



TOWN OF  
**BRECKENRIDGE**

**Planning Commission Meeting Agenda**

Tuesday, June 4, 2019, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

**5:30pm - Call to Order of the June 4, 2019 Planning Commission Meeting; 5:30pm Roll Call**

*Location Map* 2

*Approval of Minutes* 3

*Approval of Agenda*

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

**5:40pm - Consent Calendar**

1. Breckenridge Peaks Residence (CK) 210 South Pine Street, PL-2019-0147 6

**5:45pm - Preliminary Hearings**

1. Collins Residence (CK) 106 South High Street, PL-2019-0068 28

**6:15pm - Other Matters**

1. Town Council Summary (Memo Only) 57

2. Handbook of Design Standards Update 62

**6:45pm - 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.**



Breckenridge Peaks  
Residence, 210 S.  
Pine Street

Collins Residence,  
106 S. High Street



NOT TO SCALE

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  
Lowell Moore

Ron Schuman

### APPROVAL OF MINUTES

With no changes, the May 7, 2019 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the May 21, 2019 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

### WORK SESSIONS:

#### 1. Off Street Parking Policy Review

Ms. Puester presented an overview of recent changes to the Development Code in regards to off street residential parking requirements outside of the Parking Service Area, and how they are being interpreted by staff in the first few applications seen by the Commission. Planning Commissioners were asked for feedback and if they were comfortable with the interpretation thus far.

#### *Commissioner Questions / Comments:*

Mr. Schroder: In the policy, do they have to be identified and shown so we know where these spaces are? (Ms. Puester: Yes, they are required to show all required parking spaces on the site plan. This is a balancing act. Our code currently allows for tandem parking and we have seen two stacked typically. If more than two in a stack than we are also looking at more pavement, more hard surface and more disturbance, less open space on sites.) On ones with long paver strip driveways on the side of a building running all the way to the back, could an owner propose they tandem 5 on those strips? (Ms. Puester: In practice, yes but per our interpretation thus far, we are looking at 3 spaces as precedent but that is why we are here.) (Mr. Grosshuesch: Tandem in the dictionary says 2.)

Ms. Leidal: Would you allow 3-4 tandem? (Ms. Puester: We are thinking three could be reasonable.)

Mr. Truckey: One of the plans, page 11 of packet, that's where we have at least triple back-to-back parking. So we are struggling with this and looking for input. One of the solutions is that the landowner manages their parking issue. However, if it's managed poorly, they will start to park on the street and we'll have issues.

Mr. Gerard: Street parking is prohibited for rentals.

Ms. Leidal: Three is pushing it for me. I like the code change to require more spaces, and the parking management is on the people staying there. But neighbors are also impacted. I live across the street from a rental and have had people park in my driveway so they can shuffle cars. It's a no-win situation. But this is a good start. Let's make sure we don't allow commercial uses to start doing this.

Mr. Moore: What was the old rule? (Ms. Puester: Two spaces for a single family home.)

Mr. Lamb: The historic district is a parking nightmare.

Mr. Kulick: To Christie's point, it's what we can approve. If there are three designated spaces, and they put 8 in there, there's nothing that says they can't.

- Mr. Grosshuesch: You can easily see someone say they don't want to pave over the sites.
- Mr. Giller: Is there any info provided for overnight paid parking on Airport Rd.? (Mr. Grosshuesch: It is available).
- Mr. Moore: At our condo, we actually would provide people with the info for what to do if they had extra cars.
- Ms. Puester: Do you have any thoughts (referring to site plan on screen) if they have to shuffle? (Mr. Giller: That's a good thing and important for the renters to know. I wouldn't want to expand paving. I think it's a necessary answer to a problem.)
- Mr. Schroder: We don't want people parking on the street. It's in the Town's best interest to have the applicant lay out as many spaces as possible. This should be given to the renters to show them how to park.
- Mr. Gerard: When we were doing the walking tour for the stakeholders group, people expressed that the Town was not enforcing the parking ordinance. If the Town doesn't get tough and enforce, it will still be a parking free-for-all. In our HOA it was like that until people got some fines. Enforcement of this goes up the food chain, people need to be talking about it.
- Mr. Moore: Parking in the alley, people need to be getting tickets. Our parking company – do they have jurisdiction other than the metered areas? (Mr. Grosshuesch: Yes, they enforce in the Historic District. One thing we should get on the table is that in the historic district, we are floating a proposal where on those sites where we have perpendicular parking and half is in town ROW, when the short term rental permits come up for renewal, we would require owners to show that they comply 100 percent with parking policies and that they are completely on private property. If they can't meet that standard, then we would deny the license. If you were not going to be short term renting, (then as an incentive) we would consider grandfathering that condition and allow people to keep doing it. We will vet this idea internally and then potentially advance it to the Town Council for adoption. Mr. Moore: Sounds reasonable.
- Mr. Lamb: You can't compare where Christie lives with where I live (in the historic district). And you can't say it's just short term, it's a long term parking problem too. (Mr. Kulick: Largely when we see people apply for the residential parking permit, it is where a home was rented to multiple people long term. To Jim's point, it's accurate.) Speaking for a few long term rentals, is that they are getting huge bucks for these places by letting 10 people live there.
- Mr. Schuman: Enforcement can solve that. There's nothing from HOAs that show what meets the code for parking.
- Ms. Puester: Legally we can't stop an application because of the HOA rules. We may have seen it when the subdivision was approved, and it gets modified overtime and we can't hold entitlements subject to an HOA process.
- Mr. Schuman: Fines work.
- Mr. Lamb: Something making this more complicated is that people used to park at the Library overnight, and where there is now the Arts District. Now you can't park overnight in the Library lot which sits empty overnight. That use could alleviate some pressure. A lot of the parking in my neighborhood has gone away. Also, the paid parking on Ridge now pushes people to park further into the residential areas of the historic district so they don't have to pay.
- Mr. Grosshuesch: Right now, PD is not enforcing overnight parking prohibitions on Harris and High Streets. Harris and High is an area of study of ours, and we've gone out there during peak times to see how full it is. We've never seen it more than 60 percent occupied. Ridge and French Streets are another story. We are evaluating the idea of expanding the residential parking permit program to cover those two streets.
- Mr. Lamb: I just got a notice from PD that I had to take down parking signs in front. I was surprised they could regulate content on signs because of the Gilbert sign case. (Mr. Grosshuesch: The Town Attorney said signs could not control what happened in the Town ROW. Tim

Berry is very aware of that case. When did you get the letter?) Mr. Lamb: A couple of days ago. Also, in front of Longbranch, the Town said they could have those spaces. (Mr. Grosshuesch: Those are out of the ROW.)

Ms. Leidal: Do you want to consider this parking requirement for duplexes? Would you need it? (Ms. Puester: we will have to look at that.)

## 2. Handbook of Design Standards Update

Ms. Puester presented an update on recent meetings held with the Historic and Conservation Districts Stakeholder Group and their consensus regarding proposed updates to the Handbook of Design Standards including the meeting held this afternoon. Planning Commissioners were asked for their feedback.

Mr. Schroder: Can they still move the building and get the negative points? (Mr. Truckey: Yes.) Mr. Schroder: How could they offset with a lot of positive points? (Mr. Truckey: Workforce housing, energy efficiency, landscaping, historic preservation).

Mr. Gerard: Did we discuss a positive point for going down to 8 feet width (in regards to connectors)? I think if they agreed to 8 ft, they got positive points. (Mr. Truckey: We couldn't resolve the formula today (regarding length). It may be some criteria for commission and staff to review.) (Mr. Grosshuesch: Part of the formula is attached to the height of the building to be connected, and the height of the addition). There was another discussion about positive points for reducing non-conformities and I think that has merit.

Ms. Leidal: Don't we give that now under historic preservation? (Peter: Yes, but this would break it out as its own policy.)

Mr. Schuman: I like the 8 width and 12 length to try to stick to. On the process, once the stakeholders have their last meeting, do we get another chance to review before it goes to Council? (Peter: Yes, it will come to the Planning Commission.)

Mr. Gerard: I was stunned at the pushback on connectors. I thought that would be an easy fix.

Ms. Leidal: Did you discuss the addition location off a connector? Does it have to be behind, or can it be like a dog-leg? (Mr. Grosshuesch: Off the back of the primary structure.) (Mr. Gerard: You have to maintain one sidewall.) (Ms. Puester: One sidewall has to be maintained (referenced the diagram on screen).) (Mr. Truckey: You could potentially pivot the structure even if it wasn't straight behind. We want to limit that to avoid it being too visible from the street.) (Mr. Grosshuesch: You can only have access to the mass bonus if you respect the wall plains.) (Ms. Puester: The state actually likes the roof plane changing to be perpendicular.) Ms. Leidal: I would hope that we can draft something to not see a U-shape where the new structure comes up to toward the front.

Ms. Leidal: Was the no change to UPA a big discussion? With one average size module you think we don't need to reduce the UPA? (Mr. Grosshuesch: NO, it should keep it with the scale).

Mr. Giller: I thought the meeting went well and it was a diverse representation of the citizens. It was interesting that the discussions would end up in the middle and reach consensus. I think it worked well.

## **OTHER MATTERS:**

1. Town Council Summary (Memo Only)

## **ADJOURNMENT:**

The meeting was adjourned at 6:23 pm.

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Mike Giller, Chair



**2019 - Class C Single Family Development Staff Report**

<b>Project Title:</b>	Breckenridge Peaks Residence	
<b>Proposal:</b>	Construct a new 5,727 sq. ft. single family residence.	
<b>PC#:</b>	PL-2019-0147	
<b>Project Manager:</b>	Chris Kulick, AICP, Planner III	
<b>Date of Report:</b>	May 29, 2019	
<b>Property Owner:</b>	Merrill Stillwell	
<b>Agent:</b>	Suzanne Allen-Sabo, Allen Guerra Architecture	
<b>Proposed Use:</b>	Single Family Residence	
<b>Address:</b>	210 South Pine Street	
<b>Legal Description:</b>	Lot 1, Gold Flake 3A	
<b>Area of Site in Square Feet:</b>	22,265 sq. ft.	0.51 acres
<b>Existing Site Conditions:</b>	The lot is vacant and slopes uphill from Pine Street to the east at an average of 13%. The property is moderately covered with lodge pole pine trees. The property is bordered by single-family homesites to the east, west and south. A 15' x 30' utility easment is located in the northwest corner of the lot and a 15' easment for the Hermit Placer Trail is located at east edge of the lot.	
<b>Areas of building:</b>	Proposed Square Footage	
Lower Level:	1,964 sq. ft.	
Main Level:	2,108 sq. ft.	
Upper Floor:	401 sq. ft.	
Total Density:	4,473 sq. ft.	
Garage/Mechanical Room:	1,254 sq. ft.	
Total:	5,727 sq. ft.	
<b>Code Policies (Policy #)</b>		
<b>Land Use District (2A/2R):</b>	12- 2 UPA	
<b>Mass (4/A &amp; 4R):</b>		
	Allowed: Unlimited	Proposed: 5,727 sq. ft.
<b>F.A.R.</b>	1:3.89 FAR	
No. of Main Residence Bedrooms:	5 bedrooms	
No. of Main Residence Bathrooms:	5.5 bathrooms	
<b>Height (6A/6R):*</b>	33.1 feet overall	
*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat		
<b>Platted Building/Disturbance /Footprint Envelope?</b>	Disturbance Envelope	
<b>Site and Environmental Design (7R):</b>	The layout of the proposed residence dictates the driveway length due to the location of the garage. Staff has assigned negative two (-2) points for for excessive site disturbance due to the length of the driveway without a switchback.	
<b>Lot Coverage/Open Space (21R):</b>		
Drip line of Building/Non-Permeable Sq. Ft.:	4,884 sq. ft.	21.94%
Hard Surface/Non-Permeable Sq. Ft.:	3,116 sq. ft.	14.00%
Open Space / Permeable:	14,265 sq. ft.	64.07%
<b>Snowstack (13A/13R):</b>		
Required Square Footage:	779 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	816 sq. ft.	(26.19% of paved surfaces)
<b>Energy Conservation (33A/33R):</b>	The applicants have agreed to achieve a HERS score of 56 which represents a 20-39% below the baseline score of 70. This score warrants positive two (+2) points under Policy 33R.	

Outdoor heated space:	YES	579 sq. ft. of outdoor heated space is proposed, which earns negative two (-2) points under Policy 33/R for having a heated area between 500 and 999 sq. ft.	
<b>Parking (18A/18/R):</b>			
Required:	4 spaces		
Proposed:	6 spaces		
<b>Fireplaces (30A/30R):</b>			
Number of Gas Fired:	3 Gas Fired		
<b>Architectural Compatibility (5/A &amp; 5/R):</b>	The residence features mountain contemporary architecture and will compliment the diverse palate of architectural styles featured in the Neighborhood. Staff does not have any concerns.		
<b>Exterior Materials:</b>	1" x 6" "V" groove, tongue and groove cedar siding, non-reflective metal siding - less than 25%, powder coated metal railings, wood soffits and trim, Timber and beams and natural stone veneer.		
<b>Roof:</b>	Asphalt shingles and non-reflective standing seam metal roof		
<b>Landscaping (22A/22R):</b>	<p><b>Staff has awarded positive two (+2) points for a landscaping plan that provides some public benefit, finding that the combination of the existing and proposed landscaping is sufficient to effectively enhance the natural aesthetic of the property and to provide screening/buffering between the proposed development, the adjacent lots, and Pine Street right of way.</b></p> <p><u>Precedent for two (+2) positive points:</u>  Paull Residence (71 Rounds Road; PL-2017-0100)  Aspen: 17 @ 2.5" caliper  Spruce: 11 @ 8' tall  Shrubs: 42 @ 5 gallon</p> <p>Moore Residence (1067 Discovery Hill Drive; PL-2016-0222)  Aspen: 11 @ 2.5" caliper  Spruce: 8 @ 8' - 12' tall  Shrubs: 15 @ 15 gallon</p> <p>Looking Glass Residence (138 Peerless Drive; PL-2016-0043)  Aspen: 15 @ 3" caliper  Spruce: 7 @ 12' tall</p> <p>Current Proposal:  caliper Aspen: 27 @ 2.5"  Spruce: 10 @ 12' - 14' tall  Shrubs: 23 @ 15 gallon</p>		
	<b>Planting Type</b>	<b>Quantity</b>	<b>Size</b>
	Colorado Blue Spruce	10	(5) 12 feet high, (5) 14 feet high
	Quaking Aspen	27	3" caliper ( 50% multi-stem)
	Alpine Currant & Woods Rose	23	5-gallon
<b>Defensible Space (22A):</b>	Complies		
<b>Drainage (27A/27R):</b>	Positive, away from residence		
<b>Driveway Slope:</b>	8.00%		
<b>Point Analysis (Sec. 9-1-17-3):</b>	This application has met all Absolute Policies. This application has been assigned points as follows: Positive two (+ 2) points under Policy 22/R for a landscape plan that provides some public benefit, Negative two (-2) points under Policy 7/R, for the excessive length of the driveway. Positive two (+ 2) points under Policy 33/R for achieving a hers score 20-39% below the baseline score of 70. Negative two (-2) points under Policy 33/R, for having outdoor heated space between 500 and 999 sq. ft. <b>TOTAL: PASSING score of zero (0) points.</b>		
<b>Staff Action:</b>	Staff has approved the Breckenridge Peaks Residence, 210 South Pine Street, PL-2019-0147, with the attached Findings and Conditions.		
<b>Additional Conditions of Approval:</b>	<p><b>Prior to issuance of Building Permit:</b>  13. Applicant shall submit a preliminary HERS/ERI Index energy analysis prepared by a registered design professional confirming a 20-39% energy savings beyond the Town's most recently adopted International Energy Conservation Code Residential Provisions, which is currently at a baseline of 70 HERS/ERI score.</p> <p><b>Prior to issuance of Certificate of Occupancy:</b>  23. Applicant shall submit a final HERS/ERI Index energy analysis prepared by a registered design professional confirming a 20-39% energy savings beyond the Town's most recently adopted International Energy Conservation Code Residential Provisions, which is currently a baseline of 70 HERS/ERI score.  24. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.</p>		

<b>Class C Single Family Development Point Analysis</b>				
Project:	Breckenridge Peaks Residence	<b>Positive</b>	<b>Points</b>	<b>+4</b>
PC#:	PL-2019-0147			
Date:	5/29/2019	<b>Negative</b>	<b>Points</b>	<b>- 4</b>
Staff:	Chris Kulick, AICP, Planner III			
		<b>Total Allocation:</b>		<b>0</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
<b>2/A</b>	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
<b>6/A</b>	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
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/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)	- 2	Staff recommends negative two (-2) points for an excessively long driveway without a switchback.
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		
<b>9/A</b>	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
<b>12/A</b>	<b>Signs</b>	Complies		
<b>13/A</b>	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
<b>14/A</b>	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
<b>15/A</b>	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
<b>16/A</b>	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
<b>17/A</b>	<b>External Circulation</b>	Complies		
<b>18/A</b>	<b>Parking</b>	Complies		



18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	+2	Staff recommends positive two (+2) points for a landscape plan that provides some public benefit.  Aspen: 12 @ 3" caliper Spruce: 10 @ 12'-14' tall Shrubs: 23 @ 5 gallon
24/A	<b>Social Community</b>	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 20-39% energy savings beyond the adopted Residential Code	+2	+2	The applicant has provided a HERS index showing a preliminary rating of 20-39% energy savings beyond the adopted Residential Code
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	-2	Heated outdoor space of 579 sq. ft.
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		

<b>36/A</b>	<b>Temporary Structures</b>	Complies		
<b>37/A</b>	<b>Special Areas</b>	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
<b>38/A</b>	<b>Home Occupation</b>	Complies		
<b>38.5/A</b>	<b>Home Childcare Businesses</b>	Complies		
<b>39/A</b>	<b>Master Plan</b>	Complies		
<b>40/A</b>	<b>Chalet House</b>	Complies		
<b>41/A</b>	<b>Satellite Earth Station Antennas</b>	Complies		
<b>42/A</b>	<b>Exterior Loudspeakers</b>	Complies		
<b>43/A</b>	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
<b>44/A</b>	<b>Radio Broadcasts</b>	Complies		
<b>45/A</b>	<b>Special Commercial Events</b>	Complies		
<b>46/A</b>	<b>Exterior Lighting</b>	Complies		
<b>47/A</b>	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
<b>48/A</b>	<b>Voluntary Defensible Space</b>	Complies		
<b>49/A</b>	<b>Vendor Carts</b>	Complies		
<b>50/A</b>	<b>Wireless Communications Facilities</b>	Complies		

## TOWN OF BRECKENRIDGE

Breckenridge Peaks Residence  
Gold Flake 3A – Lot 1  
210 South Pine Street  
PL-2019-0147

### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **May 29, 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 **June 4, 2019** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **December 11, 2020**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.

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

### **PRIOR TO ISSUANCE OF BUILDING PERMIT**

13. **Applicant shall submit a preliminary HERS/ERI Index energy analysis prepared by a registered design professional confirming a 20-39% energy savings beyond the Town's most recently adopted International Energy Conservation Code Residential Provisions, which is currently at a baseline of 70 HERS/ERI score.**
14. Applicant shall submit proof of ownership of the project site.
15. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
16. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
17. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
18. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
19. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
20. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
21. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Fluorescent fixtures shall be no greater than 15 watts and LED shall be warm white or filtered (less than 3,000K) and a max of 12 watts.

22. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

### **PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

23. Applicant shall submit a final HERS/ERI Index energy analysis prepared by a registered design professional confirming a 200-39% energy savings beyond the Town's most recently adopted International Energy Conservation Code Residential Provisions, which is currently a baseline of 70 HERS/ERI score.
24. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
25. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
26. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
27. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
28. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
29. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color. **All exterior metal, including metal siding and roofing, shall be non-reflective.**
30. Applicant shall screen all utilities.
31. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Fluorescent fixtures shall be no greater than 15 watts and LED shall be warm white or filtered (less than 3,000K) and a max of 12 watts.
32. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
33. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the

Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

34. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
35. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
36. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

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(Initial Here)





























# IMPROVEMENT LOCATION CERTIFICATE AND TOPOGRAPHY MAP

## LOT 1, GOLD FLAKE 3A SUBDIVISION, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

**GENERAL NOTES**

1. DATE OF SURVEY: NOVEMBER 2, 2005.
2. BASIS OF BEARING: SEE FINAL PLAT OF GOLD FLAKE 3A SUBDIVISION.
3. THIS PROPERTY IS SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS.
4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
5. REFER TO CURRENT TITLE COMMITMENT FOR ALL TITLE INFORMATION.
6. SEWER SERVICE WAS NOT LOCATED ON SITE; IT WAS ADDED TO THIS DRAWING BASED ON LOCATION SHOWN ON CONSTRUCTION PLANS.
7. VERTICAL CONTROL PROVIDED BY ALPINE ENGINEERING, INC. BENCHMARK IS A 10" SPIKE IN THE GROUND, ELEVATION = 9751.87.

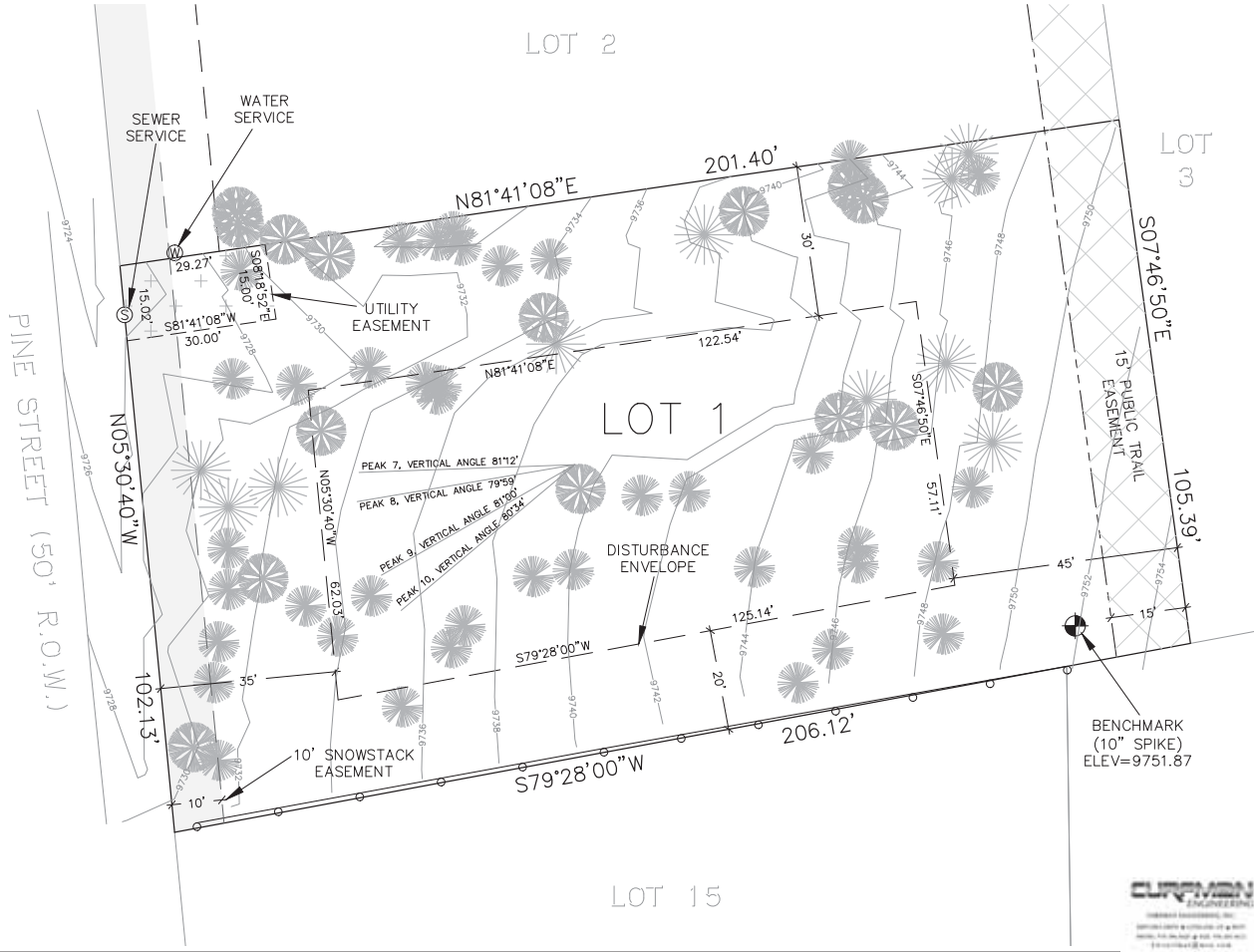
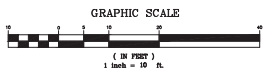
**IMPROVEMENT LOCATION CERTIFICATE**

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MIKE KIMMICK. IT IS NOT A LAND SURVEY PLAT AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, NOVEMBER 2, 2005, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

BY: KENNETH W. CURFMAN, CPE, CULPS 25620      DATE: \_\_\_\_\_

LEGEND	
	PROPERTY LINE
	DISTURBANCE ENVELOPE
	EASEMENT
	EDGE OF ASPHALT
	8" PINE
	10" PINE
	12" PINE
	10' CONTOUR
	2' CONTOUR
	FENCE



**Planning Commission Staff Report**

**Subject:** Collins Residence  
(Class B Major, Preliminary Hearing; PL-2019-0068)

**Proposal:** To remove the existing non-historic modular home and construct a new 4 bedroom, 5 bathroom single-family residence along South High Street, with a 2-car garage.

**Date:** May 29, 2019 (For meeting of June 4, 2019)

**Project Manager:** Chris Kulick, AICP

**Applicant/Owner:** Nate and Roxanne Collins

**Agent:** Janet Sutterley, J.L. Sutterley, Architecture

**Address:** 106 South High Street

**Legal Description:** Yingling and Mickles, Lot 4, Block 10

**Site Area:** 0.14 acres (6,248 sq. ft.)

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

**Historic District:** 1- East Side Residential Character Area

**Site Conditions:** The lot is located on South High Street, in between a historic single-family residence to the north and a historic single-family home to the south. The western portion of the lot from South High Street rises modestly at 8% and then increases over the last 1/3<sup>rd</sup> of the lot at 22% to the eastern edge that borders the unimproved Highland Terrace ROW. The lot contains a three bedroom modular home that was placed on the property in 1972. A mature spruce tree and 10” caliper cottonwood tree are the only trees located on the property. The western portion of the lot adjacent to High Street is graded for parking and contains no vegetation. There are no existing easements located on the lot.

**Adjacent Uses:**

North:	104 South French St. (Single-Family Home)
South:	108 South French St. (Single-Family Home)
East:	111 South Gold Flake Terrace (Single-Family Home)
West:	107 South French St. (Unplatted Duplex)

**Density:**

Allowed under LUGs:	2,524 sq. ft.
Proposed density:	2,501 sq. ft.

**Above Ground Density:**

<b>Allowed:</b>	
At 9 UPA:	2,065 sq. ft.
Proposed:	1,650 sq. ft.

<b>Mass:</b>	Allowed under LUGs:	2,478 sq. ft.
	Proposed:	2,442 sq. ft.
<b>Total:</b>	Lower Level:	458 sq. ft.
	Main Level (Includes 399 sq. ft. Garage):	1,591 sq. ft.
	Upper Level:	851 sq. ft.
	<b>Total</b>	<b>2,900 sq. ft.</b>
<b>Height:</b>	Recommended:	23.0 ft. (mean) 26 ft. (max)
	Proposed:	23.0 ft. (mean); 27 ft. (overall)
<b>Lot Coverage:</b>	Building / non-Permeable:	1,967 sq. ft. (30% of site)
	Hard Surface / non-Permeable:	1,199 sq. ft. (19% of site)
	Open Space / Permeable Area:	3,082 sq. ft. (51% of site)
<b>Parking:</b>	Required:	3 spaces
	Proposed:	4 spaces
<b>Snowstack:</b>	Required:	262 sq. ft. (25%)
	Proposed:	300 sq. ft. (29%)
<b>Setbacks:</b>	Front (15' recommended):	24.5 ft.
	Sides (5' recommended):	3.0 ft. (-3 points)
	Rear (15' recommended):	15.5 ft.

### **Item History**

Both the Town and County have little data on the existing, non-historic modular home. The home was installed on the property by the owner, Calvert E. Moe, in 1972.

### **Staff Comments**

The proposal was submitted prior to the Temporary Moratorium on the submission, acceptance, processing, and approval of new applications for permits to develop real property located within the conservation district.

At this preliminary review, staff would like to review the key policies addressing staff's concerns and identify issues related to having this proposal meet all absolute policies and obtain a passing Point Analysis at a future meeting.

#### **The Social Community (24/A):**

Since this policy addresses the design criteria found in the Handbook of Design Standards for the Historic and Conservation Districts along with the individual Character Areas, discussion of all historic details will be reviewed here.

**Building Scale & Architectural Compatibility (5/A):** *In the early years of Breckenridge's development, the East Side area was composed primarily of single family residences, many of which were 1-1/2 stories. Of these, the second floor was often tucked into the roof gables. Dormers were frequently used for upper floor windows. A mix of materials existed in primary structures, including combinations of rustic log and*

*more refined painted wood clapboard. Wood was by far the dominant building material and wood shingles were typical on earlier roofs, with metal roofs also appearing within the historic period of significance.*

*Historic buildings that survive range between 500 and 2,300 square feet, with the average module size being 1,500 sq. ft.*

The design of the house has 2,065 sq. ft. of above ground density, which is within the range of surviving structures in Character Area 1 and is 7.4 UPA, below the allowed 9 UPA. The home is broken up into modules by the use of a connector. The above ground density in the west module totals 1,474 sq. ft. with the east module totaling 569 sq. ft.

Policy 5/A mandates “*Within the eastside residential, north end residential, and the North Main Street residential character areas, a maximum of 9.0 units per acre for aboveground density for new construction is allowed...*”

Priority Design Standard 118 further states “*New buildings should be in scale with existing historic and supporting buildings in the area.*” And additionally specifies:

- “*Development densities of less than nine units per acre are recommended.*”

Staff appreciates the design’s strategy of breaking up the above ground density into multiple modules as recommended in Design Standard 119, utilizing subterranean density as encouraged by Priority Design Standard 80 and designing the project to be similar in mass with historic buildings of the Character Area as specified in Priority Design Standard 86. Staff has no concerns with the scale of this development.

**Building Height (6/A & 6/R):** Building height for residences within Character Area 1 are reviewed under both the Handbook of Design Standards and Policy 6 in the Development Code.

Under Policy 6, the maximum height of a single-family home in Land Use District 17 is 26’ and the recommended height is 23’ to the mean.

Policy 6/R states “*In land use districts 11, 17 and 18, and those portions of 18<sub>2</sub> and 19 which lie north of Lincoln Avenue or south of Washington Street, a maximum height of twenty three feet (23’) is strongly encouraged.*”

Since the tallest portion of the addition measures 23’ to the mean, the design complies with the recommended height under Policy 6/R.

Beyond Policy 6, staff reviewed the height and perceived size of the addition against Priority Design Standards 81, 86 and 122.

*Priority Design Standard 81: Build to Heights that are similar to those found historically.*

- *This is an important standard which should be met on all projects.*
- *Primary facades should be one or two stories in height, no more.*
- *Secondary structures must be subordinate in height to the primary building. (Ord. 32, Series 2010)*
- *The purpose of this standard is to help preserve the historic scale of the block and the character area.*

- *Note that the typical historic building height will vary for each character area*

*Priority Design Standard 86: Design new buildings to be similar in mass with the historic character area context.*

- *The overall perceived size of the building is the combination of height, width and length and essentially equals its perceived volume.*
- *This is an important standard which should be met on all projects.*

*Priority Design Standard 122: Building height should be similar to nearby historic buildings.*

- *Primary facades should be 1 or 1 and ½ stories tall. (Some 2-story portions may be considered if they are set back from the street.)*
- *Refer to height limits in ordinance.*
- *Note that the height limits are absolute maximums and do not imply that all buildings should reach these limits. Visually appropriate buildings are often ones which are less than the maximum height allowed by ordinance.*

In the East Side Character Area, 1 to 1-1/2 stories is typical. Staff is comfortable with the height of the home at 23' as it relates to Priority Design Standards 81 and 86. The height for the front third of the main house is kept below 1 ½ stories at 16' and then steps back to 23', between 1 ½ and 2 stories. This design is permissible under Priority Design Standard 122, since the home starts out below 1 ½ stories and then steps back to the recommended 23' in the center portion of the home.

Staff also reviewed Priority Design Standard 121 as it relates to the roof design of the addition.

*Priority Design Standard 121: Use roof forms that reflect the angle, scale and proportion of historic buildings in the East Side Residential character area.*

- *Roof shapes have a significant impact on the character of this area because they can be seen from higher elevations of mountain slopes.*
- *Those styles which were popular in the 19<sup>th</sup> century and are still in use today, such as high gable, high hip, shed and gambrel, are appropriate.*
- *Roofs should have a slope similar to those used historically.*
- *Note that although many gable roofs were accented with dormers, these were used in limited numbers on an individual building.*

Staff is not comfortable with the rear portion of the home's roof design as it relates to Priority Design Standard 121. The complicated roof design is not in character with the area. Staff believes the rear module's roof design should be simplified into a more reminiscent roof style from the 19<sup>th</sup> century. As proposed, staff believes the project fails Priority Design Standard 121. Does the Commission concur?

**Building Materials:** The proposed front house shows a setback front porch entrance, sided primarily with 4-1/2" – 5" Dutch Lap wood siding, 1" x 6" reverse board on board wood siding accents and natural stone wainscoting.

The connector features 1" x 6" reverse board on board wood siding, non-reflective metal wainscoting.

The rear structure, consisting of the garage and the master bedroom, features a more rustic appearance that was common for outbuildings. The rear structure features dark oiled 1 x random width, rough sawn board siding, board formed ribbed concrete along the foundation and 1" x 6" reverse board on board wood siding cladding over the garage doors.

Priority Design Standard 125 states “*Maintain the present balance of building materials found in the Character Area.*” and further emphasizes;

- “*Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings similar to that found historically.*”
- “*Contemporary interpretations of historically-compatible materials are discouraged. Wood imitation products are discouraged as primary façade materials because they often fail to age well in the Breckenridge climate. The long-term durability of siding materials will be considered.*”
- “*Modular panel materials are inappropriate.*”
- “*Masonry (brick or stone) may only be considered as an accent material. Stone indigenous to the mountains around Breckenridge may be considered.*”
- “*Logs are discouraged.*”
- “*Rough-sawn, stained or unfinished siding materials are inappropriate on primary structures.*”

Staff finds the majority of proposed materials abide with the Handbook of Design Standards, particularly Priority Design Standard 125. However, staff believes the proposed board formed, ribbed concrete is not an appropriate building material for the rear structure since it was not historically used. Even though it is used sparingly, staff does not believe it complies with Priority Design Standard 225, does the Commission agree?

The proposed roofing materials consist of asphalt shingles and non-reflective corrugated metal on the front house roof elements and non-reflective, low profile, standing seam metal corrugated metal on the connector and rear house roofs, all of which comply with Priority Design Standard 146. Staff has no concerns with the proposed roofing materials.

**Windows:** Staff has expressed concern to the applicants about the amount of glazing, particularly on the western façade of the main house, the upper portion of the western façade of the rear house and southern façade of the connector. Staff also found issues with the use of the irregularly shaped and placed windows, and French doors described below.

Priority Design Standard 95 states “*The proportions of window and door openings should be similar to historic buildings in the area*” and that “*this is an important design standard.*” Priority Design Standard 96 further emphasizes the importance of window proportions, “*Use a ratio of solid to void that is similar to those found on historic and supporting buildings.*” Priority Design Standard 91 again reinforces of using windows that are in a similar size and shape found historically, “*Use building components that are similar in size and shape to those found historically along the street*” and specifically states, “*these include windows, doors and porches.*”

Staff believes there should be a general reduction in the amount of windows on the western elevations of the front rear modules. Staff also recommends the elimination of the two square windows in the eave on the west façade of the front house, the horizontally oriented windows in the eave of the main house’s north side, the horizontally oriented windows in the east eave of the rear house and the French doors on the connector and rear house to abide with Priority Design Standards 95 and 96. Staff additionally believes negative three (-3) points are warranted under Design Standard 91. Does the Commission agree?

The elevations also show diamond shaped upper level window heads on the western elevation of the rear building, rather than a simple rectangle. Diamond shaped windows do exist in limited



applications on new construction in the Historic District, but simple rectangular windows are generally the most prevalent. Diamond shaped windows are seen on some new construction in the historic district such as the Giller Residence (306 South Ridge Street) and Ploss Residence (305 North French Street).

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

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

Since this project is new construction and there is established precedent, staff believes diamond windows are acceptable in limited applications as long as they adhere to recommended solid to void ratios. However, staff is not comfortable with the French doors proposed below the diamond windows on the west elevation. Staff believes these windows should be representative of historic vertical windows and door size and shapes and warrants negative three (-3) points under Design Standard 148. Does the Commission concur?

**Connector:** A connector is not required for this project since the addition is not greater than 50% of the floor area of a historic structure and the addition’s roof is not taller than the primary structure.

Per this policy:

*Priority Design Standard 80A: Use connectors to link smaller modules and for new additions to historic structures.*

- 1. The connector and addition should be located at the rear of the building or in the event of a corner lot, shall be setback substantially from significant front facades.*
- 2. The width of the connector shall not exceed two-thirds the width of the facade of the smaller of the two modules that are to be linked.*
- 3. The wall planes of the connector should be set back from the corners of the modules to be linked by a minimum of two feet on any side.*
- 4. The larger the masses to be connected are, the greater the separation created by the link should be: a standard connector link of at least half the length of the principal (original) mass is preferred, a minimum of six feet length is required. (In addition, as the mass of the addition increases, the distance between the original building and addition should also increase. In general, for every foot in height that the larger mass would exceed that of the original building, the connector length should be increased by two feet.)*
- 5. The height of the connector should be clearly lower than that of the masses to be linked. The connector shall not exceed one story in height and be two feet lower than the ridgeline of the modules to be connected.*
- 6. A connector shall be visible as a connector. It shall have a simple design with minimal features and a gable roof form. A simple roof form (such as a gable) is allowed over a single door.*
- 7. When adding onto a historic building, a connector should be used when the addition would be greater than 50% of the floor area of the historic structure or when the ridge height of the roof of the addition would be higher than that of the historic building. (Ord. 8, Series 2014)*

The front module is 45’ long and the rear module is the same height as the front portion of the structure. Based on these figures the recommended connector length is 22.5’ long. The proposed connector is 14.5’ long, and based on recent feedback that connectors have gotten excessively long staff is supportive of the proposed length which does not meet the required length of 22.5’. Staff believes that to provide a connector of 22.5’, would provide an elongated building sidewall. In some cases which a connector would appear too long in relation to the structures and site, the Commission has prepared a finding that states a shorter design

meets the intent of Priority Design Standard 80A. Does the Commission feel the connector needs to be lengthened to comply with Priority Design Standard 80A or would the Commission support a special finding in this case for a shorter connector?

The connector is 3' below the adjacent ridge of the front home and 10.5' lower than the ridge of the rear portion of the home. The connector is recessed 2' from the wall planes of the front and rear portions of the home. The width of the connector is 9.5', below the required 2/3rds the width of the smaller of the two modules, staff has no concerns.

Finally, staff finds the connector's French doors and dormer incompatible with the required simple design and recommend the dormer be eliminated and French doors be substituted with a single door as prescribed in Priority Design Standard 80/A. Does the Commission concur?

**Site Plan:** The project follows the historic settlement pattern for this block (Priority Design Standard 4). It also matches the Town grid (Priority Design Standard 5). Staff believes that this new construction reinforces the unity of the block (Priority Design Standard 8). All parking is located at the rear of the lot accessed from the High Street via a driveway located on the side of the house (discussion below).

**Plant Material & Landscaping (22/A & 22/R):**

Design Standard 151 states: *“Use evergreen trees in front yards where feasible.”*

- *“Begin with a tree, or cluster of trees, large enough in scale to have immediate visual impact.”*

Design Standard 152 states: *“Reinforce the alignment of street trees along property lines.”*

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

The plans show one existing 24” spruce tree, two new 2.5” cottonwood trees and one new 2.5” spring snow crab apple tree in the front yard (South High Street.). Additionally, the plan proposes a total of nine, 2.5” aspen trees that are planted around the perimeter of the property which gives the plan a solid landscaping plan. Staff does not believe any positive or negative points are warranted.

**Parking (18/A & 18/R):** The on-site parking is located in the rear of the property and accessed from a driveway located on the south side of the lot from South High Street. The driveway design utilizes paver strips for the first 25' of the driveway and then transitions to standard paving for the remainder of the driveway to have less site disturbance and maintain maximum green space along the front of the property. The proposal shows 4 onsite parking spaces, 2 located within the garage space and 2 driveway spaces. This exceeds the required 3 spaces for a 4 bedroom home located outside of the Parking Service Area. The design of the driveway and parking has been preliminarily approved by the Town's Engineering Department. Staff has no concerns.

**Placement Of Structures (9/A & 9/R):** The Development Code requires the following relative setbacks within the Conservation District (All Residential Development):

- Front yard: Fifteen feet (15')
- Side yard: Five feet (5')
- Rear yard: Fifteen feet (15')

The drawings show the building exceeds the front yard setback at 24.5', with an additional 8.5' to the roadway. The south side yard and rear setback is met at 5.5' and 15.5' respectively. The north side

relative setback of 5' is not being met, as the home is 3' from the property line. Hence, the application will incur negative three (-3) points for not meeting one of the relative setbacks.

**Access / Circulation (16/A & 16/R; 17/A):** Vehicular and pedestrian access to the site is via South High Street. Staff has no concerns.

**Snow Removal and Storage (13/R):** The applicants propose 300 sq. ft. (29%) of snow stacking for the 1,048 sq. ft. of proposed impervious surfaces. Staff has no concerns.

**Open Space (21/R):** The applicants have designed 51% of the site as open space, this is above the minimum of 30% residential sites are required to provide. Staff has no concerns.

**Site Suitability (7/R):** Since this site is in the center of Town, has been previously developed, has the primary structure substantially set back from North French Street and proposes an adequate landscaping plan, all provisions of this policy have been adequately met.

**Drainage (27/A & 27/R):** Positive drainage from the structure is proposed. Staff has no concerns with the drainage plan.

**Utilities Infrastructure (26/A & 26/R; 28/A):** All necessary utilities are located in the adjacent ROWs. Staff has no concerns.

**Point Analysis (Section: 9-1-17-3):** At this preliminary review, staff has identified several priority and relative policies that will need to be corrected to have an approvable project. We have identified the following with this report:

From the Development Code:

- Policy 9/R Placement of Structures: Negative three (-3) points for not meeting the recommended 5' side yard setback but complying with the absolute 3' north side setback.

Historic Standards (24/A)

- Priority Design Standard 80/A: Fail - Staff finds the connector's French Doors incompatible with the required simple design criteria that stipulates a single door.
- Design Standard 91: Negative three (-3) points - The two square windows in the eave on the west façade of the front house, the horizontally oriented windows in the eave of the main house's north side, the horizontally oriented windows in the east eave of the rear house and the French Doors on the connector and rear house are not the typical size or shape found in the character area.
- Priority Design Standard 95: Fail – The two square windows in the eave on the west façade of the front house, the horizontally oriented windows in the eave of the main house's north side, the horizontally oriented windows in the east eave of the rear house and the French Doors on the connector and rear house are not the typical size or shape found in the character area.
- Priority Design Standard 96: Fail – The solid to void ratio on the western elevation is inconsistent with what is typically found in the character area.
- Priority Design Standard 121: Fail – The complicated roof design is not in character with the area. Staff believes the rear module's roof design should be simplified into a more reminiscent roof style for an outbuilding of the 19<sup>th</sup> century.

- Priority Design 125: Fail - The proposed board formed, ribbed concrete is not an appropriate building material in the Historic and Conservation District.
- Design Standard 128: Negative three (-3) points - The two square windows in the eave on the west façade of the front house, the horizontally oriented windows in the eave of the main house's north side, the horizontally oriented windows in the east eave of the rear house and the French Doors on the connector and rear house are not the typical size or shape found in the character area.

At this initial review, the proposal is showing a failure of five (5) Priority Design Standards along with a total of negative nine (-9) points.

### **Staff Recommendation**

Staff acknowledges there are several policies that need to be addressed. However, many of these policies are overlapping and therefore can be brought into compliance by adjustments to three main categories; windows, roof design and removal of the board formed concrete.

Based on staff's recommendations, we have the following questions for the Commission:

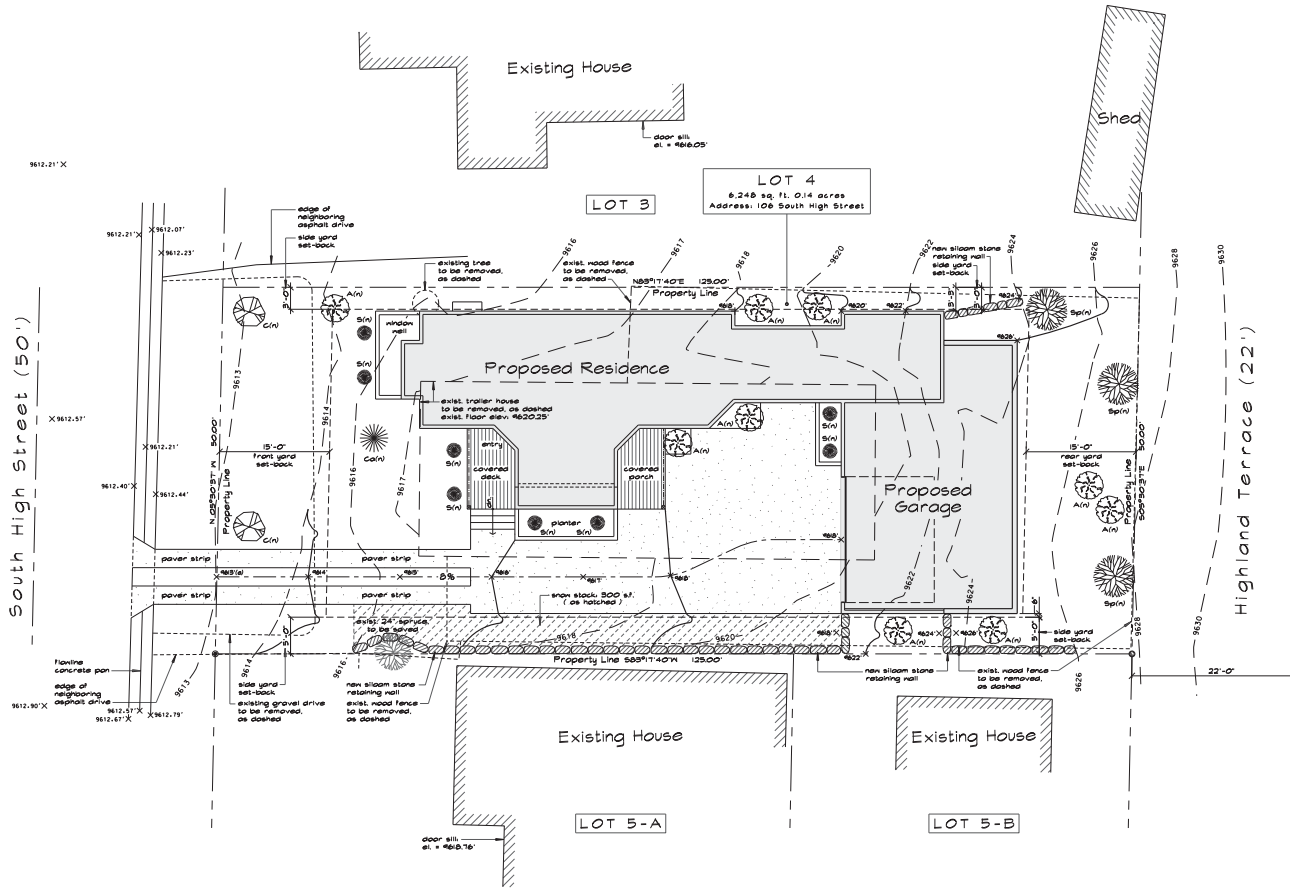
1. **Roof Design** - Staff believes the rear module's roof design should be simplified into a more reminiscent roof style from the 19<sup>th</sup> century to better meet Priority Design Standard 121. Does the Commission Agree?
2. **Windows and Doors** - Staff recommends a reduction of glazing to the two square windows in the eave on the west façade of the front house, the horizontally oriented windows in the eave of the main house's north side, the horizontally oriented windows in the east eave of the rear house and the French Doors on the connector and rear house to comply with Design Standards 91, 95, 96, 128. Does the Commission support this recommendation?
3. **Building Materials** – Staff finds the proposed board formed, ribbed concrete is not an appropriate building material and therefore does not comply with Priority Design Standard 125. Does the Commission agree?
4. **Connector** - Staff finds the length of the proposed connector acceptable but finds the design needs to be simplified by eliminating the French Doors in order to comply with Priority Design Standard 80/A. Does the Commission agree?

The Planning Department recommends this proposal return for a second review.

<b>First Preliminary Hearing Impact Analysis</b>				
Project:	Collins Residence	<b>Positive Points</b>	<b>0</b>	
PC#	PL-2019-0068			
Date:	5/29/2019	<b>Negative Points</b>	<b>- 9</b>	
Staff:	Chris Kulick, AICP			
		<b>Total Allocation:</b>	<b>- 9</b>	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	3' north side setback
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		

16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	<b>Social Community</b>	Fails	- 6	<ul style="list-style-type: none"> <li>• Priority Design Standard 80/A: Fail - Staff finds the connector's French Doors incompatible with the required simple design criteria.</li> <li>• Design Standard 91: Negative three (-3) points the two square windows in the eave on the west façade of the front house, the horizontally oriented windows in the eave of the main house's north side, the horizontally oriented windows in the east eave of the rear house and the French Doors on the connector and rear house are not the typical size or shape found in the character area.</li> <li>• Priority Design Standard 95: Fail – The design of the windows on the western elevation have more glazing than what is typically found in the character area. Additionally, the longer "triple-hung" windows proposed on the east, north and south elevations, and the full length glass doors and transom windows on the west elevation are not appropriate.</li> <li>• Priority Design Standard 96: Fail – The solid to void ratio on the western elevation is inconsistent with what is typically found in the character area.</li> <li>• Priority Design Standard 121: Fail – The complicated roof design is not in character with the area. Staff believes the rear module's roof design should be simplified into a more reminiscent roof style from the 19th century.</li> <li>• Design Standard 128: Negative three (-3)</li> </ul>
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)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			

33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		



**Site Calculations**

Building footprint:	1,461 Sq. Ft.
Driveway:	1,048 Sq. Ft.
Deck, Porch and steps:	19 Sq. Ft.
Total non-permeable lot coverage ( 50.1% )	2,528 Sq. Ft.
Lot site:	6,240 Sq. Ft.
Open space ( 44.9% )	2,782 Sq. Ft.
( includes random wall )	52 Sq. Ft.
Snow stack provided:	500 Sq. Ft.
Required 1.0x sq. ft. x 25%	262 Sq. Ft.

**Collins Residence**

Lot 4, Block 10, Y&M Addition  
Address: 106 South High Street  
Lot = 6,240 Sq. Ft. / 0.14 Acres

Lower Level USGS, 9608.50'	= Arch. 90'-0"
Garage Level USGS, 9608.00'	= Arch. 99'-6"
Main Level USGS, 9608.50'	= Arch. 100'-0"
Upper Level - East USGS, 9628.00'	= Arch. 109'-6"
Upper Level - West USGS, 9628.50'	= Arch. 10'-0"

**Landscape - Symbols Legend**

( 3 ) native englemann spruce 8" to 10"	( 5 ) 5 gal. mixed shrubs
( 4 ) multi-stem aspen 2 1/2" caliper	( 1 ) spring snow crab apple 2 1/2" caliper
( 2 ) cottonwood 2 1/2" caliper	silliam stone walls

(n) = new tree or shrub  
(e) = existing tree or shrub

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

**COLLINS RESIDENCE**  
LOT 4, BLOCK 10  
YINGLING AND MICKLES ADDITION  
TOWN OF BRECKENRIDGE, COLORADO

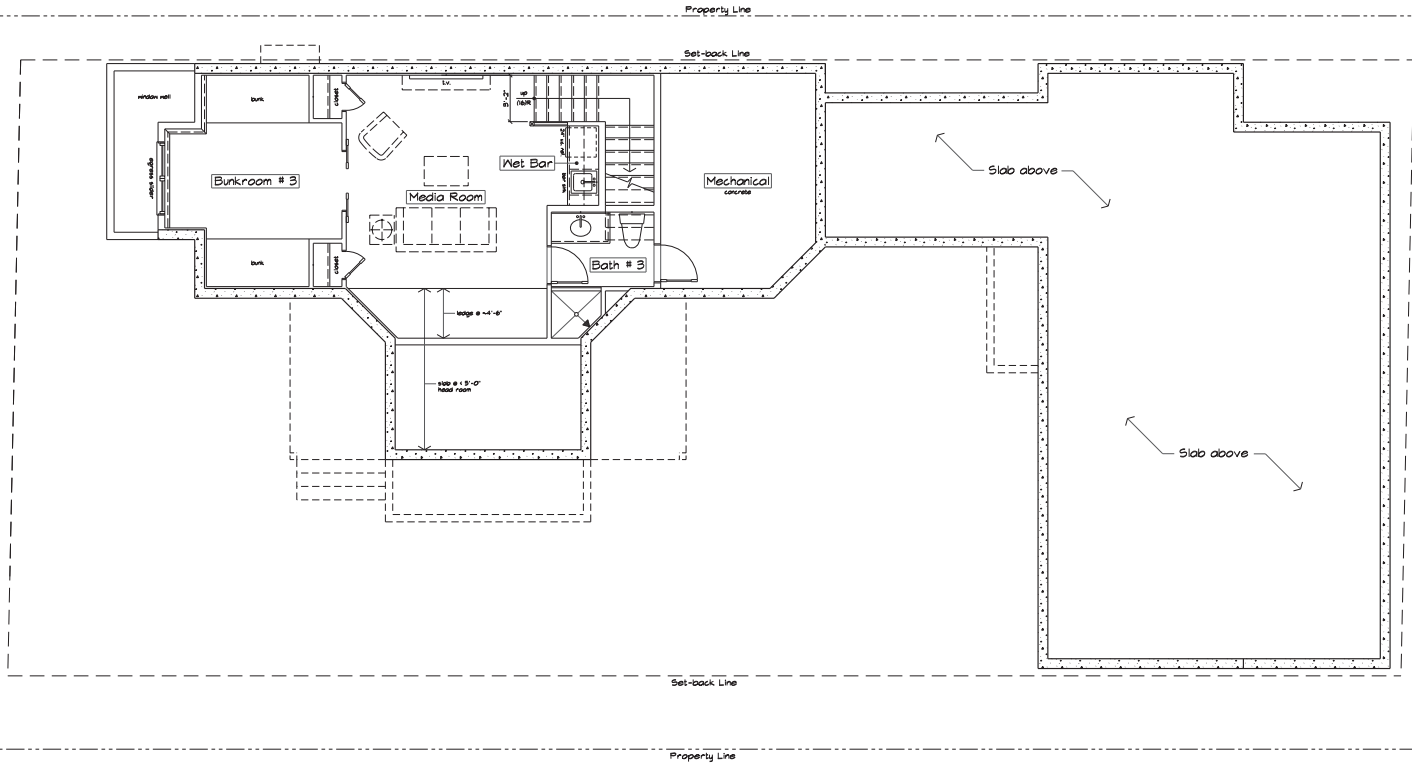
Site Plan, Landscape Plan  
Scale: 1/8" = 1'-0"  
Date: 03-26-2014

architectural consultation  
(877) 455-5715

**JILL SUTTERLY ARCHITECT**  
1000 S. W. 10th Street, Suite 100  
Breckenridge, CO 80424  
p.o. box 3816





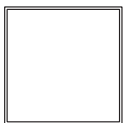




**Lower Level Floor Plan**  
 Scale: 1/8" = 1'-0"  
 Lower Living Sq. Ft. = 496

**COLLINS RESIDENCE**  
 LOT 4, BLOCK 10  
 YINGLING AND MICKLES ADDITION  
 TOWN OF BRECKENRIDGE, COLORADO

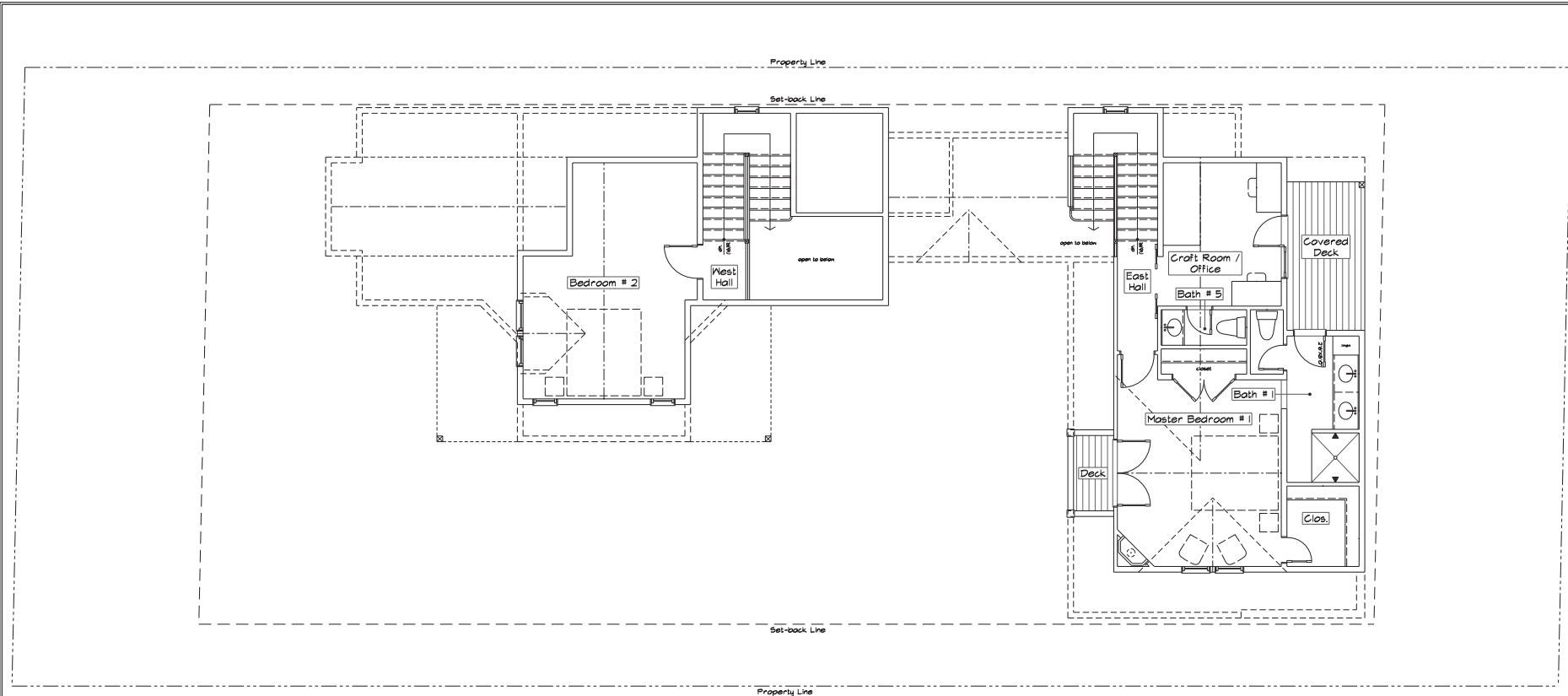
Floor Plans:  
 Lower Level  
 Scale: 1/8" = 1'-0"  
 Date: 03-26-2014



architectural  
 consultation  
  
**JL SUTTERLY ARCHITECT**  
 1000 S. W. 10th Street, Suite 100  
 Breckenridge, CO 80424  
 p.o. box 8089 Breckenridge, CO 80424  
 (970) 455-7719







**COLLINS RESIDENCE**  
 LOT 4, BLOCK 10  
 YINGLING AND MICKLES ADDITION  
 TOWN OF BRECKENRIDGE, COLORADO

Floor Plans  
 Upper Level

Scale: 1/4" = 1'-0"  
 Date: 03-26-2014



architectural  
 consultation

**JL SUTTERLY ARCHITECT**  
 1000 S. W. 10th Street, Suite 100  
 Breckenridge, CO 80424

p.o. box 8889 Breckenridge, CO 80424 (970) 455-3719

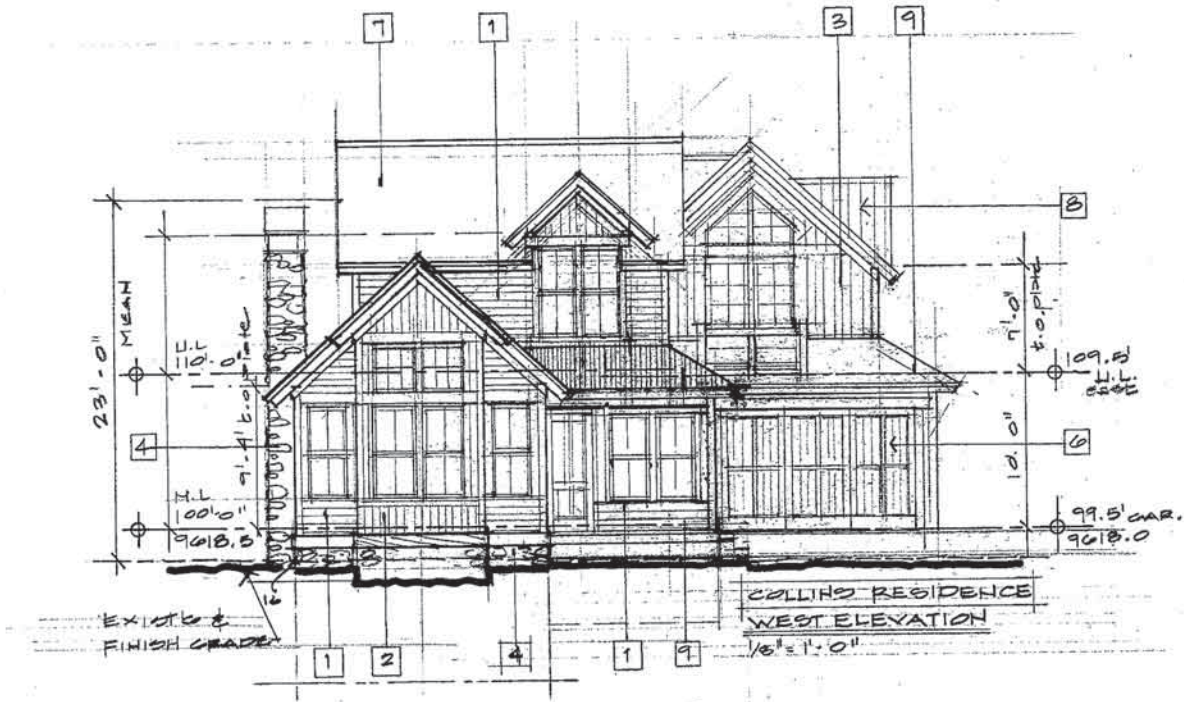
**Upper Level Floor Plan**

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

Upper Living Sq. Ft. Summary:

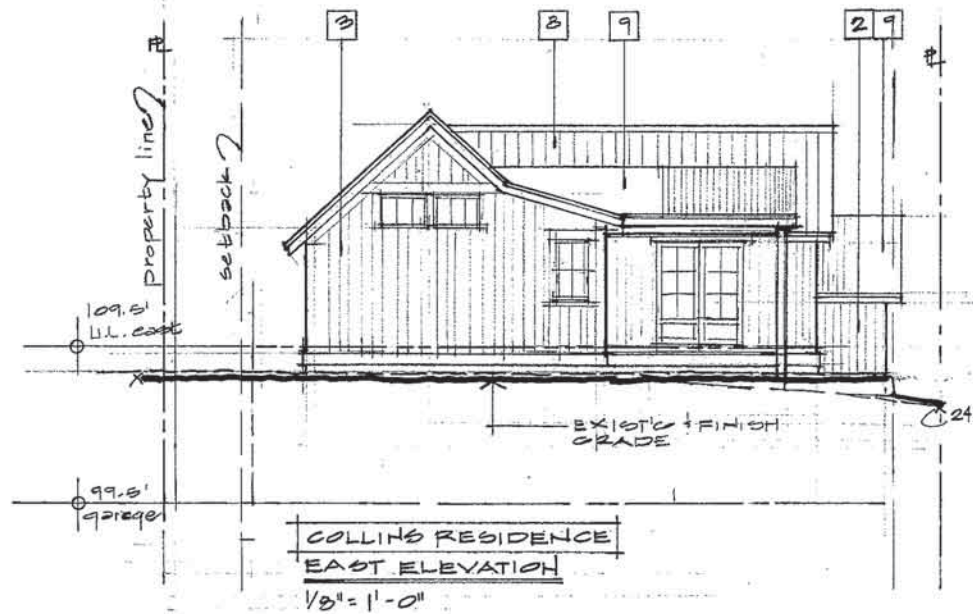
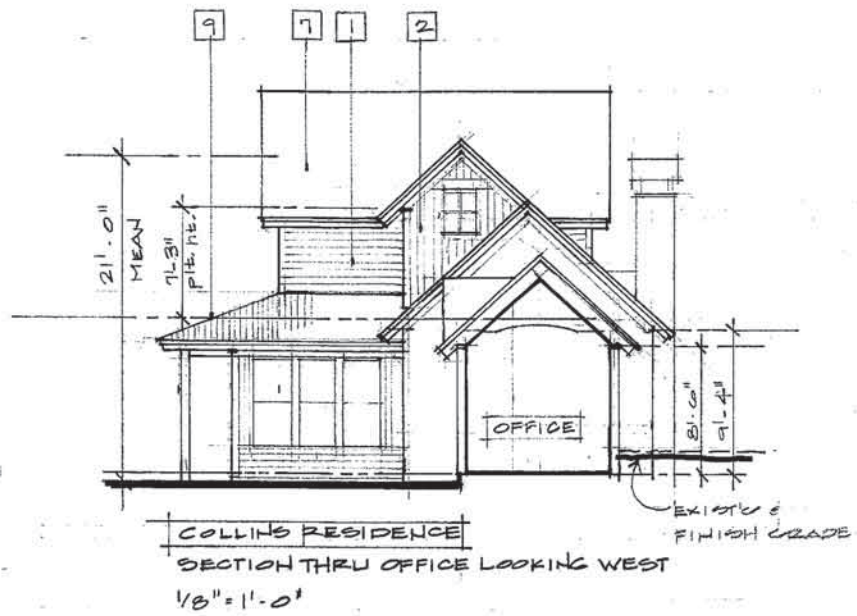
West Wing	= 282
East Wing	= 584
<b>Total:</b>	<b>= 866</b>





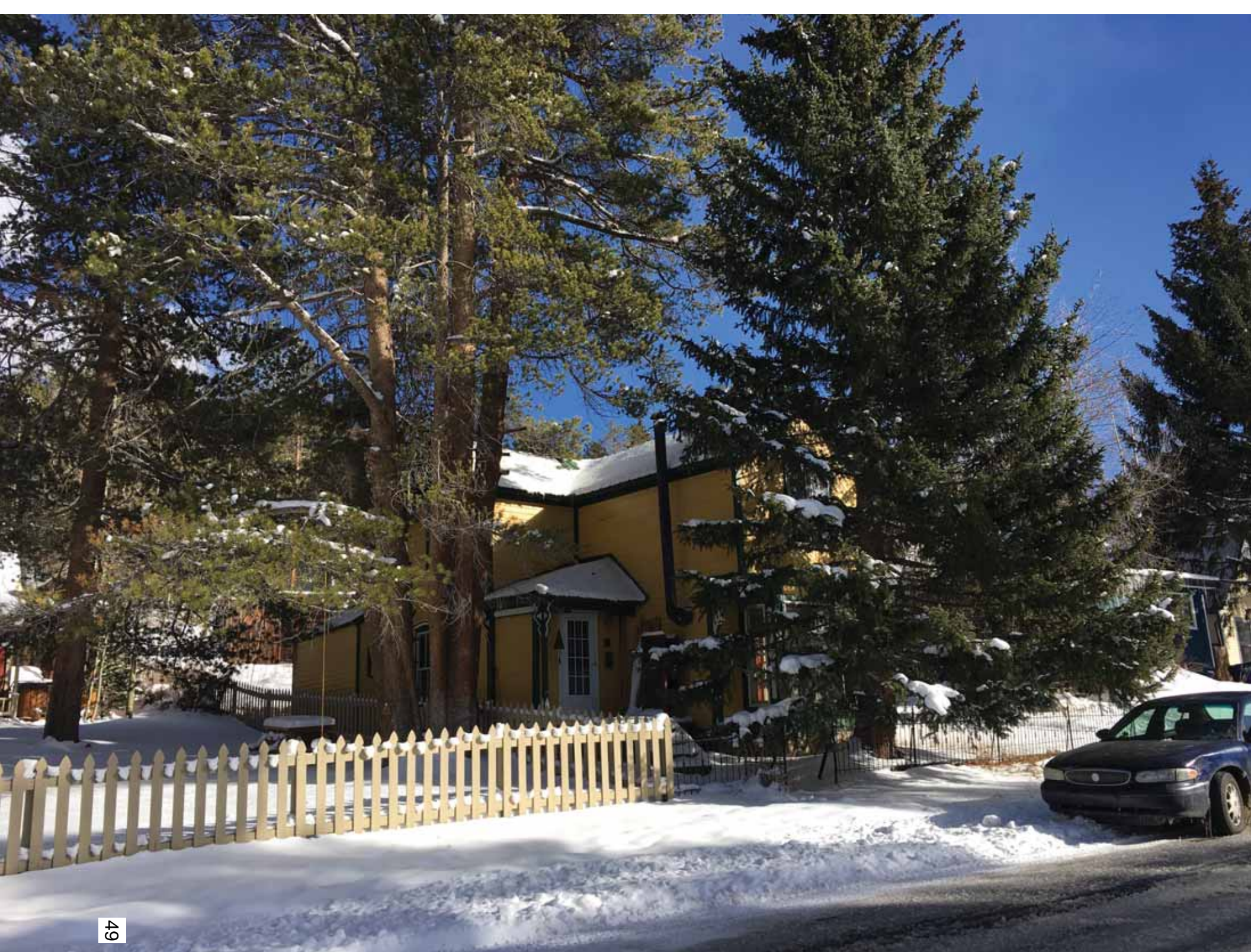


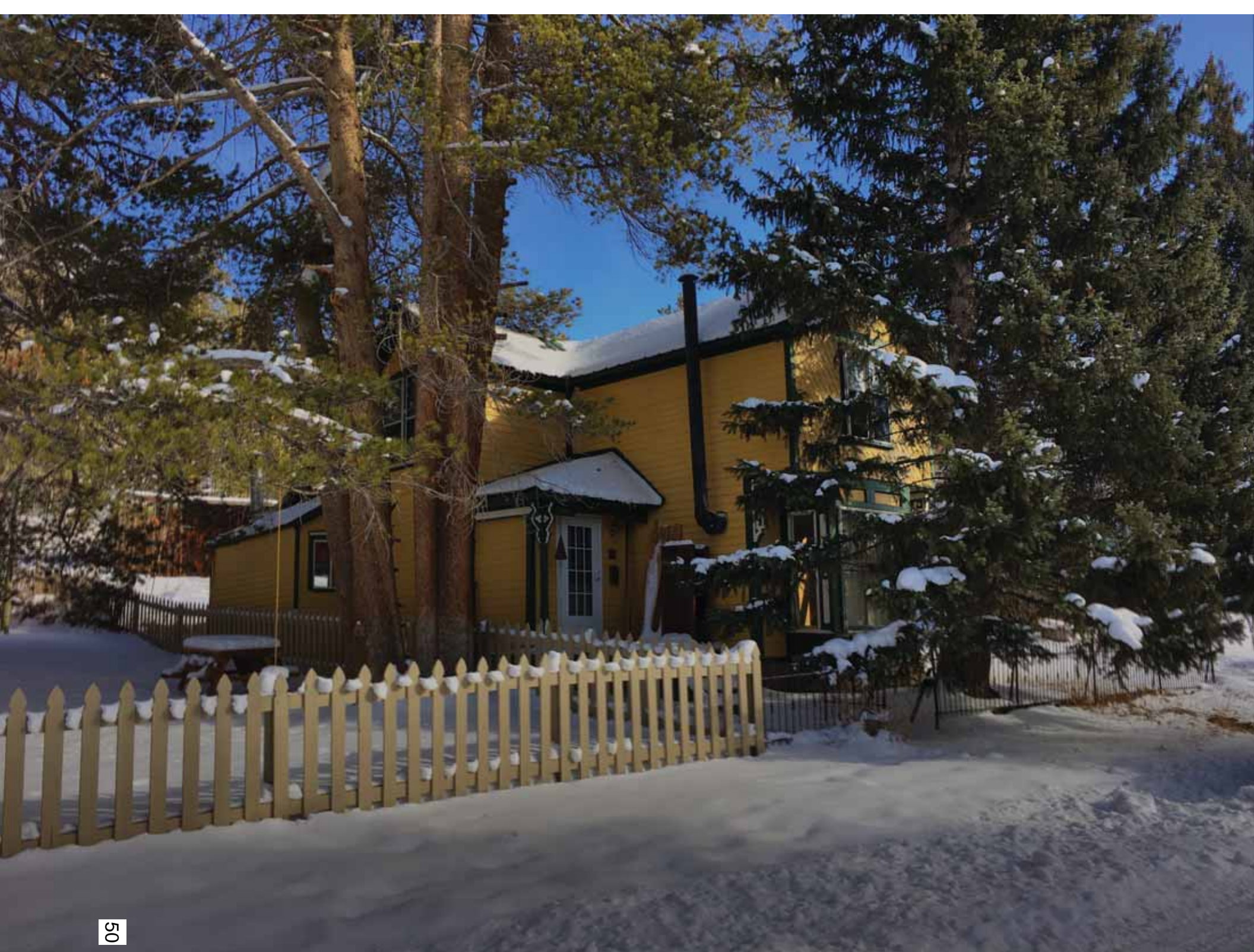


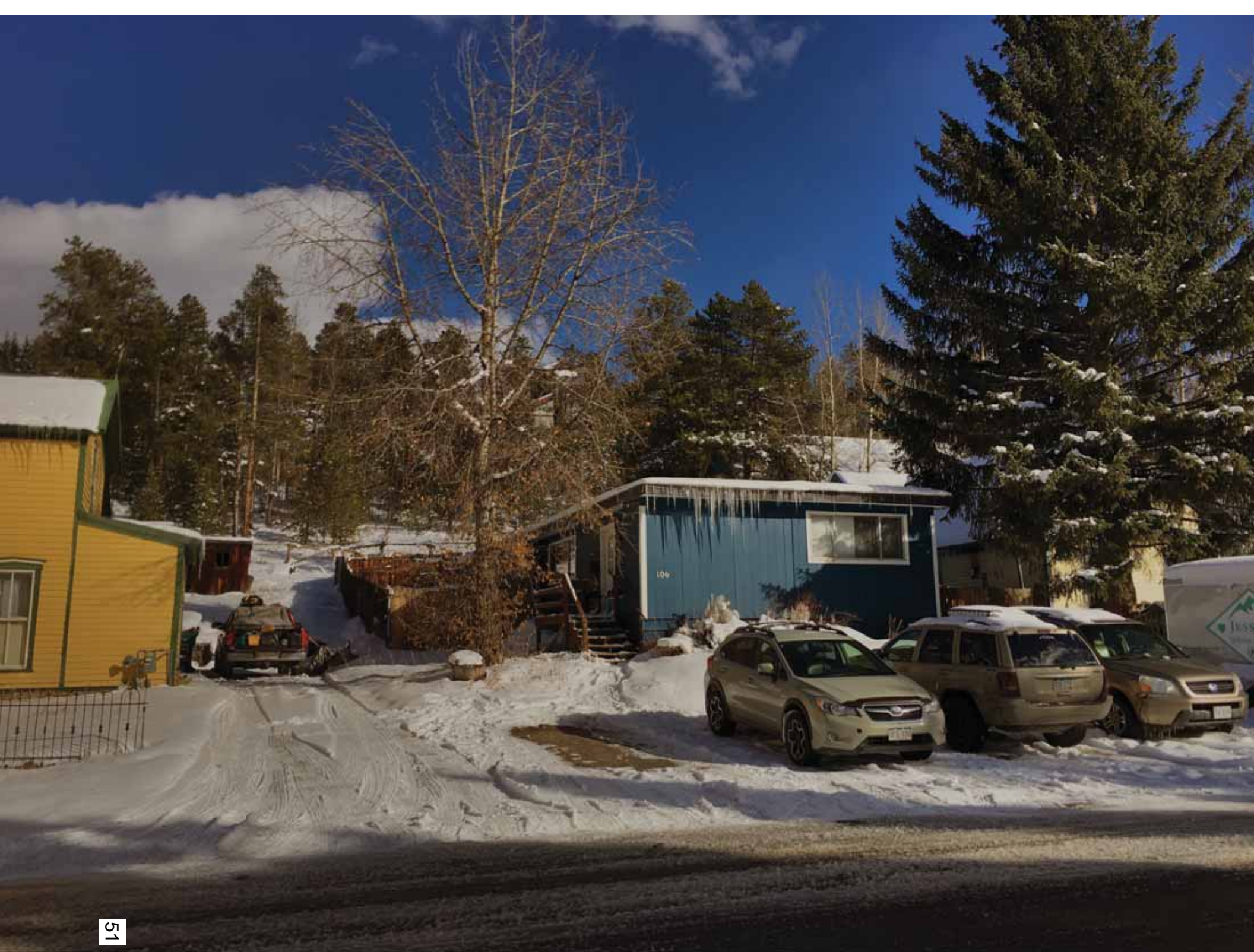


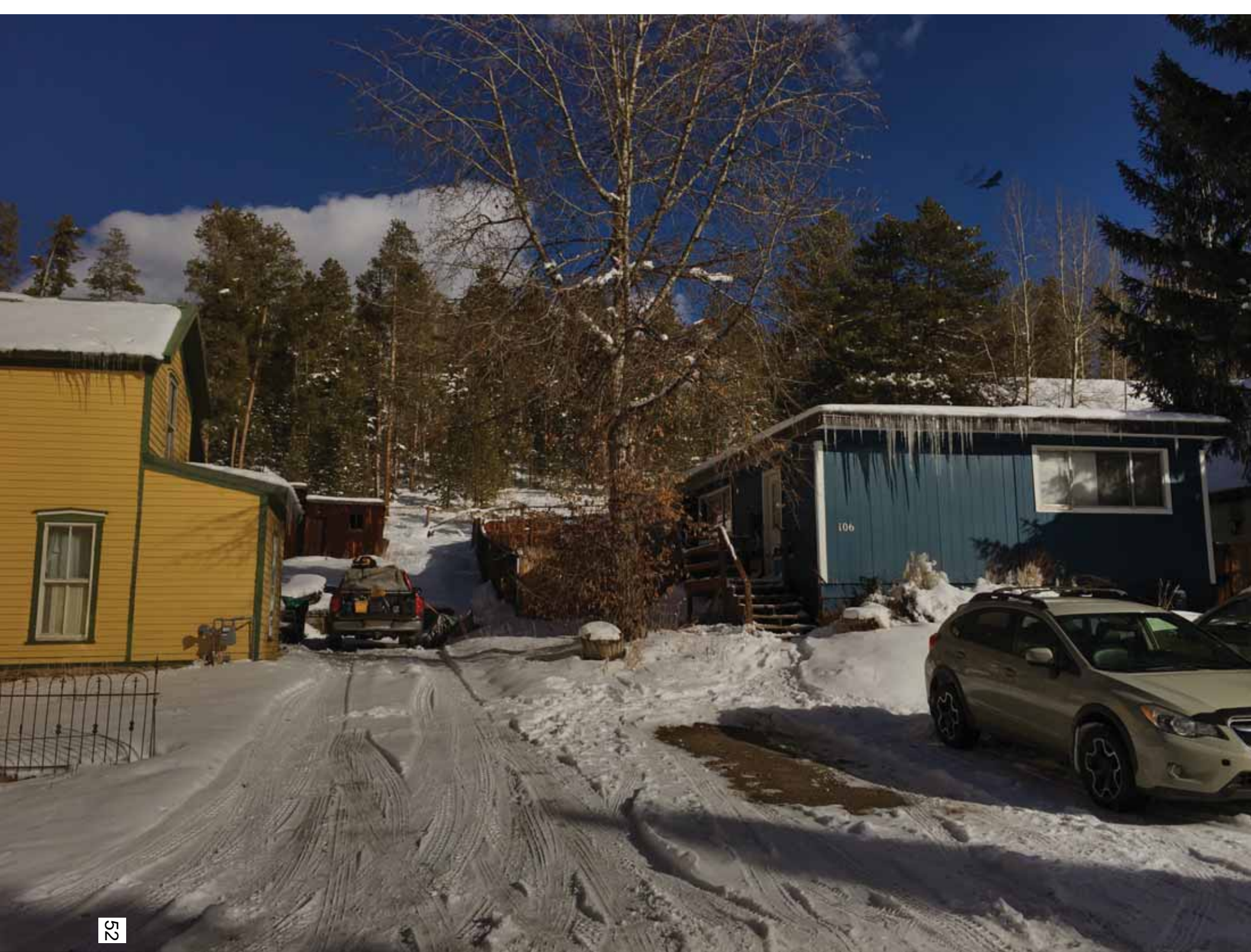






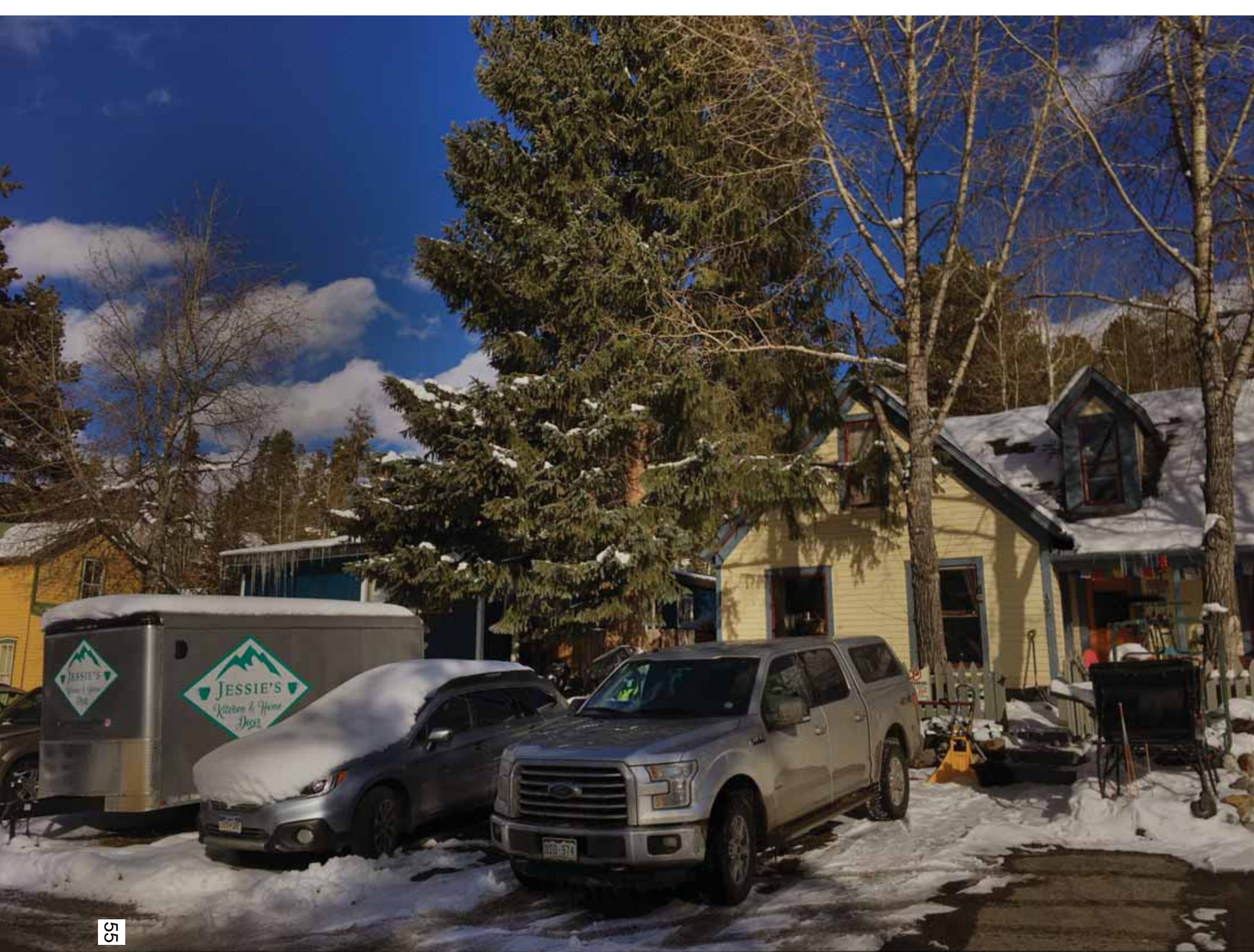


















## TOWN OF BRECKENRIDGE TOWN COUNCIL

### May 28 Town Council Meeting



Welcome to the newsletter summarizing The Town of Breckenridge's latest Council Meeting. Our goal is to provide our citizens with thorough and reliable information regarding Council decisions. We welcome any feedback you may have and hope to see you at the meetings.

### Managers Report

#### Public Projects

- Peak Communications commenced construction for Fiber9600 on May 23rd on the Main Street Alley at Watson Avenue. The crews will work along the Main Street and Ridge Street Alleys, the Riverwalk to Adams Ave, and the Rec Path throughout June. Temporary delivery zones will be established on Main Street to accommodate businesses that typically take delivery from the alleys.

Work may be performed on Saturdays by the contractor during this period with a later 9:00 am start time.

- The Breckenridge Skate Park was completely remodeled in October 2014. It is a heavily-used public amenity that is beginning to show some signs of wear and tear. Several members of the skate community as well as Recreation Department Skateboard Instructors have expressed concerns regarding crumbling coping along many of the skate park pool/bowl walls. The total estimated cost to replace 222 coping blocks is \$33,118. Staff proposes to use previous spending authority from recreation projects to cover the expense. Construction will begin in early July and take approximately 3 weeks.

### Housing

- Staff and the Housing Committee have been working on a new program, "Housing Helps." The goal of the Housing Helps Program is to incentive deed restrictions and to preserve existing units that serve locals in the Upper Blue through the following ways:
  - o Buy Downs: Buying a unit and recording a deed restriction on the unit. The unit would be sold for a lower price to a local worker.
  - o Buying a Deed Restriction: Paying a unit owner to record a deed restriction on their property.
  - o Project Financing for Deed Restrictions: Provide money to developer (or employers) in return for deed restricting units.Moving forward, staff is going to continue to discuss with the committee the program guidelines for Housing Helps that outline the budget, timeline, unit criteria, how to value a deed restriction, how to market/phase and launch the program, and program timeline.

### Finance

- April is largely reflective of March tax collections. The Town is approximately \$1.02M over 2019 budgeted revenues in the Excise fund. This is mostly due to sales tax being \$474k over budget and Real Estate Transfer Tax up \$473k over budget. Sales Tax is \$577k ahead of prior year; RETT is up \$473k over prior year.

## Other Presentations

Summer Arts Preview

- Council received an update on the Riverwalk construction. Backstage Theater Summer Season: Taming of the Shrew, Into the Woods, Totally Red!, and Little Shop of Horrors, 13,000 people come through the theater annually.
- Backstage: Sweeney Todd will open on October 3 and the lobby will be transformed into the "Fleet Street Haunted House." Breck Film Fest: third week of September. Several "sold out" performances with the Summit Film Society. 40th year next year, growing state recognition.
- Breck Music: Education events reached over 3,000 students in Summit/Lake/Park Counties, Breck Music presents will be bringing larger acts like Real Estate and Trombone Shorty. 2019 BMF season will be called "Song & Dances."
- NRO: focus on women in the arts, 110 free community programs this summer, in 2018 NRO raised 20k for other non-profits in Summit County (FIRC, first responders, FDRD), will be showing ET with a live orchestra. 16 concerts at Riverwalk Center.
- BCA: Wave (May 30-Jun 2), Town Party is June 13, new classes in the arts district (woodworking classes, welding classes, new series where people can drop in and pick a project), bike in movie night on June 26.

#### STR Discussion

- Staff have been administering this program since the beginning of 2019. The hotline has functioned as planned, and calls are being documented. Finance hired an additional staff person to administer the program. The database of license holders and responsible agents has served to assist both the hotline administration as well as licensing compliance efforts. Staff has become aware of measures taken by other communities, both here in Summit County and elsewhere. They include zoning limitations, occupancy limits for units, concentrations limits, additional taxes/fees, rental day caps, mediation for persistent issues, and neighbor notifications. Staff wanted to begin the discussion with Town Council of what next steps might be explored. "I think it's important to discuss what our goals are surrounding this," Rick Holman, Town Manager. Staff will explore ideas, talk to other municipalities, and come back to Council with suggestions.
- **Discussion:** "My goal is to focus more on the impacts of short term rentals, specifically in single family home situations. It's impacting all of the neighborhoods throughout town, especially the historic district," Wolfe. "I think we have to look at the motivations and the tax rates. Some of the lodging properties are paying significantly more property taxes (up to 25%) than these single family home short term rental units."
- "I think there's a difference between these large houses that are renting out the full property and people who are renting out rooms," Gigliello.
- "These rentals are using way more water and impacting our systems to a much larger extent. We are building a new water plant because of this increased usage from 30 people in a house at a time," Mayor Mamula.
- "I think STR creates three problems. First, displacing employee housing. Second, increased price points affect the entire market value so less affordability across Town. Third, I feel that investment properties don't add to community value because people aren't here," Gallagher.

- "I don't want to be draconian. I just want to charge them for what they're using (like the extra water)," Mamula. "There are some place where there are requirements that you have to live in a house for a year before you're allowed to short term rent it," Wolfe.
- "For me, it's about character. This is really changing the character of our neighborhoods," Carleton. "I think there could be two licenses. One where it's really a commercial business. Second, people who are trying to 'make it work' and it's not as aggressive."
- "It can't be about money. It can't be about revenue generation. It has to be about quality of life. Any kind of increase needs to be about preserving and raising quality of life," Mayor Mamula. "I think there needs to be penalties for the complaints," Owens.

#### 2019 Wildfire Mitigation Efforts

- Chipping - The program starts Monday, June 17th and will run 16 weeks, ending Friday, October 4th.  
Mitigation - Funds from 1A are planned to be used for large scale, high visibility, immediate and long-term projects.
- USFS: The Town entered into a Memorandum of Understanding (MOU) with the USFS to protect the Town of Breckenridge municipal drinking water supply and infrastructure for Indiana Gulch.

#### Design Standards Review

- Handbook of Design Standards Recommendations Original (Winter&Co.) Compared to Stakeholder Group as of May 16, 2019.

#### Sustainable Breck Annual Report

- Jessie Burley presented on the substantial steps the Town of Breckenridge took in 2018 in regards to sustainability.

## Regular Council Meeting

#### Legislative Review

- **An Ordinance to Annex Kenington Townhomes (Second Reading):** In summer of 2018, the Town requested that Kenington Townhome Owners join in a valid annexation petition. Pursuant to Section 22 of the Water Service Agreement the owners of the Kenington Townhomes are required to join in a valid annexation petition when directed to do so by the Town. **(Passed 7-0)**

- **Ordinance to Approve Long Term Ground Lease with VSRI (Second Reading):** This memorandum summarizes the key terms and conditions of the Ground Lease proposed for execution between Vail Summit Resorts, Inc. (“VSRI”), as landlord, and the Town, as tenant, for the development of a new parking facility on the South Gondola Lot. **(Passed 7-0)**
  - **Ordinance Approving a Franchise Agreement with ALLO Communications (First Reading):** A franchise agreement authorizes the cable provider to use the Town’s rights-of-way to install its equipment and operate its cable system. Without a franchise agreement the cable provider could not legally use the Town’s rights-of-way to operate its business. **(Passed 7-0)**
  - **Ordinance to Amend Peak 8 Hotel Agreement (First Reading):** The applicant for the Lionheart East Peak 8 Hotel (LH Mountain Ventures) has applied for a modification of the Development Agreement on the property approved by the Town Council on July 10, 2018 (Ordinance 15, Series 2018) which the Town Council reviewed at the May 14 meeting. The Council gave direction regarding modifications to the proposed the workforce housing requirement. **(Passed 7-0)**
  - **Supplemental Appropriation for Parking Garage for 2019 Budget (Resolution):** The resolution will increase 2019 budgeted expenses to the Town’s Capital Fund (003) \$3,000,000 that will be assigned to the Project. As this appropriation is for a capital expense, the budget authority persists until the funds are expensed or other Council action is taken to remove the authority. **(Passed 7-0)**
  - **Resolution to Approve IGA with Summit School District Regarding Transfer of McCain Property (Resolution):** The Town and the Summit School District have drafted an agreement for a land exchange where the Town would transfer ownership of two Blue 52 Townhomes and a 10 acre parcel to be used for district uses only on the McCain Subdivision in exchange for an 8.7 acre vacant Summit School District parcel on Block 11. **(Passed 7-0)**
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## MEMORANDUM

TO: Planning Commission

FROM: Julia Puester, AICP, Planning Manager

DATE: May 30 for June 4, 2019

SUBJECT: Handbook of Design Standards in the Historic and Conservation Districts  
Stakeholder Group Update Memo

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After receiving new surveys conducted on recent additions to historic structures, the surveyor and the State Historic Preservation Officer (SHPO) had some concerns which staff is trying to address.

Staff hired Winter & Company, the authors of the original Handbook of Design Standards in the Conservation and Historic Districts, to review revisions and new interpretations of the Secretary of Interior Standards for Rehabilitating Historic Structures in relation to the Town's Handbook and relevant Development Code policies. Winter & Company developed a series of recommendations that were first shared with the public at a March 19, 2019 open house. At the public open house, staff heard concerns from some members of the public on these recommendations. In response, the Town Council directed staff to assemble a stakeholders group to further vet the recommendations. Four stakeholder group meetings have taken place and staff would like to update the Planning Commission on the consensus points more formally than the verbal update given at the work session May 21.

Staff has provided an attachment with a comparison chart of the original recommendations from Winter & Co. (left column) and the consensus reached by the stakeholders group (right column) for review. The chart includes topics which are the primary concerns from SHPO and the stakeholder group consensus points. The group has gone through all the primary topics of concern and will be meet June 4<sup>th</sup>, prior to the Planning Commission meeting to confirm the results in the consensus table attached.

The steps that have been taken to date include:

### **Planning Commission Work Sessions:**

- June 5, 2018-Planning Commission work session on Cultural Resource Survey Results with Carl McWilliams
- November 9, 2018- Planning Commission Field Trip of Historic District
- January 2- First Planning Commission work session
- February 19- Second Planning Commission work session
- March 21- Stakeholder Group Consensus Points Update

### **Town Council Work sessions:**

- March 12- Town Council work session
- March 12- First reading of temporary moratorium
- March 26- Second reading of temporary moratorium
- May 28- Stakeholder Group Consensus Points update

### **Public Open House:**

- March 19, 2019

**Stakeholder Meetings:**

- April 10, 2019
- April 24, 2019
- May 7, 2019
- May 21, 2019

Staff anticipates having draft language prepared for a June Planning Commission meeting for further review. Staff will be available at the meeting to answer any questions from the Commission or receive any feedback from the Commission.

**Handbook of Design Standards Recommendations**  
**Original (Winter&Co.) Compared to Stakeholder Group**  
**as of May 16, 2019**

Topic	Recommendations to Come into Conformance with SOI (Winter& Co.)	Stakeholder Group Consensus & Remaining Topics
Density & Mass	<ul style="list-style-type: none"> <li>• Eliminate massing bonuses within the Historic District.</li> <li>• Eliminate the ability to go up to 12 UPA with negative points.</li> <li>• Allow up to 10 UPA within the Historic District rather than 9 UPA (flexibility to use all as density or use some for mass for garage). 10 UPA includes both density and mass.</li> <li>• Incorporate all above ground structures in UPA calculations including garages and all secondary structures.</li> </ul>	<p>Consensus:</p> <ul style="list-style-type: none"> <li>• Residential additions limited to one additional module of average size (as determined by the established average size modules in the existing Handbook).</li> <li>• No change to existing UPA policy.</li> <li>• No change to existing commercial character areas and new (non-historic and vacant) residential.</li> <li>• Mass Bonus (in character areas which allow for mass bonuses, which are generally residential): <ul style="list-style-type: none"> <li>○ No mass bonus: 0 points;</li> <li>○ 10% mass bonus: Some negative points; and</li> <li>○ 20% mass bonus: More negative points (with the addition well screened as viewed from the street).</li> </ul> </li> </ul>
Additions	<ul style="list-style-type: none"> <li>• Designs that appear as two separate buildings (which may incorporate an underground connector between the structures) would receive positive points.</li> <li>• Design standards to produce clearly subordinate additions.</li> <li>• Designs that maintain the general ratio, or perception, of building to open space on the lot are preferred.</li> <li>• Any new above ground building or addition must not exceed <b>100%</b> of the square footage of the above grade square footage of the primary historic structure.</li> </ul>	<p>Consensus:</p> <ul style="list-style-type: none"> <li>• The position of the addition- especially regarding the alignment of the sidewalls- should be compared to the sidewalls of the historic building. One sidewall plane shall not exceed the side wall plane of the historic structure. Maintaining the plane of both sidewalls is preferred.</li> <li>• Designs that appear as two separate buildings (which may incorporate an underground connector between the structures) would receive positive points.</li> </ul>



Topic	Recommendations to Come into Conformance with SOI (Winter & Co.)	Stakeholder Group Consensus & Remaining Topics
	<ul style="list-style-type: none"> <li>• The proportion of the addition should respect the proportions of the historic building.</li> <li>• Additions and new secondary structures building heights limited to <b>no more than ½ story</b> taller than the surviving historic structure.</li> <li>• Roof form should be simple and orientation on the new structure or addition is encouraged to be perpendicular to the historic structure.</li> <li>• The position of the addition- especially regarding the alignment of the sidewalls-should be compared to the sidewalls of the historic building. One sidewall plane shall not exceed the side wall plane of the historic structure. Maintaining the plane of both sidewalls is preferred.</li> </ul>	
Connectors	<ul style="list-style-type: none"> <li>• One connector allowed.</li> <li>• The one connector may only project from the rear of the historic building.</li> <li>• Length: 12 feet max</li> <li>• Width: 8 feet max</li> <li>• Should be clearly subordinate to structures which are connected.</li> <li>• Rooflines should step down to follow topography and remain lower than the historic structure.</li> <li>• Below grade connectors are encouraged.</li> </ul>	<p>Consensus:</p> <ul style="list-style-type: none"> <li>• One connector allowed.</li> <li>• The one connector may only project from the rear of the historic building.</li> <li>• Length: <ul style="list-style-type: none"> <li>• 10’ minimum; and</li> <li>• no specific maximum limitation.</li> </ul> </li> <li>• Width: <ul style="list-style-type: none"> <li>• 8’ would receive positive points;</li> <li>• 2/3 the length of the width of the historic structure allowed with requirement to retain the historic wall beyond the 8’ width; and</li> <li>• Below grade and open air (breezeway) connector would receive positive points.</li> </ul> </li> <li>• Should be clearly subordinate to structures which are connected.</li> <li>• Rooflines should step down to follow topography and remain lower than the historic structure.</li> <li>• Below grade connectors are encouraged with positive points.</li> </ul>

Topic	Recommendations to Come into Conformance with SOI (Winter & Co.)	Stakeholder Group Consensus & Remaining Topics
Moving Historic Structures	<ul style="list-style-type: none"> <li>• Historic structures are not allowed to be moved.</li> <li>• A variance process will be created with criteria which would allow for the moving of a historic building, such as an encroachment or hazardous condition affecting the structure. Moving a structure for development purposes is not allowed.</li> </ul>	<p>Consensus:</p> <ul style="list-style-type: none"> <li>• Allow historic buildings to move with negative points per code (no negative points to fix encroachments). Add an exemption for drainage, and street construction/realignment issues that create a scenario where movement of the historic structure is appropriate.</li> </ul>
Paved Areas	<ul style="list-style-type: none"> <li>• Excessive non-porous paving material will receive negative points.</li> <li>• Require paving strips for vehicular access.</li> </ul>	<p>Consensus:</p> <ul style="list-style-type: none"> <li>• Paving strip or similar installment in appearance.</li> </ul>
Parking	<ul style="list-style-type: none"> <li>• New parking spaces in front yards are not allowed.</li> <li>• Parking is preferred in rear and side yards.</li> </ul>	<p>Consensus:</p> <ul style="list-style-type: none"> <li>• If property has alley access, parking is required to be provide off the alley.</li> <li>• For properties with no alley access, access may be taken from the side yard.</li> <li>• Parking in the front yard (e.g. in front of the primary structure) is not allowed.</li> </ul>
Rating System (Priority Policy 20)	<ul style="list-style-type: none"> <li>• A rating system consistent with the SOI standards of two categories will be implemented (Contributing and non-contributing).</li> </ul>	<p>Consensus:</p> <ul style="list-style-type: none"> <li>• A rating system consistent with the SOI standards of two categories will be implemented (Contributing and non-contributing).</li> </ul>