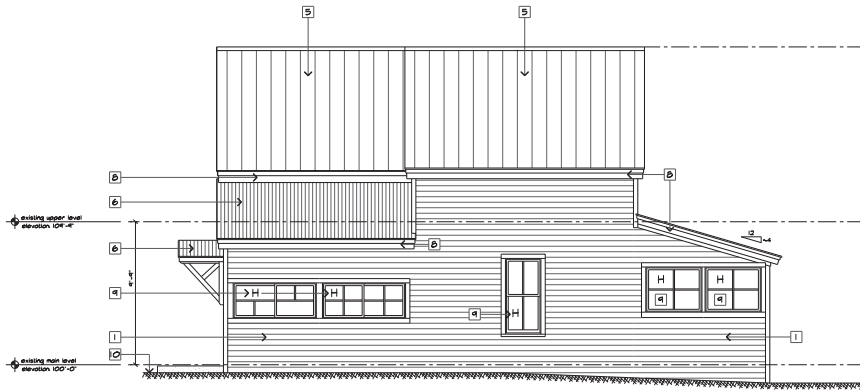
Floor Plans
 Scale: 1/4" = 1'-0"
 Date: 03-28-2014



architectural
 consultation

 H. SUTTERLY ARCHITECT
 2025 14th Street, Suite 100
 Breckenridge, CO 80424
 p.o. box 8889 Breckenridge, CO 80424 (970) 455-3729

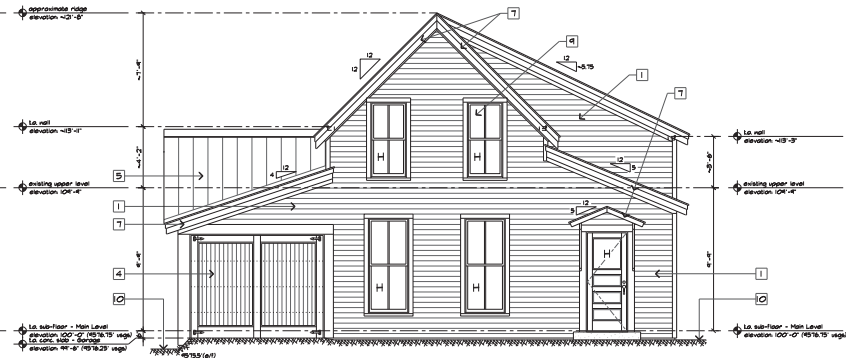




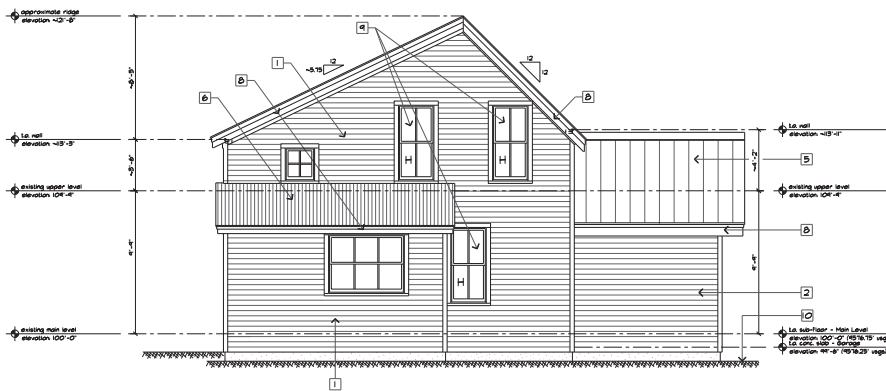
South Elevation
Scale: 1/4" = 1'-0"
As-Built

Key to Elevation Notes

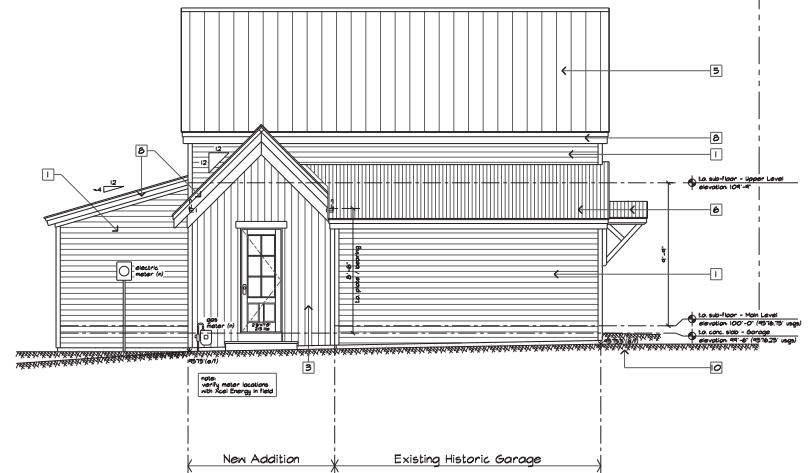
- 1 New 4-1/2" bevel lap cedar siding to replace existing mosaic and asphalt shingle siding
- 2 New 4-1/2" to 5" historically accurate Dutch lap siding to replace existing per above.
- 3 New 1 x 6 boards on board 525 vertical siding
- 4 1 x 6 shiplap 525 vertical siding over insulated garage door panel
- 5 New metal flat eaved roof on 12" centers
- 6 New corrugated metal roof
- 7 Replace existing shaker-style fascia boards with historically accurate 1" x 4" details
- 8 New fascia boards per details
- 9 Maintain and restore all historic windows and openings as required
- 10 Existing and finish grade
- 11 Historic logs to be repaired
- 12 1 x random width siding, rough sawn, oiled finish



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



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



North Elevation
Scale: 1/4" = 1'-0"
01-02-2018

KING HOUSE
RESTORATION, ADDITION
GARAGE AND ACCESSORY UNIT
LOTS 9-12, BLOCK I, ABBETS ADDITION
TOWN OF BRECKENRIDGE, COLORADO

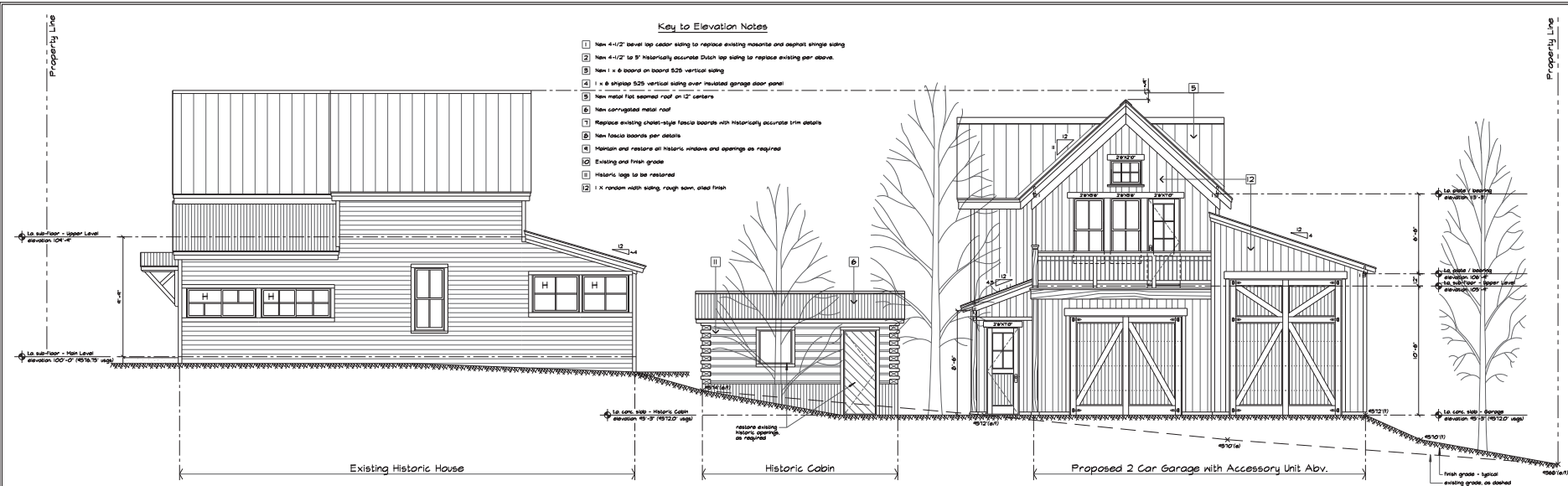
Exterior Elevations

Scale: 1/4" = 1'-0"
Date: 03-23-2018

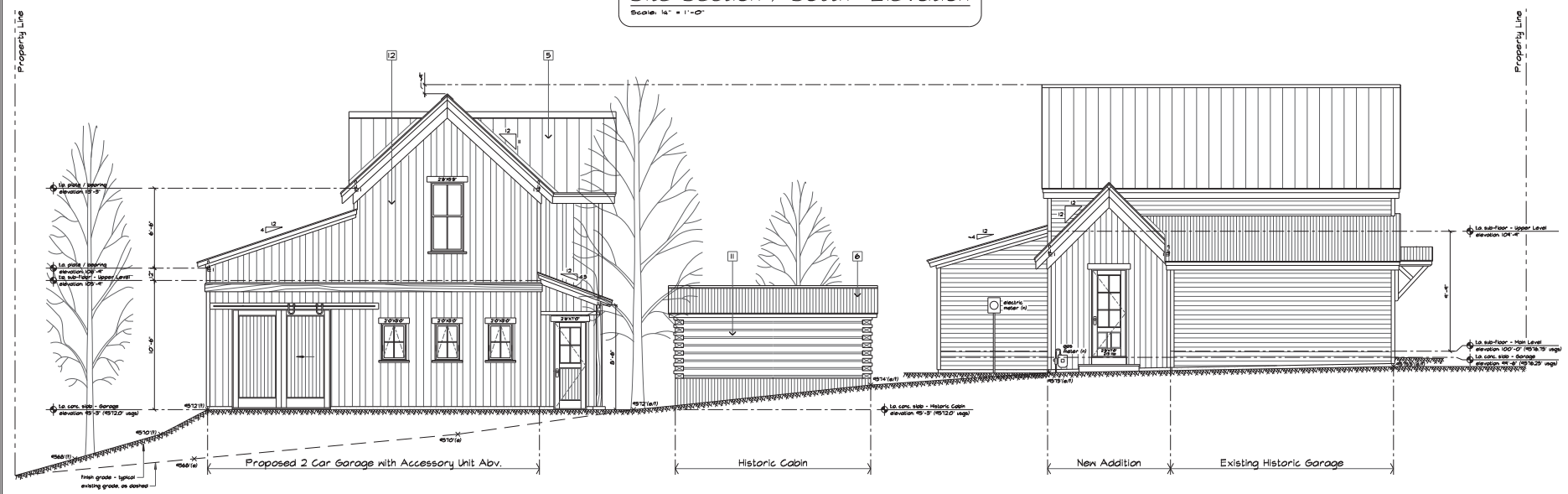
architectural
consultation

JL SUTTERLY ARCHITECT
ARCHITECTS
1000 14th Street, Suite 100
Breckenridge, CO 80424
p.o. box 9849
(970) 455-3728





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



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

KING HOUSE
RESTORATION, ADDITION
GARAGE AND ACCESSORY UNIT
LOTS 9-12, BLOCK I, ABBETS ADDITION
TOWN OF BRECKENRIDGE, COLORADO

Site Section,
North Elevation
Scale: 1/4" = 1'-0"
Date: 03-28-2014



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AU: 130

KING HOUSE

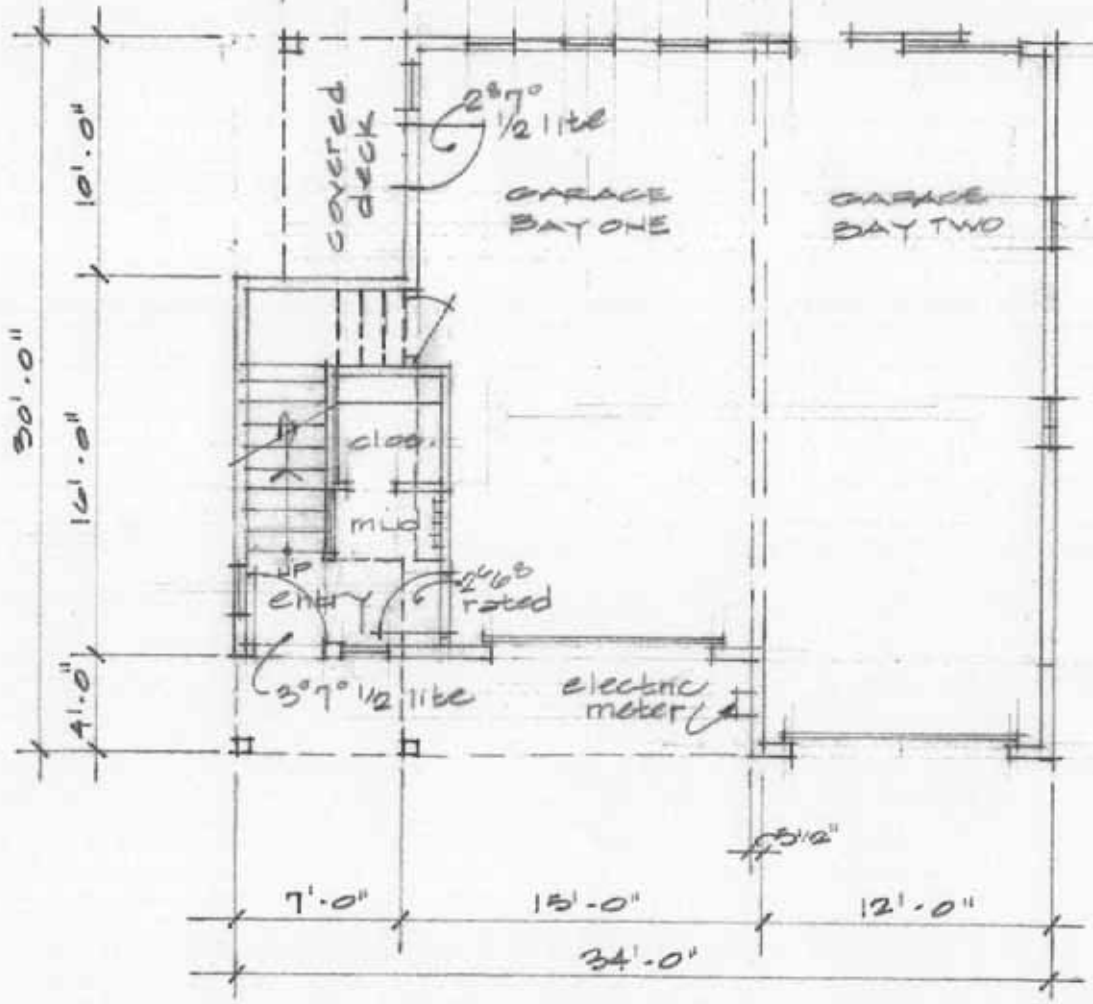
MAIN LEVEL

GARAGE: 732

GARAGE/ACCESSORY UNIT

5'-0"

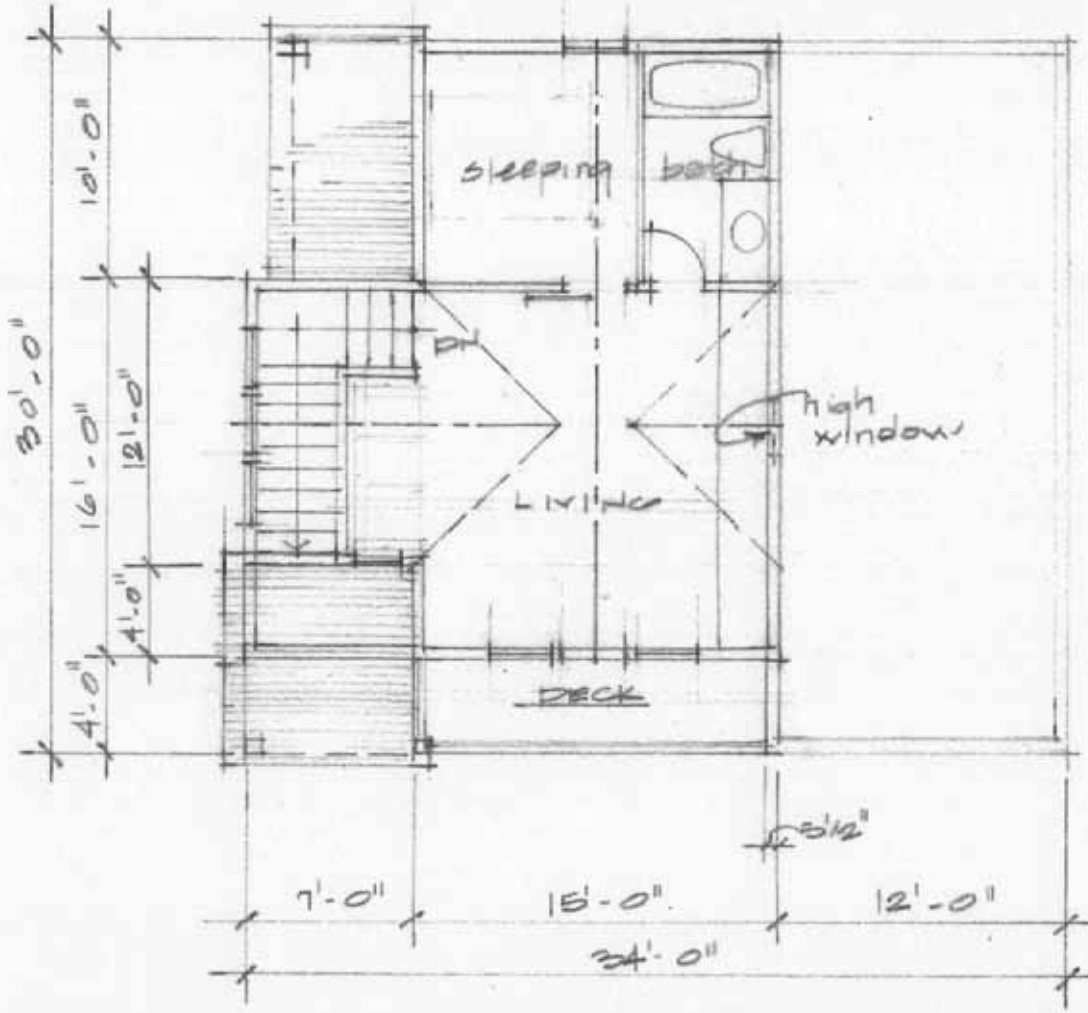
1/8" = 1'-0" 3.25.19

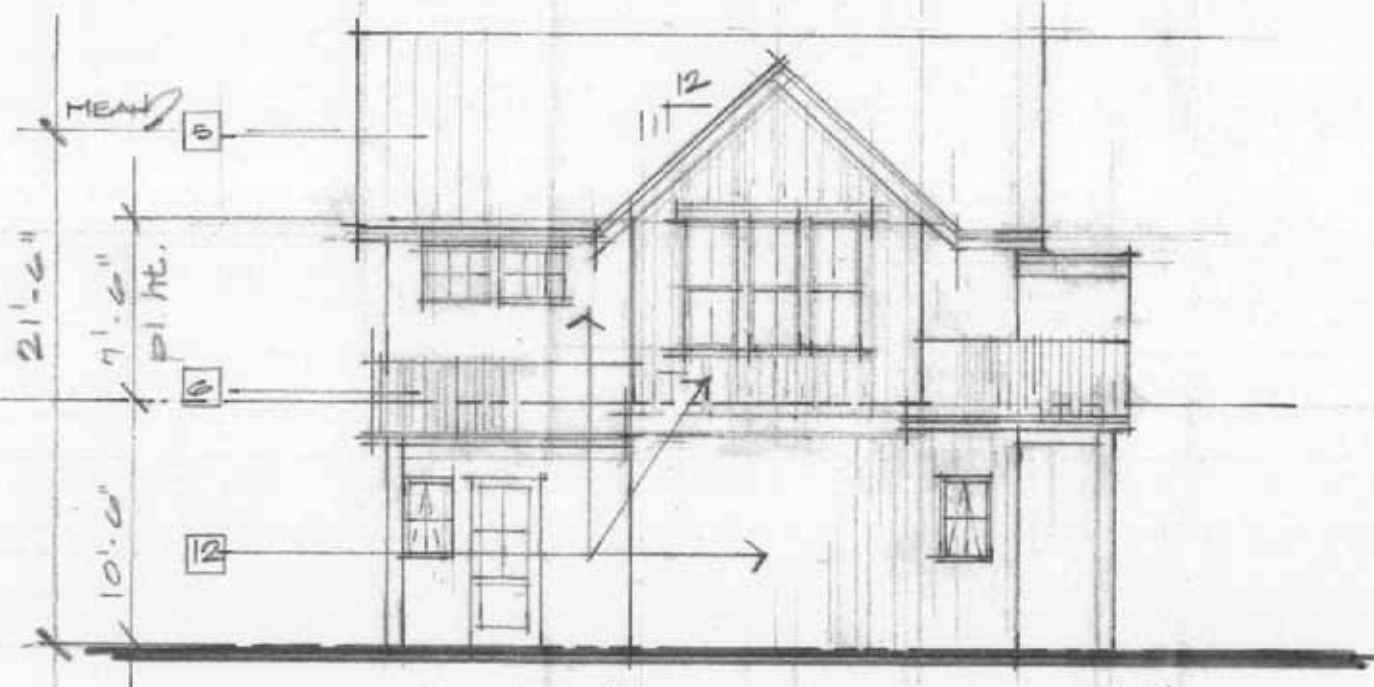


AU: 414 Φ

KING HOUSE | UPPER LEVEL
GARAGE/ACCESSORY UNIT

$\frac{1}{8}'' = 1'-0''$ 9.25.19

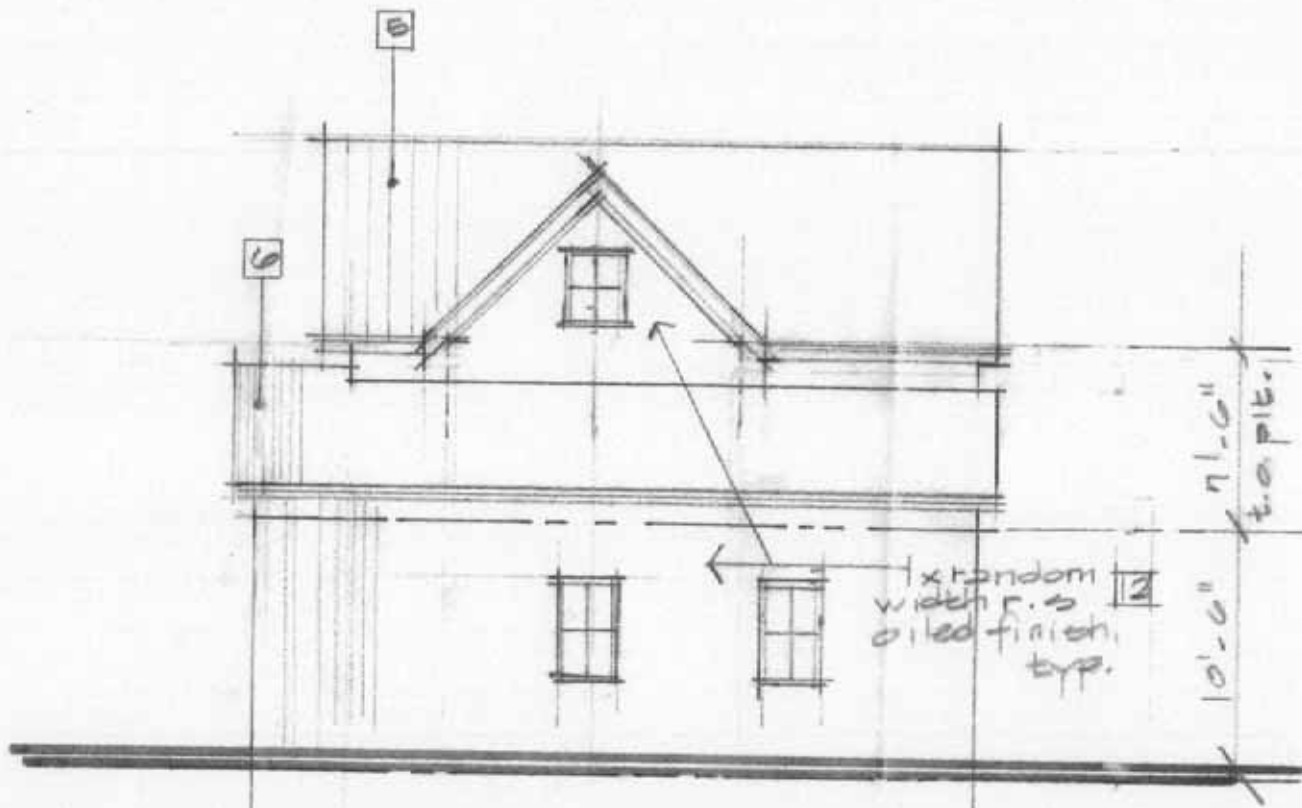




SEE NORTH ELEV. FOR FLOOR ELEV'S/GRAND

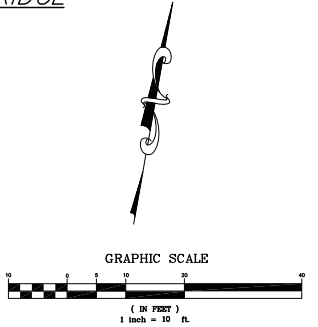
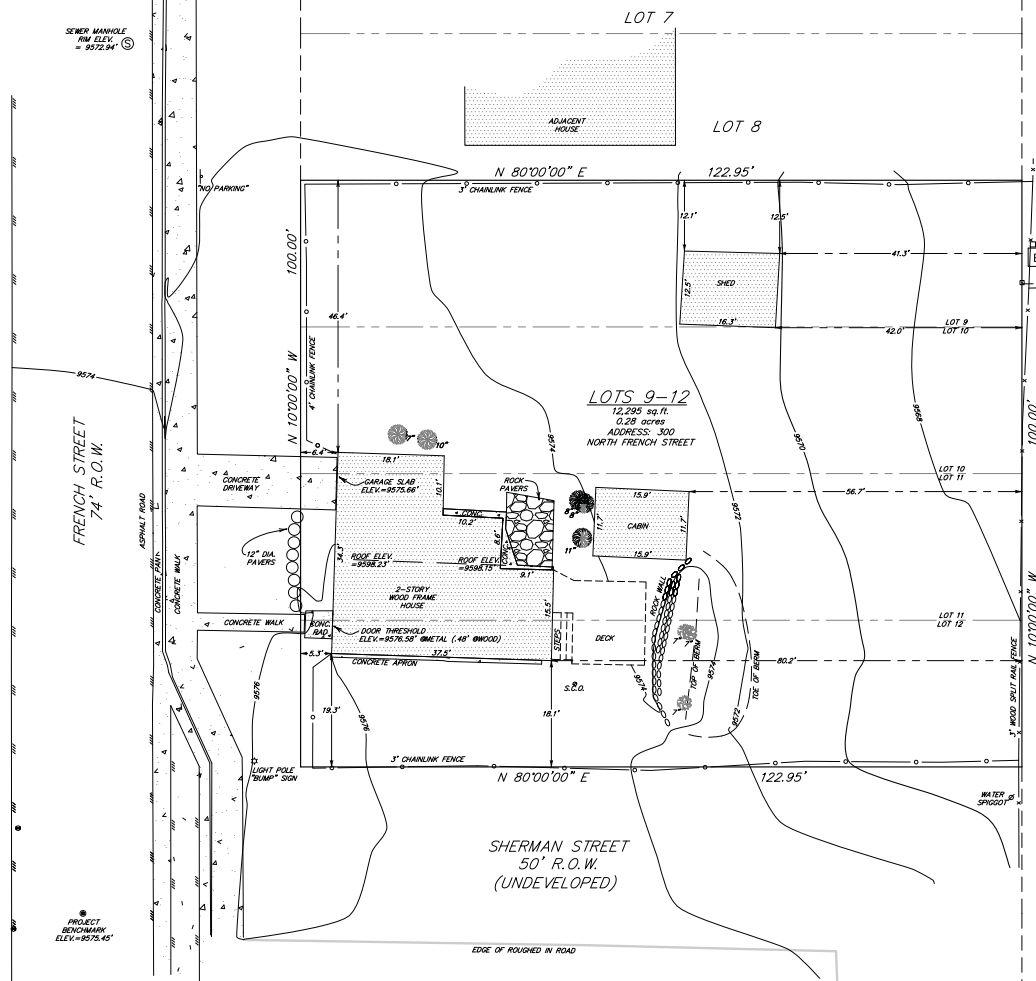
KING HOUSE GARAGE/ACCESSORY UNIT
 WEST ELEVATION

2.11.19 1/8" = 1'-0" 3.25.19



KING HOUSE
 GARAGE/ACCESSORY UNIT
 EAST ELEVATION 1/8" = 1'-0" 2.8.19

A TOPOGRAPHIC MAP OF
LOTS 9, 10, 11 & 12, BLOCK 1, ABBETT ADDITION TO THE TOWN OF BRECKENRIDGE
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



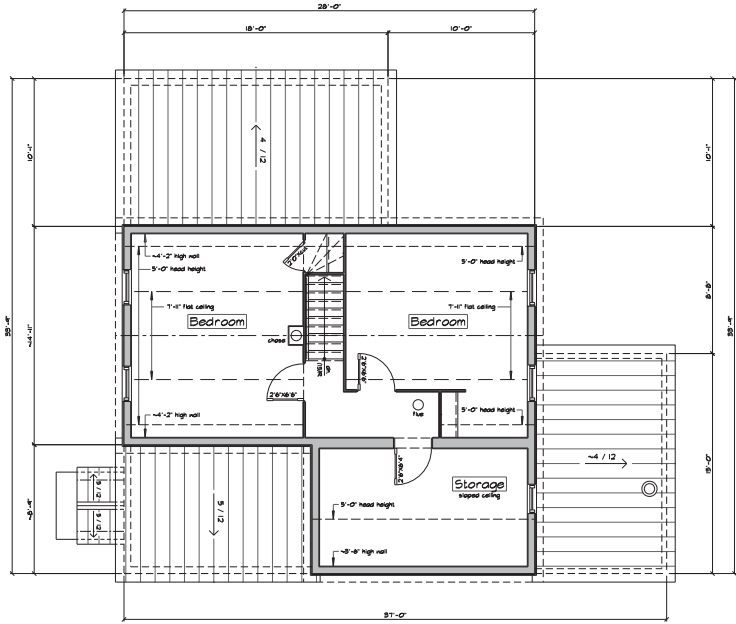
DATE OF FIELD SURVEY: 10/04/18
 CONTOUR INTERVAL=2 FEET

- LEGEND**
- FOUND REBAR & ALUM. CAP (PLS 23901)
 - FOUND REBAR & PLASTIC CAP (PLS 26292)
 - FOUND REBAR & PLASTIC CAP (PLS 10847)
 - ⊙ SEWER MANHOLE
 - UTILITY PEDESTAL
 - ⊞ TRANSFORMER
 - SPRUCE TREE WITH TRUNK DIAMETER
 - ASPEN TREE WITH TRUNK DIAMETER

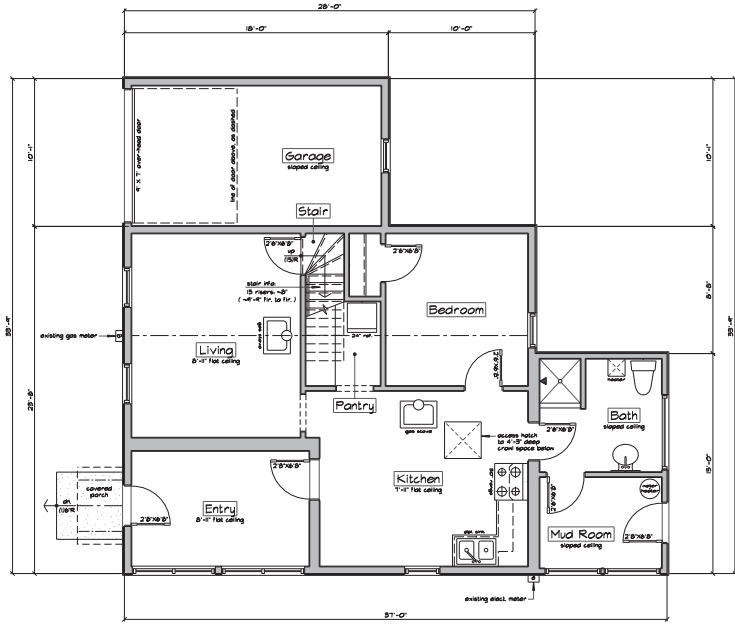
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU HAVE DISCOVERED SUCH DEFECT, AND NO EVENT MAY ANY ACTION BE BRING UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SIGNATURE HEREON.



Drawn: JMK	Day: 220131P	Project: 22013
Checked: RRI	Date: 10/24/18	Sheet: 1 of 1
R-A-N-G-E-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		




Upper Level Floor Plan
 Scale: 1/4" = 1'-0"
 Total Gross Sq. Ft. = 433
 Minus Stair = -15
 Upper Living Sq. Ft. = 418

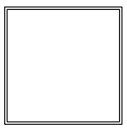



Main Level Floor Plan
 Scale: 1/4" = 1'-0"
 Main Living Sq. Ft. = 748
 Garage Sq. Ft. = 181

Note: No existing foundation

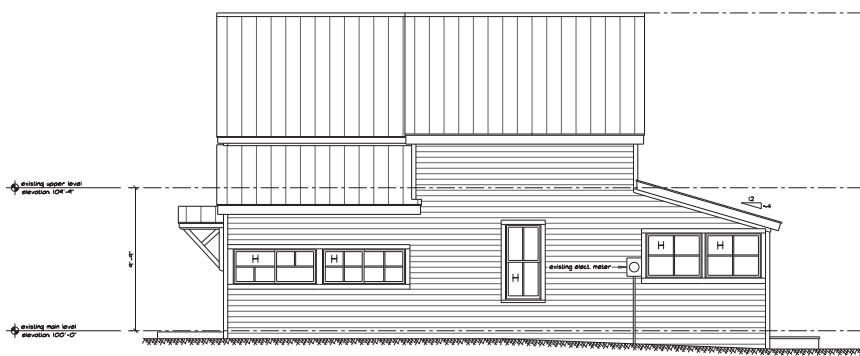
KING HOUSE
 HISTORIC AS-BUILT CONDITIONS
 LOTS 9-12, BLOCK 1, ABBETTS ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

As-Built Conditions:
 Floor Plans
 Scale: 1/4" = 1'-0"
 Date: 02-11-2016

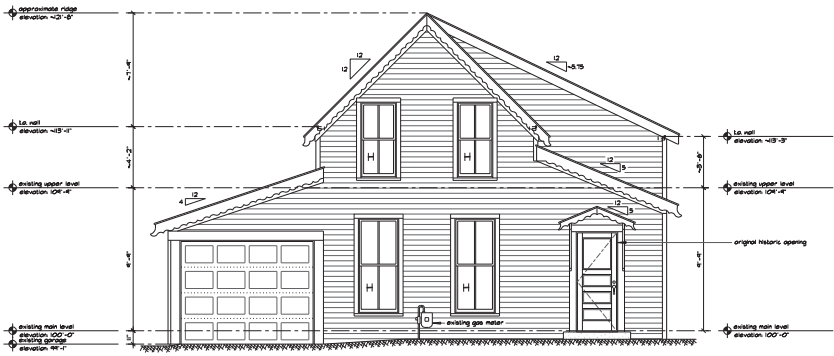



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 breckenridge, co. 80424
 (970) 455-5719

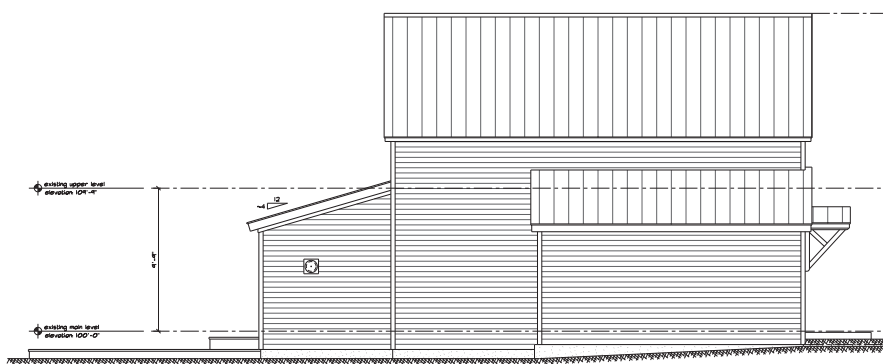




South Elevation
Scale: 1/4" = 1'-0"
As-Built



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



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



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

KING HOUSE
HISTORIC AS-BUILT CONDITIONS
LOTS 9-12, BLOCK 1, ABBETTS ADDITION
TOWN OF BRECKENRIDGE, COLORADO

As-Built Conditions:
Exterior Elevations
Scale: 1/4" = 1'-0"
Date: 02-11-2014



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(970) 455-3719

AB-2

Planning Commission Staff Report

- Subject:** McCain Subdivision
(Class A Subdivision, PL-2019-0060)
- Proposal:** A proposal to resubdivide the existing Town owned McCain property into four parcels.
- Project Manager:** Jeremy Lott, AICP, Planner II
- Date:** April 4, 2019 (for meeting of April 10, 2019)
- Applicant/Owner:** Town of Breckenridge
- Address:** 12965, 13215, 13217, 13221, 13250 Colorado State Highway 9
- Legal Description:** The following real property in the Town of Breckenridge, Summit County, Colorado: (i) Tract “B” (67.6099 acres) as shown on the Annexation Map McCain Annexation Phase I, recorded under Reception No. 714272; (ii) the 35.2412 acre tract as shown on the Annexation Map McCain Annexation Phase II, recorded under Reception No. 714274; (iii) Parcel “A” and Parcel “B” as described in special warranty deed recorded June 18, 2013 at Reception No. 1029052.
- Site Area:** 128 acres
- Land Use District:** LUD 4: Limited; 1 unit per 10 acres, serves as the scenic corridor at the entrance of Town (approximately 11-12 acres of the property along Highway 9)
- LUD 43: Existing Residential and Service Commercial; Recreational, Open Space, and Governmental Land Uses; Mining. Residential: 1 unit per 20 acres (unless workforce housing)
- Site Conditions:** The property was dredge-mined in the early 1900’s, and has been impacted by historic mining activities that included extensive dredging along the Blue River. Most of the dredged rock piles have been removed leaving significant portions of the site barren. Alpine Rock processing operations have occupied the northwestern portion of the property for years. Currently, the Blue River bisects this property from south to north along the westerly edge of the mined area. A major restoration and realignment of the river was completed by the Town in 2017. The property to the east of the current river has been used for Alpine Rock operations including gravel storage, and material processing. An existing 2.7 acre solar garden is located on the central portion of the property. Summit County’s recycling drop-off center is located at the very southwest portion of the property. The Town is currently constructing a water treatment plant on the property on 3.7 acres directly northwest of the Hwy 9/Fairview roundabout. There are portions at the eastern property border with mature trees along the bike path and CDOT right of way as well as historic dredge piles on the southwest corner.

Adjacent Uses: North: Stan Miller Residential Master Planned residential area, Welk Resorts (under construction) Breckenridge Building Center commercial retail site
East: Highway 9, Silver Shekel Subdivision, Highlands at Breckenridge
South: Coyne Valley Road, Continental Court, Colorado Mountain College
West: Red Tail Ranch Subdivision, Blue River

Item History

The property was annexed and incorporated into Land Use Districts 4 and 43 in 2003. In 2013, the McCain Master Plan was adopted by the Town Council through the Town Project process. The Plan provided general guidance regarding the types of uses that would be allowed within the 128 acre McCain site. The McCain Master Plan identified two tracts for the property. A number of governmental uses were allowed on the larger 90 acre tract and the smaller 38 acre tract was limited to open space and trail uses. McCain was seen as the future location for a number of governmental uses that are currently located closer to the Town core, many on Block 11 (e.g., overflow skier parking, snow storage). As the plan for Block 11 continues to be built out, affordable housing units will continue to displace these uses. In addition, a second water treatment plant is under construction and solar gardens have been installed on McCain.

In 2015, the Town Council identified additional uses for the property (affordable housing and service commercial), which were approved with the 2015 Master Plan Update. Subsequently, construction on the second water treatment plant was started at the entry of the property and a river restoration project was completed.

In early 2018, the Town initiated conversations with the Summit School District regarding a property exchange on the McCain and Block 11 sites. The school district and Town entered into a land exchange agreement which included the School District acquiring a 10 acre future school site on the McCain property. In response to this agreement, the McCain Master Plan was updated again in 2018 to recognize the school use on the property.

Staff Comments

This subdivision carves off the school district parcel as its own lot, creates an access easement for such lot and divides the remaining parcels into lots which are likely to be further subdivided in the future when implementation of the master plan is realized. There are no immediate plans for development on this school parcel.

9-2-1-15: WAIVER OF REQUIREMENTS:

Notwithstanding any provisions contained herein to the contrary, the director or planning commission may waive any of the procedural or substantive requirements of this chapter if such requirement creates an undue hardship on a particular application or is irrelevant to the scope or location of the subdivision proposal in question and the director or commission incorporates such a finding into the final decision or permit. (Ord. 23, Series 1992)

Since there is no construction associated with this subdivision, staff finds that the following items irrelevant to the scope of the proposal:

- Utility Plan: Since no development is associated with this subdivision, Staff finds that a utility plan is not necessary until improvements are planned. Utilities will be installed in the future, along with roadway and stormwater improvements, as needed.

- **Street Lighting Plan:** No new streets are being constructed as part of this subdivision. Once the main north-south roadway is constructed, as shown on the Master Plan, a street lighting plan will be required.
- **Landscaping Plan:** The Subdivision Standards require applicants submit a landscaping plan showing that one tree be required for every fifteen (15) feet of roadway. This would include Highway 9, Coyne Valley Road, and Stan Miller Drive. Since no new roadways or construction are proposed as part of this application, Staff feels that this requirement is irrelevant at this time. At such time the roadway is dedicated within the site, a landscape plan will be required.

9-2-4-1: General Requirements: The approved Master Plan shows a school district parcel located in the area where it is shown on the plat. The water treatment plant under construction is included in the subdivision as well. Since no plans exist for remainder of the lots, they are being kept as large parcels and will be subdivided in the future when site specific uses are determined. Since the subdivision abuts Highway 9, CDOT has been contacted. No new access onto Highway 9 will be allowed. The proposal complies with the layout and requirements of the Master Plan. Currently, a portion of the property lies within a floodplain. Public Works has been working to bring the proposed school district parcel out of the floodplain prior to the transfer of ownership. Other portions of the site are planned to be removed from the floodplain as well through raising of the site and remapping of the floodplain in the future.

9-2-4-2: Design Compatible With Natural Features: The proposed subdivision is not in conflict with the existing or proposed topography. The proposed subdivision creates a parcel along the Blue River corridor, which is shown on the Master Plan to be future open space. No trees are proposed to be removed with this subdivision and Town Council has directed Staff to begin planting additional trees along Highway 9 to provide screening for any future development within this area.

9-2-4-3: Drainage, Storm Sewers And Flood Prevention: Drainage for the Water Treatment Plant parcel has been provided for with the construction of the facility. Drainage on the School District Parcel will be taken into account at such time as something is constructed on that site. With the restoration of the Blue River in this area and with the Town working to bring areas of the property out of the floodplain, Staff has no concerns on drainage or flood prevention. Once site work to raise the property are complete, the floodplain will be remapped.

9-2-4-5: Lot Dimensions, Improvements And Configuration: The proposal matches what is shown on the Master Plan and meets all of the requirements of this section. As development occurs, any required site disturbance envelopes or perimeter boundaries will be added to future subdivisions. Any easements needed will also be added to future subdivisions.

9-2-4-6: Blocks: The subdivision is designed to be in compliance with the Master Plan, as the property develops in the future. Access, circulation, control, and safety of street traffic will be required as portions of the property develop in the future.

9-2-4-7: Pedestrian And Bicycle Circulation Systems: The existing Blue River Rec Path is maintained with this proposal. Future pedestrian and bicycle circulation will be enhanced in the future with additional paths and trails as shown on the Master Plan.

9-2-4-11: Existing And Proposed Streets: No new streets are proposed with this subdivision. There is a 50' access easement shown that connects Tract B (School District Parcel) to Stan Miller Drive for required access. The easement shown on the plat for access to Tract B and will be modified to end at that parcel at this time. A temporary cul-de-sac is required for the end of the easement, by Tract B, and

will be included in the final design of the roadway. The easement will also be relabeled as an “access easement subject to relocation.” A roadway is shown on the Master Plan for this property, which this easement mostly follows. Since construction details have not been finalized on the proposed roadway, the easement is not final and will be dedicated as right-of-way at the time the roadway is constructed. The future road will connect Coyne Valley Road in the south with Stan Miller Drive in the north.

9-2-4-13: Dedication Of Park Lands, Open Space And Recreational Sites Or The Payment Of Fees In Lieu Thereof: Since open space funds contributed to approximately one-third (1/3) of the cost of purchasing this property at least one-third (1/3) of the land area is intended to remain as open space. The Master Plan shows 78.5 acres of open space, which includes the Blue River corridor. This exceeds the required 10 % open space dedication under Section 9-2-4-13. As plans move forward on this property, the proposed tracts will be subdivided and lots will be platted as open space. Since the Blue River corridor is still having site restoration work done, Tract C is not currently being shown as open space but there is a note on the plat that will be modified to state “Allowed uses on Tracts A and C to be determined by the Town of Breckenridge at a future date, and shall be consistent with the approved Master Plan for the property.”

Staff Recommendation

This subdivision proposal is in general compliance with the Subdivision Standards. Staff recommends approval of the McCain Subdivision, PL-2019-0060, located at 12965, 13215, 13217, 13221, 13250 Colorado State Highway 9, with the attached Findings and Conditions.

FINAL PLAT

THE McCAIN PARCEL

LOCATED WITHIN SECTIONS 13 AND 24 IN T.6S, R.78W, AND SECTIONS 18 AND 19 IN T.6S, R.77W. OF THE 6th P.M., TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO SHEET 1 OF 3

OWNER'S CERTIFICATE

I, THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SECTIONS 18 AND 19 IN TOWNSHIP 6 SOUTH, RANGE 77 WEST AND SECTIONS 13 AND 14 IN TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:

LEGAL DESCRIPTION, McCAIN PROPERTY:

THAT TRACT OF LAND BEING LOCATED IN PORTIONS OF THE SOUTHWEST 1/4, OF SECTION 13, THE EAST 1/2 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 78 WEST, THE NORTHWEST 1/4, OF SECTION 18, AND THE WEST 1/2 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 77 WEST, OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID TRACT CONSISTING OF THE FOLLOWING PARCELS OF LAND:

THAT PARCEL OF LAND CONVEYED TO THE TOWN OF BRECKENRIDGE BY RULE AND ORDER FROM THE DISTRICT COURT OF SUMMIT COUNTY, COLORADO, RECORDED 10-16-08 AT RECEPTION NO. 80908.

EXCEPTING THEREFROM PARCELS RW-455, RW-453A, AND RW-461 CONVEYED TO THE COLORADO DEPARTMENT BY QUIT CLAIM DEED, RECORDED 11-10-06, AT RECEPTION NO. 1015052.

TOGETHER WITH THAT PARCEL OF LAND CONVEYED TO THE TOWN OF BRECKENRIDGE BY WARRIANT DEED FROM ALONZO JOCE COMPANY, RECORDED 11-10-06, AT RECEPTION NO. 703120.

TOGETHER WITH THAT PARCEL OF LAND CONVEYED TO THE TOWN OF BRECKENRIDGE BY WARRIANT DEED FROM JACK W. THOMPSON AND MILDRED M. THOMPSON, RECORDED 12-14-2005 AT RECEPTION NO. 803544.

TOGETHER WITH THAT PARCEL OF LAND CONVEYED TO THE BLUE RIVER WATER DISTRICT BY WARRIANT DEED FROM EAGLE COUNTY DEVELOPMENT, RECORDED 8-8-1970 AT RECEPTION NO. 117441.

EXCEPTING THEREFROM PARCEL RW-447, CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION BY QUIT CLAIM DEED, RECORDED 1-10-2013 AT RECEPTION NO. 1015052, AND PARCEL 23, CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION BY QUIT CLAIM DEED, RECORDED 7-20-1978 AT RECEPTION NO. 178265.

TOGETHER WITH THAT PARCEL OF LAND CONVEYED TO THE TOWN OF BRECKENRIDGE BY WARRIANT DEED FROM THE RED WHITE AND BLUE FIRE PROTECTION DISTRICT, RECORDED 12-20-2011 AT RECEPTION NO. 871814.

EXCEPTING THEREFROM PARCEL RW-446, CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION BY QUIT CLAIM DEED, RECORDED 1-10-2013 AT RECEPTION NO. 1015052.

SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 4 OF THE ANNE PLACER, S.S. No. 14044, BEING A GRANITE STONE 8x16 INCHES, MARKED 4-14044 AND 4-14046, SAID POINT BEING IN FACT THE TRUE POINT OF BEGINNING.

THENCE: N 11°47'15" E, A DISTANCE OF 708.99 FEET ALONG THE 3-4 LINE OF SAID ANNE PLACER TO CORNER NO. 2, A BLM BRASS CAP.

THENCE: N 17°14'50" W, A DISTANCE OF 807.87 FEET ALONG THE 2-3 LINE OF SAID ANNE PLACER TO CORNER NO. 2, A BLM BRASS CAP.

THENCE: N10° 37'23" E, A DISTANCE OF 758.05 FEET ALONG THE 1-2 LINE OF SAID ANNE PLACER TO CORNER NO. 1, A BLM BRASS CAP, ALSO BEING IDENTICAL TO CORNER NO. 1 OF THE B & L No. 1 PLACER, S.S. No. 14044.

THENCE: N09° 01'14" E, A DISTANCE OF 1381.42 FEET ALONG THE 1-2 LINE OF SAID B & L No. 1 PLACER TO CORNER NO. 2 OF SAID B & L No. 1 PLACER, BEING A GRANITE STONE 8 x 10 x 16 INCHES, MARKED 8-14044 AND 9-14046.

THENCE: N01° 54'31" W, ALONG THE 2-3 LINE OF SAID B & L No. 1 PLACER A DISTANCE OF 653.70 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER AT RECEPTION NO. 831607.

THENCE: N09°10'17" E, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 831607, A DISTANCE OF 878.80 FEET TO A POINT ON THE 4-5 LINE OF THE ACCUMULATION PLACER, S.S. No. 18081, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER AT RECEPTION NO. 835442.

THENCE: S88°09'21" W, ALONG THE NORTH LINE OF SAID PARCEL AS DESCRIBED AT RECEPTION NO. 835442, A DISTANCE OF 457.60 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY No. 8.

THENCE: SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY FOR THE FOLLOWING THREE COURSES:

1) 304°58'28" W, A DISTANCE OF 117.24 FEET.

2) S00°38'14" W, A DISTANCE OF 197.24 FEET.

3) 145.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3784.80 FEET AND A CHORD WHICH BEARS S00°14'07" E TO THE N.E. CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER AT RECEPTION NO. 1015052.

THENCE: 42.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 82.14 FEET, A CENTRAL ANGLE OF 28°29'18", AND A CHORD WHICH BEARS N89°21'53" E.

THENCE: S19°28'40" W, A DISTANCE OF 44.37 FEET.

THENCE: N77°51'47" W, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 815384, AND THAT PARCEL OF LAND AS DESCRIBED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER AT RECEPTION NO. 1014784, A DISTANCE OF 114.58 FEET.

THENCE: S12°12'41" W, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 809444, A DISTANCE OF 70.00 FEET.

THENCE: N87°43'04" W, ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 160.40 FEET.

THENCE: N12°14'11" E, ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 87.66 FEET.

THENCE: S71°22'31" W, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 870743, A DISTANCE OF 216.85 FEET TO A POINT ON THE 4-5 LINE OF THE BRYAN PLACER, S.S. No. 14081.

THENCE: S11°46'50" W ALONG THE 4-5 LINE OF SAID BRYAN PLACER A DISTANCE OF 671.80 FEET.

THENCE: S77°50'07" W, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 870743, A DISTANCE OF 484.64 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID COLORADO STATE HIGHWAY No. 8.

THENCE: S14°00'08" W, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 248.51 FEET.

THENCE: N18°01'18" W, A DISTANCE OF 184.79 FEET.

THENCE: N12°21'22" E, A DISTANCE OF 443.81 FEET.

THENCE: S23°04'31" W, A DISTANCE OF 102.88 FEET.

THENCE: S14°00'07" W, A DISTANCE OF 86.80 FEET.

THENCE: S23°04'31" W, A DISTANCE OF 154.16 FEET.

THENCE: S84.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2784.40 FEET, A CENTRAL ANGLE OF 02°04'04", AND A CHORD WHICH BEARS S11°07'30" W, A DISTANCE OF 383.99 FEET.

THENCE: S09°11'03" W, A DISTANCE OF 1186.38 FEET, ALONG SAID WESTERLY LINE OF COLORADO STATE HIGHWAY No. 8.

THENCE: 180.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 7514.40 FEET, A CENTRAL ANGLE OF 09°04'04", AND A CHORD WHICH BEARS S11°07'30" W, A DISTANCE OF 180.58 FEET.

THENCE: S 89°47'28" W, ALONG THE NORTHERLY RIGHT OF WAY OF SAID SUMMIT COUNTY ROAD No. 3, A DISTANCE OF 918.20 FEET.

THENCE: CONTINUING ALONG SAID RIGHT OF WAY, 261.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 80°50'07", A RADIUS OF 142.70 FEET, AND A CHORD WHICH BEARS S47°30'58" W, TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER AT RECEPTION NO. 101824.

THENCE: N05°23'45" W, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 101824, A DISTANCE OF 60.30 FEET TO A POINT ON THE 4-5 LINE OF THE ANNE PLACER, S.S. No. 14044.

THENCE: N04°29'10" W, ALONG THE 4-5 LINE OF SAID ANNE PLACER, A DISTANCE OF 658.88 FEET TO CORNER NO. 4, THE TRUE POINT OF BEGINNING.

THE AREA OF ALL PARCELS DESCRIBED IS 5,848,317 SQ. FT. OR 137,8341 ACRES.

TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO.

HAVE LAIN OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, RIGHTS OF WAY, OR EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "THE McCAIN PARCEL" AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PUBLIC USE OF THE TOWN OF BRECKENRIDGE, ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON. THE OWNERS HAVE CAUSED THEIR NAMES TO BE HEREBY SUBSCRIBED THIS _____ DAY OF _____, 2019.

ERIC S. MARTEL, AS MAYOR TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION
LETTER: HELEN COSPOLICH, CMC, TOWN CLERK

ACKNOWLEDGMENT STATE OF COLORADO) SS COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY ERIC S. MARTEL AS MAYOR AND HELEN COSPOLICH AS TOWN CLERK, TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION.

MY COMMISSION EXPIRES: _____ WITHNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

TOWN OF BRECKENRIDGE CERTIFICATE THIS PLAT IS APPROVED THIS _____ DAY OF _____, 2019. TOWN OF BRECKENRIDGE

BY: PETER GROSSBERGER, DIRECTOR DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTICE PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OBLIGATIONS OF MAINTENANCE, CONSTRUCTION AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND ENBRACED WITHIN THIS SUBDIVISION.

TITLE COMPANY CERTIFICATE TITLE COMPANY OF THE ROCKIES, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE AND ALL LAND SURVEYS AND ALL LANDS HEREBY INDICATED BY VERTICE OF THIS PLAT AND TITLE TO ALL SUCH LANDS AS IN THE INDICATOR FROM AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, A.D., 2019. AGENT

TOWN CLERK'S CERTIFICATE STATE OF COLORADO) SS TOWN OF BRECKENRIDGE) COUNTY OF SUMMIT) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____, 2019, AND IS DULY RECORDED.

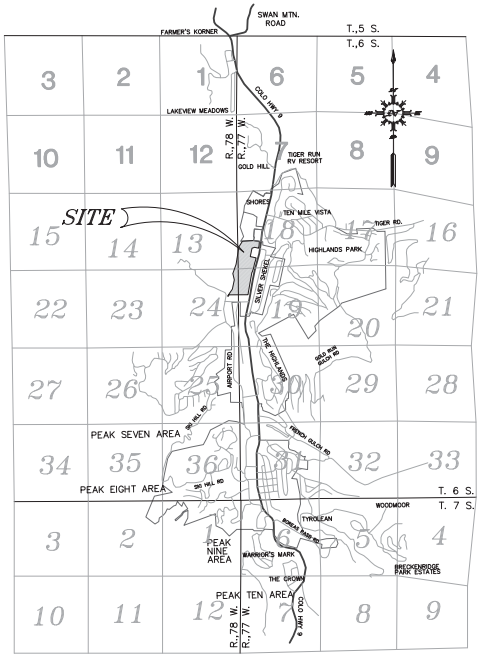
TOWN CLERK HELEN COSPOLICH

CERTIFICATE OF TAXES PAID I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL TAXES DUE AND PAYABLE AS OF _____ UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL. DATED THIS _____ DAY OF _____, 2019, AD.

SUMMIT COUNTY TREASURER OF DESIGNS

SURVEYOR'S CERTIFICATE I, DENNIS E. O'NEIL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT OF THE McCAIN PARCEL WAS PREPARED BY ME AND UNDER MY SUPERVISION; THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THE MONUMENTS WERE PLACED PURSUANT TO 38-61-105, C.R.S. DATED THIS _____ DAY OF _____, 2019.

DENNIS E. O'NEIL COLORADO L.S. 23801



PLAT NOTES: 1. ALLOWED USE TO BE DETERMINED BY THE TOWN OF BRECKENRIDGE.

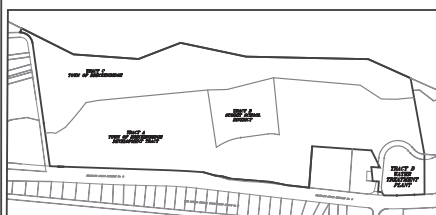
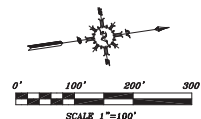
CLERK AND RECORDERS CERTIFICATE STATE OF COLORADO) SS COUNTY OF SUMMIT) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ M., THIS _____ DAY OF _____, A.D., 2019, AND FILED UNDER RECEPTION NO. _____ SUMMIT COUNTY CLERK AND RECORDER

BASELINE SURVEYS LLC FINAL PLAT THE McCAIN PARCEL LOCATED WITHIN SECTIONS 13 AND 24 IN T.6S, R.78W, AND SECTIONS 18 AND 19 IN T.6S, R.77W, OF THE 6th P.M., TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO SHEET 1 OF 3 Date: 3/28/19 Scale Horiz= N/A Drawn By: RDG Checked By: DEO DWG File: 4000 PLAT Job No: 4000

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE BROUGHT ANY LATER IN THE SURVEY BE COMMENCED MORE THAN FIVE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

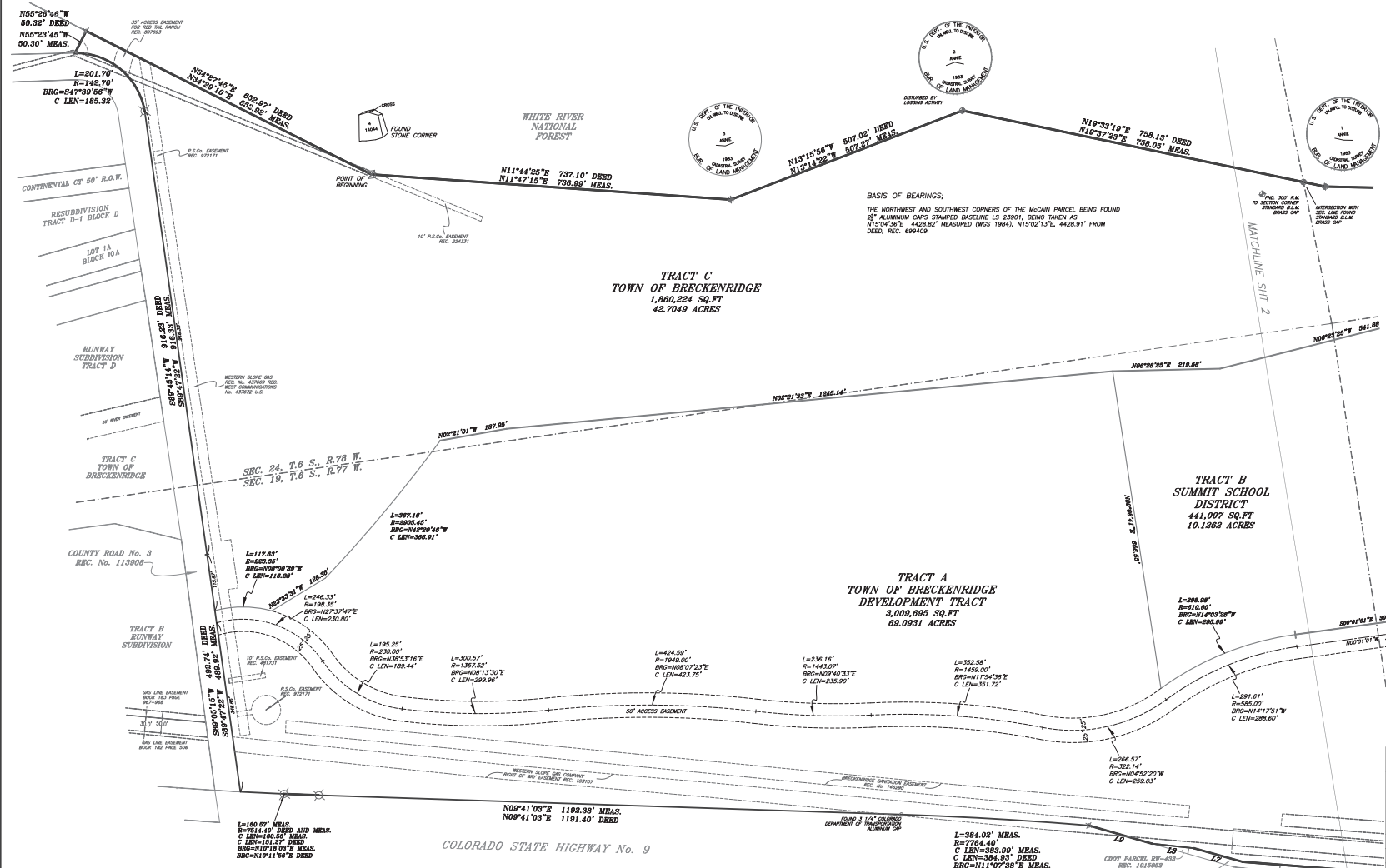
FINAL PLAT THE McCAIN PARCEL

LOCATED WITHIN SECTIONS 13 AND 24 IN T.6S, R.78W, AND SECTIONS 18 AND 19
IN T.6S, R.77W. OF THE 6th P.M.,
TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO
SHEET 2 OF 3



LINE	BEARING	DISTANCE
L1	N55°20'06"W	50.32'
L2	N55°23'45"W	60.30'
L3	N55°23'45"W	60.30'
L4	N55°23'45"W	60.30'
L5	N55°23'45"W	60.30'
L6	N55°23'45"W	60.30'
L7	N55°23'45"W	60.30'
L8	N55°23'45"W	60.30'
L9	N55°23'45"W	60.30'
L10	N55°23'45"W	60.30'
L11	N55°23'45"W	60.30'
L12	N55°23'45"W	60.30'
L13	N55°23'45"W	60.30'
L14	N55°23'45"W	60.30'
L15	N55°23'45"W	60.30'
L16	N55°23'45"W	60.30'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	124.00'	1784.00'	N55°23'45"W	1462.00'
C2	42.28'	62.74'	N66°21'53"E	47.81'
C3	17.35'	27.56'	N66°21'53"E	17.35'
C4	130.49'	154.98'	N32°43'17"E	128.62'



BASIS OF BEARINGS:
THE NORTHWEST AND SOUTHWEST CORNERS OF THE McCAIN PARCEL BEING FOUND 2" ALUMINUM CAPS STAMPED BASELINE LS 23901, BEING TAKEN AS N15°04'56"E 4428.82' MEASURED (MGS 1986), N15°02'13"E 4428.91' FROM DEED, REC. 699409.

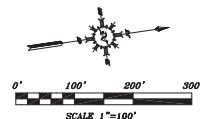
- LEGEND**
- ⊠ FOUND STONE MONUMENT FOR ORIGINAL FIELD NOTES
 - ⊕ FOUND STAMPED B.L.M. BRASS CAP STAMPED WITH CORNER IDENTIFICATION
 - ⊙ FOUND NUMBER 5 REBAR
 - ⊖ FOUND #2 REBAR WITH 2" ALUMINUM CAP L.S. 2840
 - ⊚ FOUND NUMBER 5 REBAR WITH 1 1/2" DIA. ALUMINUM CAP STAMPED TANGIBLE SURVEY REC. 413 3906
 - ⊛ SET NUMBER 5 REBAR WITH 2 1/2" DIA. ALUMINUM CAP STAMPED TANGIBLE SURVEY REC. 413 3906
- MEAS. = MEASURED DIMENSION OF PROPERTY
CALC. = CALCULATED DIMENSION OF PROPERTY

BASELINE SURVEYS LLC		T.6S, R.78W T.6S, R.77W SECTION 13 AND 19 IN T.6S, R.77W OF THE 6th P.M., TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO	
FINAL PLAT			
THE McCAIN PARCEL			
LOCATED WITHIN SECTIONS 13 AND 24 IN T.6S, R.78W, AND SECTIONS 18 AND 19 IN T.6S, R.77W. OF THE 6th P.M., TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO			
Revisions	Date	SHEET 2 OF 3	
Revised		Date: 3/28/19	Scale Horiz: 1"=100'
		Drawn By: RDG	Checked By: DEO
		DWG File: 4000 PLAT	Job No: 4000

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BROUGHT UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FINAL PLAT THE McCAIN PARCEL

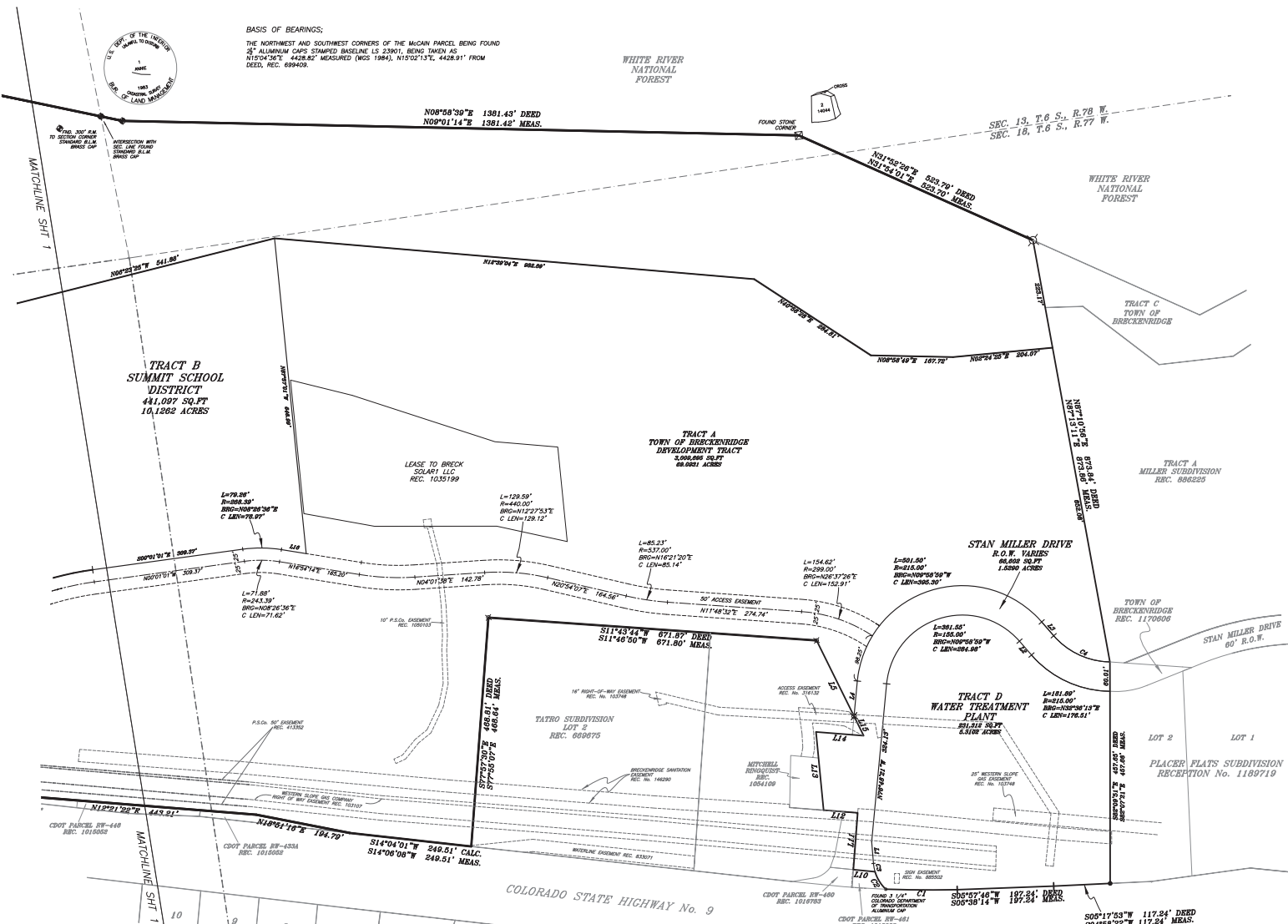
LOCATED WITHIN SECTIONS 13 AND 24 IN T.6S, R.78W, AND SECTIONS 18 AND 19
IN T.6S, R.77W. OF THE 6th P.M.,
TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO
SHEET 3 OF 3



BASIS OF BEARINGS:

THE NORTHWEST AND SOUTHWEST CORNERS OF THE McCAIN PARCEL BEING FOUND BY ALUMINUM CAPS STAMPED BASELINE IS 23091, BEING TAKEN AS N19°04'36" E 4428.82' MEASURED (MGS 1984), N19°02'13" E, 4428.91' FROM DEED, REC. 699405.

WHITE RIVER
NATIONAL
FOREST



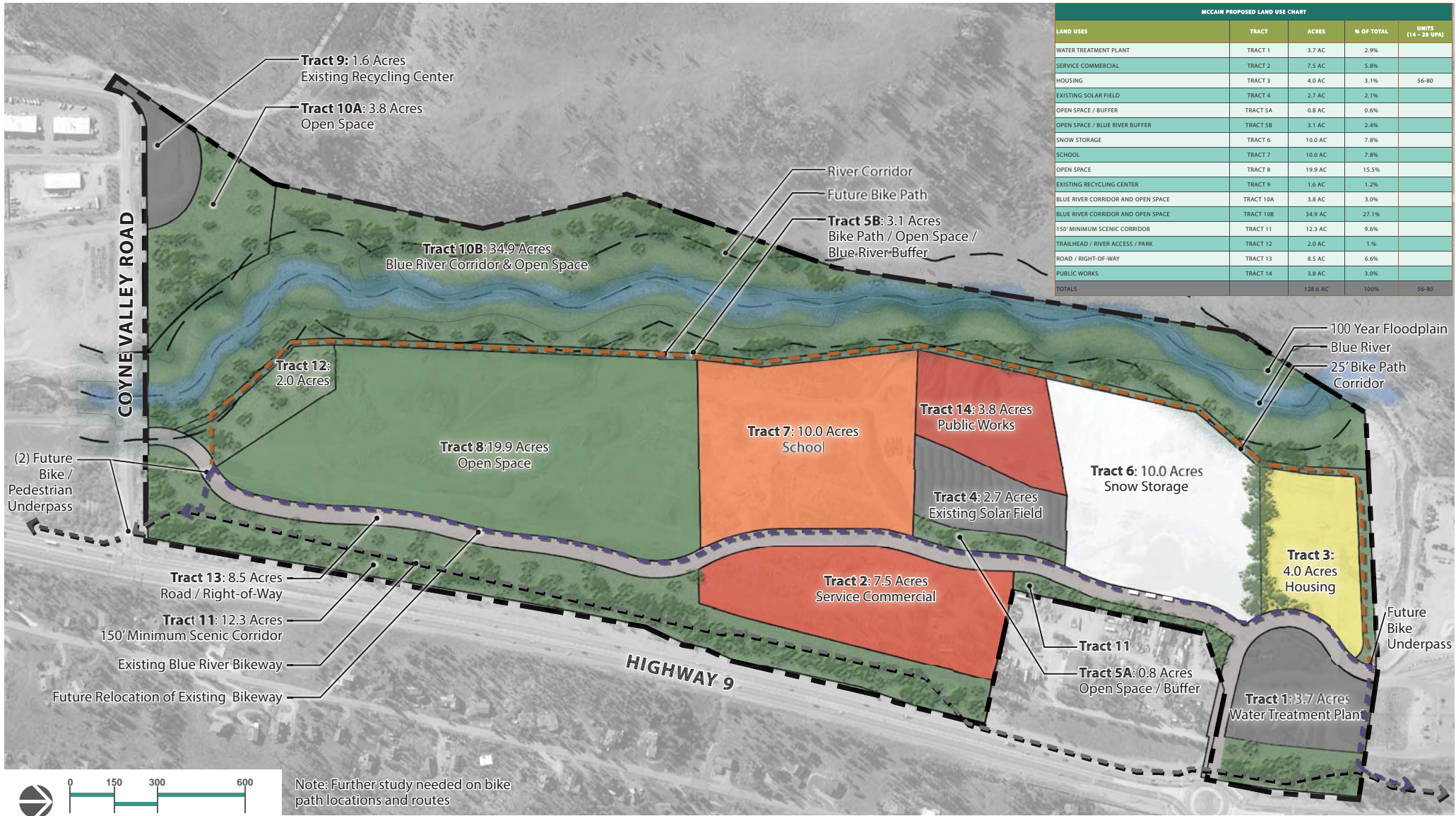
LINE NUMBER	BEARING	DISTANCE
L1	N08°58'39" E	1381.43'
L2	N09°01'14" E	1381.42' MEAS.
L3	N11°43'24" W	671.87' DEED
L4	N11°43'50" W	671.86' MEAS.
L5	N11°43'24" W	671.86' DEED
L6	N11°43'50" W	671.86' MEAS.
L7	N11°43'24" W	671.86' DEED
L8	N11°43'50" W	671.86' MEAS.
L9	N11°43'24" W	671.86' DEED
L10	N11°43'50" W	671.86' MEAS.
L11	N11°43'24" W	671.86' DEED
L12	N11°43'50" W	671.86' MEAS.
L13	N11°43'24" W	671.86' DEED
L14	N11°43'50" W	671.86' MEAS.
L15	N11°43'24" W	671.86' DEED
L16	N11°43'50" W	671.86' MEAS.

CURVE NO.	LENGTH	CHORD	CHORD BEARING	AREA
01	146.00'	2784.80'	N08°58'39" E	146.00'
02	146.00'	2784.80'	N09°01'14" E	146.00'
03	146.00'	2784.80'	N11°43'24" W	146.00'
04	146.00'	2784.80'	N11°43'50" W	146.00'

⊠	FOUND STONE MONUMENT FOR ORIGINAL FIELD NOTES
⊙	FOUND STANDARD B.L.M. BEARS CAP STAMPED WITH CORNER IDENTIFICATION
⊚	FOUND NUMBER 5 BEAR
⊛	FOUND #5 BEAR WITH 2" ALUMINUM CAP L.S. 5840
⊜	FOUND NUMBER 5 BEAR WITH 2 1/2" DIA. ALUMINUM CAP STAMPED TENSILE SURFACE REC. #15 23007
⊝	SET NUMBER 5 BEAR WITH 2 1/2" DIA. ALUMINUM CAP STAMPED TENSILE SURFACE REC. #15 23007
—	MEASURED DIMENSION OF PROPERTY
—	DEED DIMENSION OF PROPERTY
—	CALCULATED DIMENSION OF PROPERTY

BASELINE SURVEYS LLC		7-2-2025 10:50 LOCAL OFFICE AT BRECKENRIDGE, CO 80424 OFFICE 970-781-1100
FINAL PLAT THE McCAIN PARCEL LOCATED WITHIN SECTIONS 13 AND 24 IN T.6S, R.78W, AND SECTIONS 18 AND 19 IN T.6S, R.77W. OF THE 6th P.M., TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO		
Revisions		SHEET 3 OF 3
Revised		Date: 3/28/19 Scale Horiz: 1"=100'
DWC File: 4000 PLAT		Checked By: DEO
Job No: 4000		

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



TOWN OF BRECKENRIDGE

McCain Subdivision

The following real property in the Town of Breckenridge, Summit County, Colorado: (i) Tract "B" (67.6099 acres) as shown on the Annexation Map McCain Annexation Phase I, recorded under Reception No. 714272; (ii) the 35.2412 acre tract as shown on the Annexation Map McCain Annexation Phase II, recorded under Reception No. 714274; (iii) Parcel "A" and Parcel "B" as described in special warranty deed recorded June 18, 2013 at Reception No. 1029052
12965, 13215, 13217, 13221, 13250 Colorado State Highway 9
PL-2019-0060

FINDINGS

1. The proposed project is in accord with the Subdivision Ordinance and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **April 4, 2019** 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 **April 10, 2019** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.
7. **As no roadways or structures associated with this subdivision are proposed at the time of this application, Staff finds that the utility plan, street lighting plan, and landscaping plan are not required.**

CONDITIONS

1. The Final Plat of this property may not be recorded 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, refuse to record the Final Plat, issue a stop order requiring the cessation of any work being performed under this permit, 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 will expire three (3) years from the date of Town Council approval, on **April 23, 2022** unless the Plat has been filed. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.

4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Applicant shall construct the subdivision according to the approved subdivision plan, and shall be responsible for and shall pay all costs of installation of public roads and all improvements including revegetation, retaining walls, and drainage system. All construction shall be in accordance with Town regulations.
6. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.

PRIOR TO RECORDATION OF FINAL PLAT

7. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements and the terms of the subdivision plan approval.
8. Applicant shall submit and obtain approval from the Town Attorney for any restrictive covenants and declarations for the property.
9. Per Section 9-2-3-5-B of the Subdivision Standards, the following supplemental information must be submitted to the Town for review and approval prior to recordation of the final plat: title report, errors of closure, any proposed restrictive covenants, any dedications through separate documents, and proof that all taxes and assessments have been paid.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE

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



Memo

To: Breckenridge Planning Commission
 From: Julia Puester, Planning Manager
 Date: 3/29/2019 (For April 10, 2019 Meeting)
 Subject: Approved Class D Majors Quarterly Report (Q1 2019)

BACKGROUND

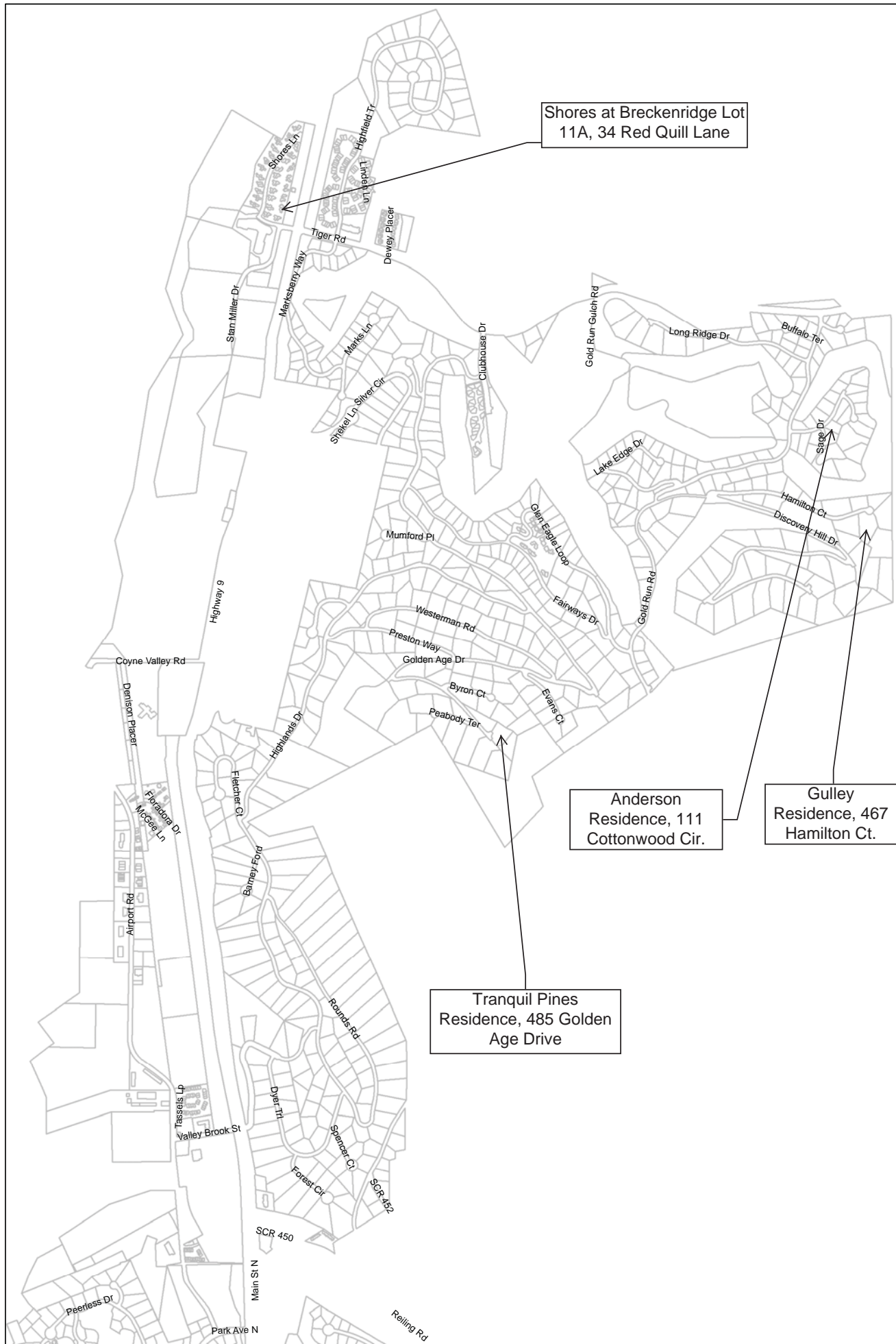
Effective January 1, 2014, Section 9-1-18-4-1 of the Breckenridge Development Code authorized the Director to review and approve Class D Major applications for single family or duplex structures outside of the Conservation District administratively without Planning Commission review. For an application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

We have included a list of the Class D Major development permits that have been approved for the first quarter of 2019 since we last reported to you in February of 2019.

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

Permit #	Address	Project Name	Description	Approval Date	Planner
PL-2018-0559	92 & 104 Cucumber Dr.	Duplex 2 Cucumber Creek Estates	Construction of a new duplex, each side to be 3,000 sq. ft. with 4 bedrooms and 4.5 bathrooms	January 9, 2019	Jeremy Lott
PL-2018-0560	95 Cucumber Dr.	Cucumber Creek Estates Cottage 2	Construction of a new 4,137 sq. ft. single family residence with 4 bedrooms and 4.5 bathrooms, and a two car garage	January 18, 2019	Jeremy Lott
PL-2019-0001	34 Red Quill Ln.	Shores at Breckenridge Lot 11A	A new 3,033 sq. ft. single family residence with 3 bedrooms and 3.5 bathrooms	January 24, 2019	Chris Kulick
PL-2019-0015	79 Cucumber Dr.	Cucumber Creek Estates Cottage 1	Construction of a new 4,137 sq. ft. single family residence with 4 bedrooms, 4.5 bathrooms, and a two car garage	February 1, 2019	Jeremy Lott
PL-2019-0006	467 Hamilton Ct.	Gulley Residence	A new 4,326 sq. ft. single family residence with 5 bedrooms and 5 bathrooms	February 14, 2019	Chapin LaChance

PL-2019-0005	111 Cottonwood Cir.	Anderson Residence	A new 4,158 sq. ft. single family residence with 4 bedrooms and 5 bathrooms	February 15, 2019	Chapin LaChance
PL-2019-0033	485 Golden Age Dr.	Tranquil Pines Residence	A new 5,920 sq. ft. single family residence with 3 bedrooms and 3.5 bathrooms	February 22, 2019	Chris Kulick

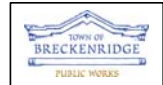


Shores at Breckenridge Lot
11A, 34 Red Quill Lane

Anderson
Residence, 111
Cottonwood Cir.

Gulley
Residence, 467
Hamilton Ct.

Tranquil Pines
Residence, 485 Golden
Age Drive



Breckenridge North





Cucumber
Creek Estates
Cottage 2, 95
Cucumber Drive

Cucumber
Creek Estates
Cottage 1, 79
Cucumber Drive

Duplex 2 Cucumber
Creek Estates, 92 & 104
Cucumber Drive



Breckenridge South





Memo

To: Breckenridge Planning Commission
From: Julia Puester, Planning Manager
Date: 3/29/2019 (For April 10, 2019 Meeting)
Subject: Approved Class C Subdivision Quarterly Report (Q1 2019)

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

Class C Subdivisions are defined as follows:

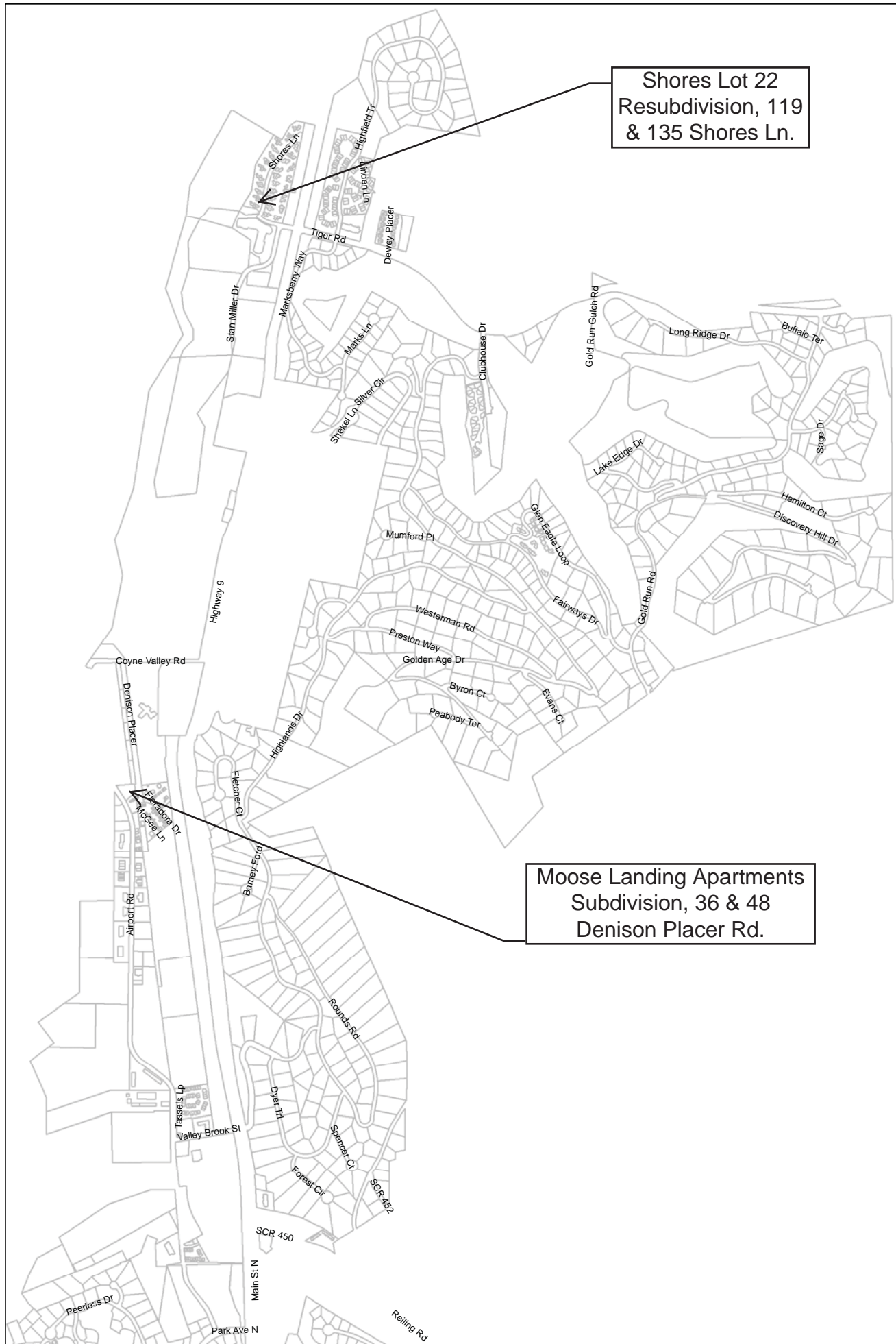
"CLASS C SUBDIVISION: A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, footprint lots in conjunction with an approved master plan, and duplexes when done in accordance with a previously approved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

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

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

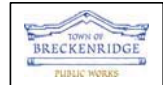
As a result, we have included a list of the Class C Subdivisions that have been approved since you were last updated in February 2019. If you have any questions about these applications, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.

Permit #	Project Name	Address	Description	Approval Date	Planner
PL-2018-0597	Crystal Peak Lodge Condo Map Amendment	1891 Ski Hill Rd.	Conversion of general common element to condominium unit.	January 7, 2019	Chris Kulick
PL-2018-0614	Moose Landing Apartments Subdivision	36 & 48 Denison Placer Rd.	Vacate lot line to create 36 and 48 Denison Placer Rd.	January 24, 2019	Chris Kulick
PL-2019-0027	Grand Colorado on Peak 8 Fourth Condo Map	1595 Ski Hill Rd.	Fourth Condominium Map for Grand Colorado on Peak 8	March 1, 2019	Julia Puester
PL-2019-0043	Shores Lot 22 Resubdivision	119 & 135 Shores Ln.	Revise lot lines to allow for new lots for 22A and 22B	March 18, 2019	Chris Kulick
PL-2019-0049	Lincoln Park Filing 4 Lot 6 Subdivision	19 & 27 Wire Patch Green	Subdivide Lot 6 into 6A and 6B for duplex.	March 26, 2019	Jeremy Lott



Shores Lot 22
Resubdivision, 119
& 135 Shores Ln.

Moose Landing Apartments
Subdivision, 36 & 48
Denison Placer Rd.





Breckenridge South



Crystal Peak Lodge Condo
Map Amendment, 1891 Ski
Hill Rd.

Grand Colorado on
Peak 8 Fourth
Condo Map, 1595
Ski Hill Rd.

Lincoln Park Filing 4 Lot 6
Subdivision, 19 & 27 Wire
Patch Green