

Town of Breckenridge
Planning Commission Agenda
Tuesday, October 19, 2010
Breckenridge Council Chambers
150 Ski Hill Road

7:00	<i>Call to Order of the October 19, 2010 Planning Commission Meeting; 7:00 p.m. Roll Call</i>	
	<i>Approval of Minutes October 5, 2010 Regular Meeting</i>	3
	<i>Approval of Agenda</i>	
7:05	<i>Consent Calendar</i>	
	1. Lot 18, Corkscrew Flats (CK) PC#2010056	11
	297 Corkscrew Drive	
7:15	<i>Worksessions</i>	
	1. Energy Policy (JP)	20
	2. Briar Rose Transition Area (MMO) (Memo Only)	29
8:45	<i>Town Council Report</i>	
8:55	<i>Other Matters</i>	
9:00	<i>Adjournment</i>	

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

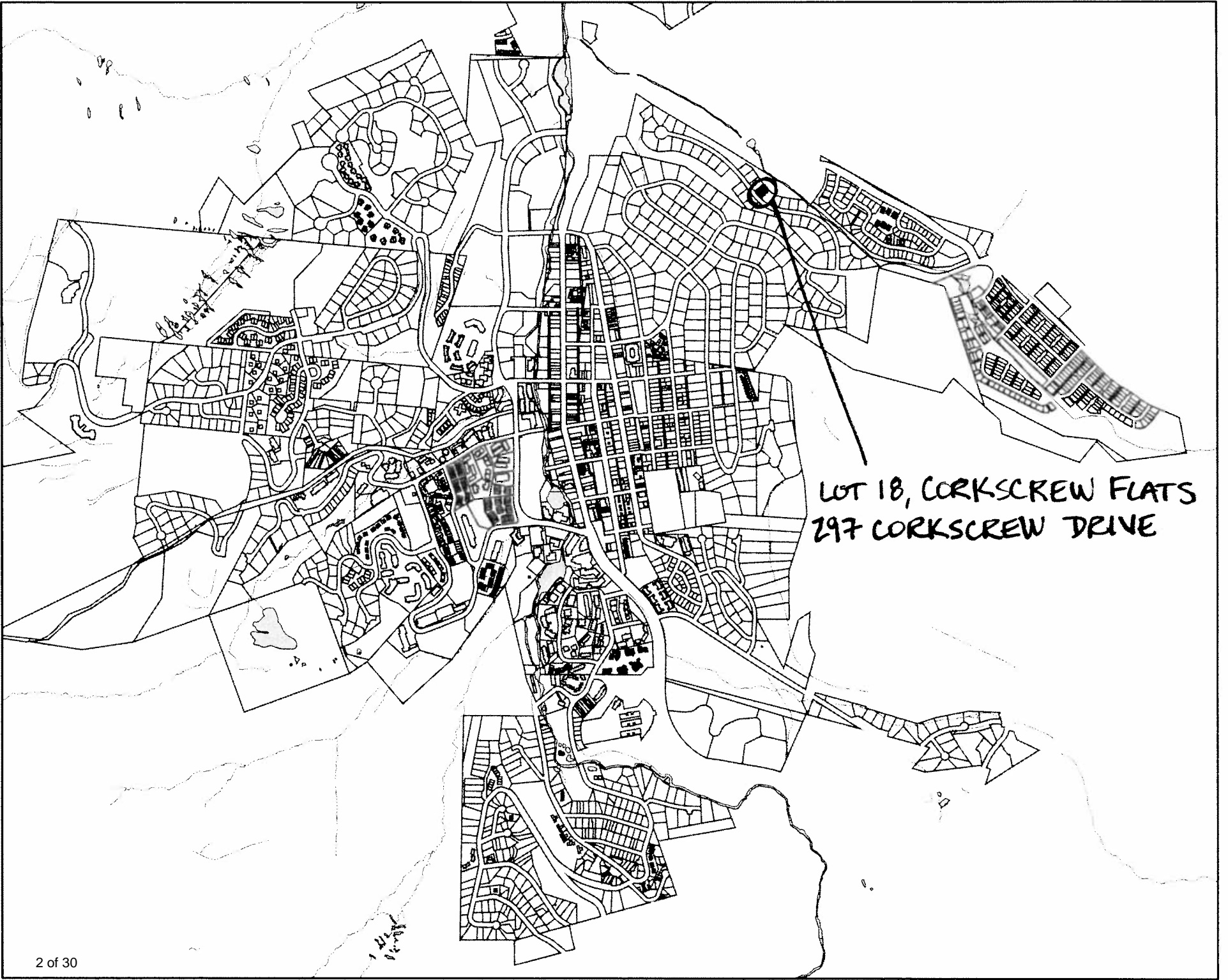
**The indicated times are intended only to be used as guides. The order of projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.*



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Breckenridge South

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LOT 18, CORKSCREW FLATS
297 CORKSCREW DRIVE

PLANNING COMMISSION MEETING

The meeting was called to order at 7:01 p.m.

ROLL CALL

Dan Schroder	Michael Bertaux	Jim Lamb
Rodney Allen	Jack Wolfe	Leigh Girvin
Dave Pringle	Mark Burke	

APPROVAL OF MINUTES

With no changes, the minutes of the September 21, 2010 Planning Commission meetings were approved unanimously (7-0).

APPROVAL OF AGENDA

Mr. Grosshuesch would like to add one item to Worksessions: a discussion on the Power Purchasing Agreement. The memo on this topic was sent to the Planning Commission and posted to the Town Website after the Planning Commission packet was posted on Friday, October 1; however, there is time sensitive information in the memo which needs the Commission's review tonight. The Power Purchasing Agreement will be the first worksession up for discussion this evening. With this one change, the Agenda for the October 5, 2010 Planning Commission meeting was approved unanimously (7-0).

CONSENT CALENDAR:

- 1) Barron-Sandman Residence (MGT) PC#2010053, 68 Victory Lane
- 2) Hardoy-Drumwright Garage (MMO) PC#2010054, 3 Meadow Lark Green

Mr. Pringle made a motion to call up the Barron-Sandman Residence, PC#2010053, 68 Victory Lane. Mr. Bertaux, seconded, and the motion was approved unanimously (7-0).

The remainder of the consent calendar was approved as presented.

Barron-Sandman Residence, PC#2010053, 68 Victory Lane

Mr. Pringle: I am concerned with architectural compatibility of this project, specifically the roofline, as it is a significant portion of the design. I feel that the proposed roofline does not mesh with the area's mountain-rustic architectural motif. (Mr. Thompson presented architectural renderings and drawings for the project.) (Mr. Darrick Wade, Architect, explained the proposed roofline, pitches and roof height per building compliance and overall design.)

Mr. Bertaux: Are there solar panels on the roof? (Mr. Wade: Yes.)

Mr. Wolfe: Are there design guidelines to follow that correspond with the property, as well as the Town's guidelines? (Mr. Thompson: Yes. This design met the Development Code.)

Mr. Pringle: Can we grant negative points to this project for not meeting traditional design? (Mr. Thompson: We have not given negative points for similar applications in the past.)

Mr. Wolfe: The materials suggested are good. The use of natural materials softens the lines of the proposed residence.

Mr. Lamb: When Warriors Mark was annexed, it was acknowledged by the Town that Warriors Mark was unique and different than much of the rest of Town, and that these deviations from traditional architecture are acceptable here.

Mr. Pringle made a motion to approve the Barron-Sandman Residence, PC#2010053, 68 Victory Lane, as presented. Mr. Lamb seconded and the motion was approved unanimously (7-0).

WORKSESSIONS:

- 1) Power Purchasing Agreement

Mr. Grosshuesch presented on behalf of Mr. Neubecker. The Town of Breckenridge has been in negotiations with Vibrant Solar Incorporated concerning a Power Purchasing Agreement. This agreement would authorize Vibrant Solar to install photovoltaic (PV) solar panels on several Town properties and buildings. Vibrant Solar would pay for the cost of the panels and the installation, and receive the tax credits for the installation. In exchange, the Town

would receive electricity at a lower rate than from Xcel Energy. The Town would also have the option to purchase the panels from Vibrant Solar after six (6) years.

Many of the locations proposed would have roof mounted solar panels, while some would have ground mounted arrays. A representative from Vibrant Solar is attending the meeting and will provide images of the panels to show the Commission the visual impacts. The properties proposed in Phase 1 include:

Breckenridge Recreation Center, 880 Airport Road (Roof mounted panels on flat roof)

Swan River Pump #1 (Tract A, Highlands at Breckenridge); near Tiger Road and Delaware Drive (Detached solar array)

Main Irrigation at the Golf Course, near Golf Maintenance Building off Tiger Road (Detached solar array)

Steve C. West Ice Arena, 107 Boreas Pass Road (Roof mounted panels on south facing roof)

Fleet Maintenance Building, 1107 Airport Road (Roof mounted panels on south facing roofs)

Breckenridge Police Facility, 150 Valley Brook Street (Roof mounted panels on south facing roofs, plus detached solar arrays)

Staff wanted to present this topic to the Commission now because the panels need to be installed this year. Staff will also be presenting these plans to the Town Council on October 12th. After obtaining feedback from the Commission and Council, Staff will process a Class D Development Permit application for each site.

Staff presented a few preliminary details on the topic.

Mr. Brian Waldes, Town of Breckenridge Finance Department, described in detail the financial impacts of the proposed solar panel project.

Ms. Girvin: Questioned the location of the panels and what buildings / parking lots they would power.

Mr. Wolfe: Will the panels comply with building codes? (Mr. Thompson: Yes.)

Mr. Pringle: Will the panels eventually be written in to the building ordinance? We need to be sensitive to regulating such visual features.

Mr. Robert Quist, from Vibrant Solar, introduced an overview of the project. Mr. Bures Bures, from Vibrant Solar, using a computer presentation, described in detail the solar panel project. He detailed the panel placement, visibility to passersby's, location of PV interferer

Mr. Bertaux: Mr. Bures, has the company installed this panel system yet in the High Country? (Mr. Bures: Aspen, Carbondale and Denver have installed systems with no problems.)

Mr. Pringle: Who would maintain the panels; who would shovel off snow; will the panels hold up under heavy snow loads? (Mr. Bures: Snow load is up to ninety (90) pounds. The panels will generate energy, even under a of couple inches. Winter is not the peak production time; they will produce enough energy in the peak production time to make up for the months of lower production. Over time, the panels will withstand these harsh conditions. In six years, they will be just as useful as they are year one. The lifetime of the panels is forty years or so.)

Mr. Allen: What is the period of time that the Town would be under contract? (Staff: After twenty (20) years, we will have the option of buying the panels.) (Mr. Bures: Over the period of those twenty (20) years, the Town will save something like \$20 million.)

Mr. Pringle: Does that \$1 million saved include the purchase price? (Mr. Bures: Yes. Purchase of the panels, maintenance, etc. We have included those costs in determining how much money the Town will save when all is said and done.)

Mr. Wolfe: I am concerned that, if in five (5) or ten (10) years the system fails at our high altitude, becomes obsolete, or is, frankly, an eyesore, will there be funds available to remove the panels; is this stated in the contract? Also, I am concerned that the panels not lining up at the ends. Will that look out of

place when looking up on the building? I do not feel that we need to discuss these details here tonight, as long as Staff is looking at them and making sure that we are using the best design possible.

Ms. Girvin: The huts here in Summit County have solar panels. There are many days in a row that they are completely covered in snow. Backup generators are used in this situation, and eventually, the snow melts and they are useable again.

Mr. Burke: We want to present our Town and community as being ‘green’ and ‘sustainable’.

Mr. Pringle: I am still concerned about the longevity of the panels. (Mr. Bures: The panels are warranted for twenty-five (25) years.)

Vibrant Solar continued the presentation, describing roof-load capacity, ballasts, flush-mounting, etc.

Mr. Bertaux: What about reflectivity of the panels, also, will we know when a panel was damaged and not usable? (Mr. Bures: They are not reflective; and yes, our sensors can tell when there is a power drop.)

Mr. Pringle: I have a large objection to Chevron roof mounts for these panels and would prefer to not allow those mounts. (Mr. Bures: All panels will be flush mounted.)

As per the panels at Ski Hill Pump No. 1, Commission asked about visibility and accessibility to skiers/hikers/pedestrians, as well as concerns of tree removal. (Mr. Grosshuesch: We have been removing trees on other projects, not just this one.)

Mr. Wolfe: We, as a developing Town, should hold ourselves to the same standards that we hold residents. We should not remove trees when we ask others to not remove them. I am concerned, simply, with common courtesy of the area residents and environmental impacts.

The Commission agreed that the project should comply with ordinance and adhere to the Development Code.

Vibrant Solar continued the presentation with the location of panels on Swan River Pump on Tiger Road.

The Commission was concerned with visibility of the panels at this location.

Mr. Burke, Mr. Schroder and Mr. Wolfe agreed that solar is wanted, and a good thing. It is not considered an ‘eyesore’ to most people. Most will be excited to know that we are doing something valuable for the environment and our community.

Mr. Allen mentioned that this particular location is not in the same category as the other locations. The Commission agreed that this is a good location.

2) Sign Code Update

Mr. Thompson presented. Recently a few sign issues were raised; some of these issues were identified by staff, and others are in response to applications or citizen input. These issues include content based signage, off-premises signs for civic organizations, and advertising / off-site signs for businesses. Each issue would likely require an amendment to the Sign Code.

The first topic, content based signs, is an issue that the staff will be researching to address legal concerns of signage regulation based on the type of sign. For example, we currently allow different sign sizes for businesses and for subdivision entrance signs. Businesses are allowed signage based on the linear frontage of the sign, while subdivision entrance signs are allowed a flat 15 square feet. This distinction may need to be removed from our code for legal reasons. Staff will be researching sign codes in other communities and how they address this issue. We will work closely with the Town Attorney, Mr. Tim Berry, on this issue, and will bring recommendations to the Commission within the next few months. Mr. Berry has concerns about our sign code, based on current cases regarding other towns’ sign codes. Mr. Thompson will further research the information, and Staff will bring the Commission options on changing the code.

Off-Premises Signs for Civic Organizations is a topic that was recently raised by Rotary International, which requested a sign near the entry to town to inform visiting Rotarians of the time and location of their meetings. Many

communities have these types of signs to promote their local civic groups, but this type of sign is currently prohibited since it is off-premises from the location of the meeting. Past Councils have considered this issue but did not want a large array of civic/church/non-profit signs at the entrance to town.

Finally, in the context of the recently approved pedicab business, the issue of off-site advertising on pedicabs and other types of vehicles came into the forefront. While this change is different from the direction we have gone with the Sign Code in the past, we understand that in some cases, advertising can help to “make or break” a business. We do not currently have a strong position on this issue, but such a change to the Sign Code could lead to many complex issues, and maintaining equity from one type of business to another will be a challenge.

Staff welcomed Commission feedback on each of these issues and will continue to do research on sign related issues in order to return with more details in the near future.

Mr. Burke: Town Council is in support of sending the Pedi Cab back to PC for review discussion. The shuttle buses, which are ‘offsite,’ also have advertising for their lodges.

Mr. Pringle: I am not in favor of changing the code just for the Pedi Cab, because then we open a huge can of worms for *every* business wanting offsite signage: the carriage, a-frames, billboards. I believe it could easily get out of control. (Mr. Thompson: Signage here in Breckenridge, as per the code, is unique, uncluttered, not overwhelming to tourists.)

Mr. Allen opened the worksession to public comment.

Mr. Kevin Holmquist, Breckenridge Pedi Cabs: The advertising is a viable, necessary piece of the business. Revenue from leasing out advertising on our cabs is simply necessary for the success of our business.

Ms. Heather Olson, Breckenridge Pedi Cabs: This revenue needs to be present, whether it is advertising a local business or Town events, historical tours, etc.

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

Mr. Pringle: I am sympathetic to the financial concerns of this business, but I believe that we should not change the Sign Code, as it is a slippery slope, other businesses will want to put out new signs. (Mr. Bertaux agreed.)

Mr. Burke: The Town Council wants to see this work. Grand Timber Lodge, Valdor, etc. are driving billboards for their business. We want to see the Pedi Cab business succeed in our Town, and are willing to change the Code to allow them this ability.

Mr. Pringle: The Pedi Cab should be able to advertise themselves, just like GTL, Valdor, etc. But they should only advertise themselves, not other businesses. (Mr. Bertaux agreed.)

Mr. Wolfe: I agree with Mr. Burke that we, as a Town, want to see successful businesses in our Town; however, I am as concerned as Mr. Pringle and Mr. Bertaux that there may be negative consequences to this change in the Code. I suggest that we change the code with a sunset provision in lieu of this business and see where it goes. If it is a problem, we can revert back to the current code. (Mr. Grosshuesch: The Town Council wanted to know if we change this code what it will look like and how we are going to do this.) The Pedi Cab advertising should promote Town sustainability, events, etc.

Mr. Pringle: Maybe community based businesses or events are advertised on the Pedi Cab.

Mr. Lamb: We want to make the project work, but not open the ‘flood gates’.

Mr. Schroder: I agree that the current code does not allow this signage, but that we should modify the Code so that Town events should be advertised. (Mr. Grosshuesch: The Town is not a long walk from one end to the other. Frankly, advertising on the Pedi Cab will possible create more revenue for the business than the Cab rides.) (Ms. Olson: The distance from one end of town to the other may not be far for us locals, but for a tourist, it is far and we believe that the Cab will be used for transportation.)

Mr. Schroder: We do not want our Town to resemble a ‘tourist trap’. Our signage needs to remain tasteful and appropriate.

Ms. Girvin: Frisco has a more relaxed sign code, that is unappealing to our ‘Look of Breckenridge’. I do not agree that we should place civic organization signs on the end of town.

Mr. Lamb: We could ‘open the loophole’ but not open it too much.
Mr. Pringle: The only way to do this, is to say no.

Worksession Final Comments:

Mr. Schroder: Likes the idea of keeping the design of the signs simple, but elegant. Each business should be able to choose their own font, as long as it is visibly pleasing. We need to determine a size for the sign, all signs being the same dimensions. (Mr. Grosshuesch: Suggested using local businesses only.) Three signs are good, as long as there is one business per sign, which needs to be written into the code.

Mr. Lamb: Believes we have found a way to create a small loop-hole: off-premise signs only on human-powered transportation. Advertising should definitely be classy, only used for local Breckenridge businesses. Three signs are okay.

Mr. Bertaux: On the topic of content based signs; I do not believe regulating the size of signs is the same as regulating the content of signs. If the Town was to allow off-premise signs allowed for Civic organizations we would have to allow for religious organizations, etc. Does not believe that we need to make ‘loopholes’ in the Code; there should be no exceptions for any business.

Ms. Girvin: I like the idea of finding a very narrow loop-hole to allow the Pedi Cab business to be viable. We could word it ‘human powered transportation’ for example. I would like to see very aesthetically pleasing signs, want to keep the clutter to a minimum on the Pedi-cab. Controls, for example, could be only two colors, only a name and number, no logo, limit the size, keep it simple. Two sides and the back are okay.

Mr. Wolfe: Need the issues on content based signs better defined by the Town Attorney. I think that this is worth taking a risk over; a one (1) or two (2) year time may be a good temporary timeframe for seeing if this works. Three sides are fine. No need for Civic Organization signs off-premises.

Mr. Pringle: I do not approve changing of the Code, saying no to this proposal for off-premises Pedi-cab signs will help to keep from having more problems with other businesses wanting off-premise signs. If it does go through, we should only advertise Town events, etc.

Mr. Allen: I am opposed to changing the code; this is not creating a level playing field for all businesses. If we do change it, it needs to be restricted to environmental sustainable businesses, human-powered transportation for example. Three sides are okay. Advertising needs to be Town, City, community, and event based, preferably; however, private businesses may be looked at too. I agree with Mr. Pringle, that if the Town wants this business in the community, then they should financially support this and advertise events. (Mr. Wolfe: Added that the Town supplements daycare businesses, because they deemed it a viable business which is important to our community. They also deem sustainability important, so they should fund this.)

Mr. Burke: I am in favor of making this work. We have had sign codes in place for a long time, but times change. If this is the means to stay sustainable, then we should do it. If done in a classy way, we could do this. I am in support of the code change.

3) Briar Rose Transition Area

Mr. Mosher presented. This is the possible final review for the proposed “Handbook of Design Standards for the Transition Areas of the Conservation District” Briar Rose Transition Character Area. On April 6, 2010, Staff presented the overview portion of the handbook along with a draft review of the Briar Rose Transition Character Area. Portions of overview include criteria that affect all Character Areas. It was also noted that the Briar Rose Transition Character Area is unique and has specific standards that deviate from the other Character Areas. Most notably:

- The Briar Rose Transition Character Area is allowed 5 Units per Acre (UPA). (Pursuant to a change in Land Use Guidelines (LUGs) approved in 2002.) Properties in the Briar Rose area are much larger than those seen in other Transition areas.
- The Briar Rose Transition Character Area specifies an allowed overall height (ridge height) of 35 feet instead of the maximum height of residential structures in the Transition Areas which is to be 26-feet (to the mean of the roof).
- Architectural detail, massing and scale are more relaxed in the Briar Rose Transition Character Area.

Summarizing, Staff suggested that the Briar Rose Transition Character Area be allowed larger masses, taller structures, slightly smaller solid to void ratios (larger glass areas), and more flexibility in building materials. However, the west facing facades should respect historic forms, such as gable ends, dormers, smaller masses, and

other complimentary features of the adjacent historic district. Garages should not be the primary feature of the Briar Rose façade and, if possible, be designed as an “out-building” to better break up the masses. Generally, some specific design criteria have been removed from the design standards to allow greater flexibility in overall design. Staff had two questions for discussion for this review:

- 1) Does the Commission have any concerns about the inherent flexibility written into these design guidelines?
- 2) There are no Priority Policies in this section. Does the Commission believe there are any design criteria that should be ‘absolute’?

Commissioner Questions/Comments:

Mr. Schroder: Wondered about parking and garage criteria; Do garages need to be placed behind the house? (Mr. Mosher: All will be accessible from Briar Rose, but the standard is to not make them proud, or in front of the entry of the house unless they are possibly turned or a separate module.)

Final Comments: In general support - like to have new language for the garage and parking section.

Mr. Lamb: Agreed that staff can take another look at the verbiage for the parking and garage section of this chapter. Prefers a detached garage. Look at the setbacks from the Klack Placer.

Mr. Bertaux: We should say that “The detached garage is allowed to help reduce the overall module sizes.” Should not be “preferred” as it would incur negative points. Loosen the verbiage to allow more flexibility.

Ms. Girvin: The exiting homes do not follow the historic grid. (Mr. Mosher: The guideline suggests that the façade be placed parallel and the ridgeline; take out the phrase ‘reflect the character of the Town grid.’ In the introduction the wording ‘being below’ should be changed to ‘to the West’.) Agreed.

Mr. Wolfe: Part of the problem is that there are already four or five lots that do not reflect the Town grid. Lot lines are at angle. There is not an ‘historic Town grid’ in the Briar Rose area that can be reflected on. (Mr. Mosher: The parallel of the building should align parallel to the adjacent street edge. Read the section of the Code Policy 5, referring to the grid.)

Mr. Pringle: Is concerned that the narrative does not equal the suggested. We need to take out the word ‘preferred’ when referring to the prominence of the garage. (Mr. Mosher: We will not use the wording ‘preferred’. We could say that the garage cannot be proud the front façade and it could also be detached, having a completely separate mass.) Questioned the verbiage ‘reflecting the Town grid’. I suggest that we take out that phrase. Look at the grid reference and see about re-wording. Don’t want to reflect the grid at all. (Mr. Mosher: The west façade would respect the grid pattern in relationship to the street. Main Street turns and the grid changes too. Read from the definition of a Grid from the Historic Standards.) Also, let’s take a look at the wording in Policy 18, bullet number three.

Mr. Allen: Questioned possible vagueness regarding the alignment of the setbacks in the rear yard. There is variety except the Benito residence. (Mr. Mosher: Should we say ‘generally align’ so that the Planning Commission could address each application in establish precedent, based on the homes in place at the time of application?) The Commission agreed.

Mr. Burke: Agreed with the Commissioner comments and requested one more pass.

Mr. Allen opened the worksession to public comment.

Dennis Kuhn: I am the owner of a property in the Transition Area that will likely be redeveloped. I am concerned with the topic of ‘automobiles and parking’. As you drive down Briar Rose, currently all garages face Briar Rose Lane. Why is this now an issue? Are we trying to change the character of the neighborhood? (Mr. Mosher: The idea here is to place the primary façade of the garage behind the front façade or main entry of the house.) Does this mean I can’t place the garage in front of the house? (Mr. Mosher: If this design guideline is not adhered to, they may be assigned negative points.) (Mr. Pringle agreed that the neighborhood of this area is already established don’t change it.) (Mr. Burke understood Mr. Kuhn’s question. If he were to scrape his house, he could not replace the garage in its current place without getting negative points.) (Mr. Mosher: Correct.)

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

4) Joint Upper Blue Master Plan (JUBMP) Update

Mr. Truckey presented. The Joint Upper Blue Master Plan (JUBMP) was adopted by the Towns of Breckenridge and Blue River and Summit County in 1997. The Plan provides general policy guidance on broad land use issues affecting the Upper Blue Basin. For several reasons discussed below the three jurisdictions have agreed to revisit the 13-year old Plan and update it. The Town Council previously endorsed a recommendation of the Sustainability Task Force to undertake a “minor” update to the JUBMP.

Overall the JUBMP has provided solid direction for basin land use planning. Its policies concerning not creating new density in the basin have been key in ensuring that upzonings, etc. were not approved which would overwhelm our infrastructure and carrying capacity. The policies concerning backcountry protection have resulted in the Town and County jointly acquiring several thousand acres of backcountry (through joint open space acquisitions and through the Upper Blue Transfer of Development Rights program).

Several considerations for updating of the plan include basin density target and density reduction strategies, the district court ruling (re: Polanski) and other plan modifications.

The original 1997 JUBMP was developed by a seven-member Joint Upper Blue Master Plan Committee with staff’s assistance. The committee was made up of representatives from the Towns of Breckenridge, Blue River, and Summit County. Dave Pringle and Leigh Girvin both served on that committee. The Plan was ultimately adopted by the Breckenridge Town Council, the Blue River Town Board, and the County’s Upper Blue Planning Commission at a joint meeting. Our staff has discussed establishing a similar committee for this process. The committee would be fairly short-lived, given that we intend to focus the update effort. At its September 28 meeting, the Town Council determined that they would like one representative from the Council and one from the Planning Commission to serve on the committee. Staff requested that the Planning Commission propose a representative from the commission to serve on the JUBMP update committee. That representative will be confirmed by the Town Council in October.

Commissioner Questions/Comments:

- Mr. Wolfe: I agree that density is an important issue. Our infrastructure is deteriorating, and it is an important issue. Asked Mr. Truckey about the presented math. The target number was not met. (Mr. Truckey: Infrastructure and deed restricted affordable housing has made a difference here.)
- Mr. Allen: I agree that someone from the Commission should be presented to help with the committee.
- Mr. Burke: The Council thought that this was important enough that they are nominating a committee member, as well.

Mr. Bertaux nominated Mr. Allen to be the Breckenridge Planning Commission representative on the Joint Upper Blue Master Plan Committee. Ms. Girvin seconded, and the nomination was approved.

TOWN COUNCIL REPORT:

- Mr. Burke: No public comments on the Building Block, so that went through. School funding (opposition to 60, 61, and 101 on the November ballot), S.W.A.T. Team and the Gateway Plaza sidewalk on Park were also approved. The sidewalk was called up, but withdrawn, as it can be brought up as a separate discussion later. (The Commission discussed additional negative impacts on our community regarding the 60, 61, 101 ballot measures.)

OTHER MATTERS:

1) Joint Planning Commission / Town Council Meeting

Mr. Grosshuesch presented on behalf of Mr. Neubecker. The next joint Planning Commission/Town Council meeting is scheduled for November 9. The Planning Commission is allocated two joint meetings per year, but in the recent past we have held only one meeting annually. Before we schedule a second meeting; however, we want to ensure that there are sufficient issues to discuss.

Some potential topics for discussion might include Energy Policy, Redevelopment and Non-Natural Materials.

Some other issues that should be considered include:

- Affordable Housing Policy, including Accessory Dwelling Units

- Free Basement Density under Landmarked Commercial Properties
- Water PIF and Parking Fees
- Commercial nodes outside downtown core

Staff welcomed feedback on the proposed joint meeting agenda.

Commissioner Questions/Comments:

Mr. Bertaux: I am concerned about the appropriateness of allowing *non-natural materials* on historical buildings. Let's talk about that topic.

Mr. Allen: I am in support of talking about *free basement density*, tying in *PIFs, parking fees*, etc.

Mr. Burke: Free basement density has been a hot topic at Council. Also, Council is concerned about *the role of the Planning Commission in relation to the Council*. We need clarification on who has what roles, so that we can better concentrate our decisions at each meeting.

ADJOURNMENT:

The meeting was adjourned at 10:06 p.m.

Rodney Allen, Chair



Class C Development Review Check List

Project Name/PC#: Lot 18, Corkscrew Flats, Phase III, PC#2010056
Project Manager: Chris Kulick, AICP
Date of Report: October 5, 2010 For the October 19, 2010 Planning Commission Meeting
Applicant/Owner: Breckenridge Lands
Agent: Brock Rounds
Proposed Use: Single Family Residential
Address: 297 Corkscrew Drive
Legal Description: Lot 18, Corkscrew Flats
Site Area: 15,501 sq. ft. 0.36 acres
Land Use District (2A/2R): LUD 14-2 (24.00 acres), Residential, 4 Units per Acre, Single Family or Duplex; 1 SFE assigned per Corkscrew Flats Subdivision.

Existing Site Conditions: The lot slopes downhill from south to north at 8%. The site is rocky and free of most types of vegetation. A utility easement is located in the southeast corner of the lot. There is also a 20' drainage easement that runs the entire length of the northwest side of the lot.

Density (3A/3R): Allowed: 4,500 sq. ft. Proposed: 3,659 sq. ft.
Mass (4R): Allowed: 4,500 sq. ft. Proposed: 4,493 sq. ft.
F.A.R.: 1:3.45 FAR
Areas:
Lower Level: 1,528 sq. ft.
Main Level: 1,771 sq. ft.
Upper Level: 360 sq. ft.
Accessory Apartment:
Garage: 834 sq. ft.
Total: 4,493 sq. ft.

Bedrooms: 4
Bathrooms: 4.5
Height (6A/6R): 29 feet overall
 (Max 35' for single family outside Historic District)

Lot Coverage/Open Space (21R):
 Building / non-Permeable: 3,590 sq. ft. 23.16%
 Hard Surface / non-Permeable: 1,862 sq. ft. 12.01%
 Open Space / Permeable: 12,648 sq. ft. 81.59%

Parking (18A/18/R):
 Required: 2 spaces
 Proposed: 4 spaces

Snowstack (13A/13R):
 Required: 466 sq. ft. (25% of paved surfaces)
 Proposed: 500 sq. ft. (26.85% of paved surfaces)

Fireplaces (30A/30R): Three - gas fired

Accessory Apartment: None

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: Natural stone; natural cedar shake and horizontal lap siding, aluminum clad windows
Roof: Composition shingles, core-ten accents
Garage Doors: Wood Clad

Landscaping (22A/22R):		
Planting Type	Quantity	Size
Colorado Spruce	3	2 @ 6 feet tall and 1 @ 10 feet tall
Aspen	14	6 @ 2" & 6 @ 3", 50% multi-stem
Shrubs and perennials	28	5 Gal.

Drainage (27A/27R): Positive away from structure

Driveway Slope: 8 %
Covenants: Standard Landscaping Covenant to be recorded prior to Certificate of Occupancy.

Point Analysis (Sec. 9-1-17-3): An informal point analysis was conducted for this proposed residence and no positive or negative points are warranted.

Staff Action: Staff has approved Lot 18, Corkscrew Flats Phase III, PC #2010056, 297 Corkscrew Drive, with the standard findings and conditions

Comments:

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

Lot 18, Corkscrew Flats
297 Corkscrew Drive
PC# 2010056

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **October 5, 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 **October 19, 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 **April 26, 2012**, 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. 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.
6. Applicant shall field locate utility service lines to avoid existing trees.
7. 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.

8. 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.
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. 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.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit proof of ownership of the project site.
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
14. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer.
15. 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.
16. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the dripline of 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.
19. 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.
20. 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.

21. 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.

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 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.
24. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
25. Applicant shall screen all utilities.
26. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
27. 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.
28. 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.
29. 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.
30. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
31. 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)

REQUIRED SNOWSTACK

HARDSCAPE (DECK, PATIO, WALKS & DRIVEWAY)	1862 SF	100%
REQUIRED SNOW STACK (25% OF HARDSCAPE)	465.5 SF	25%
TOTAL SNOW STACK PROVIDED	800 SF	71%

LOT COVERAGE

BUILDING (INCLUDES OVERHANGS)	3590 SF	73%
HARDSCAPE (DECK, PATIO, WALKS & DRIVEWAY)	1862 SF	37%
OPEN SPACE	1049 SF	66%
TOTAL LOT SIZE	18,001 SF	100%

SITE NOTES

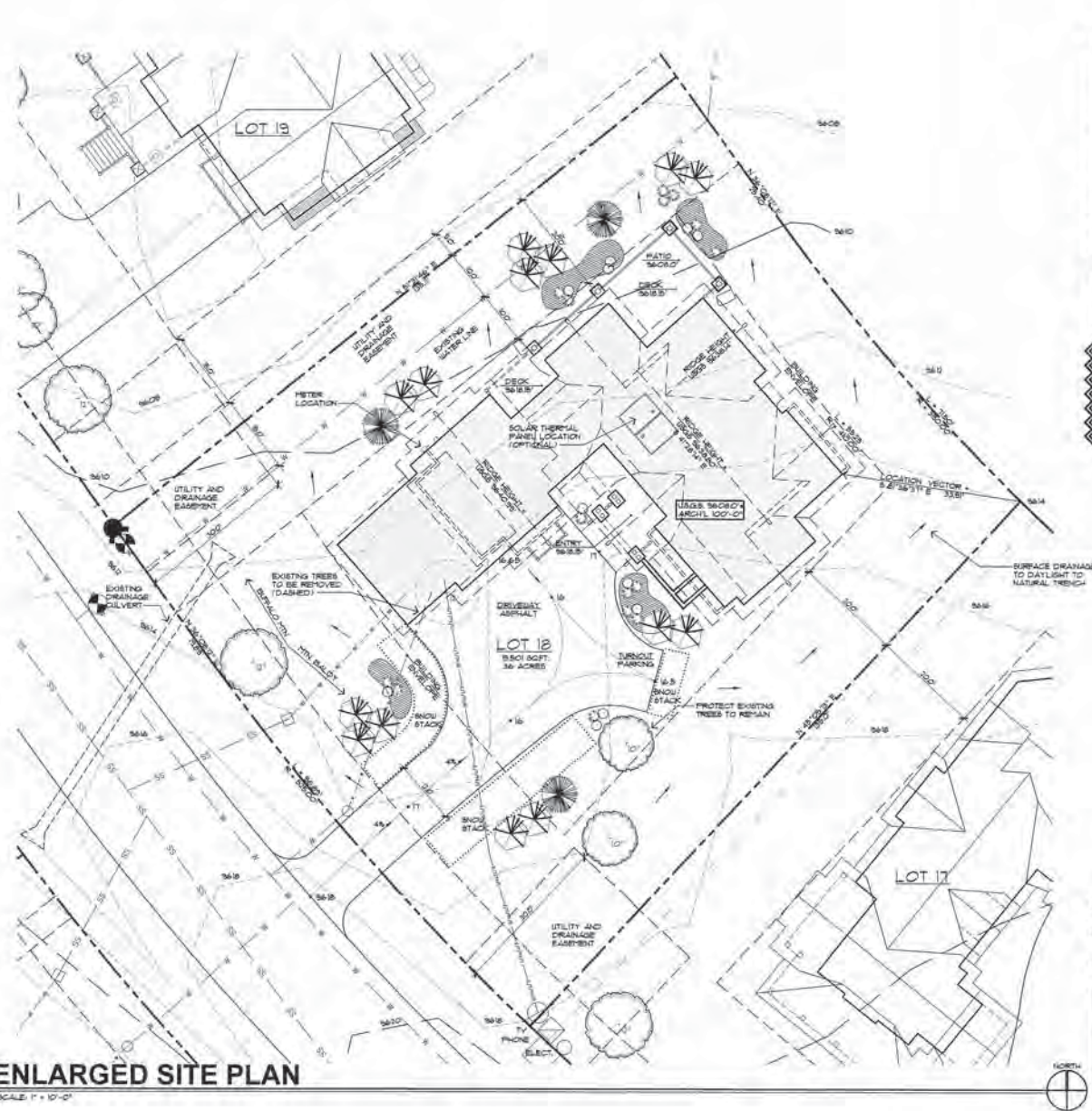
- ELECTRIC CABLE TV & TELEPHONE UNDERGROUND IN GYPSON TRENCH.
- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
- TOPOGRAPHIC INFORMATION OBTAINED FROM BENCHMARK SURVEYS, LLC, JOB 19786.
- PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 10 MIN).
- REFER TO FOUNDATION PLAN FOR FOUNDATION, DRAIN LOCATION, AND SLOPE. DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH.
- FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING.
- PROTECT ALL REMAINING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION.
- PROVIDE 8" DIA. STONE RIP RAP OVER USED BARRIER FABRIC AT BAYES AND VALLEY DRIP LOCATIONS.
- STAKE HOME LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK.
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT.

PLANTING LIST

KEY	COMMON	BOTANICAL	NO.	SIZE
EXISTING TREES				
⊕	EXISTING	VARIABLE	2	SEE SITE PLAN
EXISTING TREES TO BE REMOVED				
⊖	VARIABLE	VARIABLE	1	SEE SITE PLAN
PROPOSED TREES SUBJECT TO BE ZONED				
⊕	COLORADO SPRUCE	PICEA PROSERA OR PICEA ENGELMANNI	3	12" - 18" CAL. (11" CYCLIC)
⊕	ASPEN	PICEA MARYMONTANA	14	18" - 24" CAL. (20" - 24" CYCLIC)
⊕	POTENTILLA	POTENTILLA	8	3" GAL.
⊕	ALPINE CURRANT	RIBES ALPIMUM	8	3" GAL.
⊕	PIKING COTONEASTER	COCCONIA COTINIFOLIA	8	3" GAL.
⊕	NATIVE GROUND COVERS AND PERENNIALS	PROVIDE SUBSTITUTAL	10	1" PLANT

LANDSCAPE NOTES

- PROVIDE 2" - 3" (18") CLAY FREE TOPSOIL AND MEND ALL DISTURBED AREAS WITH BURET CO. SHORT SEED MIX STRIP AND STROOMER EXISTING TOPSOIL IN CONSTRUCTION AREA SCREEN TOPSOIL PRIOR TO INSTALLATION.
- KEEP EXISTING TREES WHERE POSSIBLE. TAKE INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH PRICKS LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
- GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
- PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMP, BLANK, ETC FROM LANDSCAPE AREA.
- LOCATE ALL PLANTING TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
- BARBERS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
- ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM, PROVIDE SUBSTITUTAL.
- ALL NEW PLANTING SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
- NATURALIZED GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
- SCREEN ALL UTILITY PIPES WITH LANDSCAPE MATERIAL.
- PROVIDE 8" TO 4" DIAMETER STONE RIP RAP OVER USED BARRIER FABRIC AT BUILDING DRIP LINES, INCLUDE EDGING AND PROVIDE LANDSCAPE EDGING AT RIP RAP TO TOPSOIL STRUCTURE.
- INSTALL & BACKFILL ALL PLANTING WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
- ROOT FRED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
- PROVIDE 3" OF SHREDDED BARK MULCH AT ALL BARNS AND TREE WELLS.
- LANDSCAPE BOLLERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOLLERS ONE-HALF OF DIAMETER.
- ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.



ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

REVISIONS

ISS. NO.	50438
DATE	08/30/10
DRAWN BY	TRG
CHECKED BY	MPH

DESIGN, DRAWING & CONSTRUCTION SERVICES, INC. 100 EAST HANNAH, WEEHAWK, NJ 07093
100 EAST HANNAH, WEEHAWK, NJ 07093

TOUR NUMBER: 09/20/10
11/17/10

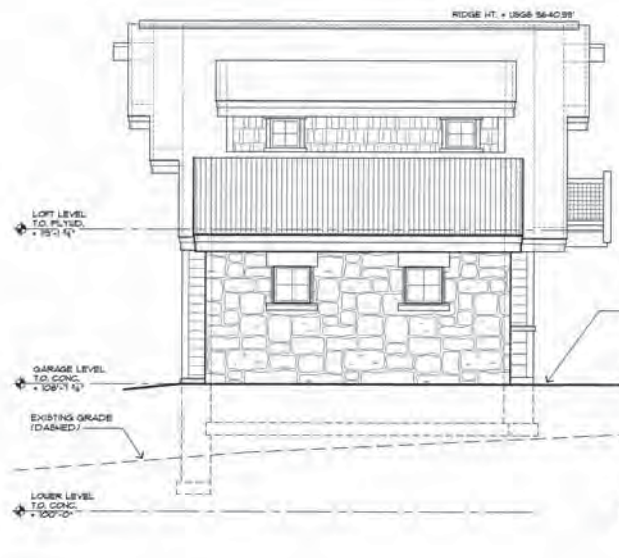
bhh Partners
FOUNDER: bhh PARTNERS, INC. 100 EAST HANNAH, WEEHAWK, NJ 07093
100 EAST HANNAH, WEEHAWK, NJ 07093

CORKSCREW FLATS - LOT 18
CONCRETE FLATS - PHASE 1, WEEHAWK, COLORADO

© 2010
SHEET NUMBER

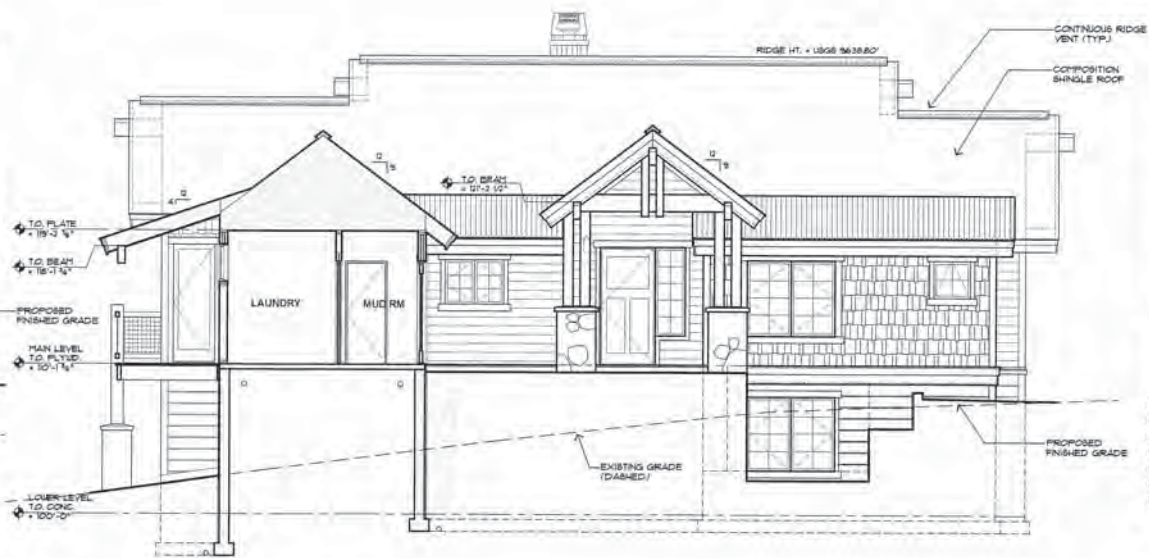
SITE 18
A-1.1
SITE PLAN

OF 3



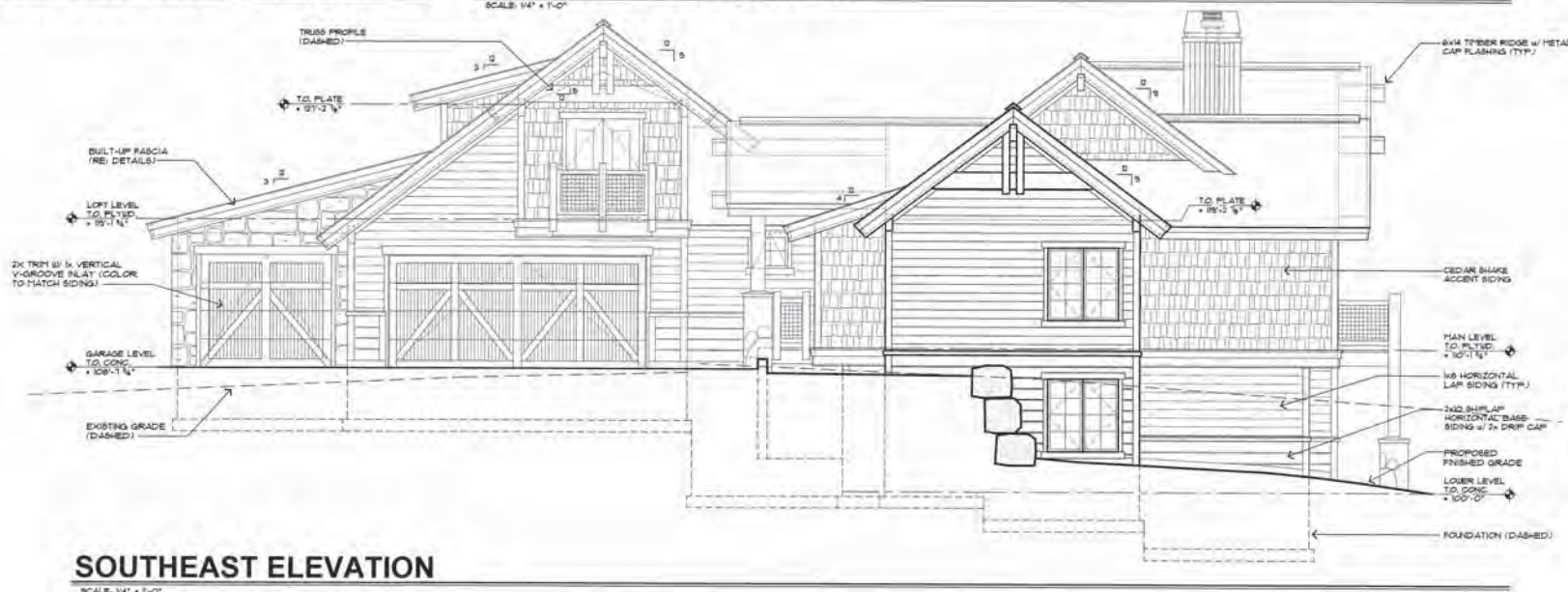
SOUTHWEST ELEVATION @ GARAGE

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



SOUTHWEST ELEVATION

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



SOUTHEAST ELEVATION

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

REVISIONS:

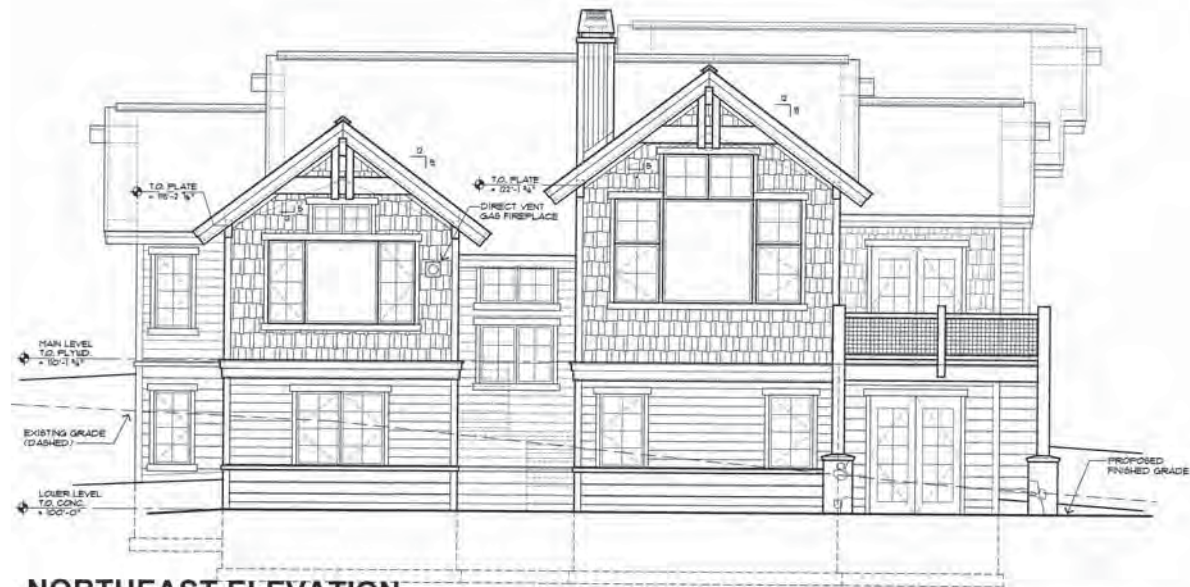
ISS NO.	SC41218
DATE	09/30/10
DRAWN BY	TRG
CHECKED BY	MPW

DESIGN FOR GRADING IS CONSIDERED AND SHALL NOT BE REPRODUCED WITH-OUT ARCHITECT'S WRITTEN PERMISSION



bhh Partners
 2100 S. BROADWAY, BRECKENRIDGE, CO 80424, 970.655.8888
CORKSCREW FLATS - LOT 18
 CORKSCREW FLATS - PHASE II, BRECKENRIDGE, COLORADO

©2010
 SHEET NUMBER:
SITE 18
A-3.0
 BUILDING ELEVATIONS
 OF 3



NORTHEAST ELEVATION

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

NOTE: SEE SHEET A-3.0 FOR TYPICAL NOTES AND MATERIALS



NORTHWEST ELEVATION

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

REVISIONS:

JOB NO: SC4836
 DATE: 09/20/20
 DRAWN BY: TRG
 CHECKED BY: MPH

Client has approved in accordance with the AIAA Act of Professional Responsibility and hereby waives all rights to any and all claims.

TOUR PLANS: C33010
 N 181111

P.O. BOX 301, 1600 EAST FORT WARD, BRECKENRIDGE, CO 80424

bhh Partners

bhh

CORKSCREW FLATS - LOT 18
 CORKSCREW FLATS - PHASE II, BRECKENRIDGE, COLORADO

© 2011

SHEET NUMBER

SITE 18
A-3.1
 BUILDING ELEVATIONS

OF 3

Memo

To: Planning Commission
From: Julia Puester, AICP
Date: October 12th for meeting October 19, 2010
Re: Energy Policy Worksession-Draft Policy

This is the sixth worksession on revising the existing Policy 33R *Energy Conservation*. While this relative policy has been in place for many years, the actual amount of energy conservation or production of energy has not typically been measurable, making it difficult to determine how much energy is being saved or produced and therefore, how many points are assigned. To remedy this, staff proposes the use of a HERS (Home Energy Rating System) score as it is a universal calculation created by certified raters. The results are calculated and measurable.

At the September 21st meeting, the Planning Commission expressed concerns on how to assign negative points for teardowns, heated outdoor space and water features and asked for examples on how the sliding scale would work.

A sliding scale allows the Planning Commission flexibility within the Development Code to review applications on a case by case basis. Like many other items within the Development Code's point based system, the Commission would approve a point analysis for a project based on past precedent. In the case of a new policy, such as the Energy Policy, the Commission would set precedent as projects are submitted. The proposed language now includes a sliding scale which would range from 0 through -3 for outdoor heated spaces; +2 through -2 for deconstruction/demolition and reuse (positive points have been added); 0 through -1 for outdoor gas fireplaces; 0 through -1 for outdoor water features; and 0 through +6 for HERS scores.

One of the items that the Commission directed staff to do for this meeting was to explain, with some examples, how the sliding scale could be applied. Staff has attached an explanation to the packet as well as some specific information on water features from a manufacturer on water and energy usage. We have also proposed a draft policy attached to this memo with changes based on the Planning Commissioners concerns at the September 21st meeting. Changes to the policy have been shown in strike, bold and underline.

Staff would like to get any Commissioner comments on the proposed changes to Policy 33R. If the Commission is comfortable with the policy as drafted, staff would like direction to proceed to the Town Council.

Commissioner Questions/Comments from September 21, 2010:

Mr. Schroder: Agreed that the HERS system is a tangible system to use to measure energy.

Final Comments: Is in favor of this presentation.

Mr. Lamb: Can we control the size of the water feature (hence, the emissions) by limiting the type of motor used? (Ms. Puester: It is possible to define but it limits the future ability to be flexible as the motors advance over time, such as the solar powered motors that are coming out now.)

Mr. Bertaux: What would allow a water feature to run twelve months out of the year, other than glycol, which is not allowed? (Mr. Allen: The motor would have to be running constantly and give off enough heat to keep the water from freezing.) Maybe more negative points should be added to water features.

Final Comments: Believes that HERS should be required for new construction. Just to reiterate his opinion, does not want to give one positive point (+1) just for doing the HERS rating.

Ms. Girvin: Asked about the water feature emissions. Asked if there was a sliding scale for teardowns of existing buildings. (Ms. Puester: Yes, as written it would be zero (0) through negative six (-6)).

Final Comments: Supports the negative points, and feels better knowing that all of the negative points proposed for big energy users are on a sliding scale for the negative points. Believes that some examples of teardowns would help the Commission.

Mr. Wolfe: Suggested that a negative six (-6) points given for teardowns is discouraging to owners of a commercial property that needs to be redeveloped. Suggests that historic commercial buildings should be addressed differently than other commercial property. (Mr. Grosshuesch: The negative points for teardowns are on a sliding scale ranging from negative six (-6) to zero (0). They can be assigned in one point increments like the other policies in the Development Code.) (Mr. Neubecker: Tearing down an entire building and replacing with new materials, wood, siding, concrete and all the energy it takes to make those materials and truck them to Town is the 'embodied energy' that you destroy with a teardown.) Likes that there is a zero (0) option given to these negative points, as some people may reach this by attempting to recycle and reuse materials. (Staff agreed.) Has staff looked into other areas using this system of rating and how did it apply or mesh with LEED certification? (Ms. Puester: There have been several field trips and projects that we have looked at. The LEED certifications apply to overall 'green design' not specifically to energy conservation, so for our purpose, the HERS rating system is more applicable for our energy conservation policy. The LEED system has a lot of holes when it comes to looking at energy. You can get points for bus stops or low VOC paint rather than energy measures.) Would Gold certified LEED buildings fall into this HERS rating? (Ms. Puester: A builder could get gold or platinum certified LEED building with very little energy efficiency or very much efficiency. It is not exactly the same rating system. In the Sustainable Building

Code, however, you can use different rating such as LEED or Green Globes to get points under the building code. This focuses entirely on energy.)

Mr. Allen: How many builders re-use material? What would the average gallon rate be for water features? (Ms. Puester: It may be twenty (20) to thirty (30) gallons, but it greatly depends on the pump valve, the motor, the form of energy used (solar or electric), etc. and could range up to several hundred gallons per minute for a large commercial scale feature.) What about negative points given after a home has been built and they want to add heated driveways and a water feature etc.? (Ms. Puester: This would assess negative points that would have to be made up either through the energy policy or another policy in the code for positive points, landscaping for example.) Receiving a negative five (-5) points on a single family home would be very hard to overcome. Would like to see an example of negative points applied for heated driveways, heated culverts, or heated roofs, etc. (Mr. Neubecker: On some projects we have given negative points for snowmelt, but then positive points for community benefit and safety.) (Mr. Grosshuesch: If it was for safety reasons, the Commission could choose to assign zero points. It would be based on the precedent that would be developed. The first few cases are always more difficult to get through and then it gets easier).

Final Comments: I am concerned with negative points given to heated driveway aprons, complete tear-downs, and water features. Depends on the energy use (they might not need negative points; we need to address that per feature). Would like to see some examples for numbers on the sliding scale. Would like to see specifics such as amps of the motor for one amount of negative points vs. another amp number for a larger amount of points. (Ms. Puester: This could limit the flexibility of the code and Commission; other policies are done using precedent.)

Mr. Burke: I am concerned with 'perpetuity' with the HERS ratings that we are giving. (Staff discussed that they can catch things when permits are applied for and they find things that need to be upgraded to keep the HERS ratings.) (Ms. Puester: This is an optional policy. Plus, if someone's refrigerator dies 10 years later, it is unlikely that a new fridge would require more energy than the old one did.) I am concerned with non-conforming buildings. How do we address these? Agreed with Mr. Wolfe's comment that assigning zero (0) points is good if the situation required it. What if the homeowner has asbestos in their materials and can't recycle them, even if they want to?

Final Comments: I would like the Planning Commission to look at some examples on the specific examples of a sliding scale.

Energy Policy Draft for PC October 12, 2010

Section 9-2-2 Definitions:

Energy Measure: A physical improvement to the home (such as solar photovoltaic panels or high level of insulation, etc.) which enhances energy conservation or energy production within the home as approved by Residential Energy Services Network's (RESENET) Home Energy Rating Survey (HERS) program.

Policy 33R Energy

The goal of this policy is to incentivize energy conservation and renewable energy systems in new and existing homes. This policy seeks to help enhance reductions in the community's carbon footprint, energy usage and to help protect the public health, safety and welfare of its citizens.

(1) Residential Structure 3 Stories or Less.

All new and existing residential developments are strongly encouraged to have a Home Energy Rating Survey (HERS) to determine potential energy saving methods. Positive points will be awarded according to the following point schedule:

Points	HERS score for residential
+1	Obtaining a HERS score
+2	61-80
+3	41-60
+4	19-40
+5	1-20
+6	0

(2) Commercial, Lodging And Multifamily In Excess Of Three (3) Stories In Height.

New and existing commercial, lodging and multifamily developments are strongly encouraged to undergo the energy provisions of the adopted International Energy Conservation Code (IECC) to determine potential energy saving methods. Positive points will be awarded for the percentage of energy usage conserved beyond the standards of the IECC and approved measures in accordance with the Town per the following point schedule:

Points	% beyond the IECC
+2	20%-39%
+3	40%-59%
+4	60%-79%
+5	80%-99%
+6	100%

(3) Deconstruction and/or Reuse of existing buildings

When the existing building(s) remain partially or in whole or when the deconstruction of existing buildings is necessary, it is strongly encouraged that existing building materials obtained during deconstruction are reused within the new building. A deconstruction plan may be submitted and approved by the Town for positive points. The deconstruction plan will be monitored by the Town Building and Planning Departments during the deconstruction and construction process.

1x(0/+2) Deconstruction/reuse plan

Other design features determined by the Town to conserve excessive amounts of energy may be considered for positive points.

(4) Excessive Energy Usage.

Development with excessive energy components are discouraged. However, if the Town finds that any of these measures are required for health, safety and welfare of the general public, this section may be waived at the discretion of the Town. To encourage energy conservation, the following point analysis shall be utilized to evaluate how well a proposal meets this policy:

1x(0/-3) Heated driveway, sidewalk, plaza, etc.

1x(~~0/-6~~ **(0/-2)**) Deconstruction/demolition of existing buildings

1x(0/-1) Outdoor gas fireplace (per gas fireplace)

1x(~~0/-2~~) **(0/-1)** Outdoor water features (per feature)

Other design features determined by the Town to use excessive amounts of energy may be assigned negative points.

In cases that the above items utilize a conservative energy source (such as Energy Star or other similar program), the assessment of negative points may be reconsidered.

(5) General Provisions:

a. All energy measures for developments under this policy shall remain in perpetuity of the project or **shall be** replaced with a similar or higher energy efficiency measure. No development approved under this policy shall be modified to reduce the HERS score or percentage of saving above the IECC in connection with the issuance of such development permit.

b. Each development for which positive points are awarded under this policy shall submit a letter of certification from a Colorado registered engineer or HERS rater showing compliance prior to the issuance of a certificate of occupancy.

Energy Policy Worksession

Sliding Scale Examples

Deconstruction-demolition and reuse 1 x (+2/-2)




- Positive Points - could be awarded for using existing reusable materials in the new project and retaining the structure instead of demolishing it.
- Zero Points - for buildings when there are no usable materials for reuse on the new project.
- Negative Points - could be assessed when there are existing reusable materials that are not reused in the new project.

Heated outdoor spaces 1 x (0/-3)

- Zero points - for public safety concerns which may be hazardous if not heated, systems which are 100% powered by alternative energy source such as solar, wind or geothermal, or small areas on private property which are part of a generally well designed plan which takes advantage of southern exposure and/or specific site features.
- Negative Points - could be assessed based on the specific application of heated area. (For example, heating a long, winding driveway of a single family home compared to a driveway apron only; a heated rear patio which is rarely used on the north side of the house). The points warranted would be dependent on the specific project layout such as safety concerns, amount of heated area, design issues such as north or south facing outdoor living spaces, etc.

Water Features 1 x (0/-1)

- Zero Points – no water feature, features powered by an alternative energy source or feature utilizing a very minor amount of power.
- Negative Points – based on the amount of energy utilized for the feature and whether a motor which utilized less energy could be installed.

	AquaSurge™ 2000	AquaSurge™ 3000	AquaSurge™ 4000	AquaSurge™ 5000	AquaSurge™ 7000
					
Part Number	98125	99546	99547	99548	98484
Submersible	yes	yes	yes	yes	yes
Max. GPH	1,900	3,328	3,960	4,752	6,600
Flow Adjustment	no	no	no	no	no
Max Lift	22 ft.	15 ft.	16.4 ft.	19.6 ft.	22 ft.
Power Consumption	250 W	180 W	220 W	250 W	700 W
Estimated Yearly Energy Costs (based on \$ 0.10 per kilowatt hour and 12 month continuous use)	\$ 219.00	\$ 157.68	\$ 192.72	\$ 219.00	\$ 613.20
Cord Length	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Discharge Size	1" male threaded	1-1/2" male threaded	1-1/2" male threaded	1-1/2" male threaded	2" male threaded
Intake Size	screen, 1"	screen, 1-1/2"	screen, 1-1/2"	screen, 1-1/2"	screen, 2"
GPH @ 5 ft.	1,500	2,853	3,300	4,280	5,100
GPH @ 10 ft.	1,300	1,902	2,700	3,328	4,000
GPH @ 15 ft.	900		1,426	2,377	2,800
GPH @ 20 ft.	300				1,000
Recommended Tubing Diameter	1-1/2" *	2" **	2" **	2" **	3" ***
Dimensions (L x W x H)	12" x 6" x 7" (12" high in vertical position)	12" x 6" x 7" (12" high in vertical position)	12" x 6" x 7" (12" high in vertical position)	12" x 6" x 7" (12" high in vertical position)	12" x 6" x 7" (12" high in vertical position)
Weight (lbs.)	14	14	14	14	15
Voltage	120 V, 60 Hz.	120 V, 60 Hz.	120 V, 60 Hz.	120 V, 60 Hz.	120 V, 60 Hz.

*Based on 10 cents / kilowatt hour.

*Pump size info taken from pondpumps.com

(Birdbath / Small pond)

Example: 100 gallons/min, uses 5 watts elec.

.0005 cents per hour Around 1.2 cents/day

(Fountains / Small water Gardens)

Example: 132 gallons/min, uses 9 watts elec.

Around 2.4 cents/day

(Large Fountain)

Example: 3,200 gallons/min, uses 684 watts

6.8 cents/hour Around \$1.64/day

AquaSurge Pump Performance Chart

Model	Discharge	Watts	Monthly Operating Costs*	Max Head Height	0'	5'	10'	15'	20'
2000	1.0"	250	\$18.24	22'	1900	1500	1300	900	300
3000	1.5"	180	\$13.13	15'	3328	2853	1902		
4000	1.5"	220	\$14.45	16.5'	3960	3300	2700	1426	
5000	1.5"	250	\$18.24	19.5'	4752	4280	3328	2377	
7000	2.0"	700	\$50.57	22'	6600	5100	4000	2800	1000

AquaScape Pro 1500 and 4500 Pump Performance Chart

		Cost	Max							
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Model	Watts	Per Month*	Head Height	5'	10'	15'	20'	25'	30'	35'	40'
1500	205	\$14.96	18'	1650	1150	400					
3000	280	\$20.43	20'	2900	2000	1250					
4500	625	\$45.60	33'	4500	4000	3300	2700	2000	1100		
7500	1150	\$83.90	42'	6700	6200	5600	4800	4200	3400	2500	1200
10,000	1240	\$90.47	29'	10600	8200	6800	5000	2600			

http://www.thepondoutlet.com/home/tpo/page_2499_192/aquasurge_pumps_by_aquascape.html

M E M O

Date: October 13, 2010
To: Planning Commission
From: Michael Mosher, Planner III, Community Development
Subject: Review of Transition Standards - 10 Briar Rose Transition Character Area

This is the corrected portion of the “Handbook of Design Standards for the Transition Areas of the Conservation District” Briar Rose Transition Character Area. On October 1, 2010, Staff presented the assembled chapter of this portion of the Handbook for Commission review and received comments on the following items:

- Remove the words ‘below’ and change to ‘to the west’.
- Remove reference to the “Historic Grid” and reference facades “parallel to Briar Rose Lane”.
- Garage placement allows garages facing Briar Rose Lane to be placed behind the primary facade and allow garages that have the doors not facing Briar Rose Lane to be placed in front of the primary facade. Detached or garages with a smaller link are also allowed.
- Rear yard setbacks are suggested to generally align with the rear yard setbacks of the existing neighboring structures leaving a large back yard abutting the Klack.

The following is the suggested final text.

#10. Briar Rose Transition Area

The Briar Rose Transition Area lies along the west side of Briar Rose Lane, north of Wellington, forming the northeast buffer to the Historic District. The area contains large lots that slope down from the street to the west. Existing structures are large single-family structures, sited facing the Briar Rose Lane. Stained wood siding is the primary building material. Large evergreen trees provide a distinct character. The scale of buildings, as perceived from the west in the Historic District, is a special concern here.

Mass and Scale

Policy:

On the west facing elevations as seen from the Historic District to the west, building mass is the concern in the Briar Rose Transition Area. The mass and scale of the structure should be broken into smaller elements to better reflect the character of the Historic District to the west.

Design Standard:

317. The west facing masses of new development should be smaller and reflect more of the architectural character of the Historic District.

- On west facing facades, create subordinate masses off the primary building mass that step down in scale, use a gable roof forms, and exhibit a generally simpler character.
- Façade widths should be similar to those found in the adjacent Historic District and be parallel to Briar Rose Lane.
- Greater flexibility for the solid to void ratio is appropriate in this character area since it is farther away from the Historic District.

- Buildings in the Briar Rose Character Area are allowed a maximum 35-foot building height overall.
- New development should appear to have a mass and scale similar to neighboring houses.

317a. The rear yard setback of new structures should generally align with the rear yard setbacks of the existing neighboring structures leaving a large back yard abutting the Klack.

- This character area exhibits large back yards with on-grade decks set away from the Klack drainage.

Automobiles and parking

Policy:

The visual impacts of automobiles should be minimized in the Briar Rose Transition Neighborhood. A particular concern is that garage doors not dominate the street view.

Design Standard:

318. Minimize the visual impacts of garages.

- A detached garage or a garage with a smaller link, set to the side of the primary structure, is allowed, because it will help reduce mass of the overall development.
- Set garages, with the doors facing Briar Rose Lane, behind the primary facade where feasible.
- If the garage is turned such that the doors are not facing Briar Rose Lane, the garage may be in front of the primary facade.

Items generally not as critical

Design Standard:

319. The character of windows, doors and architectural details generally are not as critical in the Briar Rose 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.