

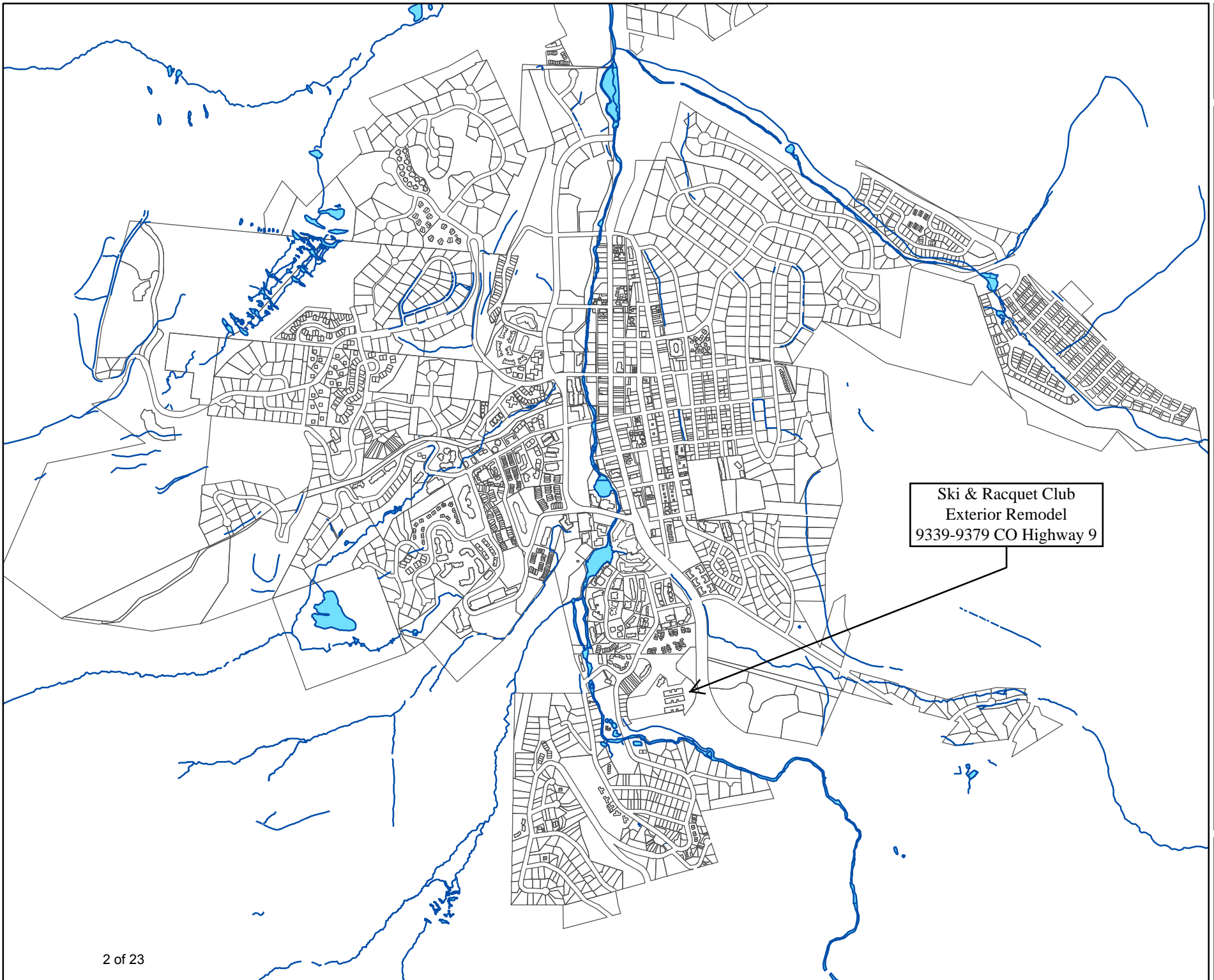
Town of Breckenridge
Planning Commission Agenda
Tuesday, September 6, 2011
Breckenridge Council Chambers
150 Ski Hill Road

Site Visit: Defensible Space at 871 Gold Run Road and 1184 Discovery Hill Drive.
(Meet at Town Hall at 12 noon, or at 871 Gold Run Road at 12:15 pm.)

7:00	<i>Call to Order of the September 6, 2011 Planning Commission Meeting; 7:00 p.m. Roll Call</i>	
	<i>Approval of Minutes August 16, 2011 Regular Meeting</i>	3
	<i>Approval of Agenda</i>	
7:05	<i>Consent Calendar</i>	
	1. Ski & Racquet Club Exterior Remodel (MGT), PC#2011052 9339-9379 CO Highway 9	5
7:15	<i>Worksessions</i>	
	1. Mechanical Room Mass (CN/JP)	21
	2. Transition Standards Update – Memo Only (MM)	23
8:15	<i>Other Matters</i>	
8:30	<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.*



printed 4/12/2011

Breckenridge South

Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.



PLANNING COMMISSION MEETING

The meeting was called to order at 7:05 p.m.

ROLL CALL

Kate Christopher Jim Lamb Dan Schroder
Trip Butler Michael Rath Dave Pringle
Gretchen Dudney was absent.

APPROVAL OF MINUTES

With no changes, the August 2, 2011 Planning Commission meeting minutes were approved unanimously (6-0).

APPROVAL OF AGENDA

With no changes, the August 16, 2011 Planning Commission meeting agenda was approved unanimously (6-0).

CONSENT CALENDAR:

1. Smith Residence (MGT) PC#2011047, 834 Preston Way
2. White Cloud Residence (MM) PC#2011051, 499 White Cloud Drive

With no requests for call up, the Consent Calendar was approved as presented.

WORKSESSIONS:

1. Landscaping Guidelines (JC)

Ms. Cram presented. In January of this year updates to Policy 22 – Landscaping were adopted. In conjunction with these updates staff has been working on updates to the Landscaping Guidelines referenced in the Policy. The existing Landscaping Guidelines have not been updated since 1985. The goal of the updates is to make the Landscaping Guidelines consistent with the current Landscaping Policy and create a relevant and timely document to assist staff and the public in developing landscape plans that meet the intent of the requirements and recommendations outlined in the Landscaping Policy.

Thus, the purpose of the Landscaping Guidelines is to provide more detail with regard to species selection, location, spacing between plants, planting details and maintenance of plants than what is outlined in the Landscaping Policy within the Development Code.

Staff has divided the Landscaping Guidelines into 4 Sections as noted above.

1. Species Selection
2. Location of Plantings/Spacing between Plantings
3. Planting Details
4. Maintenance/Pests and Diseases

The updates will also include graphics to assist with understanding location, spacing and planting details.

Staff shared the first section, Species Selection, with the Commission.

Commissioner Questions / Comments:

- Mr. Schroder: Do you intend to provide applicants a comprehensive list? (Ms. Cram: Yes.) Mr. Neubecker: In the future we might pass it along to landscaping contractors; we want to make sure the people that are going to use it and that it will make sense to them.) (Ms. Cram: There were some things on the existing guidelines that we removed because some things have changed since then.)
- Mr. Pringle: Did I hear you say that people will have to plant 50% of class I? So it is possible that they could plant class II but not get positive points? (Ms. Cram: We want to encourage people to plant native species but they can use class II plants as well.)
- Mr. Lamb: Can you please touch on the “microclimate”? (Ms. Cram: Example: Providing protection from northwest wind; we are still trying to figure out what section this will go under.)

- Ms. Schroder: Maybe there should be an overview section of why native plants are encouraged; an introductory paragraph to further explain why it is necessary. (Ms. Cram: That is a good idea.) Would you consider addressing stratification across growing season? (Ms. Cram: Main goal of this plan is that the layered landscape is harmonious with our mountain character.)
- Mr. Schroder: The keys were very helpful. (Ms. Cram: Are there changes that would make things easier for you when you are reading the landscaping plan? Staff will point out changes as they come along.)
- Mr. Pringle: We could extend this information out to other people. How do we get that information to them? (Ms. Cram: The new guidelines will be electronic and posted online; we can get information to the HOA's.) Maybe it could go on the Breck Buzz on TV? (Mr. Neubecker: Working through the HOA's would be a good thing; they can pass the word along to make people aware that the town has this service available, and a landscape architect on staff.)
- Mr. Schroder: If this is electronic we could have links to other helpful sites (i.e. Jefferson County; CSU Extension Office has list of Colorado native species.)

OTHER MATTERS:

- Mr. Neubecker: Town Council Update:
The Peak 6 expansion project will continue to take comments until August 26th.
Summit County Road 3 annexation going through approval. Woods Manor annexation approved.
Town is constructing a sidewalk on Airport Road.
Pro-Cycling Challenge is coming up next week.
- Mr. Grosshuesch: Summit County is looking at Kennington Neighborhood for additional affordable housing. New housing would be on site of recycling center. Recycling would relocate to end of Airport Road, at Coyne Valley on McCain property. County is also considering the potential of building a new library on Airport Road. Solar panels are going up now on Town buildings; solar gardens are now allowed and under consideration at the county landfill. Individuals can sponsor solar panels off-site, they will show up as a credit on your utility bill to offset consumption. (Mr. Pringle: If it is screened well enough people might not complain; people could buy shares to offset their bills.) (Mr. Neubecker: The question is how easily it will be to participate—it needs to be easy to get in, easy to operate—otherwise people will choose to do it on their own. Is that the only option to go through the solar garden or will they be able to put them on their homes individually?)

Open House on Transition Area Standards: August 22, 2011 at 5:30 p.m. at Town Hall
Walk Around Historic District Site Visit: August 30, 2011 at 9:30 a.m. at Town Hall

ADJOURNMENT:

The meeting was adjourned at 7:42 p.m.

Dan Schroder, Chair

Planning Commission Staff Report

Project Manager: Matt Thompson, AICP

Date: August 30, 2011 (For meeting of September 6, 2011)

Subject: Ski and Racquet Club Exterior Remodel (Class C Minor, PC# 2011052)

Applicant/Owner: Ski and Racquet Club Condo Association

Agent: Bhh Partners (Yvonne C. Bryant)

Proposal: The proposal is an exterior renovation of the existing three buildings at Ski and Racquet Club. They would remove the existing siding from the exterior elevations of Buildings A, B, and C and replace with new wood trim, beams, handrails, and fiber cement siding.

Address: 9339, 9359, 9379 Highway 9

Legal Description: Ski and Racquet Club Condominiums

Site Area: 5.80 acres (approximately 253,013 sq. ft.)

Land Use District: 30: Residential (Duplex, 8-Plex, Townhouses, Condominiums)

Site Conditions: The site has three, four-story residential buildings. There is an existing surface parking under the buildings and a guest parking lot. The property is well landscaped with lodgepole pine and aspen trees.

Adjacent Uses: North: Allaire Timbers Inn
South: River Park Townhomes
West: Eagle Ridge Townhomes
East: Southside Estates

Density/Mass: No change

Height: No change

Parking: No change

Landscaping: No change

Item History

The Ski and Racquet Club Condominium was constructed in 1972, and contains 24 residential units in three buildings for a total of 72 units, with 72 parking spaces under the three buildings (which, actually hold two cars parked tandem), and another 35 surface parking spots spread throughout the property.

Staff Comments

The condominium association has chosen to replace the wood siding with fiber cement board for both longevity and increased fire resistance. A waterproof membrane will be installed underneath the new siding to enhance waterproofing performance.

Currently the building is sided with stucco and with vertically oriented T-111 siding.

The building's exterior remodel and modification consists of:

- New wood trim, beams, and handrails
- New natural stone wainscot at the elevator shaft, two stairwells, and stone at the column bases
- New fiber cement siding
- New corrugated metal siding accents
- New metal parapet to match lap siding
- Paint existing concrete wall to match lap siding
- Repair existing structural T's at walkways, add new top coat to promote positive drainage
- Replace existing doors to units to coordinate with new walkway system
- Add windows to end units to break up façade and bring the scale of the building down to pedestrian scale
- Replace handrails
- Update gutter drainage system from fourth floor roof, repair roof membrane and scuppers where needed
- Relocate gas line at Building A if needed

Architectural Compatibility (5/A & 5/R): The Ski and Racquet Club Condominiums exterior remodel will be architecturally compatible with the land use district and surrounding buildings. On March 22, 2011, the Town Council modified this policy as it relates to fiber cement siding. Following is the new language that allows this material without the assignment of negative points:

Fiber-cement siding may be used without the assignment of negative points only if there are natural materials on each elevation of the structure (such as accents or a natural stone base) and the fiber-cement siding is compatible with the general design criteria listed in the Land Use Guidelines.

With the inclusion of real wood trim, beams, and handrails, and natural stone wainscot at the elevator shaft, two stairwells, and at the column bases, Staff finds that this application meets the requirements of this policy.

Point Analysis (Section: 9-1-17-3): Staff conducted an informal point analysis for the Ski and Racquet Club Condominium exterior remodel project and found it to pass all applicable Absolute Policies of the Development Code and found no reason to assign positive or negative points under any Relative policies.

Staff Action

Staff has approved the Ski and Racquet Club Condominiums Exterior Remodel, PC#2011052, located at 9339, 9359, and 9379 Highway 9, with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

Ski and Racquet Club Condominiums Exterior Remodel
9339, 9359, 9379 Highway 9
Ski and Racquet Club Condominiums
PERMIT #2011052

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 **August 30, 2011**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **September, 6, 2011**, 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 months from date of issuance, on **March 13, 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 eighteen 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 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. 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

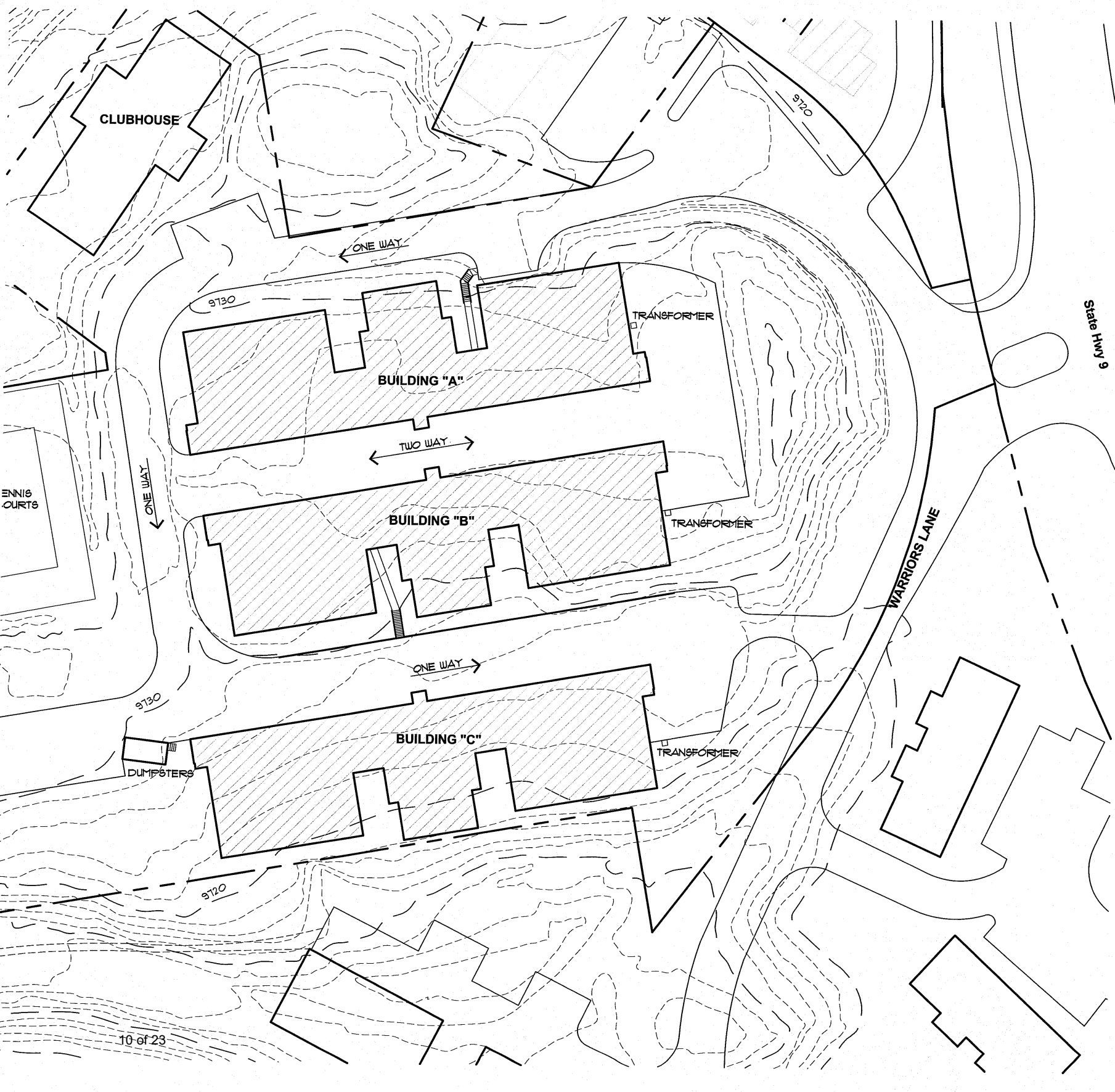
9. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction 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.
10. The three chimneys shown in stone on the plans must be built with natural stone. This is not an owner option. The building permit submittal shall be revised to reflect this required change.
11. 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.
12. 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.
13. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site, if light fixtures are new or replaced. 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 COMPLIANCE

14. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
15. 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.
16. Applicant shall screen all utilities, to match the building.
17. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
18. 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.

19. 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.
20. 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.
21. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.



CLUBHOUSE

ONE WAY

9730

BUILDING "A"

TRANSFORMER

TWO WAY

BUILDING "B"

TRANSFORMER

ONE WAY

ONE WAY

9730

BUILDING "C"

TRANSFORMER

DUMPSTERS

9720

WARRIORS LANE

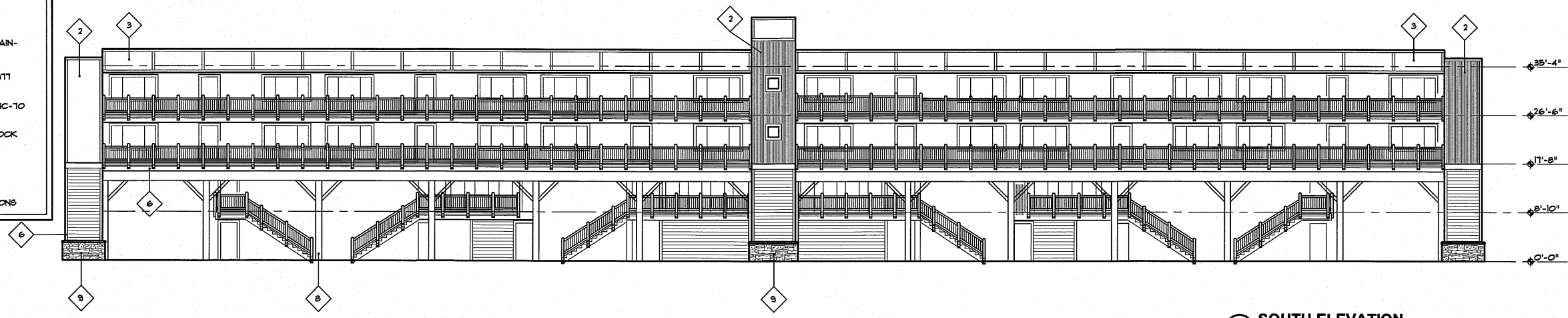
State Hwy 9

9720C

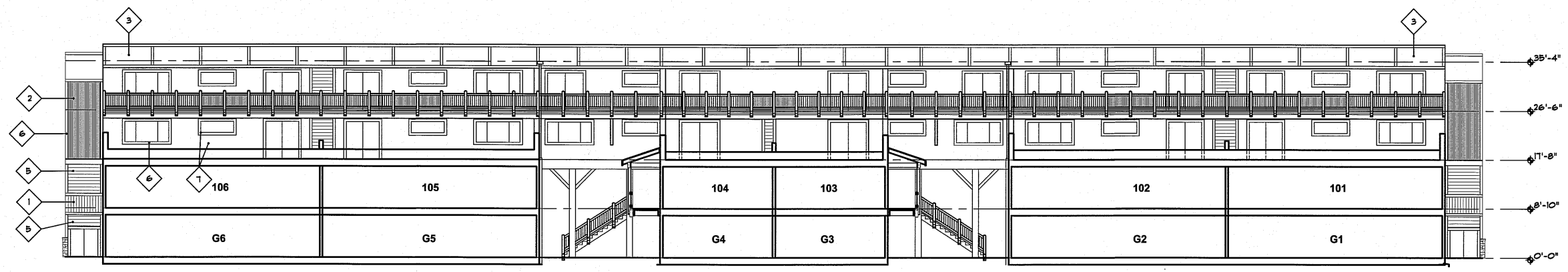
COLOR LEGEND

1	METAL ROOFING	CORRUGATED METAL - BERRIDGE 'SIERRA TAN'
2	VERTICAL CORRUGATED METAL SIDING	BERRIDGE 'COLONIAL RED'
3	METAL SIDING	BERRIDGE 'SIERRA TAN'
4	VERTICAL BOARD & BATTEN SIDING	CERTAINTED 'HERITAGE CLAY'
5	8-1/4 HORIZONTAL LAP SIDING	CERTAINTED 'HERITAGE CLAY'
6	TRIM, WINDOW TRIM, GLU-LAM BEAMS, COLUMNS & RAILS	OLYMPIC SOLID STAIN- 'OXFORD BROWN'
7	CONCRETE WALLS AND MISC. TRIM	BENJAMIN MOORE 911
8	CONCRETE BEAMS & COLUMNS	BENJAMIN MOORE HC-10
9	STONE VENEER	ARKANSAS MOSS ROCK
	SANDSTONE CAPS	BUFF COLOR

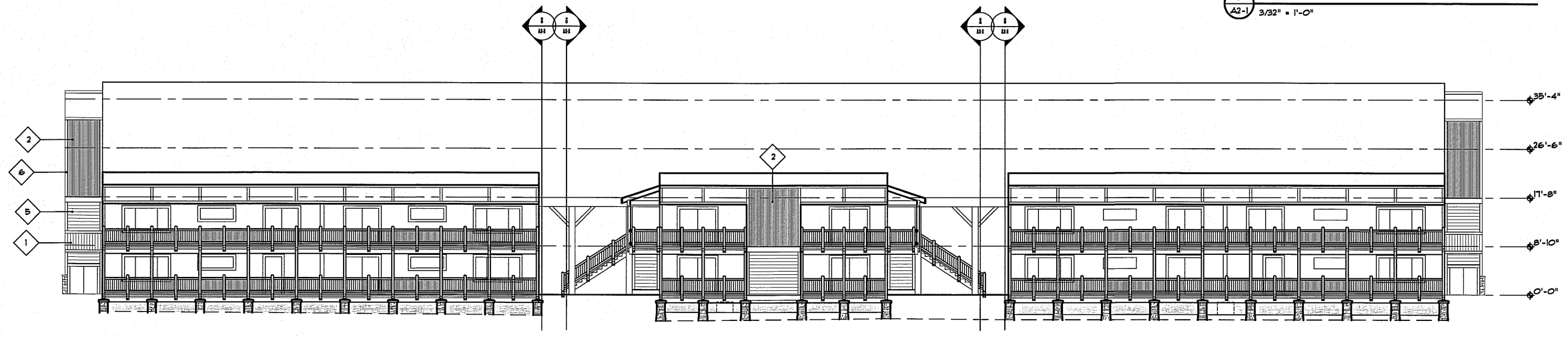
NOTE: COLORS ARE TYPICAL FOR ALL ELEVATIONS



3 SOUTH ELEVATION
A2-1 3/32" = 1'-0"



2 NORTH ELEVATION - B
A2-1 3/32" = 1'-0"

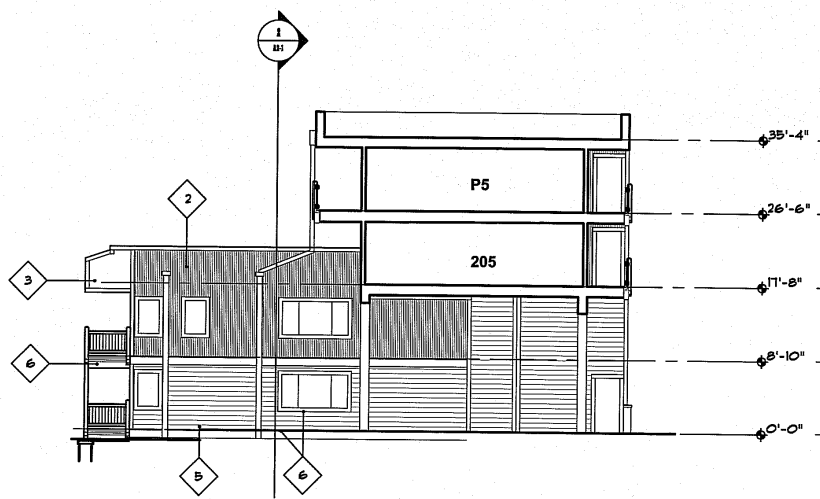


1 NORTH ELEVATION - A
A2-1 3/32" = 1'-0"

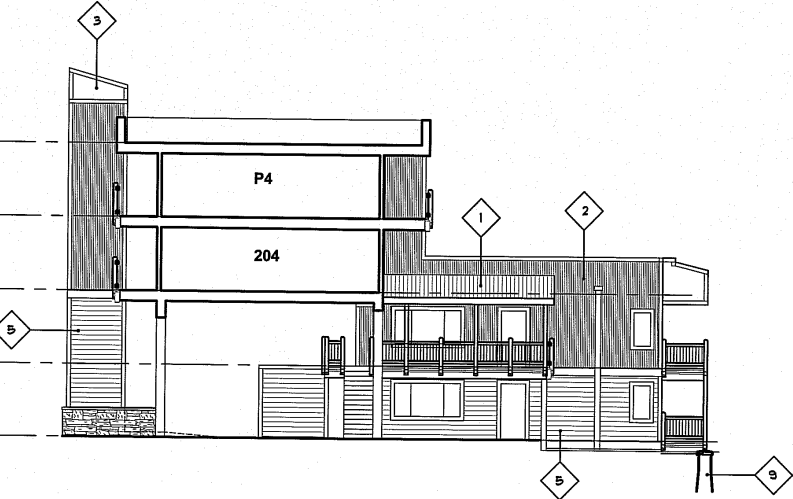
COLOR LEGEND

1	METAL ROOFING	CORRUGATED METAL - BERRIDGE 'SIERRA TAN'
2	VERTICAL CORRUGATED METAL SIDING	BERRIDGE 'COLONIAL RED'
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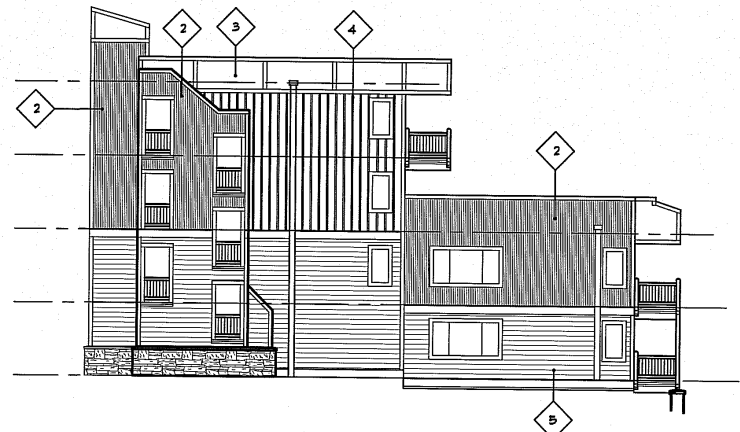
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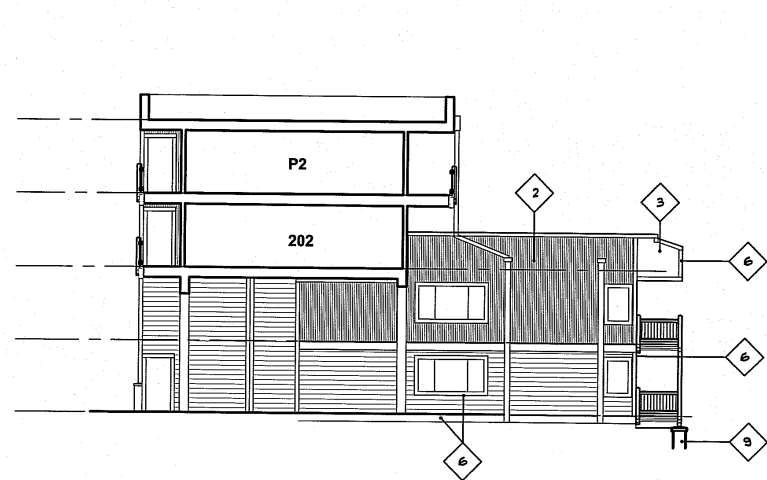
6 COURTYARD 2 - EAST ELEVATION
A2-1 3/32" = 1'-0"



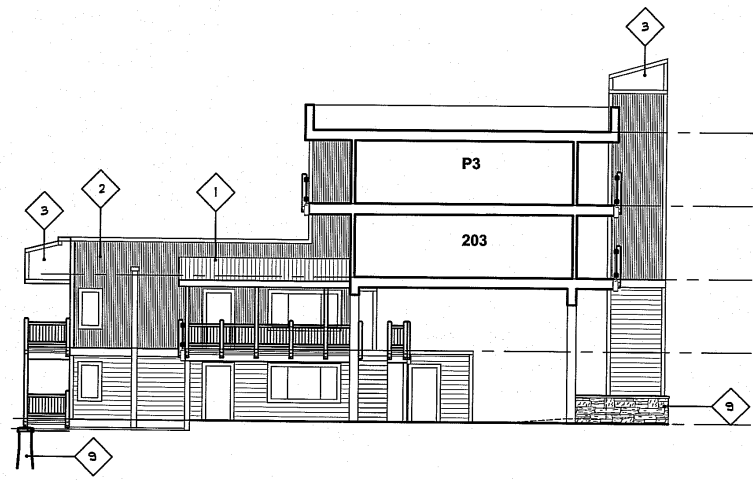
5 COURTYARD 2 - WEST ELEVATION
A2-2 3/32" = 1'-0"



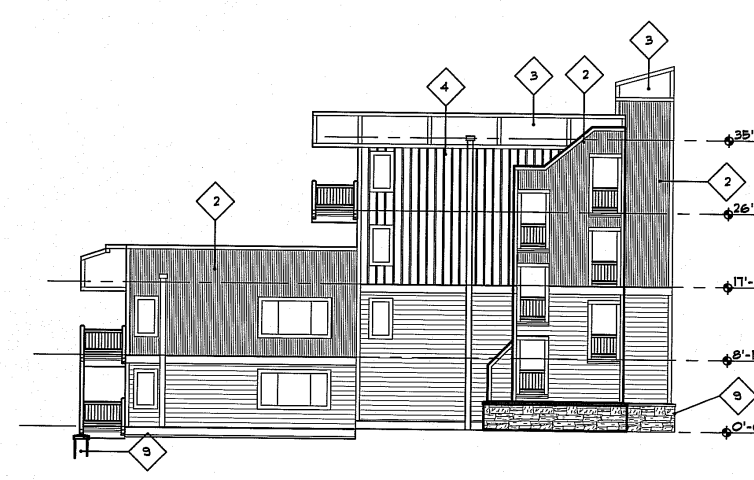
4 EAST ELEVATION
A2-2 3/32" = 1'-0"



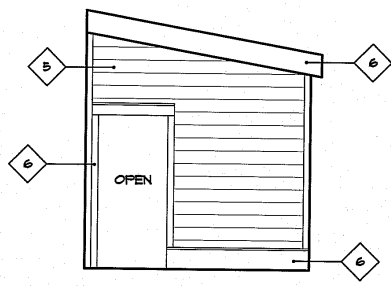
3 COURTYARD 1 - WEST ELEVATION
A2-2 3/32" = 1'-0"



2 COURTYARD 1 - EAST ELEVATION
A2-2 3/32" = 1'-0"

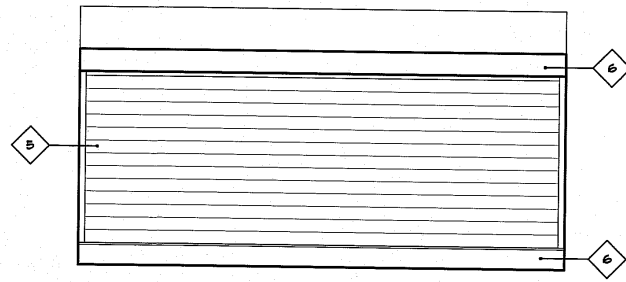


1 WEST ELEVATION
A2-2 3/32" = 1'-0"



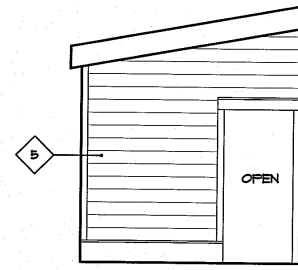
WEST - PROP. ELEV

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



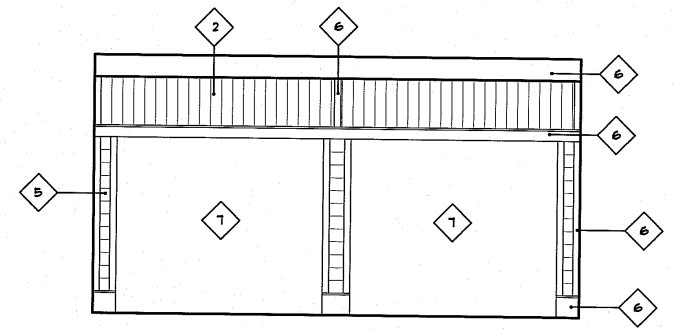
REAR - PROP. ELEV

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



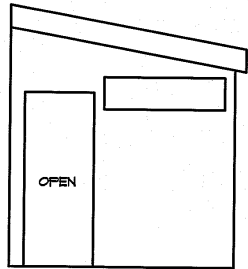
EAST - PROP. ELEV

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



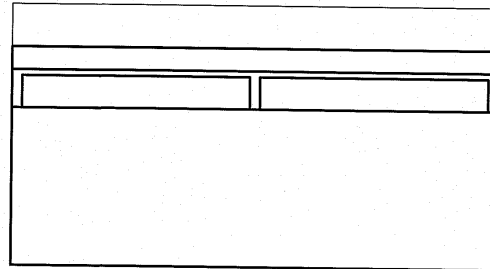
FRONT - PROP. ELEV

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



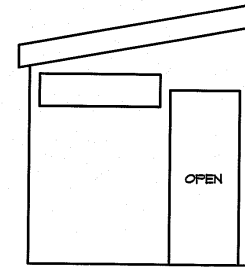
WEST - EXIST. ELEV

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



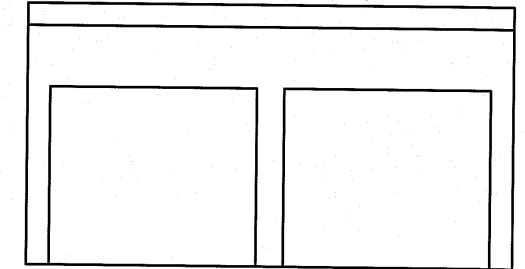
REAR - EXIST. ELEV

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



EAST - EXIST. ELEV

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

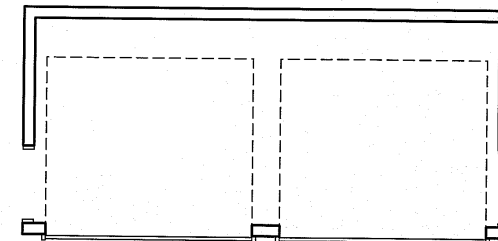


FRONT - EXIST. ELEV

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

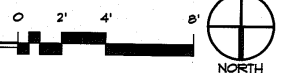
COLOR LEGEND		
1	METAL ROOFING	CORRUGATED METAL - BERRIDGE 'SIERRA TAN'
2	VERTICAL CORRUGATED METAL SIDING	BERRIDGE 'TERRA COTTA'
3	METAL SIDING	BERRIDGE 'SIERRA TAN'
4	VERTICAL BOARD & BATTEN SIDING	CERTAINEED 'HERITAGE CLAY'
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9	STONE VENEER	ARKANSAS MOSS ROCK
	SANDSTONE CAPS	BUFF COLOR

NOTES: COLORS ARE TYPICAL FOR ALL ELEVATIONS



DUMPSTER ENCLOSURE - EXISTING PLAN

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





NEW DOWNSPOUTS
(THRUOUT) (PAINT)

METAL
SIDING

CORRUGATED
METAL
SIDING

SHIM
ACCENTS
(STAIN)

OPEN
METAL
POCKETS

NEW
PORCH
ROOF

HORIZONTAL
LAP
SIDING

SOLID
RAILS

STONE
COLUMN
BASES

SKETCH C BUILDING 'A'

SKI & PACQUET

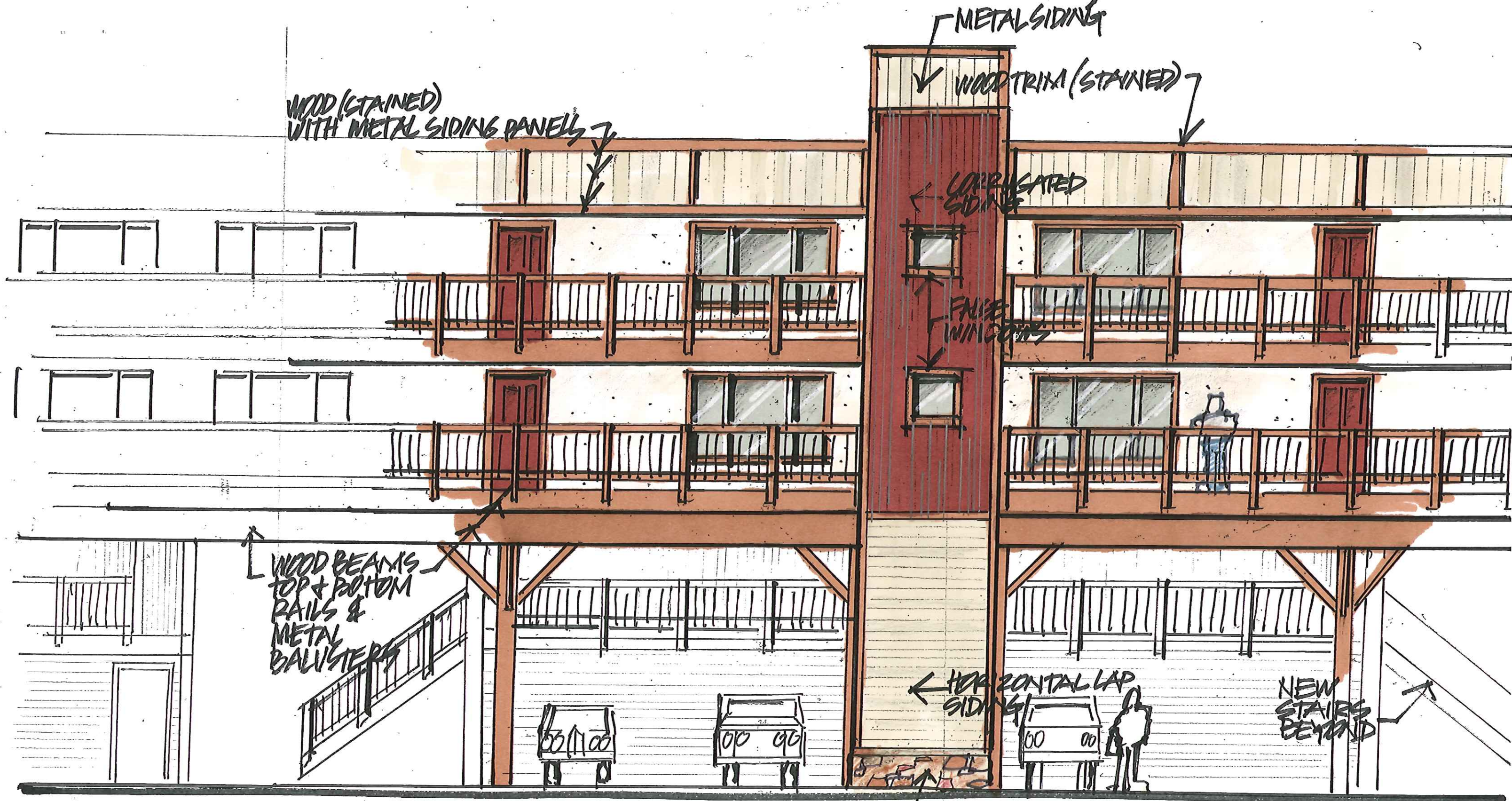
bhh PARTNERS

19129.0

7/22/1

EXISTING CONDITIONS @ BUILDING 'A'





WOOD (STAINED)
WITH METAL SIDING PANELS

METAL SIDING

WOOD TRIM (STAINED)

CORRUGATED
SIDING

FAÇE
WINDOWS

WOOD BEAMS
TOP & BOTTOM
RAILS &
METAL
BALUSTERS

HORIZONTAL LAP
SIDING

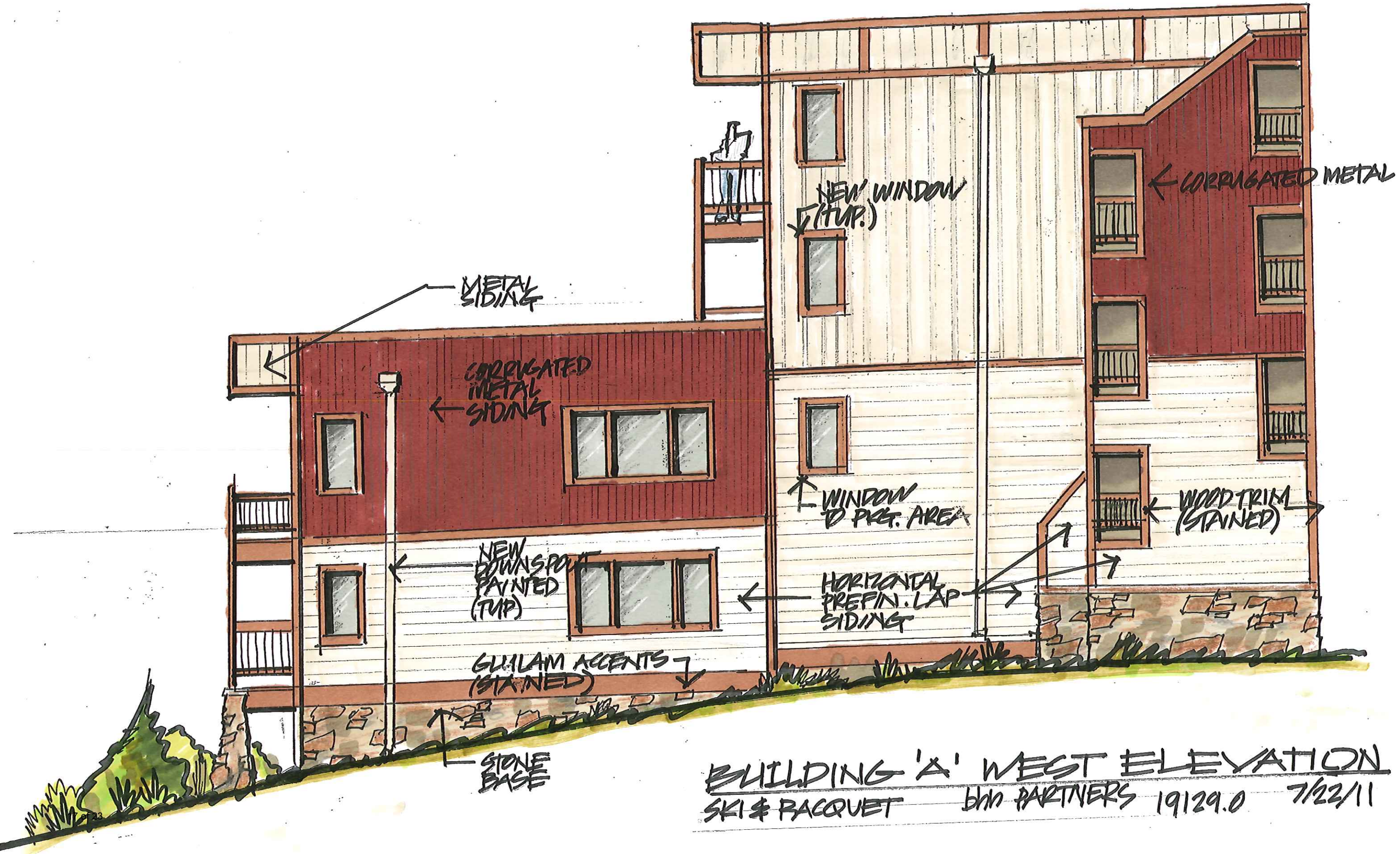
NEW
STAIRS
BEYOND

STONE
BASE

BUILDING 'A' SOUTH ELEVATION
SKI & PACQUET

bhh PARTNERS 1979.0

7/22/11



BUILDING 'A' WEST ELEVATION
SKI & RACQUET bhp PARTNERS 19129.0 7/22/11









MEMORANDUM

TO: Planning Commission

FROM: Julia Puester, AICP
Chris Neubecker, AICP

DATE: August 30, 2011

SUBJECT: Energy Efficiency Improvements (Policy 4/R-Mass) Worksession

Staff has been approached with a potential exterior remodel at Ski Side Condos on Grandview Drive. The owner of the property is interested in enclosing the open air walkways (which are internal to the buildings and therefore not visible from off site locations) to make the building more energy efficient, as well as enclose a 250 square foot area for a mechanical room for the new solar thermal panels. The property was built prior to the Land Use Guidelines adoption and is already over density and mass (a legal non-conforming use). Per the Development Code, enclosing the interior hallways and adding a new mechanical room would result in a large number of negative points rendering the project infeasible.

The Commission discussed potential changes to the Relative Policy on Mass on May 18th. The topics discussed were:

1. Mass allowance for mechanical rooms for the purpose of renewable energy systems; and
2. Mass allowance for enclosing hallways and entrances for energy efficiency savings (i.e. airlocks).

This issue challenges two different goals of the Town 1) encouraging energy improvements and renewables and 2) maintaining community character including building massing limitations. Staff would like to find a way to encourage renewables without compromising character. This could be accomplished by limiting the size of the additional mass allowance for mechanical rooms of renewable energy systems.

The Commission asked staff to research how many multifamily buildings are already over mass. Staff's research shows that almost all multi-family buildings in Town, because they are older, have been built to or are over the allowed mass. We also believe that in most cases, mechanical room additions would be able to be accommodated within the existing building footprints (in hallways of the multifamily buildings).

The Commission was also more interested in pursuing option 1 (mechanical room mass) for now rather than opening up option 2 (enclosing hallways and walkways). After further discussion with the Building Department, building codes would pose additional issues in the case of option 2 for many multifamily buildings in Town, although it is manageable. For instance, for units which have doors and windows to the potentially enclosed hallways smoke evacuation (venting and mechanical fans) from the hallways will be required. On May 18th, the Commission seemed more interested in pursuing only the mechanical room mass issue, and staff believes that focusing on mechanical rooms is more realistic at this time.

However, staff would like to note that another potential option for some of these structures is to buy into the solar garden concept which is still at a very early stage of development. Summit County government is working on locating and applying for with Xcel Energy within the next year and if accepted, could open another opportunity for all properties in Town.

Staff sees a few possible code changes that could accommodate such energy efficiency upgrades:

Mechanical rooms of limited size could be allowed for renewable energy systems if hidden from public view and built no longer than necessary to accommodate the intended purpose. For example, 5% of the existing building mass, not to exceed 500 square feet. This would require some type of waiver for the mass created by these additional mechanical rooms. Further, staff foresees a restrictive covenant, limiting the additional mass for the ongoing purpose of renewable energy as a condition of approval. Staff also envisions the mass bonus to be reviewed as a Class D permit (staff level). The application could be heightened to a Class C application to allow for the Commission's review if staff had concerns such as visibility from a right of way.

We welcome Commissioner comments and input on the questions below. We hope to come to some type of consensus on this issue, so that we can move forward with ordinance language, if desired.

1. Does the Commission support staff moving forward with drafting a policy which would allow for additional mass for the purpose of a renewable mechanical room?
2. Does the Commission support a percentage of the building with a cap with a maximum square footage amount?
3. Should this apply to other types of properties than multi-family/condominiums such as single family, duplexes, townhouses, hotels, or commercial uses?

MEMO

Date: September 1, 2011
To: Planning Commission
From: Michael Mosher, Planner III, Community Development
Subject: Adoption of the "Handbook of Design Standards for the Transition Character Areas of the Conservation District" - Overview of the Public Meeting

On August 22, 2011, Staff held an Open House seeking public input regarding the adoption of the "Handbook of Design Standards for the Transition Character Areas of the Conservation District". The Open House was advertised in the Summit Daily for 3-days and on the Town of Breckenridge web page.

The Transition boundary map that was placed in the newspaper showed a boundary error along the East Side Residential Transition Character Area. (This was pointed out to staff at the public open house and a correction was placed in the paper for two following days and on the Town's web page.)

The public turnout consisted of a total of 6 persons. All attendees interacted with planning staff and a presentation was made describing the concept and process of the Transition Standards.

Staff discussed the public attendance and has decided to present the overview of the standards to the Planning Commission as a public hearing on the September 20th. For this meeting, we will mail a notice to all property owners within the Transition Areas. Public comment will also be taken by the Town Council during the publically advertised ordinance adoption process.