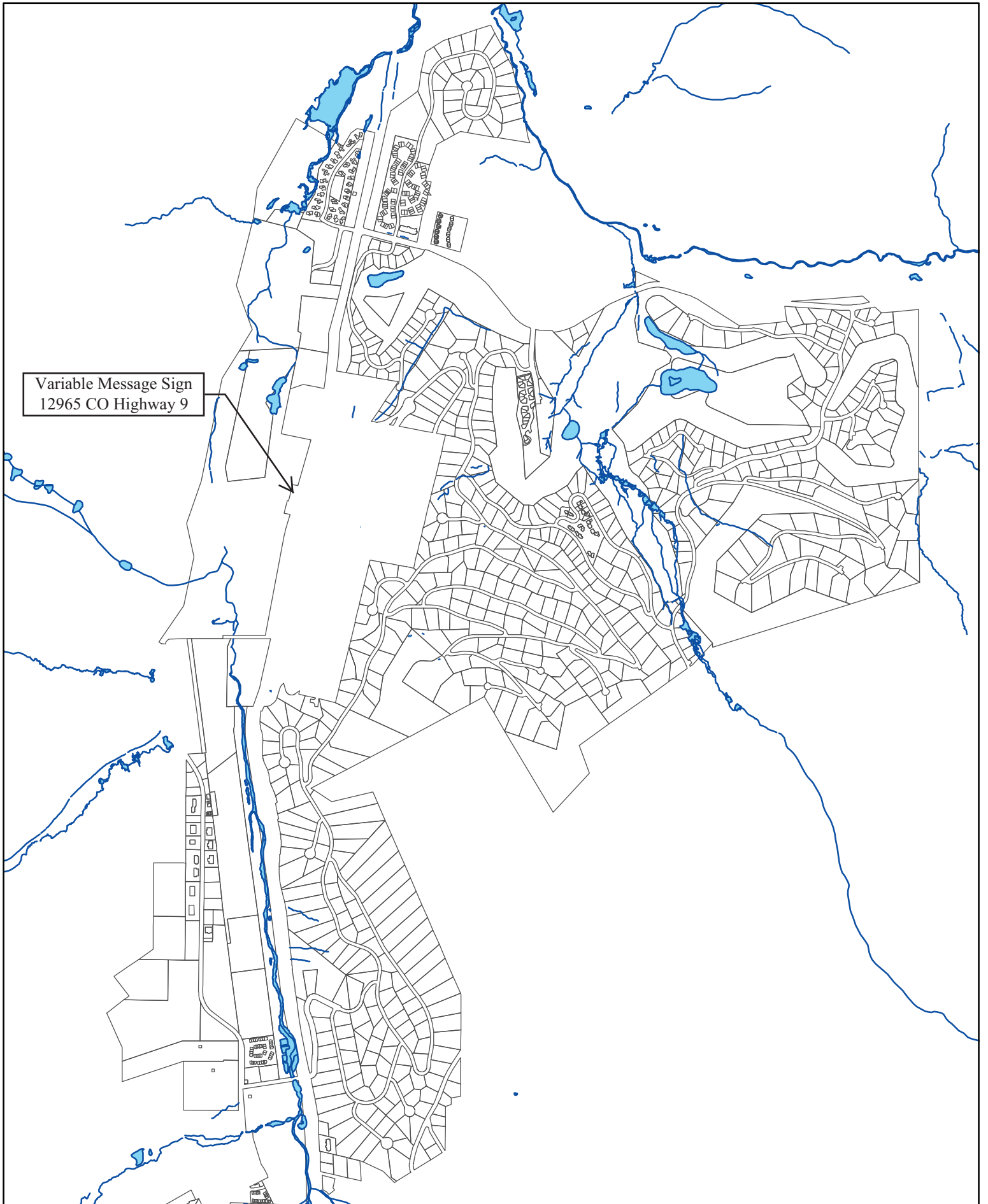


**Town of Breckenridge**  
**Planning Commission Agenda**  
Tuesday, September 20, 2011  
Breckenridge Council Chambers  
150 Ski Hill Road

|              |   |           |
|--------------|---|-----------|
| <b>7:00</b>  | <b><i>Call to Order of the September 20, 2011 Planning Commission Meeting; 7:00 p.m. Roll Call<br/>Approval of Minutes September 6, 2011 Regular Meeting<br/>Approval of Agenda</i></b> | <b>4</b>  |
| <b>7:05</b>  | <b><i>Consent Calendar</i></b>  |           |
|              | 1. Hansenstab Duplex (JP) PC#2011053<br>568 White Cloud Drive   | <b>9</b>  |
|              | 2. Sloppy Dog Change of Use (CN) PC#2011055<br>500 South Main Street  | <b>22</b> |
| <b>7:15</b>  | <b><i>Preliminary Hearings</i></b>  |           |
|              | 1. Breckenridge Nordic Center (MGT) PC#2011050<br>954 Ski Hill Road   | <b>27</b> |
|              | 2. Giller Residence (MM) PC#2011054<br>306 South Ridge Street   | <b>47</b> |
| <b>9:15</b>  | <b><i>Public Project Hearings</i></b>   |           |
|              | 1. Variable Message Sign (CN) PC#2011056<br>12965 CO Highway 9  | <b>71</b> |
| <b>9:45</b>  | <b><i>Public Hearing</i></b>  |           |
|              | 1. Transition Area Design Standards (MM)  | <b>76</b> |
| <b>10:15</b> | <b><i>Other Matters</i></b>   |           |
| <b>10:30</b> | <b><i>Adjournment</i></b>   |           |

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

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



Variable Message Sign  
12965 CO Highway 9



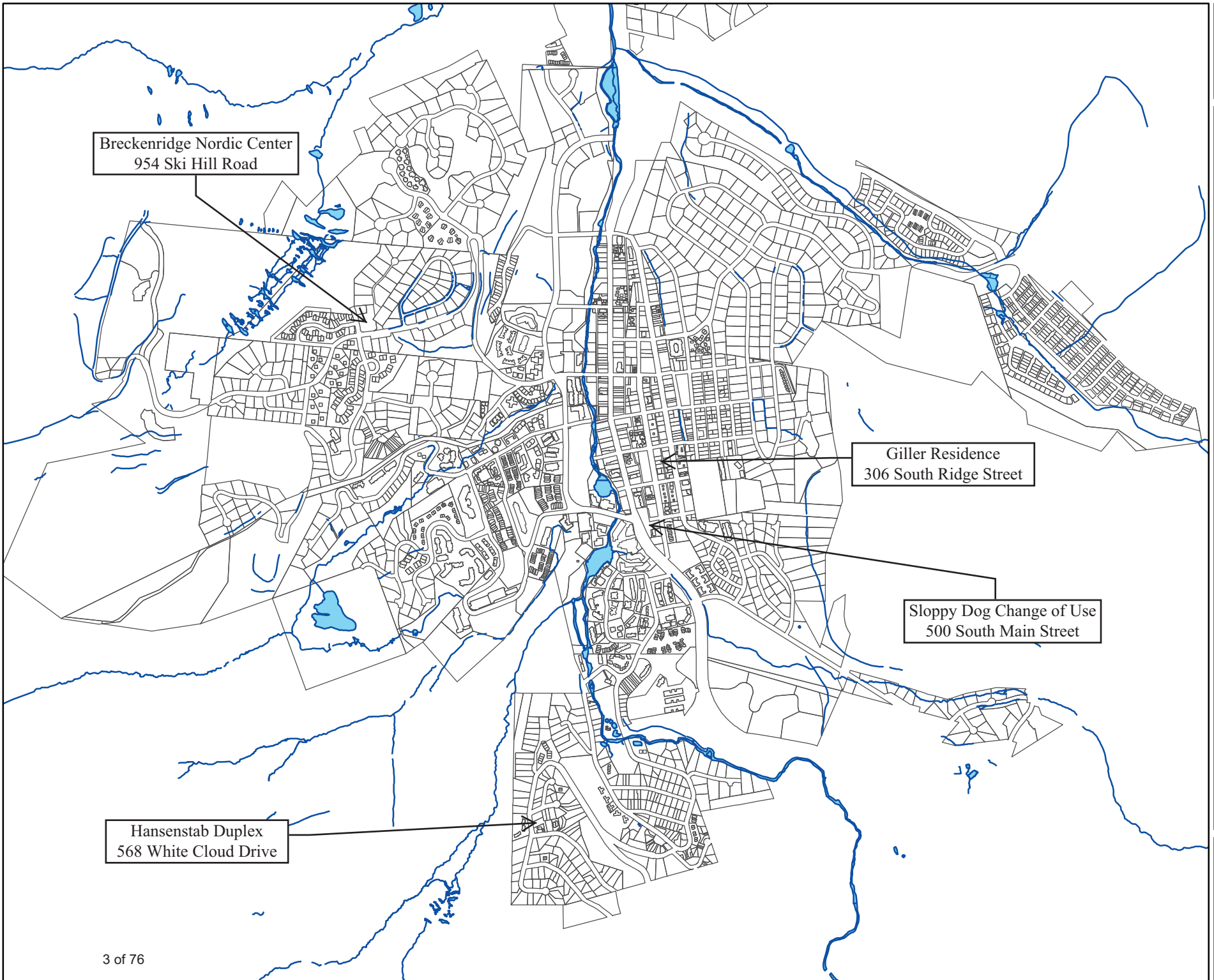
Town of Breckenridge and Summit County governments  
assume no responsibility for the accuracy of the data, and  
use of the product for any purpose is at user's sole risk.

# Breckenridge North

printed 4/12/2011



NOT TO SCALE



Breckenridge Nordic Center  
954 Ski Hill Road

Giller Residence  
306 South Ridge Street

Sloppy Dog Change of Use  
500 South Main Street

Hansenstab Duplex  
568 White Cloud Drive



*printed 4/12/2011*

# Breckenridge South

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PLANNING COMMISSION MEETING

The meeting was called to order at 7:04 p.m.

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the August 16, 2011 Planning Commission meeting minutes were approved unanimously (5-0).

APPROVAL OF AGENDA

With no changes, the September 6, 2011 Planning Commission meeting agenda was approved unanimously (5-0).

**CONSENT CALENDAR:**

1. Ski & Racquet Club Exterior Remodel (MGT) PC#2011052; 9339-9379 Colorado Highway 9

Mr. Pringle asked Mr. Thompson what the color of the siding is going to be. Mr. Thompson then presented a color board to the commissioners.

After Mr. Pringle's question the Consent Calendar was approved as presented.

**WORKSESSIONS:**

1. Mechanical Room Mass (CN/JP)

Ms. Puester presented. 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 18<sup>th</sup>. 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 efficiency improvements and renewable sources of energy and 2) maintaining community character including building massing limitations. Staff would like to find a way to encourage renewable energy 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 older multi-family buildings in Town have been built to or are over the allowed mass. Staff also believes that in most cases, mechanical room additions would be able to be accommodated within the existing building footprints (in hallways of the multifamily buildings).

Staff also noted 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 such as concept within the next year and if accepted, could open another renewable energy opportunity for all properties in Town. However, this may take years before it is implemented.

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

Additional mass for mechanical rooms of limited size could be allowed for renewable energy systems if hidden from public view and built no larger 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 negative points for mass created by

these additional mechanical rooms. Further, Staff foresees a restrictive covenant, limiting the additional mass for the ongoing purpose of mechanical rooms for 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. Also, enclosing hallways could be an option if proven energy efficient.

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

*Commissioner Questions / Comments:*

Ms. Dudley: Some of the buildings could accommodate these rooms without the separate mechanical rooms. It sounds like some properties might need this and some might not. (Ms. Puester: Once you enclose part of that open air hallway it is considered mass.) So you are saying that they can use existing footprint to hold the mechanical rooms? (Ms. Puester: Yes, they could do that but would count as mass.) If you could use an existing enclosed space, what would be their incentive for doing that as opposed to building another structure? (Mr. Neubecker: If they are over mass they wouldn't be able to do that. A lot of buildings don't have left over room for them to do this. We are talking about new space that is specifically designed for a new system which wasn't figured into the design before. These buildings were not designed originally with extra room to do this.) How comfortable do you feel that 500 feet is the cap? (Ms. Puester: Feels that this is an adequate amount of space maximum after looking at proposed mechanical room. First we would look to a percentage of the building so that it relates to the size of the building and mechanical system, than have a cap in case we get a very large building in, similar in concept to how we wrote the home size policy.)

Mr. Pringle: Are we talking about a specific application or policy? (Ms. Puester: We are talking about policy.) In this particular case, I feel like they received additional points because it had some employee housing. What would be fair is if we allowed for receiving sites for density out of the back country that could be used for this, which could adjust their mass to an equal amount. (Mr. Neubecker: It comes down to community goals; is this something we want to encourage in the town?) Maybe there is another way we could do it? (Mr. Grosshuesch: These decisions are made based on paybacks. How many years will it take to pay it back if you add it on? For smaller projects it might be past the tipping point. We are exploring ways to incentivize reducing our carbon footprint in critical buildings to meet this new public goal for the town. You have to decide which one is more important and where does it fit side by side with other values.) (Mr. Truckey: Since most of these buildings are already exceeding their mass we could make another amendment to the code; however, with regard to TDRs, you can now exceed your density by only 5% without negative points, and a lot of these are beyond that percentage already so even if they bought a TDR, they would still receive negative points, which due to the 5X multiplier would be difficult to overcome.)

Mr. Schroder: Would we want to wait for the solar garden to evolve or do we need to accommodate projects in the future? (Mr. Grosshuesch: Solar gardens are for solar electric only so it wouldn't apply to water heat.)

Ms. Dudley: My concern is that the size is roughly a 2-car garage (500sq/ft); what is your design that you will require? (Mr. Grosshuesch: We want to cap it somewhere.) It concerns me that it is a one-size fits all. (Mr. Neubecker: Most of these will be interior to the footprint but some could be outside. A lot of these areas will be additions that you can't see from the street.) Would it work to say it is only interior or is that too constructive? (Mr. Grosshuesch: We could write it so that it is limited; whether it is internal or freestanding. We want to leave ourselves some latitude. We could write in criteria that visibility is a big deal, etc. and bump it to a Class C.) (Mr. Neubecker: We would encourage them to look at the building and use an area that is not highly visible. In some cases it won't be possible to have an interior hallway. You may need to put it on the exterior.) (Ms. Darci Hughes, Architect: Any intelligent designer wouldn't want the mechanical room anywhere but near the center of the building because it costs a ton to run lines and insulate to an outside structure so that would be a last resort anyway. This code could reduce the carbon footprint for some of these buildings. Also, not all building owners are going to want to enclose hallways because there are hurdles (ex: sprinklers and venting) they will have to overcome. But this could dramatically decrease their carbon footprint and potentially could be a huge savings for them if the costs work out.) I just want some protection in here that is just for mechanical. I want to express concern about people abusing this policy and making the space leasable/usable for other uses besides its primary intent.

(Mr. Grosshuesch: It will probably enclose a common element. If they notice discrepancy to this policy, the inspectors will bust them.) I would like to see the language so the incentive is interior. (Mr. Neubecker: We need feedback about these issues so we can structure the language of the policy. We will be inspecting these things.)

Ms. Christopher: Is it going to be a percentage and cap? So they can't do 500 sq feet if their percentage is less than that? (Mr. Grosshuesch: We would write it so they would use whichever is less.) Conceptually that is what we were thinking; that the size of the mechanical room would meet the size of the project.

Mr. Pringle: Buildings were built it to their allowable mass and now they are going to add to it. (Mr. Schroder: We are now in an era where the new "golden item" has to do with this global reduction in carbon emission. I understand your concerns but this would also give applicants the chance to reach this goal. I am in favor of giving mass (cautiously)...for renewable energy. It is where we draw the line that is the question.) Once you get this going, where do you stop this thing? (Mr. Grosshuesch: The question we should be asking is: is there a degree to which we are willing to go with mass as an incentive in this energy conservation effort? The building is constructed; we are not adding footprint to the site. From our field observation you wouldn't necessarily notice the enclosure because it is internal. If this is a precedent thing we can write the restrictions narrowly.) It has been my observation that when we write the policy we have one application in mind and then the next one blows it out of the water. When you talk about it in the light of only energy conservation (it doesn't offend people) but I do have some skepticism that once all these projects come down the road projects will be adding mass and density; and next thing you know it is storage.

Mr. Butler: What is the theory? If I increase the amount of enclosed space for unconditioned space? (Mr. Pringle: It is an air locked entry into your unit.)

Ms. Christopher: Without financials it is hard to look into hallways. I like the solar garden but we aren't sure if this is going to occur. (Ms. Puester: It is only for solar electric also.) (Mr. Neubecker: We will always be chasing technology. Keep in mind we are reacting to someone who is actively working on this.) (Ms. Hughes: We are looking into both of these depending on the costs that will come of it and we have also been re-insulating walls, the windows are new, etc. The engineers believe we will cut the energy in half by enclosing the hallways.)

Mr. Pringle: I am more worried about future projects and how they use this policy. (Mr. Neubecker: Ms. Hughes is working on a plan for this.)

Ms. Dudley: She is saying she knows the benefits but she doesn't know the costs. You need to tell us the costs. (Ms. Hughes: We do not know the specifics of it because right now it is not worth spending money determining it, since it is not permitted by code.) If we gave you the ok would you do the hallway enclosure research? (Ms. Hughes: I am not at liberty to say because I am not the one spending the money.) (Mr. Grosshuesch: If this were my building I would not be spending money on consulting when I don't even know if you will let us do that.)

Ms. Christopher: We shouldn't decide this on this one application. I wouldn't spend my money on a consultant if I didn't know if we were allowed do it.

Ms. Dudley: I am worried about unintended consequences. Seems like the mechanical room is figured out pretty well, but I don't feel comfortable because the hallways are a bigger issues and more visible. Hiring a contractor to look into the savings is easy.

Mr. Butler: When the building was designed they did not enclose them since energy wasn't as big of a deal. (Mr. Grosshuesch: They all met code when they were approved and they were probably at their allowed density at the time. We have down-zoned a lot of these older buildings since they were built.) (Ms. Puester: There are also many cases in Warriors Mark which were built under County jurisdiction and annexed in as is.)

Ms. Dudley: What is the issue? Is it mass or aesthetics? For me, it is aesthetics. I need to see the language on the hallways.

Mr. Schroder asked the Commission for the support to the Staff to write and recommend this to the Council.

Mr. Pringle: It is a principled argument from my point because 25 years ago they got all the density that they were allowed then. And now they want to add more just because it will be more energy efficient. I think we really have to look at what is going on here. The common denominator in all of this is that they had so much density and they chose to build it that way. (Mr. Neubecker: It goes both ways, look at it with the mechanical room standpoint.) I would prefer if they went and bought density from the density bank, etc.

1. Did the Commission support Staff moving forward with drafting a policy which would allow for additional mass for the purpose of a renewable mechanical room?  
Mr. Schroder: In support of mechanical rooms and the language works, need max cap.  
Ms. Dudley: I do support this with the language that it is for renovations only and not for new construction. The policy should include something that it is preferential that it is interior. Class D permit unless visible.  
Ms. Christopher: I concur with the above statements.  
Mr. Butler: Concur with above statements.  
Mr. Pringle: I believe they should all be Class C consent calendar. I would also be interested in pursuing this with tight restrictions with how this works.
  
2. Did the Commission support a change to additional mass to allow hallways to be enclosed?  
Mr. Schroder: I am not sure if I need to support this right now. What if we see atriums over Gold Camp? Would take both issues to Council. It seems as though this is going towards a case by case basis.  
Mr. Pringle: Unknown, overwhelming, so I am very skeptical about this. Not persuaded. Have a problem with the principle-they got it all (density/mass) and now want more. Once we write the policy it is available for anyone to use. (Mr. Grosshuesch: We will write conditions that they have to meet. Would you let us write the language so we could get it close?)  
Ms. Christopher: I have faith in you guys and reviewing the wording would be helpful. Not sure tonight. Would like to see the hardship and reasoning from applicants.  
Mr. Butler: My point is that the criteria are important when we write this policy. The applicant should come before the Commission with a solid plan.  
Ms. Dudley: Ok with mechanical mass but skeptical of hallways which could be used as storage or enclosed as part of units.

## 2. Transition Standards Update (MM) (Memo Only)

Mr. Mosher presented a memo summarizing the open house on August 22, 2011 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 website. 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 website.) The public turnout consisted of a total of six people. 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 September 20<sup>th</sup>. For this meeting, Staff 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.

### *Commissioner Questions / Comments:*

- Mr. Mosher: There was a map error. It was just placed wrong in the ad. We will be notifying the property owners since the showing was so low the first time.
- Mr. Neubecker: This will be an official public hearing with minutes. We will allow them to go to Council afterwards as well. We will be upgrading photos in the document as well.
- Mr. Pringle: Is Council even aware of what this is all about? Have they voiced support for this? (Mr. Mosher: They are aware of all of the work sessions for this held so far. After the next meeting, it will go to Council.)

### ***OTHER MATTERS:***

Mr. Neubecker:

- Defensible Space Site Visit Summary:

- Ms. Dudley: The visit was good, it seems like it was a little hit and miss since it was just the sites that the town owns. (Mr. Grosshuesch: The Highlands and Shock Hill have a couple. There are a few more out there, it is not just town owned space.) (Mr. Neubecker: The two places we went to were good examples. They did a great job cleaning up all of the fuels on the forest floor.)
- Mr. Schroder: How do we as Commissioners take back what we learned into these seats? (Mr. Grosshuesch: So that when you see these single family homes come in with defensible space come in you know what it looks like and you can relate it to the plan; there are shades of gray with this (condition of forest, etc.). 30 feet is more justifiable.)

- Vendor carts: Staff will be writing a policy that will eliminate them. The ones with permits will run until they expire (most of those are a three-year permit). The Town will also be banning food trucks downtown.
- F-Lot Hotel is a “no-go”.
- Television in the front entry of Town Hall will be showing energy generated by TOB Solar Project. (Current solar projects: Recreation Center, Ice Arena, Public Works.) (Future solar projects: Riverwalk, Breckenridge Golf Course Maintenance, Police Station/Tennis Courts at the Recreation Center.)

***ADJOURNMENT:***

The meeting was adjourned at 8:48 p.m.

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Dan Schroder, Chair





**Class C Development Review Check List**

|                                       |   |  |
|---------------------------------------|---|--|
| <b>Project Name/PC#:</b>              | Hasenstab Duplex  | PC#2011053   |
| <b>Project Manager:</b>               | Julia Puester, AICP   |  |
| <b>Date of Report:</b>                | September 14, 2011  | For the 09/20/2011 Planning Commission Meeting       |
| <b>Applicant/Owner:</b>               | Garratt Hasenstab, LEED AP  |  |
| <b>Agent:</b>                         | Verdigris Group   |  |
| <b>Proposed Use:</b>                  | Duplex which is designed to be a LEED Gold Certified Building   |  |
| <b>Address:</b>                       | 568 White Cloud Drive   |  |
| <b>Legal Description:</b>             | Lot 2, Warriors Mark West #6  |  |
| <b>Site Area:</b>                     | 15,373 sq. ft.  | 0.353 acres  |
| <b>Land Use District (2A/2R):</b>     | 30-5 Residential per County approved plat (duplex zoned for this lot)   |  |
| <b>Existing Site Conditions:</b>      | This lot slopes upward an average of 10% from the roadway. There are numerous skinny and some larger lodge pole pine trees covering the entirety of the site. A 15' utility easement and 30' access and utility easement are located at the rear of the lot (east elevation). |  |
| <b>Density (3A/3R):</b>               | Allowed: unlimited  | Proposed: 3,870 sq. ft.                              |
| <b>Mass (4R):</b>                     | Allowed: unlimited  | Proposed: 4,534 sq. ft.                              |
| <b>F.A.R.</b>                         | 1:3.40 FAR  |  |
| <b>Areas:</b>                         |   |  |
| <b>Lower Level:</b>                   | 814 sq. ft.   | (totals are for both units)                          |
| <b>Main Level:</b>                    | 1,552 sq. ft.   |  |
| <b>Upper Level:</b>                   | 1,504 sq. ft.   |  |
| <b>Garage:</b>                        | 664 sq. ft.   |  |
| <b>Total:</b>                         | 4,534 sq. ft.   |  |
| <b>Bedrooms:</b>                      | 4   | (per unit)   |
| <b>Bathrooms:</b>                     | 3   |  |
| <b>Height (6A/6R):</b>                | 34' 5"  | (35' max. for duplex unit outside Historic District) |
| <b>Lot Coverage/Open Space (21R):</b> |   |  |
|                                       | Building / non-Permeable: 1,478 sq. ft.   | 9.61%  |
|                                       | Hard Surface / non-Permeable: 1,877 sq. ft.   | 12.21%   |
|                                       | Open Space / Permeable: 12,018 sq. ft.  | 78.18%   |
| <b>Parking (18A/18/R):</b>            |   |  |
|                                       | Required: 4 spaces  |  |
|                                       | Proposed: 4 spaces  | (1 car garage plus parking pad per unit)             |
| <b>Snowstack (13A/13R):</b>           |   |  |
|                                       | Required: 470 sq. ft.   | (25% of paved surfaces)                              |
|                                       | Proposed: 1,020 sq. ft.   | (54.34% of paved surfaces)                           |
| <b>Fireplaces (30A/30R):</b>          | 4 gas EPA Ph. II Fireplaces   | (2 gas fireplaces per unit)                          |
| <b>Accessory Apartment:</b>           | N/A   |  |
| <b>Building/Disturbance Envelope?</b> | Building Envelope   |  |
| <b>Setbacks (9A/9R):</b>              |   |  |
|                                       | Front: Within the building envelope   |  |
|                                       | Side: Within the building envelope  |  |
|                                       | Side: Within the building envelope  |  |
|                                       | Rear: Within the building envelope  |  |

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

The duplex may be considered excessively dissimilar per Policy 5R: *"..excessive similarity or dissimilarity to other structures existing, or for which a permit has been issued, or to any other structure included in the same permit application, facing upon or intersecting streets within the same or adjacent land use districts is discouraged..."*

The existing structures in the area are two to three story wood sided buildings with gable roof structures. Although this proposed building is composed of pine beetle siding and natural rock, the west elevation, facing the street, is in particular a more modern, urban appearance and lacks gables like the adjacent structures. Should the Commission concur, staff has recommended -3 points under Policy 5R.

**Exterior Materials:**

1x10 "beetle kill" stained natural wood siding, 1x4 "beetle kill" stained natural window trim, wood sunshade details and brackets, natural stone base in "Napa valley", wood posts and metal railing on decks, stained 3' concrete retaining wall around door entry, beetle kill timber pergola at entry.

**Roof:**

Asphalt composition shingles "sunrise"

**Garage Doors:**

Vinyl- putty color

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

| Planting Type               | Quantity | Size                       |
|-----------------------------|----------|----------------------------|
| Blue Spruce                 | 6        | 8'                         |
| Aspen                       | 7        | (5) 2" caliper, (2) 1 1/2" |
| Various native ground cover |          |                            |

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

Positive away from residence.

**Driveway Slope:**

8 %

**Covenants:**

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

Staff conducted a point analysis and has recommended -3 points under 5R Architectural Compatibility and +3 points under Policy 33R Energy Conservation for a HERS index of 58, for a passing point analysis of zero (0). (This home has been designed to be a LEED Gold rated building, however the Development Code does not recognize LEED for positive points).

**Staff Action:**

Staff has approved the Hasenstab Duplex, PC#2011053, located at 568 White Cloud Drive, Lot 2 Warriors Mark West #6, with the Standard Findings and Conditions plus the condition, *"Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a final Home Energy Rating Certificate from a Certified Energy Rater, showing a final HERS Index of not higher than 60."*

**Comments:**

**Additional Conditions of Approval:**

| Final Hearing Impact Analysis |  |   |        |  |
|-------------------------------|--|---|--------|--|
| Project:                      | Hasenstab Duplex   | Positive Points   | +3     |  |
| PC#:                          | 2011053  | Negative Points   | -3     |  |
| Date:                         | 09/14/2011   | Total Allocation:   | 0      |  |
| Staff:                        | Julia Puester  | Items left blank are either not applicable or have no comment |        |  |
| Sect.                         | Policy   | Range   | Points | Comments   |
| 1/A                           | <b>Codes, Correlative Documents &amp; Plat Notes</b>                                   | Complies  |        |  |
| 2/A                           | <b>Land Use Guidelines</b>   | Complies  |        |  |
| 2/R                           | Land Use Guidelines - Uses   | 4x(-3/+2)   |        | The lot is in Land Use District (LUD) 30-5 which recommends residential uses with density per the approved County plat (platted prior to annexation into the Town). The proposed use is duplex, per County plat.   |
| 2/R                           | Land Use Guidelines - Relationship To Other Districts                                  | 2x(-2/0)  |        |  |
| 2/R                           | Land Use Guidelines - Nuisances  | 3x(-2/0)  |        |  |
| 3/A                           | <b>Density/Intensity</b>   | Complies  |        |  |
| 3/R                           | Density/ Intensity Guidelines  | 5x (-2>-20)   |        |  |
| 4/R                           | Mass   | 5x (-2>-20)   |        |  |
| 5/A                           | <b>Architectural Compatibility / Historic Priority Policies</b>                        | Complies  |        |  |
| 5/R                           | Architectural Compatibility - Aesthetics   | 3x(-2/+2)   | -3     | The duplex may be considered excessively dissimilar per Policy 5R: "...excessive similarity or dissimilarity to other structures existing, or for which a permit has been issued, or to any other structure included in the same permit application, facing upon or intersecting streets within the same or adjacent land use districts is discouraged..." The existing structures in the area are two or three story wood sided buildings with gable roof structures. Although this proposed building is composed of pine beetle siding and natural rock, the west elevation, facing the street is in particular a more modern, urban appearance and lacks gables like the adjacent structures. |
| 5/R                           | Architectural Compatibility / Conservation District                                    | 5x(-5/0)  |        |  |
| 5/R                           | Architectural Compatibility H.D. / Above Ground Density 12 UPA                         | (-3>-18)  |        |  |
| 5/R                           | Architectural Compatibility H.D. / Above Ground Density 10 UPA                         | (-3>-6)   |        |  |
| 6/A                           | <b>Building Height</b>   | Complies  |        |  |
| 6/R                           | Relative Building Height - General Provisions  | 1X(-2,+2)   |        | Building height is under the 35' max.  |
|                               | For all structures except Single Family and Duplex Units outside the Historic District |   |        |  |
| 6/R                           | Building Height Inside H.D. - 23 feet  | (-1>-3)   |        |  |
| 6/R                           | Building Height Inside H.D. - 25 feet  | (-1>-5)   |        |  |
| 6/R                           | Building Height Outside H.D. / Stories   | (-5>-20)  |        |  |
| 6/R                           | Density in roof structure  | 1x(+1/-1)   |        |  |
| 6/R                           | Broken, interesting roof forms that step down at the edges                             | 1x(+1/-1)   |        |  |
|                               | For all Single Family and Duplex Units outside the Conservation District               |   |        |  |
| 6/R                           | Density in roof structure  | 1x(+1/-1)   |        |  |
| 6/R                           | Broken, interesting roof forms that step down at the edges                             | 1x(+1/-1)   |        |  |
| 6/R                           | Minimum pitch of eight in twelve (8:12)  | 1x(0/+1)  |        |  |
| 7/R                           | Site and Environmental Design - General Provisions                                     | 2X(-2/+2)   |        |  |
| 7/R                           | Site and Environmental Design / Site Design and Grading                                | 2X(-2/+2)   |        |  |
| 7/R                           | Site and Environmental Design / Site Buffering   | 4X(-2/+2)   |        |  |
| 7/R                           | Site and Environmental Design / Retaining Walls  | 2X(-2/+2)   |        |  |
| 7/R                           | Site and Environmental Design / Driveways and Site Circulation Systems                 | 4X(-2/+2)   |        |  |
| 7/R                           | Site and Environmental Design / Site Privacy   | 2X(-1/+1)   |        |  |
| 7/R                           | Site and Environmental Design / Wetlands   | 2X(0/+2)  |        |  |
| 7/R                           | Site and Environmental Design / Significant Natural Features                           | 2X(-2/+2)   |        |  |
| 8/A                           | <b>Ridgeline and Hillside Development</b>  | Complies  |        |  |
| 9/A                           | <b>Placement of Structures</b>   | Complies  |        |  |
| 9/R                           | Placement of Structures - Public Safety  | 2x(-2/+2)   |        |  |
| 9/R                           | Placement of Structures - Adverse Effects  | 3x(-2/0)  |        |  |
| 9/R                           | Placement of Structures - Public Snow Storage  | 4x(-2/0)  |        |  |
| 9/R                           | Placement of Structures - Setbacks   | 3x(0/-3)  |        |  |
| 12/A                          | <b>Signs</b>   | Complies  |        |  |
| 13/A                          | <b>Snow Removal/Storage</b>  | Complies  |        |  |
| 13/R                          | Snow Removal/Storage - Snow Storage Area   | 4x(-2/+2)   |        |  |
| 14/A                          | <b>Storage</b>   | Complies  |        |  |
| 14/R                          | Storage  | 2x(-2/0)  |        |  |
| 15/A                          | <b>Refuse</b>  | Complies  |        |  |
| 15/R                          | Refuse - Dumpster enclosure incorporated in principal structure                        | 1x(+1)  |        |  |
| 15/R                          | Refuse - Rehabilitated historic shed as trash enclosure                                | 1x(+2)  |        |  |
| 15/R                          | Refuse - Dumpster sharing with neighboring property (on site)                          | 1x(+2)  |        |  |
| 16/A                          | <b>Internal Circulation</b>  | Complies  |        |  |
| 16/R                          | Internal Circulation / Accessibility   | 3x(-2/+2)   |        |  |

|      |  |              |    |   |
|------|--|--------------|----|---|
| 16/R | Internal Circulation - Drive Through Operations                              | 3x(-2/0)     |    |   |
| 17/A | <b>External Circulation</b>  | Complies     |    |   |
| 18/A | <b>Parking</b>   | Complies     |    |   |
| 18/R | Parking - General Requirements   | 1x(-2/+2)    |    |   |
| 18/R | Parking-Public View/Usage  | 2x(-2/+2)    |    |   |
| 18/R | Parking - Joint Parking Facilities   | 1x(+1)       |    |   |
| 18/R | Parking - Common Driveways   | 1x(+1)       |    |   |
| 18/R | Parking - Downtown Service Area  | 2x(-2/+2)    |    |   |
| 19/A | <b>Loading</b>   | Complies     |    |   |
| 20/R | Recreation Facilities  | 3x(-2/+2)    |    |   |
| 21/R | Open Space - Private Open Space  | 3x(-2/+2)    |    |   |
| 21/R | Open Space - Public Open Space   | 3x(0/+2)     |    |   |
| 22/A | <b>Landscaping</b>   | Complies     |    |   |
| 22/R | Landscaping  | +2/4/6       |    |   |
| 24/A | <b>Social Community</b>  | Complies     |    |   |
| 24/R | Social Community - Employee Housing  | 1x(-10/+10)  |    |   |
| 24/R | Social Community - Community Need  | 3x(0/+2)     |    |   |
| 24/R | Social Community - Social Services   | 4x(-2/+2)    |    |   |
| 24/R | Social Community - Meeting and Conference Rooms                              | 3x(0/+2)     |    |   |
| 24/R | Social Community - Historic Preservation                                     | 3x(0/+5)     |    |   |
| 24/R | Social Community - Historic Preservation/Restoration - Benefit               | +3/6/9/12/15 |    |   |
| 25/R | Transit  | 4x(-2/+2)    |    |   |
| 26/A | <b>Infrastructure</b>  | Complies     |    |   |
| 26/R | Infrastructure - Capital Improvements  | 4x(-2/+2)    |    |   |
| 27/A | <b>Drainage</b>  | Complies     |    |   |
| 27/R | Drainage - Municipal Drainage System   | 3x(0/+2)     |    |   |
| 28/A | <b>Utilities - Power Lines</b>   | Complies     |    |   |
| 29/A | <b>Construction Activities</b>   | Complies     |    |   |
| 30/A | <b>Air Quality</b>   | Complies     |    |   |
| 30/R | Air Quality - wood-burning appliance in restaurant/bar                       | -2           |    |   |
| 30/R | Beyond the provisions of Policy 30/A   | 2x(0/+2)     |    |   |
| 31/A | <b>Water Quality</b>   | Complies     |    |   |
| 31/R | Water Quality - Water Criteria   | 3x(0/+2)     |    |   |
| 32/A | <b>Water Conservation</b>  | Complies     |    |   |
| 33/R | Energy Conservation - Energy Conservation                                    |              |    |   |
|      | HERS index for Residential Buildings   |              |    |   |
| 33/R | Obtaining a HERS index   | +1           |    |   |
| 33/R | HERS rating = 61-80  | +2           |    |   |
| 33/R | HERS rating = 41-60  | +3           | +3 | A preliminary HERS index report has been conducted and shows an index of 58. This will be a condition of approval to be met prior to the issuance of a C.O. |
| 33/R | HERS rating = 19-40  | +4           |    |   |
| 33/R | HERS rating = 1-20   | +5           |    |   |
| 33/R | HERS rating = 0  | +6           |    |   |
|      | Commercial Buildings - % energy saved beyond the IECC minimum standards      |              |    |   |
| 33/R | Savings of 10%-19%   | +1           |    |   |
| 33/R | Savings of 20%-29%   | +3           |    |   |
| 33/R | Savings of 30%-39%   | +4           |    |   |
| 33/R | Savings of 40%-49%   | +5           |    |   |
| 33/R | Savings of 50%-59%   | +6           |    |   |
| 33/R | Savings of 60%-69%   | +7           |    |   |
| 33/R | Savings of 70%-79%   | +8           |    |   |
| 33/R | Savings of 80% +   | +9           |    |   |
| 33/R | Heated driveway, sidewalk, plaza, etc.                                       | 1X(-3/0)     |    |   |
| 33/R | Outdoor commercial or common space residential gas fireplace (per fireplace) | 1X(-1/0)     |    |   |
| 33/R | Large Outdoor Water Feature  | 1X(-1/0)     |    |   |
|      | Other Design Feature   | 1X(-2/+2)    |    |   |
| 34/A | <b>Hazardous Conditions</b>  | Complies     |    |   |
| 34/R | Hazardous Conditions - Floodway Improvements                                 | 3x(0/+2)     |    |   |
| 35/A | <b>Subdivision</b>   | Complies     |    |   |
| 36/A | <b>Temporary Structures</b>  | Complies     |    |   |
| 37/A | <b>Special Areas</b>   | Complies     |    |   |
| 37/R | Community Entrance   | 4x(-2/0)     |    |   |
| 37/R | Individual Sites   | 3x(-2/+2)    |    |   |
| 37/R | Blue River   | 2x(0/+2)     |    |   |
| 37/R | Cucumber Gulch/Setbacks  | 2x(0/+2)     |    |   |
| 37/R | Cucumber Gulch/Impervious Surfaces   | 1x(0/-2)     |    |   |
| 38/A | <b>Home Occupation</b>   | Complies     |    |   |
| 39/A | <b>Master Plan</b>   | Complies     |    |   |
| 40/A | <b>Chalet House</b>  | Complies     |    |   |
| 41/A | <b>Satellite Earth Station Antennas</b>                                      | Complies     |    |   |
| 42/A | <b>Exterior Loudspeakers</b>   | Complies     |    |   |
| 43/A | <b>Public Art</b>  | Complies     |    |   |
| 43/R | Public Art   | 1x(0/+1)     |    |   |
| 44/A | <b>Radio Broadcasts</b>  | Complies     |    |   |
| 45/A | <b>Special Commercial Events</b>   | Complies     |    |   |
| 46/A | <b>Exterior Lighting</b>   | Complies     |    |   |
|      | <b>Fences, Gates And Gateway Entrance Monuments</b>                          | Complies     |    |   |
| 47/A | <b>Monuments</b>   | Complies     |    |   |
| 48/A | <b>Voluntary Defensible Space</b>  | Complies     |    |   |

## TOWN OF BRECKENRIDGE

Hasenstab Duplex  
Lot 2, Warriors Mark West #6  
568 White Cloud Drive  
PC#2011053

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

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### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **September 14, 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 20, 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 (18) months from date of issuance, on **March 27, 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 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. At no time shall site disturbance extend beyond the limits of the platted building/site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
12. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

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

13. Applicant shall submit proof of ownership of the project site.
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
16. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
17. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
18. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
19. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the

Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.

20. 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 submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

#### **PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

22. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
23. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
24. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
25. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
26. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
- 27. Applicant shall submit a final Home Energy Rating Certificate from a Certified Energy Rater, showing a final HERS Index of not higher than 60.**
28. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
29. Applicant shall screen all utilities.
30. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
31. 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.
32. 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

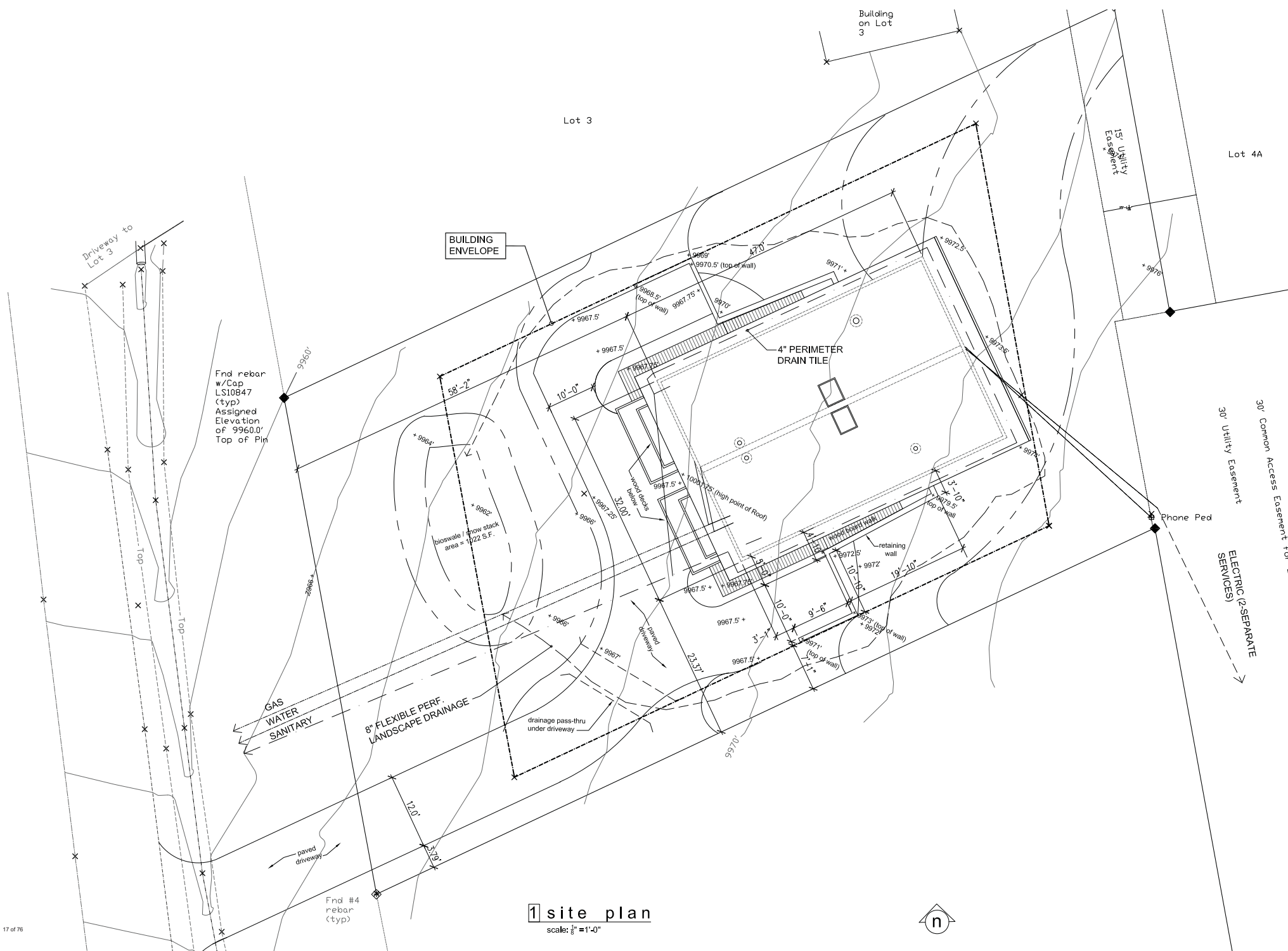
Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

33. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
34. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
35. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

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(Initial Here)





Fnd rebar  
w/Cap  
LS10847  
(typ)  
Assigned  
Elevation  
of 9960.0'  
Top of Pin

BUILDING  
ENVELOPE

4" PERIMETER  
DRAIN TILE

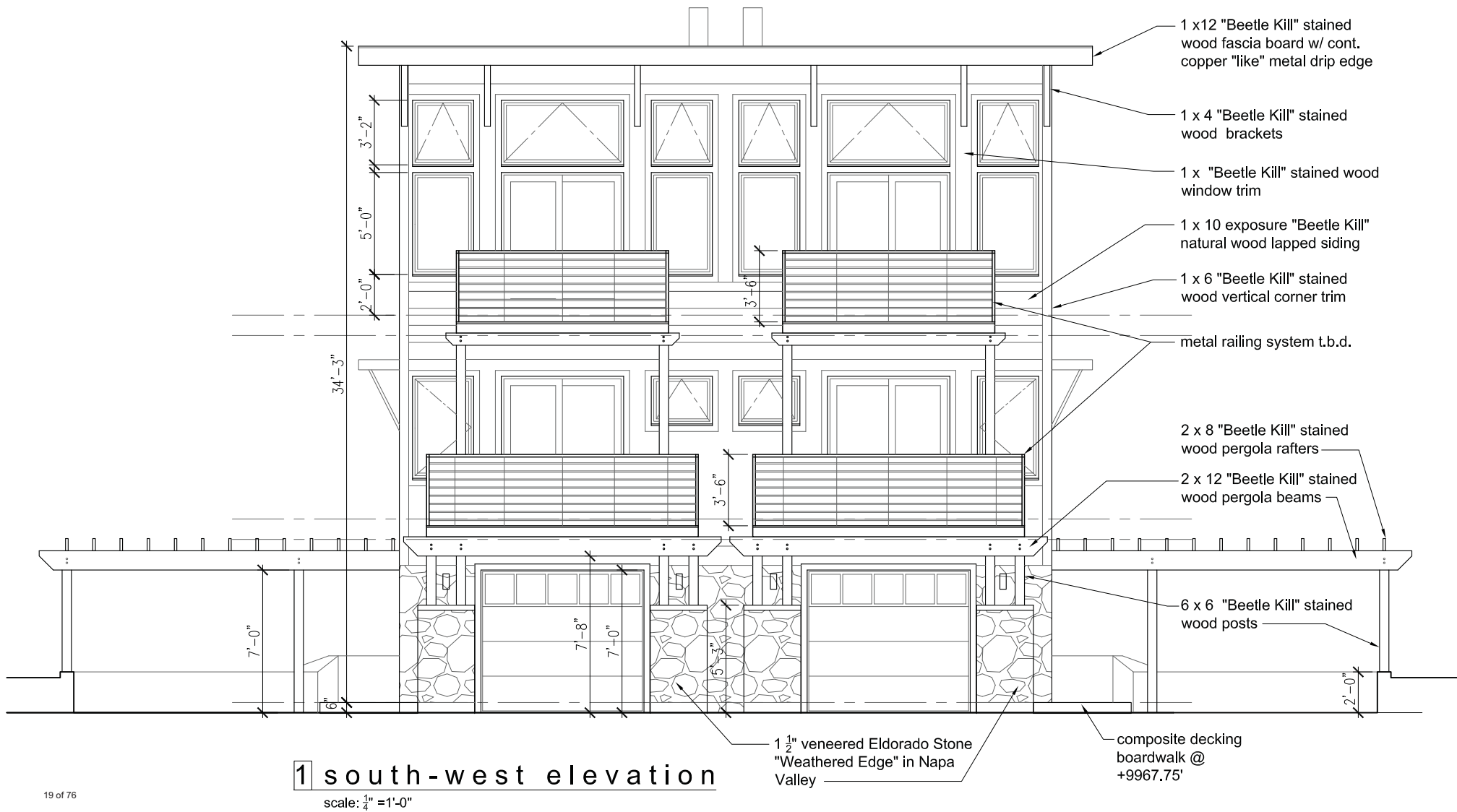
GAS  
WATER  
SANITARY

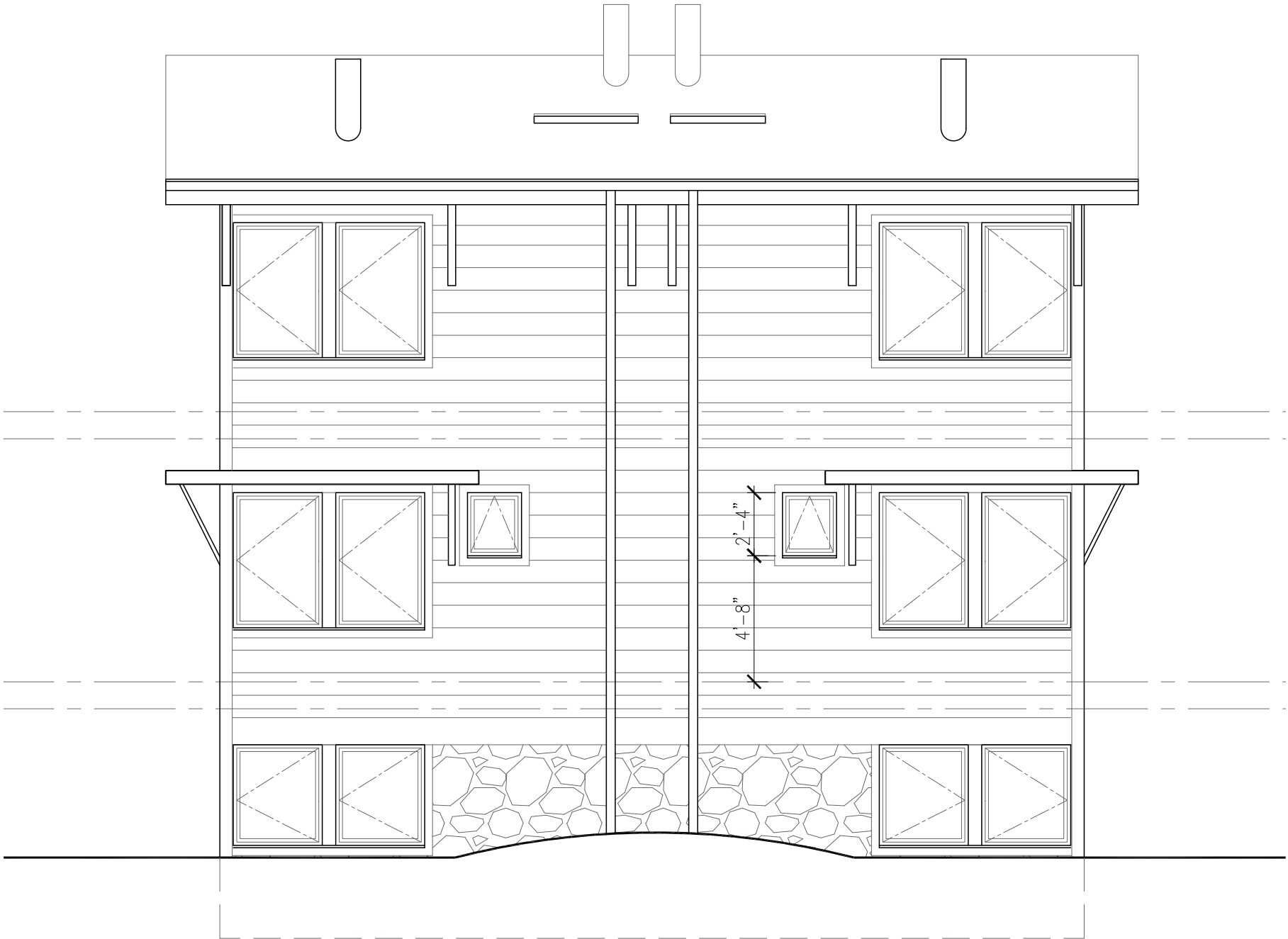
8" FLEXIBLE PERF.  
LANDSCAPE DRAINAGE

1 site plan  
scale: 1/8" = 1'-0"









**2** north-east elevation

scale:  $\frac{1}{4}$ " = 1'-0"

Roofing: Owens-Corning energy star rated laminated "Duration Premium -Cool Shingles" in 'Sunrise' w/ 5 8/8" exposure, solar reflectance and 130 mph rated over full 'snow & ice' shield

1 x 12 "Beetle Kill" stained wood fascia board w/ cont. copper "like" metal drip edge

1 x 4 "Beetle Kill" stained wood t & g soffit board

1 x 4 "Beetle Kill" stained wood sun shades + brackets

1 x 4 "Beetle Kill" stained wood window trim

1 x 10 exposure "Beetle Kill" natural wood lapped siding

1 x 6 "Beetle Kill" stained wood vertical corner trim

1 1/2" veneered Eldorado Stone "Weathered Edge" in Napa Valley

1 x 6 exposure "Beetle Kill" natural wood ship-lapped siding

1 x 10 exposure "Beetle Kill" natural wood lapped siding

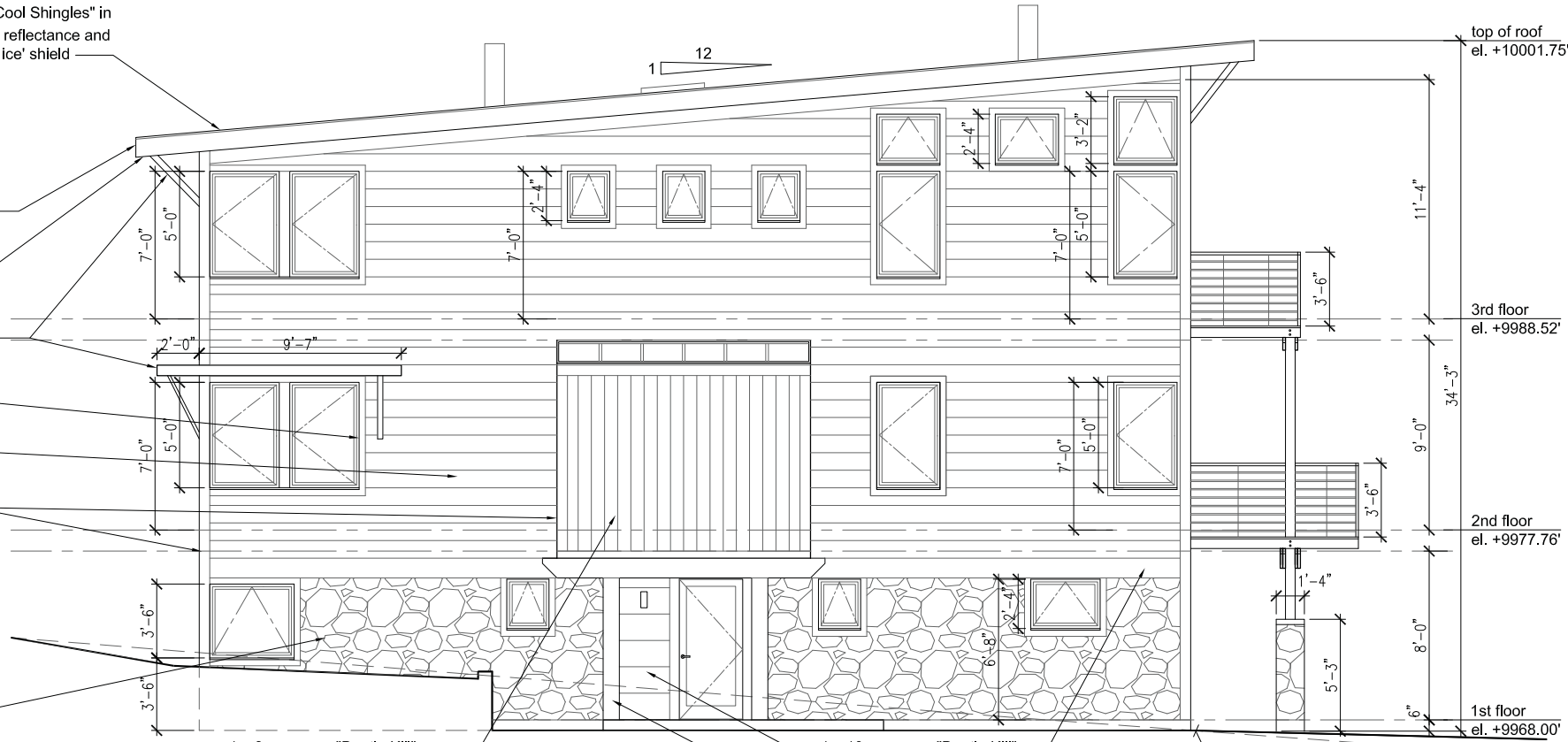
1 x 12 "Beetle Kill" stained wood entry corner trim & horizontal trim band

finished grade @ Garage door el. +9967.50'

### 3 north-west elevation

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

(mirror for south-east elevation)





remaining on this property that can be “transferred” to this unit. As a result, the water tap and parking service area fees will need to be upgraded for the proposed use, based on the size of the space.

### **Staff Comments**

**Land Use (Policies 2/A & 2/R):** Commercial uses are allowed in this Land Use District. The applicant proposes to change the use of the space from a retail use to a deli/restaurant use. Staff has no concerns with the proposed use.

**Site Plan/Parking:** No changes are proposed to the site plan. However, due to the change in use from retail to a restaurant, 1.5 additional parking spaces will be required per Section 9-3-8 of the Town’s Off-Street Parking Regulations. There is an existing parking lot behind the building, but the spaces have already been allocated to the existing commercial uses. The applicant does not have sufficient land to provide 1.5 additional parking spaces. As a result, the applicant will need to pay a fee in lieu of parking, per Section 9-3-12 of the Town’s Off Street Parking Regulations.

The current rate for “in-lieu” fees is \$13,000 per deficient space. This will result in a parking service area fee of \$19,500. This fee will need to be paid upon issuance of a building permit. This has been added as a Condition of Approval.

**Architectural Compatibility:** No changes are proposed to the exterior of the building. Staff has no concerns.

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

### **Staff Decision**

The Planning Department has approved the Change of Use at The Sloppy Dog, 500 S. Main Street (PC#201105), and we recommend the Planning Commission uphold this decision.

## TOWN OF BRECKENRIDGE

The Sloppy Dog  
La Cima Mall Change of Use  
500 S. Main Street, Suite 1L  
PERMIT #2011055

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

### FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated September 15, 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 20, 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. Complies with the statements of the staff and applicant made on the evidentiary forms and policy analysis form.
4. The approved use of “The Sloppy Dog”, Suite 1L, La Cima Mall is for a 714 square foot “snack bar / delicatessen” for the purpose of Water Plant Investment Fees. As a result, as dishes, cups, and flatware used by customers shall be disposable. No dishes, cups or flatware that must be washed for re-use are allowed at this time. If the Applicant desires to change the use to “restaurant” for the purposes of Water Plant Investment Fees, or if the size of the space is increased, additional fees will be required.



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

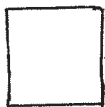
5. Sewer and water assessments shall be reviewed and updated prior to change of use. The incremental water Plant Investment Fee shall be equal to 0.357 Single Family Equivalents (SFEs). If paid prior to December 31, 2011, this fee shall be \$1,784.64. If paid after December 31, 2011, then the fee shall be determined based on the new water Plant Investment Fee schedule in effect at the time of the payment.
6. Applicant shall pay a fee in lieu of providing 1.5 additional parking spaces parking per Section 9-3-12 of the Breckenridge Town Code (Off-Street Parking Regulations). The fee shall be \$19,500.00, which is equal to \$13,000 per deficient parking space.

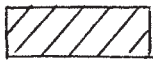
Unit 1L  
714 sq. ft.

LA Cima Mall  
"The Sloppy Dog"

- A: Back Exit door
- B: Dining room garbage
- C: Kitchen Garbage
- D: 2 prep tables 30" x 48"
- E: Dry storage
- F: Hand sink
- G: 3 bay sink; Dish washing
- H: Chem storage under sink
- I: Veg, food prep sink
- J: opening in kitchen (exit)
- K: 48" Mega top Sand Fridge
- L: 3 door reach in Fridge
- M: 1 door standup freezer
- N: Hot water heater
- O: Ice Machine
- P: Cash Register
- Q: Food pickup area
- R: Condiment station
- S: Coke Machine
- T: Under counter Employee storage
- U: Front entrance + Stairs
- V: Recycle Garbage Station

Key:

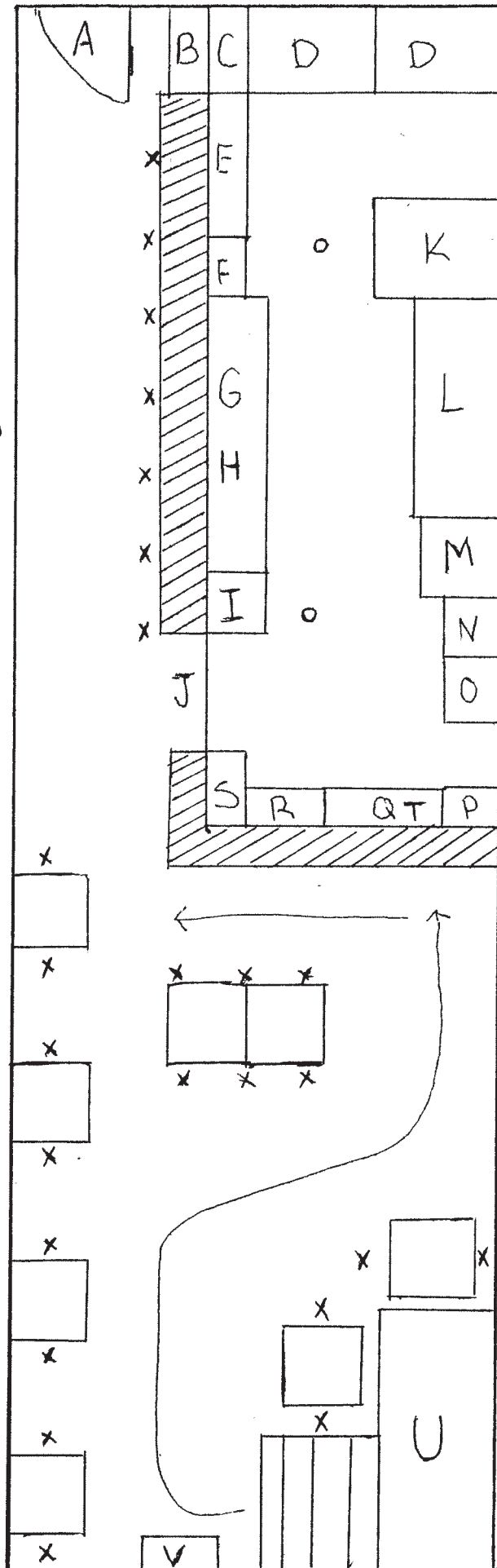
 : Table


 : Countertop


x : Chairs

→ : Flow of Traffic

o : Floor drains



 1 sq. = 1.2'

 = 0.875



**F.A.R.** 1:14.62

**Total:**

|  |               |
|--|---------------|
| Lower Level:                               | 1,056 sq. ft. |
| Main Level: (includes 650 sq. ft. garage): | 4,830 sq. ft. |
| Total:                                     | 5,886 sq. ft. |

**Height:**

Recommended: Building heights in excess of two stories are discouraged by the Land Use Guidelines.  
Proposed: 23' (mean); 31' 6" (overall)

**Lot Coverage:**

|                               |                              |
|-------------------------------|------------------------------|
| Building / non-Permeable:     | 6,814 sq. ft. (8% of site)   |
| Hard Surface / non-Permeable: | 25,200 sq. ft. (29% of site) |
| Open Space / Permeable Area:  | 54,079 sq. ft. (63% of site) |

**Parking:**

Required: By special review of the Director and Planning Commission.  
Proposed: 47 spaces

**Snowstack:**

|           |                     |
|-----------|---------------------|
| Required: | 6,300 sq. ft. (25%) |
| Proposed: | 6,420 sq. ft. (26%) |

**Setbacks:**

|        |         |
|--------|---------|
| Front: | 199 ft. |
| Side:  | 35 ft.  |
| Side:  | 71 ft.  |
| Rear:  | 32 ft.  |

**Item History**

The Breckenridge Nordic Center at Peak 8 opened for business in approximately 1982. In 1984 the property where the current Nordic center sits was annexed into the Town of Breckenridge. In 1985 the Town issued the first development permit for the Nordic Center, a permit to sell food from a BBQ Wagon. In October of 1986 400 sq. ft. retail and 400 sq. ft. of equipment storage was added to the existing building, which created a 2,620 sq. ft. building after the addition. There were some window revisions permitted at the Nordic Center in 1986. In 1988 the Dayton's received approval to add 200 sq. ft. of garage and 200 sq. ft. of retail to the north side of the existing Nordic Center. In 1988 flush toilets were added to the Nordic Center. Also, in 1988 sleigh rides and dinner was added to the operations of the Nordic Center. In 1990 the Town issued a Development Permit to enlarge the size of the corral for the sleigh operations. Also in 1990, the Nordic Center received a Development Permit to relocate the Christie Heights sales office to the Nordic Center property for use as a ski school building. In 1993 the Conlee Barn was approved to be relocated to the Nordic Center. The Conlee Barn was a 300 sq. ft. non-historic structure moved from N. French Street to the Nordic Center to be used as a maintenance building. By 1993 the Nordic Center property included the Conlee Barn, along with the lodge, massage, and employee locker room buildings totaling 3,350 sq. ft.

**Staff Comments**

**Land Use (Policies 2/A & 2/R):** Per Plat Note #3 of the Christie Heights Subdivision #2: *“Tract C shall be used for recreational uses associated with Nordic skiing activities, including, but not limited to, track training, ice skating, sale and lease of Nordic skiing equipment and accessories, and all related*

*activities and for the location and construction of improvements totaling not more than 10,000 square feet.” Hence, this is an allowed use in this Land Use District.*

**Density/Intensity (3/A & 3/R)/Mass (4/R):** Per Plat Note #3 of the Christie Heights Subdivision #2: *“Tract C shall be used for recreational uses associated with Nordic skiing activities, including, but not limited to, track training, ice skating, sale and lease of Nordic skiing equipment and accessories, and all related activities and for the location and construction of improvements totaling not more than 10,000 square feet.”* The proposal is for a 5,886 sq. ft. Nordic Ski Lodge, which is less than 10,000 sq. ft. and, hence, allowed.

**Architectural Compatibility (5/A & 5/R):** Land Use District 10 recommends: *“Contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural setting of the District is acceptable. All new development should be compatible with the existing neighborhood, as well as sensitive and harmonious to the native aspects of the site.”* The proposed Nordic Center is designed to look like a classic lodge building with log siding, stone base and large roof eaves. The applicant proposes to use natural materials on all exterior elevations of the proposed building. The exterior materials include 12” full log walls, rough sawn 1x siding as an accent material, and a natural stone veneer. Staff has some concerns with the proposed gazebo that will add cost to the project, but may not be used very much. There are not many gazebos in Breckenridge, and the ones we have do not seem to be used often. Also, removal of the gazebo would increase the setback to neighbors and provide additional space for landscaping. Staff welcomes the Planning Commission input on the architecture of the proposed structure.

**Building Height (6/A & 6/R):** Land Use District 10 discourages structures in excess of two stories above grade. Furthermore, the Land Use Guidelines state that building heights should be dictated by the terrain and their visibility from other areas of Town. The proposed structure does not exceed two-stories in height; hence the height of this structure meets the requirements of the Code.

There is one issue related to this policy. Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long, unbroken ridgelines, fifty feet (50’) or longer, are discouraged. The roof line on the proposed structure is 87’ long, hence this current design warrants negative one (-1) point for the length of the unbroken ridgeline.

**Site and Environmental Design (7/R):** *“The Town hereby finds that it is in the public interest for all sites within the community to designed, arranged, and developed in a safe and efficient manner. The arrangement of all functions, uses, and improvements should reflect the natural capabilities and limitations of the property. This policy is also intended to discourage levels of development intensity that result in generally compromised site functions, buffering and aesthetics.”* Staff believes the site plan has been designed and arranged in a safe and efficient manner. The improvements proposed on the site reflect the natural capabilities of the property. The applicant is not proposing excessive cut or fill of the site. A portion of the proposed structure is located in the existing dirt parking lot, where the site has already been disturbed.

However, Staff believes that the buffering to neighboring properties could be improved. The properties to the east and west could be better buffered from the new structure and parking lot. Staff believes 12 – 14 additional spruce trees varying in size from 6’ – 10’ in height should be added to the site plan along Grandview Drive and the 50’ right-of-way to the east of the proposed parking lot. This will allow for better pedestrian level buffering. While there are significant existing tree stands much of the crowns of

the trees are not at a pedestrian level, leaving mostly the trunk of the tree at the pedestrian level. Spruce trees offer better screening at the pedestrian level.

**Placement Of Structures (9/A & 9/R):** There is zero setback requirement for this commercial structure outside of the Historic District. No portion of any structure including overhangs and projections shall be placed closer than one foot (1') to an adjacent property. The proposed location of the structure meets all setback requirements.

**Snow Removal And Storage (13/R):** 25% of all paved areas is required to be set aside for functional snow storage. In this case that equals 6,300 sq. ft. of snow storage. The applicant is proposing 6,420 sq. ft. of snow storage. The Nordic Ski operator actually removes snow from the current parking lot and places it on the Nordic ski trails. In the future the applicant proposes to remove the snow and continue to place it on the ski trails. Staff has no concerns with snow storage at the property.

**Access / Circulation (16/A & 16/R; 17/A & 17/R):** *"It is encouraged that internal circulation systems provide the types, amounts, and locations of accessibility needed to meet the uses and functions of the movement of persons, goods, services, and waste products in a safe and efficient manner, with maximum use of pedestrian orientation, and a minimum amount of impervious surfaces."* The applicant has proposed a Porte cochere (covered pick-up/drop-off area) so that guests can be dropped off and picked up without having to walk across the parking lot or along Grandview Drive. There have been some slips and falls in the past in the existing parking lot. The parking lot design has been turned 180 degrees so that pedestrians can walk down the aisles, rather than walking between parked cars. Staff believes that a small pedestrian path from the existing bus stop on Ski Hill Road into the parking lot would be the fastest and safest way for pedestrians to enter the property. Also, walking along the side of Grandview Drive is safe as this is a low traffic road.

The existing Nordic Center access from Ski Hill Road will become the 50' right-of-way to access a future subdivision behind the existing Nordic Center. The existing Nordic Center is in the middle of this new right-of-way. Per Plat Note # 5: *"Access to Tracts C and D shall be from Grandview Drive, a dedicated public right of way, and no access to or across Tract D shall be obtained from either Ski Hill Road on the south or any right of way or public easement to the east."* Hence, the access must come from Grandview Drive as it is proposed. Staff welcomes the Planning Commission's comments on the access and circulation of this project.

**Parking (18/A & 18/R):** Per the Town's Off-Street Parking Regulations, commercial recreation and indoor and outdoor facilities parking requirements will be set by special review of the Director and Planning Commission. Staff estimates that the current parking lot has 49 legal parking spaces (9' x 18' with a 24' wide drive lane). The current design for the new parking lot calls for 47 parking spaces, with two of those spaces meeting ADA requirements. The size of the parking lot and buffering this proposed lot has been the number one area of concern for the neighbors. After much discussion, Staff believes a 47 spot parking lot is appropriate for this project. Staff does not want to encourage the use of more private automobiles at the Nordic Center. There is a free bus system and free gondola to reach the Nordic Center if the parking lot is full. Enforcement of parking for Nordic skiers only is also of the utmost importance, so that downhill skiers are not using the Nordic Center parking lot and then using the bus to reach the base of Peak 8. Furthermore, the parking lot could not be made much bigger while keeping buffers to the neighbors. There is a 25' vegetative buffer, snow-stack, utility and drainage easement along Ski Hill Road that does not allow the parking lot to be increased to the south, also the buffers to the east and west need to remain, which limits the parking lot to its current design. Staff welcomes the Planning Commission's input on the proposed parking.

**Landscaping (22/A & 22/R):** *“The town finds that it is in the public interest for all developments to maintain healthy trees and to provide landscape improvements for the purposes of: complementing the natural landscape and retaining the sense of a mountain environment; improving the general appearance of the community and enhancing its aesthetic appeal; preserving the economic base; improving the quality of life; delineating and separating use areas; increasing the safety, efficiency, and aesthetics of use areas and open space; screening and enhancing privacy; mitigating the adverse effects of climate, aspect, and elevations; conserving energy; abating erosion and stabilizing slopes; deadening sound; and preserving air and water quality.”* Furthermore, the relative section of this Policy is more specific: *“(1) At least one tree a minimum of eight feet (8') in height, or three inch (3) caliper, should be planted at least every fifteen feet (15') along all public rights of way adjacent to the property to be developed.”* Staff believes that approximately seven (7) spruce trees of 8' – 10' in height needs to be added along Grandview Drive and another six (6) or seven (7) evergreen trees should be added along the 50' right-of-way to the east of the proposed parking lot to better screen the proposed parking lot. Evergreen trees are suggested because they provide screening in winter. Also, moving some of the proposed landscaping to better locations on the site would help with screening. Staff welcomes Planning Commission input on the proposed landscaping.

**Recreation Facilities (20/R):** *“The community is based, to a great extent, on tourism and recreation; therefore, the provision of recreational facilities, both public and private, is strongly encouraged.”* Recreation facilities have always been an emphasis for the Town of Breckenridge. The Town has a culture of downhill and Nordic skiing. The new Nordic Center will help the Town continue to offer Nordic Skiing to our guests and locals. Staff welcomes the Planning Commission input on the proposed recreation facility. Staff anticipates that positive points will be assigned under this Policy.

**The Social Community (24/A and 24/R):** *“It is the policy of the town to encourage the provision of employee housing units in connection with commercial, industrial, and multi-unit residential developments to help alleviate employee housing impacts created by the proposed uses.”* *“All single-family residential; and all other projects less than 5,000 square feet in density shall not be assessed negative points for the nonprovision of employee housing, but such projects may be awarded positive points in accordance with the table set forth above.”*

If the proposed structure stays as proposed with more than 5,000 square feet of density, the applicant will incur negative ten (-10) points, since there is zero employee housing proposed. If the proposed structure was revised to have less than 5,000 square feet then the application would be exempt from this policy, and not receive negative points.

### **Staff Recommendation**

The Planning Department believes that this application is off to a good start. There are a few issues on which Staff would like Planning Commission feedback:

1. Does the Planning Commission agree that negative one (-1) point should be assessed for a long, unbroken ridgeline?
2. Does the Commission agree that additional landscaping is needed along the Grandview Drive and Ski Hill Road rights-of-way?
3. We welcome any of general feedback.







### Landscape Legend

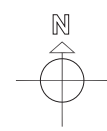
- Existing Trees to be Removed
- Existing Trees to Remain
- 11 - 6'-8' Blue Spruce
- 15 - 6'-8' Engelmann Spruce
- 43 - 1.5"-2" cal. Multi Stem Aspen
- 34 - 5gal. Twinberry Honeysuckle
- 28 - 5gal. Potentilla
- 48 - 1gal. Perennials
- 48 - Flats. Annuals
- 6" cobble drip edge
- Snow Storage areas

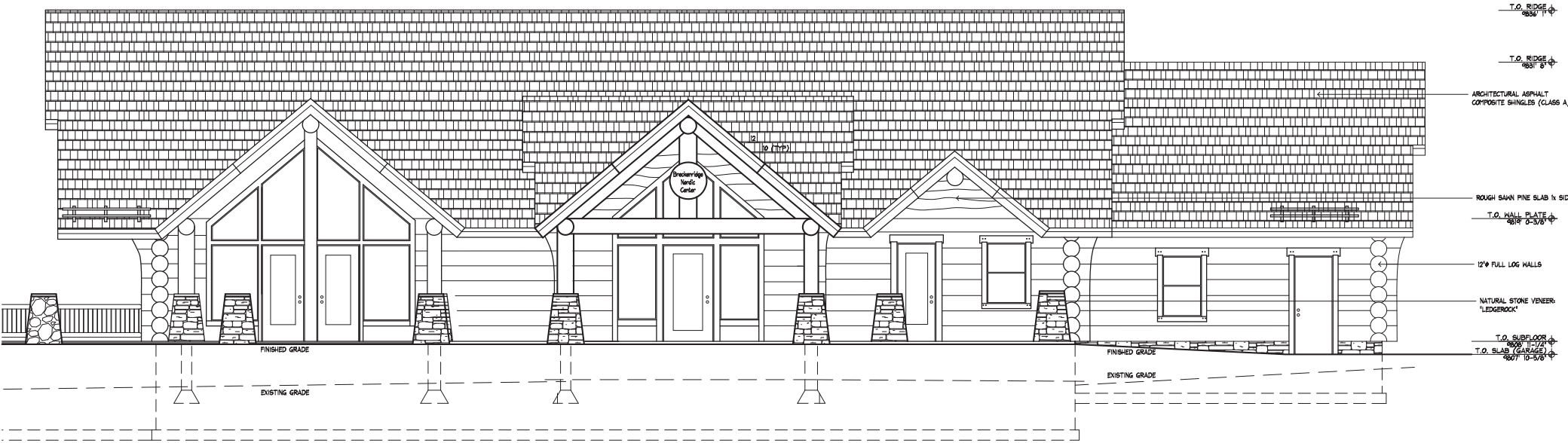
### General Landscape Notes

1. REVEGETATE ALL DISTURBED AREAS W/ 4" TOPSOIL W/ 6lbs/1000sf NATIVE SHORT GRASS MIX
2. ALL NEW PLANT GROUPINGS SHALL BE PROVIDED WITH A DRIP IRRIGATION SYSTEM.

# 1 Landscape Plan

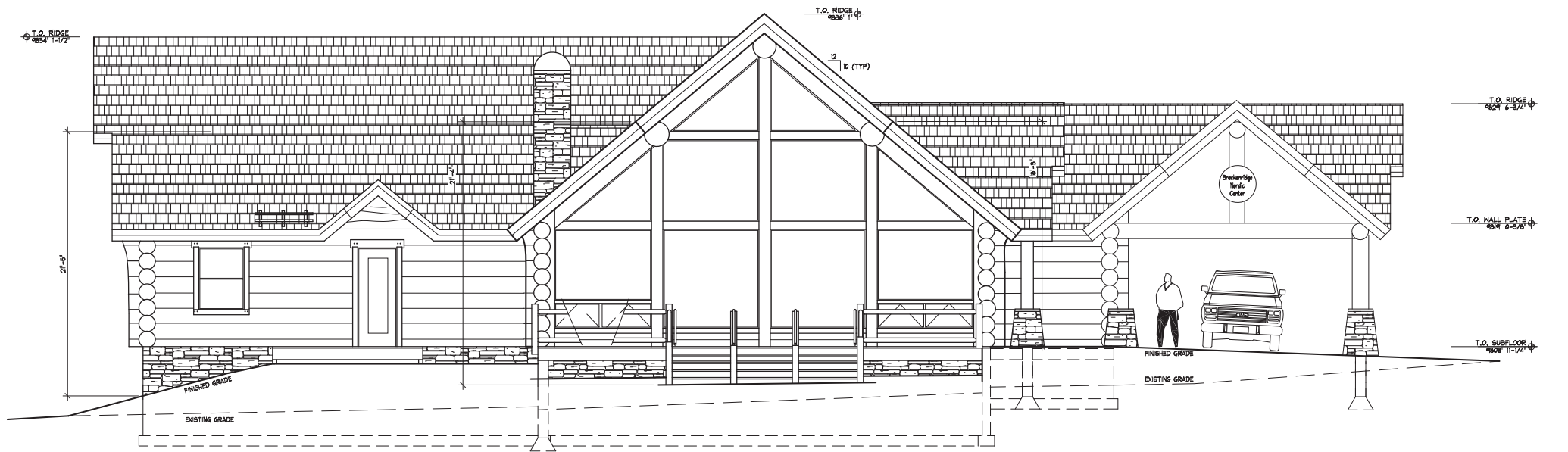
1" = 20'





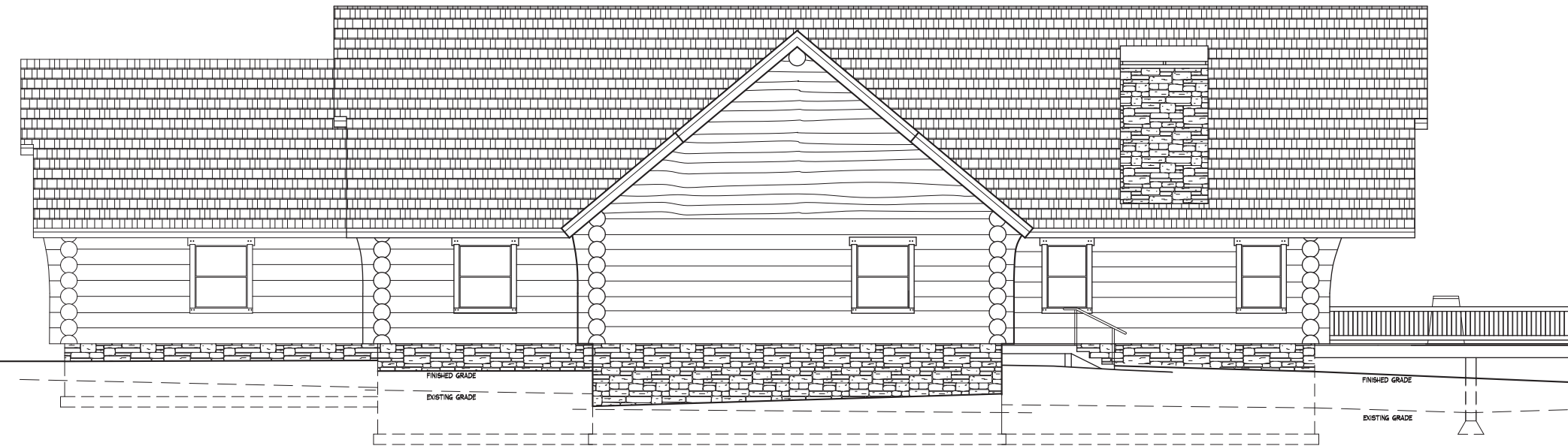
- T.O. RIDGE 8837 0'
- T.O. RIDGE 8831 0'
- ARCHITECTURAL ASPHALT COMPOSITE SHINGLES (CLASS A)
- ROUGH SAWN PINE SLAB SIDING
- T.O. WALL PLATE 8818 0'-5/8"
- 12" FULL LOG WALLS
- NATURAL STONE VENEER "LEDGERROCK"
- T.O. SUBFLOOR 8807 10'-5/8"
- T.O. SLAB (GARAGE) 8807 10'-5/8"

2 South Elevation  
 1/4" = 1'-0"

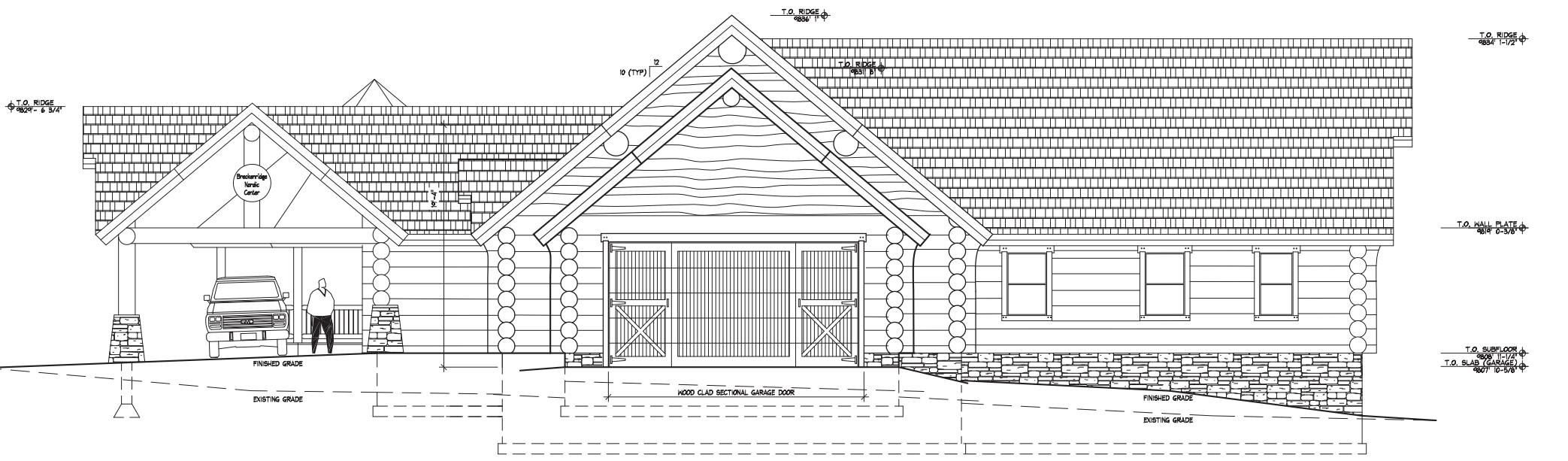


- T.O. RIDGE 8836 11'
- T.O. RIDGE 8824 6'-5/4"
- T.O. WALL PLATE 8818 0'-5/8"
- T.O. SUBFLOOR 8808 11'-7/4"

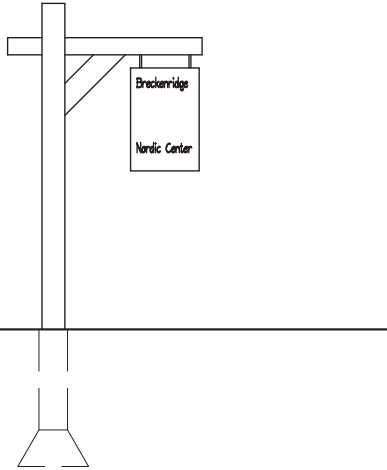
1 West Elevation  
 1/4" = 1'-0"



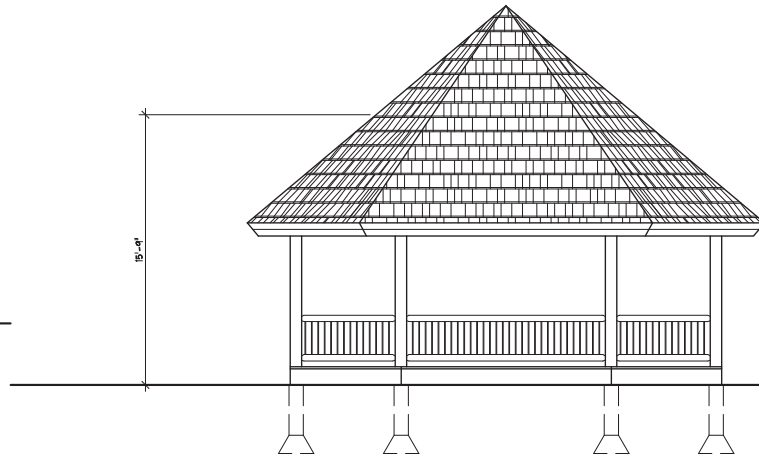
2 North Elevation  
 $1/4" = 1'-0"$



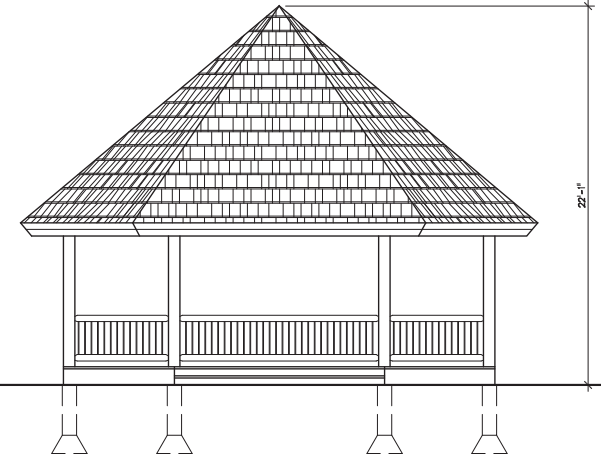
1 East Elevation  
 $1/4" = 1'-0"$



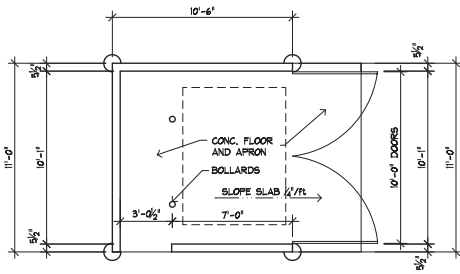
**4** Existing Road Sign (relocate)  
 $1/2" = 1'-0"$



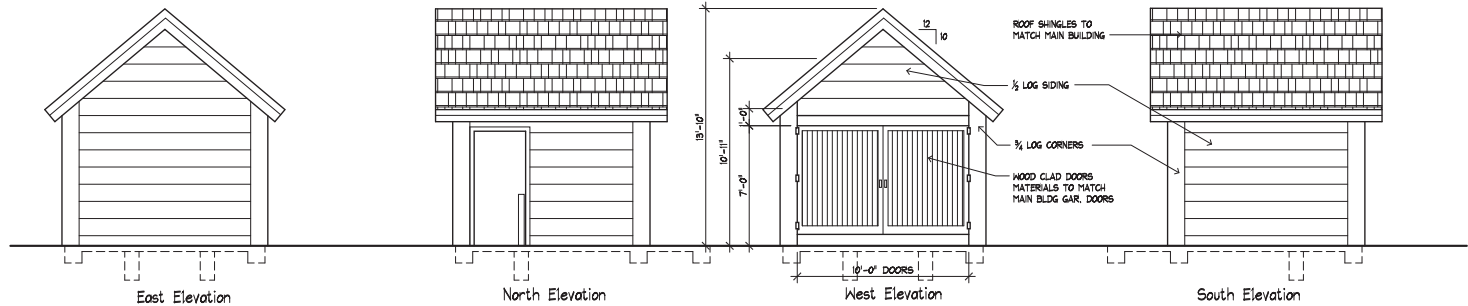
**3** All Other Gazebo Elevations  
 $1/4" = 1'-0"$



**2** East Gazebo Elevation  
 $1/4" = 1'-0"$



Floor Plan



**1** Dumpster Enclosure  
 $1/4" = 1'-0"$

BRECK NORDIC CENTER



— OVEN CORNING "TEAK"  
ASPHALT SHINGLES



— KIVALL  
"PEBBLE"  
FACIA / TRIM  
ACCENT



— KIVALL  
"CEDAR"  
FACIA



WESTERN ADOBE  
WSPO4 LRV: 10%

— WEATHER SHIELD  
"WESTERN ADOBE"



— EXISTING  
LOG  
"RUSTIC  
RANCH"



July 18, 2011

470 Settlers Drive  
Breckenridge, Colorado 80424

The Honorable Dr. John Warner  
Mayor of Breckenridge  
150 Ski Hill Road  
P.O. Box 168  
Breckenridge, Colorado 80424

Dear Mayor John Warner:

As Breckenridge home owners residing on Settlers Drive, we are appalled with the plans to expand the Nordic Center parking facility. The need for a more spacious and modern log structure is certainly understandable and correctly justifiable – but the addition of an 87 space parking facility with three entrances off Grandview instead of one off Ski Hill Road is a travesty. Destruction of the forested area now serving as a buffer between the Nordic Center and the Settlement / White Wolf housing developments for purpose of a parking facility will destroy a precious natural resource area, will destroy the peace and tranquility now enjoyed by adjacent and near-by home owners, and will further reduce property values in an already depressed economy. Additionally, the larger parking facility will lead to even more use and abuse by Peak 7 and 8 skiers and snowboarders who park at the Nordic Center and catch the shuttle bus at that stop. This abuse has been prevalent for years but the consequences have been minor. Construction of an 87 space parking facility, however, represents a significant change in scope with significant consequences. Traffic congestion will increase on Ski Hill Road and the shuttle bus system will have to contend with significant congestion at the Nordic Center bus stop. Rather than building and maintaining an aggressively large parking facility, which far exceeds the routine needs of the Nordic Center, why not encourage cross country skiers to use the free shuttle bus system by limiting the available parking spaces at the Nordic Center? This practice works quite nicely for skiers and snowboarders using Peaks 7, 8, and 9 as no public parking is available at those sites.

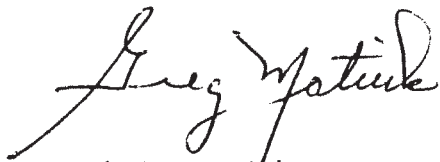
The SustainableBreck Plan states, “We enjoy a high quality of life and natural mountain environment in our Town. Unless we take initiative, the community

could become a place that is much less desirable to live in or visit." Construction of the mammoth parking facility with three entrances off Grandview is in direct conflict with the SustainableBreck Plan and the Town's Mission and Vision Statements. We respectfully request that, you, an important community leader and custodian of our mountain treasures, give proper consideration to property owners who are adversely affected by the Nordic Center parking project and that you and the Town Council instruct the developers to redesign the proposed facility with the clear objectives of preserving the privacy and property values of the Settlement / White Wolf Home Owners.

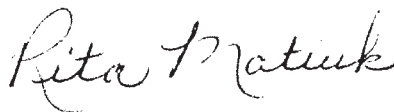
The SustainableBreck Plan referenced the Native American Proverb, "We do not inherit the earth from our ancestors, we borrow it from our children." Please do not let our children and grand children inherit an irreversible environmental and economic travesty at the Nordic Center. Please continue with your responsible and socially conscious leadership of the community making the right and proper decisions consistent with the SustainableBreck Plan and the Mission and Vision Statements adopted by the Town.

Let's all work together to maintain Breckenridge's valuable and envied reputation as a premier mountain community.

Sincerely,



Greg and Rita Matiuk  
(phone: 453-5561)



Cc: Town Council members  
Chair and Vice-Chair of the Planning Commission

Breckenridge Nordic Center Public Comment.txt

From: Neubecker, Chris  
Sent: Tuesday, July 19, 2011 2:50 PM  
To: 'Dan Schroder'; 'Dave Pringle'; 'Gretchen Dudney'; 'Jim Lamb'; 'Kate Christopher'; 'Michael Rath'; 'Trip Butler'  
Subject: FW: Website Contact Mayor & Council

FYI:

This email came to us from the website, for the upcoming review of the Nordic Center.

Chris Neubecker, AICP  
Community Development Department  
Town of Breckenridge  
Ph: (970) 453-3189  
Fax: (970) 547-3132  
chrisn@townofbreckenridge.com  
www.townofbreckenridge.com

Dear Mayor Warner and Town Council,

We have been homeowners in Breckenridge now for 13 years, most of our children's lifetimes. We have friends with homes in Vail and Aspen, but decided long ago that due to the family feel, Victorian architecture, great year round activities and unpretentiousness that Breckenridge was the best place for us. We have never regretted that decision. We first bought in Breckenridge to make our USA home base when we lived overseas, and relocating to Houston allowed us to visit Breckenridge more often. For the first ten years we owned at Beaver Run, and in 2008 we upgraded to Peak 8 and The Settlement. We wanted to get a house with more space so our kids could bring friends to the mountains, and the redevelopment by Breckenridge of the base of Peak 8 was a major factor in our decision to move.

I think the recent developments of Peaks 7 and 8, plus the addition of the town gondola were world class developments which added to homeowner values (and increased the tax base) in Breckenridge. A key component of those developments was to eliminate visitor car parking on the mountains. From what little I know of the proposed Breckenridge Nordic Center development on Ski Hill Road the plans for a much larger lodge look very nice. However, I question the need for an 87 car parking lot for the Nordic Center with three driveways facing The Settlement. This would seem to be completely contrary to everything the City has implemented on Peaks 7 and 8 in recent years. Having a large volume of cars entering residential roads (Grandview and Settlers) is not what other residents of Peak 8 experience.

As a homeowner and taxpayer I request you approve the new Nordic Center plans but eliminate the 87 car parking lot and have Nordic Center skiers use the town lots and buses just like the downhill skiers on Peak 8 do. I think consistency in development planning is very important. Thank you for your consideration of this request.

Regards, Cliff Pearson  
384 Settlers Drive

also: 3780 Harper, Houston, TX 77005 (713) 349-8519 Your Email is required: cliff.pearson@exxonmobil.com



**From:** breckenridge@visioninternet.com  
**To:** WebsiteCouncil  
**Subject:** Website Contact Mayor & Council  
**Date:** Wednesday, July 20, 2011 1:17:55 PM

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#### Submission information

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Submitter DB ID : 1356  
Submitter's language : Default language  
IP address : 71.81.145.14  
Time to take the survey : 1 min. , 24 sec.  
Submission recorded on : 7/20/2011 12:17:33 PM

#### Survey answers

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Select a Topic

Mayor and Town Council

Your Message here: Dear Mayor Warner and Town Council Members:

As a Breckenridge property owner (and taxpayer) on Settlers Drive, I am highly concerned about the proposed new parking facility being planned as part of the Nordic center expansion.

While the new Nordic Center seems to be a nice improvement over the current facility, I struggle to understand why there is a need for an 87 space, paved parking facility. I feel sure that this will drastically change the look and feel of the entire area surrounding the Nordic center and – in the process – have an adverse effect on our living experience and property value.

I truly fail to understand why it is necessary to have this significant a parking facility and allow multiple access points from Grandview. Some questions and observations:

1. Does a revamped Nordic center really need that many spaces? I have personally never observed more than 20 or so cars in the current parking area. Is there that much of an anticipated increase in business being projected? I find it hard to believe that there is a need to build a parking lot that can accommodate four times the maximum number of cars that use it now.
2. Some of those 20 or so cars are clearly parking in the current lot to use the shuttle stop in front of the Nordic Center. This is a shuttle stop that serves many homeowners in the area and already is somewhat crowded during peak ski times. By building this parking lot aren't you inviting a great deal more people to take advantage of this plum parking and shuttle stop (for free)? I can't imagine anyone in the area being happy when there are 25-30 people waiting to take a shuttle from this stop. I know I won't be.
3. I enjoy Nordic skiing and love the Cucumber Gulch area for its natural beauty. The city has done a great thing by preserving this area in as natural a state as possible. The Nordic skiing in and around Cucumber Gulch is beautiful because it is natural, somewhat rustic, peaceful and quiet. Nordic skiing is meant to be a very different experience than downhill skiing. The current parking lot – in its rough form – is much more in keeping with that experience than an 87 spot, paved parking lot. I fail to see how this parking lot is going attract more Nordic skiers.
4. Haven't all of the improvements at the base of Peak 7 and 8 (as well as the Gondola) been focused on reducing traffic up Ski Hill Road and congestion at the ski areas? How does this possibly fit into the same thinking that is already in place for all of these improvements? Do you really want to encourage more traffic up Ski Hill Road? What is the ultimate point of this? You and the Council have done such a good job on developing a vision and strategy. I struggle to see how this fits into your overall strategy.
5. Why is it necessary to have three (or any for that matter) entrances to the parking lot from Grandview? Three entrances when one from Ski Hill seems to work for the current space. This plan

removes the primary barrier that currently exists between our development and the Nordic Center. If there is increased traffic at the Nordic Center as a result of this expansion why should we be exposed to more traffic, noise and a view of a parking lot versus trees? The Nordic Center currently has a nice buffer of trees around it on all sides but if you follow through with this it will feel as though Settlers Drive is a part of the Nordic Center "complex." This type of adjacency seems like poor planning and clearly has no upside for residents and property owners on Settlers Drive.

We all want to see Breckenridge progress yet keep its charm all at the same time. I understand that this is tricky. In this case, though, it feels like the scales are tipping on the side of progress at the expense of retaining charm, natural beauty and consideration of local neighborhoods. Please consider my comments as you move forward. Thank you for taking the time.

Jim Chastain  
293 Settlers Drive  
Breckenridge, CO 80424

Your Email is required: [jimc@realitycheckinc.com](mailto:jimc@realitycheckinc.com)

Mr. Schroder and Ms. Dudney, please accept our input on the proposed changes to the Nordic Center Parking area. We hope you will reconsider the approach to this expansion project.

Dave and Ellen Dutkowsky

July 23, 2011

Dear Mr. Schroder and Ms. Dudney:

As the owners of the property at 392 Settlement Drive, we are very troubled by the Nordic Center's plans to construct an 87 space parking lot with 3 entrances on Grandview Drive. Looking at the landscape plans, it appears that Grandview Drive has essentially been incorporated into the Nordic Center's parking lot.

We are really concerned about the effects that will have on getting in and out of The Settlement and White Wolf, the increased danger to pedestrians on their way to the bus, the removal of all those trees, and the potential decrease in property value and desirability.

We believe the single entrance to a scaled back parking lot for the Nordic Center should continue to be onto Ski Hill Road.

Breckenridge has an admirable free, public bus system that should be the primary means of transportation to the Nordic Center, as it is for the ski area.

By increasing the number of parking spaces, the abuse that already exists by skiers and snowboarders that park at the Nordic Center and ride the bus to the ski area will grow.

The traffic congestion that will be created at the intersection of Settlers Drive and Grandview Drive will certainly frustrate residents and renters of the properties in The Settlement and White Wolf developments. Additionally, the danger to the many pedestrians on their way to and from the bus stop will be unacceptable.

Removal of the number of trees required to create that much parking space will significantly impact the charm of The Settlement and White Wolf in a negative way and is not in keeping with the goal of a "Sustainable Breckenridge".

We would certainly appreciate it if you would use your influence to make sure the plans for the Nordic Center's parking lot fit in with the aim of the town of Breckenridge, namely a "safe, friendly and peaceful" place to live, work and play, quoting from the Town's mission statement. Please make sure we leverage the existing "multi-modal transportation system providing convenient, low cost, clean, sustainable links to the ski area base facilities, parking facilities, downtown and throughout the community and region."

Thanks you very much for your consideration.

Respectfully yours,

Dave and Ellen Dutkowsky  
2620 Wake Forest Drive  
Plano, TX 75093  
1-214-724-2696

**From:** [breckenridge@visioninternet.com](mailto:breckenridge@visioninternet.com)  
**To:** [WebsiteCouncil](#)  
**Subject:** Website Contact Mayor & Council  
**Date:** Sunday, July 24, 2011 12:30:23 PM

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#### Submission information

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Submitter DB ID : 1375  
Submitter's language : Default language  
IP address : 65.38.141.46  
Time to take the survey : 10 min. , 3 sec.  
Submission recorded on : 7/24/2011 11:30:09 AM

#### Survey answers

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Select a Topic

Mayor and Town Council  [x]

Your Message here: Dear Mayor,

This is Mary Waldman from Summit Mountain Rentals. Below is an email from an owner of Settlement Townhouse regarding the new Nordic Center expansion. You may be receiving a separate email from the HOA, but I wanted to pass along her opinion as this development comes to town council's consideration.

"Have you seen the plans for the expansion of the Nordic Center? Looks quite nice, EXCEPT for the 87 space parking lot that essentially incorporates Grandview into it. I am really concerned about the effects that will have on getting in and out of The Settlement and White Wolf, the increased danger to pedestrians on their way to the bus, the removal of all those trees, and the potential decrease in property desirability and value. Our HOA is trying to get everyone to write to the Mayor to express our dismay."

Thank you,  
Mary Waldman  
Summit Mountain Rentals  
970-423-7384  
Your Email is required: [mary@summitrentals.com](mailto:mary@summitrentals.com)

**John and Mary Lea Shore  
9835 Rosewood Dr.  
Overland Park, KS 66207**

July 26, 2011

To: Members of the Breckenridge Community Development Department

Since 1971, we have been owners of second homes on Ski Hill Road. For many years, we maintained a condominium at **Gold Camp** (62B) providing our family with a wonderful, quiet and serene place to have vacations and share with friends.

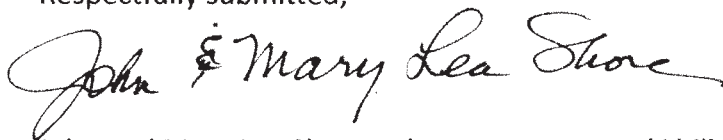
A few years ago, we sold the above unit and purchased property in **The Settlement** which provided us with a quiet background, unlike what we were experiencing at Gold Camp with homes built closely adjacent to our building.

From our back deck at 368 Settlers Drive, we loved the view of the tree lined forest with an occasional cross-country skier going down the path adjacent to our property. We had been told that the area right behind our condo would never be developed and that the *Cucumber Gulch* would be a protected environment forever.

We are quite distressed with the fact that you propose a new 4,662 sq. ft. **Nordic Center** which will be very close to our property. The plan for an 86 space parking lot adjacent to the center will cause excessive traffic, loud noise, patron's pets running all over our properties and pollution of what was once – clean Colorado air. This is not to mention the fact that we are exposed to property damages caused by people parking on our property and causing havoc in what was once a beautiful setting. Property values of condo areas have already plummeted and we know, with all of the traffic - cars going in and out of the area, others parking and boarding public buses to Peak 8, noisy patrons and additional skiers, snow shoers and more -we will no longer have a home that is tranquil and one that we can enjoy.

It is our desire that you not proceed with the proposal to construct the new Nordic Center building.

Respectfully submitted,



John and Mary Lea Shore - home owners on ski hill road since 1971.

RECEIVED  
JUL 29 2011  
TOWN OF BRECKENRIDGE  
PLANNING DEPT

P.S. Haven't you done enough development on Peak 8 – which many call a real disaster?

## Thompson, Matt

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**From:** Arcieri, Nikki  
**Sent:** Wednesday, July 27, 2011 11:55 AM  
**To:** Thompson, Matt  
**Subject:** FW: Website Contact Mayor & Council

Another one...

NIKKI ARCIERI  
Town of Breckenridge  
970 547 3166

-----Original Message-----

**From:** [breckenridge@visioninternet.com](mailto:breckenridge@visioninternet.com) [<mailto:breckenridge@visioninternet.com>]  
**Sent:** Tuesday, July 26, 2011 2:17 PM  
**To:** WebsiteCouncil  
**Subject:** Website Contact Mayor & Council

Submission information

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Submitter DB ID : 1391  
Submitter's language : Default language  
IP address : 76.120.48.194  
Time to take the survey : 13 min. , 53 sec.  
Submission recorded on : 7/26/2011 1:16:36 PM

Survey answers

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Select a Topic

Mayor and Town Council  [x]

Your Message here: Dear Mayor, Sirs and Madam of the Town Council,

As a homeowner on Peak 8, more specifically in Park Forest Estates, I want to voice my negative response to the proposed Breck Nordic Center 87 space parking lot. Clearing trees, destroying flora and wildlife homes, and "citifying" the view is not, in my opinion, an improvement over the existing structure/lot that blends into our beautiful forest area. Additionally, I'm not convinced that the huge parking facility will be used for the Nordic Center but may offer additional parking to the Gold Camp eyesore and may ultimately require a traffic light to facilitate movement onto the already busy Ski Hill Road.

Sincerely,

Jacquelin D. Ford, LMSW

Park Forest Estates

Breckenridge, CO

Your Email is required: [jacquelin@cox.net](mailto:jacquelin@cox.net)

Planning Commission Staff Report

Project Manager: Michael Mosher, Planner III

Date: September 11, 2011 (For meeting of September 20, 2011)

Subject: Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054, Preliminary Hearing, (The last hearing on August 2, 2011 was a Worksession)

Applicant/Owner: Michael and Jennifer Giller

Agent: Janet Sutterley, Architect

Proposal: To restore the exterior of the historic house to an earlier period, landmark the historic house, add a full basement beneath the historic house with a 2-bedroom accessory apartment, demolition of non-historic shed addition at the back of the site, rehabilitate the interior, add a two-car garage with attached 2-bedroom 2.5-bath living space to the back of the house.

Address: 306 South Ridge Street

Legal Description: Lots 25 & 26, Block 9, Abbetts Addition

Site Area: 0.11 acres (4,600 sq. ft.)

Land Use District: 18.2; Commercial 1:1 FAR; Residential 20 UPA

Historic District: Character Area #3, South End Residential; Up to 12 UPA above ground (with negative points)

Site Conditions: The original historic house and additions along with the non-historic shed addition are the only structures on the site. There is a 9-foot drop in the land from the east (alley side) to the west (primary façade). Four mature cottonwood trees flank the west property line near the public sidewalk. A railroad tie planter box is located at the southwest corner of the lot. The western edge and the southern edge of this planter extend over the property corner. An unimproved 13-foot wide Town alley right of way (ROW) exists along the east property line, extending from East Adams Avenue to East Jefferson Avenue. A portion of this alley ROW is not accessible (see below).

Adjacent Uses: North: Residential  
East: Alley and Residential  
South: Commercial (Cottonwood Thicket)  
West: South Ridge Street and Food Kingdom/Post Office

Density: Existing Residential: 1,290 sq. ft.  
Allowed under LUGs w/ 854 FS Commercial: 3,379 sq. ft.  
Proposed Density (less 'free' basement) 2,792 sq. ft.  
Proposed overall Density: 3,682 sq. ft.

Above Ground Density: Suggested 9 UPA: 1,521 sq. ft.  
Proposed 10.4 UPA: 1,758 sq. ft.

Mass: Existing: 1,209 sq. ft.  
Allowed under LUGs: 4,055 sq. ft.  
Proposed mass: 1,186 sq. Ft.

## Item History

Commonly known as the Jane Shetterly House, the original portion of this house, which consisted only of the 14-foot north-south by the 24-foot east-west front-gabled north wing, was built by local builder and lumberman Whitney Newton (circa 1881). (Newton was also responsible for the construction of two false-front commercial buildings on Ridge Street around the same time – the Exchange Building at 100 South Ridge Street, and the Colorado House (aka Fatty’s Pizzeria) at 106 South Ridge Street.) The side-gabled south wing and porch section were built some years later, circa 1907. The last 10-feet of this wing were built decades after but within the Town’s period of significance.

In 1892, Newton sold the property to a business associate, O.E. Harris, who in turn, immediately sold it to Arthur C. Howard in 1907. It was Howard who built the initial addition later in 1907 to the south side of the house. A newspaper article describes lumber being delivered to the site for this addition. A miner, Howard’s business interests included the O’Riley Mining Company, and the Bay State property. Howard proceeded to purchase lots 23 and 24 of this block in 1910, and he occupied this house with his family until his death in 1925.

The Howard's eventually lost the house to a tax sale. It was purchased by Christ Kaiser as an income property, and sold to Julia A. Simmons in 1945. Two years later, Simmons sold the property to George A. Graham. Graham then sold it to Olivia S. Beckman. Tony and Olivia Tomsic acquired the property in 1958. Tomsic next sold it to Jane Stapleton Shetterly in 1965. Recent owners include Michael J. Bertaux and Carolyn Kavana. This house has remained essentially unchanged since the 1970’s+/. To date, Staff has not found any historic photos or evidence on Sanborn Maps of this property at an earlier date.

Over time, like many historic homes in Breckenridge, there have been several additions. Some are documented and others are judged by construction materials and techniques. Staff’s assessment of the additions to the property are:

1. Original House – 1881
2. 18-foot South Addition – 1907
3. 12-foot Southmost Addition – 1930+/-
4. Southeast Kitchen Addition (Shed Roof) – 1930+/-
5. Northeast Storage Shed – 1970's+/-

In 1991 the Lois G. Theobald Company obtained, from the Town of Breckenridge, a 6.9-foot wide strip of land in the public alley (1/2 the alley width) behind the property at Lots 6, 7, 8, 9, and 10, Block 9 Abbetts Addition. Today, this strip of land in the alley belongs to the Theobald Family Limited Partnership, LLC. The applicant approached the Theobald Family Limited Partnership regarding a possible easement and the use of a portion of this narrow strip of land in order to obtain vehicular access to the back of the property from the alley. This request was denied. So, the applicant is proposing vehicular access to the site from the front yard.

### Changes since the last Worksession on August 2, 2011

1. Additional detail on the renovation and proposed new addition has been provided.
2. Based on the Planning Commission's assessment of the newer historic addition, the plans reflect the removal of this portion and the replacement of all the original historic fabric that belonged on the 1881 and 1907 historic portions of the house. It was agreed, according to the Development Code, that negative points would be incurred.



3. Further exploration of the house has revealed a distinctive change in construction materials in the 12-foot “South Addition – 1930+/-”. The abutting framing is distinctly newer and the abutting clapboard siding has a vertical joint running in the same location between the older and newer framing. (Please see the attached letter from the applicant.)

### Staff Discussion

Since this is the first preliminary hearing and noticed to the public, we have repeated portions of the previous worksession report that were presented at the last meeting.

Land Use Guidelines (2/A & 2/R): Land Use District 18.2 allows both commercial and residential uses. The applicant is proposing the main level of the historic house for commercial use. The new additions to the back of the house will be residential. The basement level, beneath the historic house, will be an accessory apartment. All of the proposed uses abide with this policy.

Density/Intensity (3/A & 3/R) - Mass (4/A & 4/R): The proposal is to remove the non-historic northeast shed addition at the back of the lot, remove the newer historic 340 square-foot south most addition to the historic house (re-using the south wall), add a full basement beneath the historic portion of the house, and add a new addition (with connector) to the back of the lot.

Per the Development Code:

*Accessory Apartment: A residential unit located on the same parcel of land as a single-family unit, which is secondary in size and use to the single-family unit and meets the following criteria:*

- A. The total dwelling area of the unit is no greater in size than one-third (1/3) of the total dwelling area of the single-family unit.*
- B. The total dwelling area of the unit is no greater in size than one thousand two hundred (1,200) square feet.*
- C. Legal title to the accessory apartment and single-family unit is held in the same name.*

*Units that meet all of the criteria will be classified as a portion of the single-family unit, while those that do not meet all the criteria specified shall be classified as either a duplex (if attached) or a second home (if detached).*

With the commercial use also on the property, this lot cannot be considered a lot for a single-family home. The only to re-consider these uses would for the property to be divided into condominiums or to have the residential uses as rental apartments. We anticipate some changes in the next submittal to address this at the next meeting.

With the proposed removals and additions, the density calculations become rather complex. See the chart below:

| <b>D E N S I T Y</b>                      | <b>Existing<br/>1847<br/>House</b> | <b>Existing<br/>1907<br/>South<br/>Addition</b> | <b>Existing<br/>Newer<br/>1930+/-<br/>Addition</b> | <b>Existing<br/>South<br/>East<br/>Kitchen<br/>1930+/-<br/>Addition</b> | <b>Existing<br/>East<br/>Stair<br/>access</b> | <b>Outside<br/>Historic<br/>Footprint</b> | <b>Total<br/>Existing<br/>(less non-<br/>historic<br/>shed<br/>(1970s<br/>+/-)</b> |
|---|------------------------------------|---|--|---|---|---|--|
| <b>EXISTING HISTORIC<br/>HOUSE</b>        |                                    |   |  |   |   |   |  |
| <b>Main</b>                               | 355 SF                             | 261 SF  | 174 SF   | 398 SF  | 102 SF  |   | <b>1,290<br/>SF</b>  |
| <b>To be Removed</b>                      |                                    |   | 174 SF   | 166 SF  |   |   | 340 SF   |
| <b>Remaining</b>                          | 355 SF                             | 261 SF  | 0 SF   | 232 SF  | 102 SF  |   | <b>950 SF</b>  |
| <b>PROPOSED DENSITY</b>                   |                                    |   |  |   |   |   |  |
| <b>Lower Accessory<br/>Main Accessory</b> | 355 SF                             | 261 SF  |  | 172 SF<br>25 SF   | 102 SF  | 0 SF                                      | 890 SF<br>25 SF  |
| <b>Main Commercial</b>                    | 355 SF                             | 261 SF  | 0 SF   | 238 SF  |   |   | 854 SF   |
| <b>Lower Residence</b>                    | 0 SF                               | 0 SF  | 0 SF   | 60 SF   | 0 SF  | 612 SF                                    | <b>672 SF</b>  |
| <b>Main Residence</b>                     | 0 SF                               | 0 SF  | 0 SF   | 0 SF  | 0 SF  | 542 SF                                    | <b>542 SF</b>  |
| <b>Upper Residence</b>                    | 0 SF                               | 0 SF  | 0 SF   | 0 SF  | 0 SF  | 699 SF                                    | <b>699 SF</b>  |
| <b>TOTAL DENSITY</b>                      |                                    |   |  |   |   |   | <b>3,682 SF</b>  |
| <b>M A S S</b>                            |                                    |   |  |   |   |   |  |
| <b>MASS (ABOVE<br/>GROUND)</b>            | 355 SF                             | 261 SF  | 0 SF   | 238 SF  |   | 332 SF                                    | <b>1,186 SF</b>  |
| <b>Garage<br/>Shed</b>                    |                                    |   |  |   |   | 506 SF<br>44 SF                           | 506 SF<br>44 SF  |
| <b>Above Ground Density</b>               |                                    |   |  |   |   |   |  |
| <b>Main</b>                               | 355 SF                             | 261 SF  | 0 SF   | 263 SF  |   | 180 SF                                    | 1,059 SF   |
| <b>Upper</b>                              | 0 SF                               | 0 SF  | 0 SF   | 0 SF  | 0 SF  | 699 SF                                    | 699 SF   |
| <b>TOTAL ABOVE</b>                        |                                    |   |  |   |   |   | <b>1,758 SF</b>  |

In this Character Area, 9 UPA above ground density is recommended. However, this above ground density is allowed to go up to 12 UPA, with negative points being assigned. With the above ground density being proposed at 10.4 UPA, negative nine (-9) points will be incurred at final review.

Architectural Compatibility (5/A & 5/R): Per this section of the Code:

Any action which is in conflict with this primary goal or the "Handbook Of Design Standards" is strongly discouraged, while the preservation of the town's historic fiber and compliance with the historic district design standards is strongly encouraged. Applications concerning development adjacent to Main Street are the most critical under this policy.

Staff notes: Within the Handbook of Design Standards for the Conservation Districts and the Design Standards for the Historic District Character Area #3, South End Residential a Priority Policy must be met in order to be in substantial compliance under Policy 5/A, Architectural Compatibility, (Absolute) of the Development Code. Design Standards that are not Priority Policies may be awarded negative points under Policy 5/R (Relative). The Handbook of Design Standards falls under the section of this policy titled - B., Conservation District. The multiplier for this relative section is 5x(-5/0).

Priority Policy 20 - Respect the historic design character of the building.

Any alteration that would cause a reduction in a building's rating is not allowed. See pages 5 and 6 for rating categories. Refer to the historic/ architectural survey on file for specific ratings.

As reviewed at the last hearing (worksession), the Commission was comfortable that the removal of the newer south most addition, tied with the restoration of the historic fabric to the original house that had been placed on this addition, would not lower the rating of the historic structure (currently "contributing with qualifications"). Therefore, this proposal would meet the only absolute policy associated with the removal of historic fabric and also "meet the Standards of the Secretary of the Interior for the Rehabilitation of Historic Buildings".

Existing Alterations on Historic Buildings

Policy: Many properties change over time; those changes that have acquired historic significance should be preserved. Others may be removed.

Design Standards:

33. Early alterations may be significant and merit preservation.

- Many additions to buildings that have taken place in the course of time are themselves evidence of the history of the building and its neighborhood.
- These additions may have developed significance in their own right, and this significance should be recognized and respected.

34. Preserve older alterations that have achieved historic significance in their own right.

- An example of such an alteration may be a porch or a kitchen wing that was added to the original building early in its history.

- Generally these alterations in Breckenridge were similar in character to the original building in terms of materials, finishes, and design.
- Most alterations prior to 1921 have achieved historical significance.
- Some alterations between 1921 and 1942 also may have achieved historical significance.

Staff notes that the last two bullet-items state “Most alterations” and “Some alterations” have achieved historical significance. Also, these design standards are not absolutes. This allows Commission and Council review of the alterations as to whether they contribute to the historic significance of the structure.

35. More recent alterations that are not historically significant may be removed.

For example, asphalt siding has not achieved historic significance and obscures the original clapboard siding. In this case, removal of this alteration, and restoration of the original material would be encouraged.

Most alterations after 1942 do not have historical significance because they fall outside the defined period of significance for the historic district.

Staff understands that the portion of the historic house that is proposed to be removed was constructed during the Stabilization Phase of the Town’s period of significance. It has historic value as part of development phases in Town as small additions to structures were a common part of Breckenridge’s history.

It is the merit of the addition that is of question. The applicant has consulted the help of a Historical Architect from the National Park Service to help inspect the property. The architect has identified, and staff has verified on site, a distinct difference in the south most portion of the addition from the portion of the addition attached to the original house. See attached letter from the applicant.

The newer addition (1930 +/-) actually used historic fabric from the earlier (1881 and 1907) structures. As a result, the older portion of the house now has newer windows that are noticeably shorter than the others on the house. One of the diamond shaped windows, similar to that seen on the east facing gable-end of the original house, has been placed on the main level of the newer kitchen addition (1930 +/-) at the south elevation.

Staff and the Commission believe that the significance and historical value of the original 1881 and 1907 portion of the house will increase with the removal of the newer addition and the renovation and restoration of the older portions of the house. The Commission agreed to have this proposal be assigned negative points for the removal of the fabric based on the date of the addition and to create precedent. It was agreed that negative five (-5) points would be incurred at final review for the removal of the newer addition (1930 +/-).

According to the applicant and his consultant (Staff comments are in regular type, all reproduced information is in italics):

*I believe the Architectural Inventory Form does not completely reflect the physical condition of the home; there is another south-most addition. An inspection was performed with a licensed Historical Architect and Civil Engineer and myself and to verify the form. The form states that the 1881 home is just the 14 foot wide east-west gable. In 1908, the form reports a south wing was added. However the form is silent on the south-most ten feet. Inspection reveals that this came later. There is a seam of butt joints at the siding along the south edge of the*

porch. The south most foundation is much more substantial and includes a cellar. Very likely the two tall double-hung windows from the 1881 and 1907 portions were relocated to the south-most addition; newer short single sash windows replaced the original windows in the 1881 and 1907 portions. The siding has ghosting below the short windows to support this. Though clearly historic, this south-most addition came decades after the 1881 construction and after the 1907 construction.

### Restoration and Renovation of the 1881 and 1907

The proposal is to have the house (from the primary and side façades) appear exactly as it would have looked in 1907, before the newer addition (1930 +/-). The plans show the restoration of the missing windows to their original locations, and the reuse of the south newer addition (1930 +/-) wall by shifting it to the north. The applicant intends to preserve all the historic fabric if possible. The non-historic shutters will also be removed. The porch will be stabilized and restored. A new wood cut shingle roof will replace the asphaltic shingles.

After the removal, the south building edge would be roughly 12-feet off the property line rather than the current 3-feet. This would allow a narrow driveway to pass the house to access the rear yard. The driveway would be constructed of permeable paving strips (with lawn planted between) or a turf-mesh material to help recreate the sense of a side yard. Also, the front and side yards would be planted and fenced according to the Handbook of Design Standards. (See the attached Site Plan.)

### The New Additions

The drawings show that a new addition is planned at the back of the lot behind the historic house. It will be connected to the historic house with a code-compliant connector link.

80A. Use connectors to link smaller modules and for new additions to historic structures.

According to the Design Standards for the Historic District Character Area #3, South End Residential:

#### Policy:

The historic building scale should be respected. Typically, historic buildings of between 540 and 2,600 square feet survive today. The average size of representative historic structures surviving today is 1,300 square feet.

The proposed addition has been broken into modules that are less than the average. The main residential module is 1,062 square feet.

Staff has no concerns.

Architectural Compatibility (5/A & 5/R): The plans show that the new addition and connector link will be sided in natural cedar. The connector will have vertical board and batten while the rest of the addition will have lap siding with a 4-1/2-inch reveal.

The roof pitches are a 10.5:12 for the main roofs and 4.5:12 for the secondary (shed) elements. The roof material of the addition will be asphaltic shingles for the primary roof forms and rusted corrugated metal for the secondary roofs. Staff has no concerns.

The drawings show that a portion of the connector link roof will be cut away to allow a deck for a hot tub. The height of the proposed wooden railing for the deck area is shown to match that of the ridgeline of the connector. The garage doors are face with natural wood representing typical shed doors seen elsewhere in the historic district.

The windows on the new addition are vertically orientated double hung. The diamond shaped gable-end window, seen on the historic house will be repeated on the new addition.

Staff has some concerns about the solid to void ratio seen on the west elevation of the new addition. The amount of glass to the amount wall is rather large. We are suggesting the window sizes be reduced to provide additional wall space to create a better solid to void ratio. It is on a newer addition, but this detail will be visible from the Ridge Street right of way. Does the Commission concur?

The east elevation (alley side) utilizes simple gable forms and broken massing. A pair of French doors is shown with sliding barn-door covers (similar to those seen on the historic Fuqua Livery Stable in the Arts District). Staff has no concerns.

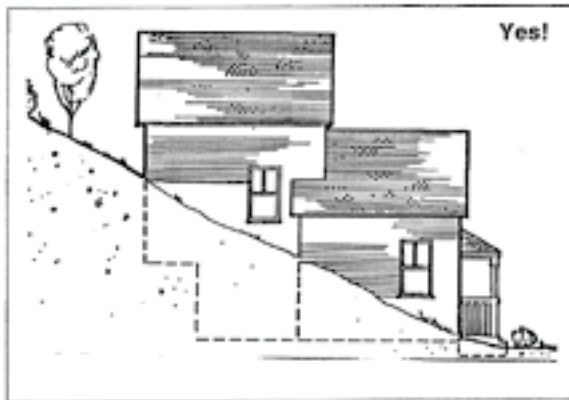
The exposed concrete portions of the lower floor of the new addition will be created with concrete form-liners that will replicate a horizontal or vertical wood pattern similar to the Exchange Lot Parking structure. Ideally, this surface should be faced with wood siding or a fiber cement siding appearing as wood. We welcome Commissioner comment.

**Building Height (6/A & 6/R):** Several Design Standards from the Historic Handbooks address the massing of additions to historic structures:

82. The back side of a building may be taller than the established norm if the change in scale will not be perceived from major public view points.

- This may be appropriate only where the taller portions will not be seen from a public way.
- The new building should not noticeably change the character of the area as seen from a distance. Because of the mountain terrain, some areas of the district are prominent in views from the surrounding areas of higher elevation. Therefore, how buildings are perceived at greater distances will be considered.
- As pedestrian use of alleys increases, also consider how views from these public ways will be affected. When studying the impact of taller building portions on alleys, also consider how the development may be seen from other nearby lots that abut the alley. This may be especially important where the ground slopes steeply to the rear

84. When viewing the town as a whole, building heights should reflect the land contours of the upper Blue River valley.



The perceived height of buildings on slopes can be reduced by stepping the building into the slope.

- Taller buildings may be located on the mountain slopes; shorter (one-and-two story) buildings should be in the lower valley areas.
- The hillsides form a backdrop for the taller buildings, minimizing their perceived height, and therefore it may be appropriate for taller buildings to be located on steeper slopes; their facades should still express a human scale.
- The concept is that taller buildings are less obvious in the context of taller mountain slopes. This concept is especially relevant in transitional areas of the Conservation District, such as Highlands Terrace.

And most recently, this change to Policy 80:

Policy:

New buildings should be similar in scale with the historic context of the respective character area.

Design Standard:

80. Respect the perceived building scale established by historic structures within the relevant character area.

- An abrupt change in scale within the historic district is inappropriate, especially where a new, larger structure would directly abut smaller historic buildings.
- Locating some space below grade is encouraged to minimize the scale of new buildings.
- Historically, secondary structures at the rear of the property were generally subordinate in scale to the primary building façade. This relationship should be continued with new development. (Highlight Added.)

The Applicant has submitted a civil survey of the property, alley and neighboring lots. The drawings show the addition to the back of the house with a garage with an additional living space above. There are a series of retaining walls behind the property as the grade is steep as it rises towards the east.

The suggested building height for this Land Use District is 23-feet measured to the mean. The historic building is 18-feet tall. The tallest portion of the rear addition (within the courtyard) measures 23-feet to the mean. The roof of the addition will be 9'-6" higher than the historic house and 26'-0" behind. The alley is about 9 feet above the front yard of the house and the neighboring property, to the east, is about 14 feet above.

At the last meeting, we heard the Commission concur that the submitted design meets the intent of the Development Code policy and the intent of the Historic Design Standards.

Placement of Structures 9/A & 9/R): The front of the house currently sits 13.84 feet off the Ridge Street right of way. The north side yard is 2.10 feet. After the removal of the newer south most addition (currently 3.1 feet off the south side yard setback), the south side yard setback will be 15.1 off the property line. The historic house is planned to have a full basement beneath the footprint. It will be placed in the same location and elevation as it presently sits.

Under the Absolute portion of this Policy:

*d. Encroachments/Protection: Notwithstanding the above restrictions, and in those instances where a violation of the Town's Building Code is not created, bay windows, roof eaves and other similar projections may extend within any required yard up to a maximum of eighteen inches (18") with approval of the Planning Commission.*

The drawings show that the eaves and the chimney of the new addition are encroaching into the east setback and the eaves are encroaching on the south setback. Does the Commission support allowing these encroachments?

The drawings show the new addition 5.5-feet off the north side yard property line and 3-feet off the south property line. It is placed 5-feet off the alley to the east. The east and south setbacks meet the absolute setbacks for this policy, but will incur negative six (-6) points under the relative portion of this section. The north setback of the proposed addition meets the relative portion of this section.

Snow Removal and Storage (13/A & 13/R): The Code required that 25% of the paved area be provided in functional snow storage. 25% of the paved area equals 181 square feet. The plans indicate that 193 square feet is being provided in snow stacking area. Staff has no concerns.

Parking (18/A & 18/R): Per this section of the Code:

2 x (-2/+2)

(1) Public View: The placement and screening of all off street parking areas from public view is encouraged.

All of the on-site parking is being placed behind the historic house, so the applicant is seeking positive two (+2) points. Staff is supportive of the point assignment. Does the Commission concur?

With the main level of the historic house being used for commercial (854 square feet), 1.19 parking spaces are required for the commercial use. The applicant is planning on paying the fee in lieu for these spaces in the Parking Service Area.

The 740 square foot accessory apartment along with the 1,486 square foot main living space gives a total of 2,226 square feet of residential uses. This would require three parking spaces on site. Three have been provided, two in the garage and one in the courtyard.

The applicant is seeking a driveway to access the back yard. The proposed driveway is to be constructed of permeable pavers with grass planted between the paver strips.

The Handbook of Design Standards for the Historic and Conservation Districts



- o Parking Facilities; Policy: Even more of an impact occurs when front yards are given over to off-street parking sites. To preserve the sense of character of the district, the visual impact of cars should be minimized throughout.
- o Design Standards: 9. Screen parking areas from view.\* Visibility of parking areas from the street should be minimized.\* Parking areas should be placed to the rear and/or screened with landscaping.

Design Standards for the Historic District Character Area #3, South End Residential

- o As much as is possible, the visual impact of cars in the South End should be minimized, particularly with respect to parking provided on individual building lots. It is difficult to provide parking in this area in a manner compatible with the historic image. Individual creative design solutions for parking will be carefully reviewed by the Planning Commission.

The driveway and courtyard are planned to be surfaced in stone pavers spaced such that grass or moss can grow between the pavers. This will give the appearance of a yard while providing access. Staff understands that this can only function this way if the grass is maintained. We are suggesting a landscaping covenant that would include this provision. Does the Commission concur?

Open Space (21/R): Per this section of the Code:

Residential Areas: It is encouraged that all residential developments or the residential portions of multiuse developments retain at least thirty percent (30%) of their land area in natural or improved open space, exclusive of roadways, parking lots, sidewalks, decks, or small landscaping strips. Where possible, open space shall be placed adjacent to rights of way and other public areas.

Counting the *applicable* areas (not the driveway and courtyard), the drawings indicate that 33% of the site will be open space. Staff has no concerns.

Landscaping (22/A & 22/R): The drawing show that the mature cottonwood trees lining the west side of the property line are all to remain. A detailed landscaping plan will be reviewed at the next meeting.

**Social Community (24/R):** Per this section of the Code:

*E. Historic Preservation and Restoration: The preservation and restoration of historic structures, town designated landmark, federally designated landmark, landmark sites, or cultural landscape districts within the town is a priority. Additional on site preservation and restoration efforts beyond the requirements of the historic district guidelines for historic structures and sites as defined in chapter 11 of this title are strongly encouraged.*

+9 *On site historic preservation/restoration effort of above average public benefit.*

*Examples: Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, structural stabilization, or*

*restoration of secondary structures, which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style.*

+12 *On site historic preservation/restoration effort with a significant public benefit.*

*Example: Restoration/preservation efforts which bring a historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style and respecting the historic context of the site that fall short of a pristine restoration.*

The applicant is proposing to restore the house to a particular moment in time and locally landmark the structure.

The plans show that the historic house is being restored and stabilized to its 1907 appearance on three elevations. The historic windows on the newer addition will be restored (not replaced) and then relocated back to the original house, the siding will be cleaned, repaired and re-painted, the south most wall of the south addition will be re-used as it is moved towards the north to replace the missing 1907 wall on the south. A wood cut shingle roof is proposed.

The house currently has no foundation (except the small cellar under the newest addition). So a full basement is proposed. The interior will be upgraded with new plumbing, electrical and mechanical systems.

The applicant is seeking positive twelve (+12) points under this policy for an “On site historic preservation/restoration effort with a significant public benefit”. Most recently, 12 positive points were awarded to the Blue Front Bakery (corner of Lincoln and Ridge Street) for the restoration efforts. Staff believes the restoration and renovation plans may support these points. Does the Commission agree?

**Landmarking:** The Town’s Historic Preservation Ordinance acknowledges the distinction between a “federally-designated landmark” and a “Town-designated landmark.” Simply stated, a federally-designated landmark must meet the applicable federal landmarking standards, whereas a Town-designated landmark need only meet the standards in the Town’s Historic Preservation Ordinance. The two designations are different, and there is no reason why a property cannot properly be designated as a landmark under the Town’s ordinance, even though it may not meet the applicable federal landmarking standards. In fact, the Town has designated several properties as a local landmark even though they do not qualify under the federal landmarking standards.

Under the Historic Preservation Ordinance a landmark is formally designated by the Council’s adoption of a special ordinance. The determination as to whether a property qualifies as a landmark is made by the Council as part of its consideration of the special ordinance. However, the Council always seeks the Commission’s recommendation as to whether a proposed landmark should be designated and, if so, under which of the criteria set forth in Historic Preservation Ordinance. Similarly, if the Commission recommends that a property not be designated as a landmark, we would like to know why such a recommendation is made.

A “landmark” is defined by the ordinance as follows:

*A designated individual building, structure, object or an integrated group of buildings, structures or objects having a special historical or architectural value. Unless otherwise*

*indicated in this [ordinance], the term “landmark” shall include both federally-designated landmarks and Town-designated landmarks.*

Thus, under the Town’s ordinance the fundamental focus of the designation process is to try to determine if the proposed landmark has a “special historical or architectural value.”

The ordinance contains specific criteria that are to be used to determine whether a proposed landmark has the required special historical or architectural value. To be designated as a landmark, the property must: (1) meet a minimum age requirement; (2) have something special about either its architecture, social significance, or its geographical/environmental importance as defined in the ordinance; and (3) be evaluated for its “physical integrity” against specific standards described in the ordinance.

To be designated as a landmark the property must: (1) satisfy the sole requirement of Column A; (2) satisfy at least one of the requirements of Column B; and (3) also satisfy at least one of the requirements of Column C on the chart below.

| COLUMN "A"  | COLUMN "B"   | COLUMN "C"   |
|---|--|--|
| <p><u>The property must be at least 50 years old.</u></p> | <p>The proposed landmark must meet at least <b><u>ONE</u></b> of the following 13 criteria:</p> <p><b>ARCHITECTURAL IMPORTANCE</b></p> <p><u>1. The property exemplifies specific elements of architectural style or period.</u></p> <p>2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</p> <p>3. The property demonstrates superior craftsmanship or high artistic value</p> <p>4. The property represents an innovation in construction, materials or design.</p> <p><u>5. The property is of a style particularly associated with the Breckenridge area.</u></p> <p>6. The property represents a built environment of a group of people in an era of history.</p> <p>7. The property includes a pattern or grouping of elements representing at least one of the above criteria.</p> <p><u>8. The property is a significant historic remodel.</u></p> <p><b>SOCIAL IMPORTANCE</b></p> <p>9. The property is a site of an historic event that had an effect upon society.</p> <p>10. The property exemplifies cultural, political, economic or social heritage of the community.</p> <p>11. The property is associated with a notable person or the work of a notable person.</p> <p><b>GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</b></p> <p>12. The property enhances sense of identity of the community.</p> <p>13. The property is an established and familiar natural setting or visual feature of the community</p> | <p>The proposed landmark must meet at least <b><u>ONE</u></b> of the following 4 criteria:</p> <p><u>1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</u></p> <p>2. The property retains original design features, materials and/or character.</p> <p><u>3. The structure is on its original location or is in the same historic context after having been moved.</u></p> <p>4. The structure has been accurately reconstructed or restored based on documentation.</p> |

Staff is suggesting the following:

Column 1 - The property is at least 50-years old.

Column 2 - 1. The property exemplifies specific elements of architectural style or period.

5. The property is of a style particularly associated with the Breckenridge area.

8. The property is a significant historic remodel.

11. The property is associated with a notable person or the work of a notable person.

Column 3 - 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.

3. The structure is on its original location or is in the same historic context after having been moved.

Based on the criteria identified in the Town's Historic Preservation Ordinance, Staff believes the property can be locally landmarked. Does the Commission concur?

Energy Conservation (33/R): The applicant has indicated that this development will include solar panels (on the non-historic portion) and other energy saving designs that should warrant positive points. This will be reviewed at the next meeting.

**Assignment of Points 9-1-17- 3:** At this preliminary review we are anticipating the proposal incurring negative twenty (-20) points. These are from the above ground density overage (-9 points under Policy 5/R), removal of historic fabric (-5 points under Policy 5/R), and for not meeting two suggested building setbacks (-6 points under Policy 9/R).

Positive two (+2) points are being sought under Policy 9/R, Parking, for screening all the parking from public view by placing it behind the historic structure. Positive points are suggested for the restoration/rehabilitation efforts. The applicant intends to provide additional detailed data regarding positive points under Policy 22/R, Landscaping and Policy 33/R, Energy Conservation at the next hearing.

#### Staff Recommendation

The applicant and agent have been working closely with Staff to present this preliminary review. We believe the proposal is off to a good start. Though the restoration and rehabilitation details seem rather complex, the resulting project should clean up the site, restore a neglected historic house and benefit the overall character of the Town's historic district.

We have the following questions for the Commission:

1. Does the Commission believe the solid to void ratio on the west elevation of the new addition should adjusted to reduce the window sizes and increase wall area?
2. Does the Commission believe that fiberboard siding would better meet the intent of the Historic Design Standards than form-lined concrete for lower face of the new addition at the side yards?
3. Does the Commission support the two 18-inch encroachments into the rear and side yard setbacks?
4. Does the Commission support awarding positive two (+2) points for screening the on-site parking?
5. Does the Commission believe the stone pavers with grass meet the intent of reducing the visual impact of cars for this Character Area?
6. Does the Commission support awarding positive twelve (+12) points for the restoration/renovation efforts?
7. Does the Commission believe that, after the restoration/rehabilitation of the historic house, the property could be locally landmarked?

We welcome any additional comments from the Commission regarding this application. Staff recommends the application return for another review.

September 14, 2011

Michael Giller  
28266 Meadowlark Drive  
Golden, Colorado 80401

Michael Mosher, Planner III  
Community Development Department  
Town of Breckenridge  
150 Ski Hill Road  
Breckenridge, Colorado 80424

Dear Mr. Mosher,

Following up on our discussions regarding the South-most addition construction and dimension, I have performed a detailed inspection of the exterior, the interior, the attic, and the cellar. The details are here:

1. Exterior West (Front) Elevation

The 4" lap siding at the front is butt jointed behind the existing porch column. (This is good workmanship hiding the butt joints). However the siding was likely cut back (North) to this point at the porch column location. This indicates an addition, but not exactly where.

The fascia butt joint is 12' from the South Wall, and isn't hidden like the siding. This is a better indication of where the south-most addition starts.



## 2. Interior and Fire Place Location

The fireplace south edge is 12'-2" north of the south wall. It is likely the fireplace wasn't moved, and there is no evidence that the south wall of the fireplace was ever on the exterior. Previous research by Janet Sutterly on similar folk Victorian (gable front and wing) homes revealed a similar configuration with fireplaces adjacent to the side wall.



### Other Interior finishes:

Interior finishes don't reveal any demarcation at the south-most addition. Unlike the above West (front) elevation, which has integrity, the interior has been remodeled. The barnwood wall covering, the ceiling, and possibly the wood floor, all post-date the addition. Two barnwood boards were removed at the interior of the west (front) wall and revealed a fiber board (aka Beaver Board or interior Celotex). This fiber board is in much of the house and may cover the original wall finishes, though the product existed in the early 20th century; further destructive investigation is necessary. The remaining millwork had no apparent changes or joints indicating where the south-most addition started.

### 3. Attic

The attic investigation isn't complete as of now due to access challenges; however the preliminary indications are consistent with other evidence. The north access door is approximately 18 feet from the south-most addition. Pictures taken at the door with two spotlights and a zoom lens show slightly less smoke residue on the rafters and sheathing at the south end. The basis of this is that the south end of the attic has less flash and spotlight shined on it, but reveals wood with more dark brown wood grain, and less black smoke damage. (This is more apparent on a large, high resolution Mac screen in enhanced image).

The difference suggests some of the attic smoke damage occurred earlier; before the south-most addition. It is understood that smoke damage, including multiple instances, isn't unusual. It is very possible the attic framing of the South-most addition is very similar in dimensional lumber and layout to the 1908 attic. Detailed destructive inspection may reveal more, but for now the combination of the reduced smoke damage aligning with the south edge of fire place is consistent with other evidence that the addition is 12' in length.

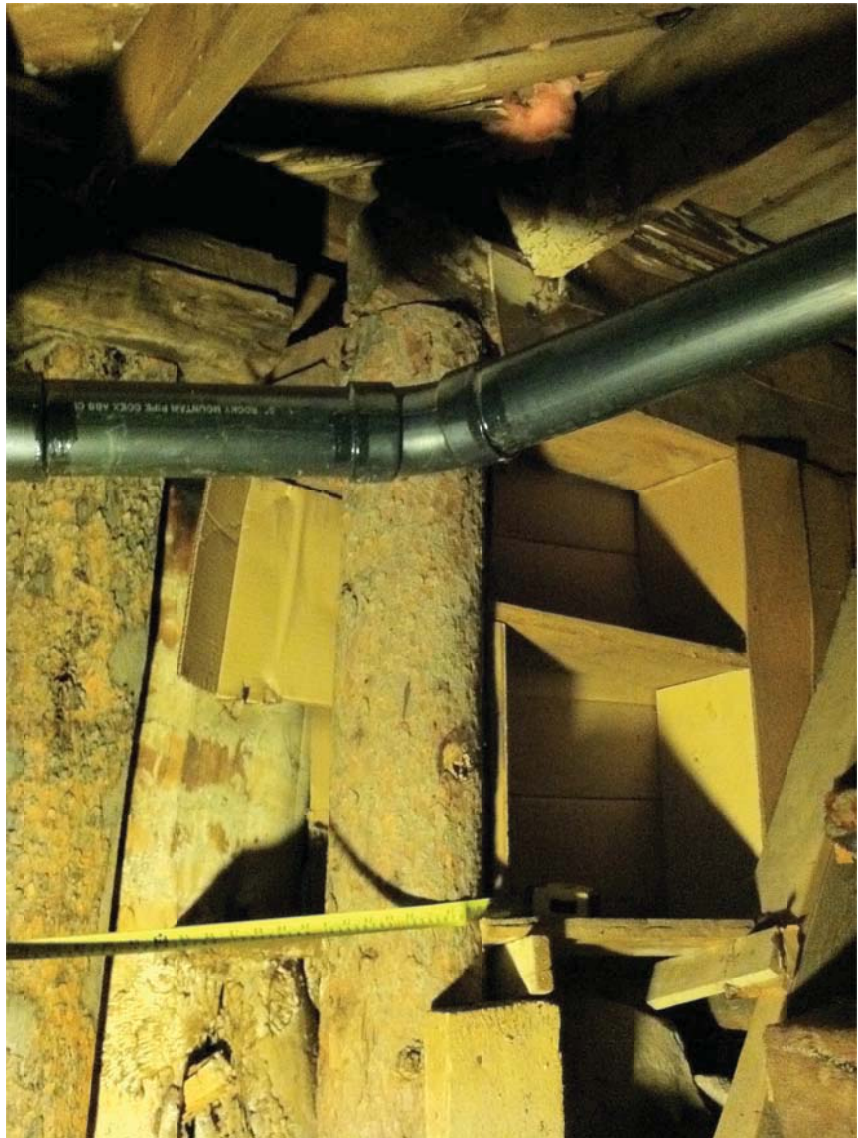




#### 4. Cellar and Foundation

A partial cellar exists under the South-most addition. No cellar exists under the rest of the home. The construction arrangement and materials, primarily rubble stone and rough framing, vary widely. The cellar was previously accessed from a steep stair at the existing bathroom. Additional bracing and framing has been added, some as recent as the last ten years. The cellar is an “L” configuration with two widths’ 8’, and 12’ with variation typical to rough and salvage framing materials. The cellar configuration supports the other evidence of a 12’ South-most addition.

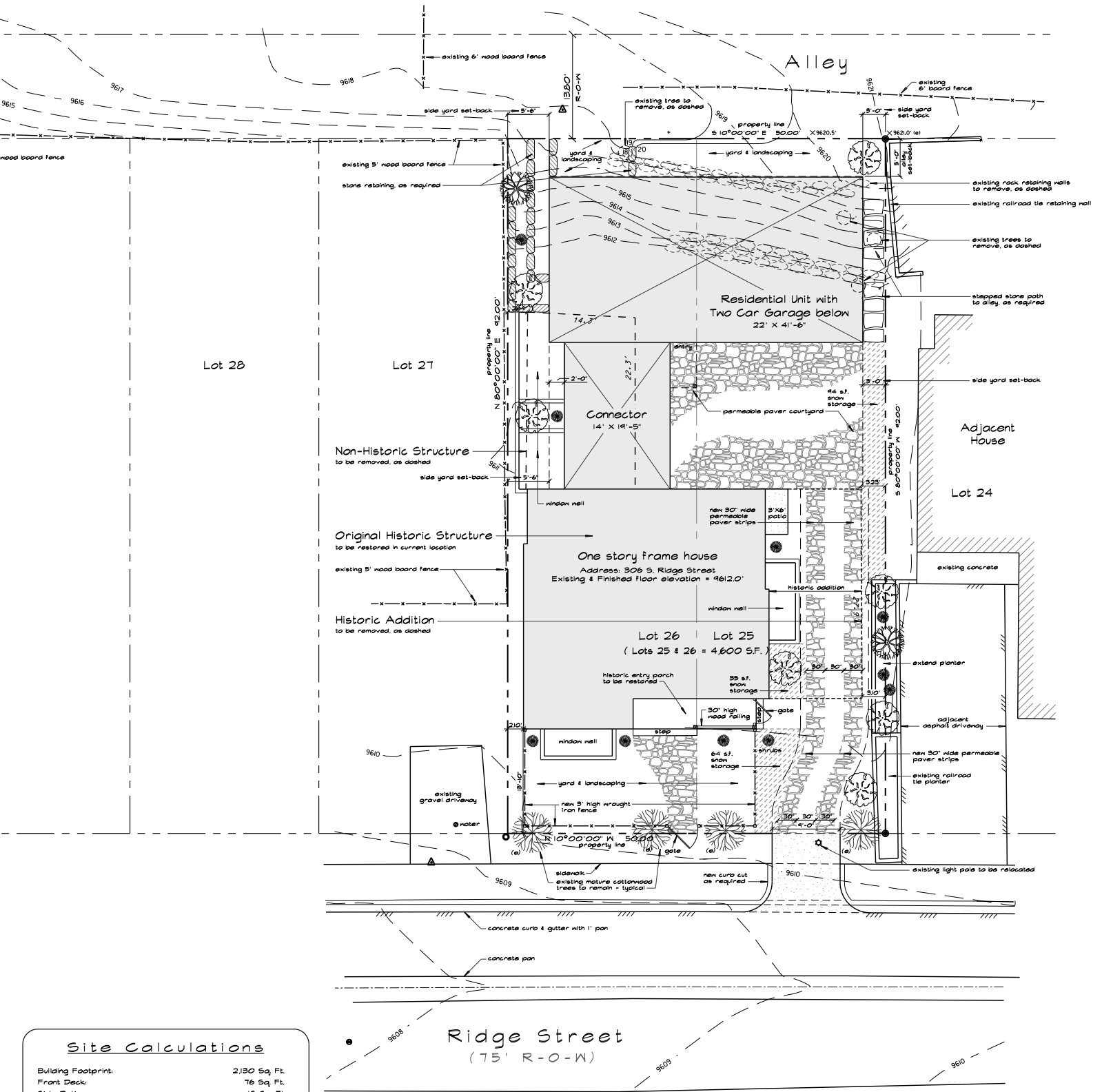
The exterior of the foundation is substantially not visible on the West (Front) and East elevations. A concrete border cap was placed in the last twenty years or so that covers to just below the wood siding. So there is no exterior access to view.



I trust that the above information is helpful and supports my understanding that the South-most addition is 12’ in width. Like all good preservation projects, I’ll continue to look for additional evidence, including some destructive investigation to obtain more detail.

Respectfully,

Michael Giller



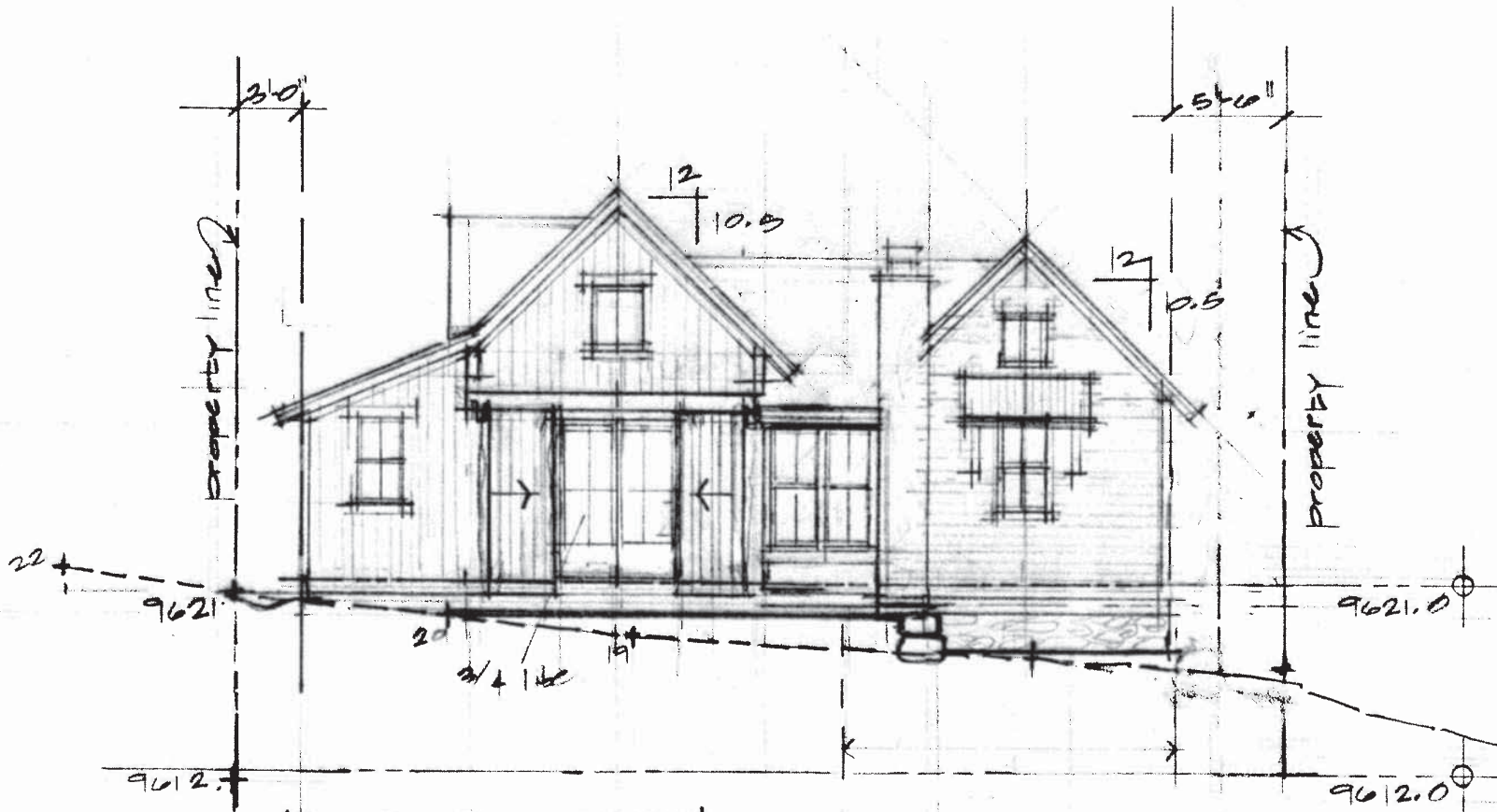
**Site Calculations**

|                                       |                      |
|---------------------------------------|----------------------|
| Building Footprint:                   | 2,130 Sq. Ft.        |
| Front Deck:                           | 76 Sq. Ft.           |
| Side Patio:                           | 18 Sq. Ft.           |
| Driveway & Courtyard: ( permeable )   | 728 Sq. Ft.          |
| Strip areas less than 5' width:       | 136 Sq. Ft.          |
| <b>Total Lot Coverage: ( 67% )</b>    | <b>3,088 Sq. Ft.</b> |
| Lot Size:                             | 4,600 Sq. Ft.        |
| Open Space: ( 33% )                   | 1,517 Sq. Ft.        |
| Shov stock provided:                  | 143 Sq. Ft.          |
| Required: 728 permeable Sq. Ft. X 25% | 181 Sq. Ft.          |

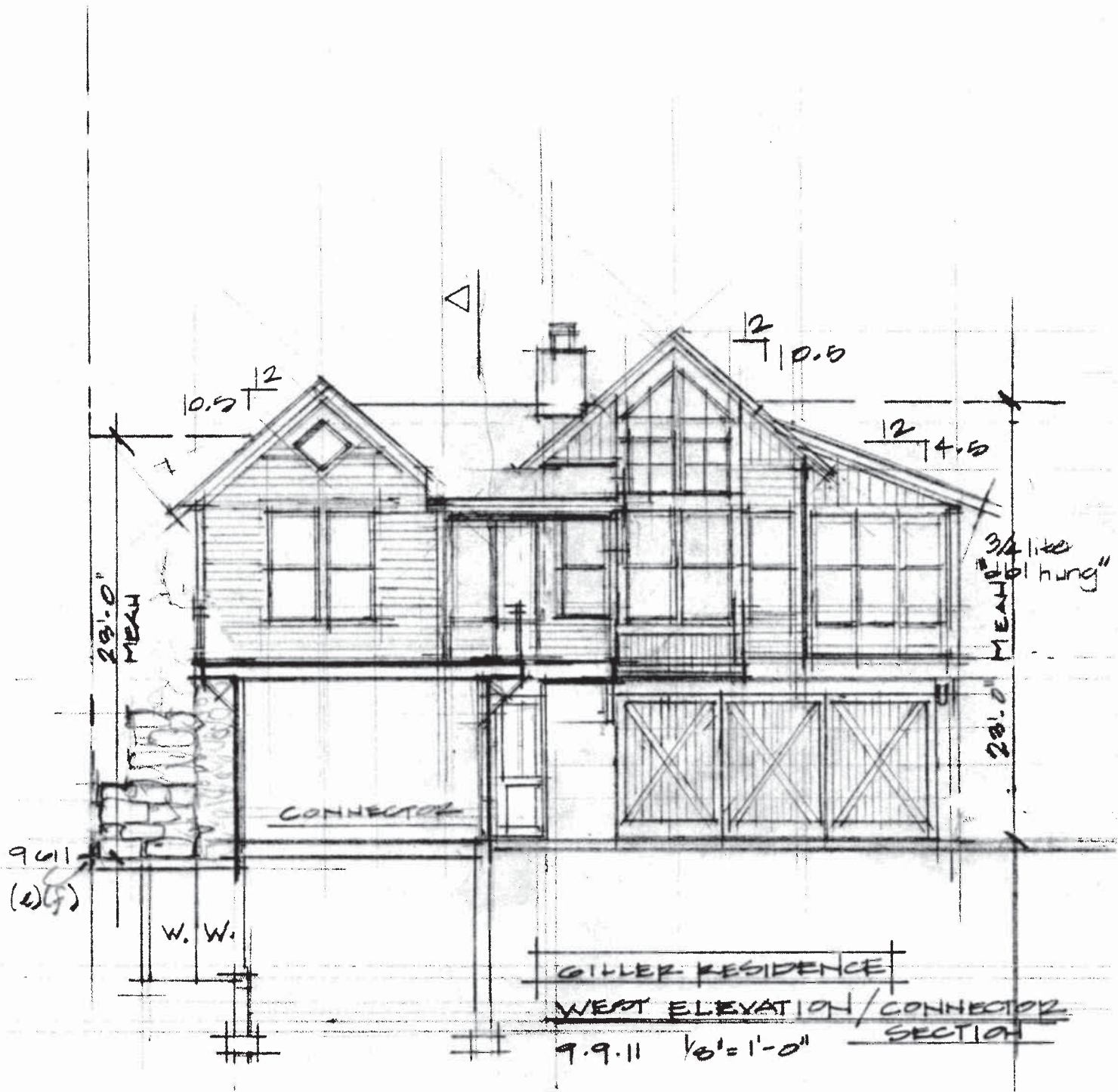
**Giller Residence**  
 Lots 25 & 26, Block 9, Abbeitt Addition  
 Address: 306 Ridge Street  
 Lot = 4,600 Sq. Ft. / 0.106 Acres  
 LOWER LEVEL: USGS, 9611.00' = ARCH, 90'-0"  
 MAIN LEVEL: USGS, 9621.00' = ARCH, 100'-0"

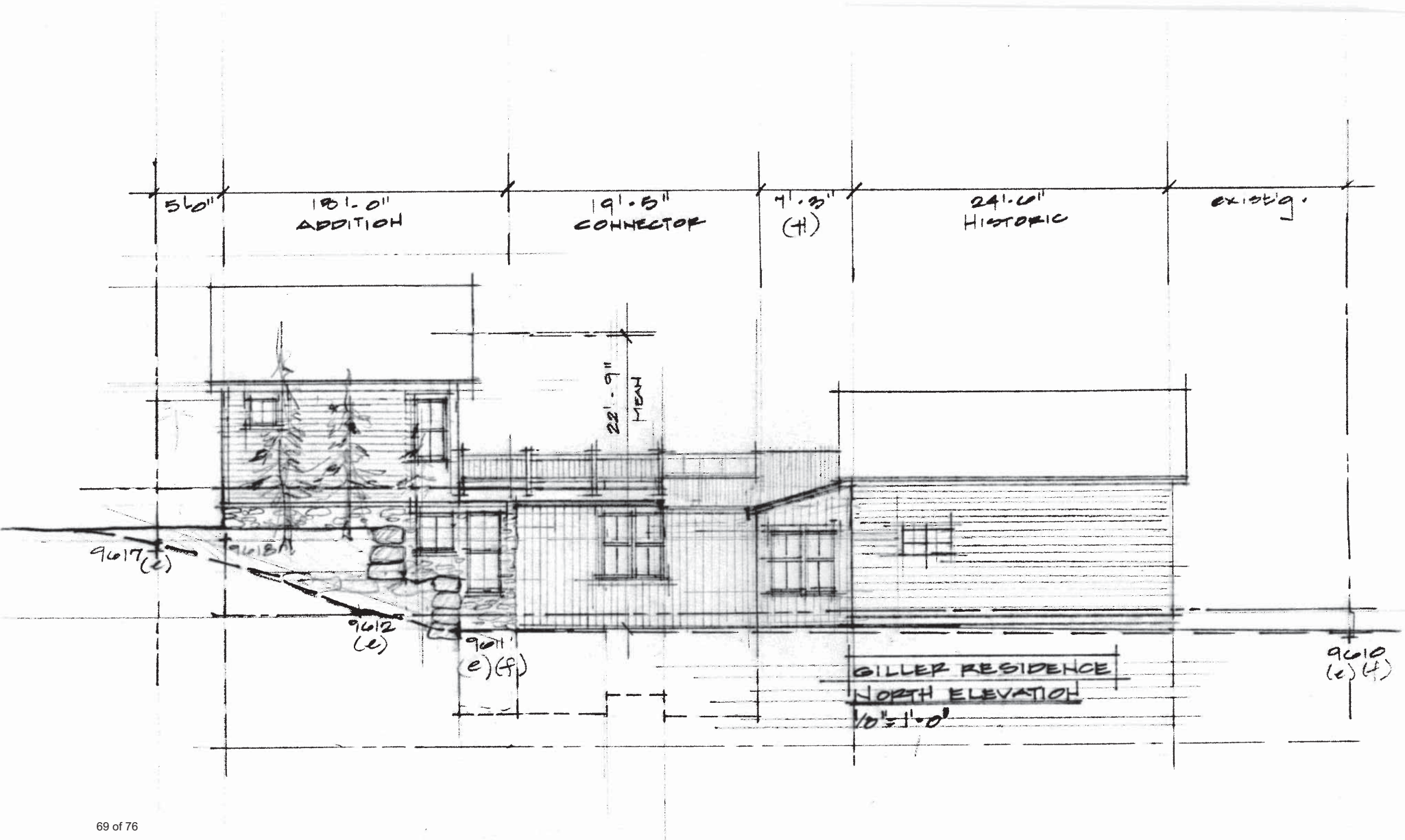
NOTE: NO HISTORIC MATERIALS ARE TO BE REMOVED FROM THIS SITE WITHOUT THE WRITTEN CONSENT OF THE TOWN OF BRECKENRIDGE


**Site Plan**  
 Scale 1/8" = 1'-0"



GILLER RESIDENCE  
 EAST ELEVATION  
 1/8" = 1'-0" 9.6.11





56.0"

181.0"  
ADDITION

191.5"  
CONNECTOR

71.3"  
(H)

241.0"  
HISTORIC

existing.

22.9"  
MEAN

9617 (e)

9618 (e)

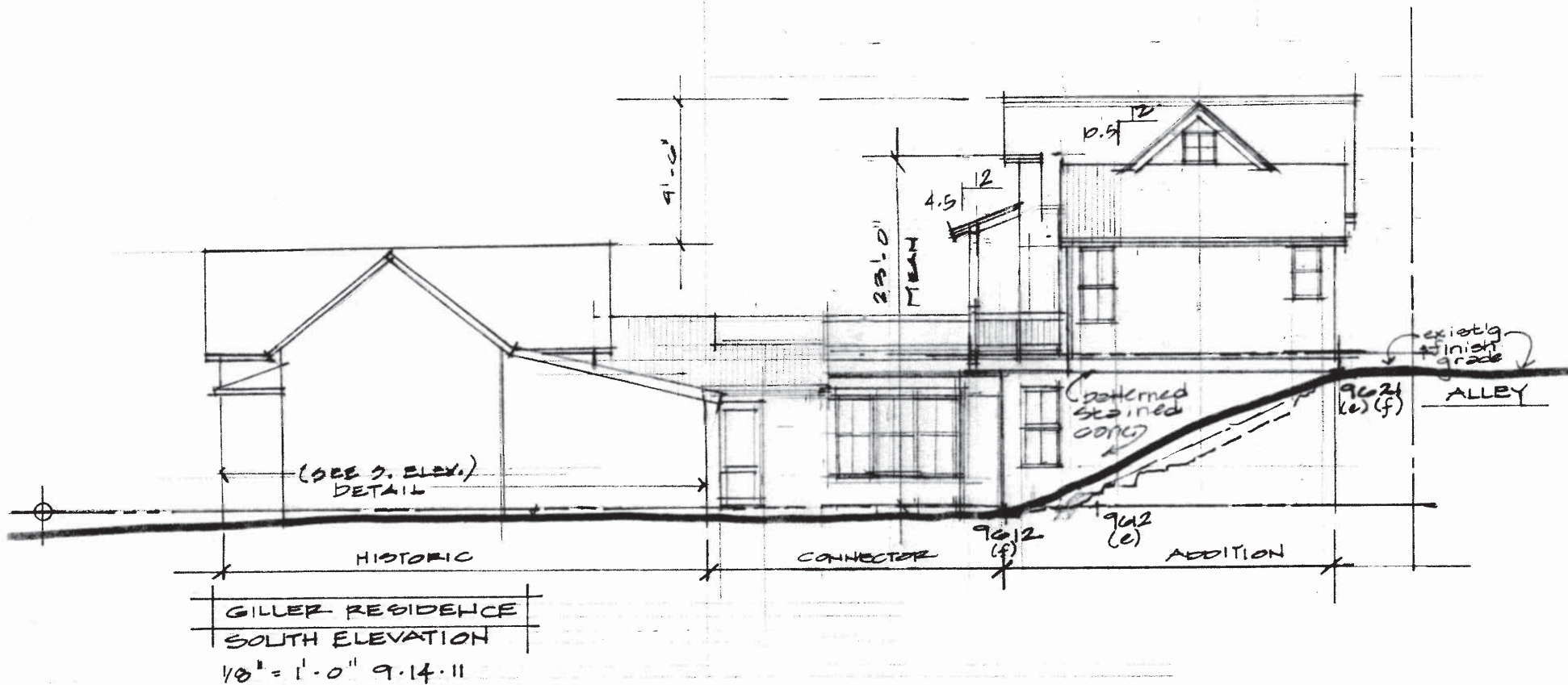
9612 (e)

9611 (e) (f)

GILLER RESIDENCE  
NORTH ELEVATION

1/8" = 1'-0"

9610 (e) (f)



## Planning Commission Staff Report

**Subject:** Variable Message Sign (Town Project; PC# 2011056)

**Date:** September 15, 2011 (For meeting of September 20, 2011)

**Project Manager:** Chris Neubecker

**Applicant/Owner:** Town of Breckenridge

**Agent:** Tom Daugherty, Town Engineer

**Proposal:** Construct a two-sided electronic variable message sign on the west side of Highway 9, north of Coyne Valley Road, to provide information on traffic and parking to visitors entering and exiting the Town of Breckenridge at the north end of town. Information on the sign could include open or closed parking lots (including skier parking), road closures, and general traffic information. In addition, the sign may be used to provide public alerts and general information on current and upcoming special events. The proposed sign is designed to be compatible with the existing way-finding signage recently installed by the Town of Breckenridge.

**Address:** 12965 Highway 9 (North of Coyne Valley Road)

**Legal Description:** Unplatted

**Site Area:** Approximately 0.50 acres

**Land Use District:** Limited; 1 unit per 10 acres (Scenic corridor)

**Site Conditions:** The site is void of any structures or significant vegetation. The site is essentially flat. A water pump house that was previously on the site was recently demolished and the proposed sign will use the remaining foundation from the old pump house.

**Adjacent Uses:** North: Vacant  
East: Highway 9  
South: Vacant  
West: Alpine Rock

**Height:** Recommended: Maximum 10'  
Proposed: 10'6"

### Staff Comments

**Sign Code:** The Breckenridge Sign Ordinance states that signs installed by public agencies in the official capacity are exempt from permits.

*8-2-6: EXEMPTIONS: Subject to the hereinafter specified conditions and limitations, **and provided that the following signs or sign devices are not prohibited** by Section 8-2-15, the following are exempted from the provisions of this Chapter (Emphasis added)*

*A. Official Notices: Official government notices and notices posted by government officers or employees in the performance of their official duties; and government signs to control traffic, identifying streets, warn of danger, provide direction and way-finding, identify trailheads and public parks, or perform other regulatory purposes.*

*8-2-15: PROHIBITED SIGNS: It shall be unlawful for any person to erect, construct or maintain any of the following types of signs or devices:*

*B. Back-lit signs.*

*BACK-LIT SIGN: An indirect source of light which illuminates a sign by shining through a translucent surface or a sign, including plastic signs, lit from an internal light source.*

Since the sign proposed is not exempt from the sign code (since it is otherwise prohibited) staff is presenting this request as a Public Project. Staff feels that there are many unique elements of this sign, and we believe that the community will be better served having the proposed sign, than not having the sign.

**Reason for Sign:** Breckenridge is an extremely busy town on multiple days of the year. As a tourist destination, we frequently receive visitors who are unfamiliar with Breckenridge, and who need quick information on their approach into town. In addition, while many visitors are familiar with Breckenridge, the volume of traffic at times leads to congestion in town. This is particularly true on busy ski days and during special events. The primary goal of the proposed sign is to inform visitors of traffic congestion in town and to inform drivers about the availability of parking.

For example, when the Gondola parking lots are full, the sign can be changed quickly to indicate “Gondola Lots Full. Turn Right at Coyne Valley Road”, which will direct visitors to the overflow parking on Airport Road. Without this electric sign, Ski Area or Town employees need to manually place temporary signs (which are also prohibited) along the side of the highway. This results in a delay of information for visitors. Many visitors drive into town looking for parking, only to be re-routed back to Airport Road. This leads to unnecessary congestion in town.

The sign will also be used to inform visitors of traffic congestion as they leave town. (A two-sided sign is proposed.) For example, if there is an accident or heavy traffic on I-70, the sign can warn drivers. Some of those drivers may then choose to delay their departure, and possibly spend more time (and money) in town. Additionally, the sign may be used to inform guests of upcoming special events, such as “Oktoberfest Next Weekend”. This helps to provide another method for marketing Breckenridge to people who already enjoy our town.

**Utilities Infrastructure (26/A & 26/R; 28/A):** One of the main reasons that the sign is proposed in the current location is the availability of power and internet access. The proposed sign will be internally lit (similar to the sign at the Summit High School). The sign will be controlled remotely, allowing changes to be made quickly. No other utilities, other than electricity and internet, are required.

**Sign Design:** The proposed sign is designed to match the Town’s existing wayfinding signs. The structure includes 12” x 12” square rough-sawn cedar posts, Cor-ten steel base sleeves, and an aluminum top accent with Breckenridge’s iconic gabled pediment. The message screen will be full color. The sign is proposed 10’ wide (including the structure) and the screen itself measure 2’7” high x



8'10" wide (22.8 square feet). The maximum size recommended by the sign code for commercial signs is 20 square feet. Considering the speed of traffic in this section of the highway, a slightly larger sign is warranted.

**Landscaping:** With most freestanding signs, landscaping of 2 square feet is required for each 1 square foot of sign. In this case, about 46 square feet of landscaping is required. However, this is a traffic/wayfinding sign, and most of the town's traffic and wayfinding signs are not landscaped. Staff believes that landscaping around the proposed sign is still important, not only to soften the visual impact of the sign but also to represent the quality and natural character of the Town. For example, the "Welcome to Breckenridge" sign near the Recreation Center would be much less attractive if not for the landscaping surrounding the stone monument.

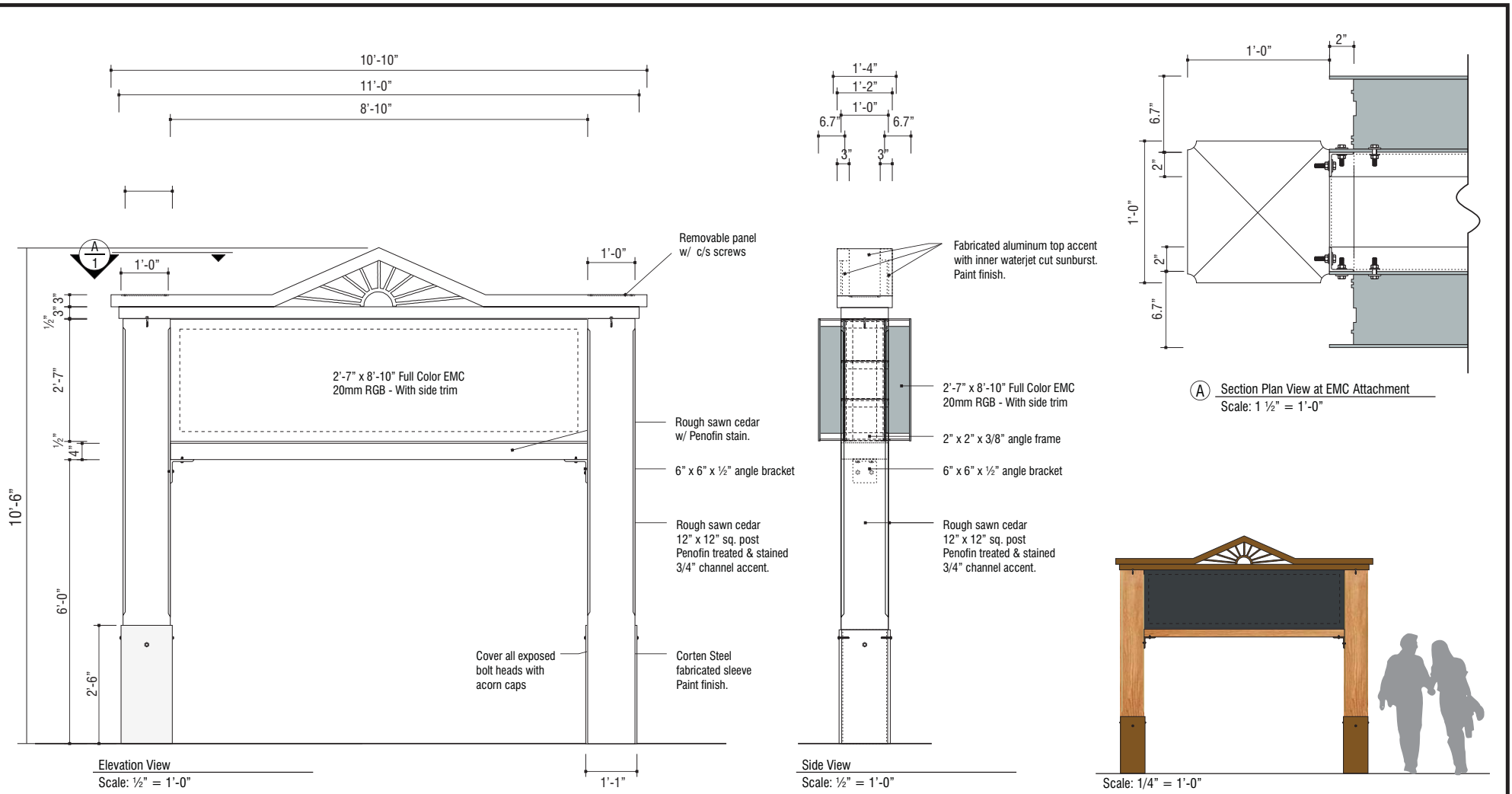
We understand that landscaping is not proposed at this time, in case the sign needs to be relocated in the future. While the Town did some "test runs" last year with a rented variable message sign near this location, it's possible that after installation we learn that another location would work better. As a result, the landscaping is not currently planned, but is possible in the future. Staff believes that a firm commitment should be made and budgeted this year for the installation of landscaping around the base of the sign by the end of summer 2012.

#### **Staff Recommendation**

The Planning Department recommends approval of the Variable Message Sign. We believe that the sign will serve a worthy public goal. The sign is also attractive and compatible with other wayfinding signs installed by the Town.

Since this is a Public Project, the Planning Commission does not make a decision on the application, but rather a recommendation to the Town Council. We suggest that the Planning Commission make a recommendation of approval to the Town Council.





2930 West 9th Avenue . Denver, Colorado . 303-629-6121 . Fax: 303.629.1024 . E-Mail: denverdesign@gordonsign.com

**IMPORTANT ELEC. NOTE:**  
 UL 2161 COMPLIANT PER NEC & MANUFACTURING RECOMMENDATIONS.  
 ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS



Voltage:  
 File Name:  
 Folder: Breckenridge  
 File: TownofBreckenridge\_12053

Revisions:  
 A. 6/6/11 (RH) no header panel

Account Rep. R.Frank  
 Date: 6/3/11  
 Drawn by: R.Bradley  
 Scale: NOTED

Client: Town of Breckenridge  
 Breckenridge, CO  
 Client Approval: \_\_\_\_\_

Drawing #  
 10-12053A  
 SHEET 1 OF 1



# MEMO

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Date: September 16, 2011, for meeting of September 20, 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

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On the September 6, 2011 Planning Commission worksession, we reviewed the public open house that was held on August 22, 2011 in the Council Chambers here at Town Hall. As we approach the final draft of the “Handbook of Design Standards for the Transition Character Areas of the Conservation District”, we have noticed all property owners within the Transition Areas for this meeting.

Staff will be adding additional graphics and photographs to the handbook (similar to those in the 1991 un-adopted copy) along with having all the text proof-read prior to taking the handbook before the Council to begin the adoption process. We note that the adoption process with Council will also involve notification of the public.

We welcome any additional comment on the presented draft copy of the Handbook.

To access the draft copy of the Handbook online, please see:

<http://www.townofbreckenridge.com/Modules/ShowDocument.aspx?documentid=4484>