

**Town of Breckenridge**  
**Planning Commission Agenda**

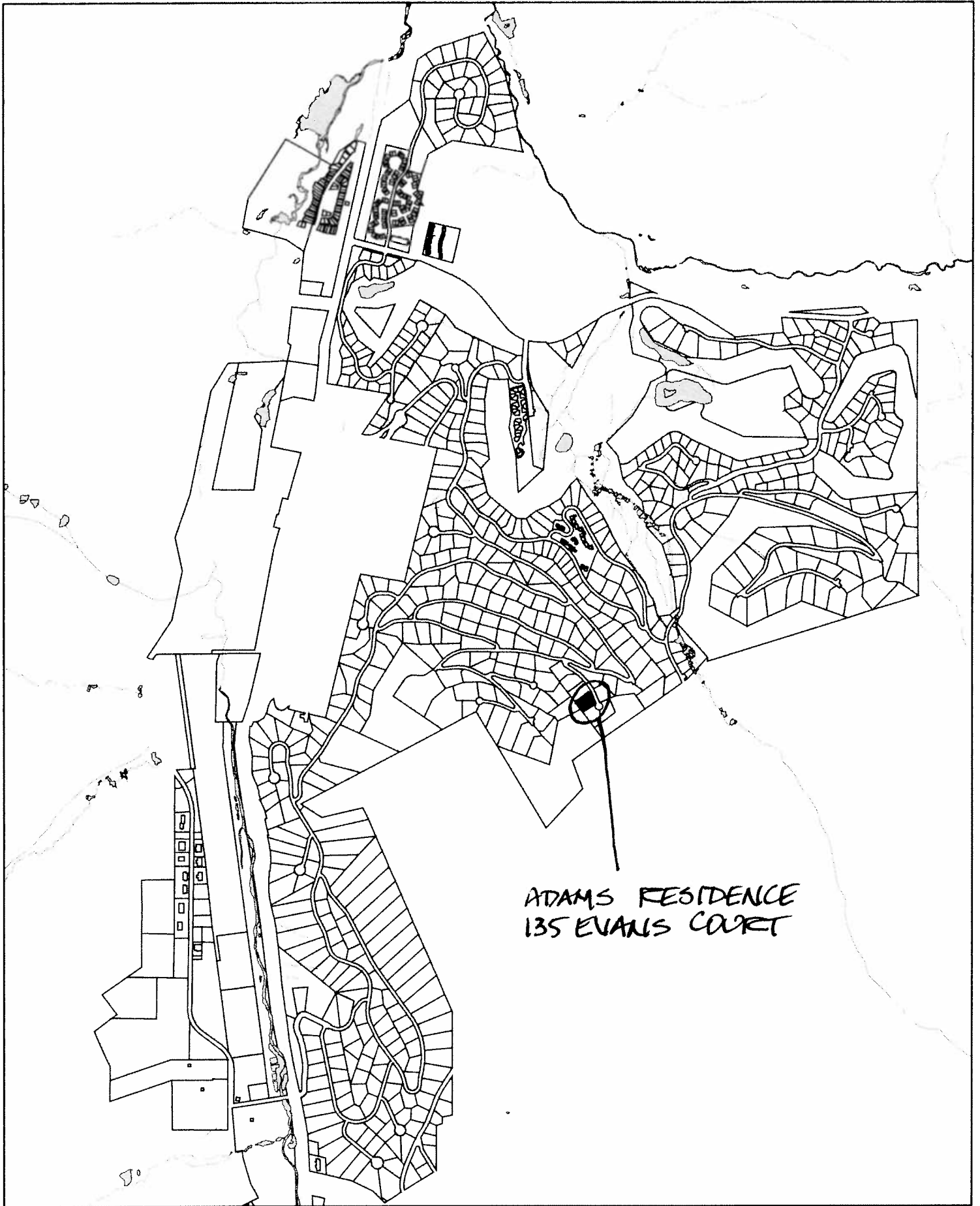
Tuesday, June 15, 2010  
Breckenridge Council Chambers  
150 Ski Hill Road

*Site visit to East Side Residential Transition Area. Meet at Town Hall at 12noon.*

<b>7:00</b>	<b><i>Call to Order of the June 15, 2010 Planning Commission Meeting; 7:00 p.m. Roll Call Approval of Minutes June 1, 2010 Regular Meeting Approval of Agenda</i></b>	<b>4</b>
<b>7:05</b>	<b><i>Consent Calendar</i></b>	
	1. Temporary Tent on the Barney Ford House Lawn (MGT) PC#2010031 111 East Washington Avenue	<b>9</b>
	2. Pete's Billiards Change of Use (MGT) PC#2010036 500 South Main Street	<b>16</b>
	3. Adams Residence (CK) PC#2010034 135 Evans Court	<b>20</b>
<b>7:15</b>	<b><i>Worksessions</i></b>	
	1. Transition Standards (MMO)	<b>31</b>
<b>8:15</b>	<b><i>Town Council Report</i></b>	
<b>8:25</b>	<b><i>Public Project Hearings</i></b>	
	1. Locomotive #9 Site Plan (JP) PC#2009007 107 Boreas Pass Road	<b>38</b>
<b>9:15</b>	<b><i>Combined Hearings</i></b>	
	1. Shock Hill Cottages Tract F Extended Vesting (CN) PC#2010033 12 Regent Drive	<b>45</b>
<b>9:30</b>	<b><i>Other Matters</i></b>	
	1. PC Field Trip	<b>66</b>
	2. Historic Preservation Commission Training, Broomfield, June 18	<b>67</b>
	3. Public Officials Liability Training, Breckenridge, July 20	<b>69</b>
<b>10:00</b>	<b><i>Adjournment</i></b>	

For further information, please contact the Planning Department at 970/453-3160.

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



ADAMS RESIDENCE  
135 EVANS COURT



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**Breckenridge North**

printed 2007

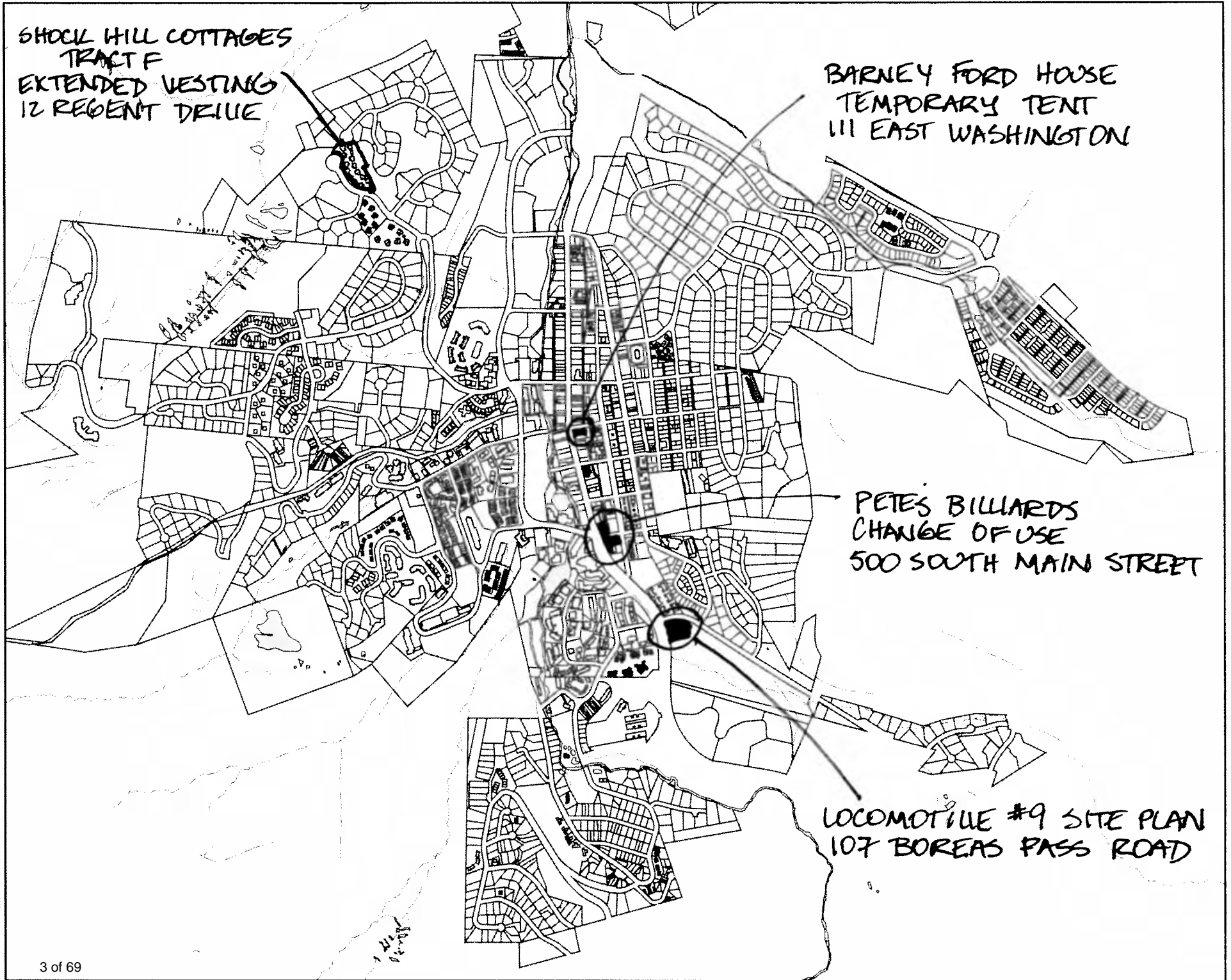
**J**

SHOCK HILL COTTAGES  
TRACT F  
EXTENDED VESTING  
12 REGENT DRIVE

BARNEY FORD HOUSE  
TEMPORARY TENT  
111 EAST WASHINGTON

PETE'S BILLIARDS  
CHANGE OF USE  
500 SOUTH MAIN STREET

LOCOMOTIVE #9 SITE PLAN  
107 BOREAS PASS ROAD



PLANNING COMMISSION MEETING

THE MEETING WAS CALLED TO ORDER AT 7:05 P.M.

ROLL CALL

Rodney Allen                      Jim Lamb                      Dan Schroder  
Leigh Girvin                      Michael Bertaux              JB Katz  
Dave Pringle (arrived at 7:27)

APPROVAL OF MINUTES

On page 6 of the packet, Mr. Schroder's comments should have said "...Is a driveway *within* the scope of the HERS rating, or does it stand alone?" With this one change, the minutes of the May 18, 2010 Planning Commission meetings were approved unanimously (6-0).

APPROVAL OF AGENDA

With no changes, the Agenda for the June 1, 2010 Planning Commission meeting was approved unanimously (6-0).

**CONSENT CALENDAR:**

1. Double Diamond Whiskey Distillery Addition (CK) PC#2010029, 1925 Airport Road

Ms. Girvin: The Double Diamond Whiskey Addition site plan is hard to read. (Mr. Kulick showed the architectural documents to the Commission for verification.

Mr. Schroder: I appreciate you clarifying the density for the minutes.

2. Stafford Residence (MGT) PC#2010028, 359 Long Ridge Drive

With no requests for call-up, the consent calendar was approved as presented.

WORKSESSIONS:

1. Landscaping Policy

Ms. Cram presented. Staff has made some additional changes based on the feedback from the Commission at the April 20<sup>th</sup> meeting. All new language from the last meeting was highlighted in the packet in **bold underline**, while language removed was shown in the packet in ~~strike through~~. Staff comments, or where additional information may be required, were shown in the packet in *italics*. The minutes from the April 20<sup>th</sup> meeting were also presented for reference.

The major change from the previous version is that Staff added language under the Absolute Policy for minimum landscaping requirements.

Staff understands that the Commission's preference was to add language to the Absolute Policy regarding minimum landscaping requirements and to not have negative points; however, staff believed it was important to keep the Development Code flexible and to have the opportunity to award negative points should remain an option, especially for unforeseen circumstances. Staff will be sure to share with the Council the Commission's input on the matter.

Commissioner Questions/Comments:

Mr. Schroder: I'm in favor of offering the applicant the opportunity to get negative points. I don't see any person 'choosing' to get negative points on something so easy as landscaping. They will make the good decision to get positive points and make their community a better looking place. We had a previous applicant who installed excessive plantings and, frankly, it did not look good. Maybe negative points for overplanting and making the space look like a jungle? (Ms. Cram: We will try to avoid this by reviewing plantings based on what fits at maturity.)

Mr. Pringle: I don't feel strongly one way or the other about negative points.

Ms. Katz: You can remove the verbiage under negative two (-2) points about providing no landscaping; this is covered under absolute. I agree with Ms. Girvin on the points. The code itself is a good code. It has worked well over the years. Hopefully, people will decide to go for the positive points

Mr. Lamb: I would be okay with this new wording, or to leave it as is. People don't want negative points. They will adhere to the code and try to get positive points

- Ms. Girvin: I've flip-flopped on the negative points in the last few meetings. We need to have consistency with the rest of the code. The code works better if you have a balance of positive and negative points in the policy.
- Mr. Bertaux: Ok, can argue about it in the future with more specific information. Someone has the ability to get negative or positive points depending on the landscaping proposed.
- Mr. Allen: I just want to make sure that the wording is clear in this landscaping policy. Do you have to actually plant vegetation, or is it okay if good vegetation is already there? (Mr. Grosshuesch: Pre-existing vegetation is also okay.) (Ms. Cram: Each site shall provide, whether through *existing* vegetation or through new landscaping, the correct screening.) Do we need negative points? I still like the absolute policy. For me, I would like it to state more clearly, instead of using the phrase 'alternative design.' (Mr. Pringle: I don't feel strongly either way to warrant a change.) (Ms. Cram: Specimen trees are our priority to preserve. We should give positive/negative points for saving/destroying these trees, no matter where they are.) (Mr. Lamb: When you have a disturbance envelope, you need to be able to disturb that area without losing points for disturbing specimen trees. We should not get negative points for disturbing a tree within their disturbance envelope.) (Mr. Neubecker: Every site will be different. If that tree is in the middle of the site, it needs to be removed. If it is on the perimeter, maybe we could give positive points for preserving it. If we could tweak the plan enough to save our few good trees and still allow development, we should encourage that.) (Ms. Girvin: I am in favor of keeping this sentence.) (Ms. Katz: I agree.) (Mr. Schroder: Me too.) (Ms. Cram: We could say "Specimen trees that could reasonably be avoided.") (Ms. Girvin: I don't think the word 'reasonable' is necessary. All of our decisions are supposed to be reasonable.) (Mr. Pringle: There are a number of homes, especially in this area, that have older trees that may be at the end of their life cycle that could be easily disturbed by construction, pine beetle, etc. I think that it is a much better prospect to put in younger, healthier trees that will be less disturbed by development.) (Mr. Bertaux: I'm fine with it the way it is. We can give positive, negative or zero points, depending on each incident.) Is 'specimen' tree defined in the code? (Ms. Cram: Yes.) (Mr. Neubecker: Read definition of "specimen" from code book.)

Mr. Allen opened the worksession to public comment.

Mr. Lee Edwards: Can I get positive points if I preserve old trees and move them to another location on the property? (Mr. Neubecker: Transplanting trees counts toward new plantings and should be rewarded appropriate points. They are also included in the landscaping covenant.)

There was no more public comment and the worksession was closed.

#### TOWN COUNCIL REPORT:

No report.

#### PRELIMINARY HEARINGS:

1. Nauman Residence Remodel and Landmarking (MM) PC#2010030, 211 East Washington Avenue

Mr. Mosher presented a proposal to perform an extensive exterior restoration of the historic house and remodel of the non-compliant addition. The reconstruction of the historic house would include a full basement beneath the historic portion of the footprint. Local landmarking of the property was also requested.

The Applicant has proposed a full historic restoration of the original structure (20 x 26 = 520 sq. ft) as follows:

- 1) Remove north facing roof "growth" over historic main ridge of the historic house, cut the roof addition back approximately 12 to 14 feet and lower this ridge below the original historic ridge to better create the appearance of a "connector", as defined in the Historic Standards.
- 2) The existing density under this roofed area will be removed (currently a bedroom).
- 3) Remove the east and west non-historic bay windows (keeping the west facing historic bay window) on the historic structure, per plan (19 sq. ft.).
- 4) Restore the original roof form to the greatest degree possible on the historic structure.
- 5) Restore all original window openings and replace front (north) door with historically compliant door.

- 6) Full restoration of the front porch with correct post detailing (existing posts to be replaced based on photographs).
- 7) After locally Landmarking, add full basement under historic footprint (zero lot line on west).
- 8) On the non-historic addition, correct all windows to historically compliant vertically orientated double hung windows.
- 9) Correct roof form in non-compliant addition.

Notes:

1. There will be no changes in the historic floor elevation
2. There will be no increase in rear roofline height.
3. The building is to remain in its current location.
4. There will be a slight reduction in existing density.

The proposal is technically complex, but Staff believes the resulting modifications to the house greatly simplifies the overall look and brings the property into better compliance with the Development Code. The Planning Department recommended this application return for another (possibly final) hearing.

Staff requested Commission feedback on the following issues:

1. Did the Commission agree that the parking could remain encroaching into the Right-of-Way, or should it be placed entirely onto the property as required by code?
2. Did the Commission believe that Priority Policy 80A (connector link) has been met or did the Commission believe a variance would need to be processed?
3. Did the Commission believe that Design Standard #82 (taller portions at the backside of a building) was met?
4. Did the Commission have any feedback at this time concerning possible positive points for historic preservation?

Staff welcomed any other feedback.

Janet Sutterley, Architect presented historic photos of the property, as well as architectural blueprints, elevations and details. There will be landscaping in the front, the rear, and along the retaining wall. First choice is to leave parking where it is (partially in the Town Right of Way), and maintain the larger side yard. (Mr. Mosher: I anticipate Public Works to push snow to the corner of Washington and French where they currently do.) Egress will be on the West or East side, due to entering the house up or down a half level on the East side. I've added egress by the window well, which is tucked behind the historic bay window. In other words, the window well will also be encroaching on the alley, but no more than the historic bay window. We will be adding a trim piece on the roofline of the shed, even though it is not the historic roofline, but it matches the existing roofline. We are trying to present the idea of a connector, by reducing the ridgeline by sixteen feet, which is a significant architectural change. Mr. Mosher and I will also work on a complete materials list for you. We've added an attached outdoor storage shed which changes the existing density into mass, because it is just storage for bikes, skis, etc. The real credit here goes to the applicants, the Nauman's. They care enough and put the effort into doing this right, go the distance, and redesign this right and historically, instead of just slapping on a new paint color.

Commissioner Questions/Comments:

Mr. Schroder: Why do we need to go through the landmarking first, and then get the permit? (Mr. Mosher: If the Town Council were to deny the landmarking, it's too difficult to remove a "free" basement after it is built.) Is there snow consideration on the exterior stairs? (Ms. Pringle: We need to talk about that. Heat is a definite consideration to prevent ice buildup.) (Mr. Mosher: Grip-strut stairs could be used to prevent snow buildup.) Question: What happens when a third car parks with a perpendicular tandem? Can we get a Town "class" going to teach people that they can't park that way? Oh, wait, no one would come.

Final Comments: I believe the parking can function in the ROW as shown on Exhibit A. Looking at Policy 80A – a variance would be the best method to move towards. There are too many criteria that this situation can't meet on 80A. Design Standard 82 has been met. I'm leaning more towards positive nine (+9) points, which seems right based on the restoration efforts, or it could be positive six (+6) points. Not quite ready for final review. Still some issues to deal with, especially Policy 80A.

- Ms. Katz: The property line in the alley, and how this affects the window well, I want to talk about that. (Mr. Mosher: Since this discussion was not part of the Staff report, we don't have an answer in this particular instance, because it is Town-owned space.) (Mr. Neubecker: If the window well cannot be in the alley, maybe the floor plan can be revised and encroachment space should be moved. I agree with Mr. Mosher, we don't need to talk about this now. We can save this detailed discussion for next time.) (Mr. Pringle: The window well is not above ground. The new window takes up the same amount of encroachment space as the current historic bay window. But yes, we can talk more later.) Is it more important for you to take this to final, or is it okay to just have staff review this further? (Mr. Pringle: Maybe a combination.) It would certainly put the pressure on staff to get this done. (Mr. Mosher: We will review and tweak details and then bring it back to staff.) Okay.  
Final comments: (1) Okay with the parking in ROW as it is in option A. (2) Policy 80A - I don't think there's anything that they can do about this hardship that was not created by them, so I'm fine with the variance. (3) I'm fine with it (taller portions at back of house). These restoration points are kind of all over the place, but positive six (+6) or positive nine (+9) is not a huge range in points in comparison to how huge these projects are. Restoring the house to the photos, roof removal, etc. may be justification for positive nine (+9) points. (4) I am concerned, as is Ms. Girvin, that someone may turn the lower level rec-room into an accessory apartment in the future. We need to find a common sense solution for this house that would eliminate those future factors. (5) I can see this going to the final, but I see that others don't see it approvable yet, so let's just keep working on it.
- Mr. Pringle: Maybe in this project, there could be a different way to create a link between the two buildings, instead of changing materials or something to distinguish the new addition from the old historic building. I don't think that the Town wants to give away the alley property, but would they consider an easement for this homeowner? (Mr. Bertaux: Not a good idea, because then everyone in town wants to do what they want with their own alley space.) Do we need to have this egress window? (Ms. Sutterley: Yes, if we have a bedroom down there, we have to have egress. Removing that egress will also remove the bedroom.) (Mr. Mosher: We can talk about this more later.) If we go through exhibit A (partially in the ROW) for parking, what is going to happen to the corner? (Mr. Mosher: That corner will now be available to the Town for additional snow stacking.)  
Final comments: Parking as shown in Exhibit A is fine. There are enough encroachment licenses around town; the parking is not an issue. I don't know how we get around the bigger problem of the property encroaching over the west side. Let's see what we can do with that on the West (the alley) side during our next meeting. I'd take a different approach to Policy 80-A. Does it even apply to this case? We're not adding to it, we're just renovating what is already there, so it is not applicable. On the restoration, someplace between positive six (+6) to positive nine (+9) points would work. Positive nine (+9) if we solve these issues in the next couple weeks.
- Mr. Lamb: No questions, I'll just wait and give my opinion.  
Final comments: The basement could easily be converted to an apartment. Egress is also an issue. (1) Parking is a concern with me. (2) I know that egress is a concern too, but let's keep working on it and maybe get a solution before final. (3) Ok with back side taller. (4) Connector link has not been met at all, but it sounds that supporting the variance should be the best way to get around that. Positive six (+6) to positive nine (+9) range of positive points is good. Lean towards positive nine (+9). I think that it could make it to final if issues are resolved.
- Ms. Girvin: Final comments: I am uncomfortable with encouraging another encroachment on the west side. This would not be a good precedent. The entrance on the east side is okay, but be careful, because that 'rec' room will easily, in the future, be turned into an additional apartment. Maybe not by the Nauman's, but by the next owner. This would require a third parking space. This is something that we need to be smart about. If there are not exterior stairs here, could we put a window well on the east side? We could solve several problems at once: parking, additional tenants, need for a window well. I still support parking encroachment into ROW.  
Final comments: Parking in ROW ok. I'm concerned about this becoming an illegal accessory apartment. Number 2 has 80A been met? No. We are making lemonade out of lemons. Meets only one of the criteria. I would rather grant a variance. Points for historic preservation? Not sure. Can this go to final? No. It's not ready. Not until we decide on the alley issues.
- Mr. Bertaux: Is the snow blower going to be picking up snow and blowing it over the retaining wall, into this landscaped yard? I understand that, by code, there is no other place to put it. It's just sad that

there's no other solution now. Why is there more positive than negative points here? (Mr. Mosher: At this preliminary review, Staff found no code based negative points to assign.)

Final comments: Thank you to the Nauman's for the work on this building. Exhibit A is not good for landscaping, but it fits the parking requirements. OK with parking in the ROW, since it helps to keep the yard space. I don't think you can meet 80A; support a variance. Reducing the ridgeline helps, but does not get to positive nine (+9) points, but the point analysis should be passed as long as these problems are solved. A pedestrian alley would be nice, but this is not our issue, that belongs to the Town. Yes, ready for final.

Mr. Allen: Does policy 80A say that we have to have two parking spaces here and not reach over the encroachment space? (Mr. Mosher: If needed, we could get a variance for the parking.) What about this fence? Will it be the same as the current fence? (Ms. Sutterley: No, it will be code compliant wrought iron.) Are solid fences allowed? (Mr. Neubecker: More solid fences are allowed in the rear of properties, but wrought iron and picket are recommended in front. The fence will be as per historic code.) Good.

Final comments: Thanks to Mrs. Nauman and Mrs. Sutterley. It's a killer application. I disagree with the rest of the Commission and believe it is not a hardship to place both parking spaces completely on the site. Policy 80A has not been met and it needs a variance, unless it is inapplicable as Mr. Pringle just suggested. I think positive nine (+9) points for sure. It totally meets the example of positive nine (+9) points. As far as going to final, I think we're okay with final if you come to an agreement with Town Council about the alley. If they do not approve, then I do not approve. That is a can of worms that I do not want to open. You might have to lose the stairs if the window well cannot be met, but I do not agree that the apartment would be used as future added tenants. All properties have that potential. Final hearing? Figure out the alley issues.

Mr. Allen opened the hearing to public comment.

Mr. Lee Edwards: I would not like additional parking to the west of this house, because the alley is used for pedestrian access. I walk here all the time.

There was no more public comment and the hearing was closed.

***OTHER MATTERS:***

Historic Preservation Commission Training is available in Broomfield on June 18. Mr. Neubecker reminded the Commission they could sign up themselves or through Joanie Brewster. So far Mr. Bertaux is registered for the training, which is highly recommended.

**ADJOURNMENT**

The meeting was adjourned at 9:15 p.m.

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Rodney Allen, Chair





## Staff Comments

**Land Use:** Residential and commercial uses are allowed in this Land Use District, although these types of uses do not qualify as “commercial”. They are considered common space, as is conference space in a condo-hotel. The Development Code specifically allows for these types of temporary tents in Policy 36: Temporary Structures.

*(ABSOLUTE) TEMPORARY STRUCTURES (36/A): The placement of temporary structures within the Town of Breckenridge is strongly discouraged.*

*A. Temporary Structures: Temporary structures, other than temporary vendor carts for short-term special events or temporary vendors for the vending of food and/or beverages exclusively, shall be allowed subject to the following conditions:*

*(1) Temporary structures shall only be utilized to replace an existing structure being demolished on site while a new, permanent structure on the same site is being constructed.*

*(2) The temporary structure shall have no greater floor area than the structure it is temporarily replacing.*

*(3) The temporary structure shall not be placed on site until a building permit has been issued for the new structure.*

*(4) The applicant, owner, lessee, etc. of the structure shall provide a monetary guarantee, ensuring the complete removal of the structure, site clean-up, and site revegetation, once the permit for the temporary structure has expired. In addition, the applicant, owner, lessee, etc. shall enter into an agreement with the Town, authorizing the Town to take possession of the structure and dispose of it upon failure of the applicant to remove the structure in a reasonable period of time.*

*(5) Exemptions: Temporary tents, air structures or other similar structures, not intended for office, retail, industrial or commercial uses, shall be exempt from the provisions of this Section, subject to all other relevant Development Code policies.*

This section of the Development Code was included specifically to permit temporary tents such as the one proposed today.

**Density/Mass:** Temporary tents such as the one proposed do not count as density or mass. They are considered common space or amenities.

**Site Plan:** The tent will be placed in yard of the Barney Ford House Museum adjacent to S. Main Street. The tent has been placed at this same location in the past. Staff has no concerns with the proposed site plan.

**Parking:** Adequate parking is available during the summer months on S. Main Street and the surrounding area. The tent will not block any emergency access to the building. Staff has no concerns regarding parking, considering this is a temporary, summer only use.

**Architecture:** The proposed tent is constructed of white vinyl and it supported by interior center poles. The tent will resemble a smaller version of the Riverwalk Center's former tent, with a peaked roof. Staff has no concerns with the proposed design of the tent.

**Point Analysis:** Staff finds no reason to assign positive or negative points to this application. The proposal meets all Absolute and Relative policies of the Development Code.

**Staff Action**

**The Planning Department has approved the Barney Ford Museum Summer Tent, PC#2010031, for the summer of 2010 and 2011, with the attached Findings & Conditions. We recommend the Planning Commission uphold this decision.**

## TOWN OF BRECKENRIDGE

Barney Ford House Museum Temporary Tent  
111 E. Washington Avenue  
PERMIT #2010031

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### FINDINGS

1. The project is in accordance 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 June 10, 2010, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on June 15, 2010, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires on December 22, 2011. 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. The Summer Function Tent approved by this permit may be installed between June 30th and July 12th 2010 and again in 2011, and must be removed by July 12th of each year. All necessary Red, White and Blue Fire District permits must be obtained each year that the tent is installed. Additional dates may be added with a Class D permit.
6. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
7. 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.

The 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. The Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.

8. 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.

Washington Ave.

Sidewalk

Entrance

Barney Ford House  
Museum

Portolets

garbage

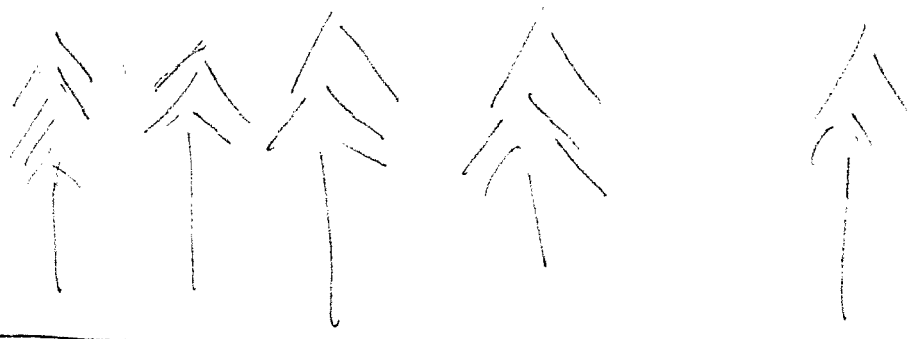
30 x 40 tent

Property  
line  
fence

Food  
+ beverage  
service

fence

garbage



fence

Main Street

Sidewalk

← N



## Planning Commission Staff Report

**Project Manager:** Matt Thompson, AICP

**Date:** June 10, 2010 (for the June 15, 2010 meeting)

**Subject:** Brooklyn's Tavern and Billards Change of Use (Class C Minor; PC# 2010035)

**Applicants/Owners:** Barr Harbour, LLC

**Proposal:** The applicants are proposing to change the use of the property/suites from commercial use to a 2,329 square foot tavern and billiards. No changes are proposed to the exterior of the building.

**Address:** 500 S. Main Street

**Legal Description:** Suites F1, G1 and H1, La Cima Mall

**Land Use District:** 19 – Commercial: 1:1 Floor area ratio

**Site Conditions:** This 46,609 square foot building, known as the La Cima Mall, was constructed as a mixed-use commercial building in 1990. The building is between 2 and 3 stories in height with portions of the first floor being partially below grade. On-site parking is available on the site at the rear of the lot and the remainder has been paid into the Service Area. There is mature landscaping on the site, which was installed when the building was constructed.

**Adjacent Uses:** North: Tannhauser Condo  
East: Placer Ridge Condo  
South: Main Ridge Condo  
West: Main St./Main Street Station

**Density:** Existing: 2,329 sq. ft. (commercial)  
Proposed: 2,329 sq. ft. (restaurant)  
\*Change of use will impact parking requirements.

No change is proposed to the height, lot coverage, snow stacking, setbacks, architecture or landscaping.

**Parking:** Existing: 3.26 spaces  
Required: 8.15 spaces  
Proposed added: 4.89 spaces

### **Item History**

The Town Council approved this building on September 26, 1989, which created suites F1, G1, and H1.



### **Staff Comments**

**Land Use (Policies 2/A & 2/R):** Commercial uses are allowed in this Land Use District. The applicant proposes to change a retail use to a restaurant use.

**Site Plan/Parking:** No changes are proposed to the site plan. However, due to the change in use from retail to a restaurant, 4.89 additional parking spaces will be required per Section 9-3-8: Off-Street Parking Requirement, of the Development Code. There is an existing parking lot but the spaces have already been allocated to the existing commercial uses. The applicant does not have the land to provide 4.89 spaces and therefore will need to pay a fee in lieu of the provision of off-street parking per section 9-3-12 of the Development Code. That fee is calculated at \$13,000.00 per parking spot, which equals \$63,570.00 required for the fee in lieu of parking. This has been added as a Condition of Approval.

**Point Analysis (Section: 9-1-17-3):** Staff conducted an informal point analysis and found all the Absolute Policies of the Development Code to be met, and no reason to assign positive or negative points to this project under any Relative policies.

### **Staff Decision**

The Planning Department has approved the Change of Use at Brooklyn's Tavern and Billiards, 500 S. Main Street (PC#2001035), and we recommend the Planning Commission uphold this decision.

**TOWN OF BRECKENRIDGE**

Brooklyn's Tavern and Billiards Change of Use  
500 South Main Street  
La Cima Mall  
PERMIT #2010035

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

**FINDINGS**

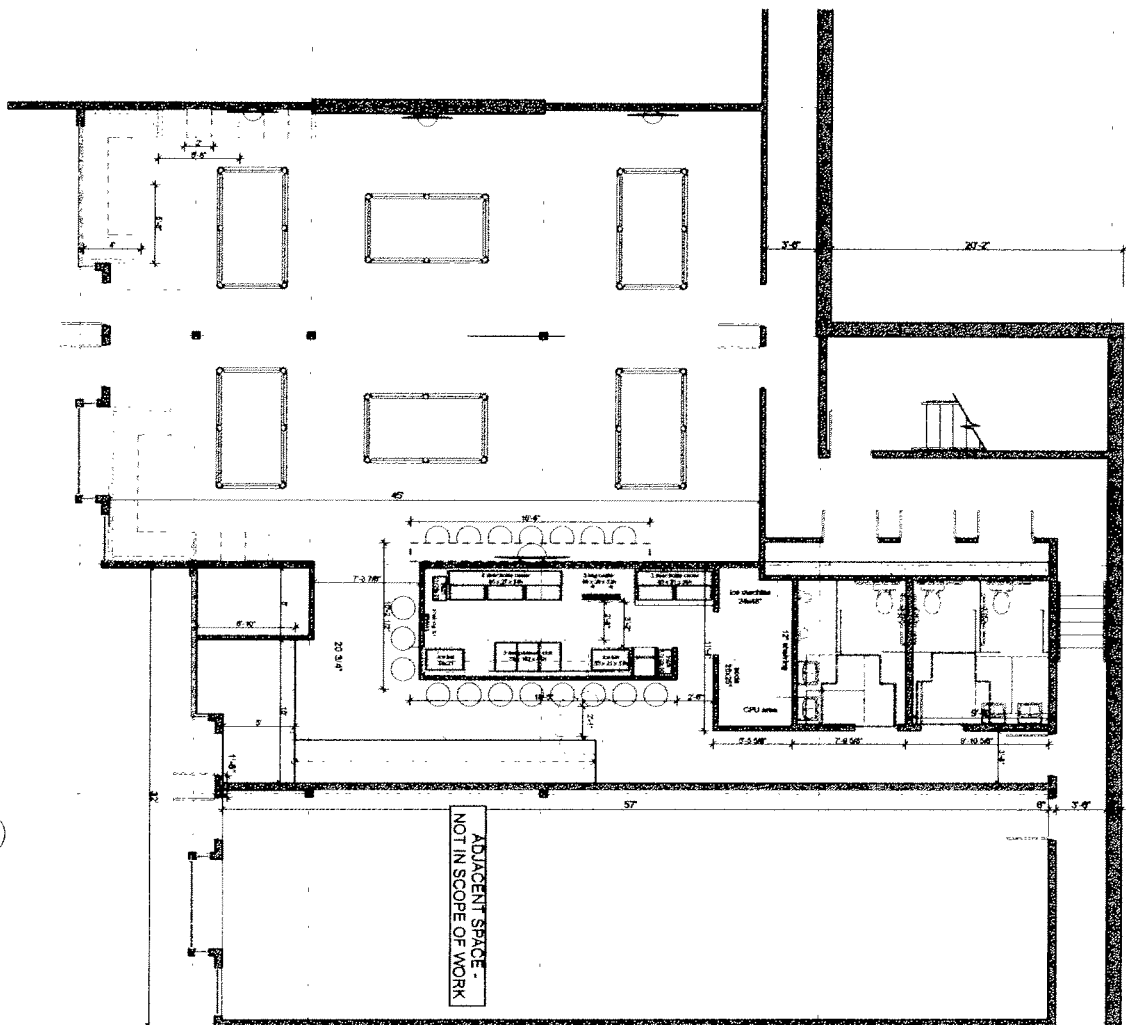
1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated June 10, 2010, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on June 15, 2010, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.

**CONDITIONS**

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. Complies with the statements of the staff and applicant made on the evidentiary forms and policy analysis form.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT**

4. The applicant shall be required to pay \$45,462.31 for the water tap fee, or Plant Investment Fee (PIF) for this change of use. The new use shall be considered a restaurant/lounge for the purpose of water PIF's calculation.
5. Applicant shall pay a fee of \$63,570.00 in lieu of providing additional on-site parking per Section 9-3-13 of the Breckenridge Town Code (Off-Street Parking Regulations) for 4.89 parking spaces. The new use shall be considered restaurant (sit down) for the purpose of parking.



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ADJACENT SPACE -  
NOT IN SCOPE OF WORK

Brooklyn's  
~~OFF THE RAIL~~  
tenant finish

La Cima Mall - 500 South Main St. Breckenridge, CO 80424

Leif Sock & Associates, LLC  
88 Washington St.  
Denver, CO 80203  
970-618-6241

DATE: 04-20-10  
RELEASE: 04-21-10  
DRAWN BY: [signature]  
CHECKED BY: [signature]  
PROJECT: [signature]  
SCALE: 1/8\"/>

A1.0



Class C Development Review Check List

**Project Name/PC#:** Adams Residence PC#2010034  
**Project Manager:** Chris Kulick, AICP  
**Date of Report:** June 7, 2010 For the June 15, 2010 Planning Commission Meeting  
**Applicant/Owner:** Doug & Karen Adams  
**Agent:** Lee Lambert, Double Tree Designs  
**Proposed Use:** Single-Family Residence  
**Address:** 135 Evans Court  
**Legal Description:** Lot 226, Highlands at Breckenridge Filing #8  
**Site Area:** 49,175 sq. ft. 1.13 acres  
**Land Use District (2A/2R):**

**Existing Site Conditions:**

1: Platted Single-Family Residential, Subject to the Delaware Flats master Plan  
 The lot slopes downhill from west to east at an average of 20%. The site is moderately covered with lodge pole pine trees. A utility and drainage easment exists in the northeast corner of the lot.

**Density (3A/3R):** Allowed: Unlimited Proposed: 7,485 sq. ft.  
**Mass (4R):** Proposed: 8,949 sq. ft.  
**F.A.R.:** 1:5.50 FAR  
**Areas:**  
**Lower Level:** 2,117 sq. ft.  
**Main Level:** 2,559 sq. ft.  
**Upper Level:** 1,612 sq. ft.  
**Accessory Apartment:** 1,186 sq. ft.  
**Garage:** 1,475 sq. ft.  
**Total:** 8,949 sq. ft.  
**Bedrooms:** 6  
**Bathrooms:** 7  
**Height (6A/6R):** 33 feet overall  
 (Max 35' for single family outside Historic District)

**Site & Environmental Design (7R):**

This proposed residence is designed on a much steeper than the typical lot which requires a significant amount cut and a wrap around driveway. Due to the significant amount of grading that is required for this design, staff is recommending two negative (-2) points under Policy 7/R: Site and Environmental Design. Below is specific language from Policy 7/R.

*2X(-2/+2) A. Site Design and Grading: In order to reduce the amount of site disturbance, including vegetative removal, developments should be designed in a manner that minimizes the amount of cut and fill on a site, particularly those areas visible from adjacent properties and right of ways. Placement of buildings on the site should be accomplished in a manner that further minimizes new grading and any vegetative removal necessary for site access and drainage. Grading large areas to create a flat "benched" building pad is strongly discouraged unless disruption is planned to be minimized with a mechanical shoring method. The Town must approve any such plan.*

Additionally under Policy 7/R it is recommended that retaining walls be utilized to make up for grade changes and retain slopes when cuts are implemented. Since the applicants are developing within a platted building envelope that is situated on a steep lot, staff believes the applicants are utilizing the best practices under the circumstances by incorporating natural rock retaining walls with landscaping relief areas. Based on this design staff recommends two positive (-2) points under Policy 7/R: Site and Environmental Design. Below is specific language from Policy 7/R.

*2X(-2/+2) C. Retaining Walls: Retaining wall systems with integrated landscape areas are encouraged to be provided to retain slopes and make up changes in grade rather than cut/fill areas for slope retention.*

*Retaining wall systems made of, or faced with, natural materials such as rock or timbers are preferred. Other materials that are similar in the nature of the finishes may be considered on a case-by-case basis, but are not recommended for use in highly visible locations.*

*Smaller retaining wall systems, up to 4 feet tall, that incorporate vegetation between walls without creating excessive site disturbance are preferred. It is understood that, depending on the slope of the site, the height of retaining walls may vary to minimize site disruption. If an alternative site layout that causes less site grading and complies with all other relevant Development Code policies is viable, then it should be strongly considered.*

**Lot Coverage/Open Space (21R):**

Building / non-Permeable: 5,114 sq. ft.	10.40%
Hard Surface / non-Permeable: 4,226 sq. ft.	8.59%
Open Space / Permeable: 39,835 sq. ft.	81.01%

**Parking (18A/18R):**

Required: 3 spaces  
Proposed: 5 spaces

**Snowstack (13A/13R):**

Required: 1,057 sq. ft.	(25% of paved surfaces)
Proposed: 1,173 sq. ft.	(27.76% of paved surfaces)

**Fireplaces (30A/30R):**

Four - gas fired

**Accessory Apartment:**

Yes

**Building/Disturbance Envelope?**

Building Envelope

**Setbacks (9A/9R):**

Front: Building Envelope  
Side: Building Envelope  
Side: Building Envelope  
Rear: Building Envelope

**Architectural Compatibility (5/A & 5/R):**

The residence will be compatible with the land use district and surrounding residences.

**Exterior Materials:**

Vertical board and batten siding, ship lap horizontal siding, barkwood shingle siding, natural stone, Hardie plank trim.

**Roof:**

Pre-distressed corrugated metal, composite shingles

**Garage Doors:**

Wood Clad

**Landscaping (22A/22R):**

Planting Type	Quantity	Size
Colorado Spruce	6	@ 6 feet tall and 3 @ 10 feet tall
Aspen	10	4 inch caliper - 50% of each and 50% multi-stem
Golden Elder	40	

**Drainage (27A/27R):**

Positive away from structure.

**Driveway Slope:**

8 %

**Covenants:**

Standard landscaping covenant, Accessory Apartment covenant

**Point Analysis (Sec. 9-1-17-3):**

An informal point analysis was conducted for this proposed residence and two negative (-2) points were assigned under Policy 7/R: Site & Environmental Design for site disturbance and two positive (+2) points under Policy 7R: Site & Environmental Design for retaining walls. This project is recommended to pass with a score of zero (0) positive points.

**Staff Action:**

Staff has approved the Adams Residence, PC#2010034, located at 135 Evans Court, Lot 226, Highlands at Breckenridge Filing #8, with the attached findings and conditions.

**Comments:**

**Additional Conditions of Approval:** 25. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, prohibiting the accessory unit from being sold off separately from the main house.

## TOWN OF BRECKENRIDGE

Adams Residence  
Lot 226, Highlands at Breckenridge Filing #8  
135 Evans Court  
PC#2010034

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

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### 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 **June 7, 2010**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **June 15, 2010** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **December 22, 2011**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. At no time shall site disturbance extend beyond the limits of the platted building/site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
12. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

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

13. Applicant shall submit proof of ownership of the project site.
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. 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.
16. 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.
17. 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.
18. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
19. 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.
20. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is

installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.

21. 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.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

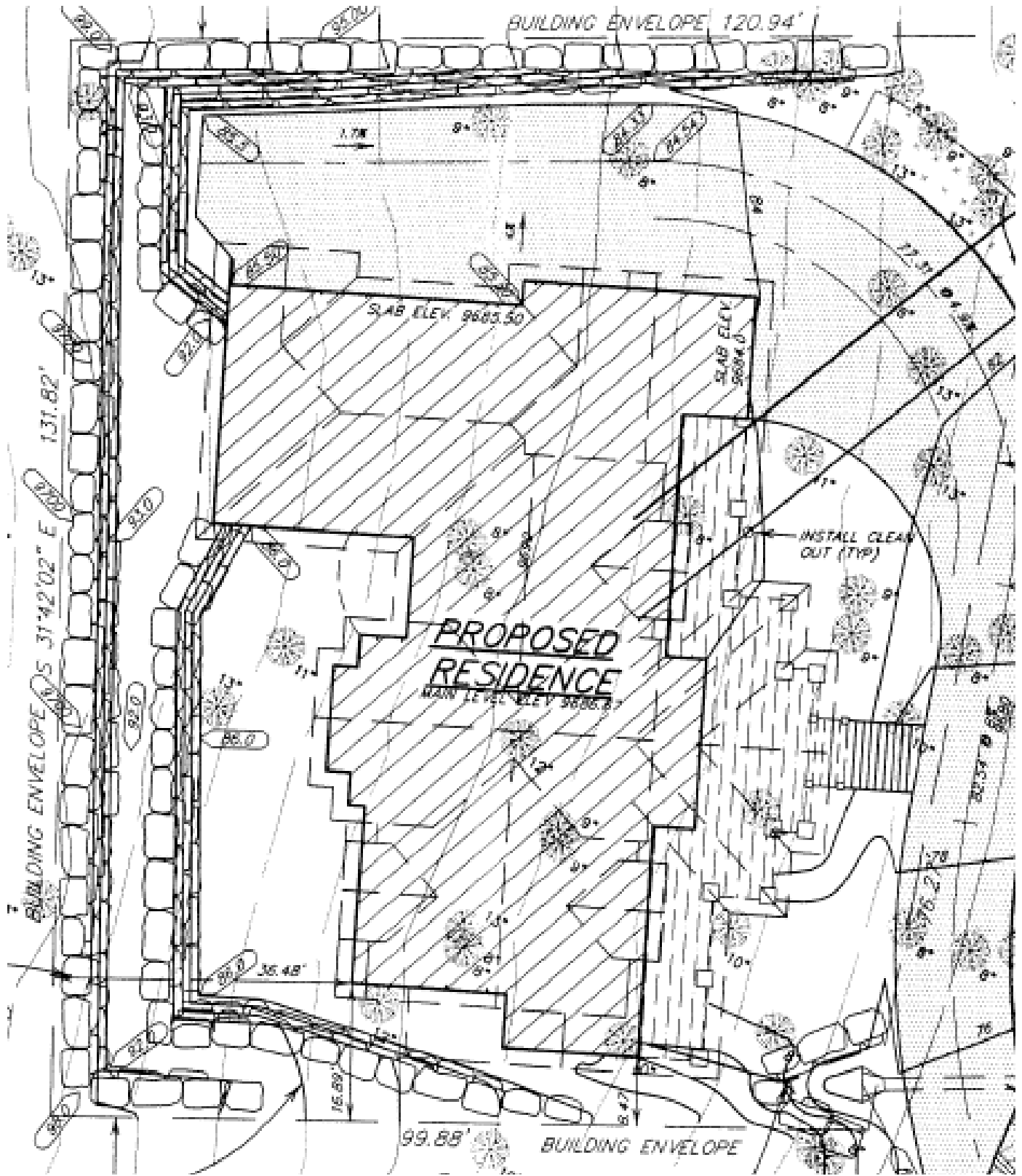
22. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
23. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
24. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
25. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, prohibiting the accessory unit from being sold off separately from the main house.
26. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
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.
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. Applicant shall construct all proposed trails according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.
34. 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.***

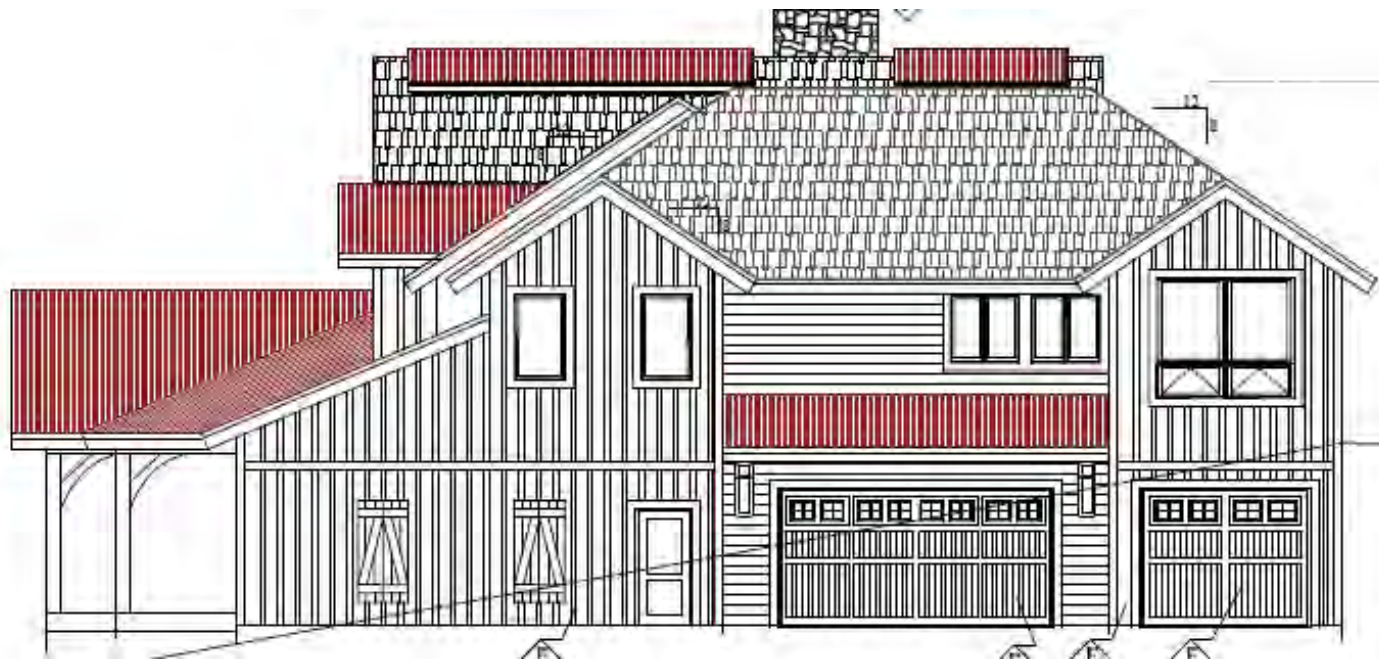
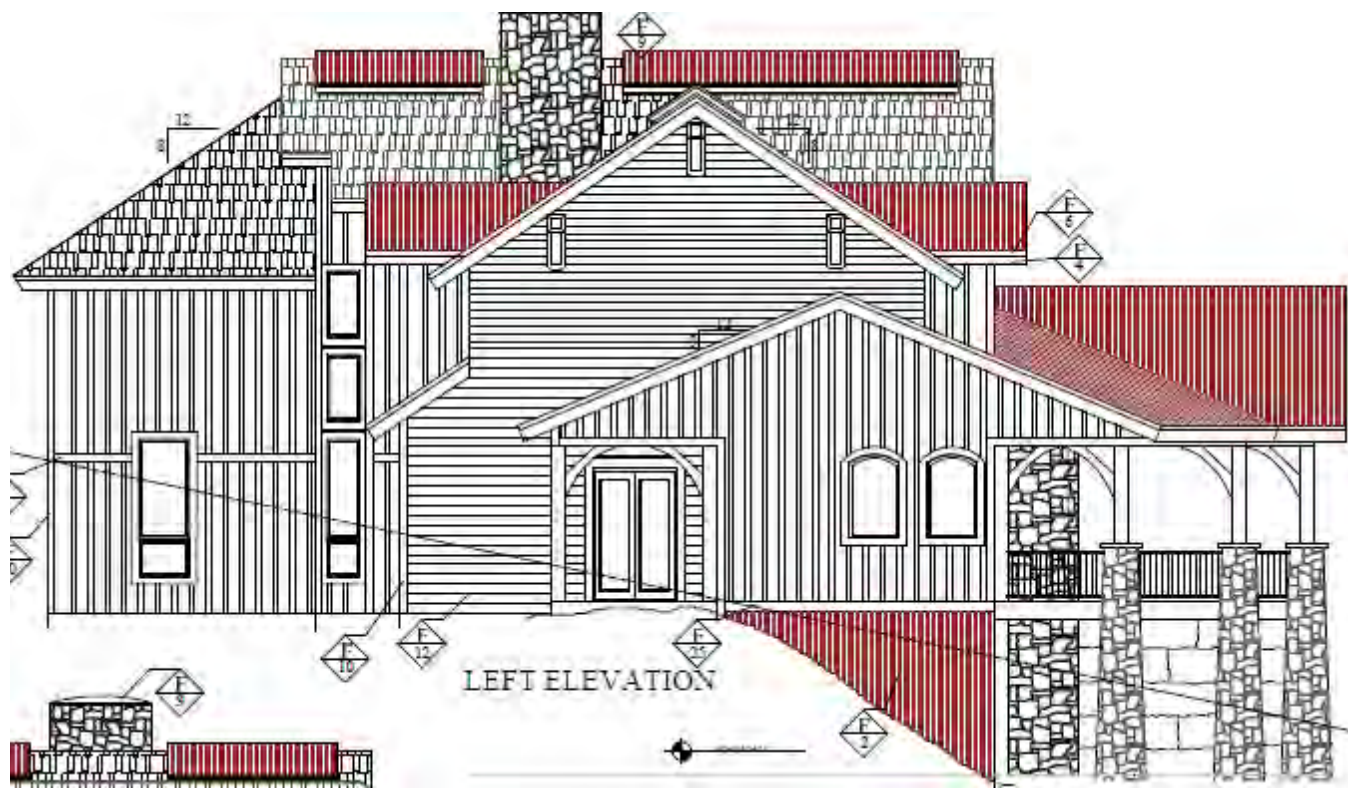
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## MEMO

Date: June 11, 2010  
To: Planning Commission  
From: Michael Mosher, Planner III, Community Development  
Subject: Review of Transition Standards - East Side Residential Character Area. *(Site visit scheduled)*

The Planning Commission last reviewed modifications to the proposed “Handbook of Design Standards for the Transition Areas of the Conservation District” on May 4, 2010. At that meeting, detail on the general concept of the ‘solid-to-void’ ratio was discussed. Staff is still researching information to respond to the comments heard at that meeting and will revisit ‘solid-to-void’ at a future Planning Commission meeting.

At this meeting, we are presenting the section of the proposed Handbook of Design Standards for the Transition Areas of the Conservation District - East Side Residential Transition Area. As initially drafted, the area map includes properties on the west side of Gold Flake Terrace and Highland Terrace. Similar to the Briar Rose Transition Area, the design criteria for west side South Gold Flake Terrace is geared towards addressing the west facing portions of development in this neighborhood. (Staff notes that the enclosed graphics will be ‘cleaned up’ for the final review.) Staff is suggesting some simple revisions to the existing text of this section:

1. We have removed the portion of the Design Standard 328 from this section of the un-adopted Transition Standards suggesting that the wood siding be painted. Staff believes that exterior finishes this particular Character Area, though in the Conservation District, are better suited to adhere to criteria suggested in Relative Policy 5, Architectural Compatibility. This Policy states:

*Exterior building materials and colors should not unduly contrast with the site's background. The use of natural materials, such as logs, timbers, wood siding and stone, are strongly encouraged because they weather well and reflect the area's indigenous architecture. Brick is an acceptable building material on smaller building elements, provided an earth tone color is selected. Stucco is an acceptable building material so long as an earth tone color is selected, but its use is discouraged and negative points shall be assessed if the application exceeds twenty five percent (25%) on any elevation as measured from the bottom of the fascia board to finished grade. Such measurement shall include column elements, windows and chimneys, but shall not include decks and railing elements. Roof materials should be nonreflective and blend into the site's backdrop as much as possible. Inappropriate exterior building materials include,*

*but are not limited to, untextured exposed concrete, untextured or unfinished unit masonry, highly reflective glass, reflective metal roof, and unpainted aluminum window frames. This section applies only to areas outside of the historic district, but does not apply to the Cucumber Gulch overlay protection district (see policy 5 (absolute), subsection D, of this section). (Ord. 30, Series 2003)*

Does the Commission support this suggested change?

2. Design Standard, Priority 326, addresses Mass and Scale for this Character Area; *“As seen from the Historic District, buildings should appear similar in mass and scale to historic structures across the street.”* Staff believes that the mass and scale of structures in this area could actually be larger and adhere to the 13.5 UPA massing as identified in the General Design Standards. Instead, we suggest titling this section *“Use building components similar to those seen traditionally in the Historic District”*. Does the Commission concur?
3. Design Standard 332 addresses garages. *“Minimize the view of parking facilities as seen from the street. Where feasible, locate the primary structure at the front of the lot and locate garages and other parking areas to the rear or side of the primary structure.”* Since none of the properties can place a garage at the back of the lots, we believe this section is not applicable. Does the Commission agree?

Staff is also exploring the current delineation of the boundary for this Transition Area. South of Washington Avenue, Highland Terrace separates the Historic District and Transition Area with homes on either side. There are also home sites above Highland Terrace (along Gold Flake Terrace) included in the boundary. The portion of this Transition Area north of Washington Avenue only has the homes in the Gold Flake subdivision as ‘transition’ to the Historic District. (Staff notes that the adopted boundary map for the Conservation District does not match the maps in the proposed Handbook of Design Standards for the Transition Areas of the Conservation District. Specifically, Gold Flake Terrace is not included.)

All of the homes in Gold Flake Terrace lie well above the Historic District. Unlike the Briar Rose Transition Area which has greater visibility from the Historic District, this subdivision has a substantial grade change (roughly 50 vertical feet) to the Historic District below and are also heavily buffered by mature Lodgepole and Spruce trees. (Staff notes, that there may be a time when the tree buffer may no longer exist and the visual impacts of the homes may be more important.) We welcome discussion regarding a possible change in the map boundary that would remove those lots along Gold Flake Terrace from the boundary. We will have a site visit the day of the meeting to look at the visual impacts associated with this Transition Area as it relates to the adjacent Historic District.



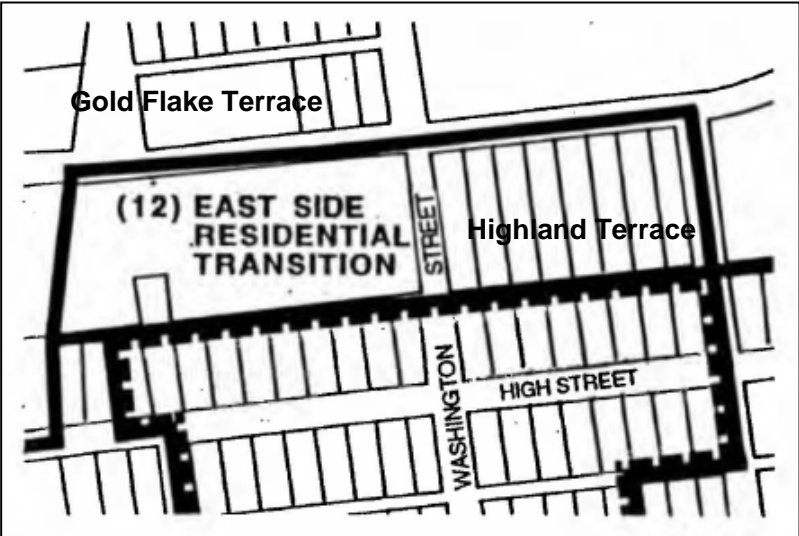
**#12. East Side Residential Transition Area**

The East Side Residential Transition Area lies along the west side of Gold Flake Terrace, approximately from Adams Avenue on the south to just beyond Lincoln on the north. The area slopes down steeply to the west and forms the easternmost edge of the Historic District. Many of these lots back up to lots on Highland Terrace. Of particular concern is how development on these parcels is perceived from the lower portion of these lots, the portions visible from the Historic District.

The area is densely built, with single family houses sited on narrow lots. Garages and lower level entries are typical features along Highland Terrace. The backs of the homes on Gold Flake Terrace face this Transition Area. This is a sensitive edge to the Historic District, because buildings face the boundary of the Historic District. The scale of building along this edge is therefore particularly important.

**Design Goals for the Character Area**

The goal for this area is to maintain a scale that is compatible with the Historic District and to enhance the street edge as a pedestrian friendly experience. Because the slopes are so steep, buildings uphill are highly visible. Therefore, their overall mass and scale is a concern.



Design Standards:

**324. Provide significant side yard setback when feasible.**

- With taller buildings in this area, minimum setbacks create a canyon effect, which is to be avoided.

**Building Widths**

Design Standards:

**325. Buildings should be similar in width to those seen traditionally in adjacent neighborhoods of the Historic District.**

- Break the overall mass down into smaller components to reduce its perceived scale.

**Building Set-backs**

**Mass and scale**

Design Standards:

**(P) 326. ~~As seen from the Historic District, buildings should appear similar in mass and scale to historic structures across the street.~~**

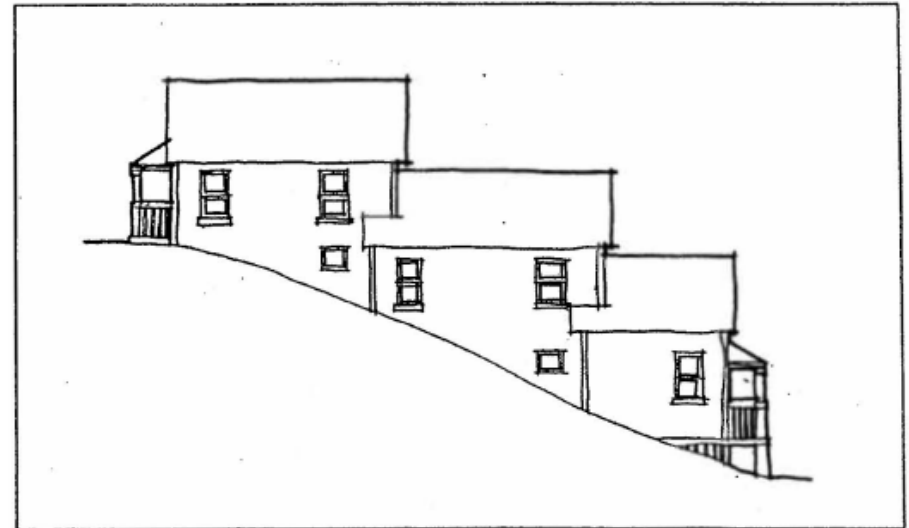
- Use building components similar in scale to those seen traditionally in the Historic District.
- ~~The primary building mass, as well as subordinate wings, dormers and porches, are examples of building components that should be similar.~~

**(P) 317. The building form should follow the slope of the hillside, stepping down in scale.**

**Architectural character**

Policy:

The East Side Transition Area is a relatively young neighborhood, and this fact should be expressed in the architecture found there. On the other hand, as a transition from the Historic District, there should be a strong sense of association with the Historic District. Buildings, therefore, should appear to have a sense of being visually related to older buildings in the Historic District, while not literally imitating them.



The building form should follow the slope of the hillside, stepping down in scale.

Design Standards:

**328. Buildings should exhibit architectural elements that are similar to those found in the Historic District.**

- Use windows and doors that are similar in size, shape and proportion to those used historically in Breckenridge. Greater variety in the manner in which the elements are arrayed in the design is appropriate in this area, however.
- Use building materials that are similar to those used historically for residential structures. ~~Painted wood siding is the preferred material.~~

#### Orientation on the lot

Design Standards:

**329. Orient the primary entrance toward the street.**

- This will provide visual interest to pedestrians and help establish a sense of pedestrian scale.
- See also the general standards for building orientation.

**330. Provide porches to identify primary entrances.**

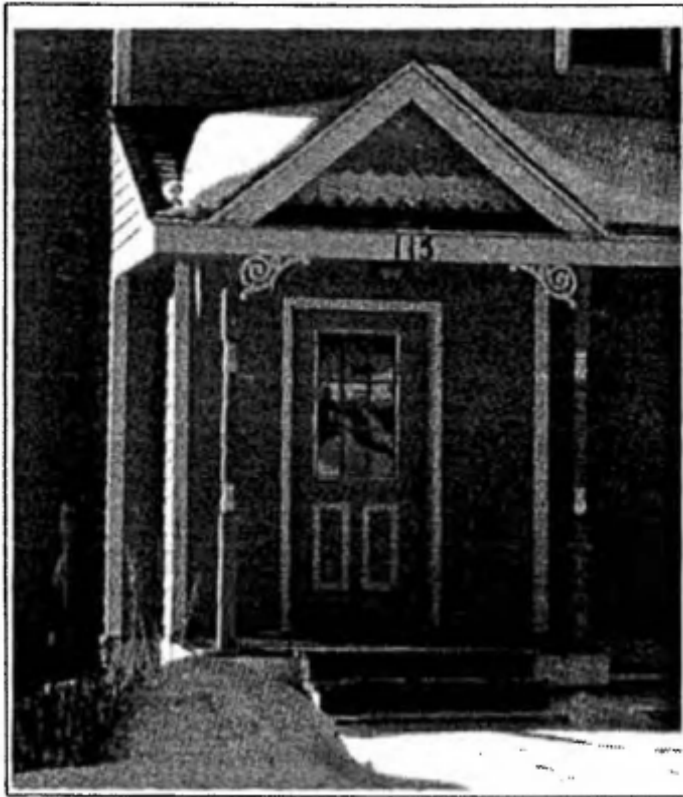
- These also should be oriented to the street.

#### Landscaping

Design Standards:

**331. Retain a natural alpine forest image in landscaping.**

- Preserve trees whenever feasible.
- Use native plants in landscaping.



**Provide porches to identify primary entrances.**

12. East Side Residential Transition Area

**Parking**

Policy:

Because some houses are clustered, garage structures may be proposed in this area that would serve several units. Because these structures may appear larger than seen traditionally, they may negatively affect the character of the street. Large expanses of street frontage occupied by garage doors and driveways rather than front yards and building entrances is discouraged.

Design Standards:

**332. Minimize the view of parking facilities as seen from the street.**

- Where feasible, locate the primary structure at the front of the lot and locate garages and other parking areas to the rear or side of the primary structure.
- Where feasible, a significant portion of the front facade may not be garage, but rather must be composed of traditional residential components, including porches, doors, windows and dormers.
- See also Design Standard #267 (Minimize the Visual Impacts of Garages).

**333. Minimize the perceived scale of parking structures.**

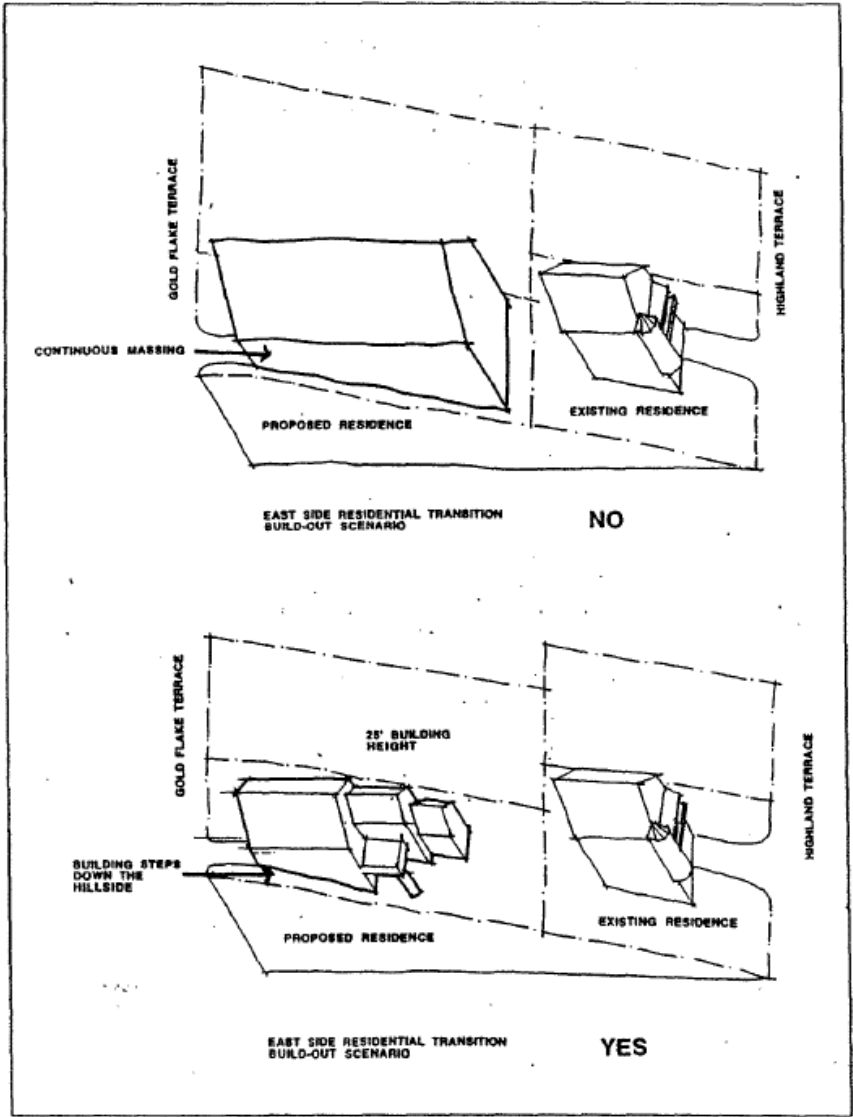
- Garages should appear subordinate to the primary structure. They should be smaller in scale than primary structures and simple in detail.

**Items generally not as critical**

Design Standard:

**334. The character of windows, doors and architectural details generally are not as critical in the East Side Residential Transition Area.**

- An exception is when such elements are so configured as to affect the overall scale or character of a building as it relates to other design standards in this document.



Break up large masses with smaller subordinate forms

## Planning Commission Staff Report

- Project Manager:** Julia Puester, AICP
- Date:** June 9, 2010 (For meeting of June 15, 2010)
- Subject:** Locomotive Park Public Project Hearing  
(Public Project; PC# 2009007)
- Applicant/Owner:** Breckenridge Heritage Alliance/Town of Breckenridge
- Proposal:** The proposal is to locate the historic Engine #9 and tender on the existing railroad tracks at the Rotary Park. The existing Rotary snowplow would remain in place and the attached box car would be relocated to the east of the driveway to make room for engine #9 and tender behind the rotary (which is historically accurate). The engine and tender would be covered with an open air shelter.
- Address:** 107 Boreas Pass Road
- Legal Description:** Block 2, Rodeo Grounds Subdivision, *aka* Rodeo Grounds Future Development  
(*lot includes Ice Rink*)
- Site Area:** 23.22 acres (1,011,464 square feet)
- Land Use District:** 28: Residential; Lodging (10 UPA)
- Site Conditions:** The Rotary Snowplow Park site consists of an existing railroad track with rotary snowplow and box car, gravel parking lot, small historic building with deck and windmill. The site has significant tree cover south of the parking lot and irrigated sod along the right-of-way. There is a slight grade change from north to south.
- Adjacent Uses:** North: Boreas Pass Road, single family residential  
South: Stephen C. West Ice Arena  
East: Stephen C. West Ice Arena, single family and multi-family residential  
West: S. Main St., Multi-family/The Corral
- Height:** Recommended: 35' LUG  
Proposed: 23' (overall)
- Parking:** Required: 0 spaces  
Proposed: 8 spaces at Rotary Snowplow Park  
(*overflow parking available at the Ice Arena*)

### Item History

Through a pending agreement with the Colorado Historic Society (CHS), and after its restoration by the CHS, historic Engine #9 would be arriving in Breckenridge in the summer/fall of 2010. The Engine was an operating steam locomotive in the Breckenridge area from 1884-1937. At the October 28, 2008

Council meeting, Council gave approval to the Breckenridge Heritage Alliance (BHA) for the historic Engine #9 to be located at the Wellington parking lot. Due to loss of parking concerns associated with the Wellington site, the Town Council directed BHA and staff to locate engine #9 at the Rotary Snowplow Park on March 23, 2010.

Staff took the application when it was located on the Wellington lot in the Historic District as a worksession item to the Planning Commission on November 4, 2008. Minutes from that meeting have been attached to the staff report for reference. Please note that the location of the project has since changed from that meeting to the existing train park which is outside of the Conservation District.

### **Staff Comments**

This is a Town project and as such goes through the Town project process of one combined hearing. Staff expects very minimal negative impact of the locomotive being on site.

**Land Use (Policies 2/A & 2/R):** The property is located within a Land Use District that suggests residential and lodging uses. As an existing locomotive park, staff has no concerns with adding Engine #9 to the site.

**Density/Intensity (3/A & 3/R)/Mass (4/R):** There is no density or mass proposed for the site as the shelter is proposed to be open air to allow for visibility of the locomotive. The shelter for the locomotive was required by the Colorado Historic Society (CHS) agreement with the Town.

**Architectural Compatibility (5/A & 5/R):** The design will be sensitive to the basic form and materials of similar structures found historically and will be compatible to buildings in the character area.

A timber structure measuring 29 feet x 69 feet consisting of natural stained heavy timber columns with 3' natural stone base and a galvanized corrugated metal roof is proposed. The corrugated metal roof material is consistent with the outdoor ice rink structure and has been used as an accent material at the Stephen C. West Ice Arena adjacent to the site. Staff finds that these materials are appropriate and that the visual corridor to the engine is maintained.

**Building Height (6/A & 6/R):** The proposed building height is under the maximum allowed building height of 35 feet, at a mean of 22'3" and 26' at its highest point. Staff has no concerns.

**Site and Environmental Design (7/R):** The site is flat and will have no grading disturbance except for excavation for the structural posts. The locomotive and structure will be at the public right-of-way boundary. There is existing sod area between the railroad tracks and sidewalk attached to the roadway. There is approximately 5' between the drip edge of the structure and the sidewalk. No additional buffer is proposed between the right-of-way and structure to allow for a visual line of sight to the locomotive.

**Placement of Structures (9/A & 9/R):** There is a setback requirement of 1' from adjacent properties. Due to the location of the existing railroad tracks and desired clearance of the locomotive, the structure has a zero front setback from the right-of-way. This placement has been reviewed and is acceptable to Public Works and Engineering with the inclusion of snow fences on the structure to prevent snow and ice shedding as well as rip rap under the drip line on the north side of the structure. These additions will assist in preventing unsafe situations to people on the public sidewalk and the parking lot. As this is a public project reviewed under Section 9-1-27, a formal variance from this policy is not required for the 1' setback requirement.

Also, since the structure will encroach within the gravel parking area, bollards will be installed to prevent backing motions of cars into the structure. We have no concerns. We welcome Commissioner comments.

**Snow Removal and Storage (13/R):** The existing gravel parking lot is currently not plowed in the winter by the Public Works Department. Public Works does not expect to plow this parking lot. However, should there be a need to plow the parking lot in the future there is adequate snow storage area on site.

**Refuse (15/A & 15/R):** There currently is no refuse container on site. An additional container may be added, depending on budget, with the addition of benches as well.

**Access / Circulation (16/A & 16/R; 17/A & 17/R):** The existing curb cut from Boreas Pass Road is proposed to remain unchanged. Staff has consulted with the Engineering Department and Public Works Department on the existing access and there are no concerns.

**Parking (18/A & 18/R):** There is no parking requirement for a park use. There are 8 existing parking spaces on site. Additional parking is available at the ice arena which has a foot trail connection to the south side of the Rotary Snowplow Park parking lot. No changes are proposed. Staff has no concerns.

**Landscaping (22/A & 22/R):** Existing trees are proposed to remain. Most trees are located near the Luthy cabin and south of the parking lot. The existing trees are significant at about 20'+ tall. No trees are proposed to be added to the site, primarily to ensure that the line of sight to the train is significant and clear. If funding permits, shrubs may be added as low laying landscaping. Due to the purpose of the rotary and engine #9 having line of sight and significant existing landscaping on site, Staff has no concerns with the proposal.

**Drainage (27/A & 27/R):** The lot is graded to allow for drainage away from the locomotive. In addition, snow fencing will be added to the structure as well as rip rap under the structure drip edge to reduce runoff splash from the roof. Staff has no concerns.

**Point Analysis (Section: 9-1-17-3):** Staff finds no reason to assign positive or negative points under any applicable policies. We find that the application meets all Absolute polices.

#### **Staff Recommendation**

This project is classified as a "Town Project" under the Development Code. As such, Section 9-1-27 does not contemplate the normal review and approval process. Instead, it requires the Town Council to "consult with and seek the advice and recommendation of the planning commission in order that the proposed public improvement project shall conform to the Town's master plan and ordinances insofar as practical." At the conclusion of the Commission's review of the proposed project, the Planning Commission is to submit its "recommendations and advice" to the Council.

Staff would like to hear any Planning Commissioner comments on the Locomotive #9 site plan and shelter.

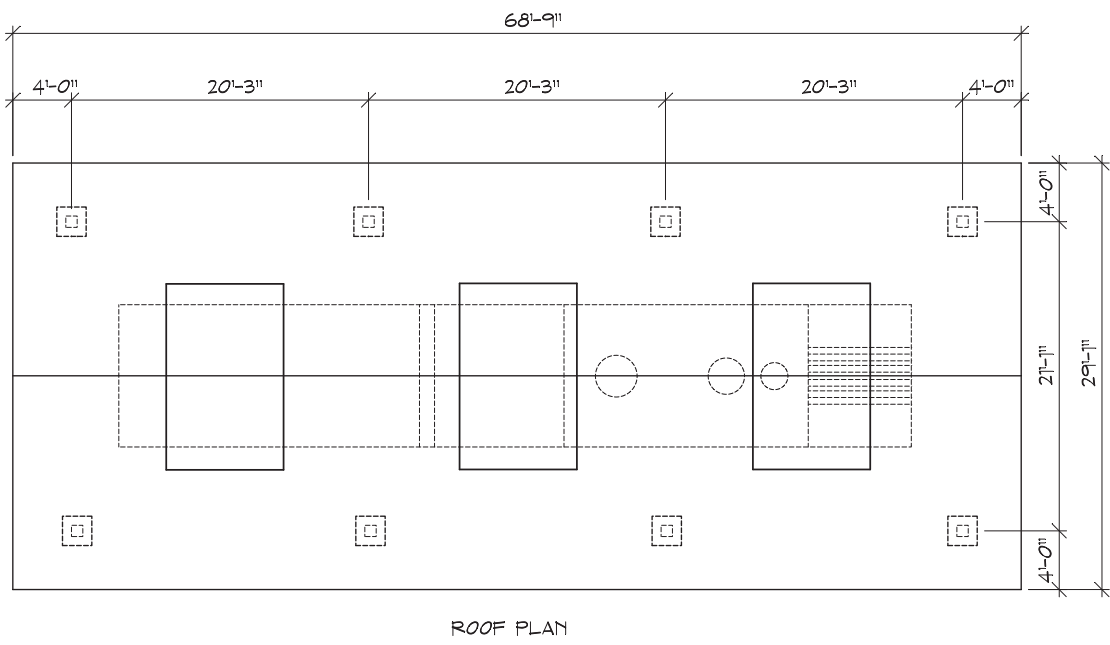
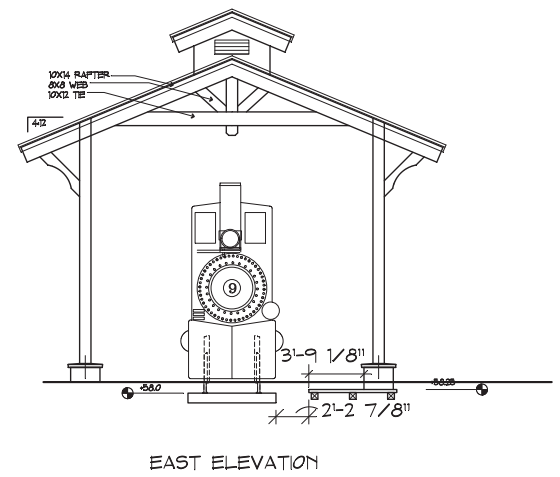
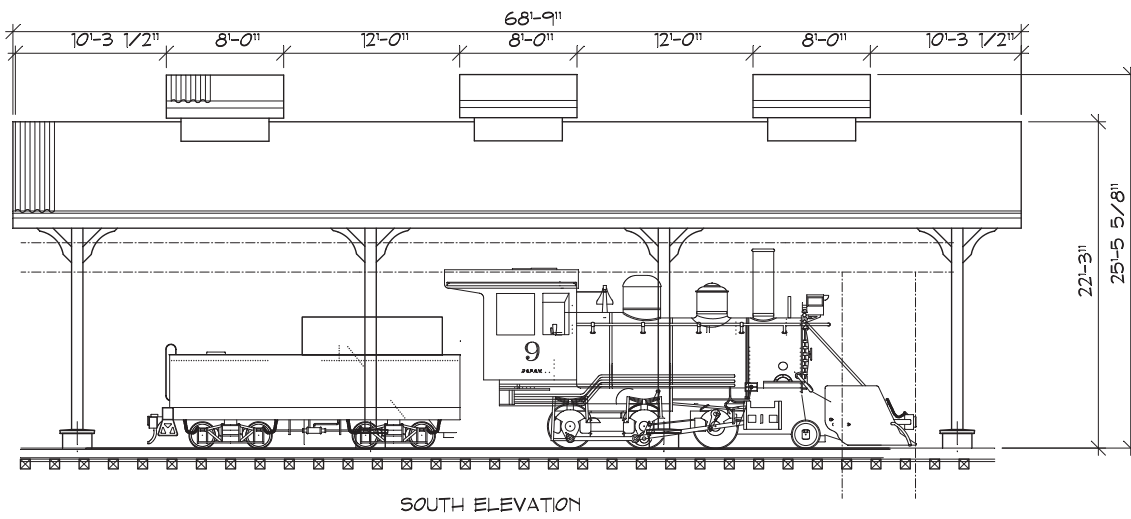
The Planning Department is requesting the Commission recommend approval of the Locomotive Park Site Plan (PC#2009007).



Any comments or suggestions the Commission may have concerning the proposed project will be forwarded to the Town Council along with the Commission's recommendation concerning whether the project should be approved as currently proposed.

***Commissioner Questions/Comments from November 4, 2008 meeting  
(Locomotive proposed at Wellington Lot/Historic District):***

- Ms. Girvin: Agreed corrugated roof would be best. Would like to see metal or wood instead of masonry at the bottom of the columns. Make this as simple as possible so individuals focus on Engine 9 as opposed to the building. Liked the lawn space shown.*
- Mr. Schroder: Asked where the metal idea originated from; was metal used in the historic district at inception? (Ms. Hart pointed out that the manufacturer provided this option.) Suggested corrugated roof and favored wood as opposed to steel since wood seems to be more historic. Liked the platform for viewing.*
- Mr. Lamb: Liked corrugated roof, standing seam metal roofing seemed inappropriate. Suggested using posts at the bottom to eliminate the bottom-heavy look of the masonry.*
- Mr. Pringle: The corrugated roof would look great and would come off well. If the structure were steel then would suggest a column base like the Welsbach light poles. Pointed out all comments made are specific to engine # 9, not #111.*
- Ms. Katz: Liked corrugated roof. Did think the structure looked "bottom-heavy" and would lighten up the look, simplify it. No strong feeling for steel or wood. I park in this lot every day and this lot does not fill up.*
- Mr. Allen: What would the height of the roof be compared to adjoining buildings and roof pitch? (Ms. Hart pointed out the roof would be comparable with a 6/12 pitch.) Asked the applicant if the minimum number of parking spaces were being eliminated. Concerned with the numbers of spaces being lost in the North Main Street area. (Mr. Mamula pointed out Council had vetted this issue and the decision has been made by Council.) Agreed with Mr. Schroder that corrugated roof should be used and would like to see more wood than steel. Would like to see the structure height stay in scale with the surrounding properties. Asked about the train moving or operating. (Linda Kay Peterson, of the Breckenridge Heritage Alliance, explained that the mechanics were being worked out and that the train would not be planned to move much.)*
- Mr. Mamula: Pointed out the Town agreed to cover the train and allow it to move in accordance with the Colorado Historic Society agreement. Suggested Council be briefed if a different engine (other than #9) is being considered. Had a bit of an issue with the height and wanted to make sure this structure would not be too tall, which would take away from the adjoining structures.*



LOCOMOTIVE SHELTER - ENGINE #9 SHOWN - 1"=10'

MATERIALS:  
 FRAMING - HEAVY ROUGH-SAWN TIMBERS  
 MECHANICAL CONNECTIONS - HEAVY GAUGE WITH BOLTS (BLACK)  
 ROOF - "VINTAGE BARNMASTER" CORRUGATED SELF-RUSTING COLD ROLLED  
 STONE COLUMN BASE (12" TALL) W/ SANDSTONE CAP

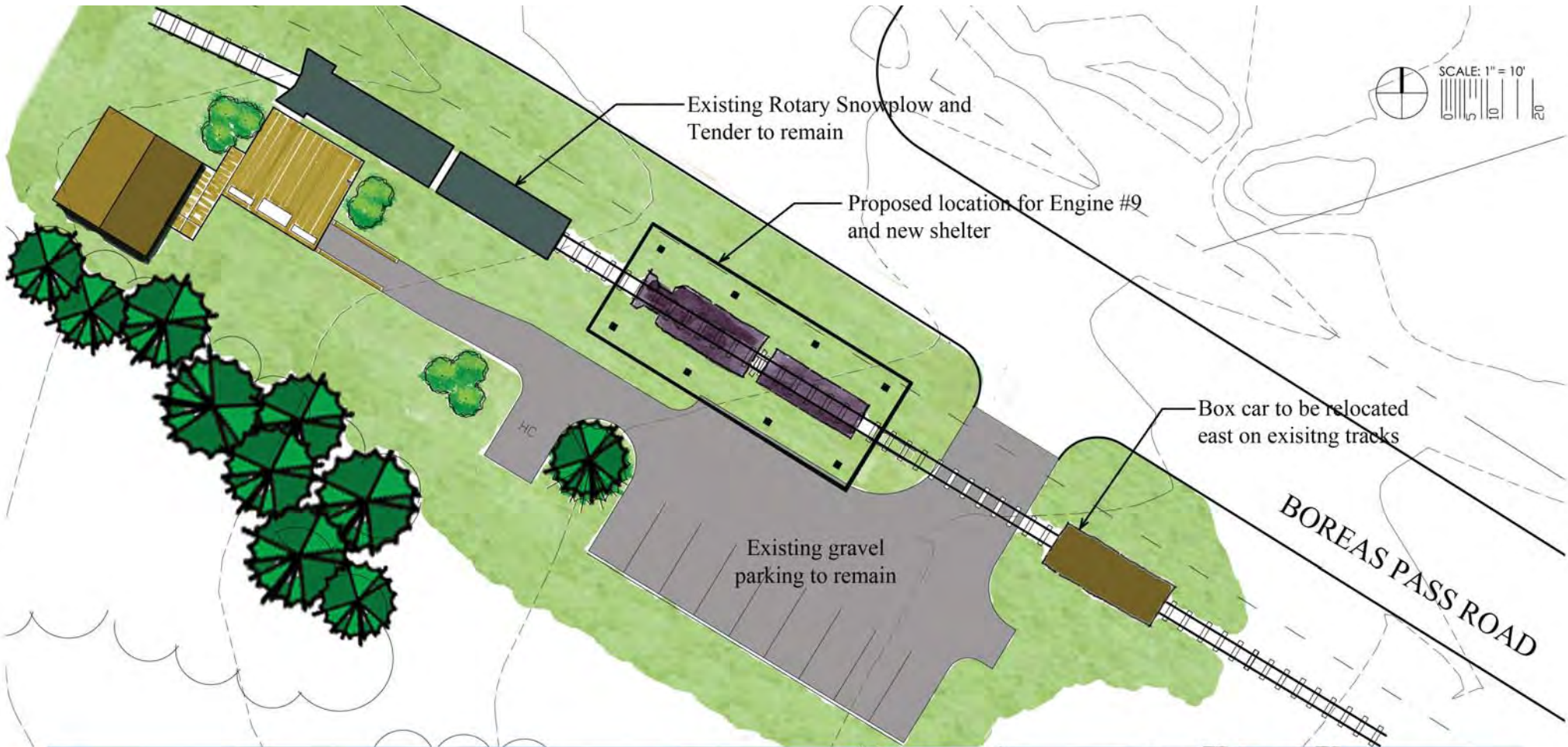


Illustration: N.T.S.

# Rotary Snowplow Park Locomotive Siting Plan

Breckenridge Heritage Alliance

June 7th, 2010



## Planning Commission Staff Report

**Project Manager:** Chris Neubecker, AICP

**Date:** June 10, 2010 (For meeting of June 15, 2010)

**Subject:** Shock Hill Cottages (Permit Extension)  
(Class A Development; Combined Hearing; PC#2010033)

**Applicants/Owners:** Shock Hill Development, LLC

**Agent:** Tom Begley

**Proposal:** Extend the vesting for Development Permit #2006176 for an additional three (3) years.

The original permit included construction of 14 clustered single-family homes, plus one deed-restricted employee-housing unit. Only three of the 14 homes have been constructed so far. Natural exterior materials include: 8" board on board siding with 6" reveal, 10" half log siding or 2x10 rough sawn timber with 1 1/2" chinking, cedar shake siding, 10" log brackets or 10x12 rough sawn cedar timbers, 3x8 rough sawn cedar window headers, 2x6 rough sawn cedar window side trim, 2x10 rough sawn corner boards, wire mesh deck railing, Colorado moss rock or Telluride Gold stone base and chimney, aluminum clad windows, and architectural grade asphalt shingles and core-ten metal roofing.

**Address:** Regent Drive

**Legal Description:** Tracts F, Shock Hill Subdivision

**Site Area:** 3.23 acres (140,699 sq. ft.)

**Land Use District:** 10-Residential: 2 Units per acre (Single family, up to 8-plex, townhouses)

**Master Plan:** Recommended uses per the previous modification to the Shock Hill Master Plan:  
Tract F: Clustered Single Family ("CSF") 14 SFEs  
*"Each CSF home built upon Tract F shall be restricted to a maximum floor area of 3,500 square feet, plus garage".*

**Site Conditions:** The site is gently sloping from north to south, with a slope of about 4%. The site is wooded with Lodgepole pine trees, which have been previously cleared of mountain pine beetle infected trees. The Green Loop of the Breckenridge Nordic Center abuts the east side of the proposed development. There is a platted 15' Drainage Easement along the west portion of this site, along with a 5' Snow Stack Easement. A portion of the Gondola Easement crosses through the southwest portion of the site.

**Adjacent Uses:** North: Single Family lots                      South: Shock Hill Homes (duplexes)  
East: Private Open Space                              West: Multi Family lots/Gondola

**Density:** Allowed per existing Master Plan:                      Tract F: 14 SFEs

Square feet (allowed per SFR unit, per Development Code):	unlimited
Square feet (per previous Master Plan revision):	3,500 sq. ft + garage
Square feet (proposed, per unit)	
Building Type A: 3,128 sq. ft x 8 units =	25,024 sq. ft.
Building Type B: 3,417 sq. ft. x 6 units =	20,502 sq. ft.
Employee Housing Unit: 741 sq. ft. x 1=	0 sq. ft.*
<hr/>	
Total density:	45,526 sq. ft.

(\*Note: Per Section 9-1-19, Policy 3/Absolute: Density/Intensity, paragraph 6, “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.” For this reason, the 741 square foot on-site employee-housing unit is not counted toward the proposed density.)

<b>Mass:</b>	Building Type A: 3,616 sq. ft. x 8 =	28,928 sq. ft.
	Building Type B: 3,857 sq. ft. x 6 =	23,142 sq. ft.
	<u>Employee Housing Unit + Dumpster =</u>	<u>1,323 sq. ft.</u>
	Total proposed:	53,393 sq. ft.

**F.A.R.** 1: 2.63

<b>Height :</b>	Maximum allowed:	35’ overall
	Proposed (tallest building):	34.84’ overall

<b>Lot Coverage:</b>	Building / non-Permeable:	29,945 sq. ft. (21.28% of site)
	Hard Surface / non-Permeable:	22,371 sq. ft. (15.90% of site)
	Open Space / Permeable Area:	88,383 sq. ft. (62.82% of site)

<b>Parking:</b>	Required:	30 spaces (2 per unit)
	Proposed:	29 spaces (in garages) + 29 in driveways

<b>Snowstack:</b>	Required:	5,593 sq. ft. (25%)
	Proposed:	6,327 sq. ft. (28%)

<b>Setbacks: (Relative)</b>	Front: 15 ft.	Proposed: 25 ft. (minimum)
	Sides: 5 ft.	Proposed: 30 ft.
	Rear: 15 ft.	Proposed: 15 ft.

(Note: Policy 9 (Relative) Placement of Structures: (2) d. “Perimeter Boundary: The provisions of this subsection shall only apply to the perimeter boundary of any lot, tract or parcel which is being developed for attached units (such as duplexes, townhouses, multi-family, or condominium projects), or for cluster single-family (CSF) use”.

Footprint lots will be platted after the foundations are poured. There will be no individual “lots” for measuring side yard setbacks, as in a traditional single-family

residential subdivision. The footprint lots will be reviewed by staff through the Class C Subdivision process, which will not be reviewed by Planning Commission.

### **Item History**

The Town Council approved this project on June 12, 2007. Since then, the road has been installed and three of the 14 homes have been built.

### **Changes since previous meeting:**

There are no changes proposed to the plans since originally approved by the Town Council in 2007.

### **Staff Comments**

**Master Plan/Land Use (Policies 2/A & 2/R):** The Shock Hill Master Plan was modified in 2007 to allow for this development. Previous uses were for a Nordic center and lodging, with 16 SFEs. The new master plan allows Tract F to be used for cluster single family uses, with only 14 SFEs (2 SFEs were previously extinguished). The master plan includes a definition of Cluster Single Family homes, and a size limitation of 3,500 square feet per home (not including garage).

The following language is shown to address this topic is shown below:

#### **Shock Hill Master Plan Note F :**

*Tract F shall be used for clustered single family residential. Cluster single family residential ("CSF") development shall mean development which concentrates buildings on the designated CSF sites in order to allow the remaining land, Tract H and designated trail easements, to be used for recreation, common open space and/or the preservation of environmentally sensitive features. In addition, each CSF development within the Master Planned Property shall be specifically designated and constructed to: (i) create a grouping of building sites that share common access by means of a private drive, or private drives when necessitated by topography or public safety, and (ii) achieve architectural compatibility through the use of a consistent palette of materials, colors, building design, roof pitch and style, with special attention being devoted to the proportions and architectural style of the adjacent structures within the cluster. Each CSF site within the Master Planned property shall be designed and built by a single developer so as to ensure architectural compatibility. Individual building envelopes within a CSF site are not specified by this Master Plan so as to allow maximum flexibility in the design and siting of individual homes within the CSF sites. Review of site specific design for each home to be constructed within the CSF site shall be undertaken by the Town at the time of issuance of development permits for the cluster. Each CSF home built upon Tract F and G shall be restricted to a maximum floor area of 3,500 square feet plus garage square footage.*

**Density/Intensity (3/A & 3/R)/Mass (4/R):** The current density on these two tracts is 14 SFEs. As proposed, 14 SFEs are being used and the total proposed density is 45,234 square feet. The proposed Master Plan note on clustered single-family homes indicates that the floor area of each home would not be allowed to exceed 3,500 square feet, plus garages (as mass). As proposed, the Building Type A units are 3,128 square feet, and the Building Type B units are 3,417 square feet.

As noted above, the deed-restricted employee-housing unit does not count toward the density. As such, only 14 SFEs of density are required. Previously, there were 16 SFEs allocated to this property per the Master Plan. The applicant has already sunset the remaining 2 SFEs of density from the property.

**Architectural Compatibility (5/A & 5/R):** There is no change to the architecture from the approved plans. Rustic mountain architecture is proposed with mining influences. A variety of natural materials are proposed, as well as varied roof forms, a variety of roof pitches (ranging from 4:12 to 10:12), rough sawn exposed timbers, divided light windows, battered stone columns, and exposed log or timber brackets. The changes in roofs and wall planes help to break up the massing of these buildings. There are no artificial materials proposed. Muted natural colors are proposed. Staff finds that the proposed materials and architectural style are appropriate for this subdivision, and comply with the Shock Hill Master Plan and this Policy.

Two different building types are proposed, plus one design for the employee-housing unit. Each building type will be constructed with either log or timber siding. There are also two color schemes for the property, with different siding and trim colors, two window colors, two roof color and two (natural) rock treatments. Staff supports the proposed architecture.

**Building Height (6/A & 6/R):** The height of single-family homes outside of the Conservation District is measured to the ridge, and may not exceed 35 feet overall. No negative points are awarded for height, as this is an absolute policy. All buildings meet the required height limit, with the tallest building 34.84 feet.

Single-family buildings are eligible to receive positive under policy 6/R-Building Heights, for the lack of long, unbroken ridgelines and providing interesting roof forms:

*II. For all Single Family and Duplex Units outside the Historic District:*

*(A.) Additional negative or positive points may be assessed or awarded based upon the Planning Commission's findings of compliance with the following:*

- 1 x (-1/+1)      a. It is encouraged that buildings incorporate the upper most story of density into the roof of the structure, where no additional height impacts are created.*
- 1 x (-1/+1)      b. Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long, un-broken ridgelines, 50 feet or longer, are discouraged.*
- 1 x (0/+1)      c. Roof forms are encouraged to have a minimum pitch of eight in twelve (8:12) to a maximum pitch of twelve in twelve (12:12) over 90% of the roof area (measured in plan); however, up to 10% of the roof area may be flatter than an eight in twelve (8:12) pitch.*

Staff believes that the proposed buildings provide interesting roof forms that step at the edges and avoid long, unbroken ridgelines. The longest unbroken ridgeline proposed is 32 feet. Each of the buildings proposes density within the roofs. Staff recommends one positive point (+1) under Policy 6/R, Building Height, for incorporating these design features.

**Site and Environmental Design (7/R):**

*4X(-2/+2)      B. Site Buffering: Developments should be buffered from adjacent properties and public right of ways. To achieve this, buildings and other development impacts should be located in a manner that allows for site buffering (existing or*



*proposed). Buffering between the developments and neighboring properties may include, but are not limited to:*

- *Existing mature tree stands.*
- *The physical distance from property edge to the development.*
- *New landscaping.*
- *Landscaped berms at the property perimeter.*

The average front setback is about 26.4'. The setback at the east side of the site, adjacent to the Nordic trail system and private open space, remains at 15'. The buildings are placed relatively close together in many cases, with the closest buildings 19 feet apart (roof eave to roof eave).

As proposed, about 58% of the site will be disturbed with buildings, roads or grading. Staff feels that negative points are warranted, and were previously assigned in 2007. Staff recommends negative four (-4) points under this policy for the impacts of the site design and grading along with the lack of preservation of the natural buffers on the interior of the site.

**Placement of Structures (9/A & 9/R):** The buildings meet all of the recommended setbacks from the perimeter boundary. The recommended setback is 15' to the front, 15' to the rear, and 5' to the side year property line. As proposed, the buildings are at least 15' from the property line on all sides, with a minimum setback of 25' from the from the front property line. Staff has no concerns.

**Access / Circulation (16/A & 16/R; 17/A & 17/R):** A private roadway has already been constructed within the development to access each unit. There are two access points from Shock Hill Drive. The south curb cut is aligned with Penn Lode Drive (across the street). The other curb cut is over 500' away, accessing from the cul-de-sac at the end of Shock Hill Drive.

Private two-car garages are proposed for each unit (except the employee unit, which has a one-car garage), with space in front of the garages for additional parking. As proposed, all garages face onto the private roadway, and accommodate spaces for cars in front without blocking the road. Staff has no concerns with the access or circulation.

**Pedestrian Circulation (16/R):** The provision of internal sidewalks and pedestrian circulation systems is encouraged in Policy 16/R-Internal Circulation. An internal walkway is proposed to improve access to and from the gondola, as well as the Nordic trail and the private open space. The subdivision plan shows an 8' wide public pedestrian easement along the path to provide public access to the trail easement.

**Landscaping (22/A & 22/R):** No changes are proposed to the landscaping plan. The proposed landscaping plan is designed to replace the buffers lost due to site disturbance from construction of the roads and new buildings. Aspen trees were previously increased in size, to 2"-3" caliper. The spruce trees were also increased in size by 2' per tree in 2007. Based on the size and quantity of trees proposed, staff recommends positive four (+4) points under policy 22 (Relative) Landscaping. The revised landscape plan includes the following new plantings and sizes:

Planting Type	Quantity	Size
Aspen	133	2.0"- 3" caliper
Colorado spruce	60	8' – 10' tall
Colorado spruce	75	12' – 14' tall
All new plantings will be irrigated with drip irrigation system.		

**Social Community / Employee Housing (24/A & 24/R):** One new employee-housing unit is proposed within the Homeowners Association service building. The employee-housing unit (EHU) is located opposite the north vehicular entrance to the site, and backs on to the Nordic terrain park. As proposed, the project provides 1.63% of the proposed density, or 741 square feet, in deed-restricted employee housing. The building will be owned by the Homeowners Association for Shock Hill Cottages, which would allow an on-site employee to handle maintenance of the property. In addition to the employee housing function, the building would include the trash enclosure for the development, as well as storage of tools and other equipment used by the HOA. Employee housing is not required for single-family developments. No positive or negative points are warranted under this policy.

**Open Space/Nordic:** All open space dedication requirements for the Shock Hill Subdivision have been previously satisfied. No changes are proposed to the dedication of Nordic trail or private open space from the last meeting. A portion of the existing Tract F (0.35 acres) would still be dedicated as private open space in Tract H.

**Refuse (15/A & 15/R):** A common trash enclosure is proposed along the east side of the private roadway for the residents of this development. The enclosure is incorporated into the HOA service building, and therefore warrants one (+1) positive point. The enclosure has been revised to meet the design requirements of this policy, including the minimum door width of 10', and minimum height of 9'. Adequate circulation is provided in front of the enclosure for trash collection vehicles.

*(15/R)-Refuse: The following trash dumpster enclosure design features are encouraged to be incorporated in the enclosure design:*

***1 x (+1) Incorporation of trash dumpster enclosure into a principal structure.***

***(+2) Rehabilitation of historic sheds for use as an approved trash dumpster enclosure, in a manner that preserves and/or refurbishes the integrity of the historic shed.***

***(+2) Dumpster sharing with neighboring property owners; and having the shared dumpster on the applicant's site. (Ord. 26, Series 2001)***

**Lighting:** All lighting proposed will meet the adopted Dark Sky lighting ordinance. All new lighting will be on the buildings, with no freestanding pole lamps proposed. Cut sheets of the proposed lighting have been provided.

**Subdivision:** The applicant intends to plat footprint lots for these homes, and provide common maintenance of the landscaping and roadway (including snow removal). The current Subdivision Standards allow the use of footprint lots for master planned developments such as this. Specifically:

*“1. Lots for residential uses and all lots located within residential neighborhoods shall be a minimum of five thousand (5,000) square feet in size, except lots created through the subdivision of townhouses, duplexes, or **building footprint lots created as part of a single-family or duplex master plan** or planned unit development, which are exempt when the lot and project as a whole is in general compliance with the town comprehensive planning program and have little or no adverse impacts on the neighborhood.” (9-2-4-5) Emphasis added.*

Staff finds that the proposal to plat footprint lots is in compliance with the current Subdivision Standards. This system will also result in common maintenance of the road and walkway as well as landscaping. A separate Class C subdivision application will be required, after the foundations for the homes are installed.

**Point Analysis / Shock Hill Cottages (Section: 9-1-17-3):** At this point, staff recommends negative four (-4) points under Policy 7/R-Site and Environmental Design. We recommend positive one (+1) point for Policy 6/R-Building Height, positive one (+1) points for Policy 15/R-Refuse and positive four (+4) points under Policy 22/R-Landscaping, for a total score of positive two (+2) points.

#### **Staff Recommendation**

No changes are proposed to the plans approved in 2007. Staff recommends approval of the request to extend the vesting by three (3) years. We have no concerns with this application.

## TOWN OF BRECKENRIDGE

Shock Hill Cottages (Permit extension)  
Tracts F, Shock Hill Subdivision  
Regent Drive  
PERMIT #2010033

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**STAFF RECOMMENDATION:** Staff recommends the Planning Commission approve this application with the following findings and conditions.

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### FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated June 10, 2010 and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on June 15, 2010 as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on June 22, 2013, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy

should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Driveway culverts shall be 18 inch heavy duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
9. Applicant shall field locate utility service lines to avoid existing trees.
10. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
11. Applicant shall move the Nordic Trails on Tract H according to the approved site plan. Applicant shall consult with the Town of Breckenridge Open Space and Trails Department prior to constructing the new Nordic Trails. All new trails shall be constructed according to the Town Trail Standards and Guidelines.
12. All landscaping installed for this project shall be installed on private property, and not within the public right-of-way. Any landscaping installed within the right-of-way may be removed or damaged by the Town of Breckenridge due to maintenance and snow plowing, and will not be repaired by the Town.

#### PRIOR TO ISSUANCE OF BUILDING PERMIT

13. Applicant shall submit proof of ownership of the project site.
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. 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.
16. Applicant shall identify all existing trees that 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.
17. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
18. 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. **No construction staging or access will be allowed from the 50' Emergency Access, Utility and Drainage Easement along the northwest boundary of the property.**

19. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property.
20. 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.
21. 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.

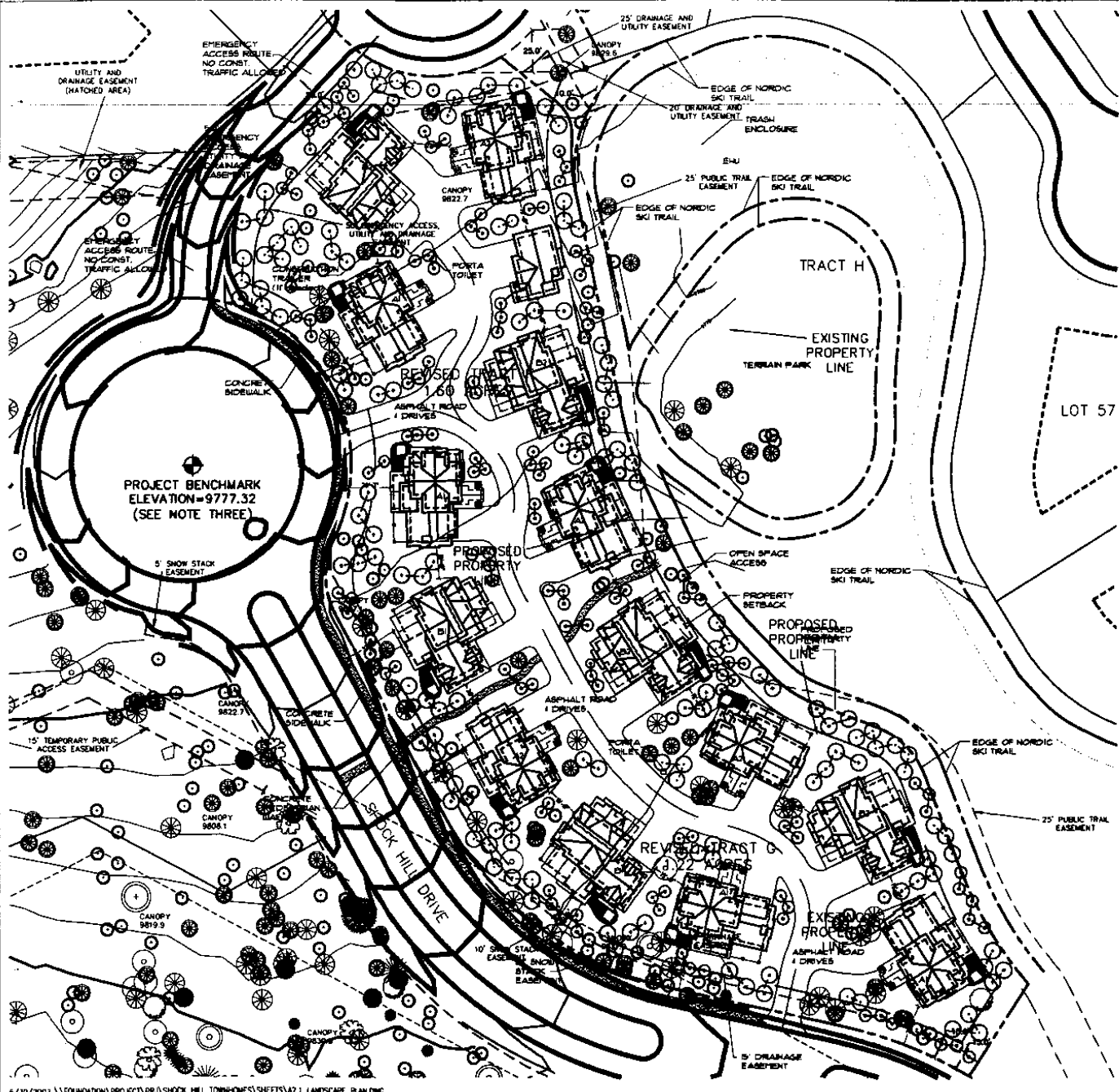
#### PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

22. Applicant shall execute and record with the Summit County Clerk and Recorder the Town's standard employee housing covenant for the 741 square feet of employee housing (EHU) within the project. The covenant shall include a provision requiring ownership of the employee housing unit, and the entire building in which the employee housing unit is located, to be owned by the Shock Hill Cottages Homeowners Association. The form of the covenant shall be subject to approval of the Town Attorney.
23. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
24. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches 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 ground.
25. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
26. Applicant shall screen all utilities.
27. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
28. 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.
29. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.

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

---

(Initial Here)



LEGEND		
EXISTING TREES TO REMAIN	EXISTING TREES TO REMOVE	TREES TO BE ADDED
PINE TREES 8"  8" 10"  10" 12"  12" 14"  14" 16"  16" 18"  18" 20"  20" 24"  24"	SPRUCE TREES 8"  8" 10"  10" 12"  12" 14"  14" 16"  16" 18"  18" 20"  20" 24"  24"	TREES TO BE ADDED 2"-3" CALIPER ASPEN MULTI-STEM = (132) 8"-10" COLORADO SPRUCE = (80) 12"-14" COLORADO SPRUCE = (75)

NOTES:  
 - ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE PLANTED W/ A SHORT-DRY NATIVE GRASS REED MIX.  
 - ALL PLANTINGS WILL BE IRRIGATED W/ A DRIP IRRIGATION SYSTEM.  
 - UNDERSTORY WILL BE PLANTED W/ 400 1-3 GALLON NATIVE SHRUBS & GROUNDCOVER INCLUDING:  
 - POTENTILLA  
 - ALPINE CORIANT  
 - BUFFALOBERY  
 - SAGE  
 - WOOD'S ROSE

O'BRYAN PARTNERSHIP, INC. ARCHITECTS - A.I.A.

ARCHITECTURE, PLANNING, INTERIORS  
 P. O. Box 2773  
 620 Main Street, Suite 6  
 Frisco, CO 80443  
 Tel: 970.688.1333  
 Fax: 970.688.2316  
 www.obparch.com

SHOCK HILL COTTAGES  
 TRACTS F & G  
 BRECKENRIDGE, Colorado 80424

Revisions:  
 PRELIM. PLAN SUB. 5/14/06  
 PRELIM. PLAN SUB. 9/10/06  
 PRELIM. PLAN SUB. 9/13/07  
 FINAL PLAN SUB. 4/16/07

Date: 5/25/07  
 Project No: 2763.00  
 Drawn by: ATB  
 Checked by: KAO

A2.1  
 LANDSCAPE PLAN

1 LANDSCAPE PLAN  
 A2.1 1" = 30'-0"



© COPYRIGHT





Revisions:

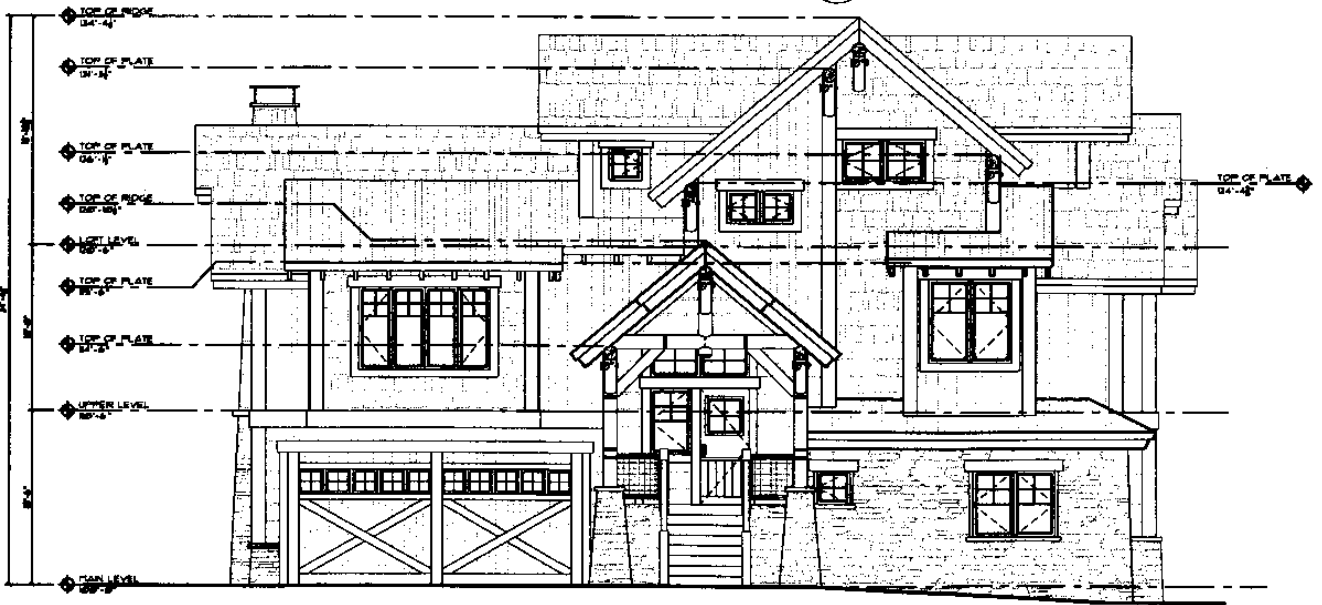
PRELIM	PLAN SUB.	8.14.06
PRELIM	PLAN SUB.	10.30.06
PRELIM	PLAN SUB.	131.07
FINAL	PLAN SUB.	4.16.07

Date:	5.25.07
Project No:	276300
Drawn by:	ATB
Checked by:	KAO



1 BUILDING A1 - FRONT ELEVATION  
AA1 5.0 1/4" = 1'-0"  
TIMBER SCHEME SHOWN

EXTERIOR BUILDING MATERIALS:  
CEDAR SHAKE SIDING  
8" BOARD ON BOARD w/ 6" REVEAL  
WINDOW HEADERS 3/4" ROUGH BAIN CEDAR  
WINDOW SIDE TRIM AND SILL'S 7/8" ROUGH BAIN CEDAR  
CORNER BOARDS 2x4 ROUGH BAIN CEDAR  
8" LOG BRACKETS OR 1x6" ROUGH BAIN CEDAR TRIMMERS  
8" HALF BAIN LOG SIDING OR 2x4 ROUGH BAIN TRIMMER BOTH WITH 1" CHANGING  
STONE - COLORADO MOSS ROCK  
ROOFING - ARCHITECTURAL ASPHALT BUNGLES - 1 CORN-TEN METAL ROOFING  
ALUMINUM CLAD WINDOWS  
NOTE: ALL COLORS AND STAINS TO BE DETERMINED



1 BUILDING A1 - FRONT ELEVATION OPT.  
AA1 5.0 1/4" = 1'-0"  
LOG SCHEME SHOWN

SHOCK HILL COTTAGES

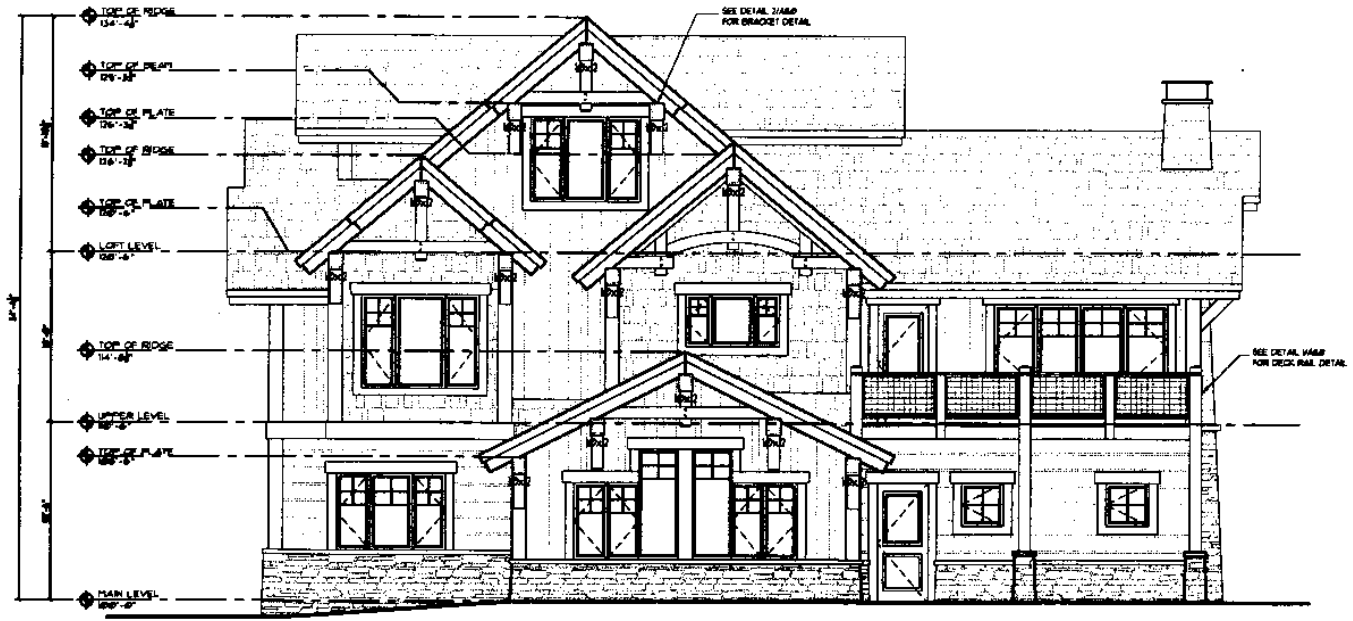
TRACTS F & G  
BRECKENRIDGE, Colorado 80424

Revisions:

PRELIM.	PLAN. SUB.	8.14.06
PRELIM.	PLAN. SUB.#2	10.30.06
PRELIM.	PLAN. SUB.#3	1.31.07
FINAL	PLAN. SUB.	4.16.07

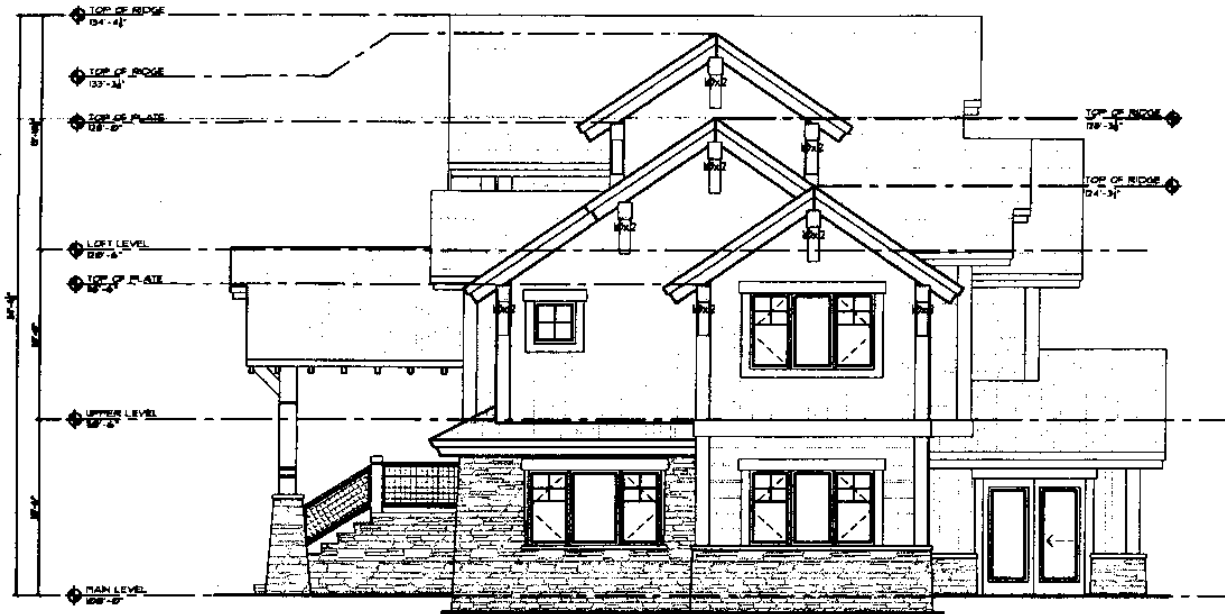
Date:	5.25.07
Project No:	226300
Drawn by:	ATB
Checked by:	KAO

AA1 5.1  
ELEVATIONS



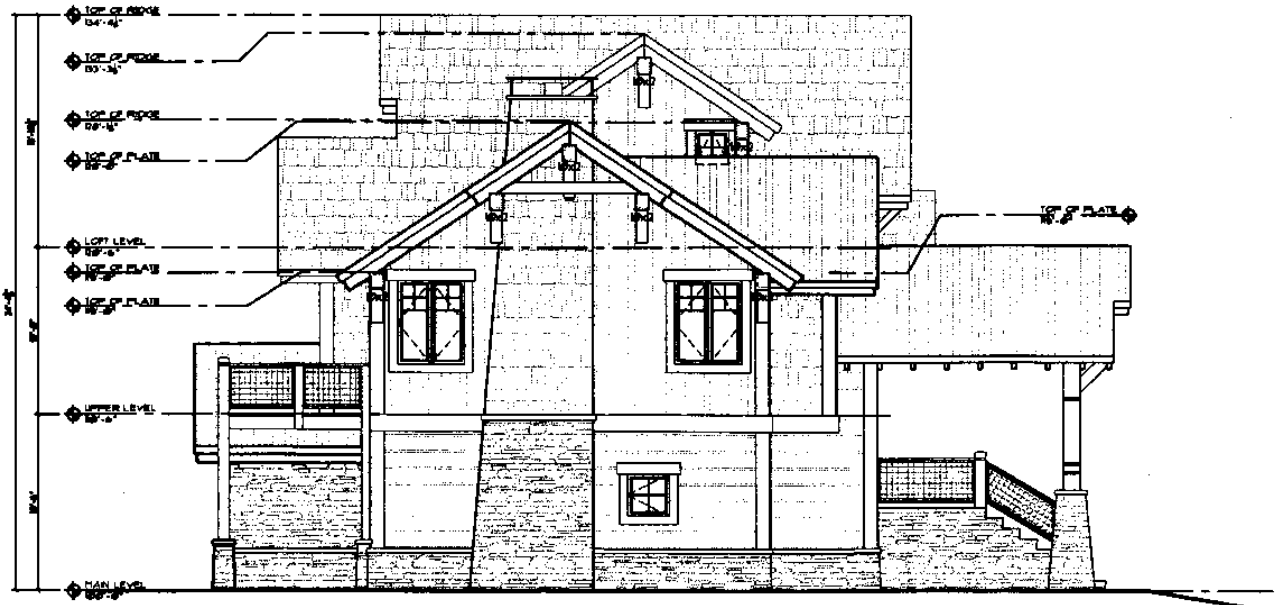
EXTERIOR BUILDING MATERIALS:  
CEDAR SHAKE SIDING  
8" BOARD ON BOARD W/ 6" REVEAL  
WINDOW HEADERS 3x8 ROUGH BAIN CEDAR  
WINDOW SIDES TRIM AND SILLS 2x8 ROUGH BAIN CEDAR  
CORNER BOARDS 2x8 ROUGH BAIN CEDAR  
1/2" LOG BRACKETS OR 1x4 ROUGH BAIN CEDAR TRIMERS  
1/2" HALF BAIN LOG SIDING OR 2x8 ROUGH BAIN CEDAR TRIMMER BOTH WITH 1/2" CHAMFER  
STONE - COLORADO PEBBLE ROCK  
ROOFING - ARCHITECTURAL ASPHALT SHINGLES + CORN-TEN METAL ROOFING  
ALUMINUM CLAD WINDOWS  
NOTE: ALL COLORS AND STAIN TO BE DETERMINED

2 BUILDING A1 - BACK ELEVATION  
AA1 5.1 1/4" = 1'-0" TIMBER SCHEME SHOWN



3 BUILDING A1 - SIDE ELEVATION  
AA1 5.2 1/4" = 1'-0"

**EXTERIOR BUILDING MATERIALS:**  
CEDAR SHAKE SIDING  
5" BOARD ON BOARD W/ 6" REVEAL  
WINDOW HEADERS 2x6 ROUGH SALEN CEDAR  
WINDOW SIDE TRIM AND SILL 2x6 ROUGH SALEN CEDAR  
CORNER BOARDS 2x6 ROUGH SALEN CEDAR  
1/2" LOG BRACKETS OR 1/2" ROUGH SALEN CEDAR TRIMERS  
1/2" HALF SALEN LOG SIDING OR 2x6 ROUGH SALEN TRIMMER BOTH WITH 1/2" CHANGING  
STONE - COLORADO MOSS ROCK  
ROOFING - ARCHITECTURAL ASPHALT SHINGLES + CORN-TEN METAL ROOFING  
ALUMINUM CLAD WINDOWS  
NOTE: ALL COLORS AND STAINS TO BE DETERMINED



4 BUILDING A1 - SIDE ELEVATION  
AA1 5.2 1/4" = 1'-0"

Revisions:

PRELIM.	PLAN, SUB. 8.14.06
PRELIM.	PLAN, SUB. 7.10.30.06
PRELIM.	PLAN, SUB. 03.13.07
FINAL	PLAN, SUB. 4.16.07

Date:	5.22.07
Project No:	2263002
Drawn by:	ATB
Checked by:	KAO

SHOCK HILL COTTAGES

TRACTS F & G  
BRECKENRIDGE, Colorado 80424

Revisions:

FRELIM	PLAN, BUS.	8/4/06
FRELIM	PLAN, BUS.	12/10/06
FRELIM	PLAN, BUS.	13/1/07
FINAL	PLAN, BUS.	4/10/07

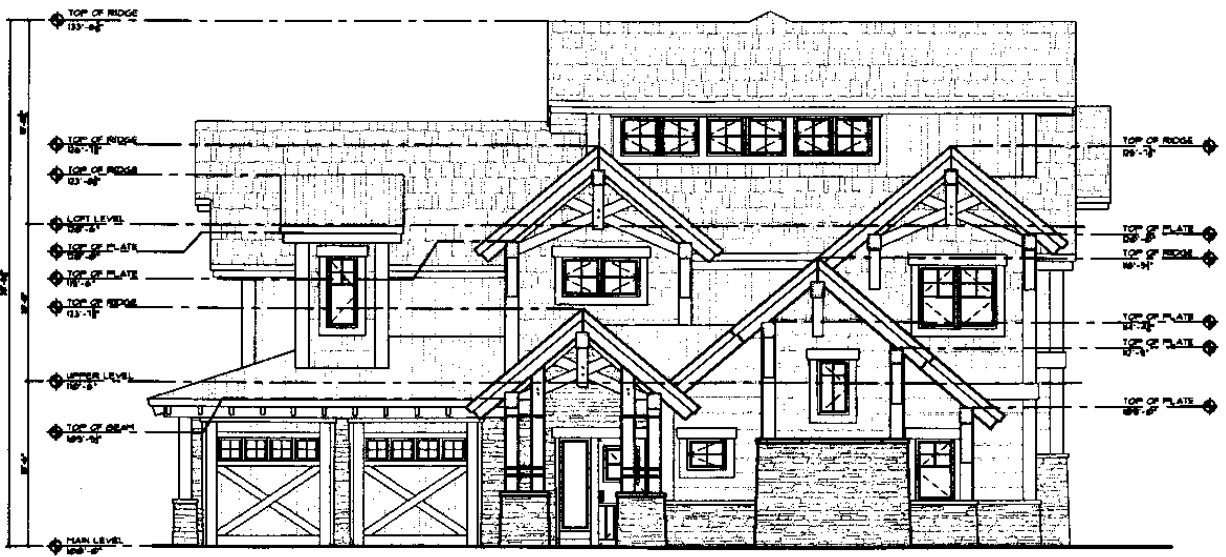
Date:	5/29/07
Project No:	2263000
Drawn by:	ATB
Checked by:	KAO

AB1 5.0  
ELEVATIONS



1 BUILDING B1 - FRONT ELEVATION  
ABI 5.0 1/4" = 1'-0" LOG SCHEME SHOWN

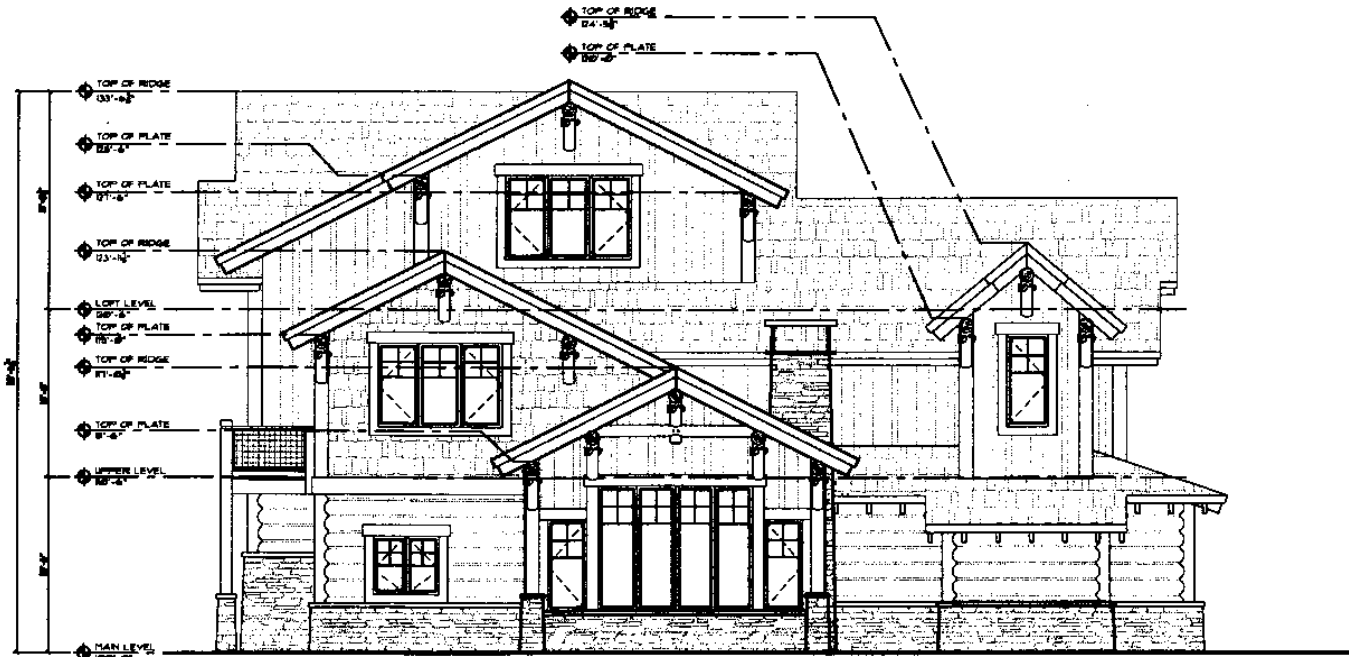
EXTERIOR BUILDING MATERIALS:  
CEDAR SHAKE SIDING  
8" BOARD ON BOARD W/ 6" REVEAL  
WINDOW HEADERS 2x6 ROUGH SAWN CEDAR  
WINDOW SIDE TRIM AND BILLS 2x6 ROUGH SAWN CEDAR  
CORNER BOARDS 2x6 ROUGH SAWN CEDAR  
10" LOG BRACKETS OR 10x12 ROUGH SAWN CEDAR TIMBERS  
10" HALF SAWN LOG SIDING OR 2x6 ROUGH SAWN TIMBER BOTH WITH 1/2" CHINKING  
STONE - COLORADO MOSS ROCK  
ROOFING - ARCHITECTURAL ASPHALT SHINGLES + CORN-TEN METAL ROOFING  
ALUMINUM CLAD WINDOWS  
NOTE: ALL COLORS AND STAINS TO BE DETERMINED



2 BUILDING B1 - FRONT ELEVATION  
ABI 5.0 1/4" = 1'-0" TIMBER SCHEME SHOWN

SHOCK HILL COTTAGES

TRACTS F & G  
BRECKENRIDGE, Colorado 80424



EXTERIOR BUILDING MATERIALS:  
CEDAR SHAKE SIDING  
8" BOARD ON BOARD W/ 6" REVEAL  
WINDOW HEADERS 3x6 ROUGH SAWN CEDAR  
WINDOW SIDING TRIM AND SILLS 1x6 ROUGH SAWN CEDAR  
CORNER BOARDS 2x6 ROUGH SAWN CEDAR  
16" LOG BRACKETS OR 16x12 ROUGH SAWN CEDAR TIMBERS  
16" HALF SAWN LOG SIDING OR 2x6 ROUGH SAWN TIMBER BOTH WITH 1" CHINKING  
STONE - COLORADO MOSS ROCK  
ROOFING - ARCHITECTURAL ASPHALT SHINGLES + CORE-TEN METAL ROOFING  
ALUMINUM CLAD WINDOWS  
NOTE: ALL COLORS AND STAINS TO BE DETERMINED

2 BUILDING B1 - BACK ELEVATION  
AB1 5.1 1/4" = 1'-0" LOG SCHEME SHOWN

Revisions:

PRELIM.	PLAN SUB.	04.06
PRELIM.	PLAN SUB.	07.10.30.06
PRELIM.	PLAN SUB.	03.13.07
FINAL	PLAN SUB.	4.16.07

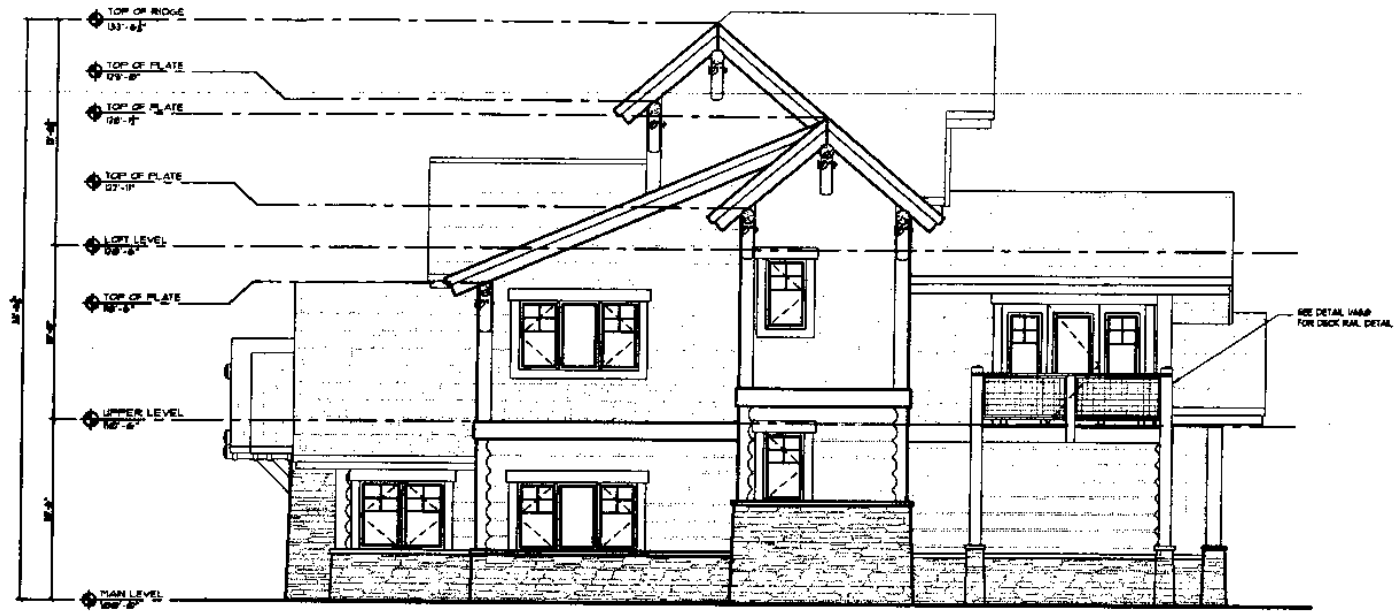
Date:	5.25.07
Project No:	2263.00
Drawn by:	ATB
Checked by:	KAO

AB1 5.1  
ELEVATIONS

Revisions:

PRELIM.	
PLAN SUB.	8.14.06
PRELIM.	
PLAN SUB. #2	10.30.06
PRELIM.	
PLAN SUB. #3	13.07.07
FINAL	
PLAN SUB.	4.16.07

Date:	5.25.07
Project No:	2263.020
Drawn by:	ATB
Checked by:	KAO

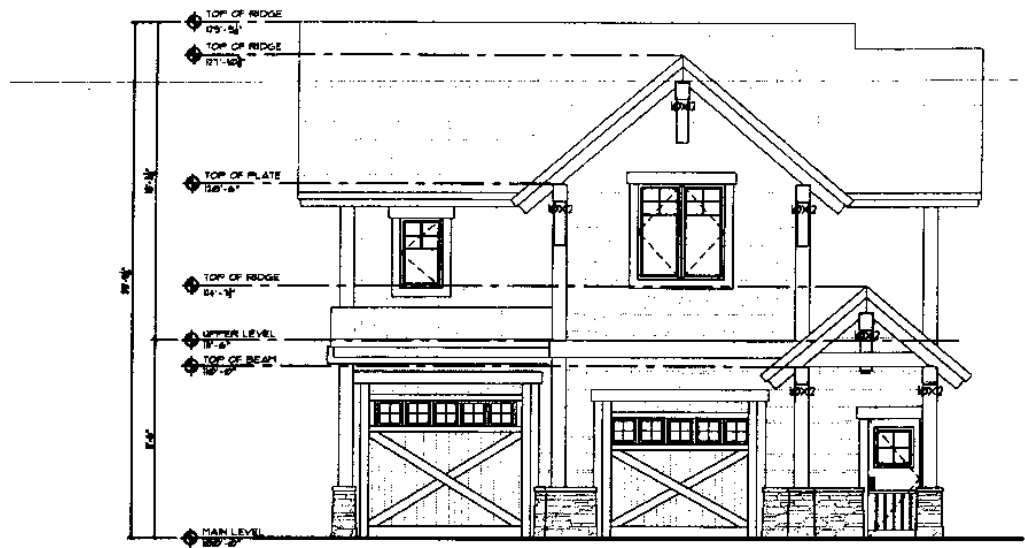


**3 BUILDING B1 - SIDE ELEVATION**  
AB1 5.2 1/4" = 1'-0"

**EXTERIOR BUILDING MATERIALS:**  
CEDAR SHAKE SIDING  
8" BOARD ON BOARD W/ 8" REVEAL  
WINDOW HEADERS 3x8 ROUGH SAUN CEDAR  
WINDOW SIDE TRIM AND SILL 2x6 ROUGH SAUN CEDAR  
CORNER BOARDS 2x6 ROUGH SAUN CEDAR  
1/2" LOG BRACKETS OR 1x4x2 ROUGH SAUN CEDAR TRIMMERS  
1/2" HALF SAUN LOG SIDING OR 2x6 ROUGH SAUN TRIMMER BOTH WITH 1/2" CHINKING  
STONE - COLORADO MOSS ROCK  
ROOFING - ARCHITECTURAL ASPHALT SHINGLES + CORE-TEN METAL ROOFING  
ALUMINUM CLAD WINDOWS  
NOTE: ALL COLORS AND STAINS TO BE DETERMINED



**4 BUILDING B1 - SIDE ELEVATION**  
AB1 5.2 1/4" = 1'-0"



1 EHU BUILDING - FRONT ELEVATION  
AEHU 5.01/4" = 1'-0"

EXTERIOR BUILDING MATERIALS:  
CEDAR SHAKE SIDING  
8" BOARD ON BOARD W/ 6" REVEAL  
UNION HEADERS 2x6 ROUGH SAWN CEDAR  
UNION SIDE TRIM AND SILL 2x6 ROUGH SAWN CEDAR  
CORNER BOARDS 2x6 ROUGH SAWN CEDAR  
1/2" LOG BRACKETS OR 1x4 ROUGH SAWN CEDAR TIMBERS  
1/2" HALF SAWN LOG SIDING OR 2x6 ROUGH SAWN TIMBER BOTH WITH 1/2" CHANKING  
STONE - COLORADO MOSS ROCK  
ROOFING - ARCHITECTURAL ASPHALT SHINGLES 4 CORN-TEN METAL ROOFING  
ALUMINUM CLAD WINDOWS  
NOTE: ALL COLORS AND STAINS TO BE DETERMINED



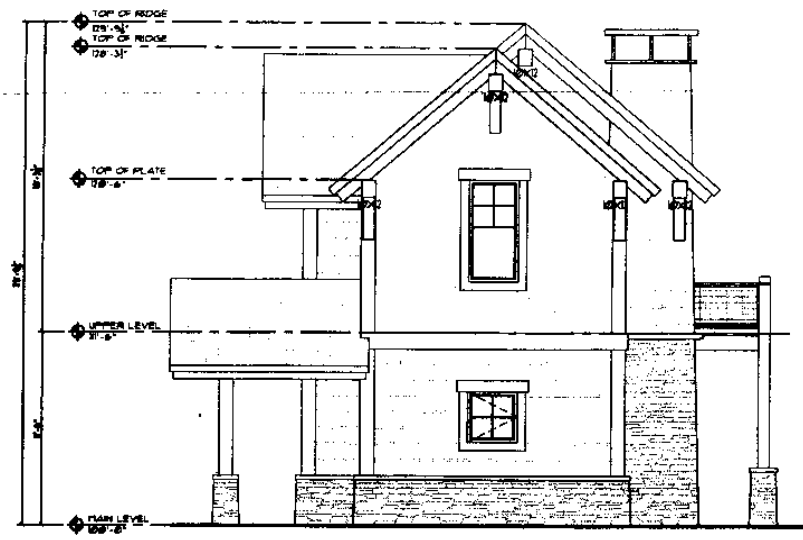
2 EHU BUILDING - BACK ELEVATION  
AEHU 5.01/4" = 1'-0"

Revisions:  
PRELIM PLAN SUB. 8.14.06  
PRELIM PLAN SUB. 9.10.06  
PRELIM PLAN SUB. 9.13.07  
FINAL PLAN SUB. 4.16.07

Date: 5.25.07  
Project No: 226-3.020  
Drawn by: ATB  
Checked by: KAO

AEHU 5.0  
ELEVATIONS





3 EHU BUILDING - SIDE ELEVATION  
AEHU 5.1/4" = 1'-0"

EXTERIOR BUILDING MATERIALS:  
CEDAR SHAKE SIDING  
8" BOARD ON BOARD W/ 6" REVEAL  
WINDOW HEADERS 3x8 ROUGH SAUN CEDAR  
WINDOW SIDE TRIM AND SILL 2x6 ROUGH SAUN CEDAR  
CORNER BOARDS 2x6 ROUGH SAUN CEDAR  
16" LOG BRACKETS OR 16x16 ROUGH SAUN CEDAR TIMBERS  
16" HALF SAUN LOG SIDING OR 2x6 ROUGH SAUN CEDAR WITH 1" CHINKING  
STONE - COLORADO HORN ROCK  
ROOFING - ARCHITECTURAL ASPHALT SHINGLES / CORN-TEN METAL ROOFING  
ALUMINUM CLAD WINDOWS  
NOTE: ALL COLORS AND STAINS TO BE DETERMINED

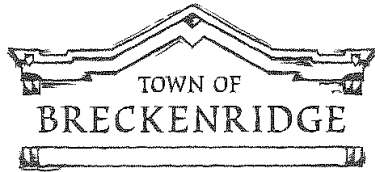


4 EHU BUILDING - SIDE ELEVATION  
AEHU 5.1/4" = 1'-0"

Revisions:	
PRELIM.	
PLAN, SUB.	5.14.06
PRELIM.	
PLAN, SUB. #1	10.30.06
PRELIM.	
PLAN, SUB. #3	13.10.07
FINAL	
PLAN, SUB.	4.16.07

Date:	5.25.07
Project No:	2763000
Drawn by:	ATB
Checked by:	KAO

**AEHU 5.1**  
ELEVATIONS



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## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Chris Neubecker, Senior Planner  
**DATE:** June 10, 2010  
**SUBJECT:** Planning Commission Fall Field Trip

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Staff would like the Commission to start to think about topics and dates for a fall 2010 field trip. Any trip will need to remain driving distance, and will be a day-trip only for budget reasons. This could include a site visits to Denver and the Front Range, or other mountain/ski communities.

Topics that should be considered are:

1. Historic preservation and incentives
2. Sustainability issues
3. Walkable communities and public health
4. Parking and transportation (including parking structures)
5. Affordable housing
6. Redevelopment of older properties

The trip has traditionally taken place in September or October of each year. Please bring your ideas about this field trip. If you have other field trip ideas that you think we should consider, please mention those ideas as well.



April 1, 2010

To: **Colorado Historic Preservation Commissions, Those Interested in Forming a Local Commission, and Interested Citizens**

Re: **COMMISSION TRAINING**

**YOU ARE INVITED** to attend a **Historic Preservation Commission Training Workshop** sponsored by the Office of Archaeology and Historic Preservation (OAHP) on **Friday, June 18, 2010** from **10:00 a.m. to 4:30 p.m.**, at the **Broomfield City and County Building**, One DesCombes Drive, Broomfield, Colorado. [Map with directions follows on a separate page.]

*This workshop is free.*  
OAHP will provide lunch.

[For Certified Local Governments, attendance satisfies the requirement for at least one commission member to attend an educational session each state fiscal year (July 1 through June 30).]

Participants will have a choice of topics because presentations will be given simultaneously in two rooms. Presentations and discussions may focus on:

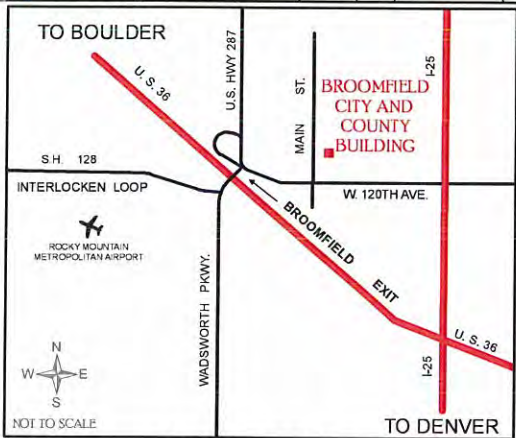
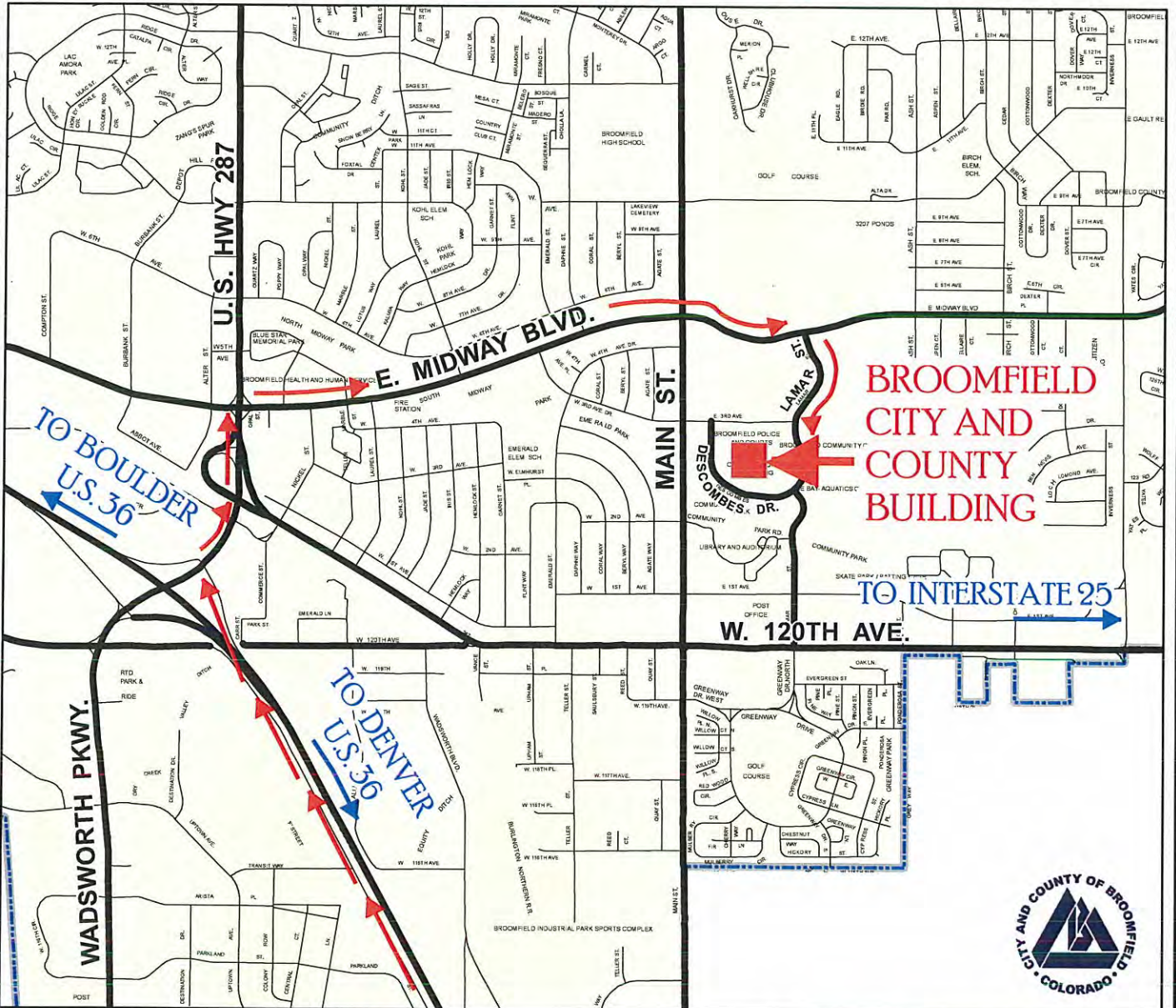
- Preservation as a sustainability tool
- The difference between “significance” and “integrity” in evaluating properties
- Survey and designation
- Developing preservation design guidelines.
- Evaluating defensible historic district boundaries.
- Using the Secretary of the Interior's Standards for Rehabilitation, the basis of all design review guidelines.
- The nuts and bolts of reviewing state historic preservation tax credit tax credit projects.
- Evaluating infill development using the “FRESH” concept.
- Preparing a successful Certified Local Government grant application for survey, planning and educational projects.
- Local level preservation advocacy.
- The legal basis of historic preservation.
- How federal legislation affects local preservation programs.
- Planning and conducting public hearings.
- Participating in round table teams for a design review exercise.
- Success and disaster stories
- How local governments participate in federal agency project “Section 106” review
- Certified Local Government role in the National Register nomination process.
- Staff roundtable (staff members gather to discuss problematic issues)

Please feel free to pass along this invitation to someone who may be interested. To RSVP or obtain further information contact **Dan Corson**, Intergovernmental Services Director, by **Tuesday, June 15, 2010**, at **(303) 866-2673**, fax (303) 866-2711, or e-mail [dan.corson@chs.state.co.us](mailto:dan.corson@chs.state.co.us)

In your RSVP let us know which topics interest you. You won't be bound by your choices.

# THE CITY AND COUNTY OF BROOMFIELD

One DesCombes Drive, Broomfield, CO 80020  
303.469.3301, [www.broomfield.org](http://www.broomfield.org)



VICINITY MAP

The Broomfield City and County Building is located at One DesCombes Drive (center area of map). From Denver, take U.S. 36 Westbound to Broomfield Exit (CO-121/U.S. 287 Exit). Turn Right onto CO-121N/CO-128 E. Turn Right onto Midway Blvd. Turn Right onto Lamar St. Follow signs to the City and County Building and turn Right into the parking lot.



GISMO \\Data\Directions\City\_and\_County\_Building\_Directions.mxd MAP CREATED BY GIS DIVISION

# Reducing the Risks of Liability



**Tuesday, July 20, 2010**

**11:45-2:00 pm.**

**Breckenridge Town Hall  
3rd floor Conference Room**

### **Training for:**

- Town Council
- Planning Commission
- BOSAC
- BEDAC
- Liquor Licensing
- Public Art
- Board of Appeals
- and interested staff

### **Speakers**

**Tami Tanoue, CIRSA  
General Counsel/Claims  
Manager**

**Tim Berry, Breckenridge  
Town Attorney**

Lunch provided. Please contact MJ at 453-3167 or [mjl@townofbreckenridge.com](mailto:mjl@townofbreckenridge.com) to confirm attendance.