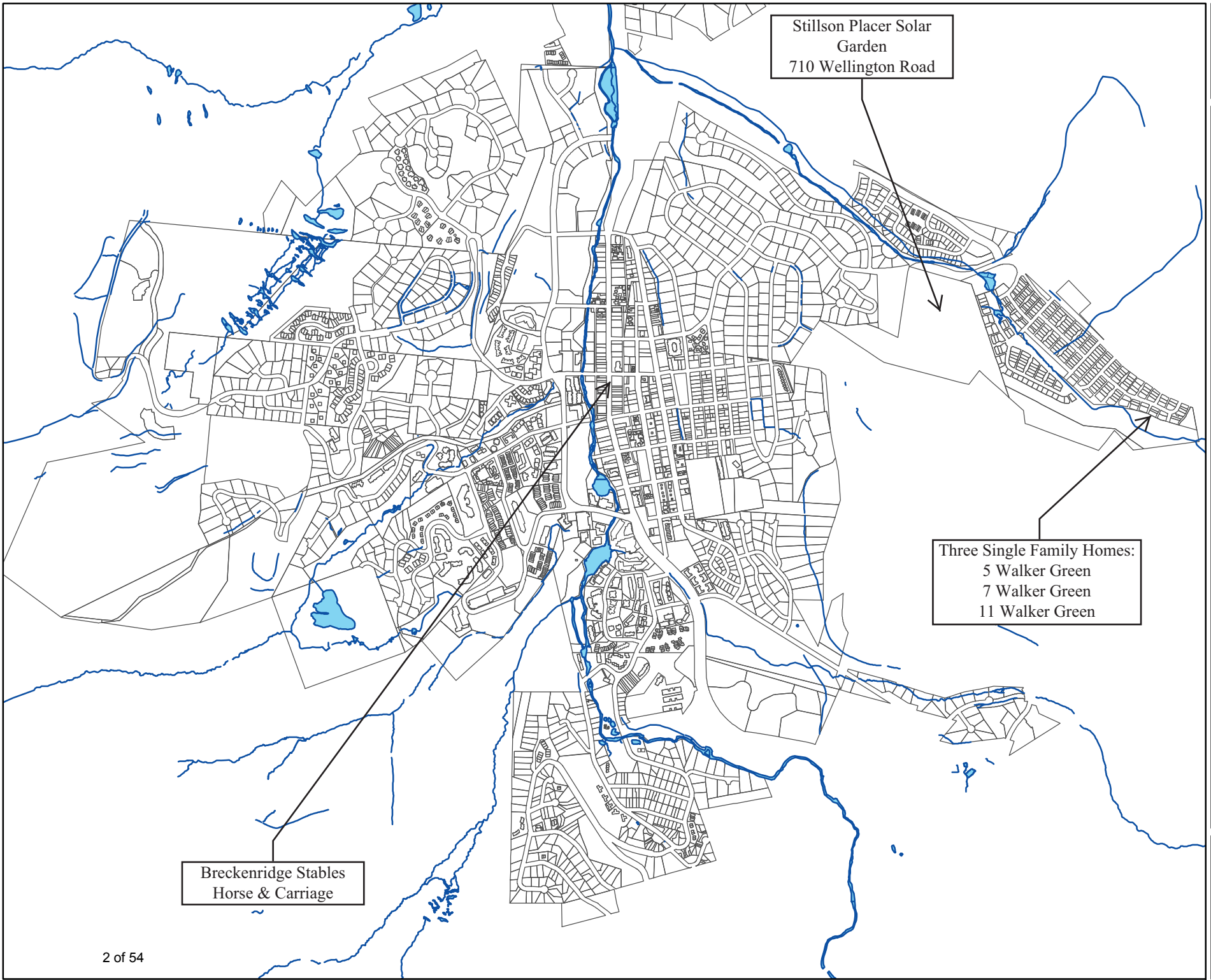


Town of Breckenridge
Planning Commission Agenda
Tuesday, November 1, 2011
Breckenridge Council Chambers
150 Ski Hill Road

7:00	<i>Call to Order of the November 1, 2011 Planning Commission Meeting; 7:00 p.m. Roll Call</i>	
	<i>Approval of Minutes October 18, 2011 Regular Meeting</i>	3
	<i>Approval of Agenda</i>	
7:05	<i>Consent Calendar</i>	
	1. Wellington Neighborhood Single Family Home (MGT) PC#2011070 5 Walker Green	12
	2. Wellington Neighborhood Single Family Home (MGT) PC#2011071 7 Walker Green	20
	3. Wellington Neighborhood Single Family Home (MGT) PC#2011072 11 Walker Green	28
7:15	<i>Continued Hearings</i>	
	1. Breckenridge Stables Horse and Carriage (CN) PC#2011061	36
8:15	<i>Worksessions</i>	
	1. Town Council Report (Mayor John Warner)	Verbal
	2. Stillson Placer Solar Garden (JP) PC#2011069 710 Wellington Road	44
9:30	<i>Other Matters</i>	
9:45	<i>Adjournment</i>	

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

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



Stillson Placer Solar
Garden
710 Wellington Road

Three Single Family Homes:
5 Walker Green
7 Walker Green
11 Walker Green

Breckenridge Stables
Horse & Carriage



NOT TO SCALE

printed 4/12/2011

Breckenridge South

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PLANNING COMMISSION MEETING

The meeting was called to order at 7:02 p.m.

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the October 4, 2011 Planning Commission meeting minutes were approved unanimously (6-0).

APPROVAL OF AGENDA

With no changes, the October 18, 2011 Planning Commission meeting agenda was approved unanimously (6-0).

CONSENT CALENDAR:

1. Roca Residence (MGT) PC#2011063, 226 Hamilton Court
2. Motherloaded Tavern Façade (CN) PC#2011067, 103 South Main Street

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

MAIN STREET IMPROVEMENT UPDATE:

Mr. Neubecker presented a memo updating the Planning Commission on the Main Street Improvement project. The bids on the bulb outs were too expensive, so they have been delayed. The work currently being installed along the 100 south block of Main Street includes: 36 new Aspen trees, flagstone pavers in the amenity zone (between the curb and sidewalk), removal of some ground level vegetation, and electrical infrastructure for special events. Landscaping that was removed from the amenity zone will be replaced in the summer months with hanging flower baskets and moveable planter boxes. It is possible that similar work will be completed on the 200 south and 300 south blocks of Main Street in 2013. The Main Street project is being broken into smaller yearly projects partly due to the limited construction season. We originally brought this plan to the Planning Commission back in 2005. Staff wanted to bring the Planning Commission up to speed in case they get questions about the plan. There is the possibility of historic plaques in the area. They were originally discussed being in the sidewalk, but that would be problematic.

Commissioner Questions / Comments:

Mr. Dudney: What is the schedule? (Mr. Neubecker: As funds become available. Bulb outs next summer.) All of them? (Mr. Neubecker: Adams, Ski Hill and Wellington. The schedule is due to budgets. Plans are to do all of the plan; could be three or four more years.) Sidewalk pavers? (Mr. Neubecker: Areas with existing sidewalk will keep sidewalk, in most places the sidewalk is in good condition and will be retained.)

Mr. Lamb: When is this year's project going to be done? (Mr. Grosshuesch: They are trying to get done before the snow flies. They are waiting for stone cutters to get done with vertical trim. Started this week on cutting; shipment should come next week. I think they are going to get it done in the next couple of weeks.)

Mr. Pringle: What about the November 1 deadline? (Mr. Neubecker: Explained that is for street cuts and those are done.) Thanks for the update. It is helpful. It is because of the amount of activity and the visual clutter, it is difficult to see pedestrians at night; I don't know if we need to ramp up the street lighting, but the pedestrians walk out in the middle of the street, I have noticed they come at you pretty quick. I don't know if there is something we can do. (Mr. Neubecker: At night?) Yes. (Mr. Neubecker: Because cars are going slow, pedestrians feel safer, but it also makes the drivers slow down as well. We can pass that message along to the Streets Department.) I am concerned about a pedestrian being hit. (Mr. Rath: Sometimes they walk across the street as if the entire avenue is a crosswalk.)

PUBLIC PROJECT HEARINGS:

1. McCain Parcel Solar Garden (JP) PC#21011065, 12920 CO Highway 9

Ms. Puester presented a proposal to install a 2 megawatt photovoltaic (PV) solar garden on a 10 to 11 acre portion of the town's McCain property, north of Coyne Valley Road and West of Highway 9. The entire property is 102 acres. The proposed solar panels would consist of approximately 8,333 panels in 27-30 rows and produce approximately 3,000,000 kWh of energy per year. The panels would be 13 to 15 feet in height. The proposed solar panels would be managed by a third

party, the Clean Energy Collective. They would then sell panels to residents and businesses within Summit County who would pay the upfront cost of the panels purchased; in turn, Xcel Energy would credit the purchaser's Xcel bill monthly for their share of the value of the energy produced. A local installer would do the installation. A representative from Clean Energy Collective is here this evening to listen to the presentation. The exact location of the solar garden as proposed may change as the Town Council reviews the plan and the Town renegotiates leases currently existing throughout the McCain property. The Town will be submitting a Request for Proposal (RFP) to Xcel Energy with this preliminary information for their selection process. Should the Town's solar garden project be selected, we will move forward on finalizing the exact location of the panels on the site. The exact site may shift after discussion with Town Council as well as other programming for the McCain Site.

Staff recommended positive six (+6) points under Policy 24/R-Council Goals for the use of renewable energy, negative four (-4) points under Policy 7/R-Site and Environmental Design for lack of buffers, and negative two (-2) points under Policy 22/R-Landscaping for lack of new plantings. This would result in a passing score of zero (0) points.

Staff did not recommend any points under the Energy Policy (33/R) at this time but the Commission could decide to assign up to two (+2) positive points under the "other" section which is not tied to a building. The project would pass without those points as recommended by staff.

Staff supports the use of renewable sources of energy as an active step to reduce the Town's carbon footprint.

The Planning Commission is being asked to make a recommendation to the Town Council, and the Town Council will make a final decision. The business decisions will be made by the Town Council. The Commission needs to focus on the site planning and development code issues.

Commissioner Questions / Comments:

Ms. Christopher: Can berms and landscaping be added at a later point? (Ms. Puester: Yes, and the Commission could recommend additional berms or landscaping to the Council.)

Mr. Lamb: Do you know how much energy this converts to? (Mr. Brian Waldes, Financial Services Manager: About 300 houses. The Town uses 4,000,000 kWh per year for municipal buildings and facilities.)

Ms. Dudney: On Policy 5/A it just says "complies" on the point analysis because that is an absolute policy. Regarding the location of the detached solar, does it comply because you feel like the visibility was reduced "to the extent possible"? On item 3E, almost to the end of the section, second to last paragraph of that policy? (Mr. Grosshuesch: Yes.) On the aesthetics, which is the first one under Policy 5/R? It just says "be integrated into". Mr. Waldes, the panels are non-reflective? (Mr. Waldes: Correct, panels absorb the sun, not reflect it.) You don't think the aesthetics are affected? (Mr. Grosshuesch: There is hardly anything you can do to the panels to change their aesthetics. You can't add stone or other materials the way you can with a building.)

Mr. Rath: Will there be a fence around it for security? (Mr. Neubecker: No, not at this point.) They can get stolen. They are expensive, \$600 per panel. (Mr. Waldes: They will be insured.)

Ms. Dudney: The site does not front on Coyne Valley Road; what will be the use of the site adjacent to Coyne Valley Road? (Ms. Puester: That will be decided in the future by the Town Council.) Should we consider the impact on that future development? What if people live there? (Mr. Grosshuesch: This project is already taking negative points for site buffering. Possible uses still being considered are a reservoir, open space, park, service-commercial, and parking, but no residential. No final decisions have been made yet.)

Mr. Butler: It is impossible to determine the use of that site. (Ms. Puester: The site is currently used for mining; we don't know what it will be used for in the future.) (Mr. Neubecker: When we know down the road what the uses will be, we can evaluate and if necessary, buffer them at that time.)

Ms. Dudney: Regarding Policy 7/R, if it is not being buffered, do you just do one negative (-1) point for that? (Mr. Neubecker: We assign negative points for one item not for multiple options. Don't want to "double ding" a project for the same issue.) (Ms. Puester: We did recommend negative points for lack of landscape (-2) and lack of buffering at (-4).)

Mr. Rath: Every solar garden I have seen has a fence around it, many with barbed wire along the top. If it was necessary to put a fence around it, would we go through another approval process? (Mr. Grosshuesch: The Town Council will see all of your comments. I can't guarantee you will see every modification that happens to this project, similar to how you did not see every modification that went into the PPA solar array projects on other Town buildings.) I think if it is going to get potentially uglier, and there is no

landscaping going in around this, we have to be realistic. (Mr. Grosshuesch: There is a mine site there now, which has the potential to go on there for quite some time. It is not in a residential or signature area like the Riverwalk Center or Golf Course. I hear what you are saying; we will take your comments to the Town Council. If you think it needs a fence, we can take that to Council.) (Mr. Waldes: In regard to insurance, we have already insured two ground mounted arrays without fences around them.)

Ms. Dudney: Is there potential for positive points under air quality Policy 30/R? (Mr. Neubecker: I don't know if you can argue that in this case.) But might be a step in the right direction. (Ms. Puester: That is up to the Commission if you would like to add positive points under 30/R to change the point analysis.) I think it could get positive points under air quality. Infrastructure Capital Improvements, Policy 26/R, can it get points there too? (Mr. Grosshuesch: This is not the kind of public infrastructure we envisioned when we wrote that policy. The business plan is going to be written such that we could sell these panels to members of the community; for example, if they are in the historic district and can't get solar access on their property there.) (Mr. Neubecker: If you are spending your money on infrastructure for something that the Town otherwise would have to construct, then that is more relevant to Capital Projects.) (Ms. Puester: The Town is not paying for the installation or maintenance.) What about the open space requirement? (Ms. Puester: Whatever happens on this property, we would retain 30% of the total land area for open space. The river plan, under the Army Corps of Engineers, would make improvements to the river. This would be a continuation of improvements made to the south segments of the river throughout Town when there is money available from the Army Corps.) Is that a positive point issue, providing more than 15% open space? (Ms. Puester: We did not consider that; it could be although it has not had a formalized plan.) On the deal with CEC, my thinking is this is a 50 year lease and we obviously can't anticipate what is going to happen in 50 years, we can't estimate impact to neighbors to south, east and west. A risk I see is it could become obsolete and the Clean Energy Collective could walk away, it might not be maintained. Then the issue of buffering and eyesore to the neighbors could become more severe. Something to consider that there are protections so if it is not maintained and the buffers are not there that the Town could step in. (Mr. Neubecker: It is not a code issue but a business issue for the Council.) It is not, but it relates to code with effects to neighboring properties. Normally we rely on the developer to maintain. Business issues relate to buffering issues, should you require more up front? We have to look 50 years down the road. (Mr. Grosshuesch: We have given it negative points for buffering; we will pass your comments on to Town Council.)

Ms. Christopher: I have faith in the Council that they will include this. Likes the project but we should be careful to do it appropriately. If this is the parcel, recommend to Town Council to buffer it more and look at a percentage of panels for Town residents only.

Mr. Pringle: Are we going to see just the 8,300 panels or will there be metering, transformers and items like that? (Ms. Lauren Martindale, Clean Energy Collective: On this site there will be two inverter pads, which together are less than the size of a tractor trailer. They come in standard colors very compatible with surroundings, green or tan color. They will be in the existing footprint of the plan you see. It is basically a mechanical box on a concrete pad on the ground next to the panels. The inverters turn the electricity into power that can be transferred into the grid. There are no moving parts. No moving parts, no traffic, dust etc., no noise.) Is there any substation infrastructure or will it be undergrounded? How does it get to the grid? (Ms. Martin: We generally do an above ground line. We want that line to be as short as possible, we will pick closest point in the array and run the line to that. We have not engineered it enough, but my guess is it is going to be less than 30 feet.) (Ms. Michelle Zimmerman, Innovative Energy: Most of the lines there are underground.) Will this just be for Town residents, and people adjacent to the parcel, or anyone in the County? (Mr. Waldes: Anyone in the County. The Town of Breckenridge can buy panels and resell to only Town residents if it chooses.) What will be the split? (Mr. Waldes: Its available to anyone in the same service area, so anyone in the County. The Council has yet to work out a business deal with those details.) (Ms. Martindale: We don't know the breakup yet.) Positive six (+6) points for renewable energy, is it a community goal to provide energy to the entire County? Is generating for other residents outside the Town part of the intent? (Mr. Grosshuesch: Council's intent is to create this array but also to buy a number of the panels to use for Town facilities and also to sell back to residents and businesses within the Town.) Policy 22/A Landscaping talks about screening industrial and commercial storage. We are not doing that. How do we comply with the absolute policy? (Mr. Grosshuesch: When that policy was written, we discussed it as industrial storage and commercial storage. This is not storage and therefore that section is not applicable.) I don't read it the same way. I don't think we would let anyone else come in here and

do this. I know the Town can do this, but I think this is in violation of Policy 22/A with regard to screening.

Mr. Butler: I like the garden. Good site but why not add more landscaping and buffering?

Ms. Dudney: Policy 22/A was superseded by other language. This is not industrial storage or commercial storage. (Mr. Pringle: It is industrial use, though.) (Mr. Grosshuesch: We could put landscaping around the site, but not next to the panels because the shadowing would shut down the panels. We don't think landscaping would help to buffer from those neighbors who can see the project, as they are above it, but landscaping could help from the highway.)

Mr. Pringle: We make all the other applicants adhere to the landscaping policy; I interpret it differently than staff.

Mr. Butler: This does not fit neatly into the box, but it should comply, same as the pellet plant.

Ms. Dudney opened the hearing to public comment.

Mr. Eric Buck, full time resident in Breckenridge: I am the only person in all of Breckenridge to comment on the solar garden. This is a massive project. It is likely that the planners made all the required public notice; it is obvious that most of the public does not know. I have talked to a number of people in Silver Shekel and they had no clue. 300' is the requirement, but that only covers a small number of residents in Silver Shekel. This is a big subsidy to economic tax breaks. On the aesthetics, the corridor coming down Highway 9 to Breckenridge is the first thing people see. Mr. Grosshuesch said it is not a signature area. This is not the alternative. This could be a signature area, a public park, mountain views, properties in that valley are valued over 1 million per acre and we are talking about giving away acres of this property. Why we would give away this jewel? It is like building a trash can out of gold. You need to have it but you don't need to see it. Calling this a "government use" is a massive stretch; a private company building this project to sell that project to private individuals. There is no requirement to give any of this power to Breckenridge. It does not make sense to use the prime property to give this away to other residents of Summit County. I have never seen a converter that does not make noise. Detached array policy was clearly written to be attached to a building, a home. Not meant to be a farm. 10 acres of glass near the public right of way. I drove Highway 9 today. For at least a mile you can see this valley floor. The bike path is probably within 50 feet of this array with no screening. This should be receiving significant negative points under item 6. No landscaping going on, only negative two (-2) points, what do you have to do to get more than negative two (-2) points? That seems significantly low. Buffering, negative four (-4) points. To summarize, looking at the findings it says "not have significant adverse effects"; how you can say ten acres of glass will not have impacts? I encourage you to go along Highway 9 and see for yourselves. I know Silver Shekel is not part of Breckenridge, but we should not turn our noses up at them, they will see this project. No economical feasible alternatives? There are lots of alternative locations...up French Creek, not the negative impacts there. To put it in prime property makes no sense at all.

Mr. Darryl Baker, President of Silver Shekel Homeowner's Association: We have not studied this, but I want to point out that Silver Shekel looks down on this from our location. I live directly above this. The river ran right through this area for about a month this spring. I know the river will be a problem for this project.

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

Commissioner Questions / Comments:

Mr. Lamb: I agree with Mr. Grosshuesch. Policy 22/A does not apply as its not storage. It is taking the negative hit for the buffering and lack of landscaping and it is making it up with renewable energy. This is very important to the community, to the Town Council, our community, our country. We are going to run out of oil. The river is going to move further west. This is something we should have done a long time ago and I support it wholeheartedly.

Mr. Pringle: I read "all open industrial or commercial storage shall be screened". I think any kind of development of like this requires it to be screened. We would not allow anyone else to come in without doing any screening like we did with the pellet plant. Town Council can do what they want, but I don't think we can ignore the code. It does not comply with Landscaping, Policy 22/A, and should be listed as such in the point analysis. If we are providing a 10 acre solar array, not sure how much is going to be absorbed by the rest of the County. We absorb the negatives; we don't know what the future uses will be that could be affected by this. Do positive six (+6) points warrant that? I am a big proponent of solar. If we want to do solar on any massive scale, this is the way to do it. We have to be sensitive to the application, make it acceptable to all people, show other communities about how we would like them to take care of their applications, landscape and screen those projects.

- Mr. Butler: I really agree with Mr. Pringle, it is a great project, first step toward what that McCain property can look like, strongly in favor of project. But I think there is a right way to do it, would like to see more landscaping and buffering.
- Ms. Christopher: I love that the Town is making this a priority, but we do need to do things carefully. The Town Council needs to do this thoughtfully, make it beautiful; it is the gateway to our community. Maybe make it a percentage of the energy goes to Town of Breckenridge residents.
- Mr. Rath: I totally agree with a lot of what has been said, I am a big proponent of solar and have had to fight with homeowners associations in the past to get solar panels on the roofs of my buildings. The whole area is in need of reclamation, we should not ignore the fact that we want to bring this back to more than just a mining area with no trees. There is an opportunity to make this area positive gateway to Town. I am very familiar with the view looking down from Silver Shekel, having done a remodel there just this past year. We should do everything we can to improve what they look at now. What was said about positive six (+6) points, I am torn. I think all sustainable projects need our support, but are we really benefitting Breckenridge for positive six (+6) points or all of Summit County for positive six (+6) points?
- Ms. Dudney: Negative points are understated. I don't have a problem with the positive six (+6) points, what benefits Breckenridge benefits the County as well, in this case. Want to send a strong message to the Council about needing buffering to the site.

Mr. Lamb made a motion to approve the point analysis for the McCain Parcel Solar Garden, PC#2011065, 12920 CO Highway 9. Mr. Butler seconded. The motion failed for lack of a vote.

Mr. Pringle made a motion to modify the point analysis for the McCain Parcel Solar Garden, PC#2011065, 12920 CO Highway 9, regarding Policy 22/A from “complies” to “does not comply” because there is no landscaping. Ms. Christopher seconded. (Mr. Grosshuesch: When we wrote the policy about storage areas, it was because the Code did not require screening. When Airport Road was developed, we then changed it to require screening. Does that mean the front of the buildings? The intent was to screen the storage areas.) The motion failed with a vote of 4-2.

Ms. Dudney made a motion to modify the point analysis for the McCain Parcel Solar Garden, PC#2011065, 12920 CO Highway 9, regarding Policy 7/R from negative four (-4) to negative eight (-8) points. Mr. Butler seconded. The motion passed with a vote of 5-1. (Ms. Dudney: I recommend that the Town protect itself so it can step in and maintain the property if it becomes an eyesore.)

Mr. Pringle made a motion that the Planning Commission recommend denial of the McCain Parcel Solar Garden, PC#2011065, 12920 CO Highway 9, due to failing score of negative four (-4) points. Ms. Dudney seconded, and the motion was approved with a vote of 5-1.

WORKSESSIONS:

1. Gold Creek Condominiums Exterior Remodel (CN), 326 North Main Street

Mr. Neubecker presented. Gold Creek Condominiums, at the southeast corner of North Main Street and North French Street is considering a major remodel. As part of this remodel, Sonny Neely of Neely Architecture has created some preliminary concepts on how the building might look. The preliminary plans envision the use of timber beams and roof components that would extend above the existing building height. The existing flat roofed building is approximately 34' tall. The recommended building height in this Land Use District is two stories, or twenty-six (26') feet.

The maximum height limit in this Land Use District is two stories above the “recommended height”, which would be a maximum height of 50'. The proposed features would be about 41' above grade.

In addition, screening of mechanical equipment is encouraged by the code. The applicants are proposing to install solar panels on the roof of the building, and the taller parapet walls and tower elements would help to screen the panels. The Applicant would like to know if the parapet and tower features that are shown on the draft plans would be waived from the height requirement. The height definition exempts “elevator shaft extensions, chimneys, and focal elements such as church steeples, spires, clock towers or similar structures that have no density or mass”.

Staff believes that the proposal does qualify as an exemption based on these criteria. We support this application moving forward without the allocation of negative points for building height, since we believe that the additional height is exempt. However, Staff and the Applicant would like Commissioner input on this proposal.

Questions:

1. Did the Commission agree that the additional parapet walls and tower elements are exempt from the building height measurement?
2. Did the Commission have any other general feedback on the proposal?

Ron and Kathy Schuman are here from Patriot Management representing the Owners and the Architect.

Commissioner Questions / Comments:

Mr. Pringle: Would this bring up Paragraph B of Policy 7/R where building roofs are encouraged to be broken up? (Mr. Neubecker: Yes, this would make the building more interesting.) Would that warrant more than one positive point, if it is found to be not exempt? (Mr. Neubecker: The building is already over height. Do you get the negative points for the incremental difference? I don't know if this building ever went through a point analysis.) It did not; it is "pre-Pringle". (Mr. Schuman: Built in 1972.) Solar, broken up ridge lines all apply to this application.

Mr. Schuman, Registered Agent for the Property: The Architect sends his regrets; he is at a Jimmy Buffet concert this evening. We are just developing an improvement plan. We are under a four to five year plan to tie in with Columbia Lode and whatever happens on the Vail lot across the street. We are looking at some historical effects, to reduce the "boxiness"; it is a cement box. Would like to consider using beetle kill wood; want to make it a good looking building at that corner. Packet speaks for itself. We just need your input; we have a zero lot line on the south. The northeast corner is very tight; we have to manipulate an element over that, we are in a very tight position. We need your guidance. This would be negative ten (-10) points without the variance, which would make the project a non starter.

Ms. Dudley opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Rath: I think the design looks good. I would look at the elements as a chimney or something like that. I would do anything at this point to move this project along.

Ms. Christopher: I agree. The elements would break up the roof line; if nothing else they would add points. (Mr. Neubecker: This element here (demonstrated the parapet wall on the plan) goes up a few feet over the height; keep that in mind.) Even so, yes, we are going higher, but we are making something look better.

Mr. Pringle: Would this be considered mass? (Mr. Neubecker: No, since there is no additional floor area.)

Mr. Butler: I totally agree.

Ms. Dudley: Agree with everything said.

Mr. Lamb: I agree; we have done this before on the justice center.

Mr. Pringle: Agree also, but want a special finding to specify this is legal non-conforming so the next guy who comes in to propose this is aware of this. I don't want someone else to come in who does not need this. I would pursue that and look at positive points for breaking up the ridgeline.

COMBINED HEARINGS:

1. Ali's Pals Home Childcare (MGT) PC#2011066, 12 Leap Frog Green

Mr. Thompson presented a proposal to use the single-family residence of 1,173 sq. ft., at 12 Leap Frog Green, for the operation of a home child care business. Mr. Thompson introduced Ms. Ali McAlpine, the owner of the house and the Applicant, as well as Mr. Cory McAlpine, Ms. McAlpine's husband, who will not be working in the childcare in home business. This application is required pursuant to Ordinance 15, Series 2005. Per policy 38.5 (Absolute) Home Childcare Business (38.5/A), the business will always be limited to the care of a maximum of twelve (12) children. The business will meet the State Childcare Licensing requirements. The applicant has stated there will be no more than six children at the home, five days a week. The owner of the home will be the only employee running the home childcare business.

Noting the lack of childcare facilities in the community, the Town Council has identified Day Care as a "Priority Goal". The applicant hopes to continue to help meet this goal by offering a Home Childcare Business. Typical hours of the applicant's operation are from 7:30 am to 5:30 pm, Monday through Friday while closed on weekends and holidays. As a Condition of Approval, the applicant shall confirm in writing to limit the number of children in her care at any one time to a maximum of 12. The applicant understands these conditions and has agreed to abide with them. Outside play areas for the children are indicated on the site plan in the back yard. With approval of this application, the applicant shall be required to obtain a Town of

Breckenridge business license on an annual basis, and applicant shall process a Class D Permit on an annual basis for renewal (fee waived) of this home childcare business license. Conditions of Approval indicating such have been added. Breckenridge Building Department Staff has completed a site visit to the property and found that the house meets current Building Code requirements.

The notice was sent to all property owners within 300 feet of the property, even though the code requires notice only to those within 100 feet. Staff received a letter of support which was included in the packet as well as another statement of support from a neighbor within 300 feet who could not attend the meeting this evening.

If the Commission finds the application to be compatible with the adjacent properties, then it is Staff's recommendation that the Planning Commission approve Ali's Pals Home Childcare Business, PC#2011066, 12 Leap Frog Green, with the presented Findings and Conditions.

Commissioner Questions / Comments:

- Mr. Pringle: If staff requires them to have a fenced in area and the Town will not let them fence, is that a problem? (Mr. Thompson: They have already fenced in their yard, which is allowed under the Wellington Neighborhood Master Plan.) The fence is not in conflict with the Master Plan? (Mr. Thompson: No.) (Ms. McAlpine: I decided to pursue this because I love kids and education and my goal is to keep this geared toward families in neighborhood. They can walk to my home. My goal is to grow this and I do provide structured environment with structured program of education in home setting at an affordable rate. Eventually we would like to pursue moving into a commercial location if we grow. For now we are just taking six children.)
- Mr. Butler: What do the parents, your current customers, do for work? (Ms. McAlpine: Many different jobs. Ski area, title companies, real estate, etc.) Closed on holidays could be a problem for those clients as many of them will have to work holidays. (Ms. McAlpine: Sure, understood.)

Ms. Dudney opened the hearing to public comment.

Ms. Kathy Schuman, lives at 11 Willow Green: I am all in favor of this application. My husband and I are empty nesters, so we won't be using it, but it is a great service you would be offering. Support the application.

Mr. Daniel Lewis, lives across the green from the Applicant: I am another homeowner that doesn't have business out of my home. My concern is one, we have this document which states rules and regulations. They put a fence in, if not in fenced area, must be in approved play area approved by the department. You are not in business yet? (Ms. Mc Alpine: I have been doing nanny service for now, but goal is to get licensed.) Will it hurt home values? This is just in front of my property. Will that affect my property if they are using the green for the business? We have kids and there are other kids on that green, but there may be kids that don't live in the neighborhood. The green is for people that live there, not necessarily a business. I see six kids there now; I don't believe anyone has any state licenses yet. We are supposed to have a homeowners meeting on this but that has not happened yet. In a nutshell, I just wanted to present some ideas to think about from another owner on the green. (Ms Dudney: When approval comes up in another year, would there be opportunity for comment?) (Mr. Thompson: Yes, but a Class D permit does not require notice for the neighbors. If there were problems, I would hope the neighbors or HOA would contact the Town to communicate that.)

Karen Kufner: I also live on Leap Frog Green. My comment is about kids that don't live there using the green which is seven houses for the residents, not a business. If there is mud in the enclosed area they have now, then that needs to be addressed. If this is an approval now for six, will there be a change to approval for additional kids or for another employee?

Mr. Cory McAlpine: We closed on our home on August 12th and I just built the fence last weekend. Our plan is to sod and to use the back yard only for the play area, we understand we need to use our area and don't have a problem with that. Our plan is to plant the sod in the spring. The State requires 35 square feet for indoor area and 75 square feet per child for outdoor. Times six equals 450 square feet; our outdoor are is 800 to 1,000 square feet. We will not take on any more children in this house; six would be the maximum we would take on.

Mr. Daniel Lewis: In terms of the six kids there now, is that an operation happening there now? I was concerned about licensure there now. (Ms. Dudney: Your comments have been heard by the Commission; that is not a Commission concern.)

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

Commissioner Questions / Comments:

Ms. Christopher: Is there any conflict with this being a deed restricted property? (Mr. Thompson: No, it is a home occupation. I did run this application by Laurie Best, Planner III for the Town, who handles both affordable housing and child care, and she agreed it is an appropriate use.) (Mr. Neubecker: Not a problem in regard to the deed restriction.)

Mr. Pringle: I used to live behind Little Red Schoolhouse, and of all the uses available, the sound of kids playing in the backyard is one of the least impactful. Having said that, you need to be sensitive to the needs of your neighbors and doing so will go a long way. I would consider an alternative to sod. Backyards are small, I don't know what would be allowable, another option might be possible. (Mr. McAlpine: The State requirement for sand would be 3-4 inches deep which would be problematic with hardening.) I think it is great application, exactly where it is supposed to be.

Mr. Lamb: I have to agree with Mr. Pringle. Wellington Neighborhood was designed for this type of use. I don't know the difference between a six person child care and a large family. As far as them playing on the green, there are always a ton of kids out there. Just a personal recommendation to seed before the winter.

Ms. Christopher: I agree. It's a place with high density of families, creating a benefit. Encourage you to be good to your neighbors.

Mr. Rath: It is a neighborhood with lots of children, definite benefit to the community.

Ms. Dudney: Agree, and I encourage any neighbor to please write a letter to the town with any issues.

Mr. Pringle made a motion to approve the point analysis for Ali's Pals Home Childcare Business, PC#2011066, 12 Leap Frog Green. Mr. Lamb seconded, and the motion was approved unanimously (6-0).

Mr. Pringle made a motion to approve Ali's Pals Home Childcare Business, PC#2011066, 12 Leap Frog Green, with the presented Findings and Conditions. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

OTHER MATTERS:

Ms. Christopher: At the Commissioner training we attended, I learned to not say "I like this, I like that". It does not sound very professional. Say "I believe" instead of "I like". The trainer gave a list of words you are not supposed to say. (Mr. Pringle: You have to take the emotional part out and be analytical.)

Ms. Dudney: I was in a session on "FRESH" infill development: footprint, roofline, envelope, setbacks, holes (windows, doors). It was informative.

Mr. Neubecker: We will be sending out information on the Saving Places Historic Preservation conference, which is in early February. It is really a great conference. There is ongoing historic preservation learning. Staff attends as well. We will send the dates to the Commission; I believe it is February 1-3, 2012.

Some Town Council Updates:

- There was an ordinance passed on animals at special events.
- The Upper Blue Nordic Master Plan was endorsed by Town Council. (Mr. Pringle: Did they add the changes we recommended?) (Mr. Truckey: We did.)
- There has been some discussion about burn permits, especially in Warrior's Mark. They got a grant, but there is some disagreement within the HOA about that. Some owners are opposed and want the trees hauled off. The Council requested they try to work it out; they are scheduled to come back to Council next week. The Town and Red, White and Blue Fire District are also doing some burns in Town and up on Baldy, outside of Town limits.
- The South Branch library is looking at expanding or building a new building. The Town Council suggested building new. The project would be off of Rankin Road, just north of the library. Maybe vacating that road. They are doing preliminary plans. Existing library would be added onto and converted for District Attorney's office, which is currently out on Airport Road. Those plans will come to you at some point. (Mr. Lamb: What about the helicopter landing area?) They will need to consider that.
- The Council is working on an agreement with Denver Water involving exchanges of water rights; something of benefit to the Town.

ADJOURNMENT:

The meeting was adjourned at 9:30 p.m.

Gretchen Dudney, Vice Chair



COMMUNITY DEVELOPMENT

Class C Development Review Check List

Project Name/PC#:	PC#2011070
	Lot 9A, Block 9, Wellington Neighborhood, Single Family Home and Garage with Bonus Room

Project Manager: Matt Thompson, AICP
Date of Report: October 26, 2011 For the November 1, 2011 Planning Commission Meeting
Applicant/Owner: Poplar Wellington Inc.
Agent: Traditional Neighborhood Builders, Inc.
Proposed Use: Small Lot Single Family Home with two-car Garage
Address: 5 Walker Green
Legal Description: Lot 9A, Block 9, Wellington Neighborhood, Phase 2, Filing 3
Site Area: 4,026 sq. ft. 0.09 acres
Land Use District (2A/2R): 16 - Residential/Commercial per Wellington Neighborhood Master Plan
Existing Site Conditions: The site is relatively flat, with a slope down from east to west of about 4%. The lot has been previously graded, with no significant vegetation.

Density and Mass	<u>Allowed</u>	<u>Proposed</u>
	Density (3A/3R): Allowed: 2,250 sq. ft.	Proposed: 1,602 sq. ft.
	Mass (4R): Allowed: 2,700 sq. ft.	Proposed: 2,086 sq. ft.
	F.A.R.: 1:1.93 FAR	

Areas:
Lower Level:
Main Level: 820 sq. ft.
Upper Level: 782 sq. ft.
Garage: 484 sq. ft.
Total: 2,086 sq. ft.
Bedrooms: 4
Bathrooms: 3
Height (6A/6R): 26'6"

Lot Coverage/Open Space (21R):	<u>Area</u>	<u>Percentage</u>
	Building / non-Permeable: 1,638 sq. ft.	40.69%
	Hard Surface / non-Permeable: 244 sq. ft.	6.06%
	Open Space / Permeable: 2,144 sq. ft.	53.25%

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

Snowstack (13A/13R):	
Required: 61 sq. ft.	(25% of paved surfaces)
Proposed: 75 sq. ft.	(30.74% of paved surfaces)

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

Carriage House / Accessory

Apartment: N/A

Setbacks (9A/9R):

Front: 14 ft.

Side: 8 ft.

Side: 8 ft.

Rear: 7 ft.

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

The proposed home is the same as other Honey Locust models approved in this subdivision. The design of the home is compatible with other homes in this subdivision, and meets the requirements of the Wellington Neighborhood Master Plan.

Exterior Materials: Hardboard siding with 5" reveal in "Light Topaz" and "Stucco Greige", hardboard window trim in "Burbury beige", 2x6 cedar window header trim.

Roof: Asphalt weathered wood shingles

Garage Doors: Hardboard - Painted to match house

Landscaping (22A/22R):

No landscaping is proposed with this application. The landscaping was reviewed with the subdivision.

Drainage (27A/27R):

Positive drainage is proposed away from the home.

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

All applicable Master Plan policies have been met with this application. 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 Action:

9A, Block 9, Wellington Neighborhood, Phase 2, Filing 3 with standard findings and conditions.

Comments:

None

Additional Conditions of Approval:

None

TOWN OF BRECKENRIDGE

**New Single Family Home and Garage with Bonus Room (Honey Locust)
Lot 9A, Block 9, Wellington, Phase 2, Filing 3
5 Walker Green
PC#2011070**

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **October 26, 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 **November 1, 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 **May 8, 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. 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.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

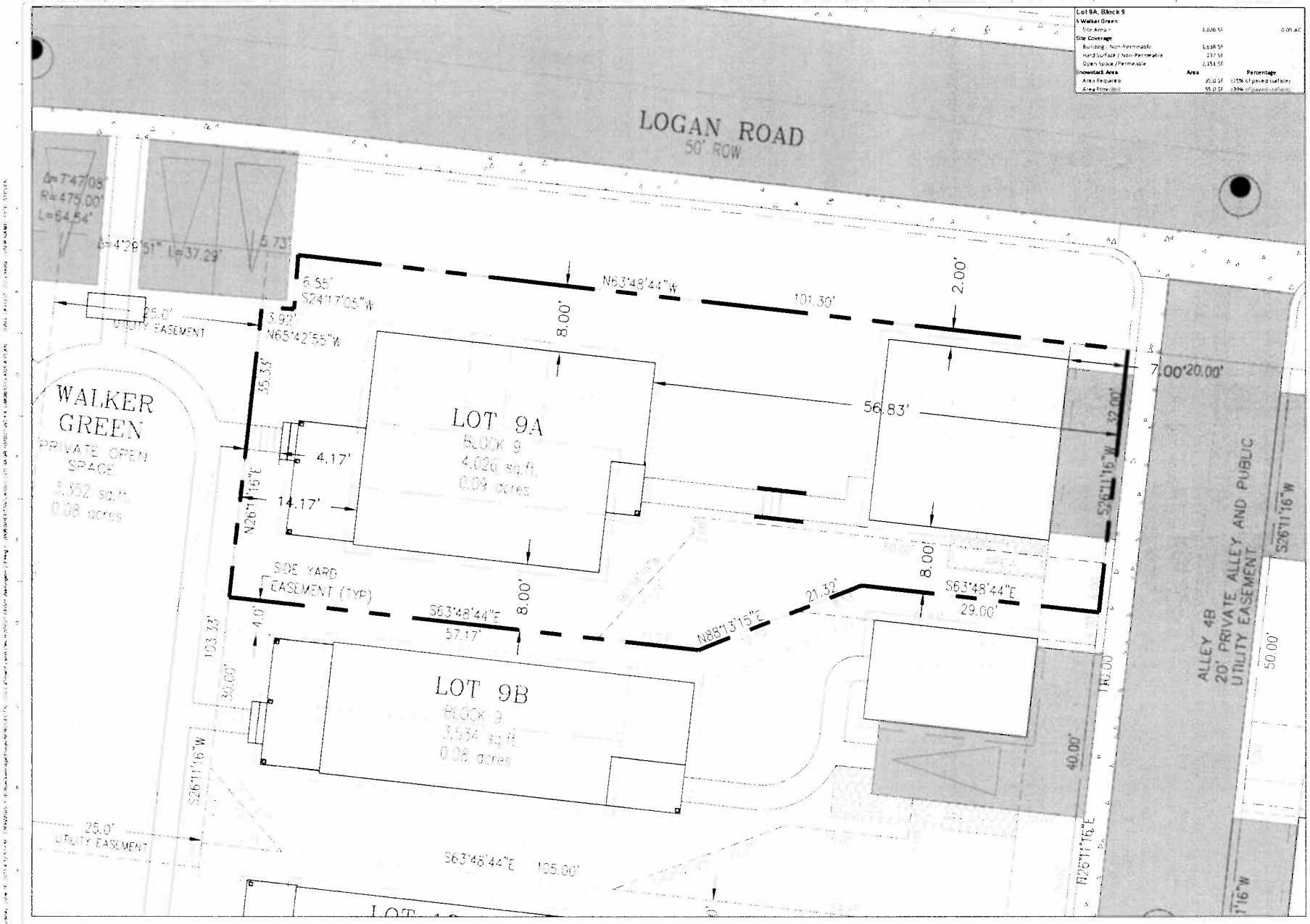
9. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
10. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
11. 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.
12. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
13. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.
14. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

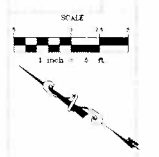
15. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
16. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
17. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
18. Applicant shall screen all utilities.
19. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

20. 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.
21. 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.
22. 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.**
23. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
24. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)



Lot 9A, Block 9		
Walker Green	3,352 sq. ft.	0.08 ac.
Site Area		
Site Coverage	1,638 sq. ft.	
Building - Non-Permeable	237 sq. ft.	
Hard Surface / Non-Permeable	237 sq. ft.	
Open Space / Permeable	2,351 sq. ft.	
Impervious Area		
Area Required	30.0 sq. ft.	(15% of paved surface)
Area Provided	55.0 sq. ft.	(184% of paved surface)

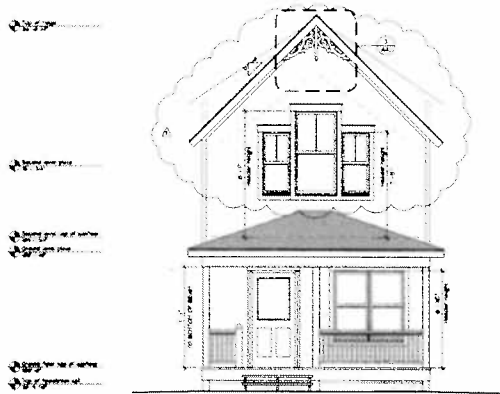


NO.	DATE	DESCRIPTION
1	08/11/2017	PRELIMINARY
2	08/11/2017	FOR PERMITS
3	08/11/2017	FOR RECORD
4	08/11/2017	FOR RECORD
5	08/11/2017	FOR RECORD
6	08/11/2017	FOR RECORD
7	08/11/2017	FOR RECORD
8	08/11/2017	FOR RECORD
9	08/11/2017	FOR RECORD
10	08/11/2017	FOR RECORD

WELLINGTON 2, FILING 3, & 4
LOT 9A, BLOCK 9 CLASS C PLAN

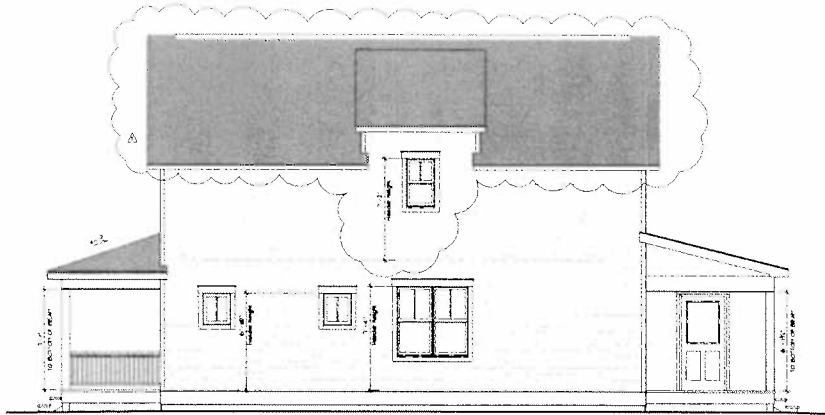
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Designed By: CAJ
Drawn By: CAJ
Checked By: SHJ

L9A-B9-2
Sheet # of #
Copyright Tetra Tech



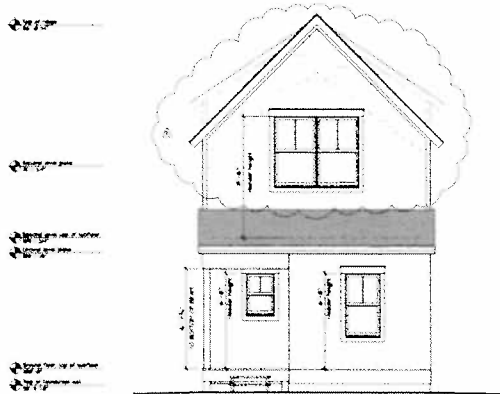
FRONT ELEVATION

Scale: 1/4"=1' (24"x 36" sheet) or 1/8"=1' (11"x 17" sheet)



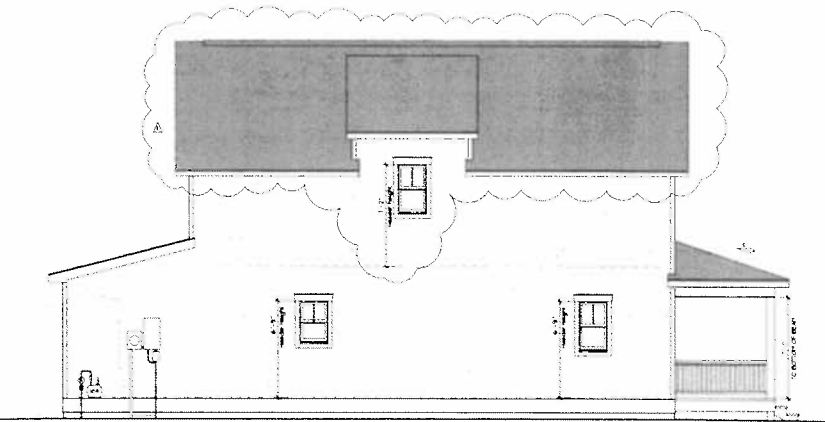
RIGHT SIDE ELEVATION

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REAR ELEVATION

Scale: 1/4"=1' (24"x 36" sheet) or 1/8"=1' (11"x 17" sheet)



LEFT SIDE ELEVATION

Scale: 1/4"=1' (24"x 36" sheet) or 1/8"=1' (11"x 17" sheet)

**WOLFF • LYON
ARCHITECTS**

• WELLINGTON •
NEIGHBORHOOD
BRECKENRIDGE, COLORADO

CLIENT:
WELLINGTON NEIGHBORHOOD
BRECKENRIDGE, COLORADO

ARCHITECT:
WOLFF • LYON ARCHITECTS
BRECKENRIDGE, COLORADO

PROFESSIONAL ENGINEER:
JOHN THOMAS WACH
BRECKENRIDGE, COLORADO



ASPEN

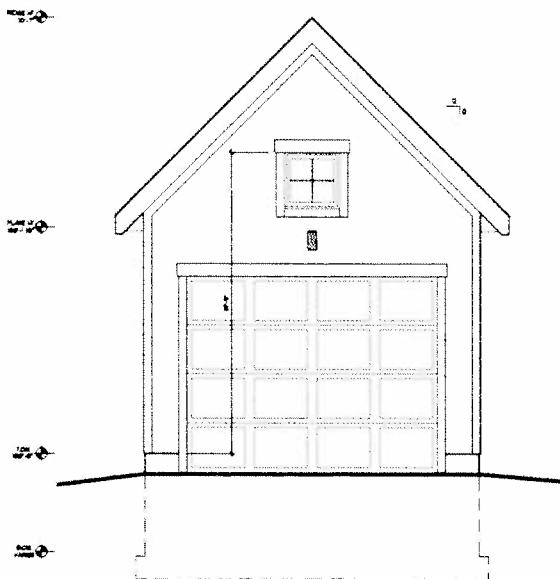
♦ WELLINGTON ♦
NEIGHBORHOOD
BRECKENRIDGE, COLORADO

DATE	REVISION
03/07/11	CONSTRUCTION SET
04/07/11	REVISED CONST SET
08/22/11	REVISED CONST SET

DATE	REVISION
09/16/11	REVISIONS

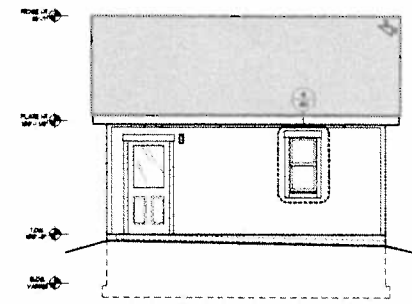
DESIGN NO.
740007-1

**ELEVATIONS
A2.1**

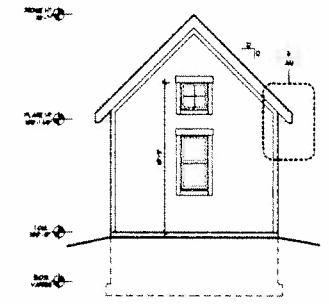


4 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (1/8" = 1'-0" SHEET 18A-101)

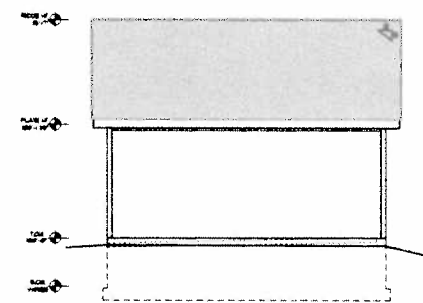
WINDOW NOTES:
 1. ALL WINDOWS SHOWN TO HAVE OPERABLE GLASS UNITS UNLESS NOTED OTHERWISE.
 2. ALL GLASS UNITS SHOWN TO HAVE OPERABLE GLASS UNITS UNLESS NOTED OTHERWISE.
 3. ALL OPERABLE WINDOWS TO BE FINISHED WITH OPERABLE BUG SCREENS.
 4. ALL FLOORING SHALL BE FINISHED WITH FINISH FLOORING.
 5. EXCEPT WHERE NOTED OTHERWISE ON THE DRAWINGS.
 6. FINISH FLOORING SHALL BE FINISHED WITH FINISH FLOORING.
 7. FINISH FLOORING SHALL BE FINISHED WITH FINISH FLOORING.
 8. FINISH FLOORING SHALL BE FINISHED WITH FINISH FLOORING.



1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (1/8" = 1'-0" SHEET 18A-101)



2 REAR ELEVATION
SCALE: 1/4" = 1'-0" (1/8" = 1'-0" SHEET 18A-101)



3 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (1/8" = 1'-0" SHEET 18A-101)

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ARCHITECTS

• WELLINGTON •
NEIGHBORHOOD
BRECKENRIDGE, COLORADO

CLIENT:
 ARCHITECT:
 DATE:



SINGLE CAR GARAGE
 ♦ WELLINGTON ♦
 NEIGHBORHOOD
 BRECKENRIDGE, COLORADO

REVISION DATES

07.11.2006	CONSTRUCTION REVIEW
07.17.2006	STRUCTURAL REVIEW
08.03.2006	CONSTRUCTION SET
06.06.2017	REVISED CONST SET

REVISIONS

DATE	DESCRIPTION

DRAWN BY:
 PROJECT NO.:
 ELEVATIONS
 A2.1



COMMUNITY DEVELOPMENT

Class C Development Review Check List

Project Name/PC#:	Lot 9B, Block 9, Wellington Neighborhood, Single Family Home with Garage	PC#2011071
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Project Manager: Matt Thompson, AICP

Date of Report: October 27, 2011

For the November 1, 2011 Planning Commission Meeting

Applicant/Owner: Poplar Wellington Inc.

Agent: Traditional Neighborhood Builders, Inc.

Proposed Use: Small Lot Single Family Home with Garage

Address: 7 Walker Green

Legal Description: Lot 9B, Block 9, Wellington Neighborhood, Phase 2, Filing 3

Site Area: 3,534 sq. ft. 0.08 acres

Land Use District (2A/2R): 16 - Residential/Commercial per Wellington Neighborhood Master Plan

Existing Site Conditions: The site is relatively flat, with a slope down from east to west of about 4%. The lot has been previously graded, with no significant vegetation.

Density and Mass	<u>Allowed</u>	<u>Proposed</u>
Density (3A/3R):	Allowed: 2,250 sq. ft.	Proposed: 1,180 sq. ft.
Mass (4R):	Allowed: 2,700 sq. ft.	Proposed: 1,334 sq. ft.
F.A.R.:	1:2.65 FAR	

Areas:
Lower Level:
Main Level: 650 sq. ft.
Upper Level: 530 sq. ft.
Garage: 154 sq. ft.
Total: 1,334 sq. ft.

Bedrooms: 2
Bathrooms: 2
Height (6A/6R): 25'6"

Lot Coverage/Open Space (21R):	<u>Area</u>	<u>Percentage</u>
Building / non-Permeable:	1,215 sq. ft.	34.38%
Hard Surface / non-Permeable:	421 sq. ft.	11.91%
Open Space / Permeable:	1,898 sq. ft.	53.71%

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

Snowstack (13A/13R):	
Required: 106 sq. ft.	(25% of paved surfaces)
Proposed: 125 sq. ft.	(29.69% of paved surfaces)

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

**Carriage House / Accessory
Apartment:** N/A

Setbacks (9A/9R):

Front: 13 ft.
Side: 4 ft.
Side: 10 ft.
Rear: 7 ft.

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

The proposed home is the same as other Aspen models approved in this subdivision. The design of the home is compatible with other homes in this subdivision, and meets the requirements of the Wellington Neighborhood Master Plan.

Exterior Materials: Hardboard siding with 5" reveal in "Stucco Greige" and "Thunder Grey", hardboard window trim in "Burbury beige", 2x6 cedar window header trim.

Roof: Asphalt pewter gray shingles

Garage Doors: Hardboard - Painted to match house

Landscaping (22A/22R):

No landscaping is proposed with this application. The landscaping was reviewed with the subdivision.

Drainage (27A/27R):

Positive drainage is proposed away from the home.

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

All applicable Master Plan policies have been met with this application. 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 Action:

Staff has approved the Single Family Home and Garage located at 7 Walker Green, Lot 9B, Block 9, Wellington Phase 2, Filing 3 with attached Findings and Conditions.

Comments:

None

Additional Conditions of Approval:

None

TOWN OF BRECKENRIDGE

New Single Family Home and Garage (Aspen model)
Lot 9B, Block 9, Wellington, Phase 2, Filing 3
7 Walker Green
PC#2011071

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **October 27, 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 **November 1, 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.
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PRIOR TO ISSUANCE OF BUILDING PERMIT

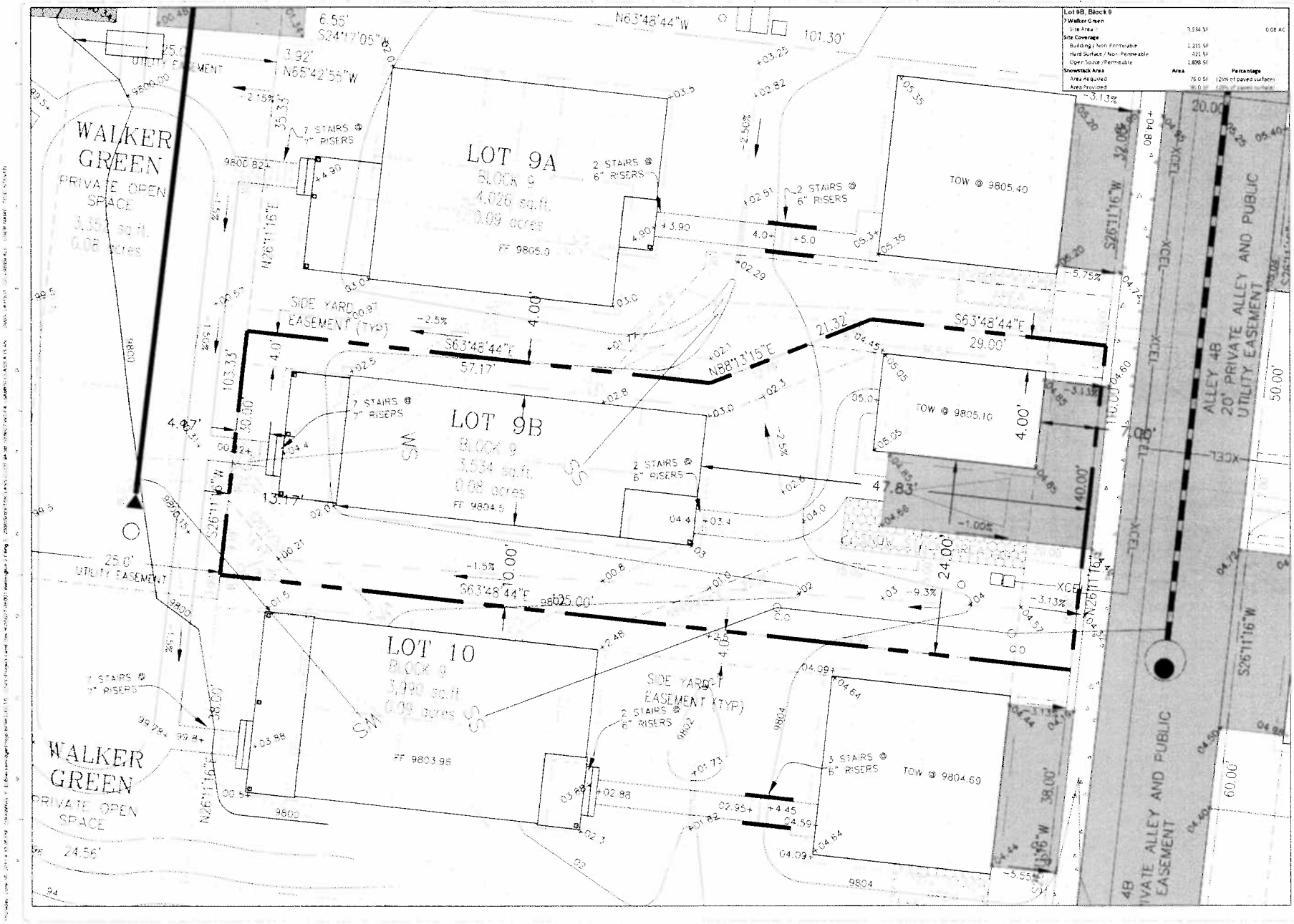
9. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
10. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
11. 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.
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PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

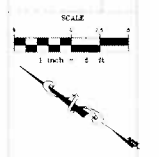
15. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
16. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
17. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
18. Applicant shall screen all utilities.
19. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

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(Initial Here)



Lot 9B, Block 9	
Walker Green	7,534 SF
Site Area	0.08 AC
Site Coverage	2,315 SF
Building / Non Permeable	215 SF
Hard Surface / Non Permeable	215 SF
Open Space / Permeable	1,895 SF
Shrinkback Area	Area
Area Required	Percentage
Area Provided	(20% of paved surface)

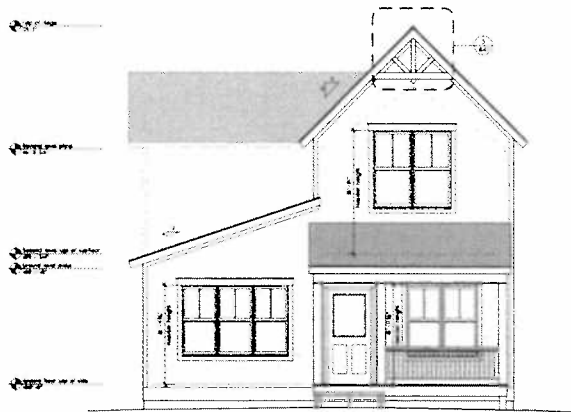


NO.	DATE	DESCRIPTION
1	10/15/24	ISSUED FOR PERMITS
2	10/15/24	REVISION: BLOCK AND RISES TO CODE
3	10/15/24	REVISION: TOWNSHIP AND INTERMEDIATE COMMUNITY LINES
4	10/15/24	REVISION: LOCATE AND PROPOSED UTILITY LINES
5	10/15/24	REVISION: LOT 9B AND 10A, UTILITY AND TOWNSHIP

WELLINGTON 2, FILING 3, & 4
LOT 9B, BLOCK 9 CLASS C PLAN

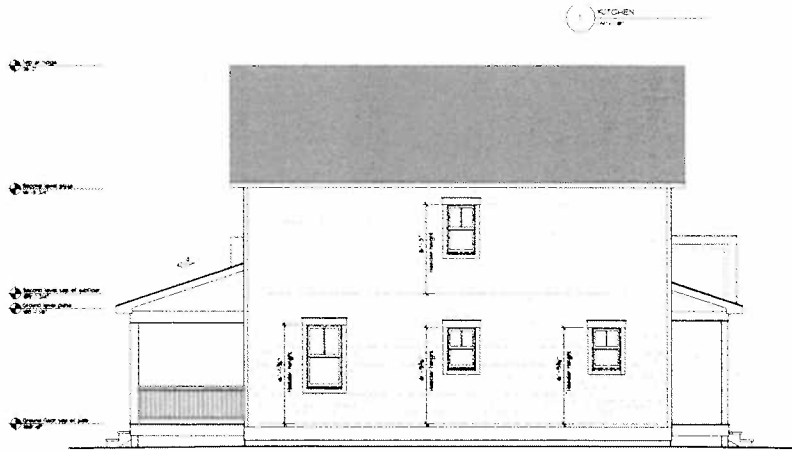
Project No.	133-8027-08001
Designed By	CAE
Drawn By	CAE
Checked By	BT

L9B-B9-1
Sheet # of # of SHEETS
Copyright Tetra Tech



FRONT ELEVATION

Scale: 1/4"=1' (24" x 36" sheet) or 1/8"=1' (11" x 17" sheet)



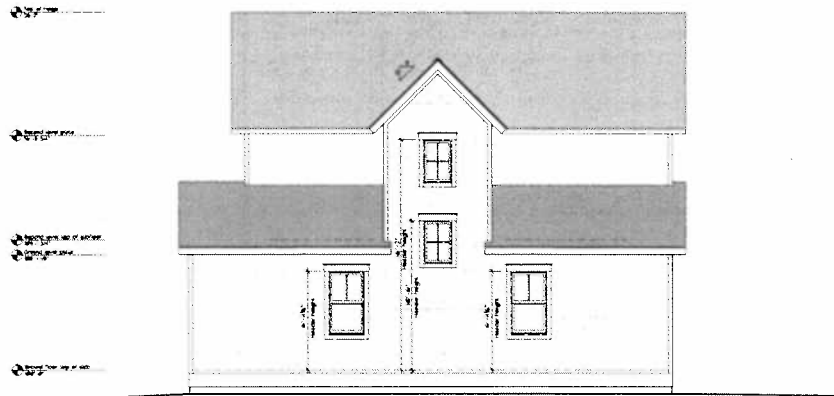
RIGHT SIDE ELEVATION

Scale: 1/4"=1' (24" x 36" sheet) or 1/8"=1' (11" x 17" sheet)



REAR ELEVATION

Scale: 1/4"=1' (24" x 36" sheet) or 1/8"=1' (11" x 17" sheet)



LEFT SIDE ELEVATION

Scale: 1/4"=1' (24" x 36" sheet) or 1/8"=1' (11" x 17" sheet)

**WOLFF • LYON
ARCHITECTS**

• WELLINGTON •
NEIGHBORHOOD
BRECKENRIDGE, COLORADO

PLANT
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 01-0000-1-1-1-1
 01-0000-1-1-1-1
STRUCTURE
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 01-0000-1-1-1-1
 01-0000-1-1-1-1
MECHANICAL ENGINEER
 01-0000-1-1-1-1
 01-0000-1-1-1-1
 01-0000-1-1-1-1



HONEY LOCUST
 ♦ **WELLINGTON** ♦
NEIGHBORHOOD
 BRECKENRIDGE, COLORADO

DATE	DESCRIPTION
04-21-2011	
05-11-2011	
06-02-2011	
06-18-2011	
07-06-2011	
09-15-2011	
09-22-2011	

DATE OF ELEVATIONS: 11/2011
**ELEVATIONS
A2.1**

CLIENT:
PROJECT:
ARCHITECT:
DESIGNER:
DATE:
SCALE:
SHEET NO. 1 OF 1

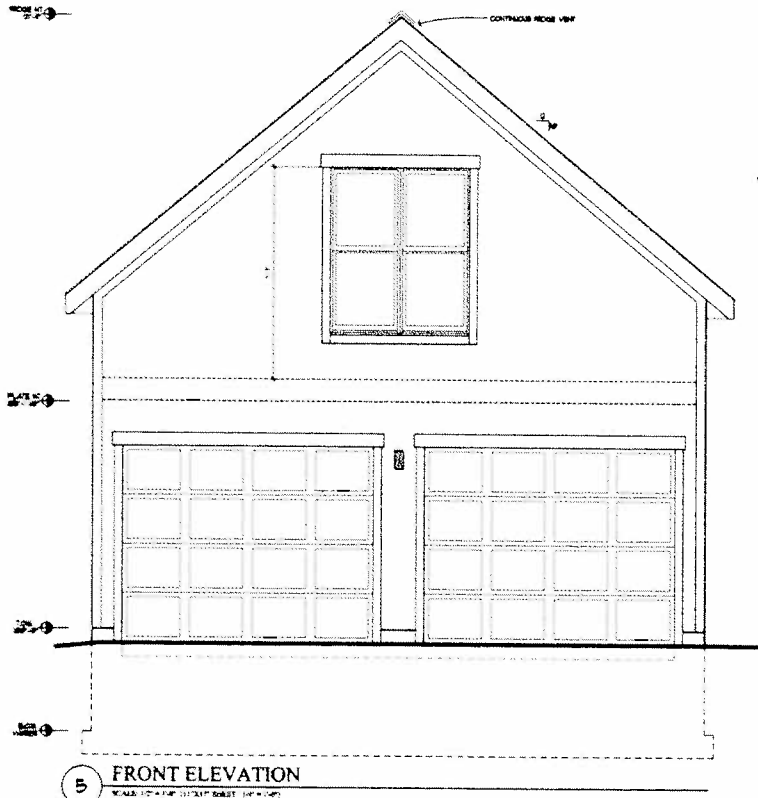
GARAGE WITH
BONUS ROOM
♦ WELLINGTON ♦
NEIGHBORHOOD
BRECKENRIDGE, COLORADO

DATE:
07.11.2006 CONSTRUCTION REVIEW
07.13.2006 STRUCTURAL REVIEW
08.14.2006 CONSTRUCTION SET

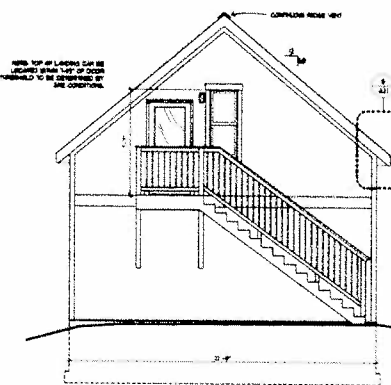
REVISIONS:

DRAWN BY:
PROJECT NO.:
ELEVATIONS

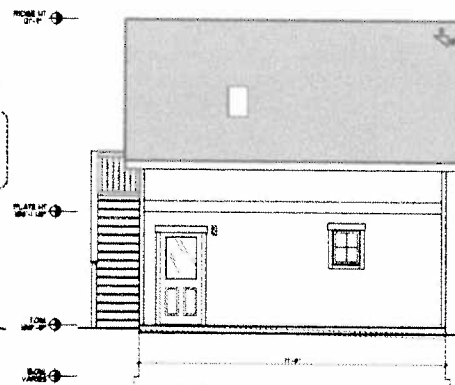
A2.1



5 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (SHEET 1 OF 1)

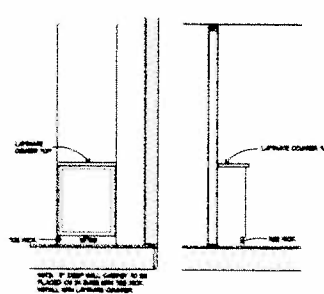


3 REAR ELEVATION
SCALE: 1/4" = 1'-0" (SHEET 1 OF 1)

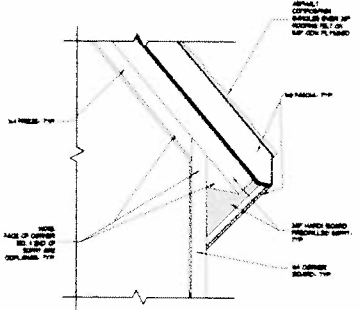


1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (SHEET 1 OF 1)

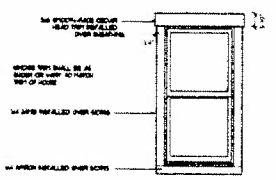
WINDOW NOTES:
NOTE: WHERE SHOWN AS BUILT, WINDOW SHALL BE PLACED IN WINDOW
TO BE BUILT WITH CHANGES. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE
ARCHITECT PRIOR TO CONSTRUCTION.
ALL OPERABLE WINDOWS TO BE FINISHED WITH FINISHES TO BE SHOWN.
ALL WINDOW UNITS TO BE FINISHED WITH FINISHES TO BE SHOWN.
COPY DRAWING TO BE USED FOR CONSTRUCTION.
FINISH LINE: 1/4" = 1'-0"
OPERABLE LINE: 1/4" = 1'-0"
PROVIDE SCHEDULED PARTS BETWEEN FINISH LINES IN EACH OF ELEVATIONS



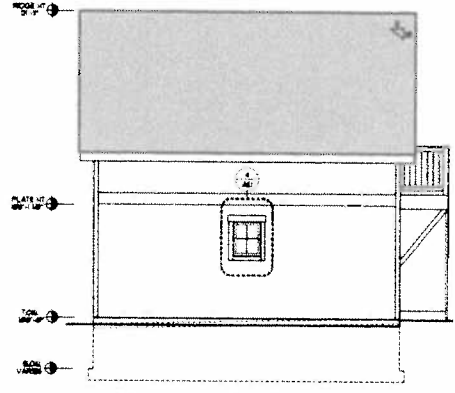
7 CABINET DETAIL
SCALE: 1/4" = 1'-0" (SHEET 1 OF 1)



6 EAVE DETAIL
NOT TO SCALE



4 WINDOW DETAIL
SCALE: 1/4" = 1'-0" (SHEET 1 OF 1)



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (SHEET 1 OF 1)



COMMUNITY DEVELOPMENT

Class C Development Review Check List

Project Name/PC#:	Lot 10, Block 9, Wellington Neighborhood, Single Family Home with Garage	PC#2011072
--------------------------	--	------------

Project Manager: Matt Thompson, AICP

Date of Report: October 27, 2011

For the November 1, 2011 Planning Commission Meeting

Applicant/Owner: Poplar Wellington Inc.

Agent: Traditional Neighborhood Builders, Inc.

Proposed Use: Small Lot Single Family Home with Garage

Address: 11 Walker Green

Legal Description: Lot 10, Block 9, Wellington Neighborhood, Phase 2, Filing 3

Site Area: 3,990 sq. ft. 0.09 acres

Land Use District (2A/2R): 16 - Residential/Commercial per Wellington Neighborhood Master Plan

Existing Site Conditions: The site is relatively flat, with a slope down from east to west of about 4%. The lot has been previously graded, with no significant vegetation.

Density and Mass	<u>Allowed</u>	<u>Proposed</u>
Density (3A/3R):	Allowed: 2,250 sq. ft.	Proposed: 1,463 sq. ft.
Mass (4R):	Allowed: 2,700 sq. ft.	Proposed: 1,947 sq. ft.
F.A.R.:	1:2.05 FAR	

Areas:
Lower Level:
Main Level: 728 sq. ft.
Upper Level: 735 sq. ft.
Garage: 484 sq. ft.
Total: 1,947 sq. ft.

Bedrooms: 3
 Bathrooms: 3
Height (6A/6R): 28 feet overall

Lot Coverage/Open Space (21R):	<u>Area</u>	<u>Percentage</u>
Building / non-Permeable:	1,576 sq. ft.	39.50%
Hard Surface / non-Permeable:	234 sq. ft.	5.86%
Open Space / Permeable:	2,180 sq. ft.	54.64%

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

Snowstack (13A/13R):	Required: 59 sq. ft.	(25% of paved surfaces)
	Proposed: 75 sq. ft.	(32.05% of paved surfaces)

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

**Carriage House / Accessory
Apartment:** N/A

Setbacks (9A/9R):

Front: 12 ft.
Side: 4 ft.
Side: 12 ft.
Rear: 7 ft.

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

The proposed home is the same as other Juniper models approved in this subdivision. The design of the home is compatible with other homes in this subdivision, and meets the requirements of the Wellington Neighborhood Master Plan.

Exterior Materials: Hardboard siding with 5" reveal in "Winestain" and "Stucco Greige", hardboard window trim in "Burbury beige", 2x6 cedar window header trim.

Roof: Asphalt Heather Blend shingles

Garage Doors: Hardboard - Painted to match house

Landscaping (22A/22R):

No landscaping is proposed with this application. The landscaping was reviewed with the subdivision.

Drainage (27A/27R):

Positive drainage is proposed away from the home.

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

All applicable Master Plan policies have been met with this application. 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 Action:

Staff has approved the Single Family Home and Garage located at 11 Walker Green, Lot 10, Block 9, Wellington Phase 2, Filing 3 with the attached Findings and Conditions.

Comments:

None

Additional Conditions of Approval:

None

TOWN OF BRECKENRIDGE

New Single Family Home and Garage (Juniper)
Lot 10, Block 9, Wellington, Phase 2, Filing 3
11 Walker Green
PC#2011072

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **October 27, 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 **November 1, 2011** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

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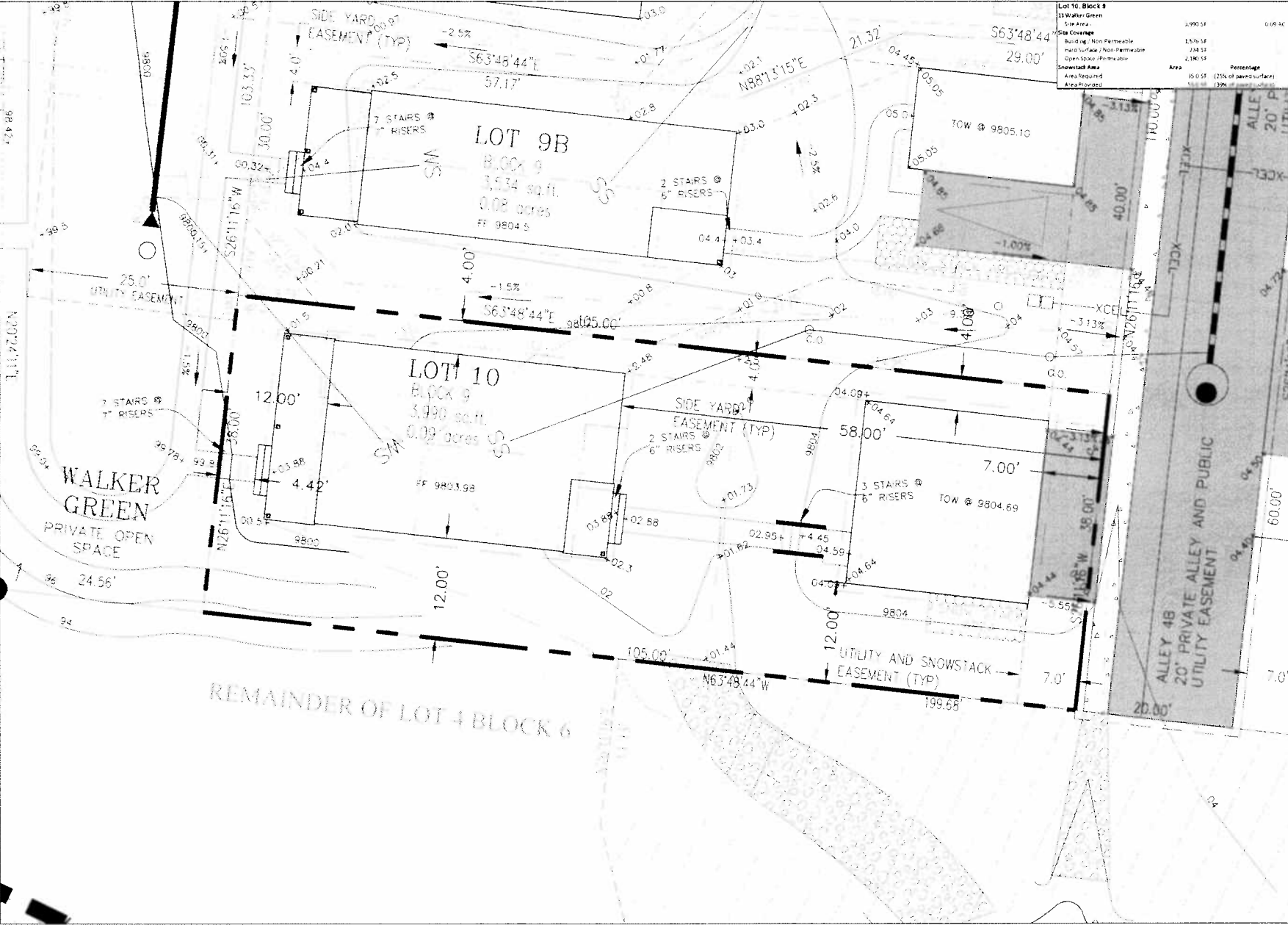
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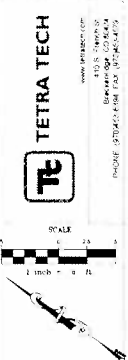
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(Initial Here)

PROJECT: 135-6277-0801
 DATE: 10/15/2024
 DRAWN BY: CAG
 CHECKED BY: SHI
 SCALE: 1" = 10'-0"



Lot 10, Block 9		
Water Green	3,990 SF	0.09 AC
Site Coverage		
Building / Non-Permeable	1,576 SF	
Paved Surface / Non-Permeable	218 SF	
Open Space / Permeable	2,196 SF	
Snowstack Area		
Area Required (25% of paved surface)		
Area Required	16.0 SF	
Area Provided	16.0 SF	(25% of paved surface)



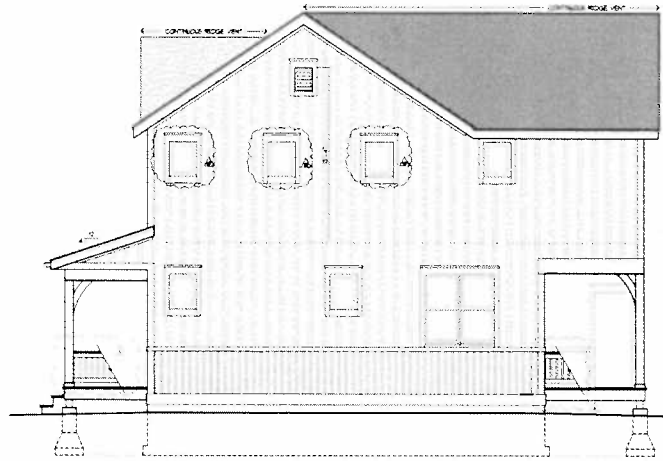
NO.	DATE	REVISION
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2		ISSUE FOR CONSTRUCTION
3		ISSUE FOR RECORDING
4		ISSUE FOR RECORDING
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6		ISSUE FOR RECORDING
7		ISSUE FOR RECORDING
8		ISSUE FOR RECORDING
9		ISSUE FOR RECORDING
10		ISSUE FOR RECORDING

WELLINGTON 2, FILING 3, & 4
LOT 10, BLOCK 9 CLASS C PLAN

Project No:	135-6277-0801
Checked By:	CAG
Drawn By:	CAG
Checked By:	SHI

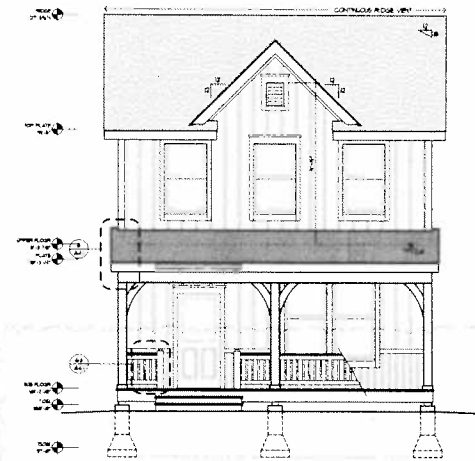
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 Sheet 888 of 898
 Copyright Tetra Tech





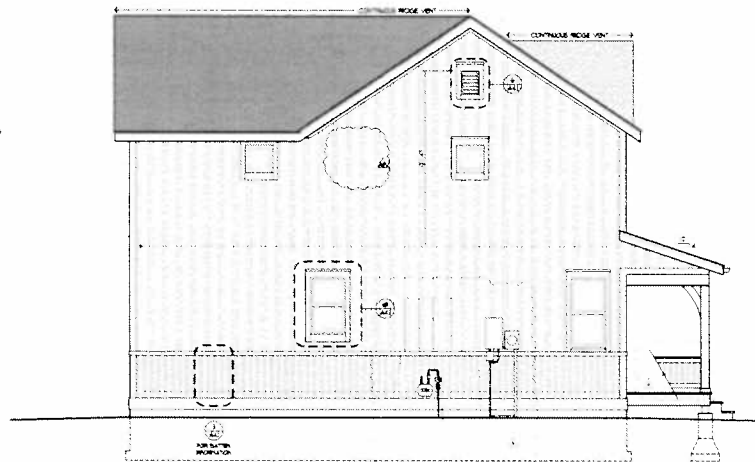
LEFT SIDE ELEVATION

WOLF LYON ARCHITECTS



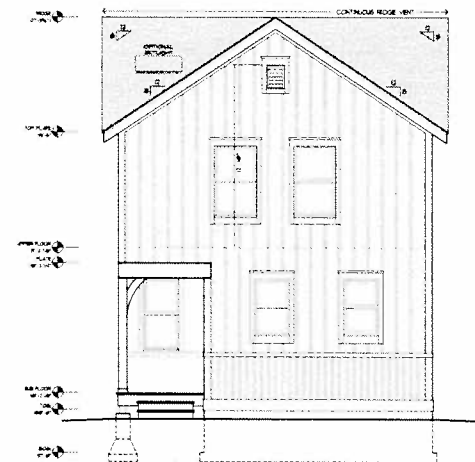
FRONT ELEVATION

WOLF LYON ARCHITECTS



RIGHT SIDE ELEVATION

WOLF LYON ARCHITECTS



REAR ELEVATION

WOLF LYON ARCHITECTS

WOLFF • LYON
ARCHITECTS

• WELLINGTON •
NEIGHBORHOOD
BRECKENRIDGE, COLORADO

CLIENT:

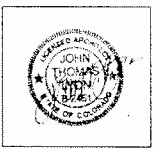
POPULARHOUSE LLC
777 HALL ST. SUITE 200
BOULDER, CO 80502

ARCHITECT:

WOLFF • LYON ARCHITECTS
277 HALL STREET, SUITE 210
BOULDER, CO 80502
P: (303) 447-6700
F: (303) 447-9000

STRUCTURAL ENGINEER:

MOUNTAIN DESIGN GROUP LLC
8875 TROVATALE AVENUE, STE. B-1
FREDERICK, CO 81409
T: (303) 870-1411
(303) 870-8473



JUNIPER
♦ WELLINGTON ♦
NEIGHBORHOOD
BRECKENRIDGE, COLORADO

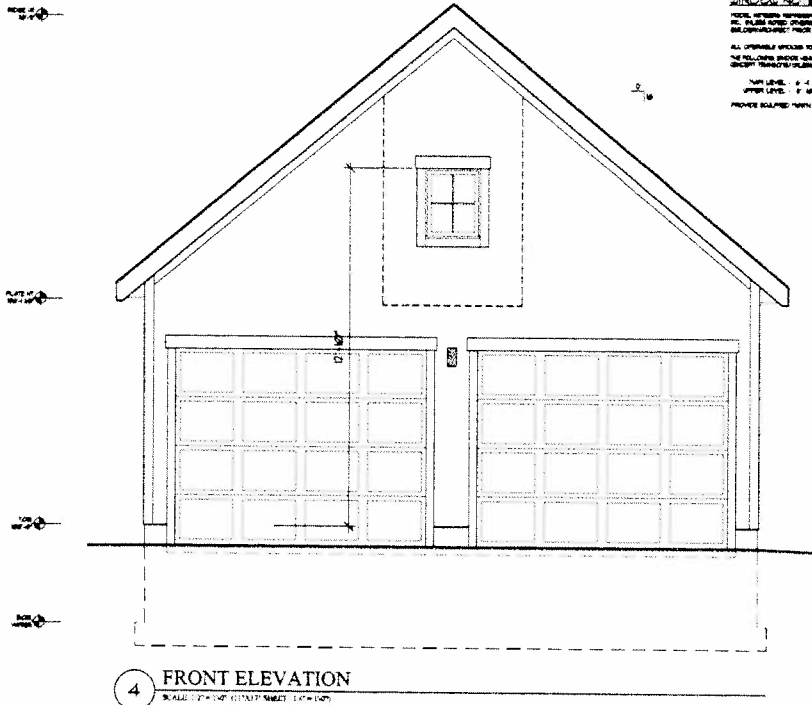
DATE	DESCRIPTION
01/04/06	S&O REVIEW
02/13/06	S&O REVIEW
03/10/06	WOLFF LYON REDLINES
04/13/06	WOLFF LYON REDLINES
05/23/06	CONSTRUCTION SET

DATE	DESCRIPTION
06/21/06	ENTIRE PAGE REVISIONS
08/09/06	REVISIONS
10/01/07	REVISIONS
05/12/11	REVISIONS

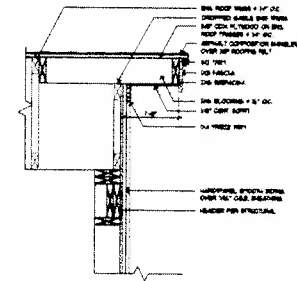
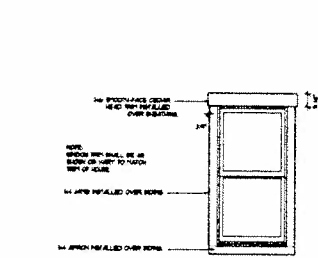
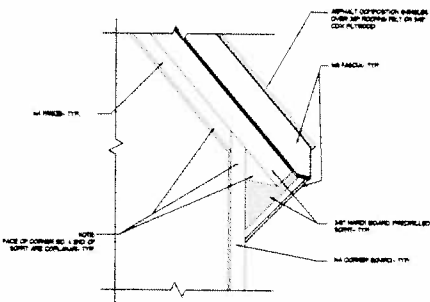
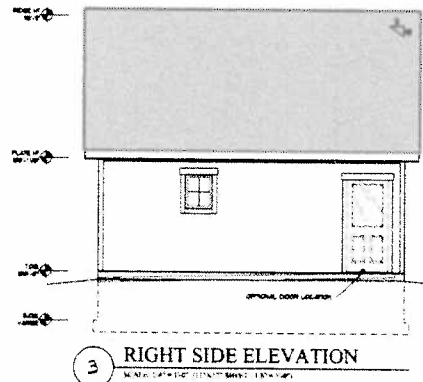
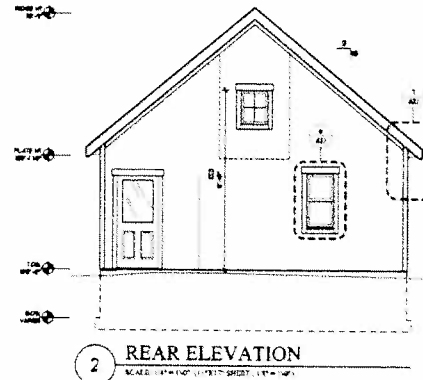
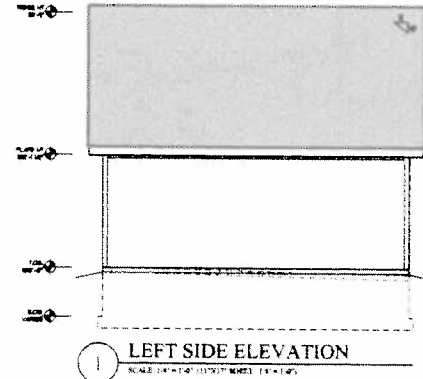
DRAWN BY:
PROJECT No. 9900
ELEVATIONS

A2.1m

THE WOLF LYON ARCHITECTS' CONTRACT, TERMS AND CONDITIONS, SPECIFICATIONS AND SCHEDULES, AND ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS, SHALL BE DEEMED TO BE INCORPORATED INTO THIS SET OF DRAWINGS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.



WINDOW NOTES:
 1. ALL WINDOWS SHALL BE 1/2" MIN. CLEARANCE FROM FINISH SURFACES.
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 20. ALL WINDOWS SHALL BE 1/2" MIN. CLEARANCE FROM FINISH SURFACES.



WOLFF • LYON
ARCHITECTS

• WELLINGTON •
NEIGHBORHOOD
BRECKENRIDGE, COLORADO

CLIENT

PROJECT NO.	10000000
DATE	07/13/2006
SCALE	1/4" = 1'-0"
DRAWN BY	JL
CHECKED BY	ML
DATE	07/13/2006



DOUBLE CAR GARAGE

♦ WELLINGTON ♦
NEIGHBORHOOD
BRECKENRIDGE, COLORADO

REVISIONS

NO.	DATE	DESCRIPTION
07.13.2006	CONSTRUCTION REVIEW	
07.13.2006	STRUCTURAL REVIEW	
08.03.2006	CONSTRUCTION SET	
06.15.2011	REVISED CONSTR. SET	

REVISIONS

NO.	DATE	DESCRIPTION

ELEVATIONS

A2.1

Planning Commission Staff Report

Subject: Breckenridge Stables Horse and Carriage (Class C; PC#2011061)

Project Manager: Chris Neubecker

Date: October 27, 2011 (For meeting of November 1, 2011)
Continued from the October 4, 2011 meeting

Applicant/Owner: Breckenridge Stables, LLC

Agent: Brad Bays

Proposal: To operate a horse drawn carriage for rides and tours around Breckenridge as well as provide taxi service for special events, weddings, dinner rides, etc.

Address: Southeast corner of Main Street and Lincoln Avenue
(Updated from the October 4, 2011 meeting)

Legal Description: Main Street right-of-way

Land Use District: 19: Commercial

Historic District: Core Commercial Character Area
(Updated from the October 4, 2011 meeting)

Adjacent Uses: North: Towne Square Mall
South: Main Street / Commercial
East: Lincoln West Mall (Office and Retail)
West: Main Street / Commercial

The proposed use does not affect density, mass, parking, building height, or setbacks. As such, this staff report will not discuss such issues.

Item History

On October 4, 2011 the Planning Commission reviewed this application. Based on public comment from neighboring business and property owners, the Planning Commission continued the hearing to allow Staff and the Applicant to consider other locations. Planning Staff has met with Staff from the Public Works and Police departments to consider other possible locations. We have also talked with the Applicant about possible waiting locations. Based on visibility and location, as well as turning movements, the Applicant has indicated that the location at Main Street and Lincoln Avenue is their preferable new proposed location.

Staff Comments

Waiting Location: The new proposed waiting location is at the southeast corner of Main Street and Lincoln Avenue, on Main Street. The location is in front of the Lincoln West Mall. The location would provide good visibility for the operators. It would also allow the carriage operator to turn east into the

Historic District without needing to cross traffic on Main Street. Upon returning from a tour, this location would allow the operator to turn right on Main Street (from E. Jefferson Avenue or E. Adams Avenue) without crossing Main Street traffic. This location also has a sewer inlet nearby, and there is no outdoor dining in this area.

Alternately, there has been a suggestion to move the waiting location to the west side of Main Street near the Welcome Center. Staff investigated this location. It would interfere with transit service as well as a handicapped parking space. The west side would also require the carriage to cross Main Street traffic to begin and end tours of the Historic District. As a result, Staff believes that the proposed location at Main Street and Lincoln Avenue would work better, and therefore we support the proposed location.

Traffic: The proposed route for Historic District tours is shown on the attached Route Map. Most of the tours will take place within the Historic District, east of Main Street. On occasion, the carriage will be called for taxi service to bring passengers to and from their accommodations to local restaurants or other events. In addition, the carriage will be used on occasion for weddings and other private events.

The biggest concern with traffic is operating the carriage on Main Street during busy times of the year and busy times of day. Since the carriage is slow relative to cars, we have added a condition of approval requiring that the carriage operator travel on Main Street for no more than one block at a time, pulling over at the end of each block to allow cars to pass. We have also added a condition of approval prohibiting operation of the carriage on the 300 block of South Ridge Street (in front of the Post Office) between 11:00 AM – 4:00 PM, Monday through Friday.

Cleanup and Odor: Horses will be equipped with harness bags to trap manure, however, these harnesses are not guaranteed, and on occasion manure will be deposited onto Town streets. In order to ensure cleanup of manure and urine, we have added a condition of approval requiring that the Applicant clean up all waste. This includes removal of horse manure and washing down the street each day. This could be done by obtaining a written agreement with a nearby property owner for the use of water and a hose, or through the use of a water truck. Manure will need to be carried away and disposed on private property, and shall not be deposited into any public trash bins, the Blue River or other drainage ways.

We have also added a condition of approval requiring semi-annual (twice per year) cleanup of the storm sewer inlet north of the proposed waiting location. This will be done by the Applicant, or by private contract, and not by the Town of Breckenridge. This condition was added after consultation with the Town of Breckenridge Streets Department.

Hitching Post: In the past, this operation has been limited by requiring the carriage operator to remain with the horses at all times. This has led to problems for the operator needing to leave to use bathroom facilities. In order to accommodate the operator, Staff suggests allowing the horses to be secured for brief moments of the day while the operator uses the restroom. The horses could be secured to a nearby lamp post or sign post. If necessary, a hitching post could be installed, but staff does not believe this would be necessary in the new location. This installation of a hitching post would be acceptable to the Applicant and the Public Works Department, if needed.

The Applicant has indicated that the horses are accustomed to traffic and people, and that leaving them unattended for a few minutes would not be a problem. The design and installation of a hitching post will be reviewed by Staff, if it is needed. We have added a maximum duration of ten (10) minutes for the horses to be unattended.

Call Up Hearing: As this application was called up by the Commission, but continued, this application is still active and in the call up process. Staff will make a presentation at the meeting and members of the public may provide comment.

Point Analysis: Staff has found no reason to assign positive or negative points under any Relative policies. We find that the application conforms to all Absolute polices of the Development Code.

Staff Recommendation

The Planning Department has worked closely with the Public Works and Police departments in reviewing this application and the revised waiting location. We believe that the proposed location will work for the Applicant and the Town. We recommend that the Planning Commission approve the Breckenridge Stables Horse and Carriage use (PC#2011061), along with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

Breckenridge Stables, LLC
Horse and Carriage Tours
PERMIT #2011061

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

FINDINGS

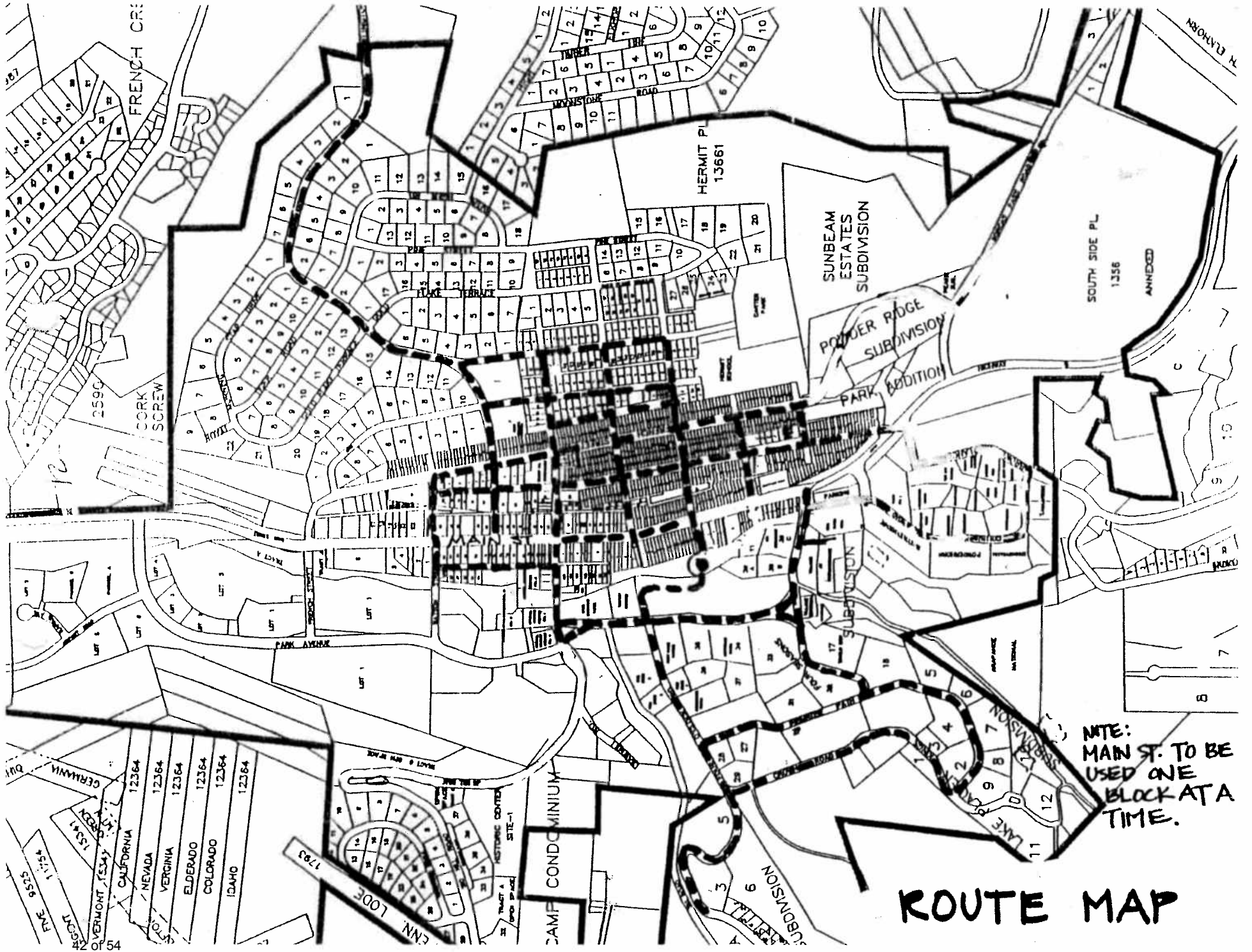
1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the proposed design and location of the proposed use 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.

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 operation, revoke this permit, and/or require removal of any improvements made in reliance upon this permit.
3. This permit expires one year from date of issuance, on November 8, 2012 at which time it may be renewed annually with a Class D permit. If the terms and/or conditions of this permit are violated, the Town of Breckenridge may refuse to re-issue a permit. At the option of the Town of Breckenridge, the permit renewal may be changed to a higher classification.
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. Applicant shall maintain a valid Town business license for the operation.
6. Applicant shall maintain adequate insurance. The Town of Breckenridge shall be named as an additional insured on the applicant's insurance. The insurance policy shall include bodily injury (including death) coverage of at least \$100,000 per person and \$300,000 per accident, and \$50,000 coverage for injury to or destruction of property of others in any one accident. Such insurance constitutes a minimum requirement and shall in no way be deemed to limit or lessen the liability of the Applicant. Prior to issuance of a business license, a copy of the Applicant's insurance policy shall be submitted to the Town Attorney for his review and approval. The policy shall include a provision requiring that the Town be notified when the policy lapses.

7. Horses shall have harness bags to entrap manure and manure shall not be deposited in either Town trash barrels, the Blue River, or other drainage ways. Urine shall be collected by an absorbent material and disposed of properly. Applicant shall immediately clean up any messes created by the horses, including, but not limited to urine or manure deposited in the public right-of-way.
8. Triangular "slow vehicle" reflectors shall be installed on the carriage pursuant to CRS 42-4-234. Carriages operating at night shall be lit with a minimum of one white light at the front and two red lights at the rear, with side reflectors, in accordance with CRS 42-4-211(7).
9. Applicant shall work cooperatively with the Town of Breckenridge Public Works Department on the location and installation of a hitching post near the designated waiting location at the southeast corner of Main Street and Lincoln Avenue. The hitching post shall be used to secure the horses at any time when the carriage operator is not present. The carriage operator shall not leave horses unattended for more than ten (10) minutes.
10. Only streets and waiting locations shown on the "Carriage Waiting Location Map," and "Route Map" and/or "Limited Route Map" shall be used. Use of larger wagons, as opposed to the compact carriages, is not allowed. Applicant shall not use any Freeride bus stop turn out areas, unless to momentarily allow faster vehicles to pass. During the Breckenridge Ski Area ski season, carriage shall not operate on any Town street prior to 9:00 a.m. nor between the hours of 3:00-6:00 p.m. except as shown on the Limited Route Map. Carriages shall not travel Main Street for more than one consecutive block at a time or to cross the street. Carriages shall not travel in front of the Ridge Street Post Office between 11 a.m. and 4 p.m., Monday through Friday. Applicant shall avoid Park Avenue as much as possible. When servicing Beaver Run, Grand Timber Lodge, and other properties generally west of Park Avenue, Applicant shall cross Park Avenue at Four O'clock Road, rather than operating on Park Avenue, and shall return to Main Street via Four O'clock Road, Park Avenue and Ski Hill Road. When servicing Mountain Thunder Lodge, Applicant shall access Park Avenue from Watson Avenue, and return to Main Street via Watson Avenue.
11. One single Main Street waiting location is designated. The approved waiting location is on Main Street, just south of the intersection with Lincoln Avenue. The Applicant's use of this space shall not interfere with existing parking spaces. The Town of Breckenridge reserves the right to authorize other carriage operators to use the same waiting location. In such event, the designated waiting location is allowed on a first-come, first-served basis. There is no guaranteed right to use the designated waiting location.
12. Applicant shall indemnify, defend, save and hold harmless the Town of Breckenridge and all its officers, agents and employees from any and all suits, actions or claims for damages arising out of the conduct of the carriage company's business.
13. No signs are authorized by this permit. Any signs shall require a separate Town of Breckenridge sign permit, including any signage proposed for display on the carriage.
14. Applicant shall comply with all applicable traffic regulations.
15. Applicant shall pull over to the side of the road, should traffic back up behind the carriage.
16. Applicant shall temporarily relocate the carriage when service vehicles need access to or through a waiting designated location.
17. Applicant's carriages shall not be operated in such a manner as to become a nuisance.
18. Applicant shall obtain a written agreement from a nearby property owner for use of a hose and water for washing the street of any accumulation of manure or urine. Applicant shall provide a copy of said written agreement to the Town of Breckenridge. Alternately, the Applicant may elect to bring a water truck to the designated waiting location each day at the end of daily operations to wash down the street of any urine or manure left by the horses. In either case, the Applicant shall wash down the street each day at the end of daily operations.

19. Applicant shall clean the storm sewer inlet structure immediately north of the designated waiting location at least two times per year. The storm sewer inlet structure shall be cleaned at least one time each year in June, and at least one time each year in September. Applicant shall contact the Town of Breckenridge Public Works Department at least 24 hours prior to each cleaning, and within 24 hours after each cleaning.



NOTE:
 MAIN ST. TO BE
 USED ONE
 BLOCK AT A
 TIME.

ROUTE MAP



NOTE:
 FOR USE WHILE
 SKI AREA IS OPEN,
 PRIOR TO 9AM
 AND BETWEEN
 4-6 P.M.

LIMITED ROUTE MAP

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Planning Commission Worksession Staff Report

Project Manager: Julia Puester, AICP

Date: October 26, 2011 (For meeting of November 1, 2011)

Subject: Stillson Patch Placer Solar Garden Worksession

Applicant/Owner: Town of Breckenridge

Agent: Brian Waldes, Finance Director, Town of Breckenridge

Proposal: A proposal to install a 520 kilowatt photovoltaic (PV) solar garden on a 4 acre portion of the Stillson Patch Placer property. The proposed solar panels would consist of approximately 2,130 panels in 9 rows and produce approximately 780,000 kWh of energy per year.

The proposed solar panels would be managed by Clean Energy Cooperative. They would then sell panels to residents and businesses within the entire Summit County area who would pay the upfront cost of the panels. Xcel Energy would credit the purchaser's Xcel bill monthly for their share of the value of the energy produced.

Address: 710 Wellington Road

Legal Description: Stillson Patch Placer

Site Area: 4 acres of the 38 acre site

Land Use District: 15: Governmental Uses, Affordable Residential

Site Conditions: This 4 acre portion of the site is fairly flat with an existing berm with some scattered trees along Wellington Road which wraps the northwestern corner of the access road. This portion of the site is currently used as the Public Works storage lot and Police Department impound lot. The Breckenridge Stables on site is to the southwest of the proposed panel location. The majority of the remainder of the site consists of an uphill slope to the south with existing mature trees.

Adjacent Uses: North: Vista Point Subdivision, Corkscrew Flats Subdivision, French Creek
South: Breckenridge Heights Subdivision
East: Public Service Sub-station, Revetts Landing Subdivision
West: Wellington Neighborhood Subdivision

Height: Recommended: Generally no more than 2 full stories, by special review
Proposed: 13'-15' structure height of panels on mounting system

Lot Coverage: Building / non-Permeable: 0 sq. ft. proposed (0% of site)

	Hard Surface / non-Permeable:	0 sq. ft. proposed (0% of site)
Setbacks:	Front (North):	0 ft.
	Side (West):	0 ft.
	Side (East):	100 ft.
	Rear (South):	900 ft.

Staff Comments

This project does not include the construction of any buildings, and hence does not affect the allowed density, mass or parking. It also does not create additional paved surfaces, and will not affect drainage. It also has no impact on the need for employee housing. This report will not discuss any of these items which do not apply to the application.

The Town may be submitting a Request for Proposal (RFP) to Xcel Energy with this preliminary information for their selection process. Should the Town's solar garden project be submitted and selected, a formal application would be made for the site and go through the standard application process for a development permit with a detailed site plan.

Since this is a worksession, the Planning Commission is asked to review the proposal and make comments and/or voice any concerns or suggestions that could be used should this become a formal application in the future.

Land Use (Policies 2/A & 2/R): Land Use District 15 was created to allow for governmental uses, and affordable residences. Staff believes the solar garden could be classified as a governmental use which would benefit the community that could be allowed in Land Use District 15. Currently other uses on site include the horse stables, police impound lot, and public works materials storage.

Architectural Compatibility (5/A): This policy addresses issues of architectural compatibility of buildings, as well as solar panel installations. The policy identifies a priority preference list for the location and type of solar panels. Following are the preference order for solar panels outside the conservation district:

Outside of the Conservation District a solar device shall be located based upon the following order of preference. Preference 1 is the highest and most preferred; preference 6 is the lowest and least preferred. A solar device shall be located in the highest preference possible. The order of preference for the location of a solar device outside of the Conservation District is as follows:

- (1) as a building-integrated photo-voltaic device;*
 - (2) flush mounted (9" above the roofline) panel on an accessory structure roof, **or as a detached array of solar devices;***
 - (3) flush mounted roof panel on the primary structure or screened detached array;*
 - (4) a tilted roof mounted panel that is not highly visible from the public right of way;*
 - (5) a tilted or angled and tilted roof mounted panel that is not highly visible from the public right of way; and*
 - (6) a tilted or angled and tilted roof mounted panel that is highly visible from the public right of way.*
- (Emphasis added)**

This policy also considers the visibility of solar panels from adjacent properties and from public rights-of-way. It encourages that visibility of panels be reduced to the extent possible.

(e) The location of detached solar devices shall also consider visibility from adjacent properties and public right of way, which shall be reduced to the extent possible while still maintaining solar access. Detached solar devices which serve the structure on the site may be located outside of the building or disturbance envelope if no significant existing vegetation must be removed for the installation and an adequate buffer is provided to adjacent properties.

The location of the panels on the site have been placed to avoid the overhead power lines, Public Service (Xcel Energy) easement and shading from the treed hillside to the south. This is a site located in a lower area surrounded by an existing 15'-20' berm along Wellington Road. The primary visibility from adjacent properties would be from those looking down onto the site. It is also possible that the tops of the panels may be visible from the upper levels of some homes in the Vista Point neighborhood. The intent of this policy is to encourage solar panels in the locations that have the least visual impact on the community and adjacent properties while still maintaining good solar access. In this case, there is an ability to provide some additional landscaping on the berm however, staff believes that from Wellington Road the existing berm will provide ample screening of the panels as they would be tucked into the site against the berm. Currently, Public Works has piles of materials approximately 20' in height at the proposed location which have not been visible from Wellington Road, Corkscrew Flats or Vista Point. (At one point, the piles were 30' tall and Public Works received complaints from Corkscrew Flats that the piles were visible. When the pile was lowered to 20', the complaints stopped. The proposed panels are 15' tall.)

For the adjacent properties that look down onto the site from Breckenridge Heights Subdivision, and Revetts Landing, it would be difficult to provide full screening to below. (Public notice has been mailed out to property owners within 300' of the Stillson Patch Placer property and public notice has been posted on the property). Of the properties in the vicinity, staff believes that there would be very few which would have a clear view of the panels due to existing slopes, trees and berm. Should the Planning Commission have feedback that additional screening is recommended, please raise this concern and suggestions at the worksession.

Site and Environmental Design (7/R): This policy encourages design that is compatible with the natural features of a site, including topography and vegetation. It also encourages projects to provide visual buffering, and to limit the amount of paved surfaces, as well as to avoid development on physically constraining portions of the site.

4X(-2/+2) B. Site Buffering: Developments should be buffered from adjacent properties and public rights of way. To achieve this, buildings and other development impacts should be located in a manner that allows for site buffering (existing or proposed). Buffering between the developments and neighboring properties may include, but are not limited to:

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

Providing greater buffers than those required by building envelopes, disturbance envelopes, designated building locations, and/or recommended setbacks are encouraged. However, positive

points awarded under this portion of this policy for new landscaping or landscaped berms shall not be awarded positive points under Policy 22 (Relative)(Landscaping) of this Chapter.

Staff believes that the existing berm along Wellington Road will provide effective screening. Does the Commission concur?

Landscaping (22/A & 22/R): This policy encourages 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.

2 x (-1/+3) A. All developments are strongly encouraged to include landscaping improvements that exceed the requirements of Policy 22 (Absolute), “Landscaping”, of this Chapter. New landscaping installed as part of an approved landscape plan should enhance forest health, preserve the natural landscape and wildlife habitat and support fire-wise practices. A layered landscape consistent with the Town’s mountain character, achieved through the use of ground covers, shrubs, and trees that utilize diverse species and larger sizes where structures are screened from view sheds, public rights of way and other structures, is strongly encouraged. The resulting landscape plan should contribute to a more beautiful, safe, and environmentally sound community.

B. To meet the goals described in Section A of this Policy compliance with the following relative landscape standards is encouraged. An application shall be evaluated on how well it implements the following:

(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.

Does the Commission believe that additional landscaping is needed on the site to provide buffering?

Placement of Structures (9/A & 9/R): As a non-residential project, the proposed solar panels are not required to meet a specific setback from the property line. The panels would remain on Town owned property, and would not encroach into any adjacent property. Staff believes that the panels will not have any negative impacts to adjacent properties.

Social Community / Community Needs (24/R): Each year the Town Council identifies its yearly goals and objectives in a list called Council Goals.

3 x (0/+2) B. Community Need: Developments which address specific needs of the community which are identified in the yearly goals and objectives report are encouraged. Positive points shall be awarded under this subsection only for development activities which occur on the applicant's property.

The most recent Council Goals identify using renewable sources of energy as one of its priorities, and the proposed solar panels help to meet that goal. In addition to these priorities, the Town Council

recently adopted the SustainableBreck Plan. The Plan, which was reviewed on numerous occasions by the Planning Commission and went through an extensive public review process, contains numerous goals and actions related to pursuing renewable energy and reducing the Town's carbon footprint. The complete section from the Resource Conservation section has been included in the packet for the Commission's review. (Link to view the entire SustainableBreck Plan from the Town website: <http://www.townofbreckenridge.com/index.aspx?page=968>). In particular, the following actions from the Resource Conservation section of the Plan are directly related to the proposed project:

Actions to be Undertaken within the Next Year

5. *Installation of solar panels on public buildings and properties*

Long term actions

13. *Explore the establishment of a community solar garden and explore other opportunities to develop large solar arrays outside of the downtown core*

Does the Commission feel that the project meets the intent of the Community Needs section of Policy 24/R?

Energy Conservation (33/R): The goal of this policy is to incentivize energy conservation and renewable energy systems in new and existing development at a site plan level. This policy seeks to reduce the community's carbon footprint and energy usage and to help protect the public health, safety and welfare of its citizens.

D. Other Design Features:

1x(-2/+2) Other design features determined by the planning commission to conserve significant amounts of energy may be considered for positive points. Alternatively, other features that use excessive amounts of energy may be assigned negative points.

A 520 kilowatt solar garden would provide enough energy to serve approximately 78 homes. Does the Commission find that Policy 33/R (D) is applicable to this project by conserving significant amounts of energy?

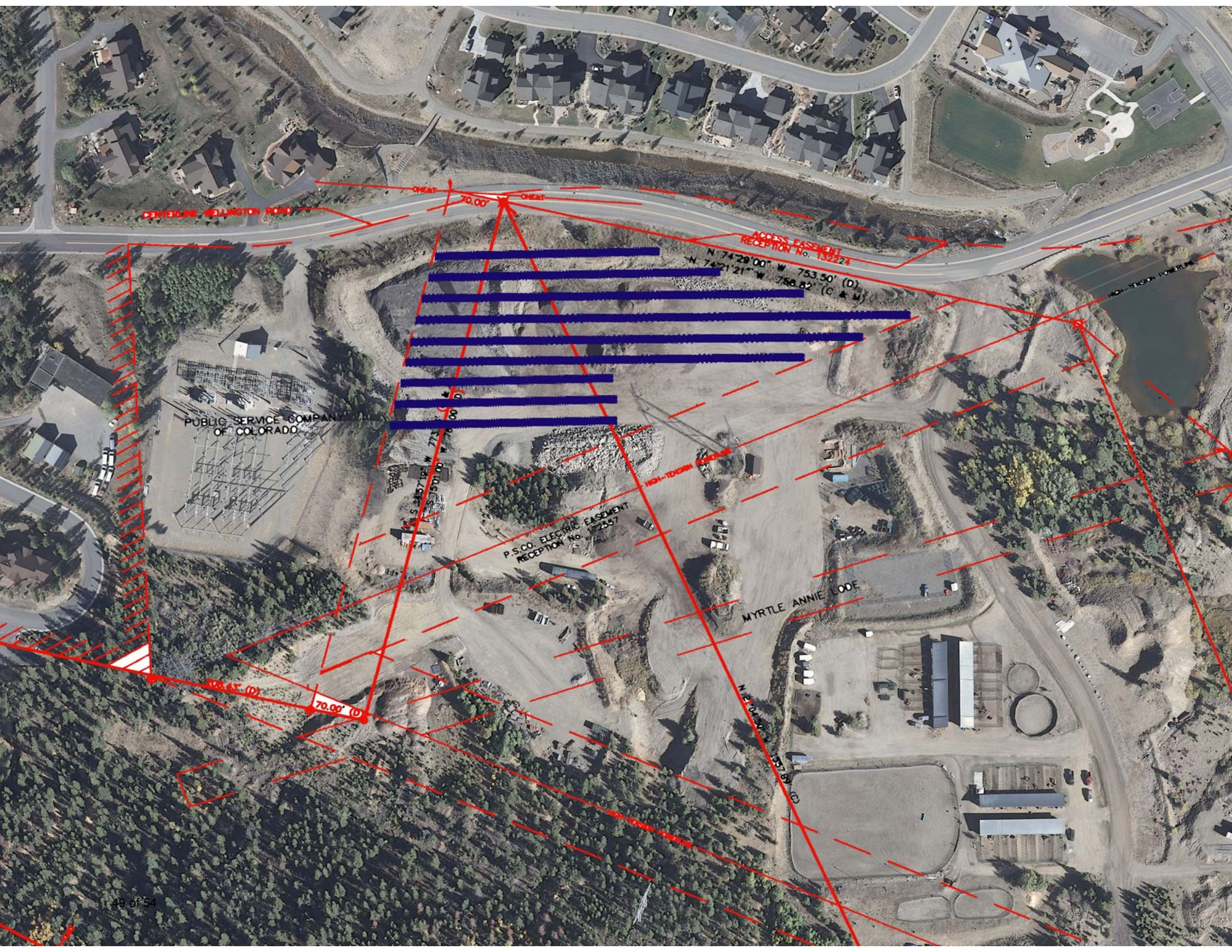
Staff Recommendation

Since this is a worksession, the Planning Commission meeting minutes will be forwarded to the Town Council for further discussion of solar garden sites.

Staff has the following specific questions for the Planning Commission:

1. Does the Commission find that the existing berm along Wellington Road provides effective site buffering?
2. Does the Commission feel that the project meets the intent of the Community Needs section of Policy 24/R?
3. Does the Commission believe that the project conserves significant amounts of energy and Policy 33/R should apply?
4. Does the Commission have concerns with the policies addressed by staff in this report?
5. Are there any applicable policies that the Commission finds missing from the report?

Any additional comments or concerns that the Commission has with a solar garden of this size at the Stillson Patch Placer site would be appreciated.



CENTERLINE BELLINGTON ROAD

70.00' (D)

ACCESS EASEMENT
RECEPTION No. 132224

N 74°29'00" W 753.50' (D)
N 74°21'21" W 766.82' (C & W)

PUBLIC SERVICE COMPANY
OF COLORADO

73.00' (D)

P.S.CO. ELECTRIC EASEMENT
RECEPTION No. 12557

NON-TENSION

MYRTLE ANNIE LOE

70.65' (D)

70.00' (D)

N 74°04'00" W 1157.69' (D)

Resource Conservation

Goals, Actions, Indicators & Targets

Goals

1. Significantly decrease overall community resource consumption, specifically the consumption of non-renewable energy and fuels and non-recyclable materials. The Town government should take a leadership role in reducing its own energy consumption, increasing its use of renewable energy to power the energy it needs for its own facilities, and should explore innovative strategies to become a zero waste government.
2. Encourage the use of local, non-polluting, renewable and recycled resources



Actions Underway

1. Continue to implement energy efficiency upgrades in Town facilities

The Town continues to invest in energy efficiency upgrades which has resulted in reduced use of electricity and natural gas since the initial investment. Completed upgrades have included lighting retrofits, recommissioning HVAC systems and installing programmable thermostats. The Town will continue to implement energy upgrades as part of their yearly capital improvement budget.

2. Actively support County waste reduction/diversion strategies such as pay as you throw, recycling centers and composting

The Town actively supports Summit County's waste reduction/diversion strategies such as their recycling centers, composting programs and a potential "pay as you throw" program. "Pay as you throw" is a usage-pricing model for disposing of municipal solid waste, where users are charged a rate based on how much waste they create for collection by the local waste management provider. Since "pay as you throw" systems fees are based on the amount trash collected they usually influence individuals to recycle more and dispose of less waste to save money.

3. Amend the Town's Development Code to provide additional incentives for energy efficient development.

The Town's Development Code is regularly amended to provide additional incentives for energy efficient development. Recently the Development Code was amended to provide greater incentives for energy

efficiency for buildings meeting certain energy ratings and to allow for more sustainable building materials such as cementitious siding.

4. Town commitment to attaining equivalent of LEEDs or Green Globe certification when constructing new Town facilities.

When constructing any new facilities, or conducting a major remodel of an existing facility, the Town commits to completing projects to established green standards. The Town's recent Valley Brook Housing project is example of this commitment. The development is designed and is being built to be the equivalent of LEEDs silver certification.

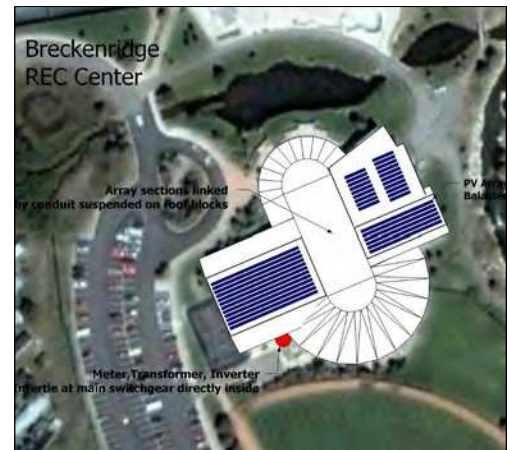


Valley Brook Housing Development

Actions to be Undertaken within the Next Year

5. Installation of solar panels on public buildings and properties

Solar power provides a renewable source of electric power that is much cleaner than the coal-fired plants that produce most of Colorado's electricity. The Town will install solar panels on or adjacent to a number of its public buildings, in appropriate locations. The panels are expected to offset at least 10 percent of the Town government's overall electricity use. The funding for the project will be through a power purchase agreement with an independent provider. Issues such as aesthetics to neighboring properties, etc., will be evaluated before individual solar sites are selected.



Proposed Rec Center Solar Project

6. Conduct energy audit on a multi-family residential complex as a pilot project and evaluate extending energy upgrade loan program to multi-family properties

Multi-family residential developments, particularly older complexes, have been identified as being some of the most energy-consuming properties in the Town. Under this program the Town would work with the homeowner's association for a selected older multi-family complex and an energy audit would be performed by qualified personnel. The energy audit would identify energy upgrades (e.g., new boilers) that could be undertaken by the homeowner's association. The Town will also work to develop a loan program that would make energy upgrade monies available to the homeowner's association.



Typical Older Multi-family Development

7. Community outreach on energy efficiency upgrades

A number of federal and state rebates and programs are available to residential and commercial property owners that undertake energy upgrades. However, many residents are unaware of all the programs available. The community outreach will take several



Many rebates are available through the Governor's Energy Office

forms, including additional information on the Town website and information provided by the High Country Conservation Center.

8. Investigate options and adopt a nationally recognized commercial sustainability code

The Town implemented a green building code in 2009 which has successfully established minimum efficiency standards for residential construction. Due to the success of our residential green code the Town's leadership desires to expand its efforts to adopt a green code to address commercial and multifamily residential development. When our current residential code was developed it was done through a local committee that went through an extensive consensus building process. Due to the greater complexities that commercial and multi-family residential present, adopting a nationally recognized code such as "Green Globes" or "LEED" has been recommended to streamline the adoption process and make the code more user friendly for our contractors.

9. Encourage reduction in the use of disposable bags

"One-time use" or disposable bags have numerous environmental impacts. These impacts include resource consumption (including petroleum products) in manufacturing the bags, the disposal of billions of these bags on an annual basis (US estimates of up to 100 billion bags per year), and litter from these airborne bags across our landscapes and oceans. The Town intends to initiate efforts with the lodging, restaurant, and merchants associations to encourage use of alternatives to disposable bags, such as promoting the use of reusable bags.



10. Create "Breck Green Business" certification for businesses that meet certain criteria for energy efficiency, recycling and composting, etc.

Many communities offer **incentives and assistance** to encourage businesses to implement **voluntary** actions to protect, preserve, and improve the environment beyond what current laws require. Under such a program, a checklist would be developed that would contain a number of items local businesses could implement to achieve "green business" certification. Businesses could use this certification as an additional marketing resource to promote themselves. The Town will be approaching the Breckenridge Resort Chamber and its members in the upcoming year to attempt to develop this voluntary "green business" program for the Town's businesses.

11. Make energy audits available to businesses

Improving energy efficiency in commercial properties was identified as a top priority by participants in the SustainableBreck's public process. As a way to address this priority through incentives, the Town plans to offer subsidized energy audits to area businesses. These energy audits will inform business owners about how their current facilities and operational practices effect their energy consumption. With this information, participants may make changes to their operational practices that will save money and reduce energy consumption.

12. Implement loan program for residential energy upgrades

The Home Energy Loan Program (HELP) was created in 2010 through a partnership between the Town of Breckenridge, Summit County Government and High Country Conservation Center. The program is designed to assist residential property owners in financing higher cost and energy savings projects like

insulation, air sealing and boiler replacement. Over time the energy savings costs from upgrades will offset the cost of the loan for many participants. In August 2010 the HELP program and similar programs across the country, were placed on hold due to objections on the national level from the Federal Housing Finance Agency (FHFA). The Town is waiting to see if legislative actions would reinvigorate the HELP program.

Long term actions

13. Explore the establishment of a community solar garden and explore other opportunities to develop large solar arrays outside of the downtown core

Solar gardens are large stand-alone arrays of solar panels, some of which cover several acres or more in size. Solar Gardens allow individuals that cannot put solar panels on their houses or businesses to buy into community solar installations. These so-called solar gardens will offer subscribers the same benefits as people who install the panels on their roofs, including access to rebates and tax incentives. Solar garden subscribers also see the electricity produced by their share of the panels show up as a credit on their electricity bills. The Town will be exploring the feasibility of locating a solar garden project within the Town.



Community Solar Garden in El Jebel Colorado

14. Establish recycling and composting programs at all Town facilities

A Recent audit of Town Hall estimated 90% of trash generated could be either recycled or composted. The Town envisions in the near future expanding its current recycling efforts at Town facilities to include composting and maximize the diversion of its waste stream away from the landfill.

Resource Conservation Monitoring Indicators and Targets

Topic	Indicators	Targets
Energy Use	Town-wide use	20% below 2007 levels by 2020 for Town-wide use
Renewable Energy Use	Percent of Town-wide energy use from renewable sources Number of renewable energy system Certificates of Completion	By 2014 10% of all electricity use Town-wide should come from renewable sources. Yearly growth of renewable energy system Certificates of Completion
Solid Waste Generation	Total Town-wide generation (also report per capita) Town-wide amount land filled Town-wide amount diverted (recycled, composted, etc) from landfill	Do not exceed year 2007 levels by 2014 Town-wide. Reduce by 20% by 2020. Town-wide Diversion: Increase amount diverted to 40% - 75% of total by 2014.
Green Branding	Percent of residents aware of the Town's green efforts. Percent of visitors aware of the Town's green efforts.	Positive yearly growth trend in awareness from visitors and guests.
Green Businesses	Number of certified "Green Businesses".	Positive yearly growth trend of certified "Green Businesses.