



TOWN OF  
**BRECKENRIDGE**

**Town Council Regular Meeting**  
Tuesday, June 23, 2020, 7:00 PM  
VIRTUAL Council Chambers

This meeting will be broadcast live, but the public will NOT be permitted to attend the meeting in person due to COVID-19 concerns. If you are interested, please monitor the meeting by joining the live broadcast available online. Log-in information is available in the calendar section of our website: [www.townofbreckenridge.com](http://www.townofbreckenridge.com).

Questions and comments can be submitted prior to the meeting to [Mayor@townofbreckenridge.com](mailto:Mayor@townofbreckenridge.com) or during the meeting using the Q&A feature in the Online Webinar.

**I. CALL TO ORDER, ROLL CALL**

**II. APPROVAL OF MINUTES**

A. TOWN COUNCIL MINUTES - JUNE 9, 2020

**III. APPROVAL OF AGENDA**

**IV. COMMUNICATIONS TO COUNCIL**

A. CITIZEN'S COMMENT (NON-AGENDA ITEMS ONLY; PLEASE SUBMIT COMMENTS IN ADVANCE TO [MAYOR@TOWNOFBRECKENRIDGE.COM](mailto:MAYOR@TOWNOFBRECKENRIDGE.COM), OR USE THE Q&A FEATURE OF THE WEBINAR)

**V. CONTINUED BUSINESS**

A. SECOND READING OF COUNCIL BILLS, SERIES 2020 - PUBLIC HEARINGS

**VI. NEW BUSINESS**

A. FIRST READING OF COUNCIL BILLS, SERIES 2020

1. *COUNCIL BILL NO. 25, SERIES 2020 - AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A LANDMARK UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE (St. John's Church, 100 South French Street, Lots 1 and 2, Block 4, Abbett Addition)*

B. RESOLUTIONS, SERIES 2020

C. OTHER

**VII. PLANNING MATTERS**

A. PLANNING COMMISSION DECISIONS

B. PARKWAY CENTER MIXED USE BUILDING DE NOVO HEARING

C. PLANNING COMMISSION VACANCY APPOINTMENT

**VIII. REPORT OF TOWN MANAGER AND STAFF**

**IX. REPORT OF MAYOR AND COUNCIL MEMBERS**

- A. CAST/MMC (MAYOR MAMULA)
- B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE
- C. BRECKENRIDGE TOURISM OFFICE
- D. BRECKENRIDGE HERITAGE ALLIANCE
- E. BRECKENRIDGE CREATIVE ARTS
- F. BRECKENRIDGE EVENTS COMMITTEE
- G. WATER TASK FORCE

**X. OTHER MATTERS**

**XI. SCHEDULED MEETINGS**

- A. SCHEDULED MEETINGS FOR JUNE, JULY AND AUGUST

**XII. ADJOURNMENT**

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**I) CALL TO ORDER, ROLL CALL**

Mayor Mamula called the meeting of June 9, 2020 to order at 7:00pm. The following members answered roll call: Mr. Bergeron, Ms. Gigliello, Ms. Owens, Mr. Gallagher, Mr. Carleton, Mr. Kuhn and Mayor Mamula.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – MAY 26, 2020**

With no changes or corrections to the meeting minutes of May 26, 2020, Mayor Mamula declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Mr. Holman stated there was one change to the agenda, which was to add Resolution No. 17, Series 2020, under new business, regarding creating a Social Equity Advisory Commission. Mayor Mamula declared the agenda approved as amended.

**IV) COMMUNICATIONS TO COUNCIL**

**A) CITIZEN'S COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)**

Mayor Mamula opened Citizen's Comment. Citizens were encouraged to email their comments in advance of the meeting.

Mr. Lou Wishowski, commenting through the Q&A section of the webinar, asked if the social equity board would be temporary and suggested it be permanent instead. Mayor Mamula explained that the Town Charter does not allow for permanent boards of this type, but it would not go away unless a future Council were to disband it. He also stated this board won't be restricted to Breckenridge citizens, and could be opened up to those who work in Breckenridge but live in other communities.

There were no additional comments and Citizen's Comment was closed.

**B) BRECKENRIDGE TOURISM OFFICE UPDATE**

Ms. Lucy Kay, Director of the BTO, stated she applauds the social equity initiative and believes there is a lot of work to be done. She further stated Colorado is working on new conditions to allow for larger groups and full travel by the fall. She stated the Governor is also allocating funds to help businesses in the tourism industry, and the BTO is doing a lot of messaging around safety, including banners and stickers. She also stated that for July 4<sup>th</sup> there may be a local motorcade, and a limited opening of the Welcome Center. Ms. Kay stated they will use the weekend to assess how much organic business is coming to Colorado. She also stated that for Oktoberfest, we are taking the brewmaster dinner idea and looking at expanding it. Ms. Kay stated season-to-date numbers are running 58% down compared to last year, but October is up and the ADR is up over last year. Ms. Kay reviewed booking trends for lodging. Mr. Bergeron asked about how we compare to other ski resort communities? Ms. Kay stated we seem to be doing okay with no marketing, and we have Colorado people coming, as well as the traditional drive market.

**V) CONTINUED BUSINESS**

**A) SECOND READING OF COUNCIL BILLS, SERIES 2020 - PUBLIC HEARINGS**

**1) COUNCIL BILL NO. 22, SERIES 2020 - AN ORDINANCE REPEALING AND READOPTING WITH CHANGES POLICY 33 (RELATIVE) OF SECTION 9-1-19 OF THE "BRECKENRIDGE DEVELOPMENT CODE" CONCERNING ENERGY CONSERVATION**

Mayor Mamula read the title into the minutes. Mr. Mark Truckey stated there were two changes to this ordinance from first reading, which were to add negative points for outdoor heated pools and hot tubs and to add a provision that recognizes that any energy rating that earns an applicant positive points must have that rating in our local code as well. He further stated details about the changes are included in the memo in the packet.

Mayor Mamula opened the public hearing. There were no comments and the public hearing was closed.

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Mr. Bergeron moved to approve COUNCIL BILL NO. 22, SERIES 2020 – AN ORDINANCE REPEALING AND READOPTING WITH CHANGES POLICY 33 (RELATIVE) OF SECTION 9-1-19 OF THE “BRECKENRIDGE DEVELOPMENT CODE” CONCERNING ENERGY CONSERVATION. Mr. Carleton seconded the motion.

The motion passed 6-0. Mr. Gallagher was absent for this vote.

**VI) NEW BUSINESS**

**A) FIRST READING OF COUNCIL BILLS, SERIES 2020**

**B) RESOLUTIONS, SERIES 2020**

**1) RESOLUTION NO. 15, SERIES 2020 - A RESOLUTION MAKING SUPPLEMENTAL AND REDUCED APPROPRIATIONS TO THE 2020 TOWN BUDGET**

Mayor Mamula read the title into the record. Ms. Leslie Fischer stated this resolution amends the budget for the debt service related to Certificates of Participation and reduces the budget appropriations as noted in the memo in the ordinance.

Mayor Mamula opened the public hearing. There were no comments and the public hearing was closed.

Mr. Bergeron moved to approve RESOLUTION NO. 15, SERIES 2020 - A RESOLUTION MAKING SUPPLEMENTAL AND REDUCED APPROPRIATIONS TO THE 2020 TOWN BUDGET. Mr. Gallagher seconded the motion.

The motion passed 7-0.

**2) RESOLUTION NO. 16, SERIES 2020 - A RESOLUTION ADOPTING THE SUMMIT COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN UPDATE**

Mayor Mamula read the title into the record. Chief Baird stated this is a standard update that was submitted to FEMA on behalf of all of the Summit County municipalities and staff asks that you approve it in this form.

Mayor Mamula opened the public hearing. There were no comments and the public hearing was closed.

Mr. Bergeron moved to approve RESOLUTION NO. 16, SERIES 2020 - A RESOLUTION ADOPTING THE SUMMIT COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN UPDATE. Mr. Carleton seconded the motion.

The motion passed 7-0.

**3) RESOLUTION NO. 17, SERIES 2020 – A RESOLUTION CREATING A TEMPORARY ADVISORY COMMISSION KNOWN AS THE “TOWN OF BRECKENRIDGE SOCIAL EQUITY ADVISORY COMMISSION”**

Mayor Mamula read the title into the record. Ms. Holman stated this resolution would create a temporary advisory commission that will consist of not more than 9 members, including Council members, and terms of office will be staggered 3- and 2-year terms to start.

Mayor Mamula opened the public hearing. Mayor Mamula stated we would like to have members of our diverse communities on this commission and it's only temporary because we'd like to open it up to people outside of Town of Breckenridge town limits. He added that this commission can only be disbanded by Resolution.

There were no public comments and the public hearing was closed.

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Mr. Bergeron moved to approve RESOLUTION NO. 17, SERIES 2020 A RESOLUTION CREATING A TEMPORARY ADVISORY COMMISSION KNOWN AS THE "TOWN OF BRECKENRIDGE SOCIAL EQUITY ADVISORY COMMISSION". Mr. Carleton seconded the motion.

The motion passed 7-0.

C) OTHER

**VII) PLANNING MATTERS**

A) PLANNING COMMISSION DECISIONS

The Planning Commission Decisions were reviewed. Ms. Gigliello moved to call up the Parkway Center Mixed Use Building, 429 North Park Avenue, PL-2019-0292 project. Ms. Owens seconded the motion. The motion passed 7-0. A De Novo hearing will be scheduled for the June 23, 2020 Town Council Regular Meeting.

All other Planning Commission Decisions were approved as presented.

Mayor Mamula stated there was a resignation from the Planning Commission, and Council will fill the open seat through letters of interest and a recommendation by a sub-committee. Mr. Holman stated staff and two Council members will hold interviews prior to bringing a recommendation to Council for approval at the June 23<sup>rd</sup> meeting.

**VIII) REPORT OF TOWN MANAGER AND STAFF**

Mr. Holman stated he will be signing Town Manager Public Order No. 4, which will allow local retailers to display merchandise on sidewalks during the COVID period. He also stated he will be taking a short trip starting next weekend but will be accessible during that time if needed.

**IX) REPORT OF MAYOR AND COUNCIL MEMBERS**

A. CAST/MMC

Mayor Mamula stated the BTO community meetings have been successful. He also stated he has been on some CAST calls, and listening to what is happening in other communities. He stated that in Crested Butte, 6 out of 7 Council Members had COVID. Also Ketchum, Idaho believes 25% of their population had it through extensive testing. Also, Mayor Mamula stated there was a letter several of us sent to Rep. Joe Neguse regarding the PPP and we feel it made a difference for the extension of the program.

B. Breckenridge Open Space Advisory Committee

Ms. Gigliello stated there was no report.

C. Breckenridge Tourism Office

There was no update.

D. Breckenridge Heritage Alliance

Mr. Kuhn stated the BHA is now open at their museums and for tours.

E. Breckenridge Creative Arts

Mr. Gallagher stated there was no update.

F. Breckenridge Events Committee

There was no additional update from the work session discussion.

Mr. Carleton stated there was a housing meeting today, where the group got an update on Housing Helps, and talked about the buy-downs, the Alta Verde project, and Block 11.

Ms. Owens stated there has been an uptick in calls for Red, White and Blue Fire District since the Town opened back up, and we are discussing cars and kids in the Wellington/Lincoln Park Neighborhoods and we have committed to some traffic studies in those neighborhoods to see if a slower speed limit will help increase safety.

**X) OTHER MATTERS**

Mr. Bergeron asked if we could update the variable message boards to say "masks required". Mr. Holman stated that message will change to direct to parking options in a couple of weeks anyway, so he recommends it stay with the current message for now. Mr. Bergeron also asked about an email from the Speakeasy Theater regarding rent help

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and Mr. Holman stated Breckenridge Creative Arts, as the landlord, will need to weigh in first.

Mr. Carleton stated the Red Pig trail intersects High Point Road and residents are concerned about riders coming across the road in front of cars. Mayor Mamula suggested adding a stop sign for the trail in that area. Ms. Gigliello stated will take that recommendation to BOSAC to see what they can do.

Mayor Mamula stated these months have been hard but we are in this for the long haul and we need to not take our foot off the gas and lose focus as more people start to come to town.

Mr. Holman stated the Recreation Center is opening back up tomorrow, and staff are working hard for all of our efforts. Mr. Bergeron echoed that sentiment of support for the Breckenridge Police Department, and for the community policing work they do.

**XI) SCHEDULED MEETINGS**

A) SCHEDULED MEETINGS FOR JUNE AND JULY

**XII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 8:02pm. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

\_\_\_\_\_  
Helen Cospolich, CMC, Town Clerk

\_\_\_\_\_  
Eric S. Mamula, Mayor

# Memo

To: Town Council  
From: Jeremy Lott, AICP  
Planner II, Community Development Department  
Date: June 17, 2020 for meeting of June 26, 2020  
Subject: First Reading: Local Landmarking of St. John's Church, 100 South French

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On March 24, 2020 the Town Council approved a Development Agreement for St. John's Church. As part of the Development Agreement, the Church agreed to have the Town designate the church as a historic landmark. At their May 19, 2020 meeting, the Planning Commission reviewed a proposal to designate St. John's Church at 100 South French St. as a Local Landmark and formally recommended that the Town Council adopt an ordinance designating the building as a Local Landmark.



The Commission found that the property fulfilled the criteria in Title 9, Chapter 11 *Historic Preservation* of the Development Code which includes:

- A. The improvements located on the subject property are more than fifty (50) years old.
- B. The property meets the "Architectural" designation criteria for a landmark as set forth in Section 9-11-4(A)(2)(a)(1) of the Breckenridge Town Code because the original church building is architecturally significant for its Carpenter Gothic style architecture.

- C. The “Physical Integrity” designation criteria for a landmark as set forth in Section 9-11-4(A)(3)(a) of the Breckenridge Town Code is met because property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. The building is historically significant for its long associations with Breckenridge’s social and cultural development, due to its initial use as a Congregational Church, and for its long sustained use as St. John the Baptist Episcopal Church.

This is a first reading. Staff will be available at the meeting to answer any questions.

The Planning Commission and the Community Development Department recommend approval of the proposal to designate St. John’s Church, 100 South French St. as a Local Landmark.



1 **FOR WORKSESSION/FIRST READING – JUNE 23**

2  
3 COUNCIL BILL NO. \_\_\_\_

4  
5 Series 2020

6  
7 AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A LANDMARK  
8 UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE  
9 (St. John’s Church, 100 South French Street, Lots 1 and 2, Block 4, Abbett Addition)

10  
11 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,  
12 COLORADO:

13  
14 Section 1. Findings. The Town Council of the Town of Breckenridge finds and  
15 determines as follows:

16  
17 A. Saint John The Baptist Episcopal Church Of Breckenridge, a Colorado  
18 nonprofit corporation (“**Church**”), owns the hereinafter described real property. Such  
19 real property is located within the corporate limits of the Town of Breckenridge, County  
20 of Summit and State of Colorado.

21  
22 B. The Church filed an application pursuant to Chapter 11 of Title 9 of the  
23 Breckenridge Town Code seeking to have the hereinafter described real property  
24 designated as a landmark (“**Application**”).

25  
26 C. The Town followed all of procedural requirements of Chapter 11 of Title 9 of  
27 the Breckenridge Town Code in connection with the processing of the Application.

28  
29 D. The improvements located on hereinafter described real property are more  
30 than fifty (50) years old.

31  
32 E. The hereinafter described real property meets the “Architectural” designation  
33 criteria for a landmark as set forth in Section 9-11-4(A)(2)(a)(1) of the Breckenridge  
34 Town Code because the original church building is architecturally significant for its  
35 Carpenter Gothic style architecture.

36  
37 F. The hereinafter described real property meets the “Physical Integrity” criteria  
38 for a landmark as set forth in Section 9-11-4(A)(3)(a) of the Breckenridge Town Code is  
39 met because property shows character, interest or value as part of the development,  
40 heritage or cultural characteristics of the community, region, state, or nation. The  
41 building is historically significant for its long associations with Breckenridge’s social and  
42 cultural development, due to its initial use as a Congregational Church, and for its long  
43 sustained use as St. John the Baptist Episcopal Church.

44  
45 G. In accordance with the requirements of Section 9-11-3(B)(3) of the  
46 Breckenridge Town Code, on May 19, 2020 the Application was reviewed by the

1 Breckenridge Planning Commission. On such date the Planning Commission  
2 recommended to the Town Council that the Application be granted.  
3

4 H. The Application meets the applicable requirements of Chapter 11 of Title 9 of  
5 the Breckenridge Town Code, and should be granted without conditions.  
6

7 I. Section 9-11-3(B)(4) of the Breckenridge Town Code requires that final  
8 approval of an application for landmark designation under Chapter 11 of Title 9 of the  
9 Breckenridge Town Code be made by ordinance duly adopted by the Town Council.  
10

11 Section 2. Designation of Property as Landmark. The following described real  
12 property:  
13

14 Lots 1 and 2, Block 4, Abbett Addition, Town of Breckenridge, Summit County,  
15 Colorado; also known as 100 South French Street, Breckenridge, Colorado 80424  
16

17 is designated as a landmark pursuant to Chapter 11 of Title 9 of the Breckenridge Town  
18 Code.  
19

20 Section 3. Police Power Finding. The Town Council finds, determines and declares that  
21 this ordinance is necessary and proper to provide for the safety, preserve the health, promote the  
22 prosperity, and improve the order, comfort and convenience of the Town of Breckenridge and  
23 the inhabitants thereof.  
24

25 Section 4. Town Authority. The Town Council finds, determines and declares that it has  
26 the power to adopt this ordinance pursuant to the authority granted to home rule municipalities  
27 by Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town  
28 Charter.  
29

30 Section 5. Effective Date. This ordinance shall be published and become effective as  
31 provided by Section 5.9 of the Breckenridge Town Charter.  
32

33 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED  
34 PUBLISHED IN FULL this \_\_\_\_\_ day of June, 2020. A Public Hearing shall be held at the  
35 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the \_\_\_\_ day of  
36 \_\_\_\_\_, 2020, at 7:00 P.M., or as soon thereafter as possible in the Municipal  
37 Building of the Town.  
38

39 TOWN OF BRECKENRIDGE, a Colorado  
40 municipal corporation  
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44 By \_\_\_\_\_  
45 Eric S. Mamula, Mayor  
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ATTEST:

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Helen Cospolich  
Town Clerk



# Memo

To: Breckenridge Town Council Members  
From: Mark Truckey, Director of Community Development  
Date: June 17, 2020  
Subject: Planning Commission Decisions of the June 16, 2020 Meeting

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## ***DECISIONS FROM THE PLANNING COMMISSION MEETING, June 16, 2020:***

**CLASS A APPLICATIONS:** None.

**CLASS B APPLICATIONS:** None.

### **CLASS C APPLICATIONS:**

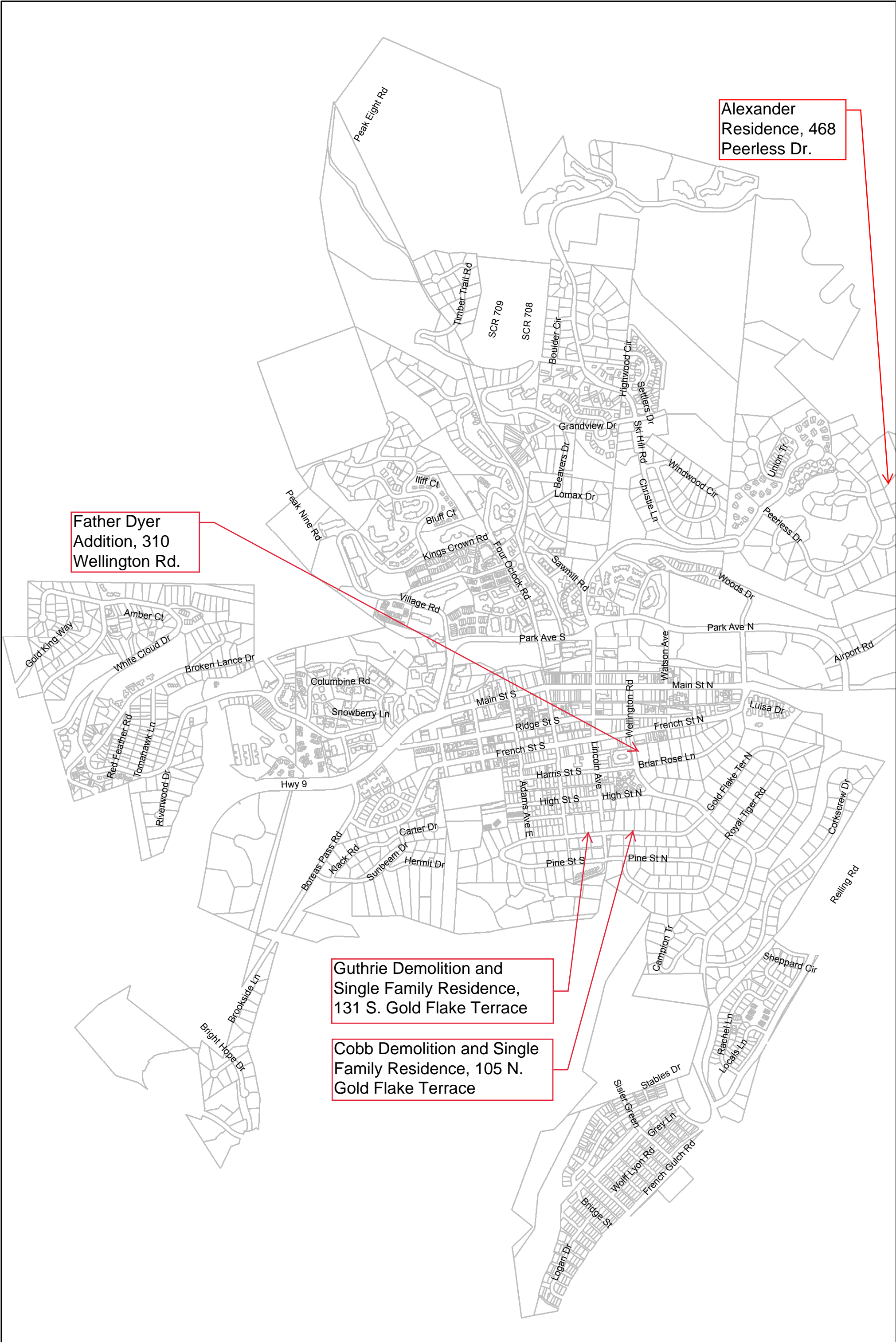
Alexander Residence, 468 Peerless Dr., PL-2020-0137: a 11,056 single-family residence at 468 Peerless Drive. *Continued.*

Cobb Residence Demolition and New Single Family Residence, 105 North Gold Flake Terrace, PL-2020-0136: Demolish existing residence and construct a 6,452 sq. ft. single family residence. *Approved.*

Guthrie Residence Demolition and New Single Family Residence, 131 South Gold Flake Terrace, PL-2020-0114: Demolition of an existing 4,030 sq. ft. house and construction of a new 5,836 sq. ft. single family residence. *Approved.*

**TOWN PROJECT HEARINGS:** None.

**OTHER:** Two Work Sessions were conducted. The first was for a Development Agreement for the purpose of expanding Father Dyer Church (310 Wellington Road) through an addition to the non-historic part of the existing building. The second was regarding a modification to the Building Envelope at Highlands Filing #2, Lot 67 (20 Rounds Road).

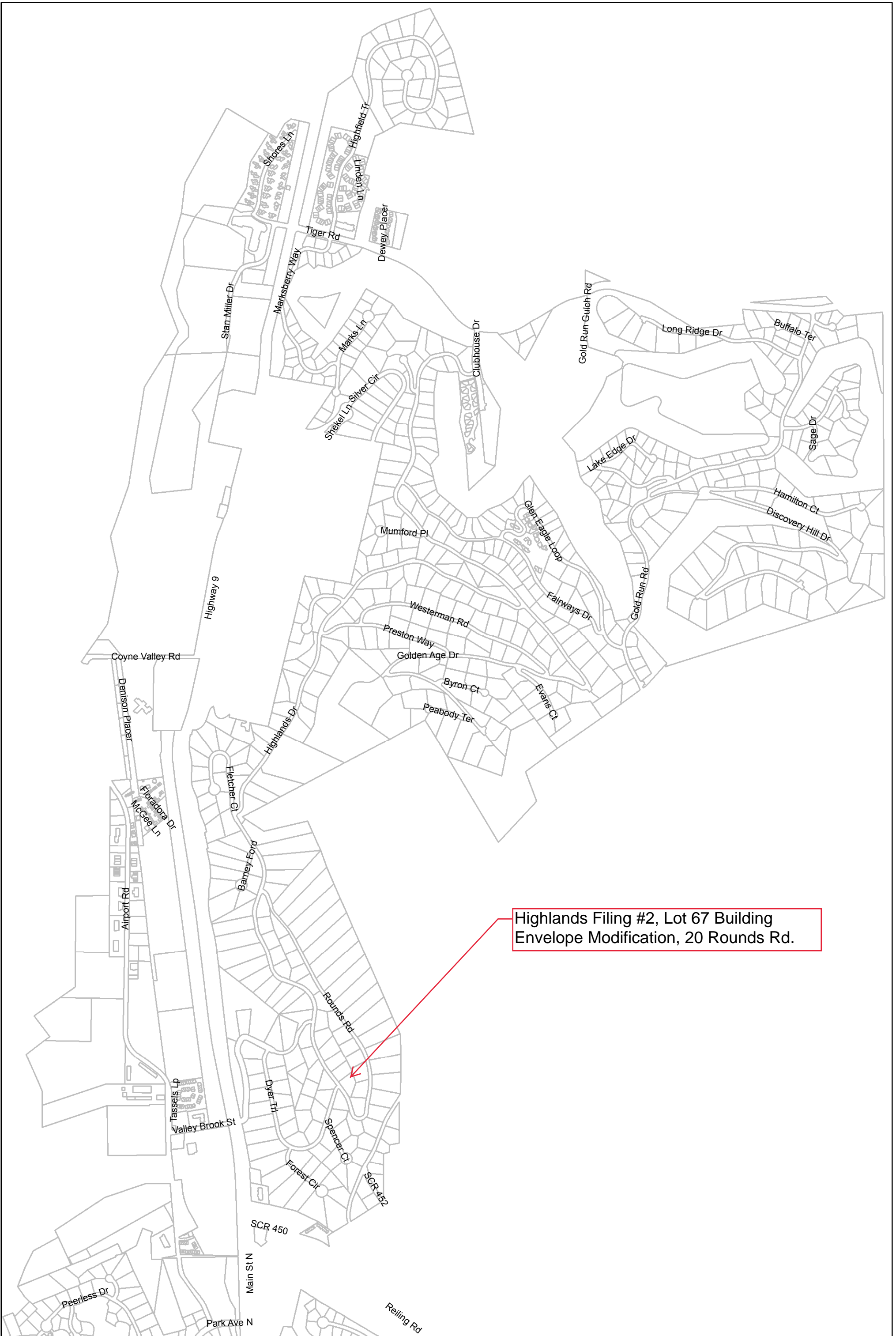


Alexander  
Residence, 468  
Peerless Dr.

Father Dyer  
Addition, 310  
Wellington Rd.

Guthrie Demolition and  
Single Family Residence,  
131 S. Gold Flake Terrace

Cobb Demolition and Single  
Family Residence, 105 N.  
Gold Flake Terrace



Highlands Filing #2, Lot 67 Building Envelope Modification, 20 Round's Rd.

## PLANNING COMMISSION MEETING

The meeting was called to order at 5:31 p.m. by Chair Gerard. The meeting was a virtual electronic meeting through the Zoom platform, as a result of the COVID-19 crisis.

### ROLL CALL

Christie Mathews-Leidal  
Mike Giller

Jim Lamb  
Steve Gerard

Ron Schuman  
Lowell Moore

### APPROVAL OF MINUTES

Ms. Mathews-Leidal indicated that her last name is spelled incorrectly on pages 1, 2, and 3. Mr. Gerard noted that on page 5 it should reflect the following: *Mr. Gerard advised the applicant that they had the right to request a continuance of the Final Hearing, without penalty or prejudice to time standards, to a time when an open public hearing could be held. Mr. Gerard asked the applicant if it was their desire to waive the right to an open public hearing and proceed to a Final Hearing in virtual format? Mr. Begley stated that he wished to proceed with the Final Hearing in virtual format.* With these changes, the May 19, 2020 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the June 16, 2020 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

### WORK SESSIONS:

1. Father Dyer Addition, 310 Wellington Road, PL-2020-0135: Mr. Kulick presented a worksession for a Development Agreement for the purpose of expanding the Church through an addition to the non-historic part of the existing building. Staff asked the following questions of the Commission:

1. Does the Commission believe the design fails Design Standards 37, 80, 88 and 144?
2. Does the Commission feel it is important that the new addition is setback from the previous addition instead of protruding out towards the street frontage?
3. Does the Commission find the proposed glazing conforms with Design Standards 95, 96 and 148?
4. Does the Commission have any additional comments on the proposed project design?

#### *Commissioner questions:*

Mr. Moore: No real questions. Thanks Chris. The site visit helped a lot.

Mr. Lamb: No questions.

Mr. Giller: When you were talking about windows and fenestration, you talked about changing the windows for egress. Can you explain? (Mr. Kulick: On the garden level that is proposed, I believe some of the earlier feedback we had was to reduce glazing. On the lower level, it is harder to get windows that have dimensions that we would typically see in a historic application that provide egress. Additionally, coming from the intersection of Wellington Road and Harris Street to the northwest, there is 8' of elevation change and that is where the garden level comes from. The applicant can speak to the lower level windows.) I sort of doubt that the basement windows would be egress in a commercial building and so I think the windows could be modified.

(Mr. Craig: We were trying to get as much light in the lower level because it is used frequently. Granted, the proposed windows are not a historic shape, perhaps we could at least go to a square window which is seen more frequently in the Historic District. We have some square windows in other areas.) I think that would be an improvement and I want to clarify that those are not egress windows. (Mr. Craig: Correct.) So the primary elevation, the front, facing south now has a doorway and a shed roof which is not a design element that is not seen anywhere else on the building. What are the thoughts behind that? (Mr. Craig: We were trying to make it a more of secondary entrance. The shed roof came from the egress requirements. The new portion of the building is similar to the proportions of the historic, just narrower and smaller.) Can you speak to the compatibility of the shed roof with the other elements? (Mr. Craig: The door itself is similar to the current configuration. We removed the arched window that was above it and got rid of the gable. The intent is to make it subordinate to the main building. We can look at making it a gable, but we would like to leave the door in the same opening if possible.)

Mrs. Mathews-Leidal: Thank you for the report and the review of the Historic District Standards. With this addition, I'm assuming additional parking is required. Are we meeting the parking requirements on-site or is that something that needs to be included in the Development Agreement? (Mr. Kulick: It would likely need to be included in the Development Agreement, but they are still adding seven more spaces than currently exist.) You eluded to it because the structure is non-residential and within a residential character area. To help Mr. Craig and keep Planning Commission in the loop, how would setbacks and open space be assessed? (Mr. Kulick: It would be assessed as a non-residential site. With the gardens and landscaping in front and back of the building, they will likely meet the requirement. Additionally, the alley is proposed to be removed, so that will provide additional open space.) I appreciate the discussion on the glazing, but I also see the porch and door addition on the northwest elevation. I am not sure that it meets the Historic District design standards. I think this is something the applicant should look at. This is the entrance off the rear. I believe the stucco does not meet the Historic District Standards either. Please modify.

Mr. Gerard: When you look at the northern view of the structure, the ridgeline seems excessively long and the proposed addition should be setback further. (Mr. Kulick: Yes, that is similar to the concerns we have with the overall façade width that addressed under Design Standards 88 and 144.)

Mr. Craig: The reason is because we don't want the addition to dominate and the existing non-historic portion would become more of a link between the two. (Mr. Kulick: We have to avoid making the roofline overly complicated by break it up too much. On the Casey Residence, we steered the architect to simplify the roof design of the addition because the initial design was too complicated. The ridgeline is long and the façade is wide, but if we try add breaks to it, we might run into issues with it being too complicated.)

Mr. Schuman: When St. Mary's Church was renovated, they added additional kitchen area and it ended up being used more than anticipated. How would staff remedy that issue on this site? They do not want to lose one curb cut in the parking lot but if Engineering wants to see that curb cut removed, is that a done deal? (Mr. Kulick: I think it will be an ongoing discussion with Engineering. They have the authority to say yes or no, but it may be able to be addressed within the Development Agreement.)

Mr. Craig: Our biggest issue or what we are trying to do is to give the congregation enough of an indicator that they could move forward with fundraising. We are the only non-residential building in this area, and we would like input, mostly on the density. Other comments make sense, but those are things that would typically be handled with the



site plan or Class A. That process might be a year or two away.  
Mr. Kulick: I ran the parking calculations and it looks like right now, they would be slightly deficient for the new addition portion so that is something that would likely need to be included in the Development Agreement.

The Work Session was opened to public comment and there was none.

*Commissioner Comments:*

Mr. Moore: This project is close to Priority Design Standards 37, 88, and 144. With some tweaking, I think they will get there. I agree with some of the glazing and architectural comments that have been made by other Commissioners.

Mr. Lamb: I do not have any questions. I think it is going to be a good-looking building. I think what they are doing is going to be good for the congregation and the Town.

Mr. Giller: I think this is a good project. I think it is a beautiful and important building. I think it fails Priority Design Standards 37, 80, 88, and 144 but this is a worksession and we can get there. I think the new elevation should be set back more than it is. Regarding glazing, there are really too many different kinds of windows on the western elevation. It is not technically the primary facade, but it kind of acts like it. I ask that staff check on the door on the connector type of element and the shed roof. I talked a bit about making the connector more separate from the historic building. I think landscaping and plant materials could be added to further separate the massing of the historic church and the massing of the connector.

Mr. Schuman: I do believe the design fails Priority Design Standards 37, 80, 88, and 144. I think I would like to see the new addition set back a little more. I echo Mike on the concerns of the shed roof. I also agree with Mike and Christie on the glazing, but we are able to overcome those issues in the future. My biggest concern with this effort is the increased activity and intensity on the site. I think by losing the northern alley and potentially losing a curb cut, they are boxing themselves into a hole. More activity and less mobility is not somewhere you want. This is a large congregation and we are not addressing the potential problems at that corner. I think it is a good project and will help but I think we are setting ourselves up for future challenges with the increased activity.

Ms. Mathews-Leidel: I agree with Ron, if you build it, they will come. I agree with staff and believe the design fails Priority Design Standards 37, 80, 88, and 144. I think it is important that the new addition be set back from the existing addition and make it more of a differentiation. I do have concerns with that porch, double doors, and transom windows above them. I know that Mr. Craig will massage this to better meet the Historic Standards. The stucco needs to be changed. I do agree with Mike and Ron on the western façade windows and patterns. Chris, on the Milne project, we added a finding for parking separation off of the alley and that is another policy to keep on the radar.

Mr. Gerard: I think this is an important building for the Town and has an important use. We have to correct some things noted by staff. I agree it fails all four standards. I believe the addition needs to be setback further. It occurs to me that if you slid the whole design back, due to the length of the chapel, it would just disappear from the view. You might be able to lower it a foot or two because of the topographic changes and also reduce the ridge lengths. Glazing can be reduced and changes to the secondary entrance can be made to make it more like the primary entrance.

2. Highlands Filing #2, Lot 67 Building Envelope Modification, 20 Rounds Road, PL-2020-0157: Mr. LaChance presented a modification to the platted Building Envelope on this property. Staff asked the

following questions of the Commission:

1. Does the Commission find the proposed Envelope modification to comply with Subdivision Standards 9-2-4-5: Lot Dimensions, Improvements and Configurations regarding tree preservation?

*Commissioner questions:*

Mr. Moore: I don't really have any questions. I went to the site and observed the trees. I think I understand where the Envelope was. Some of the line markers were knocked down, but on the north boundary, one of the Building Envelope lines that had tape between stakes, that's the Envelope, right? (Mr. LaChance: The proposed Envelope would have had caution tape between the stakes, and the existing Envelope boundary would have been marked with stakes labeled "old Envelope".) Now I understand. Thank you.

Mr. Lamb: No questions.

Mr. Giller: No questions.

Mr. Schuman: No questions.

Mrs. Mathews-Leidal: No questions.

Ms. Suzanne Allen-Sabo, Applicant, Presented:

First, regarding the 25' front setback, we will fix that. We will follow up with the Corps of Engineers on the wetlands too. On the six remaining trees between the existing Envelope and the southern property line, the new Envelope would maximize the width of the building on this property. If the building is anywhere near the current Envelope those trees are gone due to fire mitigation. I do not think they are pertinent to the argument. In August of 2019, the owners purchased this lot. At one point, the neighbor on Lot 65 came onto the lot and illegally cut dozens of mature spruce trees for their view. This probably wiped out the wetlands as well. According to the Highlands Subdivision, the owners of Lot 65 agreed to plant new spruce trees on their lot and Lot 67. There are dozens of them. The watering system is connected back to Lot 65. We worked very hard with the Highlands Design Review Board and the adjacent neighbors to get their approval of the modified building Envelope. Regarding the new Envelope, there are still some remaining trees on the eastern side of the property. By moving the Envelope to the South, you actually are going to preserve and save more trees than the few remaining trees to the South.

Tim Sabo, Applicant, Presented:

(Mr. Sabo showed Google Earth images showing the tree removal progression over time.) Trees on the southern portions of the property in the area of the wetlands were cut down in between 2010 and 2011. On the most recent images, you can see the trees are taking root and getting bigger. To the north, the house is built along with the topography. We want to build the house similar and across the topography and not up the hill. With the existing Envelope, you end up cutting higher quality trees because of defensible space. With the new Envelope, we can save some of the larger existing trees. The positive of this brings the eastern line to the west and preserves some of the trees. It's not much of an increase east to west, but this proposed Envelope is what we were able to negotiate.

*Commissioner Questions:*

Mr. Moore: No questions.

Mr. Lamb: No questions.

Mr. Giller: No questions.

Mrs. Mathews-Leidal: No questions.

Mr. Gerard: Where would the driveway be? (Mr. Sabo: It curves from the roadway to the north, you can see it in orange on the plans.)

The Work Session was opened to public comment but none was heard.

Mr. LaChance: I would like to add one thing to the presentation: Within the staff report, I included pictures of large evergreens. I drew a line on the images to show the proposed Envelope, and you can see that at least three significant trees are just within the proposed Envelope modification. There has been some cutting and wildfire mitigation done on this property and there are several stumps. Staff finds at least three significant specimen trees are to be located within the proposed Envelope as staked by the surveyor.

*Commissioner Comments:*

Mr. Moore: The design standards that try to protect view sheds is very important. Regarding tree preservation, it appears to me that there are some new trees in the area of disturbance. I understand they want to get as wide of an Envelope as possible but I agree with staff. The modification does not comply with the Subdivision Standards.

Mr. Lamb: I am a tree hugger, but I am okay with cutting trees as long as you revegetate. In the Highlands, they drew a lot of these Envelopes without putting as much thought into them as they should have. If they are going to revegetate, I am fine with the modification.

Mr. Giller: I agree with staff that we should not do this and should not modify this Envelope because it wouldn't meet the subdivision standards.

Mr. Schuman: I agree with staff and the Envelope needs to remain.

Ms. Mathews-Leidal: I agree with staff's summary and find that the application does not comply with the subdivision standards.

Mr. Gerard: Are these three trees specimen trees? Yes, but whether that can be mitigated is another issue. Whether they will get cut down anyway for fire mitigation is also another issue. The thing we cannot do anything about is the setback issue. If you just apply the legal standard and move the line, they are impacted. Staff would decide if there is a mitigation issue on this.

**CONSENT CALENDAR:**

**1. Alexander Residence, 468 Peerless Dr., PL-2020-0137**

Ms. Mathews-Leidal: I traded emails with Mr. Sponable about this earlier and thought additional information would be provided. I would like to call it up so we can discuss with the Architect.

Ms. Mathews-Leidal made a motion for a call up, seconded by Mr. Schuman. The motion passed unanimously. Luke Sponable presented the project, a 11,056 single-family residence at 468 Peerless Drive.

1. Ms. Mathews-Leidal: I think it is important for the Public Record that this new condition be read into the record. (Mr. Sponable: New condition added to read: The plans shall be revised to locate the window well and its rock faced walls to be inside the disturbance envelope and show the total combined area of all lawns to be no more than 500 square feet total. The grass type will be revised to show fescue and hairgrass mix. The applicant has agreed to this.)

*Commissioner Questions:*

Mr. Moore: No questions.

Mr. Lamb: No questions.

Mr. Giller: No questions.

- Ms. Mathews-Leidal: No questions.
- Mr. Truckey: Mr. Sponable mentioned sod in his presentation, which is not necessarily prohibited. But if anyone proposes any sod areas over 500 square feet it is subject to negative points.
- Mr. Don Eggers: I do not think there is anything further to add. The client is okay with reducing the sod so we do not need to mitigate additional negative points.
- Mr. Gerard: My question is why it is necessary to have the drive that goes the length of the entire lot, most of it outside of the Envelope? It seems like there is an easier way. (Mr. Eggers: The client wanted to have an accessible home with the garage on the main level of the house. If we placed the driveway on the southern side of the house, there would be no screening to the adjacent property. With the driveway in its location, it is adjacent to the neighbor's drive on the north and we can provide screening between the two.)

Mr. Gerard opened the meeting for public comment but there was none and the comment period was closed.

*Commissioner Comments:*

- Mr. Moore: No comments.
- Mr. Lamb: No comments. I think it is a good looking house.
- Mr. Giller: The house marginally meets the design code. I echo the concern about the driveway and the amount of fill and retaining walls. This is a big house for this site.
- Mr. Schuman: No comments.
- Ms. Mathews-Leidal: No additional comments.
- Mr. Gerard: I have great concern about this driveway and the impact it makes on the existing landscaping. There are 14 trees being removed and when looking at the supporting documentation for positive four points, I do not think this landscaping plan is up to a positive four points when you consider the effect of the hardscape combined with the amount of trees lost.

Mr. Schuman made a motion to approve the project with the new condition read into the record and point analysis attached but rescinded his motion due to landscaping concerns by others.

- Mr. Moore: I agree with the fellow Commissioners on the amount of landscaping proposed.
- Mr. Lamb: No further questions or comments.
- Mr. Giller: Can we discuss the retaining wall along the boundary of the property line? How closely did you look at that? There is roughly 60 feet of retaining wall and much of it is along the property line. (Mr. Sponable: This is an earlier disturbance envelope and the plat note specifically allows driveways and related retaining walls outside of the envelopes. Trees are allowed to be removed for those items as well. This project is assessed negative four points under Policy 7/R due to the amount of site grading.)
- Mr. Schuman: Considering Luke's response, I think the point analysis is appropriate and I think it is a go based on staff's analysis.
- Ms. Mathews-Leidal: I am struggling with this one and I know this policy came into effect in February 2018. The precedent shows positive points for landscaping but did the same projects receive negative four points for site disturbance? (Mr. Sponable: At least one of the precedent projects received negative points for site disturbance as listed in the staff report). (Mr. LaChance: The Chalissima Residence did not receive negative four points for site disturbance).
- Mr. Gerard: This landscaping proposed does not seem to me that it meets four points due to the amount of trees being removed for the driveway.

Mr. Gerard made a motion to amend the point analysis that the landscaping plan receive only two points (policy 22R) and not four. Mr. Schuman seconded.

- Mr. Moore: I agree with you Mr. Chairman.
- Mr. Lamb: I think this project meets the development code.
- Mr. Giller: It bothers me that there has to be so much retaining wall in order to make this driveway work. I think there are much better ways to solve that. I would support the motion.
- Mr. Schuman: I agree with the staff's analysis and do not support the change in point analysis.
- Ms. Mathews-Leidal: Mr. Gerard, is there a number of trees that you would support to get the project to positive four points? (Mr. Gerard: I think they can get there if they match precedent but I am not sure where the trees will go because the driveway is taking up most of the open space on the lot. If the point analysis is amended and the project fails, it is up to the applicant to save the project some other way. I would support additional trees but I am not sure where they will go.) (Mr. Lamb: It would be a lot of trees, and it could eventually be over landscaped. We have that problem with some projects in the Historic District. I do not know if there is a specific number.)
- Mr. Schuman: I think we are trying to solve the problem, but in our mind it either passes or it does not. And if we don't think it passes, it is up to staff and applicant to address it. (Mr. Gerard: I agree.)
- Ms. Mathews-Leidal: Should we let the applicant speak? (Mr. Eggers: If you look at the drive immediately to the north, you see retaining wall that is the entire length of the driveway within a similar site. It seems that a number of driveways require retaining walls in order to put the driveway in. I do not know if the amount here is excessive to these lots. If you look at the precedent, those three houses each had 14-18 evergreens and we are only a couple of evergreen trees and 10 or so aspens away from the same numbers. I think those trees could easily be placed along the east side of the residence and along the south side of the property if that is required.)
- Mr. Sponable: I was able to pull the Chalissima plans that shows 25-30 trees were to be removed before the residence was built. (Mr. Gerard: How many were removed for the driveway?) I am counting about six for this.
- Mr. Giller: May I speak to a clarification to the retaining wall comment made by Mr. Eggers. Obviously, there is a retaining wall on the north property, but it looks like it is 10-20 feet long and runs right along the driveway, rather than being closer to the property line. Could you describe the construction of the walls and why they do not they follow the drive closer? What is the face of the wall? (Mr. Eggers: The wall is siloam stone that is dry stacked. We pushed to property line to we can landscape along drive and have better snow storage.)
- Ms. Mathews-Leidal: I do not want to deny the project because they would have to resubmit. Should we consider a continuance? (Mr. Gerard: If a continuance is requested, I would remove my motion.)
- Mr. Eggers: Could we add a condition that we add additional landscaping in lieu of continuance. (Mr. Truckey: That is a good gesture by the applicant, but my concern is that we need to work that through a little bit so that the landscaping is enhancing the buffering along the lot boundaries. Maybe a continuance is the best way to deal with that and we can come back in a couple of weeks.) (Ms. Puester: Mr. Eggers, would you be supportive of a continuance?) (Mr. Eggers: Yes, a continuance is better than a denial.)
- Mr. Gerard: I will withdraw my motion to amend my point analysis because the applicant is requesting a continuance.

Mr. Schuman made a motion to continue the Alexander Residence and seconded by Mr. Moore. The motion passed unanimously.

**2. Cobb Residence Demolition and New Single Family Residence, 105 North Gold Flake Terrace, PL-2020-0136**

Ms. Mathews-Leidal: I would like to call up this project for discussion. I have concerns in relation to the accessory dwelling unit standards.

Ms. Mathews-Leidal made a motion for a call up, seconded by Mr. Giller. The motion passed unanimously. Mr. Sponable presented the project to demolish an existing structure and construct a 6,452 sq. ft. residence. We are adding an additional condition that no washer and dryer will be added to the second floor.

*Commissioner Questions:*

Mr. Moore: No questions.

Mr. Lamb: No questions.

Mr. Giller: This site is visible from much of town. When I look at trees that were added, was there concern about screening the massing of the house. (Mr. Sponable: This site has seen a lot of disturbance and has no trees now. Ideally the trees would be closer to the house but it was not a requirement that the trees placed right by the house. The defensible space perimeter prohibits trees from being placed up against the house.)

Mr. Florio: It is true, if you are on Ski Hill Road, you can see the existing yellow house. There are almost no trees on the western side of the property right now. I think a request to put the trees closer to the house jeopardizes fire safety and impacts the views dramatically. I think it is more than what the adjacent properties have. We are adding a lot of trees, all of them along that western edge. We are not removing any trees in the process to construct this house and we are actually relocating one tree. We are trying to be the best neighbor as possible and improve this property. It has looked this way since Gold Flake Terrace was built.

Mr. Schuman: No questions.

Ms. Mathews-Leidal: Thanks for the willingness to remove the washer on the upper level. I still have concerns due to the design. This can be cut off from the rest of the house. Additions to existing homes are to have a separate connection but this is not an addition. I think it is easy to get around the accessory dwelling unit standards by labeling everything a wet bar. I do not understand why there is a separate entrance if it isn't an accessory unit.

Mr. Gerard: I am going to follow Christie on this. When I look at this, I see a lock off two-bedroom apartment. The area has all the things a separate lock off has.

Mr. Mickey Florio: The owners have adult children and they would like to have separation from them. That is the reason the door is separating the areas. There is a pathway that goes to downtown and they want to keep this path and connect an entrance to it on this part of this house. This wet bar is intended to provide separation and have a place for water. It complies with the 300 square foot code requirement of wet bars in public areas. This is not intended to be a separate apartment or accessory dwelling unit.

Mr. Gerard: Is there gas or 220 outlet proposed in this area? (Mr. Sponable: I do not have those plans submitted to me, but we can add it as a condition.) We should add it as no gas, no 220 volt outlet, and no short term rentals. (Ms. Puester: Rather than a condition of approval, I suggest a Finding stating this is not an accessory apartment and detailing out that no 220 or gas be allowed. This clarifies the area for the owners and puts future buyers on notice and it makes it easier to enforce.)

Mr. Giller: You mentioned the 300 square feet and the wet bar. Does that mean it has to be in a space smaller than 300 square feet? (Mr. Sponable: It is the opposite. Wet bars shall be in common rooms larger than 300 square feet and hallways are not counted in this

- calculation.)
- Mr. Schuman: I think we are trying to skin the code here mid-hearing. I think the applicant has met the standard of the new ADU code and we are trying to raise the bar, which might be inappropriate at this point.
- Mr. Lamb: I like the idea of saying no 220 volt outlet as well as no gas. It is fair enough.
- Ms. Puester: I have a new finding #6: "There is no Accessory Apartment approved with this project. No 220 Volt, gas, clothes washer or dryer shall be installed on the second floor living area with separate entrance. Should an Accessory Apartment be desired in the future, a new application for such, shall be submitted and must be approved by the Town under the then current code regulations." Also, a new Condition #12 "Sheet A1.4 shall show the Washer and Dryer removed from the second floor living area." The remaining conditions will be renumbered.

Mr. Giller made a motion to approve the Cobb Residence with the both the newly added finding and condition that Ms. Puester read into the record, which was seconded by Mr. Lamb. The project passed unanimously.

3. **Guthrie Residence Demolition and New Single Family Residence, 131 South Gold Flake Terrace, PL-2020-0114.** Without a call up, this item was approved as presented.

**OTHER MATTERS:**

1. Town Council Update: A written summary was provided in the packet.

*Commissioner Questions / Comments:*

- Mr. Moore: What happened to the tents on Main Street? (Mr. Truckey: At one time Breckenridge Tourism Office was thinking about providing tents but decided not to. We told restaurants they could provide a tent if they wanted to, subject to review for wind loads by Red, White, and Blue Fire District.)
- Ms. Mathews-Leidal: On Parkway Center, it says that Council does not want to see a loss of workforce housing. What does that mean? (Mr. Truckey: I think there was confusion on this and the statement is out of context. The site is designated for commercial uses and the applicant can propose workforce housing if they choose.)
- Ms. Mathews-Leidal: Can we revisit the ADU policy? (Mr. Truckey: Maybe we can schedule it as an agenda item on an upcoming meeting.)
- Mr. Moore: I agree. We are having the same issues in the County.
- Mr. Schuman: I think tonight's items can be training items for the staff.
- Mr. Giller: Is there any sort of best practices in other jurisdictions? (Mark: We have not found any. Maybe it is something we need to work more with the STR staff for enforcement.)
- Mr. Lott: We looked at some municipality and county regulations but can look even further, if need be.
- Mr. Kulick: For wet bars, we looked at the Summit County's rules. In many houses, there are larger common areas where a wet bar of limited scale that the county allows is inadequate and also very unlikely to be divided into a STR. Also, secondary washers and dryers are pretty common in larger homes. It does not always make sense to have the laundry consolidated in one area of a large house. Houses above a certain square footage will likely need more than a single washer and dryer to be functional.
- Ms. Puester: We just finished interviewing applicants for the recently vacated seat by Dan Schroder and we will be taking forward a recommendation to the Town Council. If everything

goes well, their first meeting will be July 7.

**ADJOURNMENT:**

The meeting was adjourned at 8:17 pm.

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Steve Gerard, Chair



**Town Council Staff Report**

**Subject:** Parkway Center Mixed Use Building  
(Class A, De Novo Hearing; PL-2019-0292)

**Proposal:** The proposal is for a 16,711 square foot mixed use building containing 6,920 sq. ft. of medical office, 950 sq. ft. of retail, 1,222 sq. ft. of common area, and 14 residential apartments totaling 7,230 sq. ft.

**Date:** June 17, 2020 (For meeting of June 23, 2020)

**Project Manager:** Jeremy Lott, AICP, Planner II

**Applicant:** Allen-Guerra Architecture, Andy Stabile

**Owner:** Docson’s Properties, LLC, Tom Begley

**Address:** 429 North Park Avenue

**Legal Description:** Parkway Center Subdivision, Block 1, Lot 6A

**Site Area:** 0.93 acres (40,614 sq. ft.)

**Land Use District:** Development is subject to the Parkway Center Master Plan

**Underlying Land Use District:**  
LUD 9 Retail Commercial, LUD 9.2 Residential

**Site Conditions:** The site is relatively flat with some existing trees. The access to the site was constructed when the first building within the subdivision was constructed on Lot 6B. There is an existing 25’ utility easement that sits near the center of the subdivision and another 40’ utility easement that crosses the property from north to south. A 15’ trail easement exists along the western property line. A 10’ snowstacking, bus shelter and sidewalk easement runs along the south side of the property, adjacent to Park Avenue.

**Adjacent Uses:** North: Existing parking lot for this Master Plan Area; Pinewood Village I  
South: Vacant Parcels, City Market Shopping Center  
East: Mixed Use Building within this Master Plan Area  
West: Town Owned Open Space.

**Density/Mass:** Allowed: for lots A, B, & C  
(per the 1985 Parkway Center Master Plan) 31.58 SFEs  
Existing (Lot 6B): 8.14 SFEs  
Proposed (Lot 6A): 12.83 SFEs  
Remaining: 10.61 SFEs

**Total:** Lower Level: 9,247 sq. ft.  
Upper Level: 7,464 sq. ft.

	Total	16,711 sq. ft.
	10% Density Exemption for Employee Housing	1,200 sq. ft.
	Calculated Total:	15,576 sq. ft.
<b>Height:</b>	Recommended:	1-2 stories (26' overall)
	Proposed:	31' (overall)
<b>Lot Coverage:</b>	Total Site:	100,076 sq. ft.*
	*includes Lots 6A, 6B, 6C, and Common Area Parcel because the subdivision improvements were done at one time for all lots in the subdivision	
	Buildings / non-Permeable:	5,743 sq. ft. (5.7% of site)
	Hard Surface / non-Permeable:	36,883 sq. ft. (36.8 % of site)
	Open Space / Permeable Area:	57,540 sq. ft. (57.5% of site)
<b>Snowstack:</b>	Required:	9,220 sq. ft. (25%)
	Proposed:	10,680 sq. ft. (29%)
<b>Parking:</b>	Required (Lot 6A – proposed building):	23.0 spaces for Medical 2.4 spaces for Retail 21.0 spaces for Residential
	Total:	46.4 spaces (47 spaces)
	Required (Lot 6B – existing building):	24 spaces (existing)
	Total Required:	71 spaces between Lots 6A & 6B
	Provided:	89 spaces
<b>Setbacks:</b>	Front:	16 ft.
	Sides:	80 ft. (to the west)
	Rear:	17 ft.
	Required per plat:	15' along ROW

### Item History

The Parkway Center Master Plan originally designated 31.58 SFEs for this subdivision and allowed the property owner to divide the density among all lots rather than assigning a specific density to each lot. The subdivision of the larger Lot 6 was approved in 2004 which subdivided the property into four parcels. This approval also established access points, setbacks, and density for the entire subdivision. The building on Lot 6B was approved in 2010 using 8.14 SFEs (8,583 sq. ft.) of density, and contains retail and one workforce housing unit. Lot 6A is the subject property, Lot 6C is undeveloped, and the Common Area contains parking and the shared dumpster.



On March 3, 2020, the Planning Commission reviewed the proposed project during a Preliminary Hearing. On June 2, 2020, the project was approved by the Planning Commission by a 6-0 vote.

Since the previous Council meeting on June 9, the Applicant has provided a letter which includes additional information and further explains some aspects of the proposal.

### Staff Comments

**Codes; Correlative Documents; and Plat Notes (1/A) and Land Use (2/A & 2/R):** Commercial uses are proposed on the site, which is consistent with the Parkway Center Master Plan for this lot. The Planning Commission supported commercial and employee housing uses during the subdivision review of lot 6, in 2004 and added a plat note that stated:

*“All improvements constructed on the property shall be for commercial use as that term is currently defined in the Breckenridge Development Code, except for such employee housing as may be required or permitted under the Breckenridge Development Code”.*

When the plat note was discovered by staff, the applicant inquired about modifying or removing it. To modify the plat note, staff and the applicant reached an agreement that 50% of the units of the housing portion of this project shall be restricted to the local workforce and have no short term rentals. Staff feels this is a good compromise because it gives the applicant the financial incentive to construct workforce housing units on this property. Construction of new workforce housing units has been a high priority of the Town Council in recent years. This project provides a relatively unique opportunity where a private developer will be developing seven new deed-restricted housing units on private land. Thus, the Town will not be responsible for the costs of the new construction and Town owned land will not be required for the construction. Additionally, the updated plat note would apply to the entire subdivision, so if residential is proposed on the undeveloped lot, it would be required to have 50% of the square footage deed restricted. The updated plat note would read:

*“Residential uses shall be allowed in this subdivision provided a minimum of 50% of the unit count is deed restricted for employee housing, in a form acceptable to the Town. In addition to the minimum 50% unit count, the square footage of the residential portion of any building to be used as employee housing shall be as close to 50% of the residential square footage as possible. Due to building design and layout it may not be possible to have an exact 50/50 split in deed restricted and market rate housing square footages but the intent is to have the two as equal as possible.” This note will replace the current note which states: All improvements constructed on the property shall be for “commercial use” as that term currently is defined in the Breckenridge Development Code, except for such employee housing as may be required or permitted under the Breckenridge Development Code.*

The location of the housing is well suited for the deed restricted units. The Parkway Center is in a walkable location close to downtown and the Transit Center, and it lends itself as a live/work location, with numerous businesses nearby. The seven market housing units could be short term rented. The location is fairly well-suited for short term rentals as compared to existing established residential neighborhoods, where many of the issues with short term rentals have surfaced.

Technically, this project FAILS Absolute Policy 1. However, staff supports a condition requiring a modification to the plat note. With the modified note, the project would no longer fail this policy. The Planning Commission was also supportive of the plat note modification and associated conditions.

**Density/Intensity (3/A & 3/R) & Mass (4/R):** 31.58 SFEs (Single Family Equivalents) total are allowed for all of the lots within this subdivision. 8.14 SFEs were used for the first building, which is on Lot 6B (on the corner). This building is proposed at 12.83 SFEs, for a total of 20.97 SFEs, leaving 10.61 SFEs for use on Lot 6C. The proposed building totals 16,711 sq. ft., but only 15,511 sq. ft. is to be counted due to the Code allowing a maximum of 10% of the density of a project to be exempt for workforce housing.

Per Policy 3/A, *“(1) A maximum of ten percent (10%) of the density of a project which is located outside of the Conservation District shall be excluded from the calculated density of the project if such density is used to construct “employee housing” as defined in section 9-1-5 of this chapter.”* This portion of the code was removed with our latest Code revisions. However, the Code revision went into effect after this application was submitted, so the project is still subject to this policy. Since the project is well below the allowed density and mass, the Planning Commission had no concerns.

**The Social Community (24/A & 24/R):** To conform to the proposed updated plat note referenced under Policy 1/A, the applicant is required to place a deed restriction on 50% of the residential units. The deed restricted/market rate square footage also needs to be as close to a 50/50 split as possible. The deed restriction will require that occupants work within Summit County for at least 30 hours a week and prohibit short term rentals. The applicant is proposing to further deed restrict two of the units (units #2 and #10), or 1,086 sq. ft., to have rental rates capped at 80% of Area Median Income (AMI). Since 7.01% of the project’s density is workforce housing capped at 80% AMI, the project is eligible for positive five (+5) points under Policy 24/R. Two conditions have been added to the application prior to Certificate of Occupancy. The first condition requires the applicant to record a covenant with the Summit County Clerk and Recorder, in a format acceptable to the Town Attorney, that deed restricts two units, totaling 1,085.7 sq. ft. to rental rates not to exceed what is affordable to a household earning 80% of the AMI. The second is for the applicant to record a covenant with the Summit County Clerk and Recorder, in a format acceptable to the Town Attorney, deed restricting another five units, totaling 2,437.23 sq. ft., requiring the occupants work within Summit County for at least 30 hours a week and prohibiting short term rentals.

The Planning Commission agreed that the two units with the 80% rental rate cap would provide the square footage necessary to be eligible for positive five (+5) points.

**Building Height (6/A & 6/R):** The building is proposed at 31 feet in height. Per the Land Use Guidelines, the recommended height is 26 feet. The first two stories of a building are measured at 13 feet each and any additional stories are measured at 12 feet each. Since the building is less than a half story over the recommended height, negative five (-5) points are awarded under this policy.

**Architectural Compatibility (5/A & 5/R):** Materials, building elements, and roof forms are similar to that of the existing building in this subdivision. Since the proposed building compliments the architecture of the existing building, the Planning Commission had no concerns.

**Site and Environmental Design (7/R):** The Commission found this project met the intent of the buildout of the subdivision plan and had no concerns.

**Refuse (15/A & 15/R):** The project will utilize an existing dumpster located on the common area parcel of the subdivision, which was planned for use by all the properties with the original 2004 subdivision.

**Placement of Structures (9/A & 9/R):** The setbacks for this subdivision were established with the plat. There is a 15' setback from Park Avenue and no setbacks for the other portions of the lot. The applicant is proposing a 16' setback from Park Avenue, 17' from the lot to the north, and approximately 80' from the lot to the east. The Commission added a finding that allowed an eave to encroach up to 18" into the setback.

**Landscaping (22/A & 22/R):** Landscaping is proposed for screening on the east, west, and southern sides of the structure. In total, 25 (1.5" to 2") aspen trees and five (14') spruce trees are proposed. The applicant is not proposing any new landscaping within the front setback area, where a 10' sidewalk, bus shelter, and snowstack easement also exists. In the event Park Avenue is ever widened, a sidewalk may need to be placed within the easement and thus no new trees are proposed in this location. There are some existing trees within this easement and the applicant is proposing to retain them. The Planning Commission supported the proposed landscaping plan.

**Parking (18/A & 18/R):** The project's total parking requirement is 47 spaces. Each residential unit requires 1.5 spaces, or 21 spaces. The medical office requires 1 space per 300 sq. ft. which totals 23.0 spaces. The retail space requires an additional 2.4 spaces, for a total of 46.4, or 47 spaces for the project. Within the subdivision, there are 76 existing spaces and 13 new spaces proposed for a total of 89 spaces. The first building, on Lot 6B, requires 24 spaces and when combined, the two buildings require a total of 71 spaces. This results in a surplus of 17 spaces. There is one building site remaining within this subdivision, on Lot 6C, where these spaces will be needed.

**Internal/External Circulation (16/A & 16/R; 17/A):** Access for this site is existing and connects to both Airport Road and Park Avenue. CDOT has required a traffic study be done for this new structure. The Engineering Department is working with the applicant to finalize details of the traffic study. As a result, there will likely be modifications to the entrance of this development along Park Avenue due to an anticipated added left turn lane on northbound Park Avenue. The entrance is currently a right in, right out access point but will need to be modified if a turn lane is added. Any proposed driveway modifications will be reviewed through the Engineering and Streets Departments to ensure compliance with Town standards. A condition has been added that the applicant finalize these details with Engineering and Streets

prior to the issuance of a building permit. The Planning Commission supported two conditions being added to address these modifications.

**Snow Removal And Storage (13/A & 13/R):** Parking, sidewalks, and access roads were designed and mostly constructed as part of the original subdivision improvements. There are 13 additional parking spaces proposed with this application. Because the subdivision has shared parking and functions more as a master planned development, snow storage calculations are done for the whole subdivision. Within the entire subdivision, there is 10,680 sq. ft. of functional snow storage, which is 29% of the amount of paved areas. The Commission had no concerns.

**Storage (14/A & 14/R):** Storage is proposed at 389 sq. ft., or 5.38% of the total residential square footage of 7,230 sq. ft. Since the proposed storage exceeded the code recommendation of 5% the Commission had no concerns.

**Exterior Lighting (46/A):** The applicant has provided a light fixture that meets the lighting requirements of the Code. No site lighting is changing with this application and the only lighting added will be attached to the structure. The Commission had no concerns.

**9-1-17-3: Point Analysis:** Staff has found all Absolute Policies are met with the added Conditions and recommends points be awarded under two Relative policies. Staff has prepared a final point analysis with a recommended cumulative score of zero (0) points.

Negative Points:

- Building Height (Policy 6/R): -5 points, for being less than a half story over recommended height.

Positive Points:

- Social Community (Policy 24/R): +5 points, for providing deed restricted housing that is 7.01% (1,085.77 sq. ft.) or more of the project's density. The applicant has proposed 1,086 sq. ft. of deed restricted residential housing that meets the requirements of this policy.

Total Score (0)

**Staff Recommendation**

The Planning Department recommends that the Town Council approve the Parkway Center Mixed Use Building, PL-2019-0292, located on Lot 6A, Parkway Center Subdivision, at 429 North Park Avenue with the proposed Findings and Conditions and the attached point analysis indicating zero (0) points.



## BRECKENRIDGE LANDS, LLC

*Since 1958*

June 16, 2020

Rick Holman, Town Manager  
 Mark Truckey, Director of Community Development  
 Via Email Only: [rickh@townofbreckenridge.com](mailto:rickh@townofbreckenridge.com); [markt@townofbreckenridge.com](mailto:markt@townofbreckenridge.com)

**RE: TOWN COUNCIL CALL UP  
 LOT 1, BLOCK 6, PARKWAY CENTER, 429 NORTH PARK AVENUE  
 APPLICATION FOR CLASS DEVELOPMENT PERMIT; PL-2019-0292**

Rick and Mark:

I am submitting this letter to you so it can be included in the Town Council Packet for the call up hearing scheduled in the above matter on June 23, 2020. While I will be present (electronically) at the meeting and will present the application to the Council, I wanted this letter entered in the meeting materials to ensure there is sufficient time for the Council to consider the issues discussed below. Unfortunately, I was unable to voice these issues during the Town Council's work session and meeting on June 9<sup>th</sup> and I want to be sure they are considered on the 23<sup>rd</sup>.

Docsons Properties, LLC, an affiliate of Breckenridge Lands, LLC, is the developer of the proposed 16,711 square foot mixed use building to be constructed at 429 North Park Avenue. Most of the lower floor of the building (approximately 7000 sq. ft.) is being constructed to house a new medical clinic for High Country Health Care and the remainder of the lower floor will include approximately 950 square feet of retail space (No tenant for the retail space has yet been found). The upper floor of the building is proposed to house 14 residential apartments. Seven of the residential units are proposed to be market rate and seven units are proposed to be employee housing.

At the June 9<sup>th</sup> Town Council work session and meeting, there was significant discussion of the employee housing proposed on the second floor and ultimately the Town Council voted to call up the application primarily upon that issue. I believe there is some misunderstanding on how the employee housing within the project came to exist and some history on the project may therefore be helpful.

Originally the Master Plan for the Parkway Center, which was adopted in 1985, did not allow residential uses. Only commercial uses were allowed under the Parkway Master Plan. However, as the development of Building 1 (aka the Alpine Sports Building) progressed and the as the Town's priorities moved towards the creation of workforce housing, it was determined that the underlying zoning (Land Use Guidelines) for the property allowed residential uses. Given that fact, in the 2004 re-subdivision of its Parkway Property, Docsons proposed in its application that employee housing residential uses be allowed within the Property. Docsons made this proposal for employee housing uses both because we believe that employee housing located within the Town core is important and Docsons could construct the mandatory

Town of Breckenridge  
June 16, 2020  
Page 2

employee housing required by the Code on the Parkway site, rather than deed-restricting or otherwise providing an off-premises employee housing unit.

Importantly, no positive points under the Town Code or any additional development benefits accrued to Docsons when employee housing uses were added to the Parkway Center. The change was proposed simply because employee housing had become an important element of development and we viewed it as a benefit to the project. Ultimately, the Planning Commission was agreeable to the added use, the Master Plan was revised and a plat note was added allowing employee housing, and eventually one employee housing apartment was constructed in the upper floor of the Alpine Sports Building.

Subsequently, during the planning process for Building 2 (aka the High Country Healthcare Building), we again initially planned to incorporate a single +/- 350 sq. ft. employee housing unit on the second floor of the building, as this is the mandatory employee housing required under the Town Code for this project. However, due to the lack of demand for office space, Docsons requested that market rate residential uses also be allowed on the second floor of Building 2, as such residential use would allow Docsons to move forward with the project and economically construct the new medical facility for High Country Healthcare planned on the first floor. Following considerable negotiations, Docsons and Town Staff agreed that a 50/50 mix of Employee Housing and Market Rate Housing could be supported by the Staff, with two of the employee housing units being restricted to 80% AMI. (The 80% AMI restriction on one additional unit was necessary to receive +5 points to balance the height of the building).

The agreement concerning the seven employee housing units was unanimously accepted by the Planning Commission but last week members of the Town Council expressed concern that all of the apartments were not employee housing, that short term rentals may be allowed in the non-employee housing apartments, and that only two of the employee housing units were restricted at the 80% AMI threshold.

In considering the Council's comments, it is important to keep in mind that the Parkway Center was never planned or committed to be an employee housing project. It was, and substantially remains, a commercial project. Over 15 years ago, Docsons requested that employee housing be allowed within the Project as an optional element. There was never a firm commitment or obligation to construct that employee housing, other than the mandatory single unit required by the Town Code.

The design of Building 2 has evolved over time and at times there were no residential uses planned. Rather the entire two stories of the building were recently planned solely for office and commercial uses. Based in part upon negotiations with Staff though, those plans changed and the 50/50 mix of residential use on the 2<sup>nd</sup> floor was incorporated.

To be blunt, for the project to proceed with residential use, 100% employee housing units is not an option, and neither is a restriction on short term rentals. Financially, the project simply is not economically feasible with such requirements. The project barely 'pencils' with the agreed-to seven units of employee housing and the short-term rental housing significantly helps to offset revenue lost to the commitment to include 50% employee housing. If Council decides that more than seven employee



Town of Breckenridge  
June 16, 2020  
Page 3

housing apartments on the second floor are necessary or requires that short term rentals be prohibited, Docsons' only option will be to amend the application and proceed with a fully commercial/office project, as specifically allowed under the Parkway Master Plan..

Based on this fact, we sincerely believe that the seven unit employee housing agreement is a win-win for all parties. It is important to note the seven employee housing units agreed to by Staff and the Planning Commission is approximately seven times the amount of employee housing that Town could expect from a commercial and/or office-only project, given the Town's 5% employee housing mitigation requirement applies to this project.


For the above reasons, Docsons requests the Town Council follow the Town Staff and Planning Commission's reasoning and approve the Application with the 50/50 mix of market and residential units on the second floor of the building. We believe this project that includes a state of the art medical facility, seven employee units, and seven short term rental units located in the Town core is a great benefit for the Town of Breckenridge and we are excited to move forward.

Thank you, and I look forward to discussing this matter further with the Council at the call up hearing.

Sincerely,

Docsons Properties, LLC

By Its Manager: Breckenridge Lands, LLC



Tom Begley, Manager

# PARKWAY II

PARCEL A . PARKWAY CENTER SUBDIVISION AMENDED  
TOWN OF BRECKENRIDGE . COLORADO



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A PRAGMATIC ARCHITECTURE  
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PARKWAY II  
PARCEL A . PARKWAY CENTER SUBDIVISION AMENDED  
TOWN OF BRECKENRIDGE . COLORADO

TITLE  
COVER SHEET

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ISSUE	DATE
PRELIM	4 JUL 2018
REVIEW	10 JAN 2020
UPDATE	24 MAR 2020
FINAL	1 MAY 2020
UPDATE	20 MAY 2020

PROJECT# 192





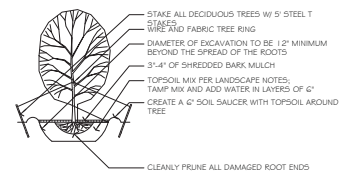
### LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	43	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	25	POPULUS TREMULOIDES	ASPEN	(14) 1.5' CAL (6) 2" CAL
	5	PICEA PUNGENS	COLORADO SPRUCE	14'
	2,670 SF	NEW CONCRETE SIDEWALK	FINISH TO MATCH EXISTING	
		EXISTING ASPHALT ROAD	TO REMAIN	

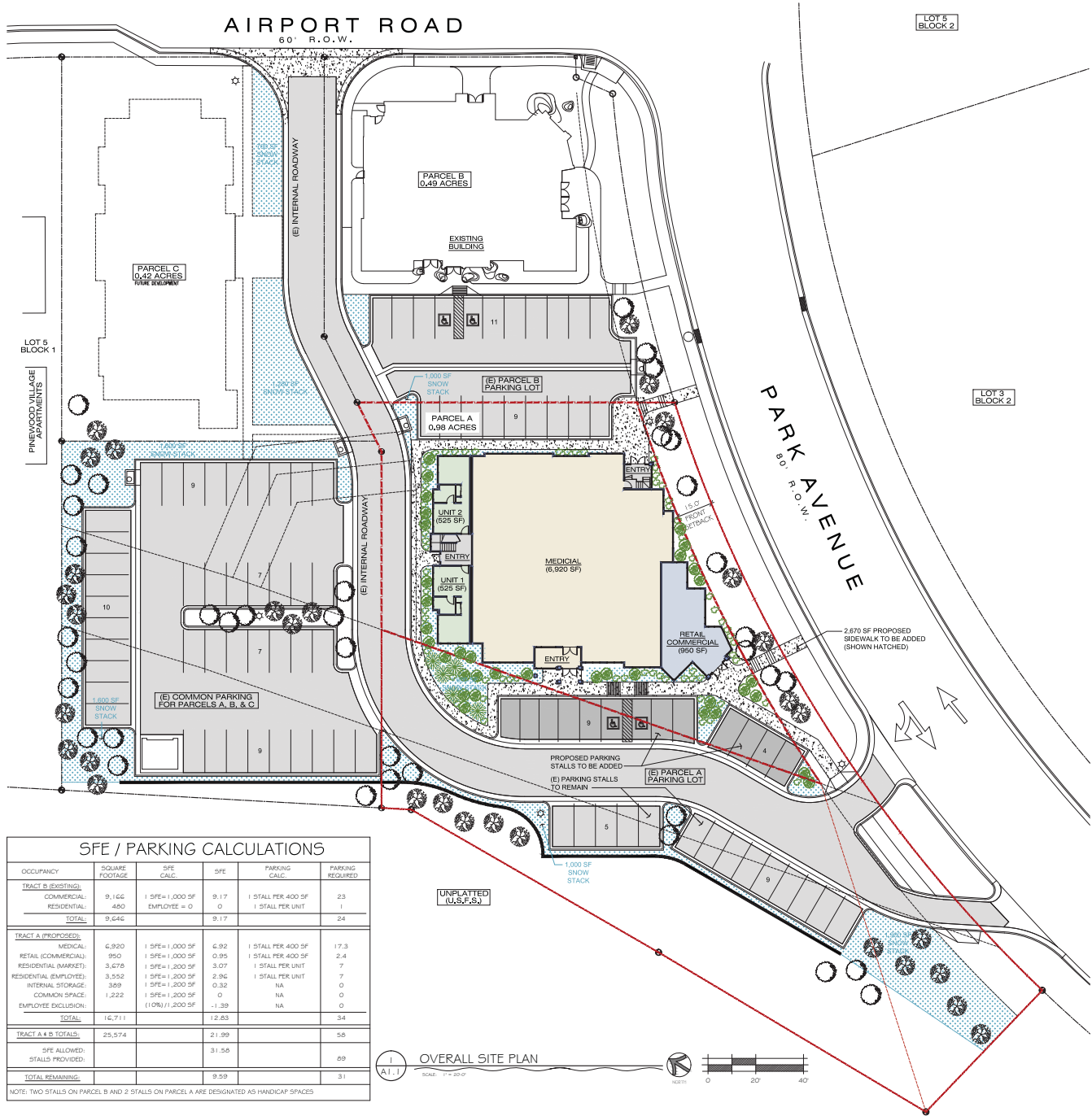
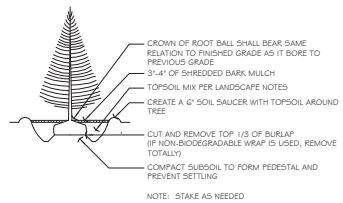
### LANDSCAPE NOTES

- EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SINGLE OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, SILT FENCING, DIVERSION SWALES, AND DICES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
- NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND 8' BEYOND DRIP LINE.
- EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XEROSCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.C3.
- ALL EXISTING TREES WITHIN 12' OF THE PROPOSED RESIDENCE SHALL BE REMOVED TO CREATE DEFENSIBLE SPACE, PER TOWN CODE.
- REMOVE ALL EXISTING BEETLE KILL TREES, PER HOA GUIDELINES.
- TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, HOA, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
- ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
  - 30% SLENDER WHEATGRASS
  - 15% CANBY BLUEGRASS
  - 10% BIG BLUEGRASS
  - 10% IDAHO FESCUE
  - 10% SHEEP FESCUE
  - 10% WESTERN WHEATGRASS
  - 5% BLUE WILDERIE
  - 5% TUFTED HAIRGRASS
 ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
- A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

### DECIDUOUS TREE PLANTING



### CONIFEROUS TREE PLANTING



SFE / PARKING CALCULATIONS					
OCCUPANCY	SQUARE FOOTAGE	SFE CALC.	SFE	PARKING CALC.	PARKING REQUIRED
TRACT B (EXISTING)					
COMMERCIAL	9,166	1 SFE=1,000 SF	9.17	1 STALL PER 400 SF	23
RESIDENTIAL	450	EMPLOYEE = 0	0	1 STALL PER UNIT	1
<b>TOTAL</b>	<b>9,646</b>		<b>9.17</b>		<b>24</b>
TRACT A (PROPOSED)					
MEDICAL	6,920	1 SFE=1,000 SF	6.92	1 STALL PER 400 SF	17.3
RETAIL (COMMERCIAL)	950	1 SFE=1,000 SF	0.95	1 STALL PER 400 SF	2.4
RESIDENTIAL (MARKETS)	3,276	1 SFE=1,200 SF	3.07	1 STALL PER UNIT	7
RESIDENTIAL (EMPLOYEE)	3,552	1 SFE=1,200 SF	2.96	1 STALL PER UNIT	7
INTERNAL STORAGE	369	1 SFE=1,200 SF	0.32	NA	0
COMMON SPACE	1,222	1 SFE=1,200 SF	0	NA	0
EMPLOYEE EXCLUSION	(1,076) (1,200 SF)		-1.39	NA	0
<b>TOTAL</b>	<b>16,711</b>		<b>12.83</b>		<b>34</b>
<b>TRACT A &amp; B TOTAL:</b>	<b>25,574</b>		<b>21.99</b>		<b>58</b>
SFE ALLOWED: STALLS PROVIDED			31.56		60
<b>TOTAL REMAINING:</b>			<b>9.59</b>		<b>31</b>

NOTE: TWO STALLS ON PARCEL B AND 2 STALLS ON PARCEL A ARE DESIGNATED AS HANDICAP SPACES



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PARKWAY CENTER II  
PARCEL A - PARKWAY CENTER SUBDIVISION AMENDED  
TOWN OF BRECKENRIDGE SUMMIT COUNTY COLORADO  
TITLE: OVERALL SITE PLAN

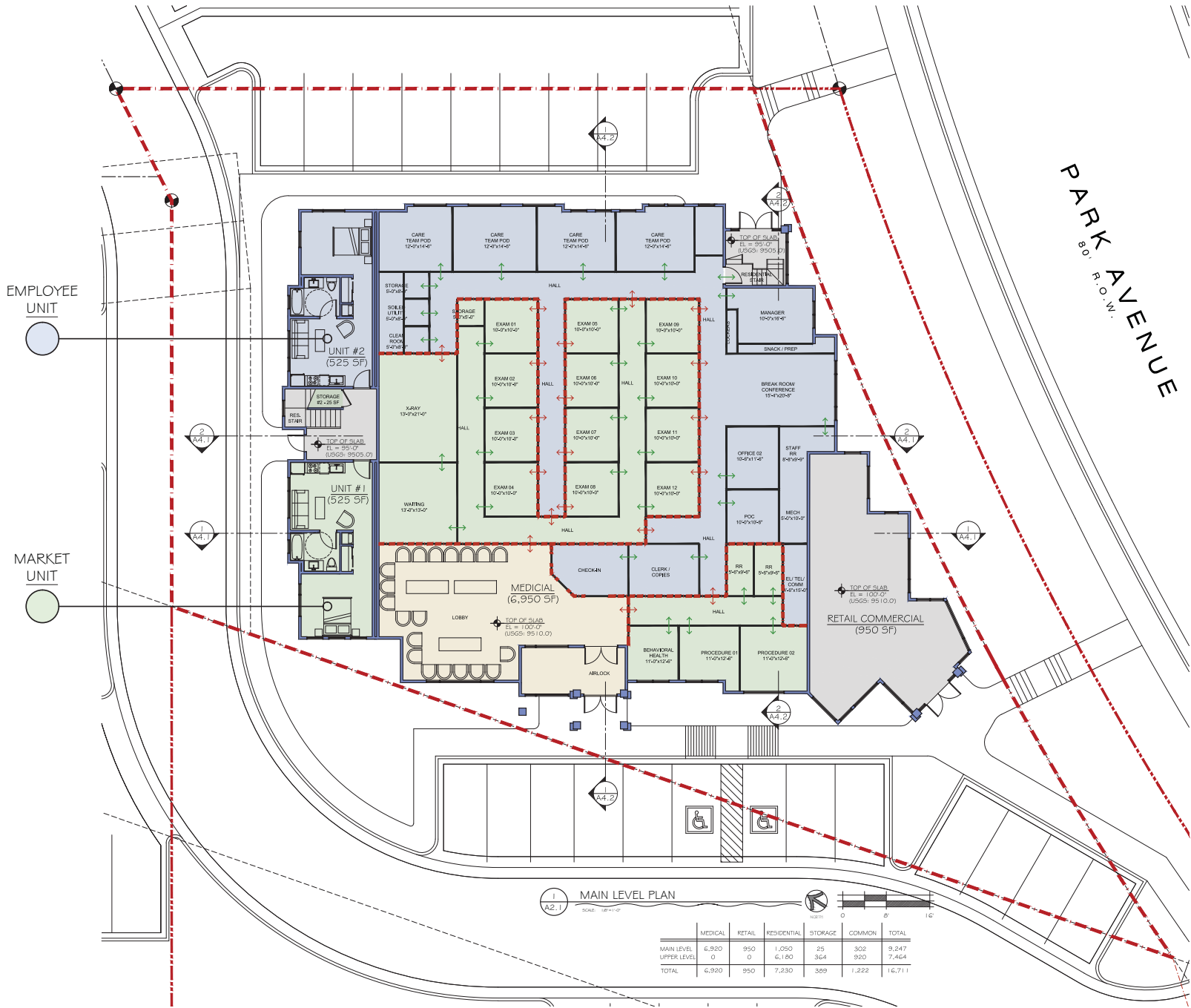
DATE	ISSUE
4 JUN 2018	PRELIM
26 JUL 2019	PLANNING
10 JAN 2020	REVIEW
1 MAY 2020	FINAL
27 MAY 2020	UPDATE

PROJECT # 192  
A.I.I.

DATE	DESCRIPTION
4 JUN 2018	PRELIM
26 JUL 2019	PLANNING
10 JAN 2020	REVIEW
1 MAY 2020	FINAL
27 MAY 2020	UPDATE

PROJECT # 1921

**A2.1**



**1 MAIN LEVEL PLAN**  
SCALE: 1/8"=1'-0"

	MEDICAL	RETAIL	RESIDENTIAL	STORAGE	COMMON	TOTAL
MAIN LEVEL	6,920	950	1,050	25	302	9,247
UPPER LEVEL	0	0	6,180	364	920	7,464
<b>TOTAL</b>	<b>6,920</b>	<b>950</b>	<b>7,230</b>	<b>389</b>	<b>1,222</b>	<b>16,711</b>



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PARKWAY CENTER II  
 PARCEL A - PARKWAY CENTER SUBDIVISION AMENDED  
 TOWN OF BRECKENRIDGE SUMMIT COUNTY COLORADO  
 TITLE: UPPER LEVEL PLAN

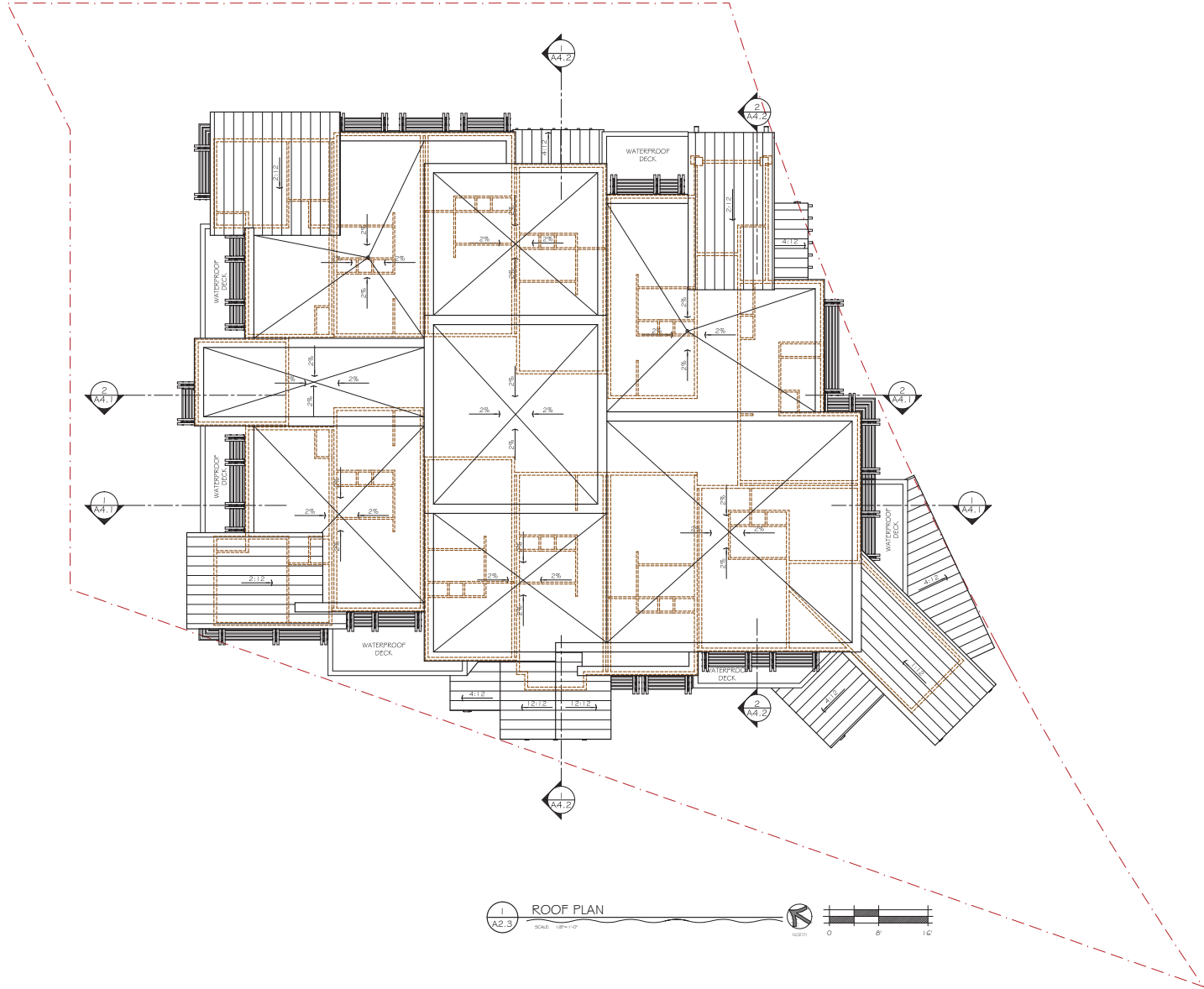
DATE	DESCRIPTION
4 JUN 2018	PRELIM
26 JUL 2019	PLANNING
10 JAN 2020	REVIEW
1 MAY 2020	FINAL
27 MAY 2020	UPDATE

PROJECT # 192

A2.2

1 UPPER LEVEL PLAN  
 SCALE: 1/8"=1'-0"

	MEDICAL	RETAIL	RESIDENTIAL	STORAGE	COMMON	TOTAL
MAIN LEVEL	6,920	950	1,050	25	302	9,247
UPPER LEVEL	0	0	6,180	364	920	7,464
TOTAL	6,920	950	7,230	389	1,222	16,711



PARKWAY CENTER II  
PARCEL A - PARKWAY CENTER SUBDIVISION AMENDED  
TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO  
TITLE  
ROOF PLAN

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DATE	DATE
PRELIM	4 JUN 2018
PLANNING	26 JUL 2019
REVIEW	10 JAN 2020
FINAL	1 MAY 2020
UPDATE	27 MAY 2020

PROJECT # 1921



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HORIZONTAL SIDING  
 DARK GREY

BRICK VENEER  
 RED

STONE WAINSCOT  
 BUFF SANDSTONE

METAL PANELS  
 DARK BRONZE ALUMINUM

VERTICAL SIDING  
 TAN

EXPOSED TIMBERS  
 CANYON BROWN



**NOTE:**  
 ALL SIDING TO MATCH  
 EXISTING PARKWAY BUILDING



1 WEST ELEVATION  
 3/16" = 1'-0"



2 SOUTH ELEVATION  
 3/16" = 1'-0"

PARKWAY II  
 PARCEL A PARKWAY ONE-TIER SUBDIVISION AMENDED  
 TOWN OF BRECKENRIDGE, COLORADO  
 TITLE: EXTERIOR ELEVATIONS

DATE	DATE
PRELIM	4 JUL 2018
REVIEW	10 JAN 2020
UPDATE	24 MAR 2020
FINAL	1 MAY 2020
UPDATE	20 MAY 2020

PROJECT# 192

A3.1





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1 EAST ELEVATION  
 3/16" = 1'-0"



2 NORTH ELEVATION  
 3/16" = 1'-0"

PARKWAY II  
 PARCEL A PARKWAY CENTER SUBDIVISION AMENDED  
 TOWN OF BRECKENRIDGE, COLORADO

TITLE: EXTERIOR ELEVATIONS

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DATE	DATE
PRELIM	4 JUL 2018
REVIEW	10 JAN 2020
UPDATE	24 MAR 2020
FINAL	1 MAY 2020
UPDATE	20 MAY 2020

PROJECT# 192

A3.2



2 NORTHWEST PERSPECTIVE  
A3.3



1 SOUTHWEST PERSPECTIVE



4 SOUTHEAST PERSPECTIVE  
A3.3



3 NORTHEAST PERSPECTIVE



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PARK WAY II  
PARCEL A PARKWAY QUATER SUBDIVISION AMENDED  
TOWN OF BRECKENRIDGE, COLORADO  
TITLE: PERSPECTIVE RENDERINGS  
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ISSUE	DATE
PRELIM	4 JUL 2016
REVIEW	10 JAN 2020
UPDATE	24 MAR 2020
FINAL	1 MAY 2020
UPDATE	20 MAY 2020
PROJECT #	PRJ

A3.3

PARKWAY CENTER II  
PARCEL A . PARKWAY CENTER SUBDIVISION  
BRECKENRIDGE . COLORADO



EXTERIOR LIGHT FIXTURE

MANUFACTURER: MODERN FORMS  
MODEL # WS-W116-BZ

DIMENSIONS: 16" HEIGHT; 7" WIDTH

FINISH: BRONZE

MAX WATTAGE: 2x 8W LED

DESCRIPTION: RECESSED LIGHT BULB WITH TEXTURED BACKPLATE; DARK SKY FRIENDLY

## TOWN OF BRECKENRIDGE

Parkway Center Mixed Use Building Final  
Lot 6A, Parkway Center Subdivision  
429 North Park Avenue  
PL-2019-0292

### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **May 28, 2020**, and findings made by Community Development 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 **June 2, 2020** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. Town staff and the Applicant have come to an agreement to allow market rate residential on the property. An existing plat note only allows residential that is deed restricted for employee housing. With this agreement, staff has found that both the Master Plan and the Plat for this property will require updates, which have been added as conditions of this Development Permit.
7. Per Policy 9/A (9-1-19-9A.C.d.), the Planning Commission has approved an encroachment of the eave overhangs, up to 18 inches, into the setback along the Parkway Avenue Right-of-Way.

### 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 (3) years from date of issuance, on **June 9, 2023**, 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. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Applicant shall field locate utility service lines to avoid existing trees.
8. An improvement location certificate of the height of the top of the foundation wall, and the height of the building's ridges must be submitted and approved by the Town during the various phases of construction. The final mean building height shall not exceed 31' 11" to the mean at any location.
9. At no time shall site disturbance extend beyond the limits of the area of work shown, including building excavation, and access for equipment necessary to construct the residence.

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

- 10. Applicant shall finalize any traffic study details or modifications to the site's access points with the Town's Engineering and Streets Divisions.**
11. Applicant shall submit proof of ownership of the project site.
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
14. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
15. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
16. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
17. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade, 7' above upper decks or 10' in eave overhangs, plus 1' for every 5' from edge of eave.
- 18. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.**

## PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

19. A Master Plan Amendment shall be submitted by the applicant to update the Land Use Map (Exhibit B) within the current Master Plan to reflect that residential and commercial are allowed on this site.
20. A Subdivision Plat shall be approved by the Town and filed at the Summit County Clerk and Recorder showing updated lot lines, easements, and containing a plat note that states: *“Residential uses shall be allowed in this subdivision provided a minimum of 50% of the unit count is deed restricted for employee housing, in a form acceptable to the Town. In addition to the minimum 50% unit count, the square footage of the residential portion of any building to be used as employee housing shall be as close to 50% of the residential square footage as possible. Due to building design and layout it may not be possible to have an exact 50/50 split in deed restricted and market rate housing square footages but the intent is to have the two as equal as possible.”* This note will replace the current note which states: *All improvements constructed on the property shall be for “commercial use” as that term currently is defined in the Breckenridge Development Code, except for such employee housing as may be required or permitted under the Breckenridge Development Code.*
21. Applicant shall record a covenant with the Summit County Clerk and Recorder, in a format acceptable to the Town Attorney, that deed restricts five (5) units, totaling 2,437.23 sq. ft. of the residential portion of the project so that the occupant shall work in Summit County at least 30 hours per week and so that short term rentals shall be prohibited.
22. Applicant shall record a covenant with the Summit County Clerk and Recorder, in a format acceptable to the Town Attorney, that deed restricts 2 units, totaling 1,086 sq. ft. of the residential portion of the project so that rental rates shall be limited to be affordable to a family of four earning 80% of the Area Median Income (AMI), requires an occupant to work in Summit County at least 30 hours per week, and prohibits short term rentals.
23. Any improvements recommended by the traffic study for the property or access permit modifications specific to this application shall be constructed by the Applicant. Any improvements outside of the scope of this application or access permit modification shall not be required to be constructed by the Applicant.
23. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
24. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
25. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
26. Applicant shall paint all metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
27. Applicant shall screen all utilities.
28. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks or 10' in eave overhangs, plus 1' for every 5' from edge of eave.
29. 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.

30. 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.
31. 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.**
32. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
33. 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)

<b>De Novo Hearing Point Analysis</b>				
Project:	Parkway Center Mixed Use Building	<b>Positive Points</b>	<b>+5</b>	
Plan #	PL-2019-0292			
Date:	6/23/2020	<b>Negative Points</b>	<b>- 5</b>	
Staff:	Jeremy Lott, AICP, Planner II			
		<b>Total Allocation:</b>	<b>0</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		Plat currently allows for Residential uses as long as it is for employee housing, so the project technically fails this policy. However, staff is supportive of an update to this note to state: <i>Residential uses shall be allowed in this subdivision provided a minimum of 50% of the unit count is deed restricted for employee housing, in a form acceptable to the Town. In addition to the minimum 50% unit count, the square footage of the residential portion of any building to be used as employee housing shall be as close to 50% of the residential square footage as possible. Due to building design and layout it may not be possible to have an exact 50/50 split in deed restricted and market rate housing square footages but the intent is to have the two as equal as possible.</i>
2/A	<b>Land Use Guidelines</b>	Fails		The current Master Plan Land Use Map does not allow for residential on this site. A condition has been added that the Master Plan be updated prior to Certificate of Occupancy.
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		31.58 SFEs (Single Family Equivalents) total are allowed for all of the lots within this subdivision. 8.14 SFEs were used for the first building, which is on Lot 6B (on the corner). This building is proposed at 12.83 SFEs, leaving 10.61 SFEs for use on Lot 6C.
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		The contemporary design adheres to the Land Use Guidelines and matches other buildings within this existing subdivision.
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)	- 5	Recommended: 26 ft., per LUGs. Proposed: 31 ft. Building is less than one half story above recommended height.
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		



6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		Existing and proposed landscaping will provide buffering.
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		Platted setbacks - project meets requirements.
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)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		Entire subdivision provides 29% of amount of paved areas.
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		Project provides storage that is equal to 5.3% of the residential square footage
15/A	<b>Refuse</b>	Complies		Will utilize existing dumpster on adjacent common area parcel.
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	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		Parking Areas are existing. Addition of 14 spaces to bring total to 88 spaces for a 71 space requirement for Lots 6A and 6B.
18/R	Parking - General Requirements	1x (-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
19/R	Loading	1x(+1)		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		Subdivision has 57.5% open space
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		New landscaping proposed to buffer the site along Park Avenue.
22/R	Landscaping	2x(-1/+3)		
24/A	<b>Social Community</b>	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)	+5	Project providing deed restricted housing that is 7.01% (1,085.77 sq. ft.) or more of the project's density
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
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		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60 ( <b>For existing residential: 30-49% improvement beyond existing</b> )	+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		The current Master Plan Land Use Map does not allow for residential on this site. A condition has been added that the Master Plan be updated prior to Certificate of Occupancy.
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		Site lighting is not changing. Applicant has provided a lighting fixture that will be attached to the building.
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		
50/A	<b>Wireless Communication Facilities</b>	Complies		



# Memo

**To:** Mayor and Town Council  
**From:** Julia Puester, Assistant Director of Community Development  
**Date:** 6/17/2020 for meeting of June 23, 2020  
**Subject:** Planning Commission Appointment Recommendation

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A sub-committee consisting of two Planning Commissioners, Stephen Gerard (Chair) and Ron Schuman, as well as two staff, Mark Truckey and Julia Puester, interviewed four applicants for the vacancy on the Planning Commission caused by the recent resignation of Dan Schroeder. The appointment will only be until the end of October, when Mr. Schroeder's term was set to expire. There will be three seats up in October, in which, the selected Commissioner for this vacated seat would have to reapply.

Interviews were conducted with the following applicants:

Gary Nyberg  
Jay Beckerman  
Tanya Delahoz  
Scott Prior

The subcommittee is recommending Jay Beckerman for appointment by the Town Council. Mr. Beckerman has four years of experience serving on the Upper Blue Planning Commission.

Staff has attached the letters of interest received for all applicants and will be available at the meeting if there are any questions.

**From:** [Gary Nyberg](#)  
**To:** [WebsiteCommDev](#)  
**Subject:** Town of Breckenridge Planning Commission Position  
**Date:** Monday, June 8, 2020 6:21:54 PM

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To Town of Breckenridge Community Development.

My name is Garold (Gary) Nyberg and my wife Mary and I live at 31 Sunrise Point Drive in Breckenridge. We are full time residents and are registered to vote in Summit County. I am writing as I am very interested in the posted notice of a vacancy on the Breckenridge Planning Commission.

I am a retired Architect, having practiced for over 43 years and had my own Architectural, Interiors and Planning firm in Minneapolis. During that time, I was also the President of my local community, Edina, Minnesota's Historic Preservation Commission for over 20 years. My education includes a Bachelors of Fine Arts from the University of Denver, a Bachelors of Architecture from the University of Idaho, including a year studying Landscape Architecture, and a two year Masters of City Planning and Urban Design from the University of Virginia. I have a collage minor in Geography and have had my license in Real Estate.

I am very civic minded, love living in Colorado's Mountain West and feel that I could be a good asset to Breckenridge's Planning Commission.

Thank you,

Gary Nyberg  
gnyberg@gmail.com  
(612) 419-0356

# JAY BECKERMAN

26 Forest Circle Breckenridge, Colorado

970.485.0409

[jay@blueriverbistro.com](mailto:jay@blueriverbistro.com)

**June 10, 2020**

Town of Breckenridge  
Planning Commission

**Dear Recipient:**

I appreciate the opportunity to be considered for the Town of Breckenridge Planning Commission. Providing insights, supporting policy and educating others on the town's planning management is critical to creating trust within the community.

Being a business owner and full time resident in Breckenridge since 2001, I have witnessed the growth and expansion of our community, towns and county. Today brings about crucial opportunities and questions on the use and management of land and I would be proud to be a part of the planning commission providing oversight.

- 2001 – Present      Blue River Bistro; Owner and Operator
- 2016 – Present      Upper Blue Planning Commissioner
- 2015 – Present      Breckenridge Tourism Office; Board & Financial Committee Chair
- 2020 – Present      Summit School District Finance Committee Member
- 2006 – 2016        Vita Restaurant; Owner and Operator
- 2002 – 2006        Summit Lacrosse; Founder & Head Coach

Sincerely,



# Tanya E. Delahoz

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616 Highfield Trail, POB 7892 • Breckenridge, CO • 80424  
970-333-0082 • tanya@dwells Summit.com

June 11, 2020

Dear Breckenridge Planning Commission,

I am interested in serving as a member of the Breckenridge Planning Commission and respectfully ask for your consideration and support for the seat to be vacated by Dan Schroeder. As a twenty-year local, business owner and property owner, I am passionate in my commitment to Breckenridge.

As an interested member of our Breckenridge community, I would like to provide my time, skills and talents to assist in planning the future of our Kingdom.

What has piqued my interest in seeking appointment to the Planning Commission is my deep desire to serve the community. Breckenridge is my home. It is where my husband and I have chosen to raise our two sons. It is where I have started several businesses. And, it is where my extended family resides.

In my twenty-year tenure as a Breck resident-I have had the opportunity to live almost everywhere in the town. I started my life here in French Creek, lived in the downtown historic core, moved on to Huron Heights then out to Blue River for a while and have since settled in the Highlands. I have seen the extensive changes our town has gone through and am committed to preserving the values, charm and energy Breckenridge is known throughout the world for.

I respectfully request your support in being appointed to the Breckenridge Planning Commission.

Please take some time to consider my background, attached. I am available to answer any questions you may have.

Thank you for your consideration,

Tanya E. Delahoz  
616 Highfield Trail  
PO Box 7892  
Breckenridge, CO 80424  
970-333-0082 | tanya@dwells Summit.com

# Tanya E. Delahoz

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616 Highfield Trail, POB 7892 • Breckenridge, CO • 80424  
970-333-0082 • tanya@dwellsommit.com

## Summary of Qualifications

- Experience as a Managing Real Estate Broker
- Experience as a Sales Manager
- Experience as a business coaching trainer to medical practices
- Exceptional work ethics with the ability to work independently and a proven track record working from a virtual office environment
- Developed training programs for software and staff

## Relevant Professional Experience

- Dwell Summit Real Estate Brokerage, a concierge level boutique real estate brokerage
- Dwell Summit, Summit County's premier long term leasing company-Founder 2008
- Regional Board Member, Bright Peak Financial (a charitable giving arm division of Thrivent Financial) 2015-2017
- Mentor Worldwide, an Ethicon/Johnson & Johnson Company, Practice Specialist, April 2008-Feb 2010

## Education

- Managing Broker Real Estate License, Colorado
- Bachelor of Science, Business Administration, Ramapo College of NJ, Dec 1998
- Dale Carnegie Leadership & Training Classes

Town of Breckenridge Community Development,  
[websitecommdev@townofbreckenridge.com](mailto:websitecommdev@townofbreckenridge.com)

Please accept this letter of interest for the position on the Town of Breckenridge's Planning Commission that was recently vacated. I have spent the last five years living in Breckenridge and working as an Environmental Analyst and Planner at SE Group. During this time, I have developed a unique skill set working in recreation-centric rural communities similar to Breckenridge, and applying these skills in my own community as a member of the local planning commission would be a tremendous opportunity.

Additionally, I live in a deed-restricted home in Breckenridge's new Blue 52 neighborhood. Like many of my neighbors, I am putting down roots in Breckenridge and plan to live here long-term. As an active member in the community, I could also bring my neighbors' perspectives to the table, sharing the vision for what it means to live and work in Breckenridge for the next generation of young professionals.

As detailed in the attached resume, my work experience has taught me about the nuances of local government, stakeholders, and planning challenges that arise in communities like Breckenridge. I am constantly required to bring a thoughtful and balanced approach between conservation and development to my projects, and have a strong working relationship with the local Forest Service and ski areas. This, coupled with my vested interest in our community, would make me an asset to your team.

If I can provide you with any additional information, please do not hesitate to contact me. I look forward to the opportunity to speak with you at your earliest convenience.

Sincerely,

Scott Prior

Associate Environmental Analyst + Planner



PO Box 2729 | 323 W. Main Street, Suite 201, Frisco, Colorado 80443

direct 970.262.4342 | mobile 248.229.9353



# SCOTT PRIOR

Breckenridge, CO | (248) 229-9353

sprior@segroup.com | [www.linkedin.com/in/scott-prior-b152589a](http://www.linkedin.com/in/scott-prior-b152589a)

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## Skills Summary

Managing land planning and permitting projects in mountain communities as an Associate Environmental Analyst and Planner at SE Group has allowed me to develop a unique skill set that would make me a strong candidate for the Breckenridge Planning Commission.

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### Problem Solving

- At SE Group I have worked on an array of projects as a project manager, environmental analyst, and planner.
- I am based in Summit County and work almost entirely on projects in recreation-centric, rural communities, which has provided me with a wealth of experience in understanding the dynamics of a community like Breckenridge.
- I am familiar with the nuances of local government, stakeholders, and planning challenges that may arise and am ready to apply the experience I have gained in other communities at home.

### Balancing Interests

- Managing projects that involve the interests of government agencies like the Forest Service and private entities that operate ski areas requires a thoughtful and balanced approach between conservation and development.
- Over the past 5 years I have managed and worked on dozens of projects that are driven by development interests in environmentally sensitive mountain environments and can successfully balance these often-competing objectives.
- As a result, I have a strong working relationship with our partners at the local Forest Service and ski areas.

### Practical Proficiencies

- Environmental Policy, NEPA Compliance, Data Management and Modeling, Public Engagement, ArcGIS and Mapping.
- 

## Relevant Work History

Associate Environmental Analyst and Planner, SE Group, July 2017 – Present

Environmental Analyst, SE Group, August 2015 – July 2017

Student and Young Alumni Fellow, Colorado College, June 2014 – June 2015

Research Analyst, Blue Canyon Partners, May 2013 – August 2013

## Education

Bachelor of Arts in Environmental Policy, Colorado College, 2010 – 2014



## Scheduled Meetings

**Shading indicates Council required attendance – others are optional**

*The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.*

### June 2020

<b>Tuesday, June 23, 2020</b>	<b>3:00 pm / 7:00 pm</b>	<b>Town Hall Chambers</b>	<b>Second Meeting of the Month</b>
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### July 2020

July 4th, 2020

4th of July Celebrations - BCA and BTO Virtual Activities

<b>Tuesday, July 14, 2020</b>	<b>3:00 pm / 7:00 pm</b>	<b>Town Hall Chambers</b>	<b>First Meeting of the Month</b>
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<b>Tuesday, July 28, 2020</b>	<b>3:00 pm / 7:00 pm</b>	<b>Town Hall Chambers</b>	<b>Second Meeting of the Month</b>
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### August 2020

<b>Tuesday, August 11, 2020</b>	<b>3:00 pm / 7:00 pm</b>	<b>Town Hall Chambers</b>	<b>First Meeting of the Month</b>
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August 16th - 23rd, 2020 Breckenridge International Festival of Arts - Trail Mix

<b>Tuesday, August 25, 2020</b>	<b>3:00 pm / 7:00 pm</b>	<b>Town Hall Chambers</b>	<b>Second Meeting of the Month</b>
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### Other Meetings

June 22nd, 2020	Open Space & Trails Meeting	5:30pm
June 23rd, 2020	Board of County Commissioners Meeting	9:00am / 1:30pm
June 24th, 2020	Summit Stage Transit Board Meeting	8:15am
	Summit Combined Housing Authority	9:00am
June 25th, 2020	Breckenridge Tourism Office Board Meeting	8:30am
	RW&B Board Meeting	3:00pm
July 1st, 2020	Breckenridge Events Committee	9:00am
	Childcare Advisory Committee	3:00pm
July 7th, 2020	Board of County Commissioners Meeting	9:00am
	Planning Commission Meeting	5:30pm
July 8th, 2020	Breckenridge Heritage Alliance	Noon
July 9th, 2020	Northwest CO Council of Governments	10:00am
	I-70 Coalition	1:00pm
	Upper Blue Sanitation District	5:30pm
July 14th, 2020	Board of County Commissioners Meeting	9:00am / 1:30pm
	Workforce Housing Committee	1:30pm
July 16th, 2020	Transit Advisory Council Meeting	8:00am
July 21st, 2020	Board of County Commissioners Meeting	9:00am
	Liquor & Marijuana Licensing Authority	9:00am
	Planning Commission Meeting	5:30pm
July 22nd, 2020	Summit Stage Transit Board Meeting	8:15am
	Summit Combined Housing Authority	9:00am



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**Shading indicates Council required attendance – others are optional**

*The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.*

July 23rd, 2020	Breckenridge Tourism Office Board Meeting	8:30am
	RW&B Board Meeting	3:00pm
July 27th, 2020	Open Space & Trails Meeting	5:30pm
July 28th, 2020	Board of County Commissioners Meeting	9:00am / 1:30pm
August 4th, 2020	Board of County Commissioners Meeting	9:00am
	Planning Commission Meeting	5:30pm
August 5th, 2020	Breckenridge Events Committee	9:00am
	I-70 Coalition	10:00am
	Childcare Advisory Committee	3:00pm
August 10th, 2020	Breckenridge Creative Arts	2:00pm
August 11th, 2020	Board of County Commissioners Meeting	9:00am / 1:30pm
	Workforce Housing Committee	1:30pm
August 12th, 2020	Breckenridge Heritage Alliance	Noon
August 13th, 2020	Upper Blue Sanitation District	5:30pm
August 18th, 2020	Board of County Commissioners Meeting	9:00am
	Liquor & Marijuana Licensing Authority	9:00am
	Planning Commission Meeting	5:30pm
August 20th, 2020	Northwest CO Council of Governments	10:00am
August 24th, 2020	Open Space & Trails Meeting	5:30pm
September 2nd, 2020	Police Advisory Committee	7:30am
October 15th, 2020	QQ - Quality and Quantity - Water District	1:15pm
TBD	Water Task Force Meeting	8:00am
	Art Installation Meeting	2:00pm
	Transit Advisory Council Meeting	8:00am