



TOWN OF  
**BRECKENRIDGE**

**Planning Commission Meeting Agenda**

Tuesday, September 17, 2019, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

**4:00pm - King House Site Visit: 300 N. French St.**

**5:30pm - Call to Order of the September 17, 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. Long Residence Solar (CL) 213 S. French St.; PL-2019-0390 10

**5:45pm - Preliminary Hearings**

1. King House Relocation, Addition, Restoration, Garage, Accessory Apartment, and Landmarking (CL) 300 N. French Street; PL-2019-0034 18

2. Parkway Center Mixed Use Building (JL), 429 N. Park Avenue, PL-2019-0292:

***This hearing has been moved to a future meeting; date TBD***

**6:15pm - Combined Hearings**

1. Grand Colorado Peak 8 Building 3, Employee Housing Change (aka East Building and/ or Building 804) (CK) PL-2019-0359, 1595 Ski Hill Rd 42

**6:45pm - Other Matters**

1. Town Council Summary (Memo Only) 62

**7:00pm - Adjournment**

**For further information, please contact the Planning Department at (970) 453-3160.**

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



**Breckenridge South**



Grand Colorado Peak 8  
Building 3 Employee  
Housing Change, 1595  
Ski Hill Rd.

Long Residence Solar,  
213 S. French Street

King House Relocation, Addition,  
Restoration, Garage, Accessory  
Apartment, and Landmarking, 300 N.  
French Street

## PLANNING COMMISSION MEETING

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

### ROLL CALL

Christie Mathews-Leidal	Jim Lamb-Absent	Ron Schuman
Mike Giller	Steve Gerard	
Dan Schroder	Lowell Moore	

### APPROVAL OF MINUTES

With no changes, the August 20, 2019 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the September 3, 2019 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

### PRELIMINARY HEARINGS

1. East Peak 8 Hotel, PL-2018-0576; 1599 Ski Hill Rd.

Mr. Kulick presented a proposal to construct a hotel and condominium project consisting of 49 for-sale condominiums and a 137 guest room hotel. The project will also include amenity spaces, back of house support spaces, common areas, restaurant, bar, commercial kitchen, pool and spa, ski lockers and outdoor dining and seating. The following specific questions were asked of the Commission:

1. Does the Commission believe the design meets the intent of the conceptual view corridor exhibit?
2. Does the Commission find the design meets the Master Plan's "transitional mountain style", requirement, based on the proposed materials, design and if the amount of glazing is appropriate?
3. Does the Commission support awarding positive two (+2) points for providing additional onsite parking beyond the required minimum?
4. Does the Commission support awarding positive three (+3) points for providing a public access easement?
5. Does the Commission agree with the remaining points in the Preliminary Point Analysis?

#### *Commissioner Questions / Comments:*

Ms. Liedal: I had a couple of questions on the parking and also the architecture. On the floor plans, a couple of the parking spaces were double deep... were those counted as one or two parking spaces?

Mr. Kulick: I believe one space.

Brent Carr: They were counted as two.

Ms. Leidal: How are the extra parking spaces going to be used? Could someone just come up and park in those spaces? Is it serving as a parking garage? Did the traffic analysis take those extra uses into account?

Mr. Kulick: They did, it is maybe not quite as specific as what you are asking. They broke it out and tailored to the exact specifications of the proposed uses. When it was reviewed by engineering in 2018 there was a lot of follow up questions from the Engineering staff. The blending of uses for parking. The number of hotel rooms, restaurants, bars. The original development agreement request was to take it to .85 spaces per unit but ultimately withdrew that request in favor of abiding with the Master Plan requirement of 1 space per lodging unit.

Ms. Leidal: I thought it was 1.5 spaces per unit in the code?

Mr. Kulick: It is consistent with the master plan, which is different from the parking code. We follow

- the master plan in this case.
- Ms. Leidal: It is a unique situation, the total number is referred to in the traffic analysis.
- Mr. Kulick: Precisely why we are asking whether it is eligible for the +2.
- Ms. Leidal: Have we given positive points before under this policy?
- Chris: I believe we have, I don't know off the top of my head. In this case, in terms of the total points, it probably doesn't matter that much since they will likely have a passing point analysis with or without the +2 points.
- Ms. Leidal: I did have questions on the architecture. Could you please review the locations of the materials and color packet? I was having trouble understanding where these were located?
- Sarah Broughton: I will be cover that in my presentation.
- Mr. Gerard: With respect to the diagram we've been presented. P1 parking floor, there are a series of private condo/garages on Page 37.
- Sarah Broughton: Those are counted as parking spaces.
- Mr. Giller: I have a small parking question. I think it is great BOEC is there, I wonder if some of those users or guests may be physically challenged, and I wonder if we can accommodate that?
- Brent Carr: Spaces closest to the elevator would be van accessible.
- Mr. Giller: My guess is they need more than two spots.
- Matt Stais: We have met with them multiple times.
- Mr. Giller: Whatever it is, let's have the points reflect that accordingly. On the view corridor, we've gone round and round on this but we've seen more of three units rather than the original one building. The view corridor between the townhomes that has been reduced to 24 feet- I would like to hear your thoughts on that. Christy had spoken to the color pallet, and I think the information on the pallet is vague. Chris mentioned materials above 30 feet would be fire resistant, but we are not seeing that in your elevations.

Ricardo Dunin, Owner/Applicant: I've been a skier coming to Colorado for years, and this is a passion project of mine. I was asked to keep this to a minimum. We were very careful in choosing our team. I am excited to work with them and also not being from Breck, I wanted to have locals here.

Sarah Broughton, Architect: We are a Colorado based architecture firm with studios in Denver and Aspen. We are very passionate about this project and are honored to be working for the applicant. We have a team of 40 professionals and have had our company for 16 years. We wanted to first thank staff, we appreciate their hard work and collaboration. The majority of our presentation will be addressing those comments from the January 15<sup>th</sup> Preliminary Hearing. Those comments included "the building appears contemporary rather than transitional, reduce amount of glass on the building façade, and explain the material pallet."

Since January, we have been working to reduce the overall height. What is shaded (rendering presented on the screen) has been reduced. We have removed mass and scale off the north side of the building. These reductions to the north side represent an overall 92,000 square feet reduction. The building has been further stepped back from the Four O'Clock neighborhood. We eliminated an entire parking level. We've been spending a lot of time understanding the rest of the buildings at Peak 8 and 7. With the Grand Lodge and Crystal Peak on Peak 7 being 5.5 stories, the Grand Colorado has a combination of 5.5 and 6 stories and One Ski Hill place at 6.5 stories above grade. Our project is deliberately designed with three modules, and less height and density compared to other projects on Peak 8. In the center it is between 5.5 stories and 4 stories, along ski hill road is 3 stories, and the cabins coming up the hill are 2.5 stories.

Elena Scott, Norris Design: Neighborhood context and compatibility is very important to us. We've reached out to our neighbors to see what their concerns and excitements are. We've had open houses, and heard a lot about pedestrian connectivity. The red dashed lines on the graphic are showing pedestrian circulation. We believe we've achieved a better circulation plan here compared to the master plan. An additional pedestrian access we've provided is across the western part of the property. It links down to Ski Hill Road. Also you're

able to go through the lobby of the hotel as well. Importantly, connections to neighborhoods on either side link people through. Pedestrian connections we think are very important. Meaningful public spaces, plazas and open space are important. We have exceeded the requirement for these types of spaces. There is some excitement about the restaurants, beer hall, etc. Hotel amenities are also important spaces, dining and ski locker rooms. Lastly, on the view corridors, I'm going to touch a little on the Master Plan changing significantly over time. In the original, we have buildings in the location of the ski slope. The view corridors are maintained, at our closest point we have a 10 foot offset from the property line, and most significantly we have a 63' offset at our furthest point. The other view corridor on the east side by the cabins is aided by the cabins being limited to 2.5 stories. All the decisions we've made have been in an attempt to increase view corridors and provide connections for pedestrians.

Sarah Broughton, Architect: Chris showed this slide earlier, this is a rendering of the base area from the Peak 8 terrain park. Looking at the public south facing courtyard (rendering shown on screen) we see the 24 foot view corridor. Overall, in between One Ski Hill Place we will see a view corridor of 34-63 feet. Overall, as I've mentioned we have been working very hard to present architecture that is a compliment to the master plan and buildings on Peak 8. Part of our process is to go backwards and look at historic precedent. In doing so, that has informed the architecture you are seeing tonight. Some historic photos are visible here, early sketches of the architecture associated with dredge mining. A lot of work has been done to increase things such as eaves so it is even more of a mountain alpine style. Another part of our process is really understanding the context. Here are images of Peak 7 and Peak 8, Grand Lodge, One Ski Hill Place, Grand Colorado, and we will point out some similarities to these buildings in our architecture. Starting with architectural features, as we went through, this is a comparison sheet between East Peak 8 to One Ski Hill Place. So some similarities, similar roof slopes, both buildings feature gabled roof forms with deep eaves, dark roof forms, heavy timber, exposed structure and detailing. We brought in heavy timber beams into our window walls and roof rafters. The project features wood siding and a combination of wood and metal balconies. The other thing here is the use of dark wood shingles on gabled walls.

Mr. Giller: Can you expand on this?

Sarah Broughton, Architect: Going into architectural features, this is a view of East Peak 8 and Grand Colorado on the right. Dark roof forms, heavy timber exposed structure and detailing. We brought those elements into our building. The use of metal and wood railings, heavy timber siding and the use of a natural stone base. Chris touched on glazing, and mentioned that overall we have reduced the amount of glazing by 8,000 square feet. We did a comparison as well and used Grand Colorado to compare. Staff recommended using Grand Colorado to compare. Overall, Grand Colorado's average gable has 36% of glazing, ours also has 36%. Grand Colorado's solid walls have 33% glazing, at East Peak 8, we have 14% glazing in the same area. For the overall palette, we brought some physical samples with. Stone base, rough wood siding, between a more natural and darker stain. Wood shingles which are in the solid portions of the gables, and a combination of wood and metal guardrails. One clarification, we have to have fire retardant material between 40-60 feet, and non-combustible materials above 60 feet. They will appear natural from that distance. Going back to the terrain park rendering, on Peak 8, you can see the building in context to the full hill. Good view of view corridor, tightest area is 34.10 feet, 63 feet at widest. The loading dock is placed carefully to shield view and noise. This is a closer view from Ski Hill Road, this is the vehicular access that drops you into the middle of the building, where you take an elevator to the main lobby. You can also see in this rendering where the architecture steps down to the east toward the Four O'Clock neighborhood. We want to reinforce that we intentionally brought down the height of the cabins while still maintaining a generous view corridor. You were asking about the link between the center of the main module and that is a wood screen over glazing, that is meant to be less formal and designed to visually go away. That is what is depicted here between the two sides of the hotel. We kept the roof height as low as possible in that area. This is a view of our public south courtyard, with ski access to the Four O'Clock. The lobby, restaurant, and beer hall all depicted here. And with that I am happy to answer more questions. We have floor plans if anyone has questions on those.

- Mr. Giller: Thank you Sarah. Any questions?
- Ms. Leidal: In our packets it calls out heavy logs, where are those?
- Sarah Broughton: Those will be in between the gables and at the ends and sidewalls.
- Mr. Giller: Continuing on what materials go where, our copy in the packet varied a bit from what you showed us. What should we go with?
- Mr. Giller: Can you speak to the metal in the railings?
- Sarah Broughton: We will have a wood top, and underneath it will be metal, not determined whether vertical, or horizontal.
- Mr. Giller: Low luster finish?
- Sarah Broughton: Yes, it will be dark bronze, matte finish.
- Mr. Giller: Rough wood screen, is it now dark shingles? Page 12 of material packet, page 68 of 104 of the PDF.
- Sarah Broughton: Correct.
- Mr. Giller: How much of the metal roof should we expect below the slope?
- Sarah Broughton: Until the non-combustible sixty foot line.
- Mr. Giller: When the metal goes to the wall, the luster or sheen really matters. If you're going to wrap that metal on the walls from the gable, make it a flat finish.
- Sarah Broughton: It is our intent that it is a dark bronze matte and non-reflective.
- Mr. Schuman: On page 43, south looking at the view where you see the ski lift to the right side, you are showing what appears to be a generous view corridor, but I don't think that is right because if you look at page 5, (plan view) I don't see.
- Elena Scott: Because of that wedge we incorporate, it looks a little different than it does on a plan view.
- Mr. Schuman: I don't think you can see that view corridor in the rendering you showed versus what is on the actual plan. The view doesn't appear to have any space here whatsoever on the site plan.
- Mr. Giller: What is the elevation of that deck over the loading dock?
- Sarah Broughton: That plaza level is over a story above the loading dock. I can guarantee these renderings are the same as the plans.
- Mr. Giller: Any members of the public who wish to speak to the project?
- Ms. Puester: The planning commission also received copies of 7 letters since the packet was released on this project. Wanted that on the record.

The hearing was opened for public comments.

Sacha Lori Mosca, Glenwild HOA: Two questions and concerns. An exciting project, my concerns are related to the local community and the potential negative impact that this project might have on our homes. I noticed you have plans for evergreens and shrubbery, our view will now be a construction site. Number two, my concern is related to traffic. Real life impact experience, when there is backed up traffic up on ski hill and down, traffic is at a standstill and it impacts emergency vehicle access. I think left turns into the project are going to become a big problem for you, I wish there was a turn lane for access. I would hope my town representatives would consider this strongly, I don't know if there is precedent for this, but I think there needs to be a local impact points.

Dan Gralla, Resident of One Ski Hill Place: Can we look at the first presentation again? I would like to see the three picture vie corridor diagram we've seen several times. I think this picture is a bit misleading. It was stated the setback on One Ski Hill Place is 10 feet. It sounds like twenty feet to me. When you look at the width of the access road, I imagine it will be 40-50 feet wide. It fits in there quite easily, if we go to page 19 and look at the actual plan? So you look at this particular diagram and you can see there is no way the proposed road will fit. The two diagrams don't jive. It in no way represents what is being built. Where do the commercial vehicles turn? (Mr. Giller: There is a hammerhead turning area.) Will we hear the beep beep

beep (backing warning signals) the whole time. What is the purpose of the pedestrian corridor leading to ski hill road? Do they want to be picked up by a car on the side of the road? The gondola was built to bring people up and down the mountain. They shouldn't be going to the street at all. What is the purpose of it? The setback is again daunting to me, the cartoon diagrams do not match that picture. I think further to the parking spaces, there is concern about traffic on the road, it doesn't matter what it is zoned for, if there is parking, there they will use it. Spaces will be used by anyone, so if we are really concerned about traffic on Ski Hill Road we shouldn't be encouraging providing additional spaces. It would be nice if the building was stepped down. Architecturally it looks like urban Denver today.

Alex Foroglou, 452 Highpoint Drive: (Reading email verbatim from what was submitted to the Planning Commission via staff on 9/3/2019). Her concerns included: 1. Location of service entrance, 2. View corridor, 3. Height and step down, 4. Parking. (Full email is in the project file in the Community Development Department.)

Jane Hamilton, 172 Sawmill Run Road: Very appreciative of your prior applicant who worked really well with pedestrian access. They were very helpful and met with me. That access for us is huge but it is far-reaching to the whole community. Graham and Mike did a great job with that and that carried through with the current applicants so thank you.

Tim Casey, 108 S. Harris Street: We are pleased with the commitment made by the applicant. It includes BOEC space and parking space, and will expand our ability to serve our clients. We've asked the applicant to memorialize and put that into a lease that will survive the development permit and allow us to work in that space free of charge. The applicant is more than willing to do that, we are into a lot of details of how the BOEC would function in that space. Thank you for your consideration.

Trisha Hyon, 110 N High Street: I have worked up at Peak 8 and around beautiful ski towns around the world. I think that finishing the Master Plan here in Breck is so important. Important for the town and to have a flagship hotel. To finish the vision and have a complete master base village that is well thought out is incredibly important. I think timing is very important. I think we all intended years ago to finish. I appreciate all the hard work and finishing the vision for our town.

David Hartman, Sawmill Run Road: I want to thank the developers for a number of things that helped our Four O'Clock sub. We have been looking at for 12 years, 500 car trips down our residential road every day. You have reduced the parking lot which will make a big difference in traffic volumes. That road (Sawmill Run Road), 14 years ago, we were promised Vail would use that parking lot just for staging of One Ski Hill Place, then they were going to install that road (proposed service access of East Peak 8) and they promised us they wouldn't use our road for continuous use. I had senior executives tell me they didn't build that road because they didn't want employees driving in front of their lodging property. I want to reinforce that road should have been there for the last 12 years and it was never installed by Vail Resorts. I do appreciate the public access that has been put along the east side of the project. I wanted to put a bug in the ear that there is a public access easement through boulder ridge and there needs to be a connection there. I know it exists, I think it should be looked at because other neighborhoods would benefit from that public access too. Overall thanks for taking in neighbor's concerns.

Public comment was closed.

Ms. Puester: I was able to look up past precedent for parking overage in 18/R. I can only find one instance where we assigned +2 points for 505 S Main, Building D, Phase 2. They received +2 points, required to provide 51 spaces per the master plan and they provided 80. The project was approved in the year 2000.

*Commissioner Questions / Comments:*

Mr. Moore: Still a little concerned about the master plan calling for 'transitional mountain style'. Not sure this design is there quite yet, some of that comes down to not seeing detail with this proposal. I would like to see more detail, specifically on the railings and trim work and what the shingles look like/material. That ties into the neighborhood context, trying to weave the four large structures together, that make sense. The other thing I've been concerned about, is the access up there between the two buildings. The service access. All the service trucks have to wrap around almost a 180 turning left. In the letters, people have concerns about that. Looking at the topography, it may not be possible to cut that angle. I definitely understand and sympathize with the people saying they are going to hear a lot of beeping. I get that and am concerned about that for the neighborhood. 1. View corridor, I am concerned about this, in the original master plan those buildings were different shapes. Some of these pictures are hard to tell. I think it is real tight between One Ski Hill and the proposed project. 2. Not quite there on the architecture but glazing is appropriate. 3. Apparently have done that in the past, I think it is more of a negative here, I guess you get two points. 4. Absolutely. 5. I agree with remaining point analysis.

Mr. Schuman: 1. I'm not convinced it is right on with what was presented today. I'm not hard and fast against it, unless the views are incorrect. Some of the pictures presented seemed to indicate a better view corridor. 2. Agree with Lowell, seemed very plain jane, but again maybe it is the photos. One seems to glow more than the other, some of the presentations are tough to gauge. Not there yet on transitional mountain style. 3. In favor. 4. In favor. 5. Agree with remaining points. We've got a stack of papers here from One Ski Hill Place, and I think you might need to educate them that you have development rights just like One Ski Hill Place did. Clearly a lot of disgruntled concern from One Ski Hill Place.

Ms. Leidal: Thank you for the changes you've made. And working with the Four O'Clock subdivision. I still have some concerns with the project: 1: Do not believe we are meeting the intent of the view corridor with the master plan. Between the cabins and the main hotel, last time it was 62 feet, and now it's 24, that's less than half of what was previously presented. I understand and appreciate you dropping the height of the cabins. The Master Plan also showed stepping down. My concern is the Master Plan staggered buildings, and now you are running the cabins and the hotel more N to S rather than E to W. 2. I'm okay, we are moving in the right direction. I don't think the floor to ceiling windows are appropriate up here. Anyway you can break that up would be greatly appreciated. 3. Do not support any points for parking overage. I don't think tandem spaces should count as two. It also conflicts with Master Plan, you provide spaces and they will come. 4. Yes, support, and thank you again for working with Four O'Clock. 5. I support except for the positive two points for parking.

Mr. Schroder: As a prelim it is nice to see it coming together. Something is going to occur here. I'm very pleased with the changes. A lot of emotion and feeling with some of these, especially congestion on Ski Hill Road. We can't change what is occurring down the road, but thank you for stating that concern. 1. View corridor isn't to create big gaps between buildings, I do believe arrows at the highest part of our screen here is compressed beyond what it should be. The arrows are laying on top of proposed buildings. View corridors on other two meet intent of what view corridors are supposed to be. All of this is about compromise. We gained a loss of a full story, even though view corridors are a little squeezed, we've gained. 2. Transitional mountain style is combining mountain and modern. I believe the trouble we are having is the pallet of grey, and we are used to seeing more of a light tannish wood color tones. The deviation in color is really the problem here, that is something to take in mind. It's more HGTVish. I do believe it meets the master plan's requirement. 3. Don't support. Always short parking, trying to limit cars that go up there, people will still drive. Under parking units isn't going to help us in the future. No two points. 4. Absolutely, the



- project isn't an exclusive members only resort. 5. Support it as presented by staff. Under relative code they can go higher, but they have to offset points.
- Mr. Gerard: 1: East side is okay, as Dan pointed out, lowering the cabins was significant. You might gain some ground if you would do a mock up from that sub into the cabins. On the west, I think a lot of people have raised questions, in some of the mock ups it looks like a nice view, but as pointed out it is just to provide separation between buildings. 2. Maybe. We all got hung up on the materials and if we could put that together that would answer a lot of questions. Some of the stone looks too bright, maybe some texture and browns mixed in. If you could paint up your mockups to use the actual colors, that would help. 3. I objected to the extra parking last time around, I don't think there should be two extra points. Increase traffic is contrary to the Master Plan. No positive points. 4. Yes, three positive points. Maybe we should look at Boulder Ridge and put that in the next packet. 5. I agree with the point analysis with the exception as pointed out by Christie about the fireplaces.
- Mr. Giller: I want to thank the applicant and their agents. I think you've worked hard. We judge this project against the master plan and the five questions here. Thank you for your interest and comments. 1. A lot of positive things about this massing, view corridors are acceptable, also like some of the touches of the massing like the vertical screen. 2. W hotel in Aspen is more traditional than this... devil is in the details. It is acceptable, but we need to see more details on railings roofing lighting, etc. We could be okay. Keep going in the direction you're going. 3. Reluctant positive 2 points. I see both sides. 4. Yes. 5. Just the fire pit comment to check on the points and plan consistency. Thank you to everyone.
- Sarah Broughton: Are we allowed to go into the final hearing as of today or what are the next steps? (Mr. Kulick: Some of the big issues are on the fence. If you keep moving in the right direction we could move to a final.)
- Mr. Truckey: I'd be concerned about going to final at this point. We need to have things nailed down pretty well. We will need an additional Preliminary Hearing.
- Ricardo Dunin: We will really listen and do what was requested. Ideally we would like to go to final because of the timing on our Development Agreement.
- Mr. Truckey: I'm not sure what the timing for the Development Agreement is but we can be flexible, but do want another preliminary hearing.
- Matt Stais: February.
- Mr. Truckey: I understand it is a time crunch, but we want the Commission to be comfortable with this before we go to a final hearing. I think you have time for another prelim if your deadlines is February.
- Ms. Puester: There are other things that come into play if you go to final and don't get an approval. For example you would not be able to reapply for six months.

**OTHER MATTERS:**

1. Town Council Summary (Memo Only)
  - a. Fiber connectivity meeting coming up for those interested-on the 12th.
  - b. Conferences are covered.
  - c. Ms. Puester introduced Luke Sponable, our new Planner I. Started today.

**ADJOURNMENT:**

The meeting was adjourned at 7:51 pm.

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Mike Giller, Chair

### Planning Commission Staff Report

**Subject:** Long Residence Solar (Class C Minor Development Permit; PL-2019-0390)

**Proposal:** The applicant proposes to install a flush-mounted solar array on a non-historic residence and on the non-primary elevations.

**Date:** September 11, 2019 (For meeting of September 17, 2019)

**Project Manager:** Chapin LaChance, AICP – Planner II

**Agent:** Sopris Solar

**Property Owner:** Scott Long (Scott C Long Revocable Intervivos Trust)

**Address:** 213 S. French St.

**Legal Description:** Abbetts Addition Sub, Block 10, Lot 11-14

**Land Use District:** #17, Residential: 11 UPA

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

**Site Conditions:** The existing single family residence was constructed in 2003, and features multiple gable roof and gabled dormer roof forms. The existing roofing material is asphalt shingles.

**Adjacent Uses:** North: Single Family Residential  
South: Single Family Residential  
East: S. French St., Single Family Residential  
West: Alley, Snowloft Condominiums, Single Family Residential

### Staff Comments

**Architectural Compatibility (5/A & 5/R):** This application meets the standards set forth in this Policy for solar devices in the Conservation District. Per this Policy, “*Solar devices are encouraged to be installed on a nonhistoric building or building addition and integrated into the building design.*” The panels are proposed to be flush-mounted on the secondary elevations of the non-historic structure, and not highly visible from the primary frontage along S. French St. The panels, installed on the south and west facing roofs (secondary elevations), will be visible to the public from portions of S. French St. and E. Adams Ave., from the alley to the west of the subject property, and to the neighboring properties to the south and west. This visibility is allowed by this Policy because the panels do not face towards the primary elevation along S. French St.

The only higher order of preference listed under this Policy is a “*building integrated photovoltaic device,*” but there is not precedent for this type of installation in the Conservation District. The proposed panels do not break the existing ridgeline or extend beyond the edge of the roof. All associated equipment such as meters, service panels, junctions boxes, etc. are proposed to be located on the west side (rear) of the residence. Staff has added a Condition of Approval that the solar devices and related mechanical equipment and mounting structures shall be non-reflective (such as an anodized finish), and mechanical

equipment associated with the solar device such as invertors, convertors and tubing attached to the building fascia shall be painted to match the building color to blend into the building.

**Social Community (24/R):**

Section E. Conservation District:

Priority Design Standard 69: This Standard allows solar panels if they are flush mounted and not highly visible from the public street. The acceptable example listed is “*on a section of roof toward the back of the property*”. Although these panels will be visible from some areas of S. French St. and E. Adams Ave., staff finds the panels are not **highly** visible because they are not directly facing towards the front of the property along S. French St., therefore meeting this Standard (**emphasis added**).

**Staff Action**

This application has met all Absolute Policies, and has not been assigned any positive or negative points under the Relative Policies. Staff has approved the Long Residence Solar project, PL-2019-0390, showing a passing score of zero points (0), with the attached Findings and Conditions. Staff recommends the Planning Commission uphold this decision.

**TOWN OF BRECKENRIDGE**

**Long Residence Solar  
Abbetts Addition Sub, Block 10, Lot 11-14  
213 S. French St.  
PL-2019-0390**

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

**FINDINGS**

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **September 11, 2019**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **September 17, 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 **March 24, 2021** unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
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. 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 CERTIFICATE OF OCCUPANCY

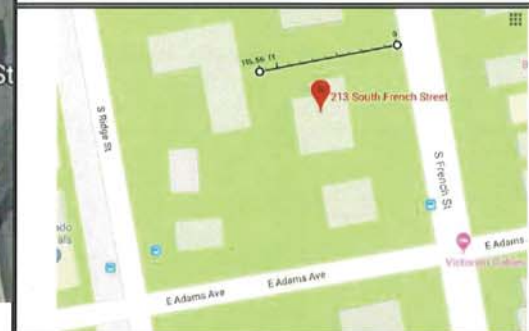
7. **Solar devices and related mechanical equipment and mounting structures shall be nonreflective such as an anodized finish. Mechanical equipment associated with the solar device such as invertors, convertors and tubing attached to the building fascia shall be painted to match the building color to blend into the building.**
8. Applicant shall screen all utilities.
9. 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.
10. 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.
11. No 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.**
12. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

MODULE DIM: 64.5" X 39"  
 MODULE WEIGHT: 39.7lbs  
 NUMBER OF STORIES: 02  
 ROOF FRAMING: 2" X 6"  
 ROOF RAFTERS: 16" O.C. SPACING  
 STRUCTURE TYPE: SFR  
 NUMBER OF ROOFS UTILIZED: 03

- (1) STRING OF 09 MODULES
- (2) STRINGS OF 10 MODULES



### VICINITY MAP



### SCOPE OF WORK

THIS PROJECT CONSISTS OF THE INSTALLATION OF (29) PHOTOVOLTAIC MODULES WITH (15) MICROINVERTERS. PV MODULES WILL BE MOUNTED TO AN EXISTING COMPOSITE ROOFTOP USING UNIRAC ATTACHMENTS WITH UNIRAC RAIL.

THE ATTACHMENT SYSTEM IS SPECIFICALLY DESIGNED TO WITHSTAND 110MPH WIND LOADS AND SEISMIC LOADS ON EXISTING ROOFTOPS. REFER TO CODE COMPLIANT INSTALLATION MANUAL FOR DETAILED INFORMATION AND WATER PROOFING SPECIFICATIONS.

### SHEET INDEX

SHEET NO.	INDEX NO.	DESCRIPTION:
01	C-1	COVER SHEET
02	T-1	TITLE SHEET
03	M-1	PHOTOVOLTAIC EQUIPMENT PLAN
04	E-1	SINGLE LINE DIAGRAM
05	E-2	THREE LINE DIAGRAM
06	D-1	PHOTOVOLTAIC MODULE DATA SHEET
07	D-2	INVERTER DATA SHEET
08	D-3	ATTACHMENT DATA SHEET
09	D-4	RAIL DATASHEET
10-25	R-1-R16	REFERENCE SHEET
26	L-1	WARNING PLACARDS

### PROJECT JURISDICTION

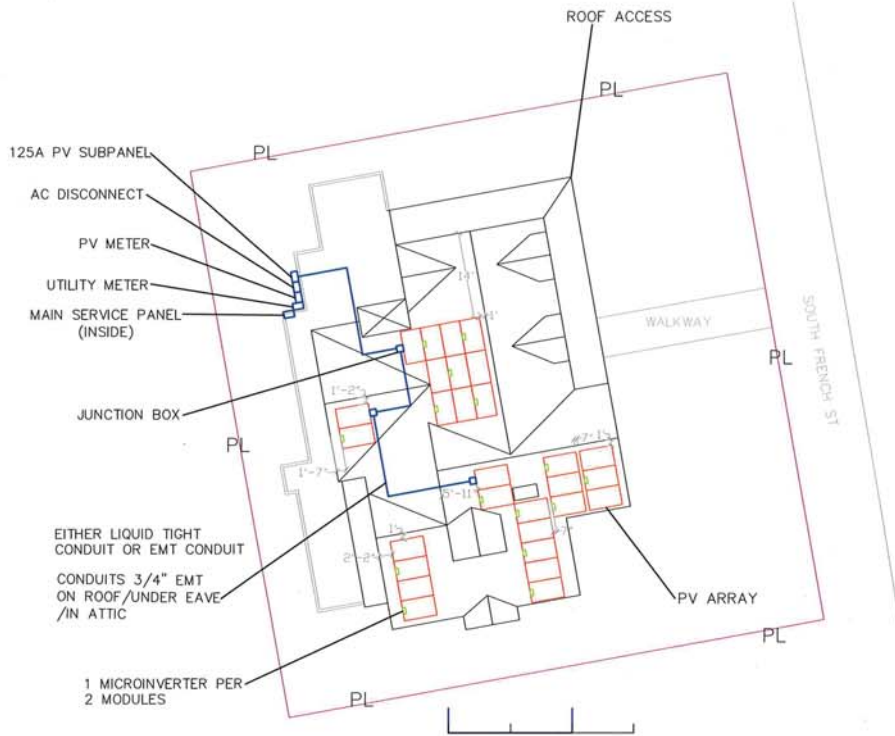
PREPARED FOR:  
 CITY OR COUNTY: TOWN OF BRECKENRIDGE  
 ADDRESS: 150 SKI HILL ROAD PO BOX 168,  
 CITY, STATE, ZIP: BRECKENRIDGE, CO 80424  
 PH: (970)-453-2251

### CODE COMPLIANCE

ALL WORK SHALL COMPLY WITH THE CODES BELOW:  
 -2015 INTERNATIONAL RESIDENTIAL CODE  
 -2015 INTERNATIONAL BUILDING CODE  
 -2015 INTERNATIONAL FIRE CODE  
 -2015 INTERNATIONAL ENERGY CODE  
 -2018 DENVER BUILDING AND FIRE CODE (DBC) SECTION 131.  
 -2017 NATIONAL ELECTRICAL CODE (NEC) ARTICLES 690 & 705.

### PV SYSTEM SPECIFICATIONS

MODULE	QTY.	INVERTER	QTY.	RACKING	TLT	AZIMUTH	DC POWER RATING (STC)
PEIMAR SG310M(BF)	29	AP SYSTEMS YC600	15	UNIRAC ATT UNIRAC RAIL	45°	170°-260°	8.99kW



## 1 PHOTOVOLTAIC INSTALLATION PLAN

SCALE: 1"=20'



### TITLE SHEET

THE SCOTT LONG RESIDENCE  
 213 SOUTH FRENCH ST.  
 BRECKENRIDGE, CO 80424  
 (816)739-7225  
 KROBINSON@LONGROBINSON.COM

SOPRIS SOLAR  
 1266 SOUTH JASON STREET  
 DENVER, CO 80223  
 (303) 954-0463  
 DESIGN@SOPRISOLAR.COM  
 WWW.SOPRISOLAR.COM

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

06.18.2019

DRAWN BY: BPM  
 APN: 304565  
 LOT: 8,712 SQFT  
 DWELLING: 3,647 SQFT

T-1

Google
LIDAR
Irradiance
View

9.0 kW SIZE
N/A ENERGY
N/A SAVINGS
Simulate

213 S French St,  
Breckenridge, CO 80424,  
USA

Steve Long

213 S French St,  
Breckenridge, CO  
80424, USA

Consumption

DESIGNS ✎ +

new 0 W

**Design Request** 9.0 kW

Design

Pricing

Financing <sup>(New)</sup>

Documents

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LEGACY PAGES ▾

ROTATE

3D Right click + drag or  
Drag camera cube/ring

PAN

↕ Middle click + drag or  
Hold space + left click



Map Split ☀ ≡ 🏠

213 S French St,  
Breckenridge, CO 80424,  
USA

Steve Long

213 S French St,  
Breckenridge, CO  
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Consumption

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new 0 W

Design Request 9.0 kW

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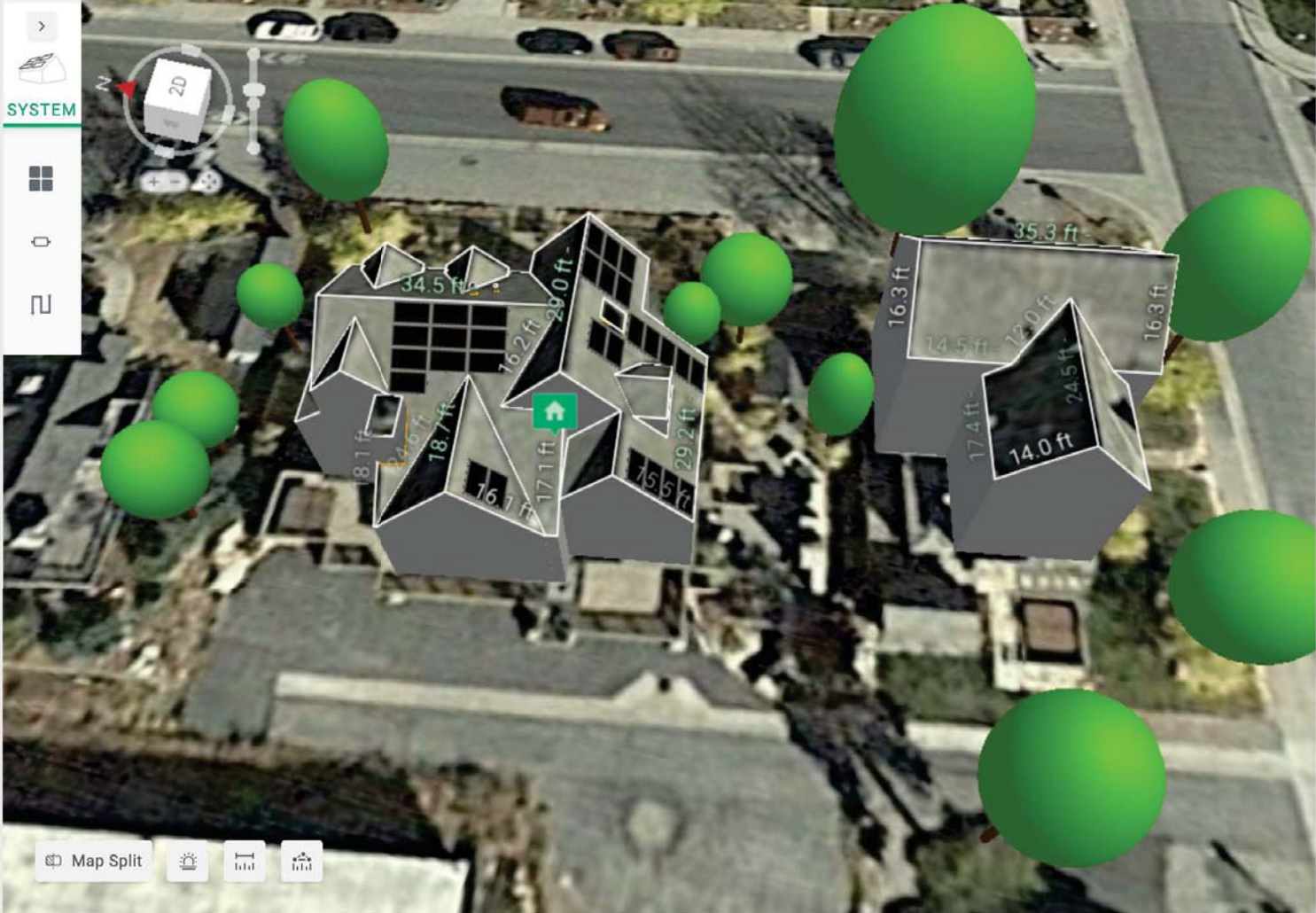


9.0 kW  
SIZE

N/A  
ENERGY

N/A  
SAVINGS

Simulate 



 ROTATE  
Right click + drag or  
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 PAN  
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new 0 W

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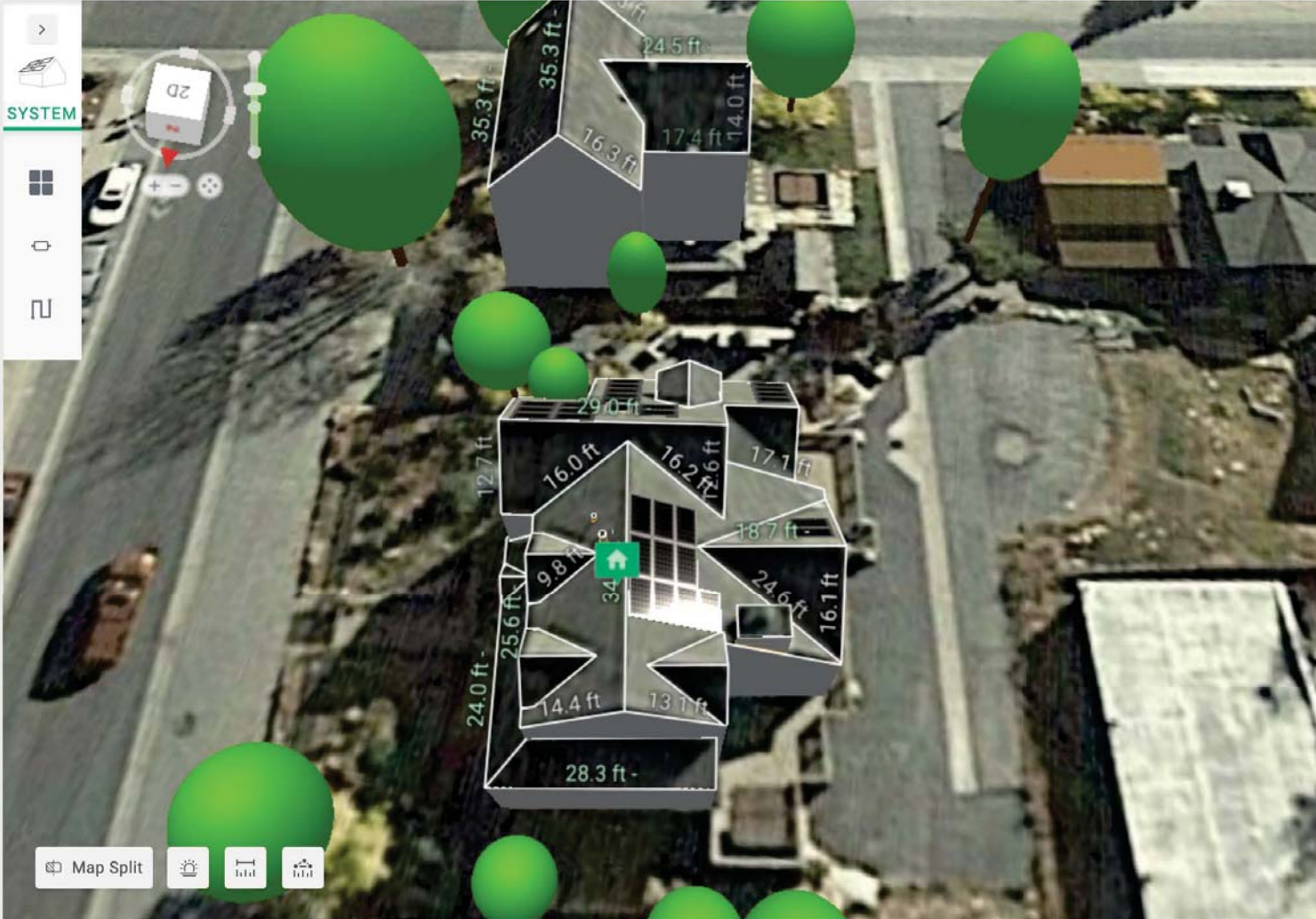



9.0 kW  
SIZE

N/A  
ENERGY

N/A  
SAVINGS

**Simulate** 



 Map Split



ROTATE

Right click + drag or  
Drag camera cube/ring



PAN

Middle click + drag or  
Hold space + left click

## Planning Commission Staff Report

**Subject:** King House (a.k.a. Adams/Tillet House) Relocation, Addition, Restoration, Garage, Accessory Apartment and Local Landmarking (Class B Major Development Permit, 2<sup>nd</sup> Preliminary Hearing; PL-2019-0034)

**Proposal:** The applicant proposes to relocate the historic circa 1890's house approximately 5 ft. towards the interior of the lot, construct an approximately 100 sq. ft. addition, install a basement and concrete foundation, conduct a full restoration of the house, designate the house as a Local Landmark, relocate the historic secondary structure (cabin) further towards the interior of the lot and conduct a full restoration, construct a detached 2-car garage and accessory apartment with new driveway, expand the existing driveway, and install a new fence and landscaping.

**Date:** September 11, 2019 (For meeting of September 17, 2019)

**Project Manager:** Chapin LaChance, AICP – Planner II

**Agent:** J.L. Sutterley, Architect

**Property Owner:** Glenn and Dorothy Dyer

**Address:** 300 N. French St.

**Legal Description:** Lot 9, 10, 11, 12, Block 1, Abbett Addition Sub

**Lot size:** Lot 9, 10, 11, 12: 0.071 AC (3,073.75) sq. ft. each  
Lot 10-12 total: 0.212 AC (9,221.25 sq. ft.) \* “Lot size” calculations in this report are based on the combined lot size of Lots 10-12, as the applicant intends to vacate the lot lines between Lots 10/11 and Lots 11/12 prior to issuance of a Certificate of Occupancy. All development is proposed on Lots 10-12, with the exception of a fence proposed on Lot 9.

**Land Use District:** #18, Residential: 12 UPA, Commercial: 1:3 FAR

**Historic District:** #2: North End Residential Character Area, 9 UPA above ground (recommended), 10 UPA above ground max. (with negative points) for projects which involve "preserving", "restoring", or "rehabilitating" a "landmark structure", "contributing building", or "contributing building with qualifications".

**Site Conditions:** The site contains an existing historic house, cabin, and shed, for a total of three (3) existing structures on the site. The site consists of four (4) individual 25' wide lots (Lots 9-12) platted in 1882. The majority of the existing historic house is located on Lot 11, but portions of the house encroach onto Lot 10 and 12. The historic cabin is located on Lot 11, and the historic shed is located on Lot 9. There is approximately 8' of grade change as the property slopes downward from French Street at an approximate grade of 6%. There is a mix of mature Spruce and Aspens on the site, approximately 20 existing trees in total.

**Adjacent Uses:** North: Single Family Residential

South: Sherman Street right-of-way, French Street Gardens Single Family Residential

East: Single Family Residential

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

**Density\*:**

Allowed per LUGs:	4,065 sq. ft. total (12 UPA, for Single Family/Duplex/Townhouse)
Recommended per Character Area #2:	3,048 sq. ft. above ground (9 UPA)
Allowed per Character Area #2:	3,387 sq. ft. above ground (10 UPA with negative points and historic preservation)
Existing:	1,123 sq. ft. (total and above ground) per applicant's as-built drawings
Proposed:	1,785 sq. ft. above ground (5.3 UPA) 2,702 sq. ft. total (7.97 UPA) 1,886 sq. ft. counted with Local Landmarking

\*density calculations based on Lot 10-12 size of 0.212 AC

**Mass\*:**

Allowed:	3,048 sq. ft., up to 3,387 sq. ft. above ground with negative points and historic preservation
Existing:	1,507 sq. ft. (per applicant's as-built drawings, excludes shed on Lot 9)
Proposed:	2,889 sq. ft.

\*mass calculations based on Lot 10-12 size of 0.212 AC

**Height:**

Recommended:	two stories by LUGs (23' by Code)
Existing:	1 ½ stories (17.25')
Proposed:	1 ½ stories (22.5')

**Lot Coverage:**

Building / non-permeable:	2,148 sq. ft. (23% of site)
Hard surface / non-permeable:	730 sq. ft. (8% of site)
Open space:	6,343 sq. ft. (69% of site)

**Parking:**

Required: 3 spaces

Proposed: 3 spaces

**Snow Storage:**

Required: 173 sq. ft. (25% of hardscape)

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

**Setbacks:**

Required/Recommended:

Front: 15 ft. (Relative), 10 ft., 20' to garage doors (Absolute)

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

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

Existing:

Front: 2.3 ft. (to porch roof)

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

Rear: 41.3 ft.

Proposed:

Front: 7.3 ft. (to porch roof)

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

Rear: 15 ft.

**Site Photo:**



### Item History

This application was submitted and determined to be complete on February 11, 2019. Development Code amendments were adopted by the Town Council via Ordinance No. 1, Series 2019, and those amendments became effective February 12, 2019. As such, this application is subject to the previous version of the Development Code. The project was reviewed by the Planning Commission on April 10, 2019 at a Preliminary Hearing.

#### April 10, 2019 Preliminary Hearing Consensus Items:

**Land Use (2/A & 2/R):** Complies

**Density/Intensity (3/A & 3/R):** Complies (+17 sq. ft. since last Hearing)

**Mass (4/A & 4/R):** Complies (+26 sq. ft. since last Hearing)

**Architectural Compatibility (5/A & 5/R):** Complies. Material board required for Final Hearing.

**Placement of Structures (9/A & 9/R):** Nonconforming but complies if applicant vacates the lot lines between Lots 10/11 and Lots 11/12. A Condition of Approval will be added at the Final Hearing, requiring the applicant to submit a Subdivision Permit application and receive Town approval, and record a plat vacating the lot lines, prior to issuance of a Certificate of Occupancy.

**Social Community (24/R):** Complies with all Standards below, or consensus on point assignments.

#### **E. Conservation District:**

**Design Standard 23:** *Avoid removing or altering any historic material or significant features.* Negative three (-3) points for the loss of historic material due to the proposed 101 sq. ft. addition to the northeast corner of the house, which will result in the loss of the historic fabric and a window opening.

**Design Standards 35:** Existing alterations completed to the house after 1942 include the removal of the window to the right of the front door, a small gabled cover added over the front door, and decorative wood trim detail on the front façade's fascia. The applicant proposes to remove the decorative wood fascia, but proposes to leave the non-historic small gabled cover over the front door, and does not propose to re-introduce the window to the right of the front door. The small gabled cover over the front door is not required by the Building Code. Because Design Standard 149 (discussed below) encourages porches to define primary entrances, the small gabled cover over the front door should remain, although it is not historic (added in 1981).

**Priority Design Standard 37:** The proposed 101 sq. ft. addition to the rear of the house and the proposed secondary structure are visually subordinate with the existing house, since they will be lower in height than the main roof ridge of the existing house. An additional 101 sq. ft. to the main residence is proposed below ground.

**Design Standard 38:** The applicant proposes the 101 sq. ft. addition to the rear to feature 1x6 board on board vertical siding. The difference in siding material between the addition and the historic portion of the house differentiates the addition from that which is historic.

**Priority Design Standard 80:** The proposed secondary structure is subordinate in scale to the primary building façade, since it is proposed to be 15" lower in height, approximately the same width as the primary historic structure, and placed to the rear.

**Priority Design Standard 80A:** A connector is not required for the addition, because it is less than 50% of the floor area of the historic structure and the roof height is lower than the existing.

**Priority Design Standard 81:** The secondary structure is proposed at 1 ½ stories, a height typically found in the area historically, and is 15” lower than the primary building.

**Design Standard 85:** The proposed secondary structure is 4’ less in length than the existing historic building.

**Priority Design Standard 86:** The proposed secondary structure features a second level built into the gabled roof forms, reducing the perceived mass by limiting the structure to 1 ½ stories. This is a repeated design element for residential structures throughout the Historic District.

**Priority Design Standard 88:** The proposed secondary structure is approximately the same width as the historic building, and placed directly behind the historic building.

**Priority Design Standard 90:** The applicant proposes vertical 1x random width, rough-sawn, oiled wood siding on the secondary structure.

**Design Standards 101-102:** The applicant proposes a new fence, and a Cottonwood tree in the front yard to define the property line and the street edge, which is encouraged by this Standard. This Standard also strongly encourages evergreen trees in the front and side yard. There are eight (8) existing large evergreen trees in the side yard along the Sherman St. right-of-way, one of which is also in the front yard.

**Priority Design Standard 134:** The historic building is located approximately 5’ from the property line, and the applicant proposes to move the building so that the main façade is approximately 10 ft. from the property line. The applicant has provided an exhibit which demonstrates the proposed relocation in relation to the other historic house in the area (304 N. French St.). The exhibit shows the proposed relocation will not be further back from the street than the historic house at 304 N. French St.

**Design Standard 136:** The proposed detached garage in the rear meets this Standard because it is smaller, separate, and sited to the rear. The existing garage is located to the side and not the “front” of the historic house, and the majority of the Commission supported the proposal for the existing garage to remain at the last Hearing.

**Priority Design Standard 138:** The proposal meets this Standard because the proposed above ground density is less than 9 UPA, some of the new building area is located below grade to minimize the mass, and the mass of the proposed detached garage/accessory apartment is located to rear, away from public view, and screened by existing and proposed trees.

**Priority Design Standard 140:** The applicant proposes simple, rectangular building forms found throughout the Historic District.

**Priority Design Standard 141:** For both the proposed small addition to the rear of the historic structure and the proposed detached garage/accessory apartment, the applicant proposes simple gable and shed roof forms with slopes typically found in Historic District.

**Priority Design Standard 142:** The proposed roof heights are less than or equal to 1 ½ stories.

**Priority Design Standard 145:** The applicant proposes horizontal 4 ½” bevel lap cedar siding on the historic residence and existing garage, and a combination of vertical 1x6 board on board siding and 4 ½” to 5” Dutch lap siding on the proposed addition. Additional discussion regarding exposing the original siding is listed under the Priority Design Standard 71 of this report.

**Priority Design Standard 146:** The applicant proposes flat seamed metal roofing on the upper roofs and corrugated metal on the lower roofs of the historic building and new garage/accessory apartment. The legend for the historic Sanborn maps indicates that the building originally had a shingle roof, including the lower roof where metal is proposed. There is precedent for the Town permitting shingle roofs to be replaced by metal roofs.

**Design Standard 147:** The applicant proposes two (2) parking spaces inside the secondary structure, which is encouraged by this Standard.

**Design Standard 149:** Although the existing small gabled roof was added in 1981 and is not historic, it defines the primary entrance, which is encouraged by this Standard.

**Design Standard 150:** The applicant proposes to remove the non-historic decorative wood fascia on the historic building, which is encouraged by this Standard.

**Design Standards 151-154:** A new Cottonwood tree is proposed in the front yard to define the property line and the street edge. The existing stand of eight (8) large evergreens along the southern property line is proposed to be preserved, which will screen the proposed secondary structure and reduce its perceived scale.

At the last Hearing, the majority of the Commission supported positive three (+3) points for on-site historic preservation/restoration effort of average public benefit on the primary structure, which staff continues to recommend.

#### **F. Moving Historic Structures**

Negative three (-3) points for relocating historic primary structure less than five feet (5') from its current location, keeping the structure on its original site, and maintaining the historic orientation and context of the structure and lot.

Negative one (-1) point for relocating the historic secondary structure (cabin) less than five feet (5') from its current location, keeping the structure on its original lot, and maintaining the historic orientation and context of the structure and site (minor adjustment to the proposed location since the last Hearing).

**Energy Conservation (33/A & 33/R):** Positive (+1) point for obtaining a HERS Index report, with a Condition of Approval that the applicant submit the HERS Index Report to the Town prior to issuance of the Certificate of Occupancy/Completion.

**Chapter 11: Historic Preservation, Section 4: Designation Criteria:** The Commission supported the designation of the historic structure as a Local Landmark.

For more information regarding the project's compliance with the above Policies, please refer to the staff report for the Preliminary Hearing.

#### **Changes since April 10, 2019 Preliminary Hearing:**

1. Site:
  - a. Tree and shrub quantity and sizes reduced,
  - b. Detail of proposed fence provided,
  - c. Due to unique circumstances, the Town Engineer supports the additional driveway,
2. Historic residence:
  - a. Minor adjustment to proposed cabin relocation in order to provide additional distance between cabin and proposed garage/accessory apartment,
  - b. Door on addition moved to east elevation,

- c. Note on siding corrected per Commissioner comment,
- d. Window adjustment on east elevation,
- e. Lower floor plan modifications to include mechanical room,
- 3. Historic cabin:
  - a. Window and doors proposed,
  - b. Plans show full restoration work,
- 4. Garage/Accessory Apartment:
  - a. Computer-drawn elevations of garage/ accessory apartment provided,
  - b. Minor changes to garage/accessory apartment floor plans (+17 sq. ft. density, +26 sq. ft. mass),
  - c. Minor window adjustments, and
- 5. Light fixture specifications provided.

### Staff Comments

Staff has reviewed the changes made since the Preliminary Hearing, and has re-evaluated the project for compliance with the applicable Development Code Policies below.

**Building Height (6/A & 6/R):** Building height was not discussed with the Commission at the last Hearing. The existing historic house is 1 ½ stories, or 17.25’ as measured to the mean elevation of the primary gable. The proposed detached garage/accessory apartment is proposed at 1 ½ stories, or 22.5’ as measured to the mean elevation of the primary gable. This is approximately 6” less than maximum encouraged maximum of 23’ in Land Use District 18. Staff does not have any concerns regarding building height.

**Site and Environmental Design (7/R):** The applicant proposes to widen the existing driveway approximately 2.5 ft., and install a second driveway to the detached garage/accessory apartment from the existing driveway in the Sherman St. right-of-way. Staff supports the proposed additional driveway location, finding that the proposed connection from the Sherman St. right-of-way will result in less site disturbance and paving than if the driveway was to be connected to N. French St. Staff has also evaluated the driveway under the Off Street Parking Regulations under Policy 18 Parking below.

**Parking (18/A):** The Absolute portion of this Policy requires development to comply with the Off Street Parking regulations.

Number of driveways: “One driveway shall be allowed per lot unless otherwise permitted by the town engineer.” At the last Hearing, two of the six Commissioners supported the existing driveway’s removal. The remainder were undecided or did not comment. Since the last Hearing, staff has further reviewed the proposed additional driveway connection from the Sherman St. right-of-way and the proposed existing driveway expansion with the Town Engineer. Staff is in favor of the Sherman St. right-of-way connection, as it places less demand on the busy French Street. The Town Engineer supports the additional driveway, considering the following special circumstances associated with this application which will be included as a Finding at the Final Hearing:

- a. *The property is located on the corner of two platted public right-of-ways, being the N. French St. right-of-way and the Sherman Ave. right-of-way. Both right-of-ways were platted in 1882 with the original Abbett Addition subdivision plat. A private driveway for the French Street Gardens residential development exists within the Sherman Ave. right-of-way with a curb cut onto N. French St., but this driveway is not a street that is installed, maintained, or accepted by the Town.*
- b. *An existing concrete driveway currently provides access to the existing one-car garage from N. French St. This driveway connects to N. French St. via an existing approximately*



30 ft. wide curb cut. An approximately 6 ft. long x 9 ft. wide section of the length of the existing driveway is located on the private property. The remaining portion of the driveway is approximately 17.5 ft. long x 9 ft. wide and is located in the Town's N. French St. right-of-way.

- c. With this application, the applicant proposes to replace and widen the existing concrete driveway to a width of 12 ft., and reduce the width of the existing curb cut from 30 ft. to 20 ft. The applicant also proposes an additional driveway access on the property that will provide access between the proposed detached garage/accessory apartment and the Sherman Ave. right-of-way. No new curb cuts onto N. French St. are proposed with this application.
- d. The Planning Commission reviewed this application at a Preliminary Hearing on April 16, 2019, and found the existing garage to have historic significance, and supported the proposal for the existing garage to remain. Old photos have been found of the garage structure, however they have not been dated.
- e. In order for the existing garage to continue to be used as a garage, it is necessary for it to be accessible by automobile via a driveway from N. French St.
- f. The current parking requirement for the existing house is two (2) spaces. The existing house is legal non-conforming because one (1) parking space is currently provided in the existing garage, but the second required space is not provided onsite within the private property boundary.
- g. The applicant proposes a detached two (2) car garage and 494 sq. ft. accessory apartment in the rear of the property which increases the parking requirement of the property from two (2) to three (3) spaces, but including the existing one (1) car garage, satisfies the parking requirement of three (3) total spaces.
- h. The applicant has presented an alternative Site Plan, which shows one expanded driveway connecting from French St. to the detached garage/accessory apartment, and located in the middle of the property. The alternative plan would have the following negative impacts:
  - i. result in 1,468 sq. ft more site disturbance and hardscaping than the proposed Site Plan,
  - ii. place increased demand on the busy N. French St. frontage,
  - iii. allow for parking in the driveway to be visible from French St.,
  - iv. reduce the historic character of the front yard.

*The special circumstances listed above are unique characteristics of this application. Therefore, any future improvements on this property will require the two driveways to be re-evaluated at that time, and approval of a second driveway with this application should not be used as precedent for other properties within the Town.*

Number of spaces: Two parking spaces are required for the single family residence, and one space is required for the accessory apartment. The applicant proposes three (3) parking spaces total, within the garages.

Driveway width: Prior to the Final Hearing, the applicant is required to reduce the additional driveway's width to 20', including the flares.

**Parking (18/R):**

Screened parking:

Staff recommends positive two (+2) points under the Relative portion of this Policy for the placement and screening of all off street parking areas from public view, consistent with the precedent listed below.

(+2): Hilliard House Restoration, Addition and Landmarking, 110 S. Ridge St.; PL-2017-0297

(+2): The Old Enyeart Place Renovation, Addition and Landmarking, 112 S. Harris St., PL-2015-0361

(+2): French Investments Lot 3A Residence, 112 N. Ridge St., PC# 2013052

(+2) Hermanson Residence, 114 N. Ridge St. PC# 2013043

Since the last Hearing, the applicant has specified on the plans one parking space in the new garage for the accessory apartment. A Condition of Approval will be added at Final Hearing that a Restrictive Covenant be recorded prior to C.O. guaranteeing access to the garage space for the occupant of the accessory apartment. This will ensure the occupant is not required to park outdoors and therefore create visible parking.

Sharing of driveways: The applicant proposes to share the existing driveway in the Sherman St. right-of-way with French St. Gardens Condominiums to the south. At the last Hearing, staff recommended positive one (+1) point for this sharing of a common driveway leading from a public street by more than one parcel. However, there was concern by the Commission for establishing precedent for awarding positive points for the sharing of a driveway in a public right-of-way, and staff was asked to research precedent. Staff could not find any precedent for points being awarded for the sharing of a driveway in a public right-of-way, so staff does not recommend positive points under this Policy.

**Landscaping (22/A & 22/R):** Since the last Hearing, the applicant has reduced the tree count by one Aspen, reduced the Spruce tree size from 8'-10' to 6'-8', and reduced the size of the Aspens from 2.5" caliper to 2" caliper. Staff does not find the proposed landscaping plan meets past precedent for positive two (+2) points, and therefore does not recommend positive points under this Policy.

The Relative portion of this Policy requires: *"at least one tree a minimum of eight feet (8') in height, or three inch (3) caliper, should be planted at least every fifteen feet (15') along all public rights of way"*. Lots 10-12 have a combined frontage of 75' along N. French St., so 5 total trees are required. Two (2) large evergreens exist in the front yard, so three (3) additional trees (8' tall or 3" caliper) are required along the N. French St. right-of-way, or negative two (-2) points are warranted. Does the Commission agree?

**Social Community (24/A):** The recommended above ground density is 9 UPA, which equals 3,048 sq. ft. for this property. The applicant only proposes 1,785 sq. ft. (increased by 17 sq. ft. from Preliminary Hearing) of above ground density (5.3 UPA), so staff does not have any concerns regarding aboveground density.

**Social Community (24/R):**

Design Standard #60-62: The applicant proposes to remove the existing chain link fence that encompasses the property, and install an approximately 3' tall wrought iron fence along the western property line. Per Policy 47 (Absolute) Fences, Gates, and Gateway Entrance Monuments, the proposed fence must be reviewed for compliance with these Design Standards. The fence is proposed to be metal and define the front yard edge, as is recommended by these Standards. These Standards also recommend a maximum height of three feet (3'). The applicant has provided a fence detail for this Hearing specifying the fence as 3' tall, with the exception of the posts, which are proposed to be a few inches higher. Staff finds that the total fence height should be reduced to 3' or less prior to the Final Hearing to comply with these Standards, or negative three (-3) points should be assigned. Does the Commission agree?

Priority Design Standard 71: *Original building materials should not be covered with synthetic sidings...If original materials are presently covered, consider exposing them once more.* Staff conducted a site visit and reviewed a sample of exposed siding area on the historic structure, which clearly shows intact

original wooden horizontal lap siding underneath brick-imitation asphalt shingle siding, which is underneath Masonite siding. See staff photo below.



The proposed plans mention replacing Masonite siding and asphalt shingle siding with new 4 ½” bevel lap cedar siding. Staff believes the plans should be revised prior to the Final Hearing to specify exposing the original siding, in order to meet this Priority Design Standard. Does the Commission agree?

The photo and caption from page 29 of the Handbook of Design Standards indicate that the historic clapboard siding was re-exposed after a renovation to this building post-1978, but staff does not believe this to be true. The 1981 Development Permit indicates that 4 1/2” reveal Masonite siding was installed, and the applicant believes the Masonite siding was installed over the brick-imitation asphalt shingle siding, as shown in the photo above.

Priority Design Standard 95 and Design Standard 148: *The proportions of window and door openings should be similar to historic buildings in the area... smaller windows with simple window frames are recommended for secondary structures... Use windows and doors similar in size and shape to those used traditionally* At the last Hearing, staff asked the Commission if the number of windows on the upper level of both the west and south elevation of the accessory apartment should be reduced, or if they should be spaced further apart, and if the Commission thought the windows on the garage/accessory apartment should be revised to be vertically oriented and double hung. A majority of the Commission responded that the horizontally oriented garage/accessory apartment windows were compatible, but said the windows on the accessory apartment should be spaced further apart. Since the last Hearing, the applicant moved one window on the west elevation of the accessory apartment, but the applicant has yet to space the bank of three (3) windows on the accessory apartment’s south and west elevation further apart to address the Commission’s and staff’s concerns. Since this has already been addressed by the Commission but not the applicant, the applicant should revise the windows accordingly prior to the Final Hearing.

#### **E. Conservation District**

Since the last Hearing, the proposed scope of restoration work on the primary structure (house) and secondary structure (cabin) has remained the same, with the addition of proposed doors and windows on the cabin. This Policy allows for positive two (+2) points for projects which include on-site historic preservation of average public benefit of the secondary structure. Listed examples include: “*Structural stabilization of walls, roof trusses and repairing roofs, plus full restoration of damaged or missing siding, doors, windows, and trim.*” Because doors and windows are now proposed in historic openings on the secondary structure (cabin), staff recommends positive two (+2) points. Since these points became

available under this Policy in 2013, there has not been any precedent for positive two (+2) points being awarded, only for positive three (+3) points.

#### **F. Moving Historic Structures**

This Policy requires that *“No structure shall be moved unless the structure is also fully restored in its new location with structural stabilization, a full foundation, repairs to siding, windows, doors and architectural details, and roof repairs to provide water protection.”* Since the last Hearing, the applicant now proposes the installation of windows and doors within historic openings. Staff does not have any concerns.

**Exterior Lighting (46/A):** Since the last Hearing, the applicant has provided lighting information which meets the Exterior Lighting Regulations.

**Fences, Gates, and Gateway Entrance Monuments (47/A):** See Design Standard 60-62 discussion in this report.

#### **Preliminary Point Analysis**

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

+2: Policy 18/R, for all three (3) required parking spaces being screened,

+3: Policy 24/R, for on-site historic preservation/restoration effort of average public benefit on the primary structure,

+2: Policy 24/R, for on-site historic preservation of average public benefit on the secondary structure,

+1: Policy 33/R, for obtaining a HERS Index,

-3: Policy 24/R, for relocating a historic primary structure less than five feet (5') from its current or original location, but keeping the structure on its original lot and maintaining the historic orientation and context,

-1: Policy 24/R, for relocating a historic secondary structure less than five feet (5') from its current or original location, keeping the structure on its original lot, and maintaining the historic orientation and context of the structure and site, and

-3: Policy 24/R, for not complying with Design Standard #23, which states to avoid removing or altering any historic material or significant features.

**TOTAL: Passing score of positive one (+1) point.**

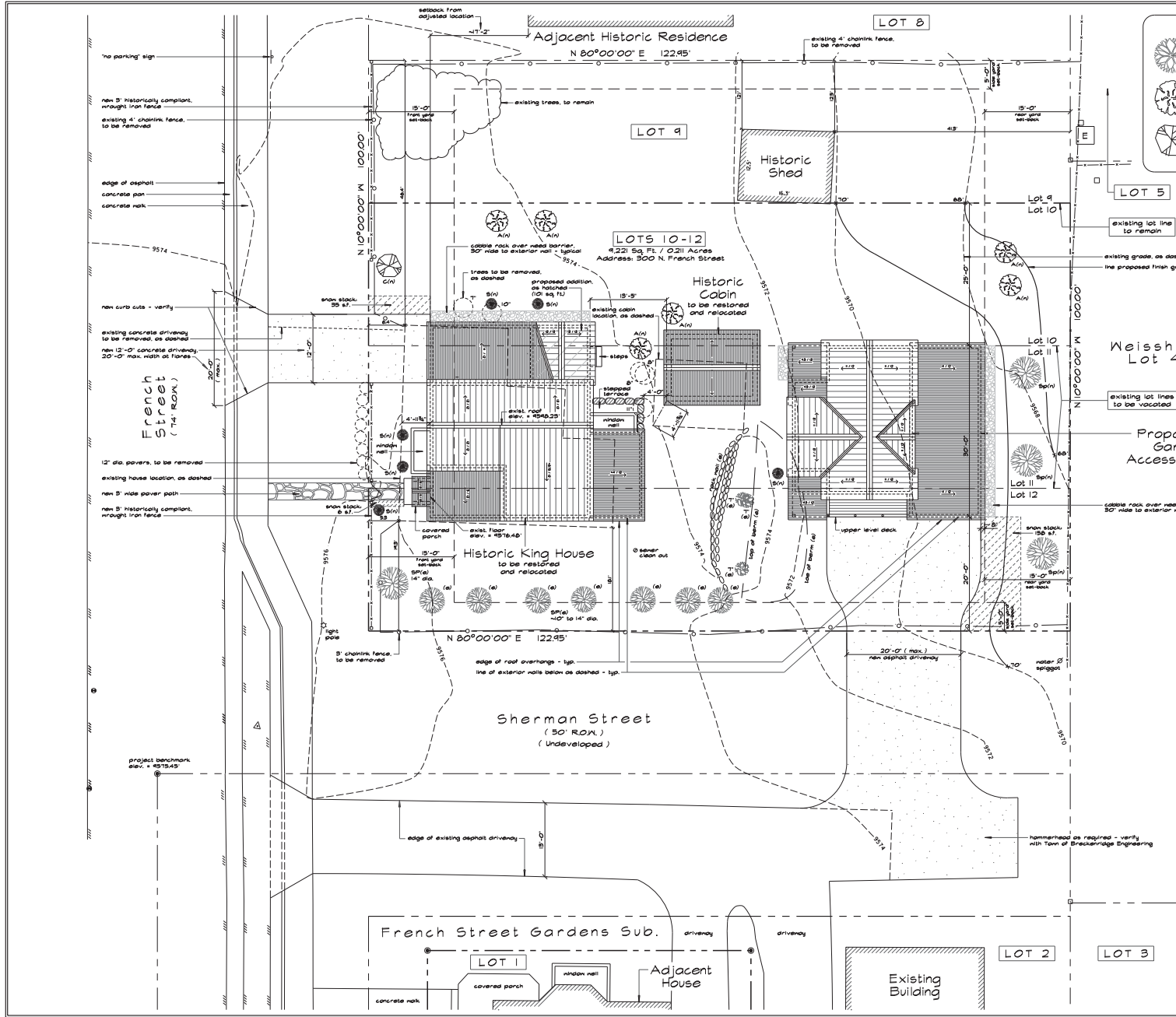
#### **Questions for the Commission**

1. Regarding Policy 22 (Relative), does the Commission agree three (3) additional trees (8' tall or 3" caliper) are required along the N. French St. right-of-way, otherwise negative two (-2) points are warranted?
2. Regarding Design Standards #60-62, does the Commission find that the total proposed fence height should be reduced to 3' or less, otherwise negative three (-3) points are warranted?
3. Regarding Priority Design Standard 71, does the Commission find that the plans should be revised to specify exposed original siding?
4. Does the Commission agree with staff's suggested point analysis?

Preliminary Hearing Point Analysis				
Project:	King House (a.k.a. Adams/Tillet House) Relocation, Addition, Restoration, Garage, Accessory Apartment and Local Landmarking	Positive Points	+3	
Plan #	PL-2019-0034	Negative Points	-2	
Date:	9/11/2019			
Staff:	Chapin LaChance, AICP - Planner II			
		*** Positive and negative point subtotals do not reflect multiple points under 24/R ***		
		Total Allocation:	+1	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		Applicant proposes to continue the allowed use of single family residential.
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		Allowed per LUGs: 4,065 sq. ft. total Recommended per Character Area #2: 3,048 sq. ft. Allowed per Character Area #2: 3,387 sq. ft. above ground Existing: 1,123 sq. ft. (total and above ground) per applicant's as-built drawings Proposed: 1,785 sq. ft. above ground, 2,702 total, 1,886 sq. ft. counted with Local Landmarking
4/R	Mass	5x (-2>-20)		Maximum recommended: 3,048 sq. ft. Proposed: 2,889 sq. ft.
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		Max. allowed for historic preservation on Contributing structure: 3,387 sq. ft. Proposed: 1,785 sq. ft. above ground
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
6/R	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		No change.
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		Proposed new driveway location minimizes site disturbance and amount of paving on the site compared to alternative design.
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		Lot line vacation required for lot lines between Lots 10/11 and Lots 11/12, prior to issuance of Certificate of Occupancy.
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		Required: 182.5 sq. ft. (25% of hardscape) Proposed: 193 sq. ft. (26% of hardscape)
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		

18/R	Parking-Public View/Usage	2x(-2/+2)	+2	Placement and screening of all off street parking areas from public view					
18/R	Parking - Joint Parking Facilities	1x(+1)							
18/R	Parking - Common Driveways	1x(+1)							
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)		Required: 30% Proposed: 69%					
21/R	Open Space - Public Open Space	3x(0/+2)							
22/A	<b>Landscaping</b>	Complies							
	Landscaping	2x(-1/+3)		Staff does not find the proposed landscaping plan meets past precedent for positive two (+2) points, and therefore does not recommend positive points under this Policy.					
22/R									
24/A	<b>Social Community</b>	Complies							
24/R	Social Community - Employee Housing	1x(-10/+10)							
24/R	Social Community - Community Need	3x(0/+2)							
24/R	Social Community - Social Services	4x(-2/+2)							
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)							
24/R	Social Community - Historic Preservation	3x(0/+5)							
	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	- 2	(+3) for on-site historic preservation/restoration effort of average public benefit on the primary structure (house)  (+2) for on-site historic preservation of average public benefit on the secondary structure (cabin)  (-3) for relocating a historic primary structure less than five feet (5') from its current or original location, but keeping the structure on its original lot and maintaining the historic orientation and context,  (-3) for not complying with Design Standard #23, which states to avoid removing or altering any historic material or significant features  (-1) for relocating a historic secondary structure less than five feet (5') from its current or original location, keeping the structure on its original lot, and maintaining the historic orientation and context of the structure and site					
24/R									
25/R	Transit	4x(-2/+2)							
26/A	<b>Infrastructure</b>	N/A							
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>	N/A							
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	+1	Applicant has agreed to obtain a HERS Index prior to issuance of a Certificate of Occupancy.					
33/R	HERS rating = 61-80	+2							
33/R	HERS rating = 41-60 (For existing residential: 30-49% improvement beyond existing)	+3							
33/R	HERS rating = 19-40	+4							
33/R	HERS rating = 1-20	+5							
33/R	HERS rating = 0	+6							
	Commercial Buildings - % energy saved beyond the IECC minimum standards								
33/R	Savings of 10%-19%	+1							
33/R	Savings of 20%-29%	+3							
33/R	Savings of 30%-39%	+4							
33/R	Savings of 40%-49%	+5							
33/R	Savings of 50%-59%	+6							
33/R	Savings of 60%-69%	+7							
33/R	Savings of 70%-79%	+8							
33/R	Savings of 80% +	+9							
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)							
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)							
33/R	Large Outdoor Water Feature	1X(-1/0)							
	Other Design Feature	1X(-2/+2)							
34/A	<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		The fence has been reviewed for compliance with the Handbook of Design Standards under the Social Community (24/R) section.					
48/A	<b>Voluntary Defensible Space</b>	Complies							
49/A	<b>Vendor Carts</b>	Complies							
50/A	<b>Wireless Communication Facilities</b>	Complies							



### Landscape - Symbols Legend

(S) native englewood spruce 6' to 8'	(E) 5 gal mixed shrubs
(M) multi-stem oregon 2' caliper	gabion drainage (over road barrier)
(C) cottonwood 2' caliper	slab stone walls

(N) = new tree or shrub  
(E) = existing tree or shrub

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

Weisshorn Filing I  
Lot 4, Block T

Proposed 2 Car  
Garage with  
Accessory Unit Adv.

### Site Calculations

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

### King House

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

Historic House:	Lower Level USGS, 9566.92' ± Arch. 90'-2"
Garage Level USGS, 9576.25' ± Arch. 99'-6"	
Main Level USGS, 9576.75' ± Arch. 100'-0" (existing-verify)	
Upper Level USGS, 9586.50' ± Arch. 109'-9" (existing-verify)	
Historic Cabin USGS, 9572.00' ± Arch. 95'-3"	
New 2 car Garage with Accessory Unit above:	Garage USGS, 9572.00' ± Arch. 95'-3"
Accessory Unit USGS, 9582.00' ± Arch. 105'-3"	

### Site Plan, Landscape Plan

Scale 1/8" = 1'-0"

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

Site Plan, Landscape Plan  
Scale: 1/8" = 1'-0"  
Date: 01-02-2018

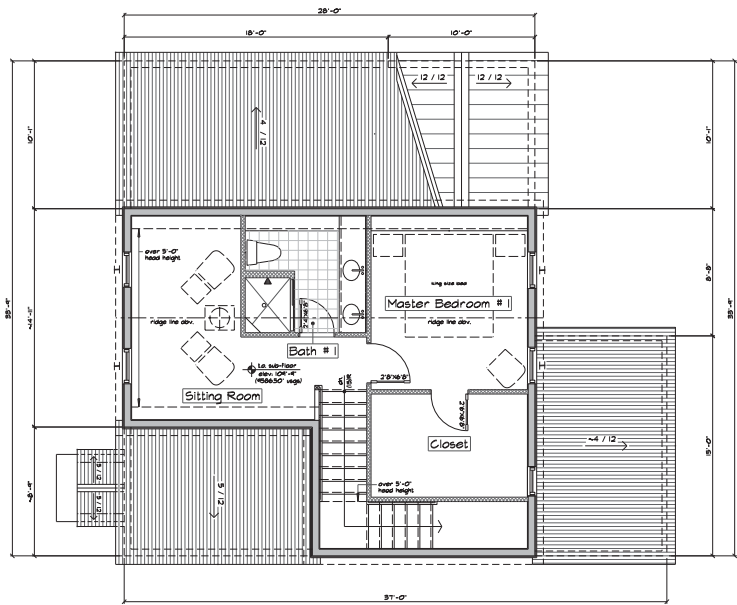


architectural consultation  
(877) 451-5718

JEFF SUTTERLY ARCHITECT  
1000 N. FRENCH STREET, SUITE 100  
BRECKENRIDGE, CO. 80424  
P.O. BOX 3816







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

**Upper Level Square Footage Summary:**

Upper Level, gross	= 411 sq. ft.
Mine, Stair and headroom less than 5'	= -286 sq. ft.
<b>Total above ground density:</b>	<b>= 829 sq. ft.</b>

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

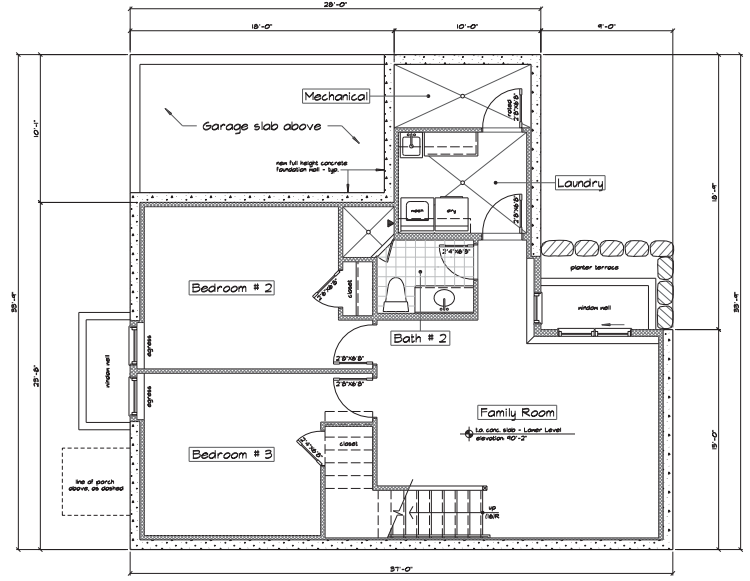
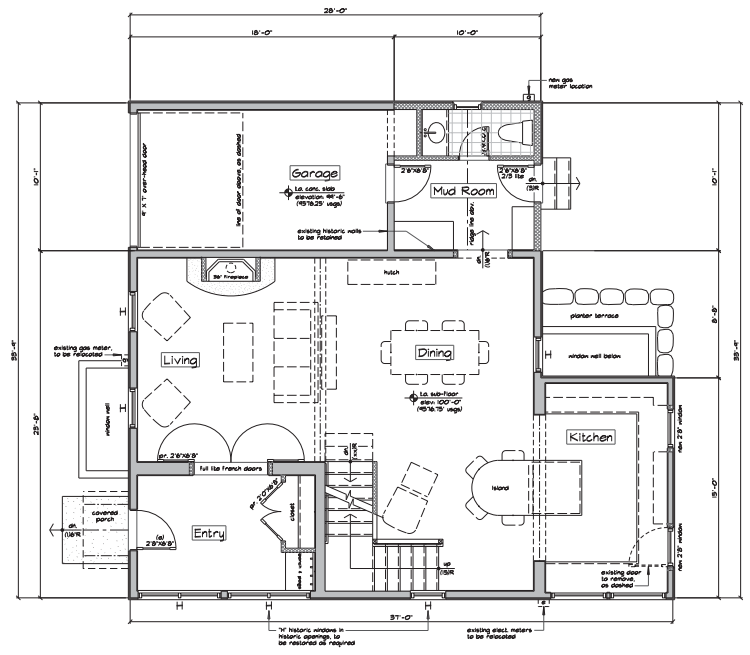
**Main Level Square Footage Summary:**

Existing Historic Structure to be retained	= 749 sq. ft.
<b>Total Historic density:</b>	<b>= 749 sq. ft.</b>
Addition, gross	= 101 sq. ft.
<b>Total above ground density:</b>	<b>= 850 sq. ft.</b>
Garage, mass	= 181 sq. ft.

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

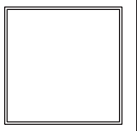
**Lower Level Square Footage Summary:**

Gross area under Historic structure	= 216 sq. ft.
Addition, gross	= 101 sq. ft.
<b>Total below ground density:</b>	<b>= 101 sq. ft.</b>

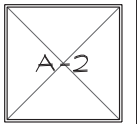


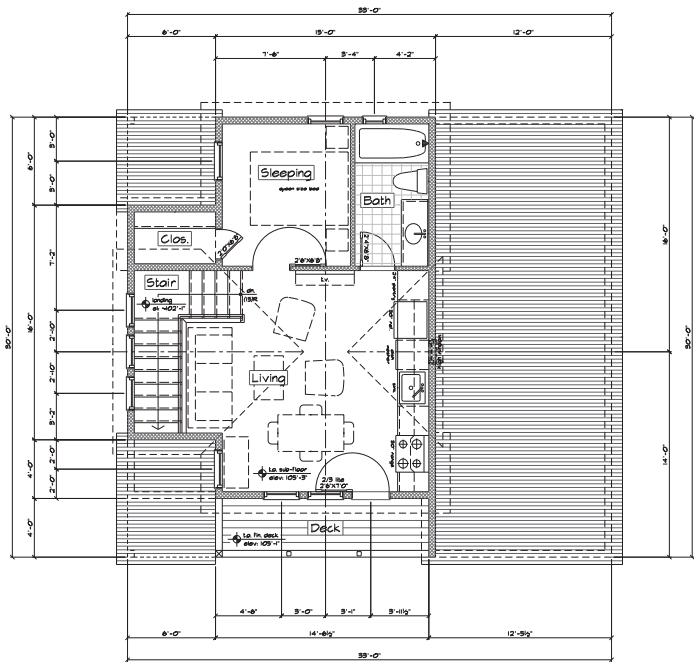
**KING HOUSE**  
RESTORATION, ADDITION  
GARAGE AND ACCESSORY UNIT  
LOTS 9-12, BLOCK I, ABBETS ADDITION  
TOWN OF BRECKENRIDGE, COLORADO

Floor Plans  
Scale: 1/4" = 1'-0"  
Date: 08-08-2018

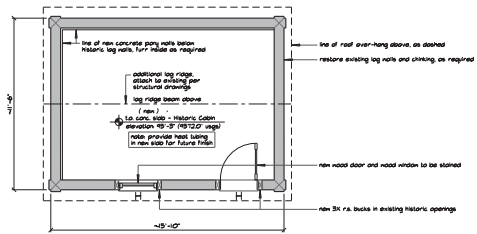


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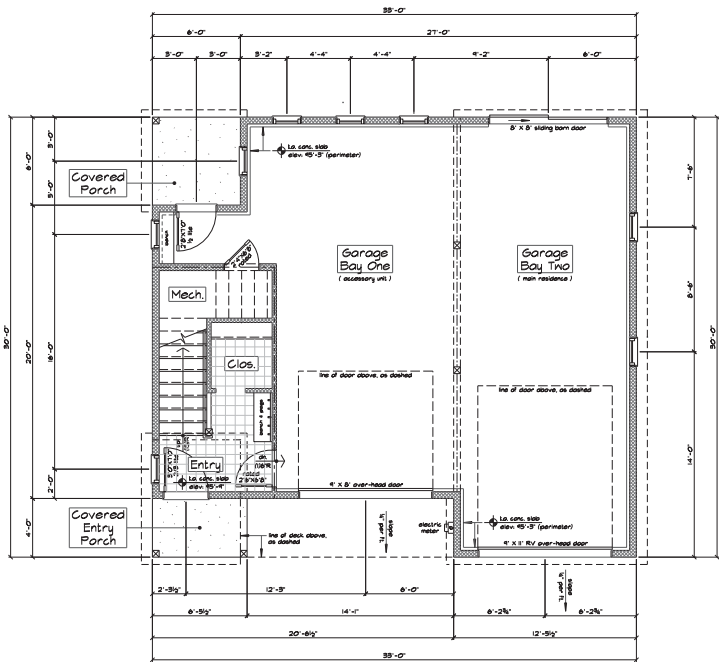





**Accessory Unit:  
Upper Level  
Floor Plan**  
 Scale: 1/4" = 1'-0"  
 Total Upper Level Density = 450



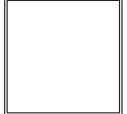

**Historic Cabin  
Floor Plan**  
 Scale: 1/4" = 1'-0" 162 Gross Sq. Ft.




**Garage:  
Main Level  
Floor Plan**  
 Scale: 1/4" = 1'-0"  
 Accessory Unit Sq. Ft. Density = 139  
 Garage Sq. Ft. (Mass) = 741

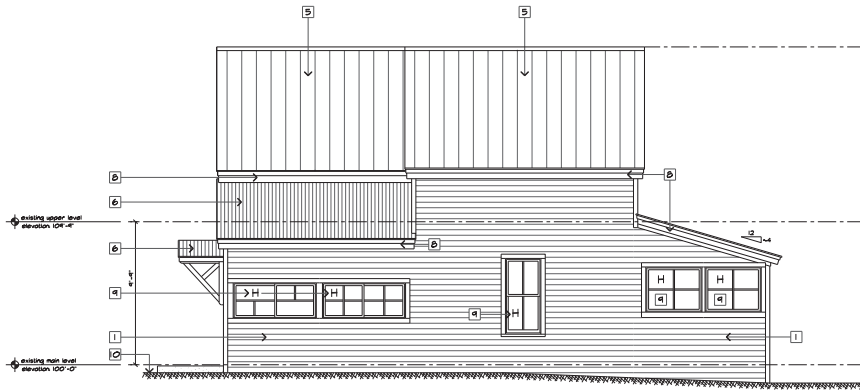
**KING HOUSE**  
 RESTORATION, ADDITION  
 GARAGE AND ACCESSORY UNIT  
 LOTS 9-12, BLOCK 1, ABBETTS ADDITION  
 TOWN OF BRECKENRIDGE, COLORADO

Accessory Unit & Garage  
 Floor Plans  
 Historic Cabin  
 Floor Plan  
 Scale: 1/4" = 1'-0"  
 Date: 01-04-2014



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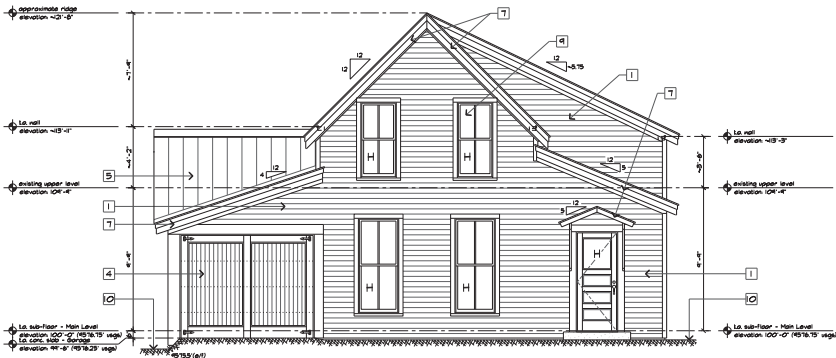


South Elevation

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

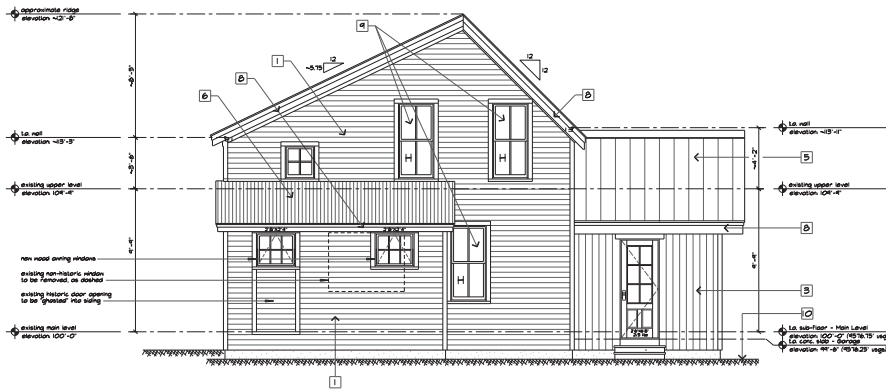
Key to Elevation Notes

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



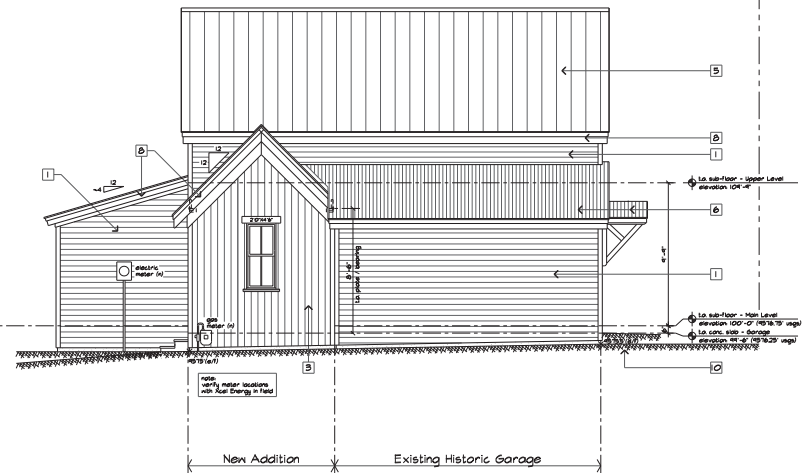
West Elevation

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



East Elevation

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



North Elevation

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

**KING HOUSE**

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

Exterior Elevations

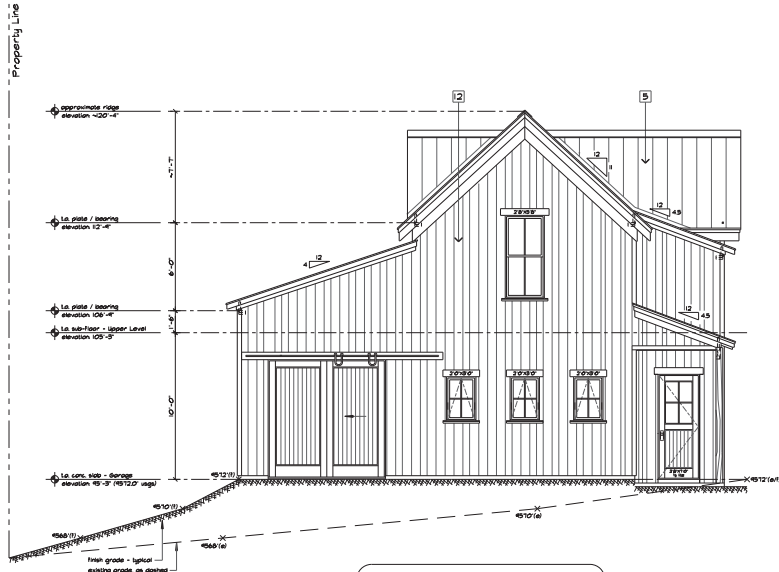
Scale: 1/4" = 1'-0"  
Date: 08-08-2018

architectural  
consultation

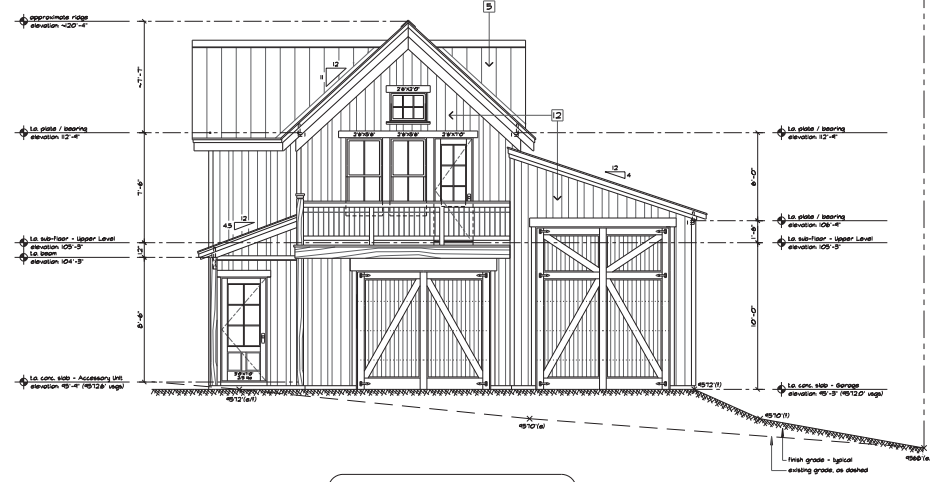


p.o. box 9849  
breckenridge, co. 80424

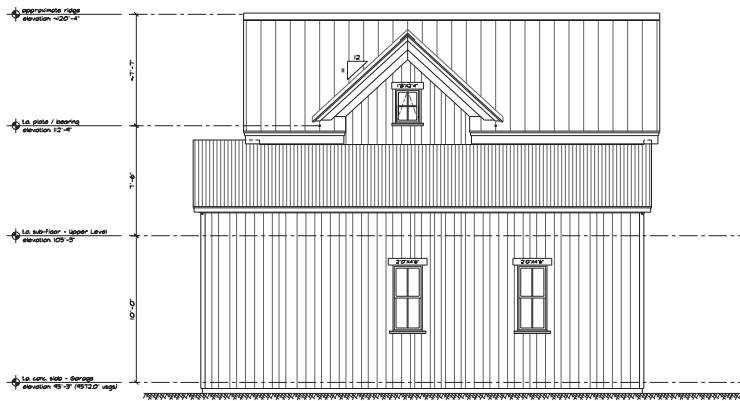




North Elevation  
Scale: 1/4" = 1'-0"



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



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



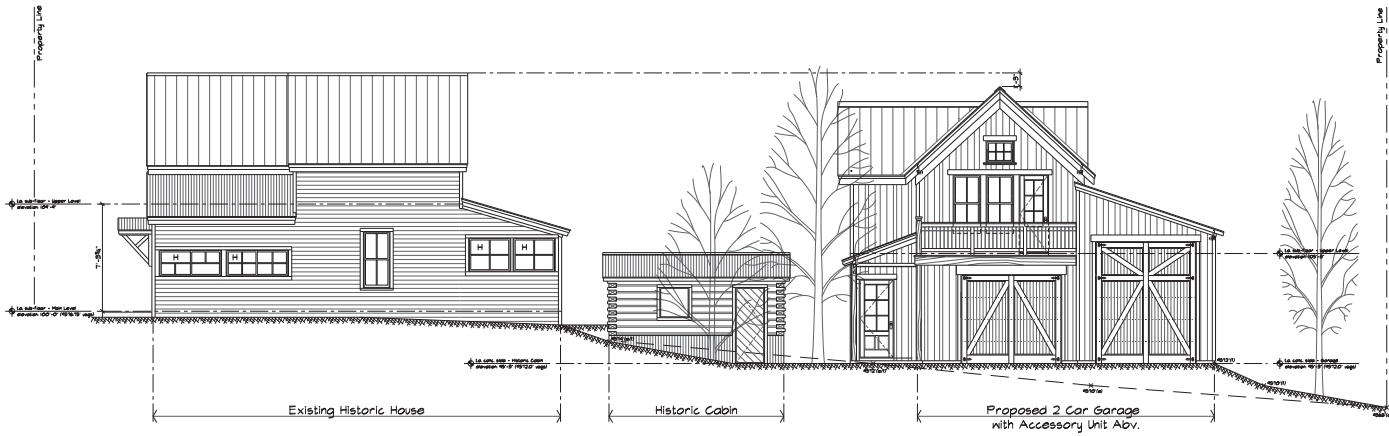
West Elevation  
Scale: 1/4" = 1'-0"

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

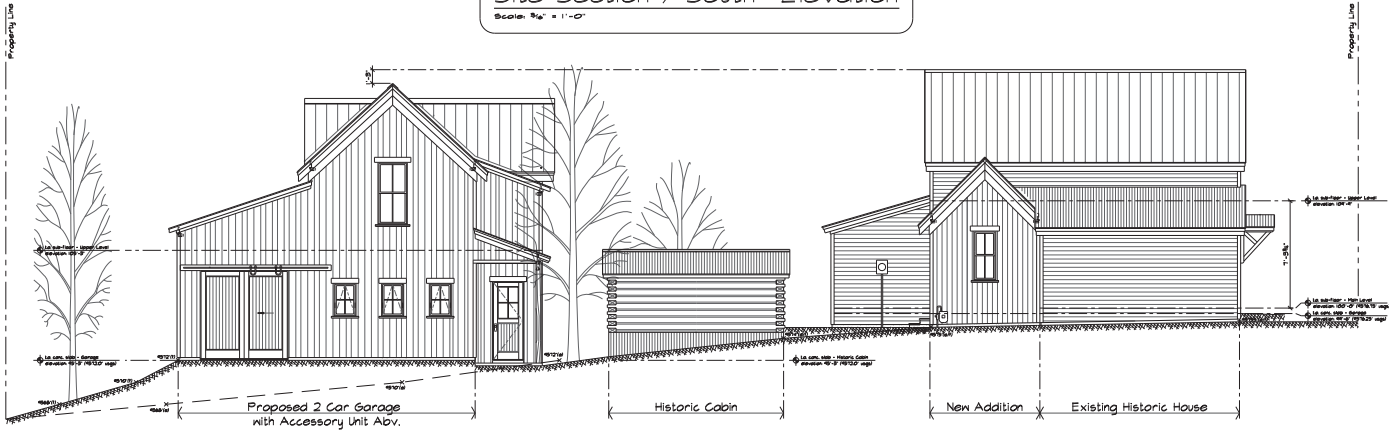
Accessory Unit & Garage  
Exterior Elevations  
Scale: 1/4" = 1'-0"  
Date: 08-08-2018

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BRECKENRIDGE, CO 80424  
(970) 458-3729  
p.o. box 8049

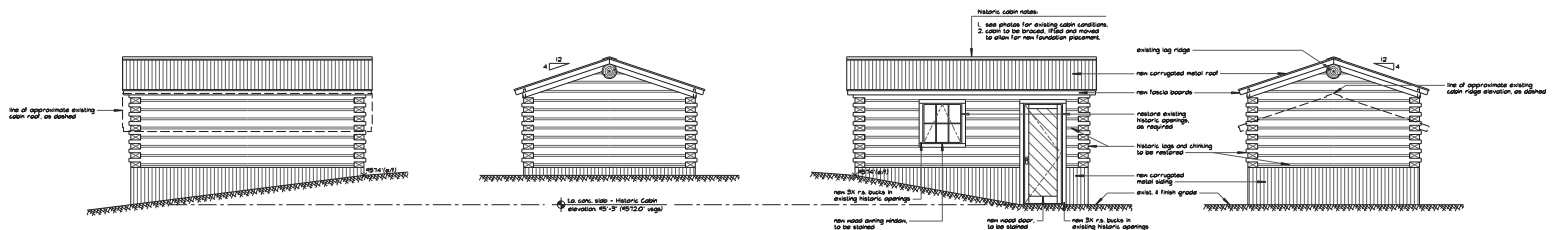




Site Section / South Elevation  
Scale: 3/8" = 1'-0"



Site Section / North Elevation  
Scale: 3/8" = 1'-0"



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

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

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

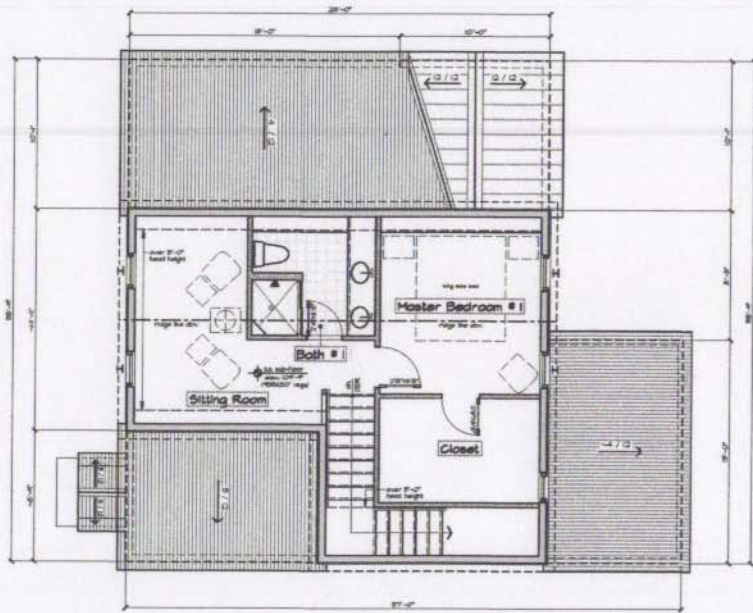
Cabin: East  
Scale: 1/4" = 1'-0"

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

Site Sections:  
North Elevation,  
South Elevation,  
Historic Cabin  
Elevation Elevations  
Scale: As Noted  
Date: 01-04-2014

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

**Upper Level Square Footage Summary**

Upper Level, gross	= 41 sq. ft.
Wine Storage and bedroom less than 5'	= -30 sq. ft.
<b>Total above ground density</b>	<b>= 103 sq. ft.</b>

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

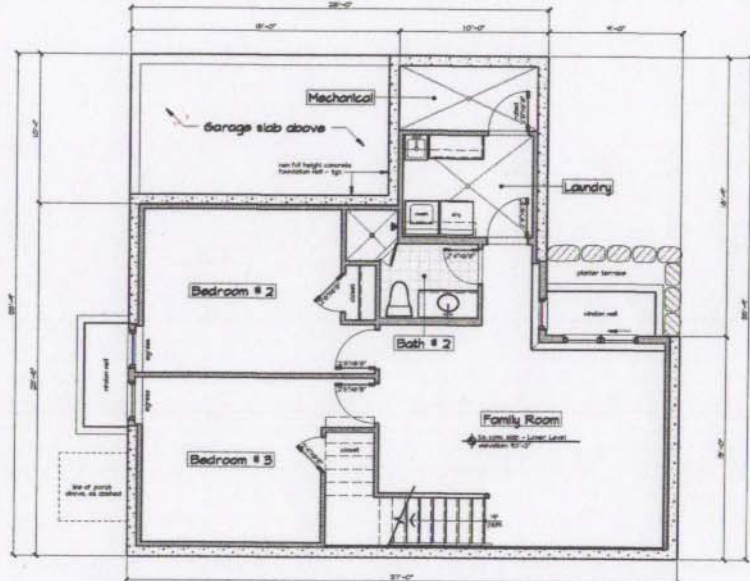
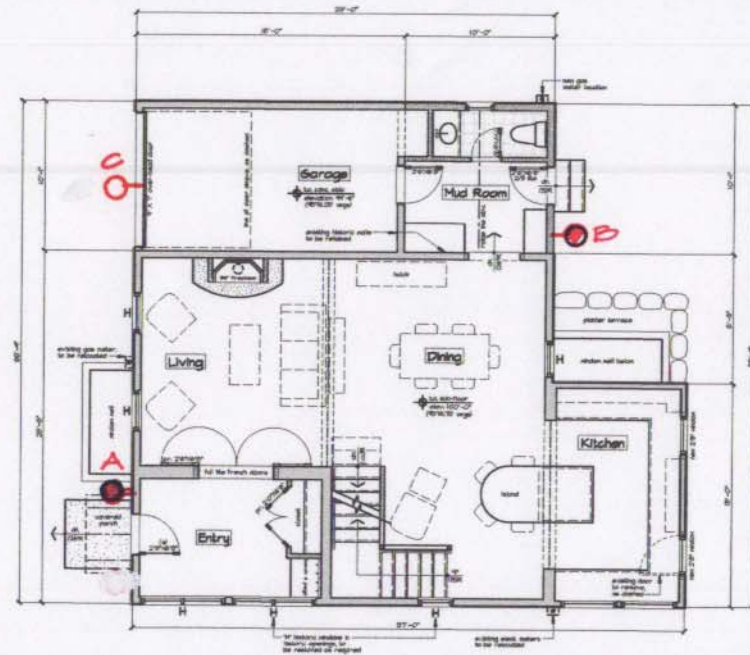
**Main Level Square Footage Summary**

Existing Historic Structure to be restored	
Total Historic density	= 750 sq. ft.
Addition, gross	= 101 sq. ft.
Total above ground density	= 844 sq. ft.
Garage, mass	= 120 sq. ft.

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

**Lower Level Square Footage Summary**

Gross area under Historic structure	= 210 sq. ft.
Addition, gross	= 101 sq. ft.
<b>Total below ground density</b>	<b>= 101 sq. ft.</b>



- QTY:**
- A WALL MOUNT (1)
  - B " " (1)
  - C " " (1)

**EXTERIOR LIGHTING**

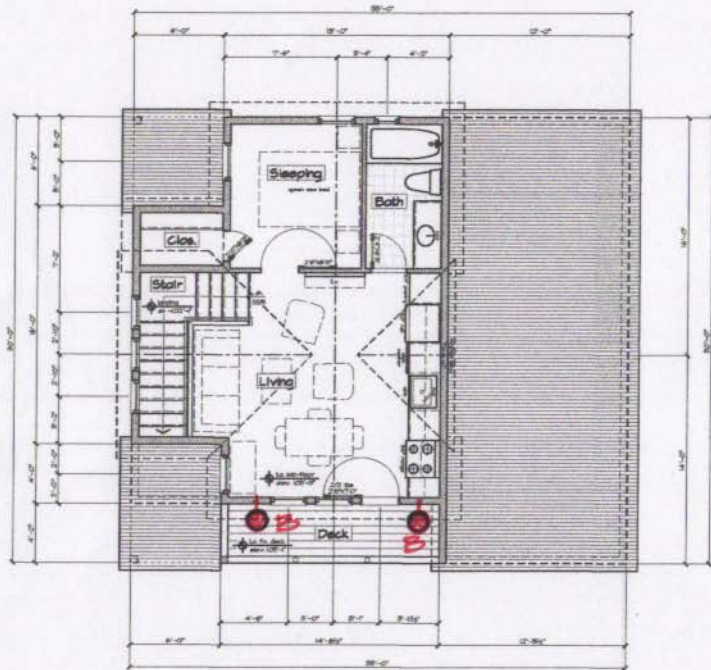
**KING HOUSE**  
RESTORATION, ADDITION  
GARAGE AND ACCESSORY UNIT  
LOTS 1-12, BLOCK 1, ABBETTS ADDITION  
TOWN OF BRECKENRIDGE, COLORADO

Floor Plans  
Scale: 1/4" = 1'-0"  
Drawn: 08-08-2004

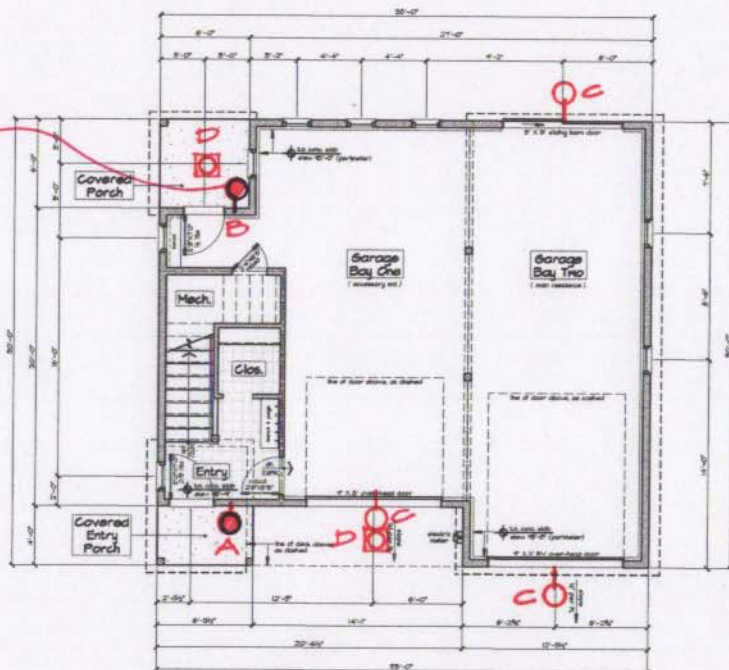


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(970) 468-0700





B  
CABIN



Accessory Unit:  
Upper Level  
Floor Plan  
Scale: 1/4" = 1'-0"  
Total Upper Level Density = 480

	QTY
A ● WALL MOUNT	(1)
B ● " "	(4)
C ○ " "	(3)
D □ RECESSED CAN	(2)

Garage:  
Main Level  
Floor Plan  
Scale: 1/4" = 1'-0"  
Accessory Unit Sq. Ft. Density = 10  
Garage Sq. Ft. (Total) = 744

GARAGE  
EXTERIOR LIGHTING

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

Accessory Unit & Garage  
Floor Plans  
Scale: 1/4" = 1'-0"  
Date: 03-08-2011



architectural  
consultation

**J.L. SUTTERLY ARCHITECT**  
BRECKENRIDGE, CO. 80424  
304.508.3838





## King House Dyer Res.

300 N. French Street  
Breckenridge, CO. 80424

### EXTERIOR LIGHTING

08-20-2019

#### Fixture:

#### Manufacturer & Description:

#### Photo:

Fixture "A"

**"Liberty" B2361 CR**

Width / Diameter: 7.00"

Height: 11.50"

Extension: 7.75"



Fixture "B"

**"Bayport Collection" M5911**

Width / Diameter: 7.00"

Height: 7.75"

Extension: 8.00"



Fixture "C"

**"Baytree Lane" 9G365**

Width / Diameter: 8.50"

Height: 8.50"

Extension: 11.50"







J.L. SUTTERLEY ARCHITECT

# King House

300 N. French Street  
Breckenridge, CO. 80424

## FENCE DETAIL

08-29-2019



**Planning Commission Staff Report**

- Subject:** Grand Colorado Peak 8 Building 3 Employee Housing Change (aka East Building aka Building 804)  
(PL-2019-0359, Class B Major, Combined Hearing - a Modification to PC#2015-0215)
- Proposal:** Breckenridge Grand Vacations (the applicant) has requested revisions to the Grand Colorado Peak 8 Building 3 point analysis. Changes to the project affecting the point analysis include the elimination of employee housing, an addition of a public pedestrian easement, a reduction in outdoor fireplaces, a reduction in the quantity of landscaping and the addition of public art.
- Date:** September 9, 2019 (For meeting of September 17, 2019)
- Project Manager:** Chris Kulick, AICP, Senior Planner
- Owner:** Peak 8 Properties, LLC (Owner)
- Agent:** Graham Frank, Breckenridge Grand Vacations
- Address:** 1595 Ski Hill Road
- Legal Description:** Lot 3, Peak 8 Subdivision, Filing 1 (previously a portion of Tract C)
- Site Area:** 1.61 acres (70,233 sq. ft.)
- Land Use District:** Development is subject to the Eighth Amendment to the Amended Peak 7 & 8 Master Plan, the Development Agreement between the Town of Breckenridge, Vail Summit Resorts, Inc., and Peak 8 Properties, LLC
- Underlying Land Use District:**  
*LUD 39 Residential, Lodging—SFR, Duplex, Townhomes, Condominiums, Condo-hotels, Hotels and Lodges @ 4 UPA*
- Site Conditions:** Building 3 is currently under construction. The building is located between the existing One Ski Hill Place and the Grand Colorado at Peak 8 Buildings 1&2. The Cucumber Gulch Preventative Management Area (PMA) is to the east of the development site. The 100 foot wide Breck Connect Gondola easement is partially on the property as well as to the east on Tract C. The site is laced with multiple existing buried utilities and an access easement from Lot 2 in the northeast corner. A drainage easement is located on the north and northwestern portions of the property and a stone column easement on the south.
- Adjacent Uses:** North: Grand Colorado Buildings 1&2 (residential lodging condominium), Cucumber Gulch Preventative Management Area
- South: One Ski Hill Place (residential lodging condominium), Breckenridge Ski Resort Peak 8 ski area

East: Breck Connect Gondola, Ski Hill Road, Cucumber Gulch Preventative Management Area

West: Breckenridge Ski Resort Peak 8 ski area

### Item History

The Town Council approved a Development Agreement for the Grand Lodge Peak 8 East Building (previously known as Building 804, now referred to as Building 3) on July 14, 2015. The Development Permit (PL-2015-0215) was approved January 26, 2016.

Subsequently on December 12, 2017, the permit was modified (PL-2017-0638) to change the primary siding exterior building material on Grand Colorado Peak 8 Building 3 from natural cedar wood lap siding to fiber cement lap siding and removed some natural stone.

Previously the Planning Commission approved Plan Case PL-2019-0031 at the March 8, 2019 Planning Commission meeting which modified the point analysis under Policy 24R to negative ten (-10) points for providing no employee housing. Subsequent to the Commission's approval, the application was withdrawn by the applicant before a decision was rendered by the Town Council.

Since the withdrawal of the previous application, revisions to the Development Code have gone into effect that change point awards associated with other Policies in the Code beyond Policy 24/R. Per Code, all applications must be reviewed under the current Code at the time of application regardless of if the project is new or is a modification of an existing project. Based upon point implications from the updated code, the applicants have proposed other modifications to the project including public art, a public pedestrian access easement and a reduction in outdoor fireplaces that results in additional positive points. These point changes were discussed with the Planning Commission and received an endorsement during a worksession on July 16, 2019.

### Staff Comments

Since the applicants are requesting the modification of a limited number of items with this application staff has only provided an analysis of the applicable policies below.

**Social Community (24/R):** The project was approved with the applicants agreeing to provide 3,500 square feet of employee housing located in the Upper Blue River Basin. This represented 4.7% of overall residential and commercial density of the project, which met the threshold for not incurring negative points under this policy. (Note: 18,032 square feet of amenity space was not included in this calculation as it is exempt from density and mass numbers per the Master Plan). As a result, no negative points were awarded.

Per Policy 24/R: A. *Employee Housing: It is the policy of the town to encourage the provision of employee housing units in connection with commercial, industrial, and multi-unit residential developments to help alleviate employee housing impacts created by the proposed uses.*

*(1) Point Assessments: The following points shall be assessed in connection with all development permit applications for commercial, industrial and residential projects:*

<b>Points</b>	<b>Percentage Of Project Density In Employee Housing</b>
---------------	--

-10	0.0

With the elimination of all employee housing associated with this application, negative ten (-10) points are now warranted under Policy 24/R.

**Policy 16 (Relative) Internal Circulation:** The applicants are providing public stairs & escalators in the area between the ski area base plaza and the bus stop. They are also providing improvements to the plaza for the public as they exit the gondola to the mountain at the Peak 8 base. A public easement through these areas would formalize public access through the property where there currently is none.

*3 x (-2/ +2) Accessibility: It is encouraged that internal circulation systems provide the types, amounts, and locations of accessibility needed to meet the uses and functions of the movement of persons, goods, services, and waste products in a safe and efficient manner, with maximum use of pedestrian orientation, and a minimum amount of impervious surfaces. Internal circulation elements should be designed in such a manner that the elements are integrated with each other as well as possible, and that conflicts between elements are minimized. The following represent the criteria utilized to analyze how well the project has met this particular policy:*

*(1) Pedestrian Circulation: Whenever appropriate to the type and size of the development, the inclusion of a safe, efficient and convenient pedestrian circulation system is encouraged. The provision of pedestrian circulation areas adjacent to and at the same level as adjacent sidewalks is strongly encouraged.*

*(2) Separation Of Systems: The separation of circulation systems and patterns which are basically incompatible is encouraged.*

*(3) Delivery Areas: Delivery areas and refuse pick up should be located away from public spaces.*

Past Precedent

1. Village Hotel Exterior Remodel, PL-2018-0482. For providing a public pedestrian access. Positive three (+3 points) were awarded.
2. Lincoln Grill, PL-2017-0030. Plan included a paved mid-block crossing through the site. Positive three (+3 points) were awarded.
3. The Elk, PC#2014041. Plan included a paved mid-block crossing through the site. Positive three (+3 points) were awarded.
4. Blue Front Bakery, PC#2007140. Provided one half of the proposed mid-block connection between Lincoln Avenue and the Court House Parking Lot. Positive six (+6 points) were awarded. The current application will provide the other half of this connection.
5. Bison Crossing, PC#2008052. Provided a mid-block connection between Main Street and the East Sawmill Parking Lot. Positive three (+3 points) were awarded.

Based on past precedent for providing public access, the Commission was supportive of positive three (+3) points under Policy 16/R. Staff has added condition 15, prior to the issuance of a Certificate of Occupancy, "Applicant shall record a public access easement for the walkway from the eastern property

line along the Peak 8 Metro District's property to the western property line along the Peak 8 base in a location and form approved by the Town".

**Policy 43 (Relative) Public Art:** Since the previous application, the applicant commissioned a large Ullr statue for the skier plaza and has been working closely with Breckenridge Creative Arts on this aspect of the project.

**Policy: 1 x (0/ +1) A.** *Class A and B development permit applicants may receive a maximum of one positive point (+1) if the Planning Commission finds, based upon a recommendation from the Public Arts Advisory Committee of Breckenridge Creative Arts, that public art is proposed to be provided as a part of a proposed project which meets the following requirements: (Ord. 35, Series 1996; amd. Ord. 1, Series 2019)*

*(1) The public art meets the site selection criteria set forth in the Breckenridge Public Art Program Master Plan and Policy which is a correlative document to this code.*

*(2) The public art meets the artwork selection criteria set forth in the Breckenridge Public Art Program Master Plan and Policy which is a correlative document to this code. (Ord. 10, Series 2006; amd. Ord. 1, Series 2019)*

*(3) The internal circulation of the proposed site is adequate to allow for reasonable and safe public access to the artwork.*

*(4) The placement of the art on the proposed site does not result in the assessment of any negative points under other policies of this code.*

*(5) The placement of the art on the proposed site complies with all applicable Building and Technical Codes.*

*(6) The applicant provides the Town with adequate assurances that the artwork will be privately owned, maintained and insured.*

*No more than one positive point shall be awarded to an applicant under this policy regardless of the number of pieces of public art placed on the site.*

*All public art for which a positive point is awarded pursuant to this policy shall remain permanently on the site, unless removal or relocation of such artwork is approved by the Town pursuant to either a modification of the existing development permit or the issuance of a new development permit. (Ord. 35, Series 1996)*

Based on the siting of the sculpture in the skier plaza and recommendation by the Public Arts Advisory Committee, the Commission was supportive of awarding one (+1) positive point under Policy 43/R. Staff has added condition 16, prior to the issuance of a Certificate of Occupancy, "Applicant shall record a location for the ULLR sculpture to remain and be maintained in perpetuity in a form approved by the Town".

**Policy 25 (Relative) Transit:** The applicants will provide a private shuttle service for this building which is unchanged from the original approval. A covenant shall be recorded requiring the owner to operate or provide for the operation of a permanent, year-round, motorized transit system ("transit system") for use by the residents and guests of the improvements to be constructed by Owner upon the Property. The transit system shall be specifically designed, equipped and operated to facilitate the prompt and efficient movement of such residents and guests to and from the core of the Town of Breckenridge and otherwise

within the Town in order to minimize, insofar as practicable, the need for such residents and guests to use their private motor vehicles to drive to Town for activities such as entertainment, meals and shopping. A requirement from the original approval for a standard covenant is included as Condition 32.

**2 x (-4/+4) Nonauto Transit System:** *The inclusion of or the contribution to a permanent nonauto transit system, designed to facilitate the movement of persons to and from Breckenridge or within the Town, is strongly encouraged. Nonauto transit system elements include buses and bus stops, both public and private, air service, trains, lifts, and lift access that have the primary purpose of providing access from high density residential areas or major parking lots of the Town to the mountain, etc. Any development which interferes with the community's ability to provide nonauto oriented transportation elements is discouraged. Positive points shall be awarded under this policy only for the inclusion of or the contribution to nonauto transit system elements **which are located on the applicant's property. Higher point assignments will be considered for transit systems available to the general public.** (Ord. 1, Series 2019) **(emphasis added)***

Under the revised code, the project will now receive positive two (+2) points for operating and constructing a permanent, year round, motorized (shuttle) transit system for use by the residents and guests of Building 3. Since this system is not available to the general public, the Planning Commission recommended positive two (+2) points at the previous work session and believed this was consistent with the reasoning for the language and point analysis discussion during the recent code amendments.

**Policy 33 (Relative) Energy Conservation:** There is also a reduction in positive points under Policy 33/R, from positive five (+5) to positive four (+4) points for providing a 40% annual overall building energy savings compared to the baseline system under the International Energy Conservation Code.

*B. Commercial, Lodging And Multi-Family In Excess Of Three Stories In Height: New and existing commercial, lodging, and multi-family developments are strongly encouraged to take advantage of the positive points that are available under this policy by achieving demonstrable and quantifiable energy use reduction within the development. For new construction, positive points will be awarded for the percentage of energy use reduction of the performance building when compared to the same building built to the minimum standards of the adopted IECC<sup>10</sup>. The percentage of energy use saved shall be expressed as MBh (thousand BTUs/hour).*

*For modifications to existing buildings including additions, positive points will be awarded for the percentage of energy saved beyond the energy consumption analysis of the existing structure(s) compared to the energy consumption of the proposed structure remodel. Points shall be awarded in accordance with the following point schedule:*

<b><u>Points</u></b>	<b><u>New Structures; Percent Energy Saved Beyond The IECC Minimum Standards</u></b>
....	
<b>+4</b>	<b>40% - 49% ....</b>

**(emphasis added)**

Positive points will be awarded only if an energy analysis has been prepared by a registered design professional as required by subsection E of this section, using an approved simulation tool in accordance with simulated performance alternative provisions of the Town's adopted Energy Code.

Based on this code revision the Commission supported awarding positive four (+4) points during the previous worksession for providing a 40% annual overall building energy savings compared to the baseline system under the International Energy Conservation Code. Condition 33 from the previous approval, prior to the issuance of a Certificate of Occupancy, "Applicant shall provide a **final** IECC energy analysis that has been prepared by a registered design professional as required by subsection E of 9-1-19-33R: Policy 33 (Relative) Energy Conservation of the Town Code, using an approved simulation tool in accordance with simulated performance alternative provisions of the town's adopted energy code showing at least an overall 40% energy saving for the building," is carried forward with this modification.

Additionally, the plans have been revised to include four outdoor gas fireplaces, down from five. Per this section of the Code: *1x(-1/0) Outdoor commercial or common space residential gas fireplace (per gas fireplace)*

An additional negative four (-4) points are earned for the four outdoor gas fireplaces, for a total of zero (0) points under this policy.

**Landscaping (22/A & 22/R):** The applicants have adjusted their landscaping plan due to site constraints which do not allow them to plant all of the trees specified in the original plan. The revised plan shows 20 evergreen trees (12'-16' tall) and 85 deciduous trees (2.5"-3" caliper 50% multi-stem). Sheet L0-02 shows the revised tree count with the following:

Staff compared the landscaping plan to the previously approved plan which proposed 33 evergreens (12'-16' tall) and 128 deciduous trees (2"-4" caliper 50% multi-stem). The previous plan was awarded two positive (+2) points for above average landscaping.

Per Policy 22/R: *A layered landscape consistent with the town's mountain character, achieved through the use of ground covers, shrubs, and trees that utilize diverse species and larger sizes where structures are screened from viewsheds, public rights of way and other structures, is strongly encouraged. The resulting landscape plan should contribute to a more beautiful, safe, and environmentally sound community.*

REVISED TREE COUNT EXCLUDING CLOUDED AREA				
Tree Planting Key Legend				
Key/Symbol	Botanical Name	Common Name	QTY	Size
<b>Evergreen Trees</b>				
PP-12	<i>Picea pungens</i>	Colorado spruce	11	10' HL.
PP-14	<i>Picea pungens</i>	Colorado spruce	7	12' HL.
PP-16	<i>Picea pungens</i>	Colorado spruce	2	14' HL.
PM-12	<i>Pseudotsuga menziesii</i>	Douglas fir	0	12' HL.
PM-14	<i>Pseudotsuga menziesii</i>	Douglas fir	0	14' HL.
PM-16	<i>Pseudotsuga menziesii</i>	Douglas fir	0	16' HL.
AL-12	<i>Abies lasiocarpa</i>	Subalpine fir	0	12' HL.
AL-14	<i>Abies lasiocarpa</i>	Subalpine fir	0	14' HL.
AL-16	<i>Abies lasiocarpa</i>	Subalpine fir	0	16' HL.
<b>Deciduous Trees</b>				
DT-3	<i>Populus tremuloides</i>	Quaking aspen	57	3" Cal.
DT-4	<i>Populus tremuloides</i>	Quaking aspen	0	4" Cal.
DTM-2.5	<i>Populus tremuloides</i>	Quaking aspen	28	2.5" Cal.

Past Precedent

1. Grand Colorado at Peak 8 west building, PC#2012075, March 5, 2013, 1593 Ski Hill Road: (+2 points), which proposed 56 evergreens (8'-10' tall) and 164 deciduous trees (2"-3" caliper 50% multi-stem).

Based on the reduced tree count, staff no longer supports positive two (+2) points based on past precedent. However, we find the proposed landscaping, which uses large native species will provide adequate screening of viewsheds, public rights of way and other structures.

Staff notes that at the request of Public Works, the landscaping in the ROW was reduced and clustered to allow for gaps for snow storage. An encroachment license agreement is required for all plantings in the ROW and covered by Condition 14. "A Town approved encroachment license agreement is required for all landscaping located within a Town right of way".

**9-1-17-3: Point Analysis:** Staff finds this application still meets all absolute policies. The combined hearing point analysis with changes associated with this application are highlighted in **bold**.

Negative points are incurred for:

- Policy 6/R, Building Height (-10) for exceeding the recommended height by more than one-half story (68'-1").
- **Policy 24/R, Social Community (-10) for not providing any employee housing.**
- Policy 33/R, Energy Conservation (-3) for heating 5,412 square feet of private outdoor drives and decks.
- **Policy 33/R, Energy Conservation (-4) Four exterior gas fireplaces pits.**

**Total (-27)**

Positive points are awarded for:

- Policy 6/R, Building Height (+1) for having density in the roof structure.
- Policy 6/R, Building Height (+1) for having Broken, interesting roof forms that step down at the edges.
- Policy 15/R, Refuse (+1) for having the refuse and recycling located inside primary building.
- **Policy 16/R, Internal Circulation (+3) for providing public access easement.**
- Policy 18/R, Parking (+2) for locating roughly 50% of the parking out of public view.
- Policy 20/R, Recreational Facilities (+6) for providing free public use Ice Skating Rink
- **Policy 22/R, Landscaping (0) for providing an adequate landscaping plan.**
- Policy 24/R, Social Community (+6) for greatly exceeding the required amenities.
- **Policy 25/R, Transit (+2) for permanent, year-round, motorized transit system ("shuttle system") for use by the residents and guests**
- **Policy 33/R, Energy Conservation - Renewable Energy Sources, (+4), for providing a 40% annual overall building energy savings compared to the baseline system.**
- **Policy 43/R, Public Art, (+1), for the installation of the ULLR sculpture, with a formal recommendation by the Public Arts Advisory Committee.**

**Total (+27)**

This modified point analysis shows a new total passing score of zero (0) points.



### **Staff Recommendation**

The Planning Department recommends approval of the Grand Colorado Peak 8 Building 3 Employee Housing Change (aka East Building and/or Building 804), PL#2019-0359, located on Lot 3, Peak 8 Subdivision, Filing 1, 1595 Ski Hill Road with the attached point analysis and Findings and Conditions.

<b>Draft Final Hearing Impact Analysis</b>				
Project:	Grand Colorado at Peak 8 – East Building New Code	<b>Positive</b>	<b>Points</b>	<b>+27</b>
PC#	PL-2015-0215/ Class B PL-2019-0359			
Date:	9/17/2019	<b>Negative</b>	<b>Points</b>	<b>- 27</b>
Staff:	Chris Kulick, AICP; Senior Planner			
		<b>Total</b>	<b>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		
2/A	<b>Land Use Guidelines</b>	Complies		Complies with underlying Amended Master Plan for Peak 7&8
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)	0	Total Allowed: Condo-Hotel 62.00 SFEs = 74,400 SF; Commercial 3.63 SFEs = 3,630 SF; Amenity (600%) 12,710; Guest Services 18.12 SFEs = 18,120 SF - Total Proposed: Condo-Hotel 61.79 SFEs = 74,143 SF; Commercial 3.623 SFEs = 3,623 SF; Amenity 12,710 SF; Guest Services 18.11 SFEs = 18,116 SF
4/R	Mass	5x (-2>-20)	0	Total Allowed: Residential (Condo-hotel): 92,679 SF; Commercial: 3,623 SF; Guest Services: 18,116 SF; Amenity (600%) 12,710 SF; Total: 127,128 SF - Total Proposed: Residential (Condo-hotel): 74,143 SF; Commercial: 3,623 SF; Guest Services: 7,826 SF; Amenities: 10,401 SF; Common Area 23,712 SF; Total: 119,705 SF (7,423 SF under)
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies		Residential (Condo-hotel): 74,143 SF; Commercial: 3,623 SF; Guest Services: 7,826 SF; Amenities: 10,401 SF; Common Area 23,712 SF; Total: 119,705 SF (7,423 SF under)
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)	- 10	The height of the tallest portion of this building is 71'-7", measured from the mean to established finished grade below. This exceeds the building height recommended in the land use guidelines by story and will incur negative ten (-10) points. (Note: BP changed height to 72' 7" but is within -10 point range)
6/R	Density in roof structure	1x(+1/-1)	+1	
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-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)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)	0	Large retaining wall in Town ROW just outside of PMA - Exempt
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)	0	Will comply with all restrictions identified in PMA criteria
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)	+1	The drawings show the refuse and recycling located within the building mass.
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		
<b>16/R</b>	<b>Internal Circulation / Accessibility</b>	<b>3x(-2/+2)</b>	<b>+3</b>	<b>For providing a public pedestrian access.</b>
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)	+2	100% of the required parking, including the commercial parking, is being provided underground. Similar to the other developments at Peaks 7 and 8. However, the applicants are proposing additional parking beyond that which is required with this application. There are 66 off-site parking spaces at the Stable Lot associated with this Development Permit. This additional parking will be visible from the ROW and Gondola.
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
<b>19/A</b>	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+6	• The rink will be open to the public and guests at no charge from 11 am to 7 pm everyday of the BSR ski season (no summer operation). • Skates will be rented for minimal charge. • Parking is not included for this use. o The idea is that this is an amenity for the ski area not a destination like the Town's Ice Rink.
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
<b>22/A</b>	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	0	The proposed landscaping, which uses large native species will provide adequate screening of viewsheds, public rights of way and other structures.
<b>24/A</b>	<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)		
<b>24/R</b>	<b>Social Community - Employee Housing</b>	<b>1x(-10/+10)</b>	<b>- 10</b>	<b>Provides no Employee Housing</b>
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 Or Recreation And Leisure Amenities	3x(0/+2)	+6	• Public escalators from garden to plaza level • Public fire pit/gathering place on skier plaza • Guest lockers for ski/snowboard gear • Indoor/outdoor family aquatics area • Bath/locker room facilities • Rooftop owner patio • Private theaters • Media lab/gaming area • Library/community room • Long-term owner storage • Permanent BSR ski school space
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	2x(-4/+4)	+2	The owner shall operate or provide for the operation of a permanent, year-round, motorized transit system ("transit system") for use by the residents and guests of the improvements to be constructed by Owner upon the Property.
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%	+2		
33/R	Savings of 30%-39%	+3		
33/R	Savings of 40%-49%	+4	+4	The applicants have proposed a modeled annual energy use for the project based on IECC 2012 code minimum and three options. The applicant is willing to commit to a water source heat pump system, noted as 'alternate #2' in attached memo. This system is projected to provide 40% annual overall building energy savings compared to the baseline system.
33/R	Savings of 50%-59%	+5		
33/R	Savings of 60%-69%	+6		
33/R	Savings of 70%-79%	+7		
33/R	Savings of 80% +	+8		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	- 3	The guest vehicular access area and all of the upper level decks are proposed to be snow-melted for a total of 5,412 square feet of melted area. We will be showing negative three (-3) points for extent of the snowmelt for the project.
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)	- 4	Revision to 4 fireplaces. The plans are showing five gas fireplaces. Per this section of the Code: 1x(-1/0) Outdoor commercial or common space residential gas fireplace (per gas fireplace)
33/R	Large Outdoor Water Feature	1X(-1/0)	0	Was proposed at first BP submittal but removed with Class D #2017-0500
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		

<b>35/A</b>	<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		
<b>43/R</b>	<b>Public Art</b>	1x(0/+1)	+1	Ullr Sculpture
<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		

## TOWN OF BRECKENRIDGE

**Grand Colorado Peak 8, Building 3 Employee Housing Change  
(aka East Building and/or Building 804),  
a Modification to PC#2015-0215  
Lot 3, Peak 8 Subdivision #1  
1595 Ski Hill Road  
PL-2019-0359**

### FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **September 9, 2019** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **September 17, 2019** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **September 24, 2022**, 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 three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

5. 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. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. 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.
8. 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 snow plow equipment from damaging the new driveway pavement.
9. 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.
10. Applicant shall submit proof of ownership of the project site.
11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. **All previous findings for the original development permit for Grand Colorado East Building (Building 3) under PL-2015-0215 remain valid and applicable to this development permit.**

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

13. **All previous conditions of approval under the original development permit for Grand Colorado East Building (Building 3), PL-2015-0215 and subsequent modification, PL-2017-0638, remain valid and required under this development permit with the exception of condition “36. Applicant shall execute and record with the Summit County Clerk and Recorder the Town’s standard employee housing covenant for 3,500 square feet of employee housing within the Upper Blue Basin to receive zero (0) points under Development Code Policy 24 (Relative) Social Community”. That condition has been eliminated with this application.**
14. **A Town approved encroachment license agreement is required for all landscaping located within a Town right of way.**
15. **Applicant shall record a public access easement for the walkway from the eastern property line along the Peak 8 Metro District’s property to the western property line along the Peak 8 base in a location and form approved by the Town.**
16. **“Applicant shall record a location for the ULLR sculpture to remain and be maintained in perpetuity in a form approved by the Town”.**
17. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
18. Applicant shall screen all utilities.

19. 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.
20. 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 not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
21. 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.**
22. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
23. 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)





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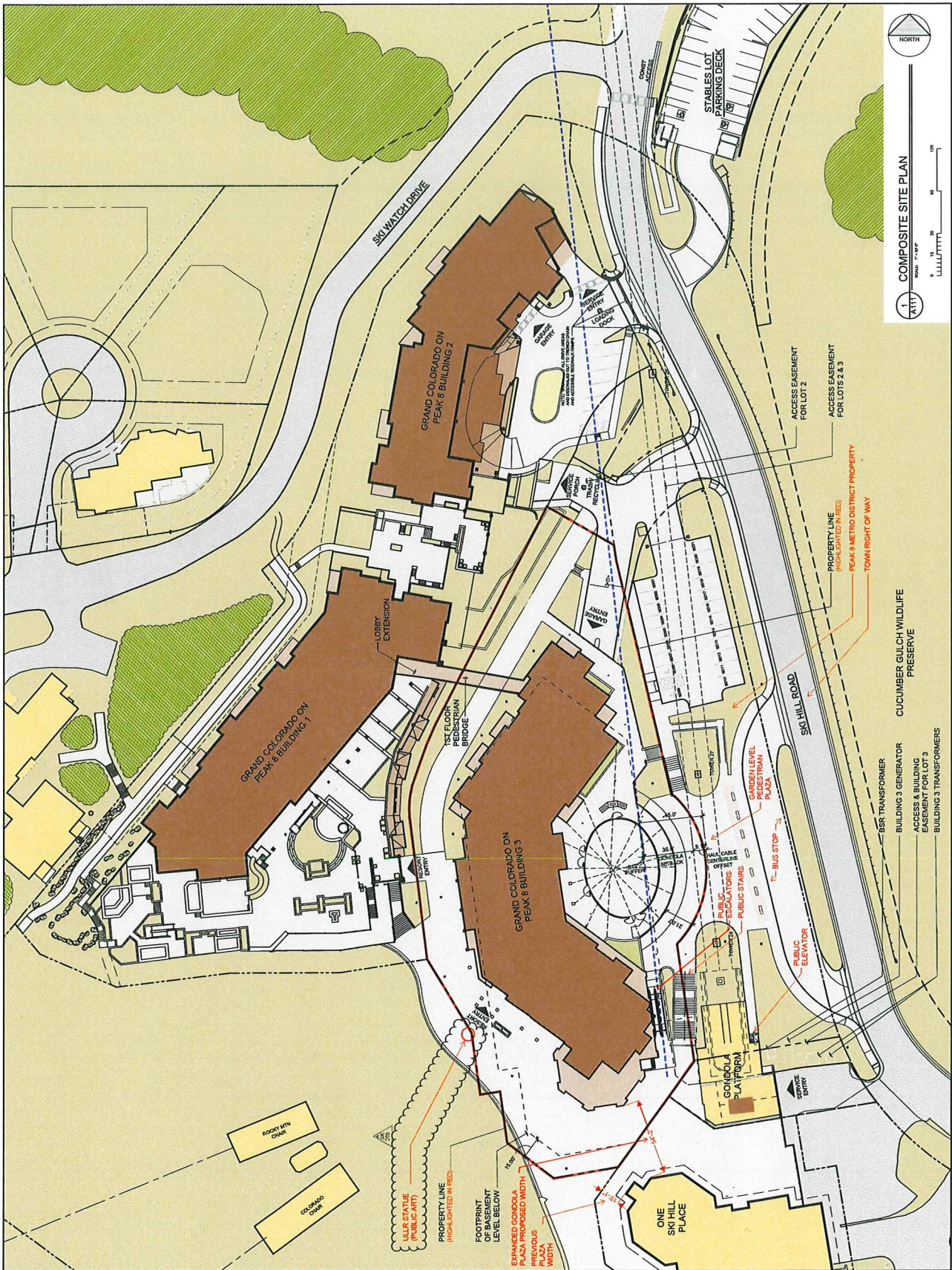
grand colorado  
 on peak 8

PROJECT # 1005

ISSUE:

100% design dev	15 Jan '17
CDP/DB review	4 Feb
CFR/DB review	11 Jan '18
VR/DC review	23 Jan '18
90% permit docs	31 Jan '18
permits	4 Aug '17
TOD planning	23 Jan '17
issues	23 Jan '17
issue 1 ADB #1	22 Aug '17
issue 205	3 Jul '19
issue 205 R1	3 Jul '19

COMPOSITE  
 SITE PLAN  
 A111 57



1 COMPOSITE SITE PLAN  
 SCALE: 1" = 10'-0"  
 0 10 20 30 40 50 60 70 80 90 100

CUCUMBER GULCH WILDLIFE PRESERVE  
 ESR TRANSFORMER  
 BUILDING 3 GENERATOR  
 ACCESS & BUILDING EASEMENT FOR LOT 3  
 BUILDING 3 TRANSFORMERS

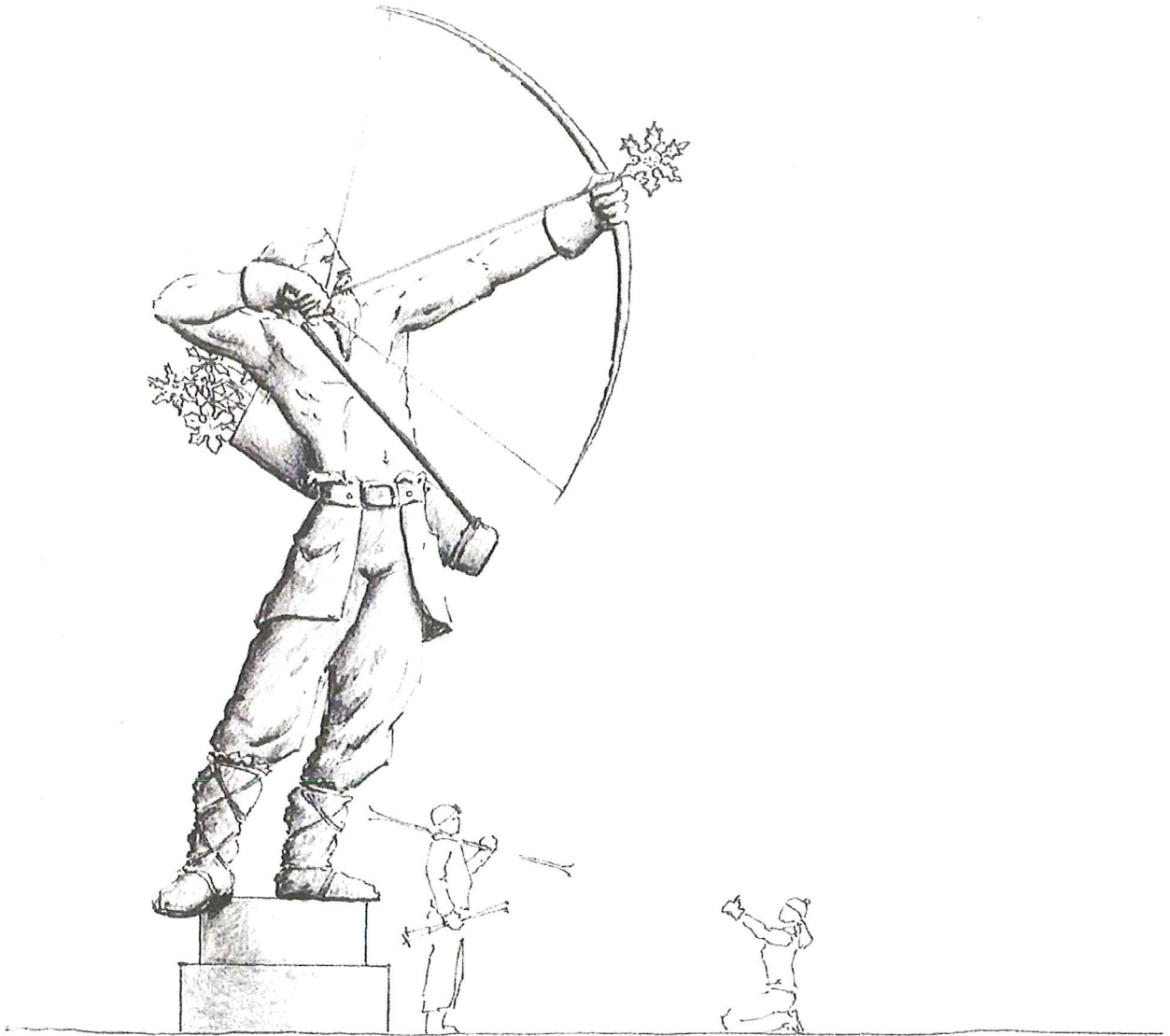
PROPERTY LINE (HIGHLIGHTED IN RED)  
 PEAK 8 METRO DISTRICT PROPERTY  
 TOWN RIGHT OF WAY

GRAND COLORADO ON PEAK 8 BUILDING 1  
 LOBBY EXTENSION  
 GRAND COLORADO ON PEAK 8 BUILDING 2  
 LOBBY ENTRY  
 GRAND COLORADO ON PEAK 8 BUILDING 3  
 1ST FLOOR PEDESTRIAN BRIDGE  
 PUBLIC PLAZA  
 GONDOLA PLATFORM  
 PUBLIC ELEVATOR  
 BUS STOP  
 PUBLIC STAIRS  
 PUBLIC ESCALATORS  
 GARDEN LEVEL PEDESTRIAN PLAZA  
 SKI HILL ROAD  
 SKI WATCH DRIVE  
 STABLES LOT PARKING DECK  
 CONYER ACCESS  
 ACCESS EASEMENT FOR LOT 2  
 ACCESS EASEMENT FOR LOTS 2 & 3





Andy Scott Sculptor



Site perspective sketch

AS

Andy Scott Sculptor

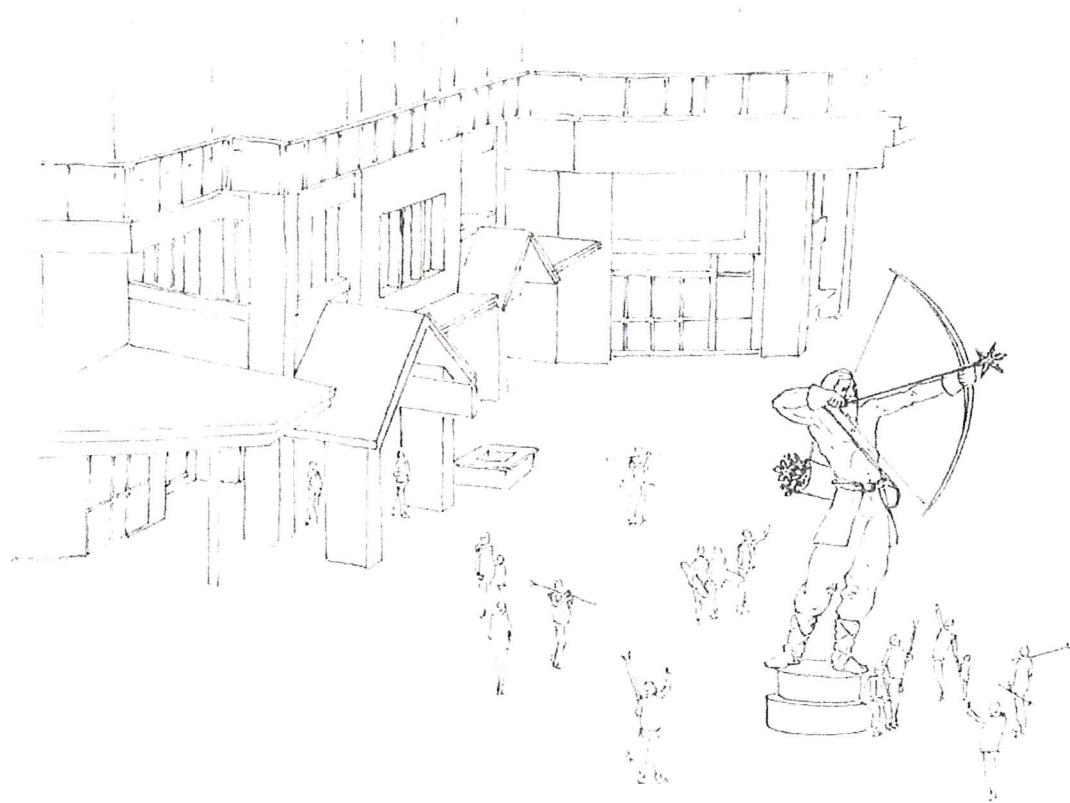


Site perspective sketch

AS

Andy Scott Sculptor

Andy Scott Sculptor



SKETCHENRIDGE "ELLER"  
PERSPECTIVE SKETCH 1/8" TO SCALE

1/8" TO SCALE



## TOWN OF BRECKENRIDGE TOWN COUNCIL

### September 10 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

- Construction work has commenced on the South Riverwalk Extension project. Demolition and excavation work for the retaining walls has started. Construction is scheduled to be completed in mid-October. During construction, the area will be closed to pedestrians and they will be detoured to Main Street. The project is not expected to impact vehicular traffic.

## Transit

- First month with drop in ridership since January 2018. No Spartan race this year which reduced ridership by 11K for the month of August. Purple route decreased slightly in August, other routes are holding steady YOY.

## Events

- BSR staff are currently working with Town staff/Emergency Services on planning for the 2019 SnowDance, which is currently scheduled for Saturday, November 23rd. The event is intended to be similar to last year, but will incorporate staff recommendations for improvement.
- Oktoberfest sustainability efforts – In the past there has been little to no diversion of waste at the event. New in 2019 the BTO is planning to significantly improve their efforts by:
  - Implementing “Zero Hero” tents with “Sustainability Stewards” to assist and educate event participants
  - Tall, teardrop banners for easy identification of Zero Hero tent locations
  - Three (3) cleaning companies contracting for all aspects of trash handling and pick up
  - Contract with Kat Slaughter from Vert Sites to head up diversion management at event dumpsters.

## Other Presentations

### **Saint John the Baptist Episcopal Church Development Agreement Proposal**

- Saint John the Baptist Episcopal Church has submitted an application for a Development Agreement with a scope of work to include: landmarking the historic portion of the church ( includes the addition of “free” basement density associated w/ landmarking), adding 195 sq. ft. of below ground density beyond the basement area, stabilizing the structure, and incorporating egress and exterior ADA requirements.
- The church’s architect, has stated that the driving force behind this project is the stabilization of the structure. The foundation is failing and is compromising the structural integrity of the building.
- The proposed community benefit for the above requests are:
  - An expansion of community services that include a community dinner program, an expanded food pantry to provide additional assistance to other non-profit organizations, and food delivery services for various organizations.

- An expanded area for community meetings available to groups that are financially unable to pay for meeting space elsewhere. These groups include mental health programs, substance abuse programs, youth programs, or other issues that may come up from time to time.
- A stabilization of both the historic structure and non-historic addition, including an entire new foundation and compliance with ADA standards.
- Removal of the stairwell that encroaches into the Lincoln Avenue right-of-way.
- A Pedestrian Easement that connects the Community Center to French Street.
- Since there is no new above ground density proposed and there appears to be public benefits to the project, staff is supportive of the development agreement proposal.

### **Annie Placer Annexation Request**

- Property owners Randy Kilgore and Janet Sutterley have approached staff about the potential for annexation of a 2.4 acre parcel they own (the Annie Placer) at the very northwest end of Airport Road.
- The property owners have indicated a desire to develop the property with commercial uses, with a square footage of 5,000 to 6,000 square feet. At this point they do not have a definitive commercial use identified for the property, but have discussed the potential for uses such as a restaurant and brewery. They have also indicated some employee housing would be included as part of the project.
- State annexation laws generally require that a property is eligible for annexation only when 1/6 of the property's boundary is contiguous with the Town's boundary. At this point the subject property does not meet this requirement. However, if the Council desired to annex, Tim Berry has indicated that the property could be annexed through a "serial annexation" process. Through this process the property is incrementally annexed through a series of annexations, with each annexation taking in a portion of the parcel until the entire property is annexed. The Town has done this previously (e.g., Wakefield mill annexation).
- At this time the property owners are seeking initial feedback from the Council regarding its interest in annexation in exchange for the public benefits proposed. Once the property owners receive this feedback, they will evaluate their options and if necessary revise the proposal.

## **Regular Council Meeting**

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### **Legislative Review**



- **Sale of Dogs and Cats from Inhumane Breeding Facilities Ordinance (Second Reading):** Several weeks ago Council was asked to consider enacting an ordinance that would prohibit the sale of dogs and cats produced in inhumane breeding facilities. The ordinance prohibits any business from offering for sale dogs and cats from an inhumane breeding facility. The term “offer for sale” includes sale, delivering, offering for sale, barter, auction, or in any way disposing of a dog or cat. **(Passed 7-0)**
- **Cucumber Creek Estates Drainage Easement (Second Reading):** Cucumber Creek Associates, LLC., the beneficiary of an existing Drainage and Detention Pond Easement on a Town owned Open Space parcel known as Christie Heights Subdivision #2, Tract A, has requested a relocation of the easement. This easement was dedicated on the now designated Open Space lot in 2001 with a replat of a portion of the original Christie Heights Subdivision, which included land where the Cucumber Creek Estates Subdivision and the Nordic Center are located. The existing easement is for the benefit of the Cucumber Creek Estates Subdivision only. **(Passed 7-0)**
- **Short Term Rental Regulations (First Reading):** Breckenridge Town Council and staff have been seeking to ensure that STR properties are managed in a manner that minimizes impacts to our residential neighborhoods. The ordinance is designed to minimize those impacts by capping the number of occupants based on the number of bedroom in a particular licensed STR. For second reading, staff is going to re-visit the determination of what constitutes a "loft" and what constitutes a "bedroom." **(Passed 7-0)**
- **Requirement for License Agreement to Use Town-Owned Property (First Reading):** Staff was recently made aware of a local lodging company that was, at times, valet parking customer's cars at the Ice Rink parking lot overnight. As a result, staff reviewed the current Town Code (11-6-2), which requires, with some exceptions, a license agreement for any public or nonpublic use of Town real property. One of those exceptions states, “Use of Town real property when such property is made available by the Town for use by the general public.” Staff is recommending we make this exception clearer and callout that an actual license agreement is needed to conduct business activity on Town real property even if such property is open to the general public **(Passed 7-0)**
- **Emergency Ordinance Appealing Ordinance NO. 27, SERIES 2018 (City Market Expansion) :** Ordinance No. 27, Series 2018, adopted November 13, 2018, is repealed, and the Town's approval of the proposed Development Agreement with Opfers Partners, L.L.C., a Colorado limited liability company, and Dillon Companies, LLC, a Kansas limited liability company, for the expansion of the City Market facility on Lot 5, Block 2, Parkway Center Subdivision in Breckenridge, Summit County, Colorado ("Development Agreement") is rescinded and shall have no further force and effect. **(Passed 7-0)**

