



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, July 2, 2019, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

5:30pm - Call to Order of the July 2, 2019 Planning Commission Meeting

Roll Call

Location Map 2

Approval of Minutes 4

Approval of Agenda

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

5:40pm - Work Sessions

1. Land Use District #45 (CL) Huron Landing Apartments, Kenington Place Townhomes, Land Use District Map Amendments 9

2. Southside Estates Lot 2 Envelope Modification (JL), PL-2019-0197, 112 Southside Drive 16

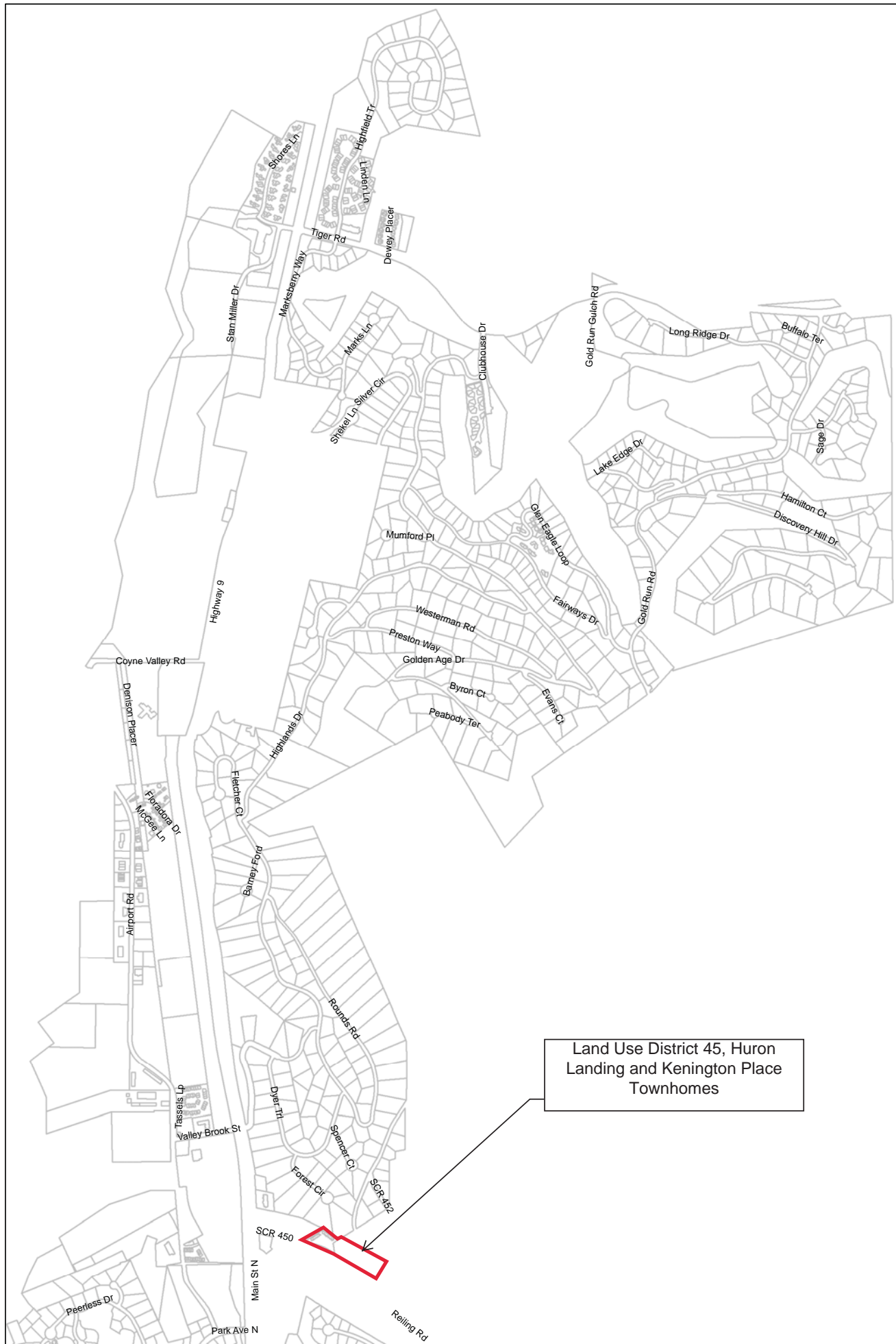
6:40pm - Other Matters

1. Town Council Summary (Memo Only) 24

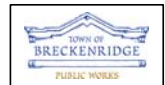
6:45pm - Adjournment

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.



Land Use District 45, Huron Landing and Kenington Place Townhomes



Breckenridge North





Southside Estates Lot 2
Envelope Modification, 112
Southside Drive



NOT TO SCALE

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:40 p.m. by (acting) Chair Schroder.

ROLL CALL

Christie Mathews-Leidal (present)
Mike Giller (absent)
Dan Schroder (present)

Jim Lamb (present)
Steve Gerard (absent)
Lowell Moore (present)

Ron Schuman (present)

APPROVAL OF MINUTES

With no changes, the June 4, 2019 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the June 18, 2019 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

WORK SESSIONS:

1. South Gondola Parking Structure, 150 Watson Avenue, PL-2019-0173

Mr. Kulick presented a Work Session to discuss a new public parking structure to be located on the existing South Gondola Lot. The proposed project will provide 688 parking spaces within the structure, plus 255 exterior surface parking spaces, bicycle parking and public restrooms. The proposed structure totals 249,984 sq. ft. and will provide 413 additional spaces beyond the South Gondola Lot's current capacity.

Kirk Taylor with Walker Consultants: Thank you for your continued confidence in Walker and continuing to move forward with this site from the Tiger Dredge project. These are the projects that we love to do. We are excited about your investment and the community impact. As far as the design, we have systematically tried to move it forward and gone through many concepts to get to this point. Construction documents are targeted for late 2019 or early 2020. I know there are some questions regarding the landscape plan. It is in preliminary stage. We still have comments from CDOT and the Town to address. We understand there are adjustments to make.

Michael with Walker Consultants presented. Showed renderings. There are new bathrooms planned. A lot more than currently at transit center. Bathrooms are at grade. People need to go to bathroom right away after long drive. Design concept for bathrooms is outbuilding similar to other outbuildings in Town. We have stairs in all four corners to allow for pedestrian activity. Vehicle ramp along Park Ave. Less pedestrian activity. Best location for ramp.

Kirk Taylor with Walker Consultants: The intent is to separate vehicle and pedestrian activity. Locating ramp to west side to lead pedestrians to the Blue River, reducing conflicts. Stair elevator core intended to be a beacon and anchor where people want to gravitate to and from. Works well because easily identified from Main Street. Equidistant for connectivity to downtown core and winter ski activities. Bike plaza along Blue River. Materiality: intent with non-natural materials is durability and cost. Don't want to be cavalier with budget. Those will be dialogs to have as we move forward.

Michael with Walker Consultants: Historic mining facilities as precedent for design and style. Took cues from elements. Also cues from industrial buildings outside of the area. Cues from the Breckenridge Welcome Center museum for cross buck and core ten. Cues from existing building in arts district for uneven windows. We haven't done full analysis but we do have minimum openness for windows. We could make windows

smaller if possible. We would be happy to entertain modifications to window designs if needed due to cost. We have 3D forms to break up façade. We brought samples. We are open to reducing cross bracing on West elevation. Agree it looks busy.

The following specific questions were asked of the Commission:

1. Does the Commission agree that negative three (-3) points should be awarded for exceeding the 25% threshold for non-natural materials, but not greater than 50%.?
2. Does the Commission agree with staff's height interpretation?
3. Does Commission have any comments in regard to the project?

Commissioner Questions / Comments:

Mr. Schroder: Where would the landscaped pedestrian area that you showed us go? By the river side? (Mr. Kulick: Yes) Where is the entrance to what is currently the Gold Rush Lot? (Ms. Smith, Town Engineer): I don't think either of those crosswalks (across Park St.) will exist. We need to go back and work on the site plan.

Mr. Moore: Is the bridge across the Blue River going to line up with the elevator tower? (Mr. Kulick: Yes. With the height, they were trying to be conscious as they stepped back from the river. They are aware of our height concerns and trying to design with that in mind.) Will the Town be responsible for the parking on the north side? (Mr. Kulick: We have a lease to manage the entire South Gondola Lot.)

Mr. Schuman: Is lowering the grade an option in regards to building height? (Kirk with Walker Consultants: Qualitatively, if we look at the southwest portion of site, that is the highest portion of site. 12' higher than Watson street. It slopes uniformly across site. Parking structure sits halfway across. Structure maintains grade across site. We will go approximately 6' below grade as it goes across site. We don't want to go fully below grade because of added design requirements.)

Mr. Moore: Is it physically possible to go down? (Kirk with Walker Consultants: We always can, I just don't think it going to be a direction we want to take. Cost would increase due to water table and required systems. Awaiting geotechnical report.) (Ms. Smith, Town Engineer: Would not be prudent decision for publicly funded project.)

Mr. Schroder: Do the stairs track with the levels of the windows in the stairwell? (Kirk with Walker Consultants: Yes.)

Mr. Schuman: Pedestrian flow from NE corner elevator location to Watson lot? Where is pedestrian flow from deck to gondola? (Kirk with Walker Consultants: We want them to walk along Blue River not through the parking lanes, but we haven't designed that yet.)

Mr. Schroder: Do we anticipate something happening to transit center? (Ms. Smith, Town Engineer: We are studying that. The challenge is not to disrupt the existing transit. We don't want them crossing wherever they want. We want pedestrians to cross at one very celebrated crosswalk.) (Michael with Walker Consultants: The goal is to consolidate and separate, to remove different use conflicts from pedestrians.)

Mr. Moore: Is there enough room to add more landscaping on walkway on north side of structure? (Kirk with Walker Consultants: Soft "No". Snow removal is concern. Landscape area will be more problematic for maintenance. Want to separate pedestrian movements from vehicular. Right now it is sidewalk with raised curb, which is better for maintenance.)

Ms. Leidel: Regarding roundabout, the people coming in from Frisco will not be able to make a turn? Skier drop-off parking? Walker indicated locations and TBD regarding egress points in relation to roundabout. Don't know if one lane or two lane roundabout. Comments we have to do more work on. It is evolving.

Mr. Moore: Ramp is two way? Walker Consultants: Yes, it is an express ramp.) That will be interesting. (Michael with Walker Consultants: Traffic engineer is working with CDOT. Meetings have gone well. Comments for revisions. To take a step back for a second, Pedestrian and traffic improvements will probably

be implemented as a phased approach for 20 year horizon. Questions regarding implementation of different roundabouts in area.

Mr. Schroder: I appreciate that siting is equitable for different users. (Michael with Walker Consultants: We looked at multiple footprints, including 90 degrees, closer to park, oriented west, etc.) (Ms. Smith, Town Engineer: Long exercise to get to this point.) (Walker Consultants: This is still going to be a phased approach to build on where we are starting here. It is not likely it will be part of this project but we don't want to do things that will inhibit future improvements. Ex: Bridge across Blue River. It may look different in future. Some of the parking lots are in flux. We are making decisions that will allow flexibility.) (Mr. Grosshuesch: Alternative locations on the site were having issues with separating pedestrians from vehicles. Primary design principle to create that separation which does not currently exist. Also had issues with stacking. We have pretty good stacking bay with existing plan but not with previous plan.) (Walker Consultants: We didn't want to have issues with the cue backing up onto road. We wanted that cue to occur on site.

Mr. Moore: Now I am more confused. Come in off Watson, pay as you drive south, drive up ramp, and to get out? (Michael with Walker Consultants: We want to avoid cross-traffic. Design will probably not be pay on entry. We are still trying to figure out supply, the que, etc. Not prepared to discuss operations and revenue control today. Biggest influx is in the morning. Based on preliminary numbers, majority is coming from north. Less so from south, so right in, right out should still be able to facilitate that. Intent is to move people to northeast corner as quickly as possible and move inwards. Not everybody is going to leave at the same time. Discharge is not going to be the same as influx. People will be exiting on Park. Folks going south will have to go up to roundabout, do hook, and go down.) (Ms. Smith, Town Engineer: We want to free up transit movements. We are discussing with CDOT if we could have another access point.) The roundabout is important.

Mr. Schroder: We didn't talk about height and there is a -20 points for that. (Ms. Smith, Town Engineer: We need to know where the dividing line between districts. Does the Planning Commission agree with interpretation of exactly down the middle? It is a transition. Do you like interpretation of right down the middle?)

Mr. Kulick: Down the middle is our interpretation. Read from LUD Guidelines for LUD #20. The parcel is a collection of several lots. We are more concerned along the river. Height on stair towers was an extension of the provision for elevator tower. Remainder of structure when looking at east elevation is compliant, except for towers. (Ms. Smith, Town Engineer: We could lower stair tower but the elevator ridgeline will look goofy.)

Mr. Schroder. Building heights are recommended at 2 and 3 stories. The plan seems appropriate. (Michael with Walker Consultants: looking south from Gondola, heights step up to match mountain profile.)

(Ms. Smith, Town Engineer: We can come back with circulation in a Work session)

Ms. Leidel: Agree that negative three (-3) points should be awarded for exceeding the 25% threshold for non-natural materials, but not greater than 50%. Agree with staff's height interpretation. I agree with staff in regards to their comments on the solid to void ratios, the large openings should be reduced. Agree with rest of commission. Great looking structure for a utilitarian building. Nice transition. Thanks for your effort. Look forward to more info on circulation.

Mr. Lamb: Agree that negative three (-3) points should be awarded for exceeding the 25% threshold for non-natural materials, but not greater than 50%. Agree with staff's height interpretation. I think the community is excited. Ok with height. Height issue will be brought down so they will be brought down in points, and there are other opportunities for points, so I think it could get to passing point analysis. Good location. Addresses

issues we have in town like I-70 and parking.

Mr. Moore: In regards to negative three (-3) points for exceeding the 25% threshold for non-natural materials, but not greater than 50%, we don't actually know what that number is, so I will withhold judgment. Frankly, materials seem fine. Agree with staff's height interpretation. Come back with Work Session for circulation. It is important. I know there is lot of moving parts.

Mr. Schuman: Agree that negative three (-3) points should be awarded for exceeding the 25% threshold for non-natural materials, but not greater than 50%. Agree with staff's height interpretation. I like the view corridor shots. If you could put real buildings in the drawings, that would be great. Lighting: Please consider dark skies and lighting. I think the Town should accept negative points for energy conservation. I don't think the town should get a free pass.

Mr. Schroder: Agree that negative three (-3) points should be awarded for exceeding the 25% threshold for non-natural materials, but not greater than 50%. Agree with staff's height interpretation. I think this is a nice design. My favorite is Vail parking deck. I think this proposal compliments the Town. The point analysis can be shifted by two feet. (Mr. Kulick: Still room to add positive points. Goal is passing point analysis. Everyone is confident we can get there.) I appreciate public comment to look at from a few different angles. Need for parking and whose responsibility. Very pleased when I saw the PC packet. Stairway windows offset is appropriate. Often calling things out in the 2000s different that 1800s. Follow stairwell for active experience. Close to passing point analysis.

Public Comment:

Lee Edwards, 108 N. French St.: 50 years. None of us have been here 50 years yet. We need to open our eyes and think about things that we can do before we build it. We can reduce height. Main Street Station did it. This is not how you typically start a project. Usually you look at the site, circulation, context etc. instead of going straight to the architecture. This is backwards. We have a trough of a river. Breckenridge Professional Building was a mistake. Town owns property in this area along the river. Why this project is not incorporating property across the river in a coordinated master plan is very short sighted. Why did we end up putting the parking structure here as opposed to the north side of the Gondola? (Mr. Grosshuesch: That was a business decision between the Town and Vail Resorts that is outside the scope of this application and the Development Code). How much land do we control under this agreement? (Kirk with Walker Consultants: 6.3 acres in the lease agreement). We need to have some more cross sections so the community can understand what is going on and to give everybody an idea of the height. This could go down an entire level, and it has been done before. On the west façade, we have left the ramp exposed. Is there a reason? Still a big box. 50 years. We can put some ins and outs and make it better. Architecture is good. I think it should go through a few more public hearings so people can see the view from the gondola. Thank you for your time.

FINAL HEARINGS:

1. Cavanaugh Residence, 208 N. Ridge Street, PL-2019-0067

Mr. Kulick presented a proposal to construct a new 1,275 sq. ft., 2 bedroom, 2 bathroom single-family residence along North Ridge Street, with a 3-car, subterranean garage.

The following specific questions were asked of the Commission:

1. Landscaping – Staff finds the proposed landscaping plan provides adequate street trees along French Street. Does the Commission agree?
2. Parking - Staff recommends the allocation of positive one (+1) point under Policy 18/R because the onsite parking is accessed from a shared driveway. Does the Commission agree?
3. Does the Commission have any additional comments on the proposed project design?

Commissioner Questions:

Mr. Moore: Last time we were talking about there was not enough room for the trees. Have we solved that with the ELA in the ROW? (Mr. Kulick: Yes). Good. That was a big deal two weeks ago.

Commissioner Comments:

Ms. Leidel: Agree with landscaping. Agree with +1 point for shared driveway. Thanks for past precedent research. Agree and support the project.

Mr. Lamb: Agree with landscaping. For +1 point for shared driveway, I was curious because of Development Agreement, I will go with staff and I support. Good project. Support.

Mr. Moore: Agree with landscaping. Agree with +1 point for shared driveway. Both parties should get positive points. Great project.

Mr. Schuman: Agree with staff on landscaping. Agree with +1 point for shared driveway. Great project. Come a long way. Great exercise for us to work though. Good job.

Mr. Schroder: Agree with staff on landscaping. Agree with +1 point for shared driveway, it is a priority from Streets Dept. Support project.

Mr. Schuman made a motion to approve, seconded by Mr. Moore. The motion passed 5-0.

OTHER MATTERS:

1. Town Council Summary (Memo Only)

The Commission briefly discuss the ongoing fiber optic cable installation project.

Leidel: Could you give an update on Handbook of Design Standards Open House? Mr. Grosshuesch gave a summary on the Handbook of Design Standards Open House. Takeaway – there was a lack of active criticism. We feel that it went through a good process and this represents a series of good compromises. To be sure, there are varying opinions. Staff is comfortable.

Leidel: Big turnout? (Mr. Grosshuesch: About 20 people in the room, including four staff members.)

Mr. Moore: Where did the mass bonus turnout? (Mr. Grosshuesch explained 15% mass bonus option and associated negative points.)

Member of public, Lee Edwards, commented regarding 4' setback requirement for connectors and how the Town can expect issues with that in the future.

ADJOURNMENT:

The meeting was adjourned at 7:25 pm.

Dan Schroder, Chair (acting)

Planning Commission Work Session Staff Report

Subject: Land Use District #45 (Huron Landing Apartments and Kenington Place Townhomes), Land Use District Map Amendments (Work Session)

Proposal: To create a new Land Use District #45 to encompass Huron Landing Apartments (annexed into the Town in 2015) and Kenington Place Townhomes (annexation effective July 2, 2019), and to amend the Land Use District Map accordingly.

Date: June 27, 2019 (For meeting of July 2, 2019)

Project Manager: Chapin LaChance, AICP – Planner II

Addresses: Huron Landing Apartments: 157 Huron Road (County Road 450)
Kenington Place Townhomes: 213-277 Huron Road (County Road 450)

Legal Descriptions: Huron Landing, Lot 1

Kenington Place Townhomes Common Area, Kenington Place Townhomes Unit A1-A6, B7-B11, C12-C16, D17-21, E22-E25, F26-F29, G30-G32, and H33-H36

Lot size: Huron Landing, Lot 1: 1.48 acres (1.708 acres prior to right-of-way dedication to Summit County)

Kenington Place Townhomes: 2.8 acres

Zoning: Huron Landing, Lot 1: Town of Breckenridge LUD #5 (Service Commercial @ 1:5 FAR, Lodging at 10 UPA)

Kenington Place Townhomes: Summit County R-P (Residential with Plan, antiquated)

Site Conditions: The two Huron Landing apartment buildings were constructed in 2016 and contain 26 two (2) bedroom workforce housing rental apartment units. Kenington Place Townhomes, adjacent to and to the east of Huron Landing apartments, were constructed in 1997 and consist of 8 townhome buildings containing 36 privately owned, deed-restricted units.

Adjacent Uses: **North:** Highlands at Breckenridge, Filing #1 (Single Family Residential)
South: Huron Road/County Road 450, Industrial, Commercial, Valdora Village (Single Family Residential)
East: Huron Heights Subdivision (Single Family Residential)
West: Storage facility (Summit County jurisdiction)

History

Huron Landing, Lot 1: This property is owned by the Huron Landing Authority, a partnership between the Town of Breckenridge and Summit County. The lot was annexed into the Town in 2015 as two separate lots, which were later combined. The zoning was designated as LUD #5, which was the zoning shown on the Land Use District Map for that area at the time of annexation.

Kenington Place Townhomes: This townhome development has received Town water since it was developed in unincorporated Summit County in 1996. The townhomes are subject to a deed restriction that prohibits short term rental (6 months or less). The deed restriction was a condition of the out-of-Town "Water Service Agreement" between the project developer and the Town. Pursuant to the Water Service Agreement, the owners of the Kenington Place Townhomes were required to join in a valid annexation petition when directed to do so by the Town, if the property ever became eligible for annexation. When the Huron Landing property was annexed into the Town of Breckenridge in 2015, Kenington Place Townhomes became eligible for annexation because of the contiguity to the Town boundary. The second reading of the Annexation Ordinance was heard and approved by the Town Council on May 28, 2019. The Annexation Ordinance becomes effective 35 days after adoption, July 2nd, 2019.

Per state statute, a zoning designation is required to be assigned to the annexed property within 90 days of annexation. The existing LUD Map shows the development to lie within LUD #7. While zoning Kenington Townhomes, staff would also like to include Huron Landing, Lot 1 as a house keeping item, making the zoning appropriate for the existing development.

Staff Comments

The purpose of this Work Session is to receive Planning Commission feedback on the creation of a new Land Use District #45, associated Land Use Guidelines (See Exhibit A) and amendments to the Land Use District Map (See Exhibit B). This is landuse planning item, and not an application for proposed development, therefore only those sections of the Development Code pertaining to the Land Use District Guidelines and Map are discussed in this report.

9-1-15: Land Use District Map: The proposed modification to the Land Use District Map to include LUD #45 is conceptually shown in Exhibit B, an excerpt of the larger Map. Staff proposes to remove Huron Landing, Lot 1 (1.48 acres) from LUD #5 and Kenington Place Townhomes (2.8 acres) from LUD #7, and place both lots into the new LUD #45, totaling 4.28 acres. The official Land Use District Map would be revised and published after Town Council approval.

9-1-15-1: Amendments to Land Use Guidelines:

Huron Landing, Lot 1: After annexation, Huron Landing apartments were approved and constructed in LUD #5. The Guidelines for this District recommend Service Commercial use at 1:5 FAR and Lodging use at 10 UPA, and discourage "*other types of residential development,*" with workforce housing listed as a "*possible exception*". The Huron Landing apartments project did not receive negative points under Policy 2 (Relative) Land Use Guidelines. The staff report for the final hearing stated 21,301 sq. ft. was proposed, and 23,570 sq. ft. was allowed per the LUGs (2,269 sq. ft. remaining). Per Policy 3 (Absolute) Density, sections D (1) and (3), the project was given a 10% density bonus for constructing workforce housing, and an additional 15% density bonus for containing 100% workforce housing units (10.39 UPA without density bonuses). The existing density is calculated as follows:

- 21,301 sq. ft. approved (existing total) / 1,200 sq. ft. (unit equivalency for apartment use) = 17.75 units
- 17.75 units / 1.708 acres (prior to right-of-way dedication) = 10.39 UPA

- $10.39 \text{ UPA} / 1.1 \text{ (constructing workforce housing bonus)} = 9.45 \text{ UPA}$
- $9.45 \text{ UPA} / 1.15 \text{ (100\% workforce housing bonus)} = \underline{8.22 \text{ UPA}}$

Rather than amending the Land Use District #5 Guidelines to accommodate the existing use of workforce apartments, staff proposes to create a new Land Use District to include both Huron Landing apartments and Kenington Place townhomes, which both developments will conform to. Staff would prefer the Town-owned apartments to be in a Land Use District which lists apartments as a preferred use, as opposed to “a possible exception”.

Because the existing density of Huron Landing, Lot 1 is approximately 8.2 UPA, staff does not propose to change the recommended density of 10 UPA from LUD #5 in the new LUD #45. This will allow for an additional approximately 3,657 sq. ft. on this lot, without the assignment of negative points ($10 \text{ UPA} - 8.22 \text{ UPA} = 1.78 \text{ UPA} \times 1,200 \text{ sq. ft.} \times 1.708 \text{ acres} = 3,657 \text{ sq. ft.}$) Policy 5 (Absolute) Mass currently allows for an additional 30% of aboveground floor area for the provision of garages, common amenity areas, or common storage areas. The proposed recommended structural type is apartments. Other recommended design criteria listed in the draft of the Guidelines bears similarity to that which is found in the Guidelines for other districts, such as contemporary and compatible architecture, and building setbacks per Code. Building heights are recommended at a maximum of three stories, to account for Huron Landing’s existing building height of three stories. **Does the Commission have any concerns with leaving approximately 3,657 sq. ft. (1.78 UPA) of available recommended density for Huron Landing in the proposed LUD #45 Guidelines?**

Kenington Place Townhomes: The 36 townhomes in this development were approved by Summit County as 1,225 sq. ft. of density each, and per the annexation plat, the property is 2.8 acres, including all easements. Staff has determined the existing density to be 9.84 UPA, calculated as follows:

- $36 \text{ (# of townhomes)} \times 1,225 \text{ sq. ft. (area of each townhomes)} = 44,100 \text{ sq. ft. existing total}$
- $44,100 \text{ sq. ft.} / 1,600 \text{ sq. ft. (Unit equivalency for townhome use)} = 27.56 \text{ units}$
- $27.56 \text{ units} / 2.8 \text{ acres (lot size per Annexation map)} = \underline{9.84 \text{ UPA}}$

Staff proposes to specify the recommended density for LUD #45 as 10 UPA. With an existing density of 9.84 UPA, approximately 700 sq. ft. of additional density could be constructed on the property without the assignment of negative points ($10 \text{ UPA} - 9.84 \text{ UPA} = 0.16 \text{ UPA} \times 1,600 \text{ sq. ft.} \times 2.8 \text{ acres} = 700 \text{ sq. ft.}$).

Per the staff report for the proposed development at 11/12/1996 Summit County Board of County Commissioners meeting where the development was approved, Summit County Planning staff listed the proposed density at the time of development as 12.8 units/acre. Summit County’s zoning for this property at the time of approval, R-P (residential with plan), is now an antiquated zoning district in Summit County, and the 12.8 units/acre referenced above is not comparable to 12.8 UPA in the Town of Breckenridge, due to unit equivalency per Policy 3 (Absolute) Density in the Development Code. Staff does not have any concerns with specifying the recommended density as 10 UPA, as this leaves remaining density for future small additions, yet caps the recommended density very close to the existing. **Does the Commission have any concerns with leaving approximately 700 sq. ft. (0.16 UPA) of available recommended density for Kenington Place Townhomes in the proposed LUD #45 Guidelines?**

Policy 5 (Absolute) Mass currently allows for an additional 20% of aboveground floor area for the provision of garages, common amenity areas, or common storage areas.. The architectural treatment recommendation of compatible contemporary architecture would allow for some updates for exterior

materials to the existing townhomes. Recommend buildings heights for Kenington are specified to the existing building height of two stories. Recommended building setbacks are per the Development Code.

Questions for the Commission

- 1. Does the Commission have any concerns with leaving approximately 1.78 UPA of density for Huron Landing, Lot 1 and approximately 0.16 UPA of density for Kenington Place townhomes?**
- 2. Does the Commission have any other concerns regarding the proposed Land Use District #45 Guidelines (Exhibit A) or Land Use District Map amendments (Exhibit B)?**

Breckenridge Land Use Guidelines

District #45

Desired Character and Function

Land Use District 45 is located on the north side of and adjacent to Huron Road and County Road 450, and encompasses the Huron Landing Apartments and Kenington Place Townhomes properties.

Acceptable Land Use and Intensities

Land Use Type: Residential
Intensity of Use: 10 UPA
Structural Type: Apartments, Townhomes

General Design Criteria

Architectural Treatment

Contemporary architectural design compatible with surrounding structures is preferred.

Building Heights

Huron Landing, Lot 1: Generally, structures in excess of three stories above grade are discouraged.

Kenington Place Townhomes: Generally, structures in excess of two stories above grade are discouraged.

Building heights will be determined through the development review process.

Building Setbacks

Required building setbacks shall be as outlined in the Development Code. Greater setbacks than those required are encouraged, and determination of appropriate setbacks will be made during the development review process.

Pedestrian Circulation

Moderate pedestrian traffic is found in the district, due to the existing multi-family developments.

Vehicular Circulation

Access to the district is Huron Road/County Road 450. Capacity constraints are not anticipated.

Public Transit Accommodation: Public transit accommodation exists within the district.

District Improvements

Utility Improvements

Water Facilities: Public system exists within the district.

Sanitation Facilities: Public sewer exists within the district at this time.

Natural Gas, Electricity, Telephone, and Cable Television: Distribution lines for natural gas, electricity, telephone, cable television, and fiber-optic cable all exist in the Huron Road/County Road 450 right-of-way. Utilities are adequate to serve the entire district as developed. Installation of any new distribution lines must be underground and meet specifications of individual utility companies. Appropriate easements shall be provided for all new lines.

Capital Improvements

Capital Improvement Projects: None of the projects described in the Capital Improvements Program are associated with this district.

Drainage Improvements

No significant drainage improvement projects are anticipated in this district.

Relationship to Other District

Portions of this district directly abut Land Use Districts 7, 5, and 4.

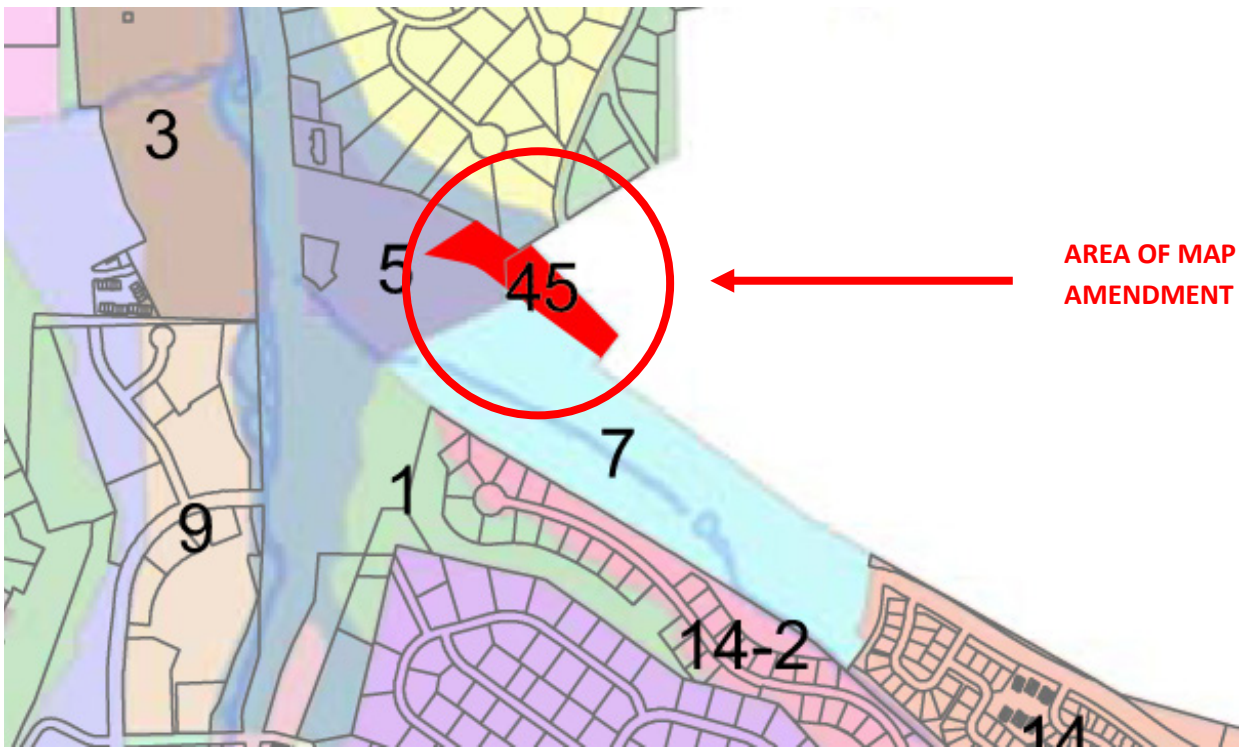
Land Exchange Potential

No land under Federal jurisdiction was identified within this district.

EXHIBIT B: Proposed Land Use District Map Amendment



Above: (Excerpt from existing LUD Map)



Above: (Excerpt from proposed LUD Map amendment)



Memo

To: Planning Commission
From: Jeremy Lott, AICP, Planner II
Date: July 2, 2019
Subject: Southside Estates, Lot 2, Building Envelope Work Session (112 Southside Drive; PL-2019-0197)

Proposal:

BHH Partners is designing a new single-family house for this property which includes a relocation and modification of the building envelope. The Southside Estates Subdivision was filed with the County on December 29, 2003. The lot is 3.5 acres and the existing building envelope is 11,172 square feet and the proposed disturbance envelope is 11,146 square feet, a decrease of 26 square feet. Two other envelopes within the subdivision have been modified in the past year (Lots 3 & 4).

The purpose of this worksession is to get input from the Planning Commission to determine if the Commission is comfortable with the overall design, layout, and location of the envelope. The existing building envelope is a typical shape and the proposed disturbance envelope has been designed to fit a preliminary design of a single-family residence. The applicant's reasoning for the proposal is that driveway access is allowed outside of the envelope, per the proposed plat note (see below), and that the proposed residence is entirely within the envelope.

POLICY DISCUSSION:

Below is the section of the subdivision code pertaining specifically to envelopes:

9-2-4-5: LOT DIMENSIONS, IMPROVEMENTS AND CONFIGURATION:

C. Lot Dimensions and Standards:

Policy: Below is an excerpt from the *LOT DIMENSIONS, IMPROVEMENTS AND CONFIGURATION* section of the subdivision standards in the Town Code which addresses site disturbance envelopes.

7. The following standards shall apply to site disturbance envelopes:

- a. Site disturbance envelopes shall be platted for all residential lots at the time of subdivision.*
- b. Outside of the conservation district, a site disturbance envelope shall be located on a lot in a manner which complies with the following minimum setbacks:*

(1) Front yard: Twenty five feet (25').

(2) Rear yard: Fifteen feet (15').

(3) Side yard: Fifteen feet (15'), with combined side yard setbacks on each lot equaling a minimum of fifty feet (50').

Site disturbance envelopes shall be located away from significant ridgelines and hillsides.

c. In addition to the minimum requirements which will be established through subsection C7b of this section, the location of a site disturbance envelope shall also take into consideration: 1) the topography of the lot; 2) wetlands or water bodies on or adjacent to the lot, if any; 3) the vegetation, geology, hydrology, and/or historic resources of the lot; 4) any ridgelines or hillsides on the lot visible from an area of concern; and 5) significant trees which will effectively screen future development when viewed from an area of concern. Particular attention shall be given to trees on the downhill side of a site disturbance envelope.

Section 9-2-4-5 of the Town Code requires large single-family lots to have a platted disturbance envelope that protects significant environmental features and have minimum setbacks. Section 9-2-4-5 does not specifically address modifications to existing envelopes, including the shape of envelopes. This proposed envelope meets required setbacks and avoids significant ridgelines. The lot is heavily wooded, so anywhere the envelope is located would result in a similar loss of trees. There are no mapped wetlands located on this property and the envelope is being proposed in an area of similar topography as before. Staff has no concerns on these items.

In the past, the Town has allowed modification of building and disturbance envelopes at the owner's request when the envelope size does not increase and there is no increased environmental degradation or vegetative loss on the site. However, this proposal is seeking an envelope specific to a proposed and already designed single-family residence – where the envelope more or less follows the footprint of the design. Typically, a single family development has only the driveway access with a small portion of a turnaround outside of the envelope. All other paved area, including in front of the garage has been allowed within the envelope. In this scenario almost the entire driveway is outside of the proposed envelope, including right in front of the garage where vehicles often park. Additionally, typical building and disturbance envelopes are simpler, geometric shapes, unless there is an environmental reason - such as wetlands.

Typical plat notes do allow for driveway access and grading associated with the driveway outside of the envelope. With the modification of the other envelopes in this subdivision the following plat note has been added:

*“The location of all construction activities, including, but not limited to, grading, excavation, soil disruption, and construction of all permanent improvements, such as buildings, roof overhangs, structures, decks, at grade patios, fences, stairs, window wells, or other similar improvements, except for construction of approved **driveway access and paving**, walkways, necessary driveway retaining walls, utility connections, pedestals and boxes, approved drainage facilities, culverts, public and private trails, street lighting, driveway entrance signage and related lighting, soil disturbance related to all such activities, approved tree planting and landscaping, and other activities approved by the Town of Breckenridge which are consistent with the intent and purpose of the Town requirement for the creation of site disturbance envelopes, shall be within the disturbance envelope designated hereon by the dashed line for Lot 2. Tree cutting outside of the disturbance envelope and removal of native vegetation ground cover is prohibited except with approval of the Town of Breckenridge.”*

Staff's concern on this envelope modification proposal is that the entire driveway and turnaround are to be located outside of the proposed envelope and the envelope would be modified in such a unique configuration that it would apply solely to the preliminary design of the home. The intent of the allowance of driveway access is from the roadway to the envelope. Once a driveway crosses the envelope line, all other portions of drive are typically within the envelope.

Staff is concerned that property owners throughout Town purchase their properties based on the knowledge of neighboring properties' platted disturbance envelopes. The precedent this envelope modification could set would potentially allow for more development and disturbance on properties across Town, the ability to modify envelopes to fit building footprints, thereby, increasing the impact of additional square footage of properties.

PLANNING COMMISSION QUESTIONS:

Staff would like Planning Commission's input on the specific policy questions and would also look for any additional code related comments or concerns before this project is reviewed through the Class C Subdivision (staff level) process.

1. Does the Commission support an envelope modification that is specific to a building footprint even though the size of the envelope is generally not changing?
2. Does the Commission want to see less of the driveway fall outside of the envelope, especially on the side yard side of the structure?
3. Does the Commission have any additional comments or concerns on the proposal?

CONTOUR LEGEND	
EXISTING MINOR	DRAINAGE ARROU
EXISTING MAJOR	SPOT GRADE AT DOT
PROPOSED	3400

LOT COVERAGE		
	SQ. FT.	%
BUILDING (INCLUDES OVERHANGS)	6,943 SF.	4.96 %
HARDSCAPE (DECKS, PATIOS, WALKS & DRIVEWAY)	5,718 SF.	3.78 %
OPEN SPACE	119,682 SF.	91.65 %
TOTAL LOT SIZE	132,313 SF.	100 %

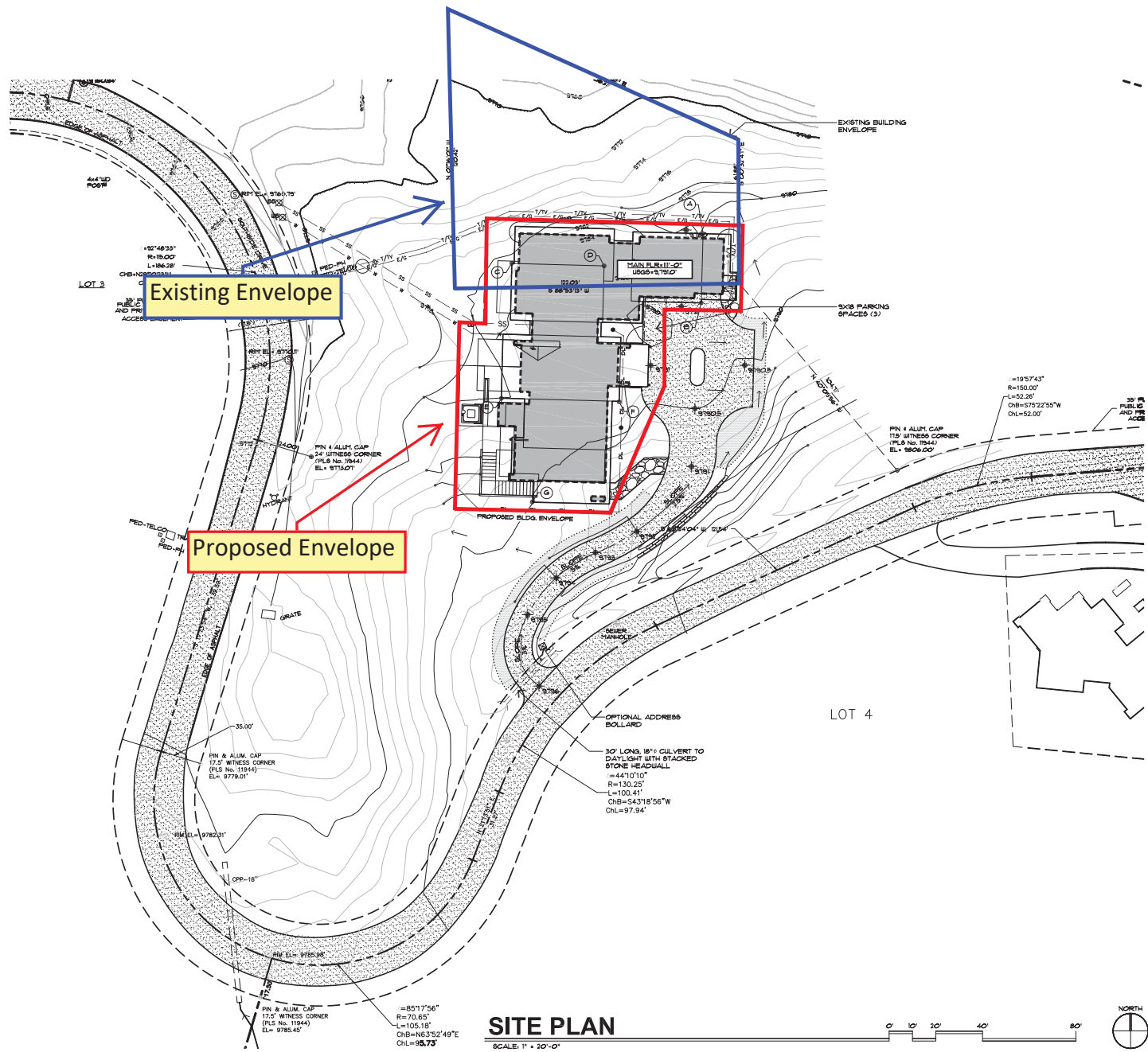
BUILDING HEIGHT				
RIDGE POINT	RIDGE ELEV.	MEASURED ELEV.	CALCULATIONS	HEIGHT
A	9808.31'	9780.2' + NAT.	9808.31' - 9780.2'	28.21'
B	9808.31'	9780.2' + FIN.	9808.31' - 9780.2'	17.51'
C	9808.6'	9780.2' + NAT.	9808.6' - 9780.2'	21.5'
D	9808.6'	9786.9' + NAT.	9808.6' - 9786.9'	21.7'
E	9812.4'	9780.2' + NAT.	9812.4' - 9780.2'	32.64'
F	9812.4'	9781.1' + NAT.	9812.4' - 9781.1'	25.24'
G	9801.96'	9780.2' + NAT.	9801.96' - 9780.2'	11.96'

- SITE NOTES**
- ELECTRIC, CABLE, TV, AND TELEPHONE UNDERGROUND IN COMMON TRENCH
 - VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND
 - TOPOGRAPHIC INFORMATION OBTAINED FROM 84CHD17 LAND SURVEYING.
 - PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1/2 IN).
 - REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH
 - FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING
 - PROTECT ALL REMAINING TREES WITH CHAIN LINK FENCE BARRIER DURING CONSTRUCTION
 - PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
 - STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK
 - GENERAL CONTRACTOR TO REVIEW 4 COPY/PL WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT
 - DRIVEWAY SHOWN AS MAX 4% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT AS REQUIRED

- NOTE**
- VERIFY THAT PINE BEETLE KILL TO BE REMOVED FROM THE SITE
 - SQUARE FOOTAGE AREA CALCULATIONS ON SHEET T1

- DRIVE NOTE**
- FIRST 20' OF DRIVE TO NOT EXCEED 4% SLOPE, DRIVE SLOPE TO NOT EXCEED 8% SLOPE-GUEST PARKING AND TURN OUT TO NOT EXCEED 4% SLOPE.

REQUIRED SNOWSTACK		
	SQ. FT.	%
HARDSCAPE (WALKS & DRIVEWAY)	5,718 SF.	100%
REQ'D SNOW STACK (25% OF HARDSCAPE)	1,445 SF.	25%
TOTAL SNOW STACK	1,464 SF.	26%



REVISIONS:

JOB NO: 1835J
DATE: 06/19/18
DRAWN BY: BUS
CHECKED BY: MPH

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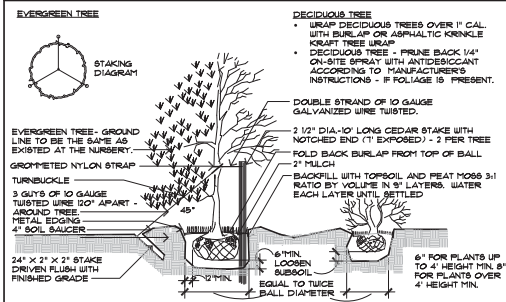
T018 / HOA REVIEW: 06/19/18

bhh Partners
152 SOUTH MAIN BRECKENRIDGE, CO 80424 (970) 454-6880

SALMON RESIDENCE
LOT 2, SOUTHWEST ESTATES
112 SOUTHWEST DRIVE, BRECKENRIDGE, CO, GRAD 80424

© 2018
SHEET NUMBER:
SP1.1

PLANTING DETAIL

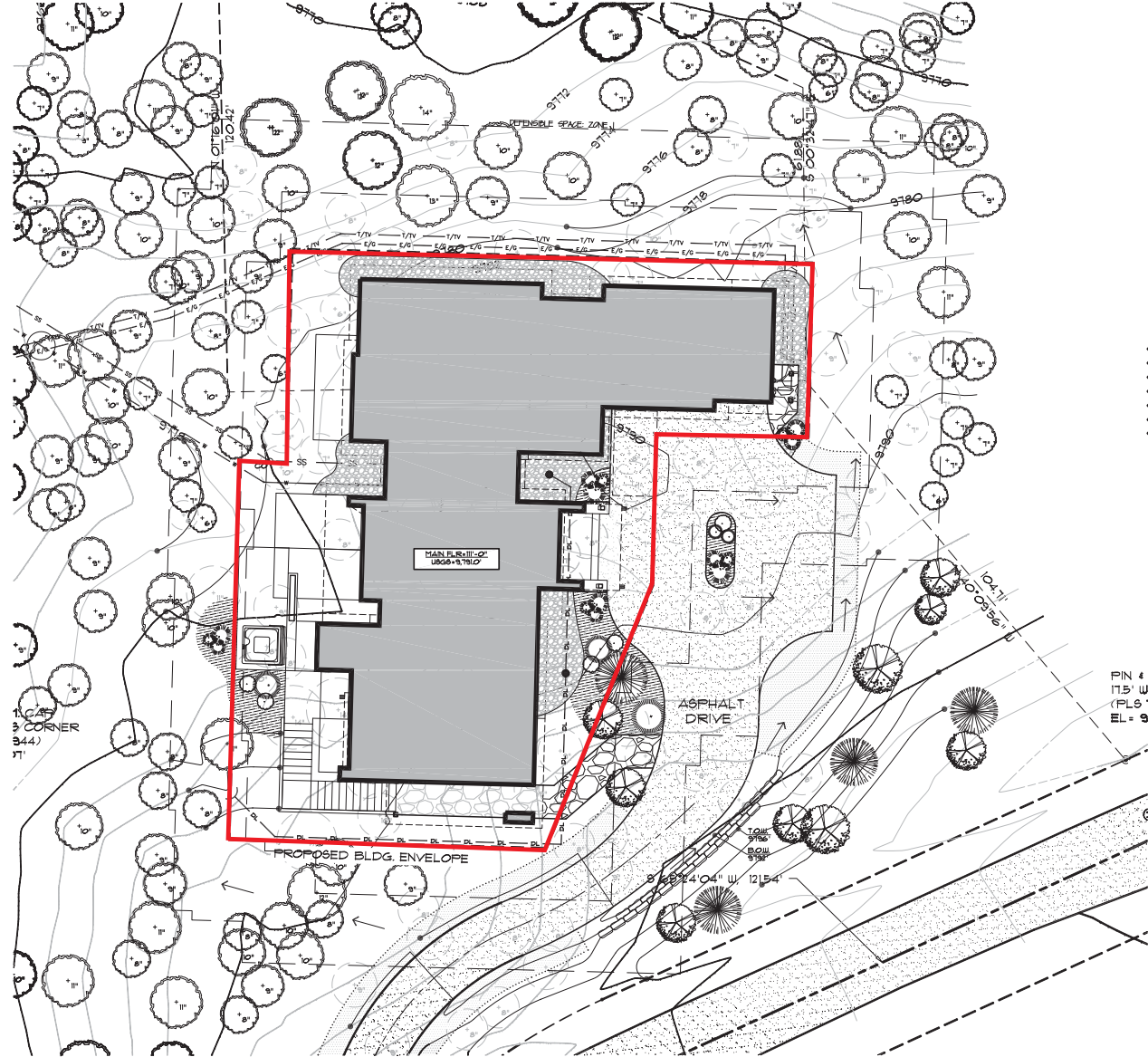


PLANTING LIST

KEY	COMMON	BOTANICAL	NO.	SIZE	NOTES
○	EXISTING TREES	VARIABLES	N/A	SEE SITE PLAN	
○	EXISTING TREES TO BE REPOSED	VARIABLES	-	SEE SITE PLAN	
●	PROPOSED TREES/SHRUBS TO BE ADDED				
●	COLORADO SPRUCE	PICEA PRAENSIS OR PICEA ENGELMANNI	4	27-3' TALL	
●	ASPEN	POPULUS TREMULOIDES	5	25" IN CAL. 50" HILTI-SYSTEM	
●	COLORADO COTTONGWOOD	POPULUS SUTZERI	-	8'-10' TALL	
●	POTENTILLA	POTENTILLA FRUTICOSA	5	5 GAL.	NEEDS SUN (36" TALL, 2'-0" WIDE)
○	FRISKING CORYMBOSER	CORYMBOSER OR CORYMBOSER	5	5 GAL.	GRASS TO 6'-10" TALL
○	ALPINE CURRANT	RIBES ALPINUM	5	5 GAL.	GRASS TO 3'-6" TALL
○	NATIVE GRASS AND PERENNIALS	PROVIDE SUBMITTAL	-	1 FLAT	PROVIDE TO ALL DISTURBED AREAS

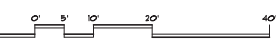
LANDSCAPE NOTES

- PROVIDE 4" (MIN) CLAYFREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SUBMITTAL CO. SHORT SEED MIX (AS APPROVED BY THE WHISPERING PINES SUBDIVISION STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA, SCREEN TOPSOIL, PRIOR TO INSTALLATION).
 - KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
 - GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
 - PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
 - LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
 - SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
 - ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM; PROVIDE SUBMITTAL.
 - ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROUND AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
 - NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
 - PROVIDE 3" TO 6" DIAMETER STONES RIPPAP OVER WEED BARRIERS FABRIC AT ALL BUILDING EDGES.
 - UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPPAP TO TOPSOIL JUNCTURE.
 - INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
 - PROTECT ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
 - PROVIDE 1" OR 5/8" SCHEDULE BAWK HILCH AT ALL BAWKS AND TREE WELLS.
 - LANDSCAPE AND RETAINING BOULDERS ARE REQUIRED TO BE CANYON CITY SANDSTONE.
 - ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.
- NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH TOWN OF BRECKENRIDGE AND THE SOUTH-SIDE ESTATES.



LANDSCAPE PLAN

SCALE: 1" = 10'-0"



REVISIONS:
 JOB NO: 1835J
 DATE: 06/19/18
 DRAWN BY: kaeybold
 CHECKED BY: mgagan
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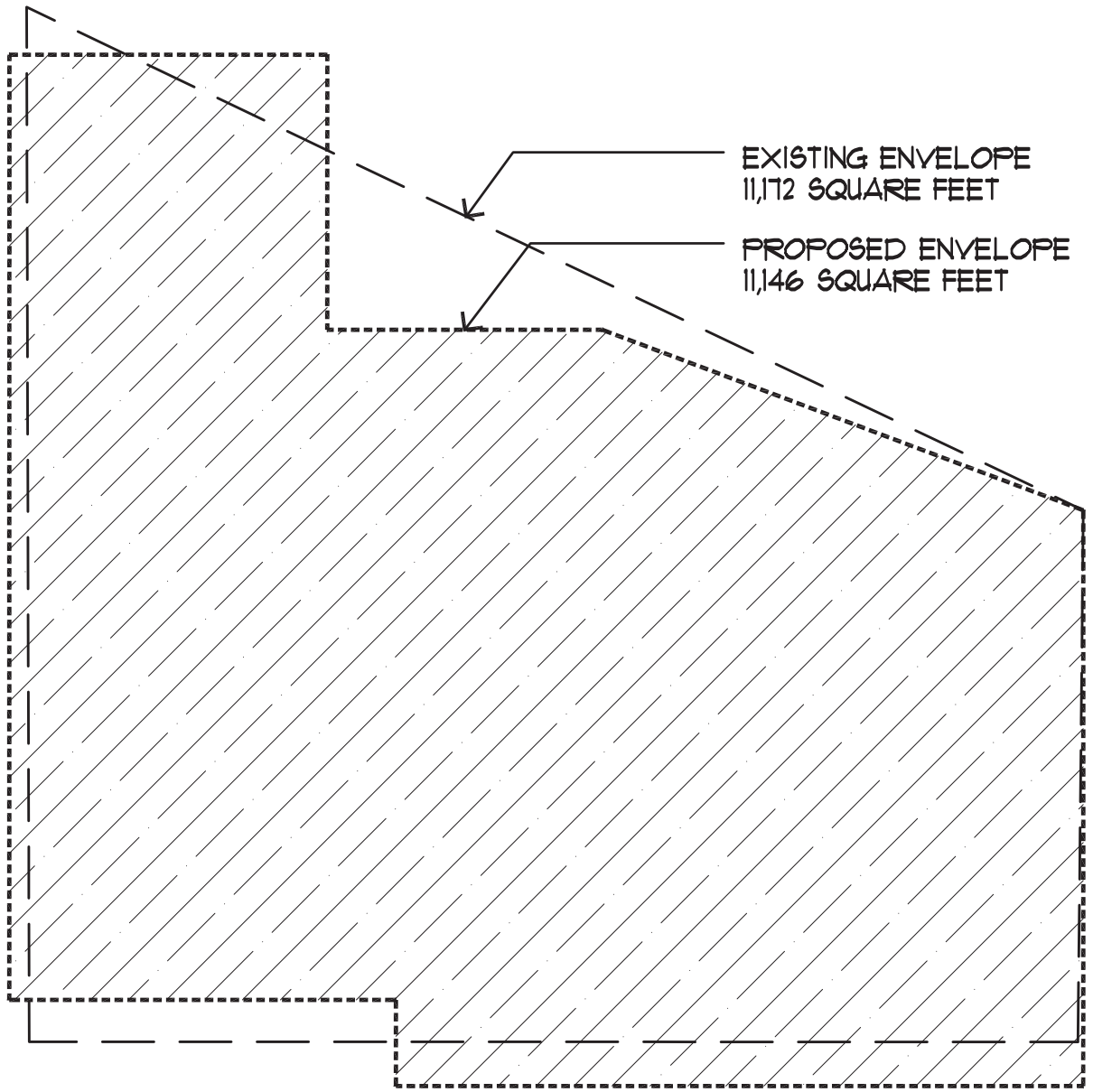
TOWN / HOA REVIEW:
 06/19/18

bhh Partners
 625 SOUTH 1ST AVENUE, SUITE 200, DENVER, CO 80202 (303) 434-8880
SALMON RESIDENCE
 LOT 2, SOUTHWEST ESTATES
 112 SOUTHWEST DRIVE, BRECKENRIDGE, CO, COLORADO 80424

© 2018
 SHEET NUMBER:

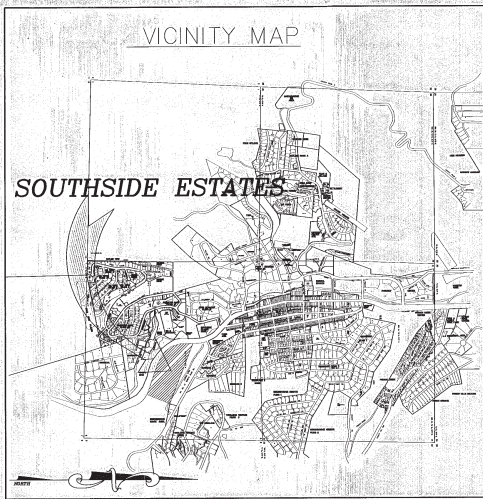
SP1.2

0"=1"



Lot 2 Southside Estates - Envelope Study

2019.06.20



SOUTHSIDE ESTATES
A RESUBDIVISION OF RODEO GROUNDS SUBDIVISION
BLOCK 3 "SOUTHSIDE ESTATES"
IN SECTION 6, T.7 S., R.77 W. OF THE 6th P.M.
TOWN OF BRECKENRIDGE
SUMMIT COUNTY, COLORADO

Owners Certificate

Know all men by these presents: That Southside Development LLC, a Colorado limited liability company, being the owner of a portion of land being located in section 6, T.7 S., R.77 W. of the sixth principal meridian, Town of Breckenridge, County of Summit, State of Colorado, being more particularly described as follows:

A tract of land being a part of the Southside Placer MS 1356, Maggie Placer MS 1338, Sunbeam No. 1 Lode MS 1788S, Sunbeam No. 2 Lode MS 1788S and Klack Gulch Placer MS 1224, in Section 6, Township 7 South, Range 77 West of the 6th p.m., Town of Breckenridge, County of Summit, State of Colorado, being more particularly described as follows:

Commencing at corner no. 5 of the said Southside Placer, thence S22°38'12"W for a distance of 100.00' to the point of beginning, thence continuing S22°38'12"W for a distance of 655.56' to a point on the Northeastly Right-of-Way of Colorado State Highway No. 9, thence Northwesterly 137°15' along the arc of a 928.60' radius curve to the left whose long chord bears N69°12'09"W 137.02' along said Right-of-Way, thence N80°19'30"W 319.70' along said Right-of-Way, thence N63°56'00"W 21.70' along said Right-of-Way, thence N81°01'30"W 282.40' along said Right-of-Way, thence N83°13'30"W 152.40' along said Right-of-Way, thence Northwesterly 87°54' along the arc of a 880.00' radius curve to the right whose long chord bears N36°33'58"W 639.78' along said Right-of-Way, thence N02°00'30"W 257.80', thence S73°35'21"E leaving said right-of-way 1726.90' to the point of beginning, containing 24.09 acres, more or less.

Has laid out, subdivided and platted the same into lots, tracts and easements as shown hereon under the name and style of SOUTHSIDE ESTATES and, by these presents, does hereby set apart and dedicate to the Town of Breckenridge, for the perpetual use of the public, subject to the terms and conditions of Plat Note 7, Tract A, Open Space; does hereby set apart and grant to the Town of Breckenridge, for the perpetual use of the public, subject to the terms and conditions of Plat Note 2, the Public Trail Easements and the Public Non-Motorized Easement; does hereby set apart and dedicate those portions of land labeled as Public Utility Easements for the installation and maintenance of public utilities; and does hereby set apart and dedicate those portions of land labeled as Private Vehicular Access Easement to the owners of the lots shown hereon, all subject to the any terms and conditions provided for hereon.

IN WITNESS WHEREOF, Southside Development LLC, a Colorado limited liability company, has caused its name to be hereunto subscribed this 19th day of December, A.D. 2003.

SOUTHSIDE DEVELOPMENT LLC, a Colorado limited liability company

Jon A. Brownson, Manager

Acknowledgment

STATE OF COLORADO } ss: COUNTY OF SUMMIT }

The foregoing instrument was acknowledged before me this 19th day of December, A.D., 2003 by Jon A. Brownson as Manager of Southside Development LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: Notary Public



Breckenridge Planning Commission Certificate

Approved this 6th day of August, A.D. 2002, Town Planning Commission, Breckenridge, Colorado.

Chairman

Breckenridge Town Council Certificate

Approved this 13th day of August, A.D., 2002, Town Council, Breckenridge, Colorado. This approval does not constitute an acceptance of the roads and rights of way reflected hereon for maintenance by said Town, but the Town of Breckenridge does hereby accept the offered dedications described above.

ATTEST: Mayor

Notice

Public notice is hereby given that acceptance of this platted subdivision by the Town of Breckenridge does not constitute an acceptance of the roads and rights of way reflected hereon for maintenance by said Town, but the Town of Breckenridge does hereby accept the offered dedications described above. Until such roads and rights of way meet Town road specifications and specifically accepted by the Town, the maintenance, construction and all other matters pertaining to or affecting said roads and rights of way are the sole responsibility of the owners of the land embraced within this subdivision.

Clerk's Certificate

State of Colorado } ss: Town of Breckenridge)

I hereby certify that this instrument was filed in my office at 1:06 o'clock, P.M., A.D., 2003, and is duly recorded.

Breckenridge Town Clerk

PLAT NOTES

- 1. The location of any building, deck, grading, excavation or other improvements, except for driveways and entry walkways to residences, including necessary retaining walls, utility lines, landscaping and drainage facilities, shall be within the building envelope designated hereon for each lot. Free cutting or removal of native plant materials outside of a building envelope is prohibited except with the approval of the homeowners association and the Town of Breckenridge.
2. The Public Trail Easements are granted to the Town of Breckenridge for construction, maintenance, repair and signage of trails for use exclusively by pedestrians and individuals operating non-motorized vehicles as more fully set forth in and subject to the terms of the Grant of Public Trail Easements recorded in connection with this plat.
3. The construction of improvements within any building envelope having 15% or greater slope across the envelope shall comply with the following:
(a) Stepped retaining walls shall be used for site grading in lieu of excessive cut and fill. No such retaining wall shall exceed four feet (4') in height and, where two or more retaining walls are constructed one above the other, in parallel fashion, such walls shall be constructed at least three feet (3') apart to allow an area for landscaping between the top of the lower wall and the base of the upper wall.
(b) Grading and excavation outside of the perimeter wall of a structure for the purpose of lowering existing grade to accommodate a door or a window, not including garage doors or window wells, shall not exceed four feet (4') below existing grade.
(c) The following restrictions shall apply to exterior light fixtures: those attached to any residence, garage or other building shall be attached so that the top of the fixture is no more than fifteen feet (15') above the finished grade below any such fixture, except for fixtures above an exterior porch or deck, which shall be attached so that the top of the fixture is no more than eight feet (8') above such porch or deck; the top of any freestanding fixtures shall be no more than seven feet (7') above the finished grade below any such fixture; no fixtures shall be attached to trees, with the exception of temporary seasonal lighting, and all exterior lighting shall be convector to prevent light from falling outside of the building envelope, except for freestanding fixtures providing lighting along driveways or walkways.
(d) Driveways shall have no more than one switch bank, not including either a switch bank where a driveway connects to a public road or private access easement or a switch bank where the driveway accesses a garage.
(e) To the extent practical, driveways shall be designed and constructed to be parallel to existing contours so as to prevent excessive cuts and fills.
4. Each residence shall include an automatic sprinkler system installed in accordance with the Uniform Fire Code as adopted by the Town.
5. The lots shown hereon and the Private Vehicular Access Easement are subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions of Southside Estates recorded in connection with this Plat.
6. Bulk Plane Restrictions
(a) Lot 1
No part of any structure (except roof vents and chimneys) shall project up through bulk limits are defined as a plane beginning at the southwest building envelope line 28 feet above average grade extending at an angle of 45 degrees (one foot rise for each horizontal foot) to the northeast to a maximum height of thirty-five feet (35') as measured by the Town of Breckenridge.
(b) Lot 3
No part of any structure (except roof vents and chimneys) shall project up through bulk limits are defined as a plane beginning at the west building envelope line 28 feet above average grade extending at an angle of 45 degrees (one foot rise for each horizontal foot) to the east to a maximum height of thirty-five feet (35') measured by the Town of Breckenridge.
7. Tract A, Public Open Space is dedicated to the Town of Breckenridge, for the perpetual use of the public, for use as open space, which purposes shall be limited to preservation of natural flora and fauna and construction, maintenance, repair and signage of trails for use exclusively by pedestrians and individuals operating non-motorized vehicles.

Surveyor's Certificate

I, THOMAS L. BURNETT, being a registered land surveyor in the State of Colorado, do hereby certify that this Plat of SOUTHSIDE ESTATES was prepared by me and under my supervision from a survey made by me and under my supervision, and that both this Plat and the survey are true and accurate to the best of my knowledge and belief, and that the monuments were placed pursuant to CRS 38-51-105.

Dated this 19th day of December, A.D. 2003.

THOMAS L. BURNETT, Surveyor

Title Company Certificate

Summit County Abstract Company does hereby certify that it has examined the title to all lands shown hereon and all lands herein dedicated by virtue of the Plat and title to all such lands is in the name of the owner free and clear of all liens, taxes and encumbrances, except as follows:

Dated this 22nd day of December, A.D., 2003.

David Anderson, Agent for First American Title Insurance

Clerk and Recorder's Certificate

State of Colorado } ss: County of Summit }

I hereby certify that this instrument was filed in my office at 1:37 P.M. this 20th day of January, A.D., 2004, and filed under reception no. 742296.

Summit County Clerk and Recorder

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

Table with 3 columns: REGISTRATION, CHECKED BY, DATE, and other details for SOUTH SIDE ESTATES. Includes Tetra Tech, Inc. logo and drawing number 1/2.

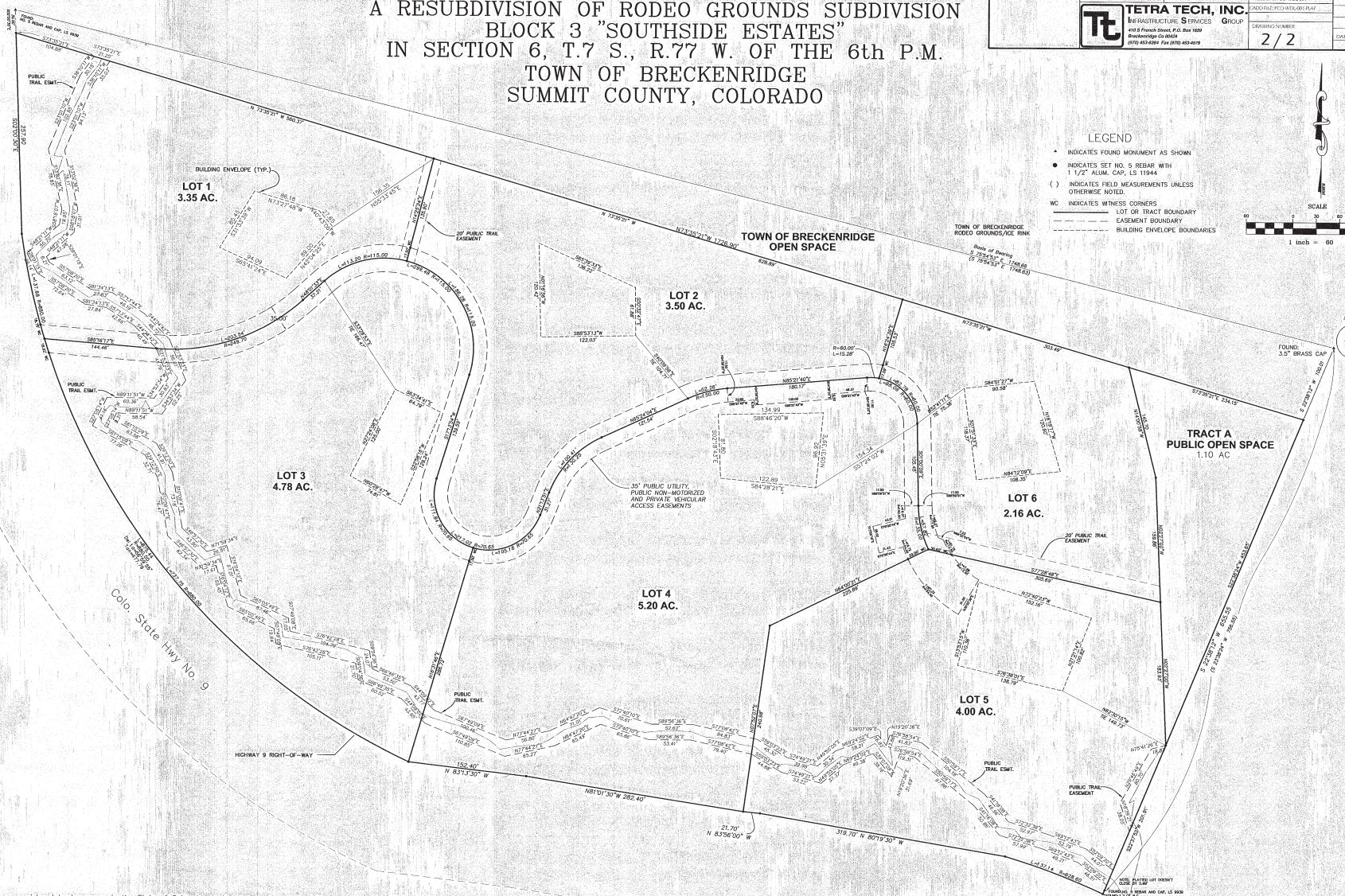
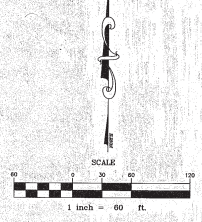
H-37-B

SOUTHSIDE ESTATES

A RESUBDIVISION OF RODEO GROUNDS SUBDIVISION
 BLOCK 3 "SOUTHSIDE ESTATES"
 IN SECTION 6, T.7 S., R.77 W. OF THE 6th P.M.
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO

SOUTHSIDE ESTATES			
DESIGNED BY: DAVE HENNING	CHECKED BY: D.C.S.	DRAWN BY: PROJECT # 2005-000	
TETRA TECH, INC. INFRASTRUCTURE SERVICES GROUP		DATE OF RECORDING PLAN	
		DRAWING NUMBER 2 / 2	DATE DED. TO CITY REVISIONS

- LEGEND**
- ▲ INDICATES FOUND MONUMENT AS SHOWN
 - INDICATES SET NO. 5 REBAR WITH 1 1/2" ALUM. CAPS, L.S. 11944
 - () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
 - WC INDICATES WITNESS CORNERS
 - LOT OR TRACT BOUNDARY
 - - - EASEMENT BOUNDARY
 - - - BUILDING ENVELOPE BOUNDARIES



Surveyor's Certificate
 I, THOMAS L. BURNETT, being a registered land surveyor in the State of Colorado, do hereby certify that this Plat of SOUTHSIDE ESTATES was prepared by me and under my supervision from a survey made by me and under my supervision, and that both this Plat and the survey are true and accurate to the best of my knowledge and belief, and that all monuments were placed pursuant to CRS 38-51-105.

Dated this 10th day of June, A.D. 2008.

 THOMAS L. BURNETT, L.S. 11944



TOWN OF BRECKENRIDGE TOWN COUNCIL

June 25 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.

In the absence of Mayor Mamula, Mayor Pro Tem Gigliello presided over the meeting on June 25th, 2019.

Managers Report

Public Projects

- **Fiber9600:** Paving in the downtown core is scheduled for completion on Monday and Tuesday. In the coming weeks, work will continue on Reiling Rd, Huron Rd, and in the Wellington Neighborhood. Public

outreach in the Wellington Neighborhood has been on a daily basis. At this time, crews are not planning to work from July 1st through July 5th.

- **Concrete Replacement/Additions:** the French Street Bridge parapet wall is being repaired this week. The railing has been placed and the last cure coatings will be done by the end of the week. Work at other locations throughout town will continue throughout the summer.

Finance

- The Town is approximately \$1.6M over 2019 budgeted revenues in the Excise fund. This is mostly due to sales tax being \$676k over budget and Real Estate Transfer Tax up \$813k over budget. Sales Tax is \$696k ahead of prior year; RETT is up \$657k over prior year.
- April net taxable sales are currently ahead of April 2018 by 19.76%.
For April 2019, there were increases in all sales sectors:
Retail (29.31%), Construction (28.71%), Short Term Lodging (19.62%), Restaurant/Bar (15.89%), Marijuana (13.19%), and Grocery/Liquor (9.48%).
- Distribution of disposable bags experienced an increase over prior year, the increase was 13.75% as compared to April 2018.

Other Presentations

Firecracker 50 Financial Ask

- Jeff Westcott, event producer of the Firecracker 50 and other local biking events, provided Staff with a request for the Town to provide financial support (\$15k) for the event. Council approved the ask for the 2019 event, which will take place on July 4th, noting that this event has a strong community feel and they would like it to stay that way.
- Proposed use of money:
 - Increase the cash purse: For many years the event has provided an equal payout for Pro Men and Pro Women. The amount has been \$600 each. Jeff would like to change the payout to the following: 1st Place - \$2,000, 2nd Place - \$1,000, 3rd Place - \$500, 4th Place - \$250
 - Finish line and Award backdrop signage: The coroplast signage for the finishing truss and awards backdrop is being redesigned. The product is expensive, but provides for media exposure. The new design will have the Town's logo prominently displayed.
 - Videography: Funds would be used to hire a video crew.

- Live Streaming Results.
- General Expense: Any remaining funds would be used to offset operating expenses to include the post-race athlete meal, event swag, etc.

Handbook of Design Standards Update

- [For a detailed description of the recommended updates, please visit here.](#)
- Staff proposed to have the Handbook of Design Standards revisions be presented as an emergency ordinance at second reading, tentatively scheduled for the August 13th Town Council meeting. The proposed language in the ordinance would both end the temporary moratorium, and make the changes to the Design Standards effective immediately. The emergency ordinance action would end the moratorium some six weeks prior to the end date of the six month time frame enacted in the original ordinance (September 26th). Having the second reading as an emergency ordinance would eliminate the required 35-day wait period for an ordinance to become effective, and allow it to go into effect the same day as the second reading.

Short Term Rental (STR) Regulations

- At the May 28 work session, several impacts of the STR economy were discussed. Staff has researched potential methods for addressing these impacts and reached out to several municipalities that have implemented these measures for feedback. The items discussed are listed below with potential next steps included. The overall goal of staff is to regulate STRs in such a way that is equitable and allows both the Town and STR owners to thrive.
- **Occupancy:** The Town could police advertisements that list occupancy limits to make sure they reconcile with the limit imposed on that particular unit. Some provide for an appeals process that could entail a site visit to raise the allowed occupancy. Most municipalities that have an occupancy provision conduct inspections of every licensed STR to verify the occupancy calculation.

Entity	Occupancy Restriction
Eagle County	Eagle County Land use codes state no more than one person per every 300 square feet
Estes Park	2 per bedroom, plus 2 up to 8 total Large vacation home application can be applied for homes larger than 3 bedroom
Golden	4 unrelated
Snowmass Village	Yes, under the land use code, 4 unrelated adults more than 30 days
Summit County	2 per BR + 4 or 1 per 200 sq ft OR septic system design capacity
Boulder	determined by zone map

- **Water Usage:** A tiered water rate structure that would create a rate for STR properties is an option that was also discussed at the work session. Even if an STR property uses less water on an annual basis, they

contribute disproportionately to our peak demand levels. Options for modifying the rates could include using the out of Town rates for STR properties, or creating a new rate tier for STRs. The STR water rate could be tied to the potential higher volume category of STRs discussed below in the “licensing fees” bullet point.

- **Housing Replacement Fee:** The concept of an impact fee associated with an STR BOLT license would allow the Town to further fund programs to address the impacts of the STR economy. Funds collected in such a manner could be designated to the Affordable Housing fund, for example. There are no examples of impact fees tied to STR activity that we could find. Such a fee could be imposed without an election, but would need to be tied to a program expense.
- **Fine Schedule:** The Town of Breckenridge's violations are handled administratively. Other Towns handle violations through the court process, which allows for higher maximum fines without regard for the number of previous violations. The fine levels could be changed in the original ordinance and the warning could be removed.
- **Licensing Fees:** Thoughts in this area would include gradating the STRs by dollar volume, as verifying the number of days rented would be difficult. Dollar volume is an amount already reported by properties, and would be an effective way to categorize STRs. This method would have the effect of grouping both higher volume STR properties and larger (i.e. more expensive) STRs together in the higher tier.
- **Occupancy Requirements:** It is possible to require STRs be owner occupied, primary residences, or be owner occupied for a period of time. Some examples seem fairly simple to enforce, such as Minturn’s rule that a property can only STR after being owned for 2 years. Golden requires a property be ‘owner occupied’ for 10 months, which would be much harder to track and verify.

Discussion: Council generally supported having staff conduct additional research on only two of the several impacts presented as the next step in the process of regulating STRs. Council requested staff look further into the issues of Occupancy and Water Usage, and bring back their findings at a future meeting.

Regular Council Meeting

- **Trash Enclosures Ordinance Update (First Reading):** The most significant changes to be noted included changes to grease recycling, prohibiting the disposal of hot ashes, and increased enforcement mechanisms. In addition, if approved, the ordinance would now allow for the construction of a private trash enclosure in the commercial shared trash enclosure geographic area with approval from the Community Development Department. Public comment on this item included concerns from two Edelweiss condo owners, who were worried that changes in the ordinance language could impact their use of a shared dumpster for their property. Council asked staff to review these concerns prior to second reading of the ordinance. **(Passed 6-0, Mayor Mamula was absent)**
- **Resolution to Approve IGA with County and Towns Regarding the Implementation of Fire Restrictions:** Over this past winter the Towns/County Managers have been working with the County Emergency Manager to design a set of fire restrictions that all the entities can agree upon. One of the problems in the past were inconsistencies in the different restrictions put in place by jurisdictions during a Stage 1 or Stage 2 fire restriction. All of the entities have agreed to a standard set of restrictions and those restrictions are memorialized in the Intergovernmental Agreement and Exhibits. **(Passed 6-0, Mayor Mamula was absent)**