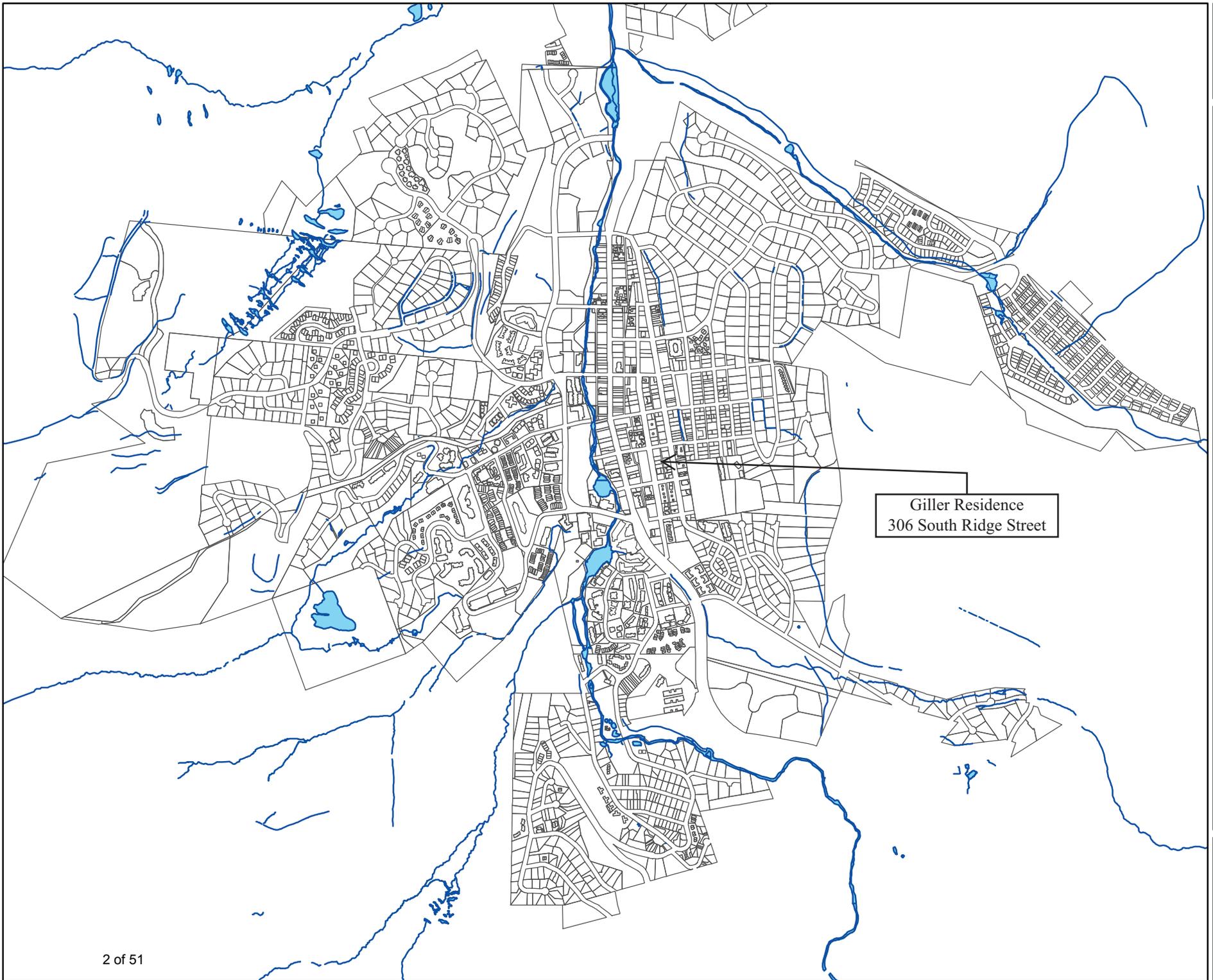


Town of Breckenridge
Planning Commission Agenda
Tuesday, January 17, 2012
Breckenridge Council Chambers
150 Ski Hill Road

7:00	<i>Call to Order of the January 17, 2012 Planning Commission Meeting; 7:00 p.m. Roll Call Approval of Minutes January 3, 2012 Regular Meeting Approval of Agenda</i>	3
7:05	<i>Worksessions</i>	
	1. Landscaping Guidelines (JC)	7
	2. Town Council Update	Verbal
8:00	<i>Final Hearings</i>	
	1. Giller Residence (MM) PC#2011054 306 South Ridge Street	24
8:30	<i>Other Matters</i>	
8:45	<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.*



NOT TO SCALE

printed 4/12/2011

Breckenridge South

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PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the December 6, 2011 Planning Commission meeting minutes were approved unanimously (7-0).

APPROVAL OF AGENDA

Mr. Tim Berry, Town Attorney, proposed change the order of Worksession items to review the Landscape Architect Ordinance prior to the Quasi-Judicial Hearings discussion as the public present for the Landscape Architect Ordinance would not have to wait through the Quasi-Judicial Hearings discussion. The Commission all agreed. With no further changes, the January 3, 2012 Planning Commission meeting agenda was approved unanimously (7-0).

CONSENT CALENDAR:

1. Tannenbaum by the River II Condominium Remodel (MM) PC#2011076; 815 Columbine Road
2. Robelen Residence (MGT) PC#2011077; 184 Hamilton Court

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

WORKSESSIONS:

- 1) Landscape Architect Ordinance (JC)

Ms. Jennifer Cram and Mr. Tim Berry presented. In 2007, the Colorado legislature enacted the “Landscape Architects Professional Licensing Act”. The Act requires that, with certain exceptions specified in the Act, landscape plans submitted to a municipality must be stamped by a licensed landscape architect. Staff presented a draft ordinance that adopts requirements for submitting landscape plans to the Town according to the Landscape Architects Professional Licensing Act.

In summary, this ordinance requires that landscape plans for all multi-family developments with greater than four units and all commercial projects be stamped by a licensed landscape architect. Residential landscape design consisting of landscape design services for single-family and multi-family residential properties of four or fewer units, not including common areas are exempt, as are the activities of licensed architects and professional engineers.

Staff requested comments from the Commission and any local architects, designers, and contractors in attendance prior to sending the ordinance to Town Council for a first reading.

Ms. Cram spoke to the Commission about how the ordinance could potentially affect staff and the planning department with regard to reviewing development applications and landscape plans. There is an exception that allows a licensed architect or professional engineer to approve landscape plans. This will allow staff to continue to design landscaping plans for Town owned projects, with approval of the Town Engineer.

Mr. Schroder opened the hearing to public comment. There was no public comment, and the hearing was closed.

Commissioner Questions / Comments:

Mr. Pringle: Is the Town Engineer specifically able to sign off on landscape plans for Town projects? (Mr. Berry: A licensed engineer or architect could sign off on those plans.) So the landscape plan has to be signed off by a licensed architect, landscape architect or a licensed engineer? (Ms. Cram: Yes. The ordinance complies with the state act.)

Mr. Schroder: Do we have to hire a third party to take care of that? (Ms. Cram: No.)

Mr. Pringle made a motion that the Town of Breckenridge Town Council adopt this proposed Landscape Architect Ordinance. Ms. Christopher seconded, and the motion was approved unanimously, (7-0).

2) Quasi-Judicial Hearings (Tim Berry)

Town Attorney, Mr. Tim Berry, presented a memo to the Commission regarding quasi-judicial hearings.

Two issues that are important include: 1) that your decisions can be upheld (in court) and 2) liability. I don't want to get sued over a procedural matter. We control the procedure. Also, lawsuits can include legal expenses. All of the decision makers, the applicant and the public need to hear the same thing, so they understand the decision that you made. Everything of importance should be made on the record, so all constituents are aware of the information you possess. If you can't take a fair view of a project, it is ok to step down and let people know. (Mr. Pringle: When projects get bigger and there is more information out to the public, people tend to want to talk about it to us about the issues.) Just let them know that the project is still pending and that you can't discuss the matter outside of the hearing. Urge them to come to these meetings so everyone is getting the same information and so it is on record.

This applies to all communication: (i.e.: telephone, email, text messages, personal contact). (Mr. Pringle: What about Letters to the Editor about pending projects?) In highly controversial subjects, no matter what happens, you need to be fair. (Mr. Lamb: Even if everyone in Town had the ability to read it in the paper?) That doesn't mean that everyone did read it.

(Ms. Dudney asked Mr. Berry how Quasi-Judicial impacts the possibility of Town Council projects coming up in meeting(s) when the Council asks for the Planning Commissioners opinions about specific projects.) Most Town projects are not Quasi-Judicial, since the Commission is not making a decision on the application. You are making a recommendation to the Town Council.

CONFLICT:

Commission as an entity, not as an individual.

Three important things to remember about conflict of interest:

1. Disclosure to the Commission of a possible conflict;
2. Abstain from voting;
3. No attempt to influence voting; I advise people to go out in the hall so their point of view doesn't influence others, or appear to influence others.

Commissioner Questions / Comments:

Mr. Pringle: At what point as a Commissioner do you give up your right as a citizen? (Mr. Berry: As soon as you take oath. The general rule is you should hire your own independent experts to present a project. If you as a Commissioner are presenting a project, you obviously can't vote.)

Mr. Butler: Is that why it was appropriate that Jack Wolfe stepped down? (Mr. Neubecker: Yes, he had multiple projects on the plate, so stepping down was the right move for him. He did not have someone else that could make the presentations for him.)

Ms. Dudney: Can a Commissioner appear before the Town Council while Planning Commission issues are being discussed in front of the Town Council? If they ask for our input, can we answer? (Mr. Berry: I think it is ok to attend if you have already made a decision. Let's say it is a call-up; I have no problem with you going to listen. I would prefer that you not answer questions about what happened in Planning Commission meetings because I don't believe it is on the same legal level. I would usually allow staff to explain what happened instead of you answering those questions.)

Mr. Pringle: I thought it was interesting that you also brought up that we are also potentially financially liable as well. (Mr. Berry: It is not unheard of for individual members of both the Planning Commission and the Town Council to be sued. Everyone has to be careful. Disclose, disclose, disclose.)

PUBLIC PROJECT HEARINGS:

1. Terry L. Perkins Administration Building (MM) PC#2011075; 1095 Airport Road

Mr. Mosher presented an application to construct a new, 5,200 square foot administration building near the existing east entry to the Public Works property. There were no significant concerns expressed at the last worksession, but Staff welcomed any additional comments regarding this application. Staff noted that the architect, Matthew Stais, intends to pursue energy saving designs in the building. He briefly discussed the Green Globes review process as compared to LEED (Leadership in Energy and Environmental Design) certification. More of this detail will be presented to the Town Council with their review.

Mr. Matt Stais, Architect for the project, spoke about the relative sustainable design for the new building. Green Globes is the national standard in Canada and gains more valuable feedback compared to LEED. LEED is a more stringent program, but Green Globes shows what would be required if this were a private building. I feel that we get more feedback through Green Globes, even though it is informally done. At this point in the project, it gives us a handle on where we are going and how we are going to follow through with as much of it as we can. I have helped other projects in the County with this certification (for example, Woodward at Copper Mountain).

Commissioner Questions / Comments:

- Mr. Pringle: Is Green Globes more achievable by design? (Mr. Stais: It is comparable between Green Globes and LEED. There are a lot more hoops to jump through with LEED. Green Globes staff was more helpful; they wanted us to create a better building where LEED told us why we didn't fit certain standards. As a design professional, Green Globes is more enabling and easier to work with.)
- Ms. Dudney: Do the review professionals have to be certified? (Mr. Stais: There are different levels; you don't need to be accredited but you get an extra point if you are accredited. We are the second Green Globes project in the State; the first might have been Silverthorne Elementary school. I want this to be a transparent process so we can both learn from this. Future projects that are a certain size, I think you will be seeing a lot more Green Globes projects. It is like the HERS rating for homes, you will start to understand what the difference of the numbers mean. There are still a lot of moving parts with this project, a 5-10 year master plan for the site, working with the Town and Summit County Government to be more efficient with tax money. It will be a phased approach and I think it will be a great improvement.)
- Mr. Rath: Does Green Globes consider sourcing of materials? (Mr. Stais: Yes. The system is internet based; there is a life-cycle cost analysis that they use. We will show you how this impacts the project.) For example, does Green Globes consider if the stone coming from Montana or India? Where to source green materials means costs can significantly decrease when you know where to source materials. (Mr. Stais: This building, by its nature, is going to be pretty humble, but we hope to use as many local materials as we can and have the sun help us as much as possible too.) (Mr. Neubecker: Have there been significant design changes since the last session?) (Mr. Stais: Nothing to the site plan; we will have a list with any significant changes.) (Mr. Rich Newberger, Town of Breckenridge Facilities Assistant Manager: The intention is to maintain substantial conformance to the original design.)

Mr. Schroder opened the hearing to public comment. There was no public comment, and the hearing was closed.

Mr. Pringle made the following motion: "with no formal point analysis, and no negative points or mitigated points, I recommend that the Town Council approve this application (Terry L. Perkins Administration Building) with the presented findings and conditions that were in the Commissioner packets for PC#2011075." Ms. Christopher seconded the motion and the motion was approved unanimously (7-0).

OTHER MATTERS:

Class C Subdivisions July 1 – December 31, 2011 (CN)

Mr. Neubecker presented a memo detailing the Class C Subdivisions that were approved for the period July 1 – December 31, 2011.

Mr. Butler, Ms. Christopher and Ms. Dudney will be attending the Saving Places conference in Denver in early February. If any other Commissioners would like to attend, please let staff know.

Staff provided an update on the December 13, 2011 Town Council meeting. Mr. Neubecker explained that the call-up hearing on the horse and carriage resulted in the Council denying the location in front of Lincoln West Mall. After the hearing, the Council provided direction for staff to issue a Class D permit for locating the horse and carriage operation in front of the Welcome Center. The permit has been issued and will expire in six months. Staff will be monitoring to see if issues arise at the new location.

Mr. Truckey provided an overview of the density for Valley Brook housing discussion that occurred at Council. Staff had provided a list of potential Town properties that density could be stripped off to provide the density (at a 1:4 ratio) for the affordable housing project at Valley Brook. The Council provided direction to extinguish density off the Carter Museum

property, which has an additional 12 units of density assigned to it. A Development Code amendment will be required in order to complete this density transfer to Valley Brook, as current code provisions only allow density transfers through a development agreement. The Planning Commission will see the proposed code amendment in the next month.

ADJOURNMENT:

The meeting was adjourned at 8:19 p.m.

Dan Schroder, Chair

Memo

To: Planning Commission
From: Jennifer Cram, Planner III, AICP
Date: January 12, 2012
Subject: **Landscaping Guide Updates**

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

The Planning Commission reviewed Section 1 of the Landscape Guide on August 16th, 2011. Section 1 specifically discussed species selection. Since that time staff has included the mature size for all trees and shrubs under Section 1 and completed Sections 2, 3 and 4.

Section 2 covers location and spacing. Section 3 includes details for planting and Section 4 discusses maintenance. Section 5 will cover common pests and diseases and is currently in progress.

A copy of the latest draft has been included in your packets. Staff looks forward to discussing the new sections and obtaining feedback during the worksession on January 17th.

Town of Breckenridge Landscaping Guide

Introduction

The Town finds that it is in the public interest for all properties to provide landscape improvements for the purposes of: complementing the natural landscape and retaining our high alpine character; improving the general appearance of the community and enhancing its aesthetic appeal; preserving the economic base; improving 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.

The following Guidelines are intended to assist with the selection of appropriate plant species, locating and spacing selected species, planting and maintenance.

- Section 1. Species Selection
- Section 2. Location and Spacing
- Section 3. Planting Details
- Section 4. Maintenance
- Section 5. Common Pests and Diseases

This guide is intended to assist property owners with landscaping. It is always recommended that a landscape professional be consulted in the planning and planting processes as well as for ongoing maintenance.

Section 1. Species Selection

It is encouraged that landscape plans be layered, achieved through the use of ground covers, shrubs, and trees that utilize diverse species and sizes. Landscaping materials should consist of those species that are native to the Town, or are appropriate for use in the Town's high alpine environment. Those species that are native will generally have a better chance of surviving in the high altitude environment of Breckenridge and require the least amount of maintenance. Additionally, planting with native species will help to perpetuate Breckenridge's mountain character. However, there are several species that are adapted to high altitude that are acceptable and that can add variety of height, width, texture and color to landscape plans.

Species are categorized as either Class I or Class II. Class I Species are those that are native to the Breckenridge area and that are readily available and thrive in Breckenridge. Class II species are those that are native to the surrounding Summit County area and/or are adapted to a high alpine environment and introduced species that do well in Breckenridge. Species are further denoted as to whether they are drought tolerant or require moisture. We have also specified those species that are FireWise to assist with selecting plants appropriate for planting within Defensible Space zones. FireWise plants are those species that have a higher moisture content and are less likely to ignite during a fire. In general deciduous species have a higher moisture content than evergreens. Species that require a microclimate or special conditions such as shelter from northwest winds are also noted.

Drought Tolerant after establishment = D

Requires moisture after establishment = M

Those species that can tolerate seasonal moisture or drought are noted as M-D

FireWise = FW

Requires a microclimate (shelter from wind, etc.) to survive = MC

Mature Size - Height/Spread = H/S

Deciduous Trees

Class I

Botanical Name	Common Name	Conditions	Mature Size
<i>Alnus tenuifolia</i>	Thin-leaf Alder	M, FW	H=15-20', S=15-20'
<i>Populus tremuloides</i>	Quaking Aspen	M-D, FW	H=20-50', S=20-30'

Class II

<i>Populus angustifolia</i>	Narrowleaf Cottonwood	M-D, FW	H=30-50', S=20-30'
<i>Populus balsamifera</i>	Balsam Poplar	M-D, FW	H=60-80', S=20-30'
<i>Populus balsamifera candicans</i>	Balm of Gilead	M-D, FW	H=60-80', S=20-30'
<i>Betula occidentalis</i>	Mountain Birch	M, FW (small tree)	H=10-20', S=10-20'

Evergreen Trees

Class I

<i>Abies lasiocarpa</i>	Subalpine Fir	M-D	H=40-70', S=15-20'
<i>Picea engelmanni</i>	Engelmann Spruce	M-D	H=40-60', S=20-30'
<i>Pinus aristata</i>	Bristlecone Pine	D, W	H=20-40', S=varies
<i>Pinus contorta latifolia</i>	Lodgepole Pine	D	H=50-70', S=10-15'
<i>Pinus flexilis</i>	Limber Pine	D, W	H=30-50', S=15-30'
<i>Pseudotsuga menziesii</i>	Douglas Fir	M-D	H=50-80', S=15-25'

Botanical Name	Common Name	Conditions	Mature Size
Class II			
Abies concolor	White Fir	M-D, MC	H=40-60', S=20-30'
Picea pungens	Blue Spruce	M-D, MC	H=40-60', S=20-30'
Shrubs			
Class I			
Artemisia tridentata 'vasyana'	Tall Western Sage	D	H=4-6', S=2-4'
Betula glandulosa	Bog Birch	M, FW	H=3-6', S=3-6'
Juniperus communis	Common Juniper	D	H=1-3', S=3-6'
Lonicera involucrate	Twinberry Honeysuckle	M-D, FW	H=3-6', S=3-6'
Potentilla fruticosa	Shrubby Cinquefoil	D	H=2-3', S=2-3'
Ribes aureum	Alpine Currant	D, FW	H=4-6', S=4-6'
Rosa woodsii	Woods Rose	D	H=3-6', S=3-6'
Rubus idaeus	Native Raspberry	D, FW	H=3-5', S=2-3'
Salix monticola	Yellow Mountain Willow	M, FW	H=8-12', S=6-8'
Salix wolfii	Wolfs Willow	M, FW	H=8-10', S=6-8'
Sambucus pubens	Redberried Elder	M, FW	H=4-12', S=6-12'
Shepherdia Canadensis	Silver Buffaloberry	D	H=3-9', S=3-8'

Botanical Name	Common Name	Conditions	Mature Size
Class II			
Amelanchier alnifolia	Serviceberry	D,MC	H=6-12', S=6-12'
Caragana arborescens	Siberian Peashrub	D	H=10-15', S=8-12'
Cotoneaster acutifolia	Peking Cotoneaster	D	H=8-12', S=12-15'
Juniperus sabina	Buffalo Juniper	D	H=12-18", S=6-8'
Pinus mugo	Mugo Pine	D	H=5-20', S=5-20'
Prunus virginiana	Chokecherry	D, FW	H=8-20', S=8-12'
Purshia tridentate	Antelope Brush	D, MC	H=2-6', S=6-8'
Salix arctica	Arctic Willow	M, FW	H=3-4', S=2-3'
Sorbaria sorbifolia	False Spirea	D	H=4-6', S=6-8'
Syringa vulgaris	Common Lilac	M-D, FW, MC	H=10-20', S=8-12'

Perennials/Herbaceous Plants

Class I

Achillea spp.	Yarrow	D
Aconitum columbianum	Monkshood	M
Aquilegia spp.	Columbine	M-D
Arctostaphylos uva-ursi	Kinnickinnick	D
Aster spp.	Aster	D
Astragalus spp.	Locoweed	D

Botanical Name	Common Name	Conditions
Campanula spp.	Harebells	D
Delphinium spp.	Larkspur	M
Dodecatheon spp.	Shooting Star	M-D
Duchesnea indica	Mock Strawberry	D
Epilobium spp.	Fireweed	D
Erigeron spp.	Aspen Daisy	D
Gentiana spp.	Gentian	D
Hedysarum occidentale	Sweetvetch	D
Helianthella spp.	Sunflower	D
Iris missouriensis	Rocky Mountain Iris	M-D
Linum lewisii	Blueflax	D
Lupinus spp.	Lupin	D
Mahonia repens	Holly-grape	D
Mertensia spp.	Bluebells	M-D
Pedicularis groenlandica	Elephanthead	M(may be difficult to find)
Penstemon spp.	Penstemon	D
Phlox spp.	Plox	D
Potentilla verna	Potentilla	D
Eriogonum umbellatum	Sulpher Flower	D
Sedum spp.	Stonecrop	D

Botanical Name	Common Name	Conditions
Senecio spp.	Senecio	M(may be difficult to find)
Viola spp.	Violets and Pansys	M-D
Class II		
Artemisia frigid	Sage	D
Artemisia "Silver Mound"	Silver Mound	D
Chrysanthemum leucanthemum	Painted Daisy	D
Chrysanthemum maximum	Shasta Daisy	D
Delphinium elatum	Delphinium	M
Dianthus barbatus	Sweet William	D
Escholtzia spp.	California Poppy	D
Fragaria Americana	Wild Strawberry	D
Gaillardia aristata	Gaillardia Daisy	D
Lathyrus odoratus	Sweet Pea	D
Lychinics chalcedonia	Maltese Cross	D
Paeonia officinalis	Peony	M
Papaver nudicale	Iceland Poppy	D
Papaver orientalis	Oriental Poppy	D
Pulsatilla patens	Pasque Flower	D
Rudbeckia vulgaris	Black-eyed Susan	D
Tanacetum vulgaris	Tansy	D

Botanical Name	Common Name	Conditions
Viola kitaibeliana	Johnny Jumpup	D

High Altitude Grasses

Recommended High Altitude Seed Mixture:

Thurber Fescue – *Festuca thurberi*
 Alpine Fescue – *Festuca brachphylla*
 Tufted Hairgrass – *Deschampsia cespitosa*

Additional optional species include:

Arizona Fescue – *Festuca arizonica*
 Alpine Bluegrass – *Poa alpine*

Other High Altitude Grasses:

Canby or Sandberg Bluegrass – *Poa secunda*
 Idaho Fescue – *Festuca idahoensis*
 Alpine Fescue – *Festuca brachyphylla*
 Sheep Fescue – *Festuca ovina*
 Rocky Mountain Fescue – *Festuca saximontana*
 Bluebunch Wheatgrass – *Pseudoroegneria spicata*
 Slender Wheatgrass – *Elymus trachycaulus*
 Western Wheatgrass – *Pascopyrum smithii*
 Blue Wildrye – *Leymus arenarius* (L. glaucus)
 Indian Ricegrass Rimrock – *Achnatherum hymenoides*
 June Grass – *Koeleria cristata*

Noxious Weeds

Several species of non-native plants have become a threat to the economic and environmental value of land in Breckenridge and Summit County. These plants are not indigenous to this area and have no natural predators or diseases to keep them in check. They are rapidly displacing native vegetation, causing a loss of native ecosystem stability and diversity, while affecting recreational resources. The following plants are considered noxious weeds in Breckenridge and Summit County. All List A weeds shall be eliminated or eradicated. All List B weeds shall be managed in accordance with the Colorado Noxious Weed Act. All List C weeds

shall be controlled at a level determined by the Summit County Weed Management Plan. For additional information on Noxious Weeds in Summit County go to www.co.summit.co.us/weeds.

List A

Myrtle spurge – *Euphorbia myrsinintes*

Orange hawkweed – *Hieracium aurantiacum*

List B

Absinth wormwood – *Artemisia absinthium*

Black henbane – *Hyoscayamus niger*

Bull thistle – *Cirsium vulgare*

Canada thistle – *Cirsium arvense*

Chinese clematis – *Clematis orientalis*

Common tansy – *Tanacetum vulgare*

Dalmation toadflax – *Linaria dalmatica*

Dame's Rocket – *Hesperis matronalis*

Diffuse knapweed – *Centaurea diffusa*

Hoary cress – *Cardaria draba*

Houndstongue – *Cynoglossum officinale*

Leafy spurge – *Euphorbia esula*

Mayweed chamomile – *Anthemis cotula*

Musk thistle – *Carduus nutans*

Oxeye daisy – *Chrysanthemum leucanthemum*

Perennial pepperweed – *Lepidium latifolium*

Plumeless thistle – *Carduus acanthoides*

Russian knapweed – *Centaurea repens*

Saltceder – *Taxus sp.*

Scentless chamomile – *Matricaria perforata*

Spotted knapweed – *Centaurea maculosa*

Sulfur cinquefoil – *Potentilla recta*

Wild caraway – *Carum carvi*

Yellow toadflax – *Linaria vulgaris*

List C

Common mullein – *Verbascum Thapsus*

Downy brome – *Bromus tectorum*

Field Bindweed – *Convolvulus arvensis*

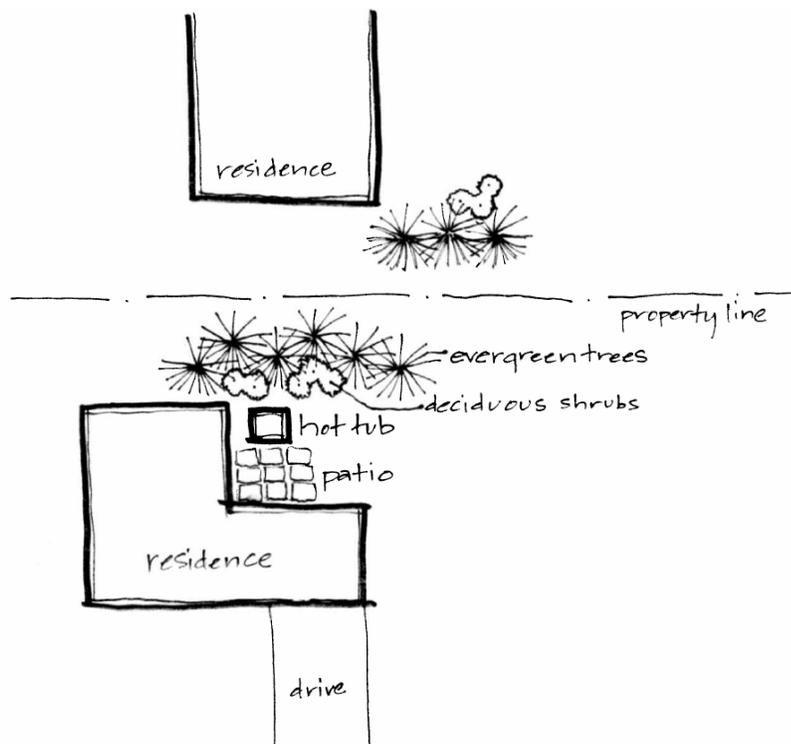
Poison hemlock – *Conium maculatum*

Section 2. Location

The careful location of plant materials can create a landscape that provides privacy from adjacent uses, shade, sun exposure, wind breaks, wildlife habitat and interest. The location of plant materials can also create a naturalized looking landscape or a more formal landscape.

It is important to consider a plant's form and size (height and spread) at maturity when locating plants to allow for appropriate space for plants to thrive.

Privacy – To create privacy, plant materials should be located between use areas. Planting trees between structures to screen windows, patios, hot-tubs, etc. can create privacy even on sites that have minimal setbacks from adjacent properties. Using a mixture of evergreen and deciduous shrubs and trees is recommended. If space allows, planting more than one row or layer of shrubs and trees will create more privacy.



Shade – Shade can be created by planting trees with broad canopies. Generally deciduous trees have the largest canopies, but mature evergreen trees can also provide shade. If shade is desired, locating trees along the southern and western exposures will block the sun when it is the strongest.

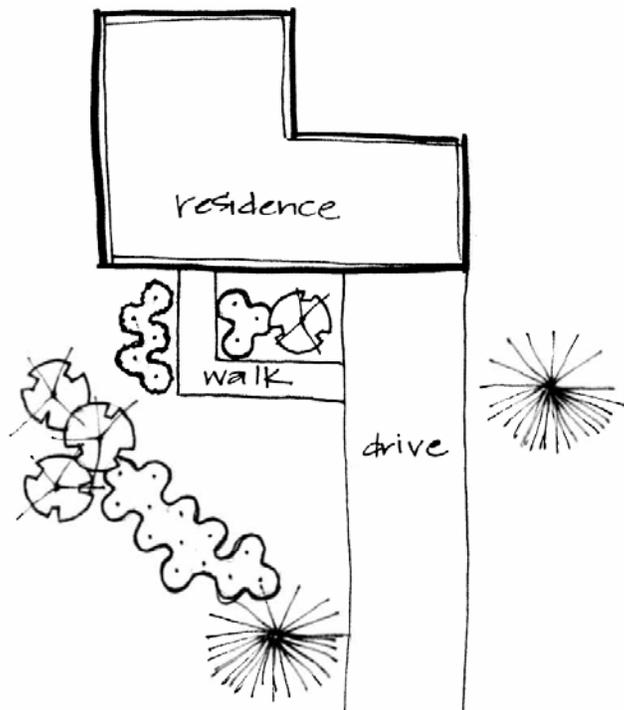
Sun Exposure – To allow for sun exposure trees should be located to allow southern and western exposure to windows or patios. Some eastern exposure may also be desirable for morning sun. Planting deciduous trees along southern or western exposures will still allow for sun exposure in the winter as they drop their leaves.

Wind Breaks – Predominant winds in the winter generally come from the north-west. Wind breaks can be created by locating trees along the north-west sides of a property. Evergreen trees are generally the best wind blocks as they have dense branching and foliage that is persistent in winter. Planting species that are tolerant of wind is recommended. Some species such as Colorado Spruce can be susceptible to wind burn, whereas Bristle Cone Pine and Limber Pine can thrive in windy exposed conditions. It is always best to plant trees in groupings to provide them with some stability. A single tree is more susceptible to windthrow than a group of trees.

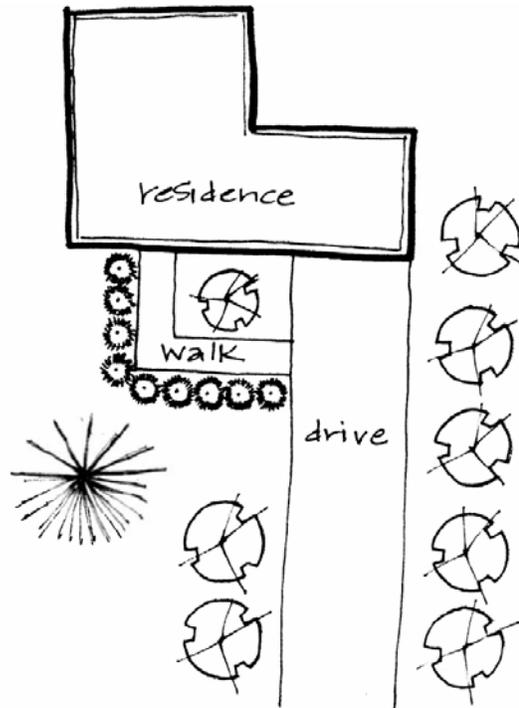
Wildlife Habitat – To provide wildlife habitat a variety of plant materials should be planted to allow for foliage, berries and nesting/habitat opportunities.

Interest – Interest is created by using a variety of plant species. Plants that have ornamental qualities such as flowers, fruit, berries or vibrant fall color should be considered. The careful location of these plants adds to interest by having them located in areas where views exist, such as at the end of a walkway or to frame a window.

Naturalized Landscaping – Curvilinear or non-linear groupings of shrubs and trees appear to be more natural. To achieve this, plants are generally planted in groups in a triangular pattern. Natural landscapes are often asymmetrical. A naturalized landscape plan is more appropriate outside of the Conservation District.

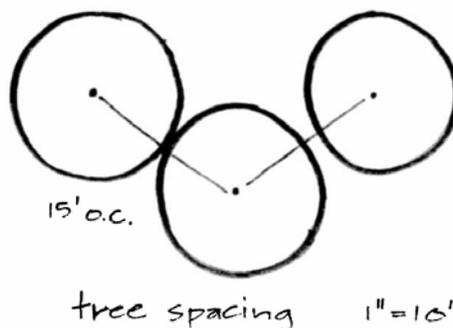
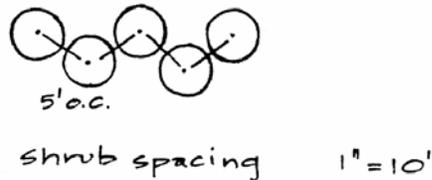


Formal Landscaping – To create a more formal landscape plants are planted in a linear fashion. Formal landscape plans also tend to be more symmetrical. A formal landscape plan is ideal for the Conservation District.



Spacing

Trees and shrubs should be spaced to allow for species to reach mature sizes. The height and spread or canopy width of each species should be considered. The mature height and spread of native and high altitude species has been included in the notes under the Section 1. - Species. In general, shrubs should be spaced 3' to 5' on center, deciduous trees 10' to 15' on center, and evergreen trees 15' to 20' on center.



Defensible Space

Creating Defensible Space is required for all new construction and major remodels that affect the exterior of a structure and/or a structure's footprint. No plant material should be planted under roof eaves and decks. If plants are planted close to a structure, it is recommended that they be firewise plants in irrigated planting beds. All trees shall be planted to provide a minimum of 10' between canopies for individual trees or groupings of trees at maturity. For additional information on creating defensible space please see the Town's Development Code, Policy 22. The Colorado State Forest Service has also developed guidelines for creating Defensible Space that are very helpful.

(Defensible Space sketch to be inserted here when completed.)

Section 3. Planting Details

Soil Preparation

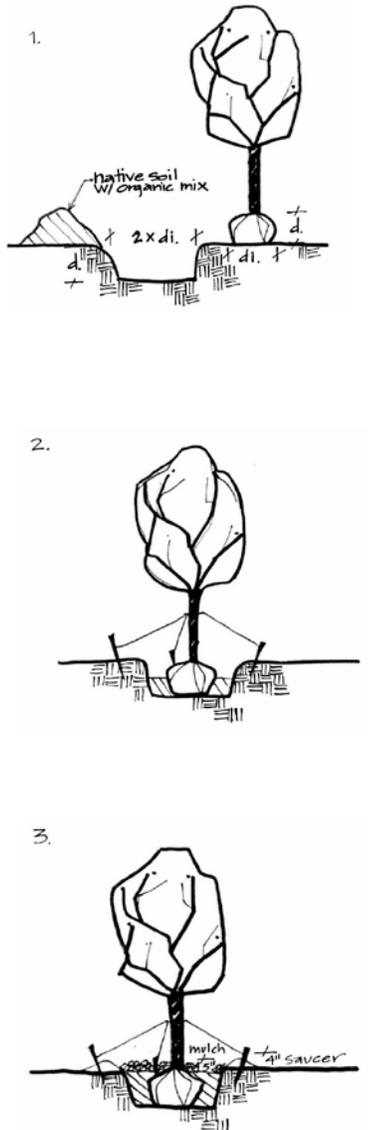
The soils around Breckenridge are generally rocky, well-drained, deficient in nutrients and shallow. Most local soils are deficient in nitrates and phosphorus. If you are interested in finding out the pH and nutrient levels of the soil on your property, testing of soils is available through Colorado State University. Care should be taken to preserve any top soils that exist during topographic modification or disturbance from construction. Existing soil should be loose and can be modified with new topsoil. The addition of peat moss can increase water retention and sand and organic matter can be added to heavy clay soils. Care should be taken to make sure that all soil and other materials added to existing soils are weed free. As noted previously, native species will require less modification because they are adapted to the high altitude environment.

Best Times to Plant

The best time to plant shrubs and trees is generally mid May after the ground thaws to mid October before the ground freezes. This can vary year to year depending on snow fall. When transplanting existing vegetation it is best to transplant in the spring (May) before new growth begins, or fall (September/October) once growing has stopped. This timing is true for grasses as well. It is never ideal to plant something unless there is water available, especially in the summer when our high altitude sun exposure is intense.

Planting Details

Tree Planting Detail



1. Dig the hole two times the diameter ($di.$) and the same depth ($d.$) as the root ball.

- The top of the root ball should be the same height as existing grade when the tree is planted.
- Pile native soil that is removed from the hole next to the hole.
- Remove any rocks larger than 4" in diameter.
- Amend the native soil that was removed from the hole with organics to a mixture of 40% organics and 60% native soil.
- Native peat moss and aged manure are good sources of organics.
- Mix the native soil and organics well.

2. Carefully set the tree in the hole.

- Someone should hold the tree steady until the tree is staked and the hole is backfilled.
- Fill the hole half way with the amended soil mixture around the tree.
- Use a shovel blade to mix, settle and remove any air pockets.
- Place stakes around tree.
- Once staked remove top wire, rope and burlap as necessary. Fold burlap down the side of ball.

3. Add the remaining amended soil around the tree ball up to existing grade.

- Use a shovel blade to settle and remove any air pockets.
- Construct a 4" saucer with amended soil around the tree well (diameter of hole).
- Use a shovel blade to mix, settle and remove any air pockets.
- Fill saucer with water and allow to soak in, water again to thoroughly saturate.
- Fill the saucer with 3" of mulch.

Section 4. Maintenance

A well thought out and planted landscape still requires maintenance on a regular basis. Providing new plantings with some sort of irrigation is necessary to assure the survivability of the plant especially in our harsh high altitude environment. Because our soils are generally nutrient deficient, fertilization can also assist with survivability and increased growth. Pruning to remove dead and diseased branches and to promote growth that is consistent with a species natural form is also necessary to promote a plant's health, as well as safety and aesthetic quality.

Irrigation – Hand watering of newly planted plants is acceptable, but often unsustainable. Installation of a water efficient drip irrigation system is recommended for shrubs and trees. Lawn areas may require a spray system. All irrigation systems should be maintained on a regular basis for efficiency. Irrigation systems also need to be drained and lines blown free of water in the fall to reduce the risk of freezing and cracking.

Fertilization – Many well-chosen Breckenridge native plants will thrive without fertilization. Quick release synthetic fertilizers should be avoided. Synthetic, quick-release fertilizers frequently wash through the soil before they are even taken up by the plant. Plant nutrient requirements can be met with compost, naturally derived fertilizers such as aged manure, blood and bonemeal, fishmeal, kelp, or slow-release synthetic fertilizers. Slow-release fertilizers make nutrients available to the plants when they are needed.

Composting – Composting on site can return valuable nutrients and organic matter to the soil and reduce waste. Lawn and tree trimmings along with other organic matter such as fruit and vegetable scraps, coffee grounds, egg shells etc. can be composted. Colorado State University has created a fact sheet “ Home Yard Composting” to assist those interested in composting in Colorado. This guide can help to break down plant wastes in a couple of months instead of a year, especially in Colorado’s environment.

Manure – Horse manure can be used to amend soil and fertilize plants. However, not more than one inch (1”) of dried and decomposed manure that is thoroughly mixed into the soil within twenty four hours of delivery to the site is allowed in Breckenridge.

Mulching – Mulch is any material spread evenly over the surface of the soil. Organic materials, including chipped landscape debris, are preferable over inorganic materials. Mulch conserves water, enhances the growth of plants and the aesthetics of the landscape. Mulch can also suppress weed growth. Mulch should not exceed 3” in depth.

Pruning – It is best to prune when a plant is dormant and not under stress. Do not top trees, but rather remove branches at their point of origin or shorten branches back to a lateral. This is true for removing dead branches as well. Plants that are pruned properly are stronger and more likely to resist pests. Under no circumstances should a tree be pruned to remove more than 2/3 of its crown.

Cutting Back Wildflowers and Grasses – Wildflowers and grasses should be cut back in the fall after the plants have gone to seed.

Section 5. Common Pests and Diseases

Mountain Pine Beetle

Dwarf Mistletoe

Cytospora Canker

Others

Planning Commission Staff Report

Subject: Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054, Final Hearing,

Proposal: To restore the exterior of the historic house to an earlier period, landmark the historic house, add a full basement beneath the historic house, and the demolition of a newer historic addition to the house along with a non-historic shed addition at the back of the site. The property would be used as a residential duplex, with a three-car garage (with a vehicle lift over one space). A color material board will be available at the meeting.

Date: December 10, 2012 (For meeting of January 17, 2012)

Project Manager: Michael Mosher, Planner III

Applicant/Owner: Michael and Jennifer Giller

Agent: Janet Sutterley, Architect

Address: 306 South Ridge Street

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

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

Land Use District: 18.2; Commercial 1:1 FAR; Residential 20 Units per Acre (UPA)

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

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

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

Density: Existing Residential: 1,290 sq. ft.
Allowed under LUGs - 100% residential: 3,379 sq. ft.
Proposed Density (less 'free' basement) 2,721 sq. ft.
Proposed overall Density (incl. basement): 3,675 sq. ft.

Above Ground Density: Suggested 9 UPA: 1,521 sq. ft.
Proposed 9.95 UPA: 1,681 sq. ft.

Mass: Existing: 1,209 sq. ft.

	Allowed under LUGs:	4,055 sq. ft.
	Proposed mass:	2,306 sq. Ft.
Setbacks:	Front:	13.84 ft.
	Sides:	5.5 and 3.0 ft.
	Rear:	5.0 ft.

Item History

Commonly known as the Jane Shetterly House, the original portion of this house, which consisted only of the 14-foot east-west orientated portion owned by Whitney Newton (circa 1881) is shown below.



Staff has confirmed that Arthur C. Howard purchased this house and property from Mr. Newton for \$225.00 as noted in the Breckenridge Bulletin on April 20, 1907. Later, on June 29, 1907, the paper noted that *“Mr. Howard had lumber taken to the property this week with which to build an addition to his house, expecting to move into the same as soon as it is completed.”* This would be the initial portion added to the south across the property line of lot 25. This is the period which the restoration and renovation is seeking to reclaim with this application. The last 10-feet of this southerly wing was built decades after but within the Town’s period of significance.

Changes since the last Preliminary Hearing on November 15, 2011

1. The landscaping plan has been modified to meet the suggested criteria under the Landscaping Policy of the Development Code to be awarded positive two (+2) points.
2. A four square foot increase in overall square footage.
3. A draft HERS index rating has been included.

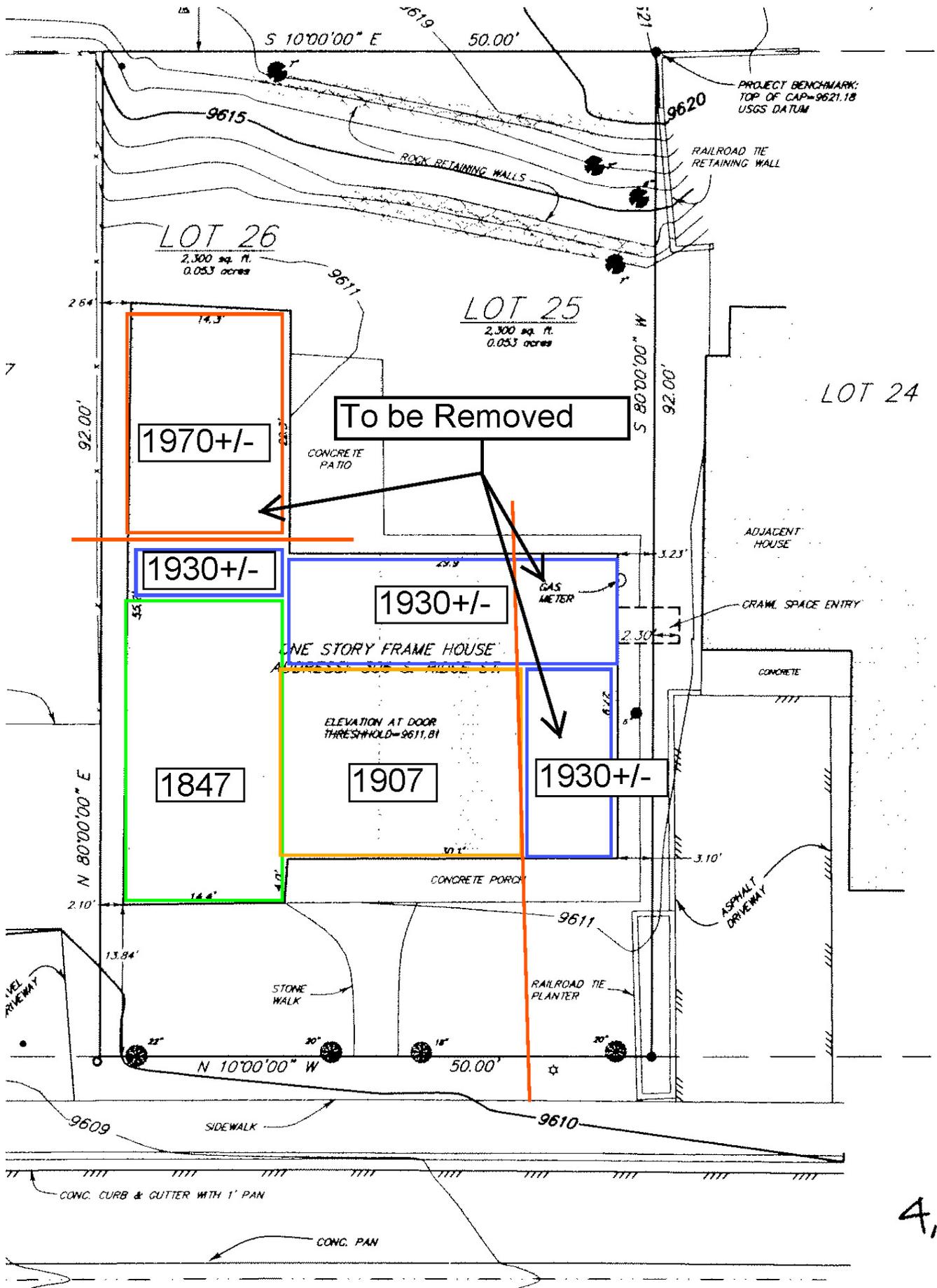
Staff Discussion

Land Use Guidelines (2/A & 2/R): Land Use District 18.2 allows both commercial and residential uses. The applicant is proposing a residential duplex for the property. Staff has no concerns with the proposed use.

Density/Intensity (3/A & 3/R) - Mass (4/A & 4/R):

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

DENSITY	Existing 1847 House	Existing 1907 South Addition	Existing Newer 1930+/- Addition	Existing South East Kitchen 1930+/- Addition	1970- Existing East Stair access shed	Outside Historic Footprint	Total Existing (less non-historic shed (1970s +/-))
EXISTING HISTORIC HOUSE							
Main	355 SF	261 SF	174 SF	398 SF	102 SF		1,290 SF
To be Removed			174 SF	166 SF			340 SF
Remaining	355 SF	261 SF	0 SF	232 SF	102 SF		950 SF
PROPOSED DENSITY - Free Basement Density Shaded							
							
Unit A							
Lower Level	355 SF	261 SF	0 SF	232 SF	102 SF		950 SF
Main Level	290 SF	261 SF	0 SF	232 SF	102 SF		885 SF
Unit B							
Lower Level						675 SF	675 SF
Main Level						460 SF	460 SF
Upper Level						705 SF	705 SF
TOTAL							3,675 SF
MASS							
Unit A + Storage	290 SF	261 SF	0 SF	232 SF	163 SF	0 SF	946 SF
Unit B + Storage	0 SF	0 SF	0 SF	0 SF	0 SF	1,220 SF	1,220 SF
Garage						140 SF	140 SF
TOTAL							2,306 SF
Above Ground Density							
Main	290 SF	261 SF	0 SF	232 SF	102 SF	95 SF	980 SF
Upper	0 SF	0 SF	0 SF	0 SF	0 SF	701 SF	701 SF
TOTAL ABOVE							1,681 SF



4,1

In this Character Area, 9 UPA above ground density is recommended. However, the above ground density is allowed to increase up to 12 UPA, with negative points being assigned. With the above ground density being proposed at 9.95 UPA, negative six (-6) points are shown on the Point Analysis under this policy.

Architectural Compatibility (5/A & 5/R): At the last hearing we heard Commission support for the removal of the south-most historic addition with negative five (-5) points being assigned. These points are shown on the Point Analysis. The rating of the building as “*contributing with qualifications*” would remain after the restoration of the rest of the building.

Restoration and Renovation of the 1881 and 1907 Sections

At the previous meeting, the Commission was comfortable with the restoration plans for the historic house and bringing the architecture back to the 1907 appearance. This included the removal of the south most portions of the house and replacing the original historic fabric from this portion back to the original house sections. The historic house will have a new full basement, all new electrical and plumbing, upgraded insulation, cut shingle roof and restoration of all historic windows.

The New Addition

Architectural Compatibility (5/A & 5/R): The plans show that the connector link will be sided in vertically orientated natural cedar. The rest of the addition will have a mixture of vertically orientated siding and horizontal lap siding with a 4-1/2-inch reveal. All exterior materials are to be natural. A color and material board will be available at the meeting.

Building Height (6/A & 6/R): At the previous meeting, the Commission supported the proposed building height and agreed that the new addition was far enough away from the historic house to meet the intent of the Development Code policy and the intent of the Historic Design Standards.

Placement of Structures 9/A & 9/R): We have heard Commission approval supporting an 18-inch encroachment for eaves and other similar projections into the absolute setbacks. Per the Code, negative points will be assessed for not meeting the relative setbacks.

The drawings show the new addition 5.5-feet off the north side yard property line (meeting relative code) and 3-feet off the south property line (negative three (-3) points incurred). It is also placed 5-feet off the alley to the east (negative three (-3) points incurred). A total of negative six (-6) points are being incurred under this policy.

Snow Removal and Storage (13/A & 13/R): The Code requires that 25% of the paved area be provided in functional snow storage. 25% of the paved area equals 181 square feet. The plans indicate that 193 square feet is being provided in snow stacking area.

At the last meeting, the applicant stated that, if the negative points could be mitigated, he would snow-melt the internal courtyard (not the entire driveway). It was suggested that the assigned negative points would not be the maximum since the area is not too large and the existing house to the south shades much of this part of the property (a condition not created by the applicant). Staff is suggesting negative two (-2) points be incurred for heating the courtyard. Does the Commission concur?

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

2 x (-2/+2)

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

At the last hearing, we heard Commissioner support for awarding positive two (+2) points for placing the parking away from public view.

With the total square footage (including the 'free' basement density), four on-site parking spaces are required. The plans show that each unit will be assigned two parking spaces. Unit A will have one space in the north half of the garage and one space in the courtyard (see plan). Unit B will have two spaces in the south half of the garage utilizing a vehicle lift to place on car above the other, similar to the Storm Residence (PC#2001122). We have no concerns.

Open Space (21/R): Counting the *applicable* areas (not the driveway and courtyard), the drawings indicate that 33% of the site will be open space. Staff has no concerns.

Landscaping (22/A & 22/R): The drawing show that the mature cottonwood trees lining the west side of the property line are all to remain and be protected during construction. Per this policy, the drawings show that, as directed for positive two (+2) points, one spruce tree 8-feet or taller and seven aspen (2.5-inch caliper and larger - 50% multi-stemmed) are being proposed along with 13 mixed 5-galen shrubs in Xeriscape planting beds. Staff has no concerns and has shown the positive two (+2) points on the Point Analysis.

Social Community (24/R): E. Historic Preservation and Restoration:

At the September 20, 2011 meeting we heard support from the Commission to award positive twelve (+12) points for the restoration efforts. No changes are proposed.

Landmarking: The applicant is seeking to locally landmark the historic structure and take advantage of the 'free' basement density beneath the historic footprint as part of the planned total density. At the last meeting, we heard the Commission concur with staff that the landmarking criteria for this proposal

could be met with the following criteria:

Per ORDINANCE NO. 24, Series 2001, An Ordinance Adopting Chapter 11 Of Title 9 Of The Breckenridge Town Code Concerning Historic Preservation; And Making Conforming Amendments To The Breckenridge Town Code.

9-11-1: Purpose and Intent:

A. The purpose of this Chapter is to promote the public health, safety, and welfare through:

1. The protection and preservation, by appropriate regulations, of the Town's historic and cultural heritage;
2. The enhancement of property values, and the stabilization of historic neighborhoods;
3. The increase of economic and financial benefits to the citizens of the Town by making the Town more attractive, inviting and interesting to the Town's many tourists and visitors; and

4. The provision of educational opportunities to increase public appreciation of the Town's unique heritage.

B. The intention of this Chapter is to create a method to draw a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character by authorizing the Town to designate landmarks, landmark sites, historic districts and cultural landscape districts; to require stabilization of properties which are of historic value in order to assure that such properties will not be lost as a result of inadvertence, indifference or neglect; and to ensure that the maintenance, alteration or demolition of properties of historic value shall be carefully considered for impact to the property's contribution to the Town's heritage.

It has been factually determined that the house is over 50 years old. Based on comments heard at the last hearing, Staff has identified the following as the criteria allowing this property to be locally landmarked via an ordinance from Town Council.

The property

- meets the "architectural" designation criteria for a landmark as set forth in Breckenridge Town Code
 - Section 9-11-4-A-1-a (1) because the property exemplifies specific elements of architectural style or period,
 - Section 9-11-4-A-1-a (5) because the property exemplifies style particularly associated with the Breckenridge area,
 - Section 9-11-4-A-1-a (6) The proposed landmark represents a built environment of a group of people in an era of history,
 - Section 9-11-4-A-1-a (8) The proposed landmark is a significant historic remodel,
- and the property meets the "Social" designation criteria for a landmark as set forth in Breckenridge Town Code
 - Section 9-11-4-A-2 (c) *"Is associated with a notable person or the work of a notable person."*
- and the property meets the "Physical Integrity" designation criteria for a landmark as set forth in Breckenridge Town Code
 - Section 9-11-4-A-3 (a) The proposed landmark shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation,
 - and Section 9-11-4-A-3 (b) The proposed landmark retains original design features, materials and/or character.

Energy Conservation (33/R): Since the last meeting, the applicant has obtained a draft HERS rating (included for your review) showing a total index less than 60. This would warrant positive three (+3) point being awarded. The final certified assessment will be submitted prior to issuance of a building permit. This has been added as a Condition of Approval.

Staff notes that another special condition of approval has been added requiring that the building meet this requirement prior to issuance of a Certificate of Occupancy. If for some reason the goal is not met, the application must return for planning review to obtain a passing score of zero points or greater.

Assignment of Points 9-1-17- 3: At this final review we are recommending negative nineteen (-19) points. These are from the above ground density overage (-9 points under Policy 5/R), removal of historic fabric (-5 points under Policy 5/R), for not meeting two suggested building setbacks (-6 points under Policy 9/R) and for heating the courtyard (-2 points under Policy 33/R).

A total of positive nineteen (+19) point are recommended; Positive two (+2) points under Policy 9/R, Parking, for screening all the parking from public view by placing it behind the historic structure, positive two (+2) under policy 22/R Landscaping, positive twelve (+12) points for the restoration/rehabilitation efforts and positive three (+3) for achieving an index under the HERS rating of less than 60.

Staff Recommendation

This is the fourth review of this proposal. The applicant and agent have responded to all concerns and direction provided over the last meetings. At this time we have only one question: Does the Commission support assigning negative two (-2) points for heating the internal courtyard for the project? We welcome any other comments.

Staff recommends approval of the Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054 by supporting the attached Point Analysis. We recommend approval of the same with the attached Findings and Conditions.

We also suggest the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

From the September 15, 2011 meeting

PRELIMINARY HEARINGS:

1. Giller Residence (MM) PC#2011054; 306 South Ridge Street

Mr. Mosher presented a proposal to restore the exterior of the historic house to an earlier period, landmark the historic house, add a full basement beneath the historic house, and the demolition of a newer historic addition to the house along with a non-historic shed addition at the back of the site. The property would be used as a duplex, with a two-car garage (with a vehicle lift inside).

Changes since the last Preliminary Hearing on September 20, 2011

1. The commercial use has been eliminated from the proposal and the use of the property is proposed as duplex.
2. There is no accessory apartment proposed.
3. Natural stone has been added to the foundation base of the addition along the north and south elevations.
4. The three windows on the west elevation of the new addition have been reduced to two.
5. The above ground density has been reduced.
6. The proposed hot tub has been eliminated from the plans.
7. The site plan includes landscaping data.

This review primarily addresses the change of use from residential/commercial to all residential (duplex) and some design concerns expressed by Staff and the Commission. The overall architectural concept has remained the same. Staff anticipates the Applicant returning with additional detail on the energy conservation and landscaping.

At this time, Staff has no specific concerns with the application as presented. Staff will have further detail on the mitigation of the negative points at the next hearing. Staff welcomed any Commissioner comments.

Ms. Janet Sutterley, Architect for Mr. Giller: Logistically, how parking was going to work became an issue. We just wanted to heat the courtyard area right near the interior plaza; it has nothing to do with the driveway. We will still have the snow stacking required for the driveway. It makes a lot of sense from a maintenance standpoint to heat the area. We would like to see what the Commission feels on that interpretation of Policy 33/Energy Conservation. On the landscaping, we are planning on a minimum of positive two points; that would give us negative seventeen (-17) points and positive sixteen (+16) points as the plans show right now. At this point, we are looking for direction from the Commission that we could gather for final review. I need to come up with a floor plan for the residential portion of the historical house; we have done everything that Staff and the Commission have recommended we do with regards to the exteriors of the historic house and the addition. We want to do a cut shingle roof on the historic house, and a combination of corrugated metal and asphalt shingle roof on the rear addition; we will have more detail on colors in the final; along with the HERS energy analysis.

Mr. Mike Giller, Applicant: Appreciate the guidance you have given us during the first two sessions; energy is near and dear to my heart. I have been following a sustainable design guide since 1992, and the AIA 2030, the newest round of sustainability training. I have done LEED silver in all my projects. I am not familiar with HERS index, but I will be working to pick it up. It pains me to have to heat a driveway but I think it is the right thing to do in this case; the courtyard is in the shade from the neighboring house, so I think heating it is the right thing to do. I hope to balance the energy needs with our other energy conservation measures. We took a really good look at commercial but at the end of the day, the residential use is closer to the historic use; it is a better neighbor and I apologize to you for making you consider commercial.

Commissioner Questions / Comments:

Mr. Butler: They aren't heating the whole driveway? (Mr. Mosher: No, just the plaza area in front of the garage.)

- Ms. Christopher: Are there any plans with solar or geothermal in order to heat the driveway? (Mr. Mosher: No. Nothing is official yet, but the applicant is seeking positive points under Energy Conservation.)
- Ms. Dudney: What is your summary of the points? (Mr. Mosher: There is no formal point analysis at this time; however, as presented it would currently incur negative seventeen (-17) points.) And positive fourteen (+14) points right now without some things added in? (Mr. Mosher: Yes.)
- Mr. Pringle: Do you think the parking is going to be doable with the garage parking lift? (Mr. Giller: I don't think it is ideal. I have an Audi and it fits; I think there will be times when we will have to move cars to get one out, but it is viable and I am happy to do it to make it work.) I appreciate that but you will not own it forever. I just don't know if someone will be as dedicated to that as you are.
- Ms. Dudney: How many bedrooms are in the apartment/duplex? (Mr. Giller: Front historic house has two bedrooms downstairs and the back portion of the duplex has three bedrooms.) It is possible you will lease to someone who only has one car? From a functional point of view you might not need four spaces. As most people know I am new here, but I am surprised Breckenridge has a two car parking requirement; some places put a cap instead of a minimum requirement.
- Mr. Butler: Discussed where the parking lift was on the plan. So it doesn't go as high as ceiling in garage? (Ms. Sutterley: We are going to have to lower the garage a couple inches to obtain the required clearance inside the garage for the lift.) (Mr. Giller: You have to go with a garage door with the motors on the side, but it is viable.)
- Mr. Schroder: Is it truly accommodating the space? (Mr. Giller: Yes)
- Mr. Pringle: Are you anticipating the height of an Audi A4 or two Range Rovers with ski racks on top? The Grand Lodge in Steamboat didn't anticipate cars with ski racks and they ended up having a problem. I hope we are anticipating that your next car might have different requirements. This is not the most practical solution.
- Ms. Dudney: All the applicant has to do is require his tenant to have one car. So this is just addressing the development code for parking spaces. (Mr. Neubecker: It is proposed as a duplex, not an apartment, so there won't be a lease. Properties may be separately owned.) So then, there has to be some type of easement to allow access to the space? (Mr. Mosher, there will be two separate properties with easements for access.)
- Mr. Schroder: Have you thought of any perceived public benefit from the heated driveway? (Mr. Giller: I did hear a concern about the shading and the difficulty of getting the snow out there from the last work sessions so I took into consideration what I heard. Is it public or is it for my family? I'm not really sure of the difference.)
- Ms. Christopher: Clarification on the garage... the lift is on the south for you? (Mr. Giller: I am still thinking of that, I do not know yet which unit will use the lift.) Will there be an interior wall in the garage so they can't access the other car? (Mr. Giller: I haven't gotten that far; if you put a wall in it really constrains that area a bit.)
- Ms. Dudney: Asked Mr. Neubecker clarification on Policy 33, Energy conservation. (Mr. Mosher: As for the snow melting points, the courtyard is larger than a garage apron where the Code suggested no negative points as an example.)
- Mr. Rath: If you get 3-feet of snow on your solar panels then there isn't enough hot water to melt your driveway. (Mr. Giller: I'm prepared for one negative point for the heated driveway since I know I will be back soon with my energy plan.)
- Mr. Butler: Do you have any desire to heat the full driveway? (Mr. Giller: The courtyard is necessary and the driveway would be nice, but not necessary.)

Mr. Schroder opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Final Comments:

- Mr. Pringle: The Staff report states on page 10, under Policy 5 Architectural Compatibility that the new connector will have natural cedar horizontal siding on the east elevation with some vertical. I'm not quite sure what you mean on that. (Mr. Mosher: Pointed out the different elevations

and material changes to break up the massing of the addition.) (Ms. Sutterley: It might be a flush vertical application; we haven't decided which vertical material we will use yet.) (Mr. Neubecker: Is this used to delineate the new from the historic structure? It does help in the future for people to delineate the historic and the new with changing the material.)

Mr. Rath: How many negative points for an ice melt system? It comes down to how much energy is going to be required for snowmelt. You want to keep as much snow out of there as possible, with a good cold-roof system, lots of insulation. It doesn't look like you have a lot of area on the roof for solar.

Ms. Christopher: Without knowing the energy consumption, it is hard to assess the negative points. As far as I am concerned I think that the heated patio area (courtyard) could be combated with solar or geothermal energy even if it isn't used specifically used for that courtyard. Heated courtyard with no renewable energy replacement of any source would be negative points in my mind.

Mr. Butler: I wish you had an alternative; a real viable alternative to a fourth car.

Mr. Lamb: I like the project; every time we see it, it gets better. The discussion here is on landscaping. I agree with Staff's comments for two positive points. With so little space that meets code it's going to be difficult to obtain positive four (+4) points. The negative hit for me would be on heating the courtyard. With the HERS rating this might change and balance out. I don't think the courtyard is that big. Just because you have that system doesn't mean it has to be operational. I am looking forward to the point analysis.

Ms. Dudney: I like the project; I am not inclined to agree to a large number of negative points for the courtyard because I don't see what your alternative is. It is south facing. (Mr. Mosher: But it is shaded by neighboring building.) I need to look at your energy analysis.

Ms. Pringle: I think the development is coming along very well. As you hear, there are no problems with the architectural details or massing expressed by staff so that is nailed down. The questionable stuff is whether or not the plaza is heated. I think I would go with heating it with the least amount of negative points. In order for the plaza to work it has to be 100% clear of snow, and you have to have a slow melt system that works. It is going to be necessary for this to go forward. Four cars are necessary; make it work. I would go for the negative hit and snowmelt the entire driveway. The best way to guarantee it would be to have the snowmelt system. I am not afraid of the energy consumption, I feel like we can offset that somehow.

Mr. Schroder: I agree with what Mr. Pringle, Ms. Dudney and Ms. Christopher said about melting the courtyard. Also, I don't think you need to apologize for taking away the commercial, the code allows it. That is what we are here for, to mull over your ideas. Ultimately, I like that you are moving towards residential because this block is residential.

Final Hearing Impact Analysis				
Project:	Giller Residence Restoration, Rehabilitation, Addition and Landmarking		Positive Points	+19
PC#	2011054			
Date:	12/10/2012		Negative Points	- 19
Staff:	Michael Mosher, Planner III			
			Total Allocation:	0
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		Residential uses only - Complies
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		Of the allowed 3,379 square feet 3,675 square feet is being used.
4/R	Mass	5x (-2>-20)		Of the allowed 4,055 square feet, 2,306 square feet is being used.
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)	- 5	Staff comments - Here, the applicant is proposing to remove the south most 10-feet (+/-) addition of the house along with other restoration plans to reproduce "the appearance of a building exactly as it looked at a particular moment in time". In this case, the house (from the primary façade only) would appear as it would have looked in 1908, before the newer historic addition. The loss of the addition's historic fabric is to be mitigated by the restoration of the windows to their original locations, and the reuse of the south wall by shifting it to the north. The side yard would now be about 12-feet wide instead of 3-feet and would have paving strips for the new vehicular access to the back yard.
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)	- 6	In this Character Area, 9 UPA above ground density is recommended. However, this above ground density is allowed to go up to 12 UPA, with negative points being assigned. With the above ground density being proposed at 9.95 UPA
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		Complies
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		

9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 6	The south (3.0') and east (5.5') setbacks meet the Absolute policy but not the Relative Policy
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)	+2	All parking located behind the historic house and in garage
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+2	Preservation of groupings of existing healthy trees that provide wildlife habitat; preservation of native ground covers and shrubs significant to the size of the site; xeriscape planting beds; the planting of trees that are of larger sizes (a minimum of 2.5 inch caliper for deciduous trees and 8 feet for evergreen trees); utilizing a variety of species; and the layering of ground covers, shrubs, and trees that enhances screening and assists in breaking up use areas and creating privacy. In general, plantings are located within zone one. Per this policy, the drawings show that, as directed for positive two (+2) points, one spruce tree 8-feet or taller and seven aspen (2.5-inch caliper and larger - 50% multi-stemmed) are being proposed along with 13 mixed 5-galen shrubs in Xeriscape planting beds.
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	+12	Plans include the removal of the south most portion of the house and replacing the fabric from this portion back to the original house sections. The historic house will have a new full basement, all new electrical and plumbing, upgraded insulation, cut shingle roof and restoration of all historic windows.
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		

33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3	+3	The HERS report is showing an index of less than 60.
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	- 2	The assigned negative points should not be the maximum since the area is not too large and the existing house to the south shades much of this part of the property (a condition not created by the applicant).
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		

TOWN OF BRECKENRIDGE

Giller Residence Restoration, Rehabilitation, Addition and Landmarking
306 South Ridge Street
Lots 25 & 26, Block 9, Abbetts Addition
PERMIT #2011054

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 staff report dated **December 10, 2012** 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 **January 17, 2012** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The Planning Commission recommends that the Town Council adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **January 24, 2015**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. 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

10. Applicant shall submit proof of ownership of the project site.
11. Applicant shall obtain a Home Energy Rating System (HERS) Projected Home Energy rating certificate prepared by a registered Residential Services Network (RESNET) design professional using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code. This Home Energy Rating Certificate must show an index that meets or exceeds a HERS Index of 60.
12. The Applicant shall obtain approval of an ordinance from the Breckenridge Town Council for local landmark status for the property. If local landmark status is not granted by the Town Council, then the density in the basement of the Giller Residence shall count toward the total density on the property, and revisions to the approved plans, final point analysis and this development permit may be required. The Applicant may be required to appear before the Breckenridge Planning Commission to process an amendment to the approved plans.
13. An Improvement Location Certificate (ILC) from a Colorado registered surveyor showing the top of the existing historic buildings' ridge heights shall be submitted to the Town. An ILC showing the top of the existing buildings' ridge heights must also be submitted to the Town after construction activities, prior to the certificate of occupancy. The building is not allowed to increase in height due to the construction activities, other than what the Town has approved.
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. Applicant shall contact the Town of Breckenridge and schedule a preconstruction meeting between the Applicant, Applicant's architect, Applicant's contractor and the Town's project Manager, and the Chief Building Official to discuss the methods, process and timeline for restoration efforts to the historic building(s).
16. 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.

17. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
18. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees. Removal of mature specimen trees may violate a Priority Policy and may cause this project to fail a Point Analysis.
19. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
20. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property.
21. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
22. 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

23. Applicant shall submit a final HERS Confirmed Home Energy Rating Certificate prepared by a prepared by a registered Residential Services Network (RESNET) design professional using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code, showing that the completed house meets or exceeds a HERS Index of 60.
24. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
25. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
26. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
27. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
28. Applicant shall screen all utilities.

29. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
30. 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.
31. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
32. 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.**
33. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
34. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)

Home Energy Rating Certificate

308 S. Ridge St. - Unit A
Breckenridge, CO 80424



5 Stars Plus
Projected Rating

Uniform Energy Rating System

1 Star	1 Star Plus	2 Stars	2 Stars Plus	3 Stars	3 Stars Plus	4 Stars	4 Stars Plus	5 Stars	5 Stars Plus
500-401	400-301	300-251	250-201	200-151	150-101	100-91	90-86	85-71	70 or Less

HERS Index: **60**

General Information

Conditioned Area: 1835 sq. ft.
Conditioned Volume: 20878 cubic ft.
Bedrooms: 2

House Type: Single-family detached
Foundation: Conditioned basement

Mechanical Systems Features

Integrated Htg/DHW: Natural gas, Htg eff 09.0 CAef. DHW eff 0.85 CAef.

Duct Leakage to Outside: NA
Ventilation System: None
Programmable Thermostat: Heating: Yes Cooling: Yes

Building Shell Features

Ceiling Flat: R-55 Exposed Floor: NA
Vaulted Ceiling: R-55 Window Type: Double LoE - Wood
Above Grade Walls: R-20
Foundation Walls: R-25.0
Slab: R-10.0 Edge, R-19.0 Under
Rate: Htg: 0.45 Clq: 0.45 ACHnat
Method: User estimate

Lights and Appliance Features

Percent Fluorescent Pin-Based: 10.00 Clothes Dryer Fuel: Natural gas
Percent Fluorescent CFL: 75.00 Range/Oven Fuel: Natural gas
Refrigerator (kWh/yr): 500.00 Ceiling Fan (cfm/Watt): 0.00
Dishwasher Energy Factor: 0.65

The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

REM/Rate - Residential Energy Analysis and Rating Software v12.91

42 of 51 This information does not constitute any warranty of energy cost or savings.

©1985-2010 Architectural Energy Corporation, Boulder, Colorado.

Rating Number:

Certified Energy Rater:

Rating Date: January 7, 2012

Rating Ordered For: Giller

Estimated Annual Energy Cost

Projected Rating

Use	MMBtu	Cost	Percent
Heating	55.5	\$277	35%
Cooling	0	\$0	0%
Hot Water	13.9	\$70	9%
Lights/Appliance	19.4	\$319	41%
Photovoltaics	-0.0	\$-0	-0%
Service Charge:		\$120	15%
Total		\$786	100%

This home meets or exceeds the minimum criteria for all of the following:

TITLE

Company

Address

City, State, Zip

Phone #

Fax #

Home Energy Rating Certificate

306 S. Ridge Street - B Rear
Breckenridge, CO 80424



5 Stars Plus
Projected Rating

Uniform Energy Rating System

1 Star	1 Star Plus	2 Stars	2 Stars Plus	3 Stars	3 Stars Plus	4 Stars	4 Stars Plus	5 Stars	5 Stars Plus
500-401	400-301	300-251	250-201	200-151	150-101	100-91	90-86	85-71	70 or Less

Energy Efficient

HERS Index: **60**

General Information

Conditioned Area: 1836 sq. ft. House Type: Single-family detached
Conditioned Volume: 21175 cubic ft. Foundation: Conditioned basement
Bedrooms: 3

Mechanical Systems Features

Integrated Htg/DHW: Natural gas, Htg eff 0.90 CAef. DHW eff 0.85 CAef.

Duct Leakage to Outside: NA
Ventilation System: None
Programmable Thermostat: Heating: Yes Cooling: Yes

Building Shell Features

Ceiling Flat: R-55w/RB Exposed Floor: R-38
Vaulted Ceiling: R-55w/RB Window Type: Db/LcE/Argon - Wood
Above Grade Walls: R-20 Infiltration:
Foundation Walls: R-25.0 Rate: Htg: 0.35 Clq: 0.35 ACHnat
Slab: R-10.0 Edge, R-19.0 Under Method: Blower door test

Lights and Appliance Features

Percent Fluorescent Pin-Based: 20.00 Clothes Dryer Fuel: Natural gas
Percent Fluorescent CFL: 75.00 Range/Oven Fuel: Natural gas
Refrigerator (kWh/yr): 500.00 Ceiling Fan (cfm/Watt): 0.00
Dishwasher Energy Factor: 0.65

The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

REM/Rate - Residential Energy Analysis and Rating Software v12.91

43 of 57 This information does not constitute any warranty of energy cost or savings.
©1985-2010 Architectural Energy Corporation, Boulder, Colorado.

Rating Number:

Certified Energy Rater:

Rating Date: January 7, 2012

Rating Ordered For: Giller

Estimated Annual Energy Cost

Projected Rating

Use	MMBtu	Cost	Percent
Heating	75.4	\$376	44%
Cooling	0	\$0	0%
Hot Water	16.7	\$84	10%
Lights/Appliance	19.0	\$281	33%
Photovoltaics	-0.0	\$-0	-0%
Service Charge:		\$120	14%
Total		\$861	100%

This home meets or exceeds the minimum criteria for all of the following:

TITLE

Company

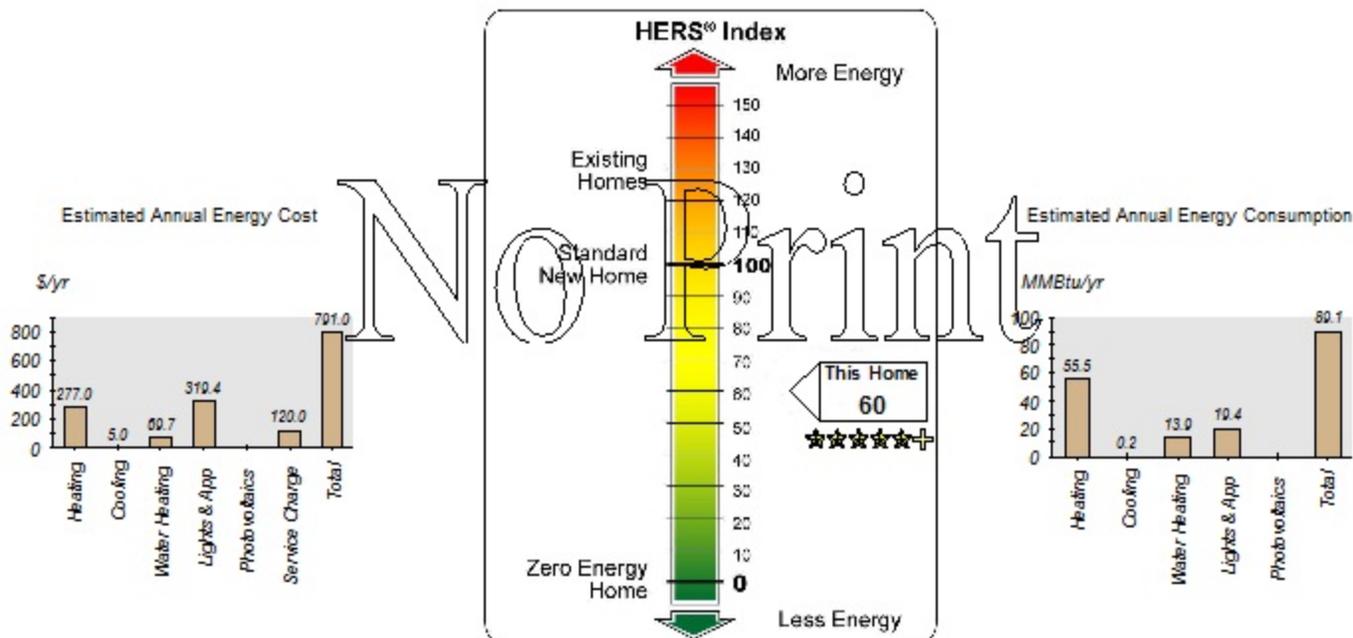
Address

City, State, Zip

Phone #

Fax #

HOME PERFORMANCE WITH ENERGY STAR ENERGY RATING CERTIFICATE



Address: 308 S. Ridge St. - Unit A
Breckenridge, CO 80424

House Typ Single-family detached
Cond. Area 1835 sq. ft.
Rating No.:
Issue Date January 11, 2012

Annual Estimates*:
Electric(kWh): 3594
Natural gas(Therms): 788
CO2 emissions(Tons): 8

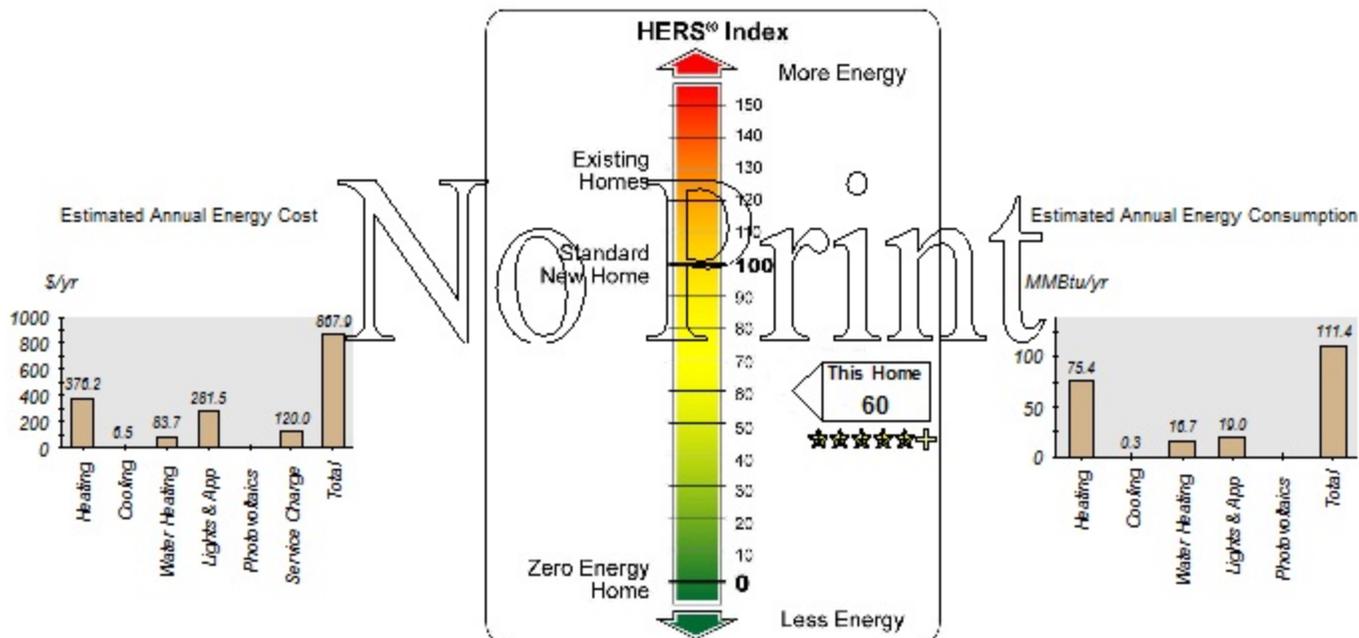
*Based on standard operating conditio

This home meets ENERGY STAR v 2

TITLE
Company
Address
Certified Rater:
Certification No
Rating Date: January 7, 2012

REM/Rate - Residential Energy Analysis and Rating Software v12.9.1

HOME PERFORMANCE WITH ENERGY STAR ENERGY RATING CERTIFICATE



Address: 306 S. Ridge Street - B Rear
Breckenridge, CO 80424

House Type: Single-family detached
Cond. Area: 1836 sq. ft.
Rating No.:
Issue Date: January 11, 2012

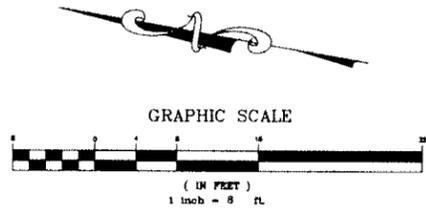
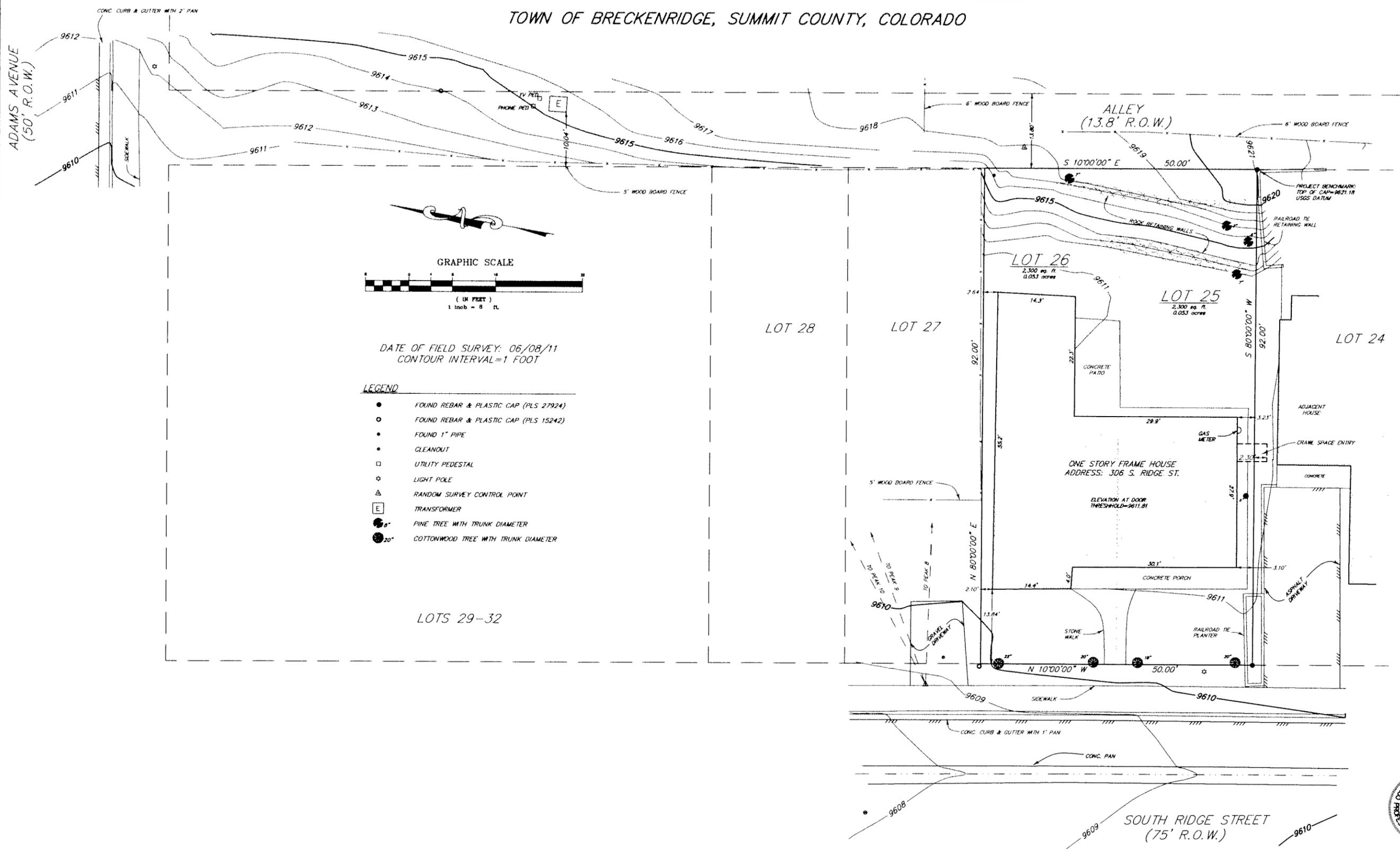
Annual Estimates*:
Electric(kWh): 3045
Natural gas(Therms): 1010
CO2 emissions(Tons): 9

*Based on standard operating conditio

TITLE
Company
Address
Certified Rater:
Certification No:
Rating Date: January 7, 2012

REM/Rate - Residential Energy Analysis and Rating Software v12.9.1

A TOPOGRAPHIC MAP OF
LOTS 25 & 26, BLOCK 9, ABBETT ADDITION TO
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



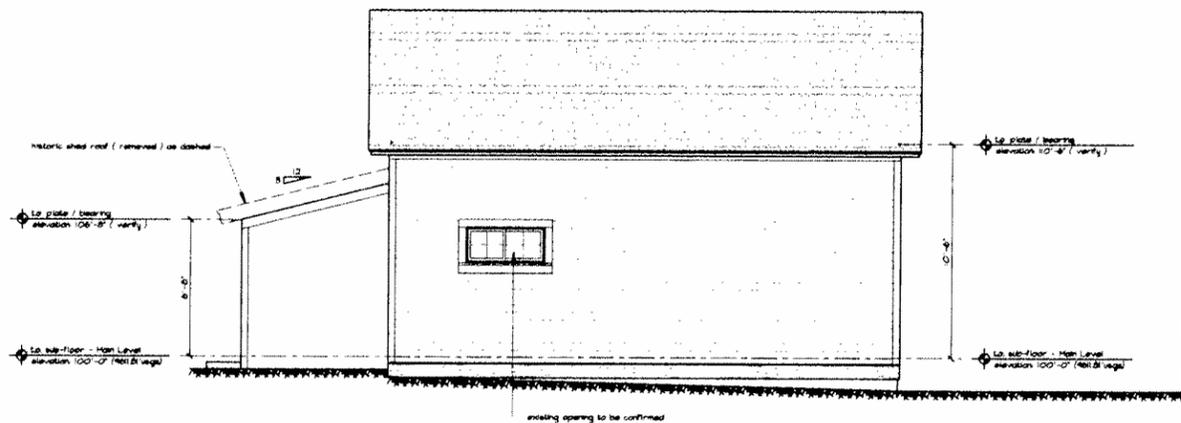
DATE OF FIELD SURVEY: 06/08/11
 CONTOUR INTERVAL=1 FOOT

- LEGEND**
- FOUND REBAR & PLASTIC CAP (PLS 27924)
 - FOUND REBAR & PLASTIC CAP (PLS 15242)
 - FOUND 1" PIPE
 - CLEANOUT
 - UTILITY PEDESTAL
 - ☆ LIGHT POLE
 - △ RANDOM SURVEY CONTROL POINT
 - ⊠ TRANSFORMER
 - 9" PINE TREE WITH TRUNK DIAMETER
 - 20" COTTONWOOD TREE WITH TRUNK DIAMETER

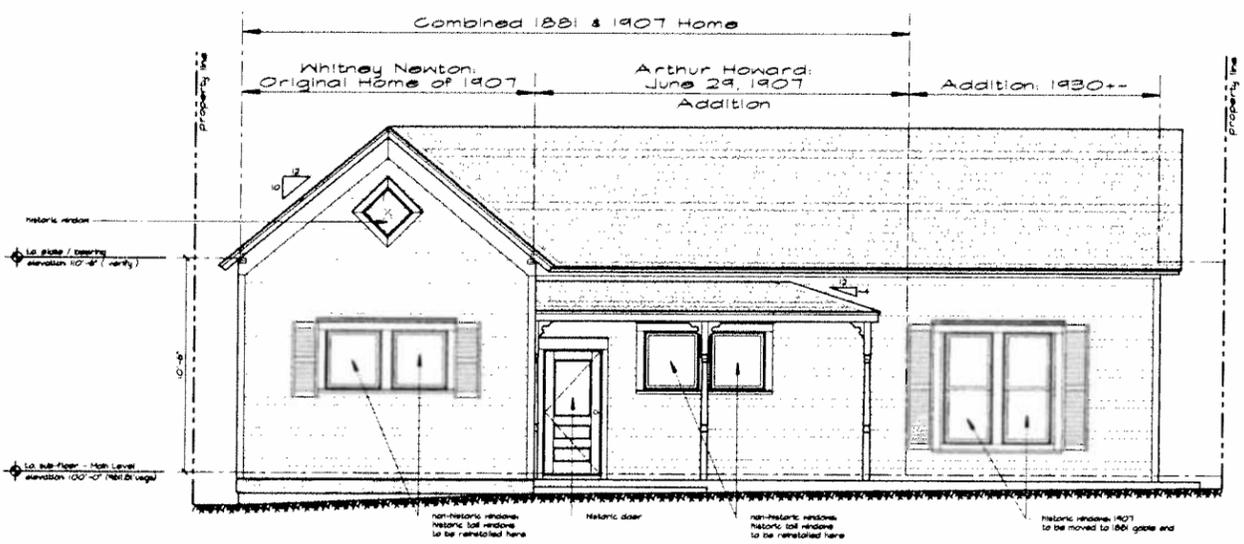


Drawn DGS	Dwg 11785TP	Project 11785
Checked RRJ	Date 06/16/11	Sheet 1 of 1
R-A-N-G-E-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

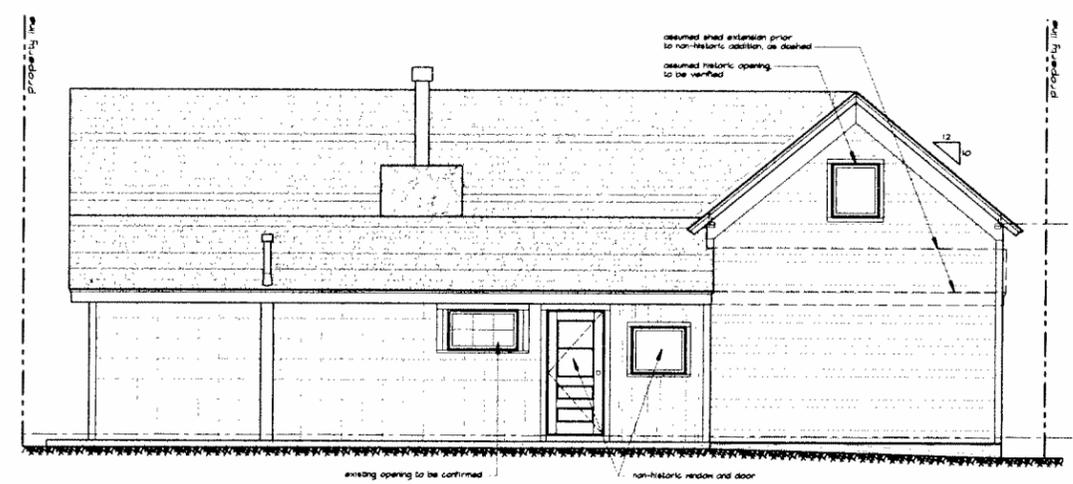
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TWO YEARS FROM THE DATE YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY THAT OCCURRED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



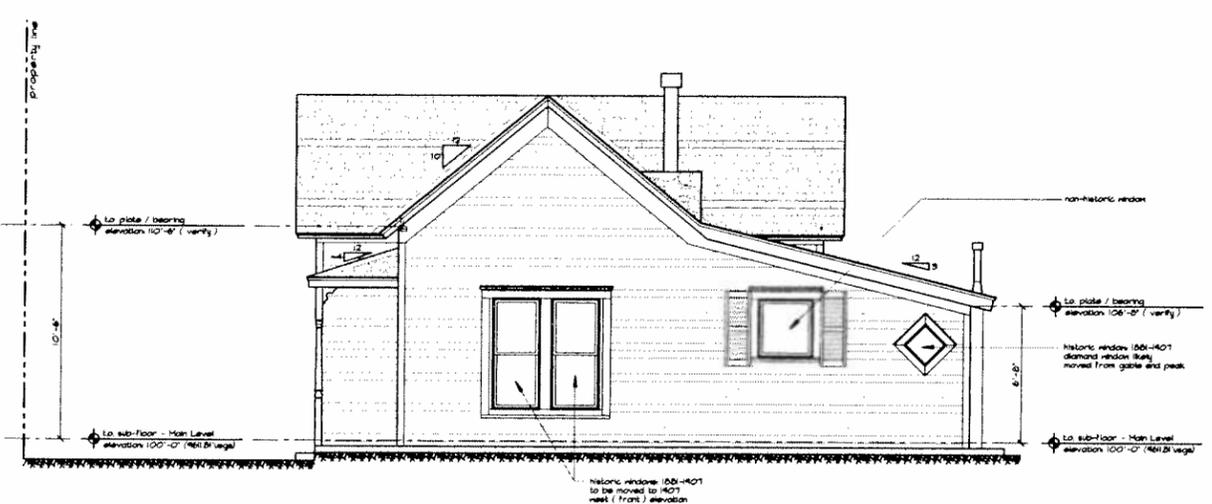
North Elevation
Scale: 1/4" = 1'-0"



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



East Elevation
Scale: 1/4" = 1'-0"



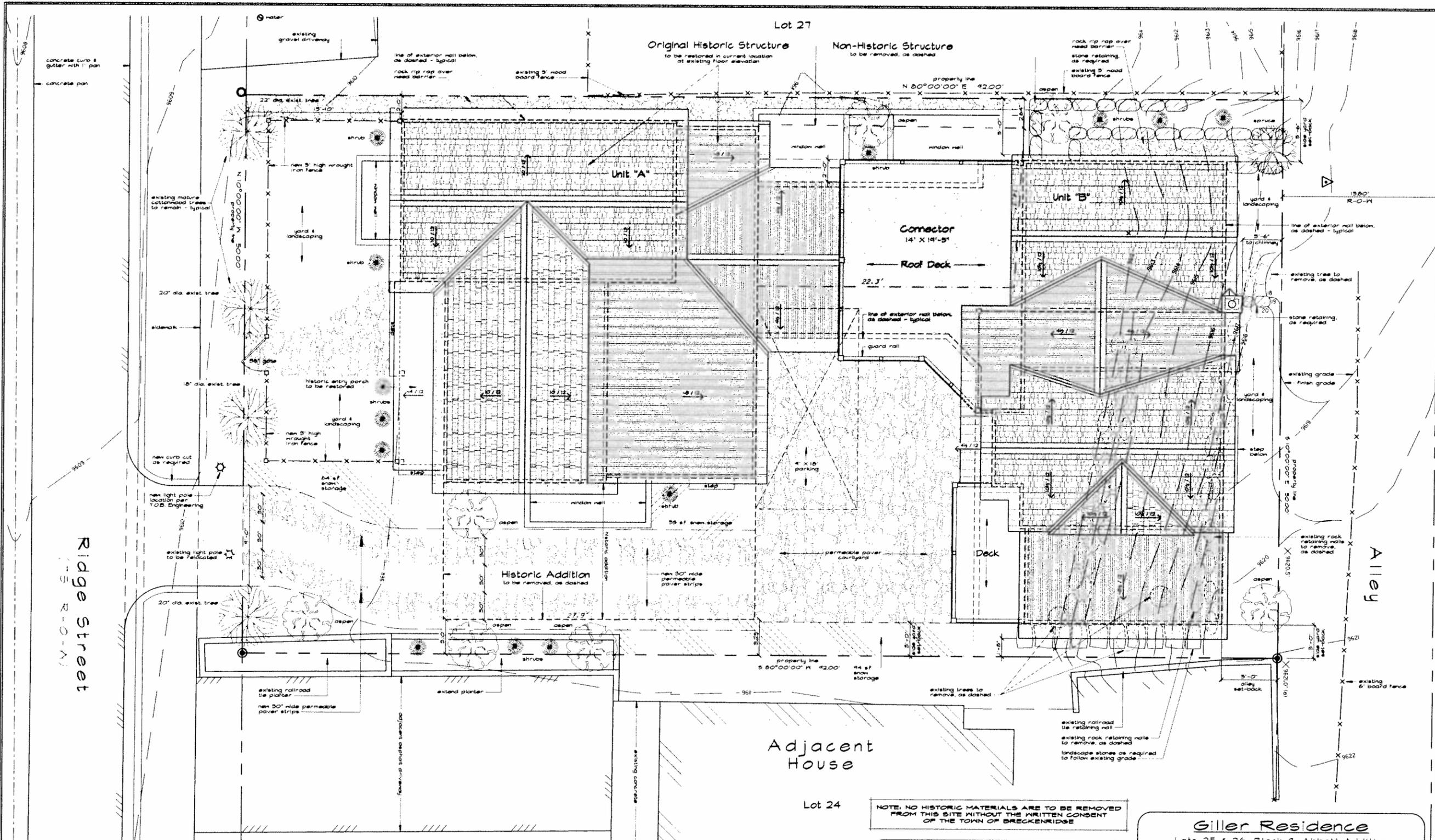
South Elevation
Scale: 1/4" = 1'-0"

GILLER RESIDENCE
LOTS 25 & 26, BLOCK 9, ABBETT ADDITION
TOWN OF BRECKENRIDGE, COLORADO

A-B-Units,
Exterior Elevations
Scale: 1/4" = 1'-0"
Date: 11-08-2011

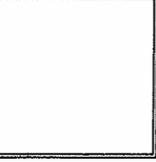
J.L. Sutterley, Architect, P.C.
architectural consultation
P.O. Box 3636 • Breckenridge, Colorado 80424 • 970-453-1718
Leonard R. Casanovi, Inc.
computer aided design services
P.O. Box 2655 • Silverthorne, Colorado 80498 • 970-282-3443

AB-1



GILLER RESIDENCE
 LOTS 25 & 26, BLOCK 9, ABBETT ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Site Plan,
 Roof Plan,
 Landscape Plan
 Scale: 1/4" = 1'-0"
 Date: 11-30-2011



J.L. Sutterley, Architect, P.C.
 architectural consultation
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 Leonard R. Casalead, Inc.
 computer aided design services
 P.O. Box 2683 • Silverthorne, Colorado 80498 • 970-262-1443

Landscape - General Notes

1. all stone retaining walls to be flat "slalom" stone, no boulders, all rock gardens to be small flat "slalom" stones or moss rock, no river rock.
2. dirt work: remove all construction debris, concrete, mortar, etc. from site prior to landscape work. grade subgrade to within 2" of final grade. provide positive drainage at building perimeter. place 3" of approved top soil over all disturbed property. fine grade top soil for seeding.
3. locate all plant material to avoid snow shed areas from roof.
4. revegetate all disturbed property with summit county short dry grass mix. rake out areas to be seeded and apply starter fertilizer. seed and lightly rake soil. apply hay and net to any revegetation on slopes greater than 3 to 1.
5. rock drip lines shall be of 3" minimum diameter cobble rock at all eaves, valleys, and other snowshed locations, over need barrier.
6. all shrub beds and tree beds to receive 2 inches minimum, bark mulch.
7. bank mulch under all rock terrace plantings.
8. perennial plants to be mixture of native alpine plants such as: lupine, delphinium, poppy, phlox, columbine, yarrow, etc.

Landscape - Symbols Legend

(1) native englewood spruce
 (13) 5 gal. mixed shrubs
 (7) multi-stem aspen
 3" - caliper
 1 1/2" - caliper in south planter & north window well
 rock rip rap (over need barrier)
 slalom stone or equal terraced walls
 Note: 50% of all plantings to be native plant material

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

Site Calculations

Building Footprint	2,130 Sq. Ft.
Front Deck	76 Sq. Ft.
Driveway & Courtyard (permeable)	723 Sq. Ft.
Strip areas less than 5' width:	136 Sq. Ft.
Total Lot Coverage: (67%)	3,065 Sq. Ft.
Lot Size:	4,600 Sq. Ft.
Open Space: (33%)	1,535 Sq. Ft.
Snow stack provided:	193 Sq. Ft.
Required: 723 permeable Sq. Ft x 25%	181 Sq. Ft.

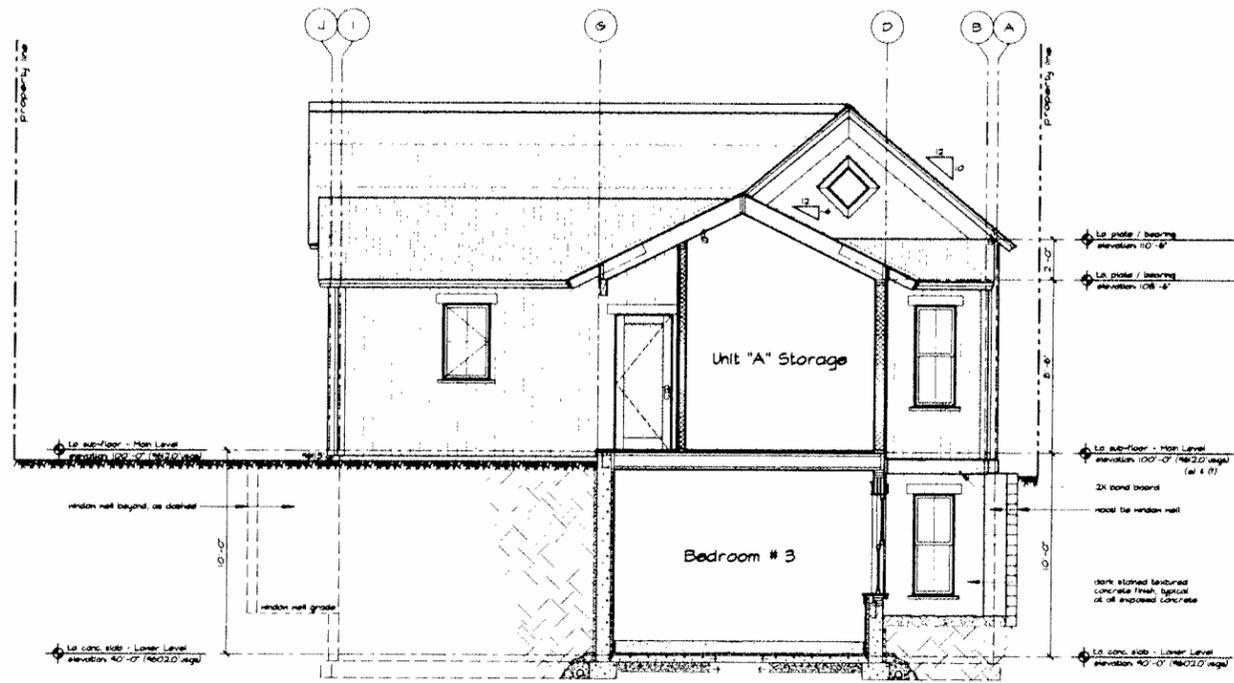
Giller Residence

Lots 25 & 26, Block 9, Abbett Addition
 Address: 306 Ridge Street
 Lot = 4,600 Sq. Ft. / 0.106 Acres

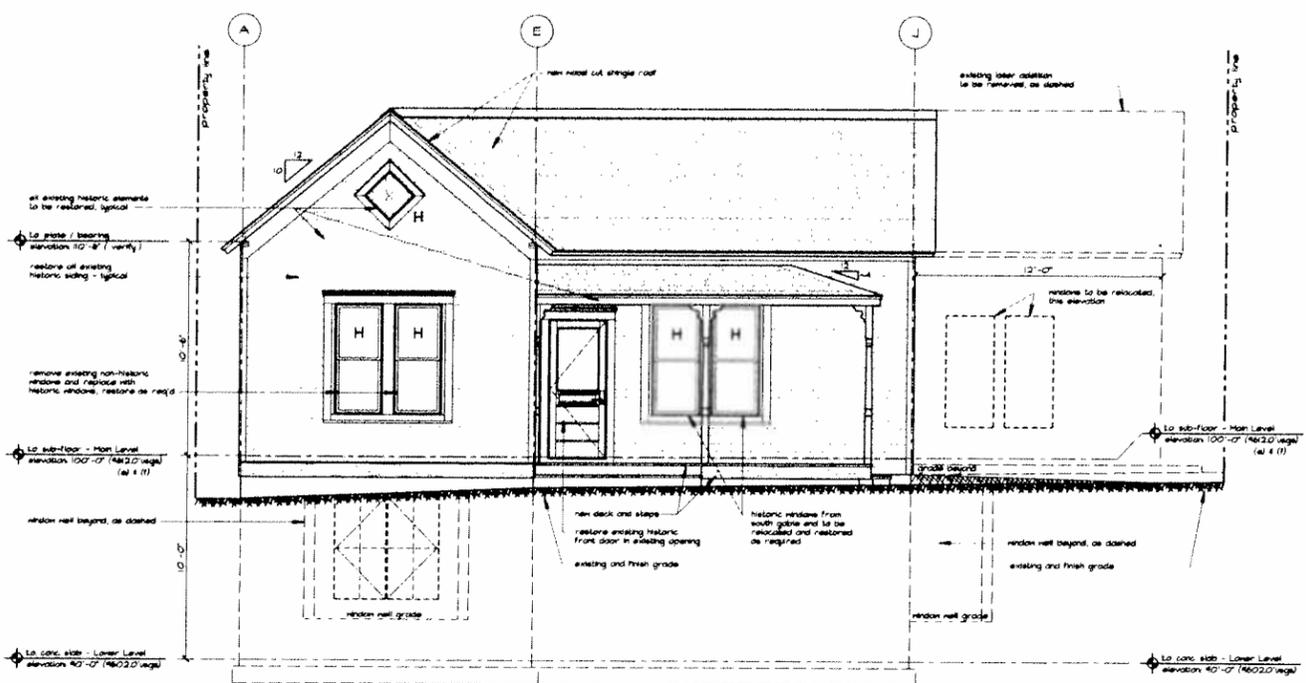
UPPER LEVEL: USGS. 9621.50'	= ARCH. 109'-6"
MAIN LEVEL: USGS. 9612.00'	= ARCH. 100'-0"
LOWER LEVEL: USGS. 9602.00'	= ARCH. 90'-0"

**Site Plan,
 Roof Plan,
 Landscape Plan**
 Scale 1/4" = 1'-0"

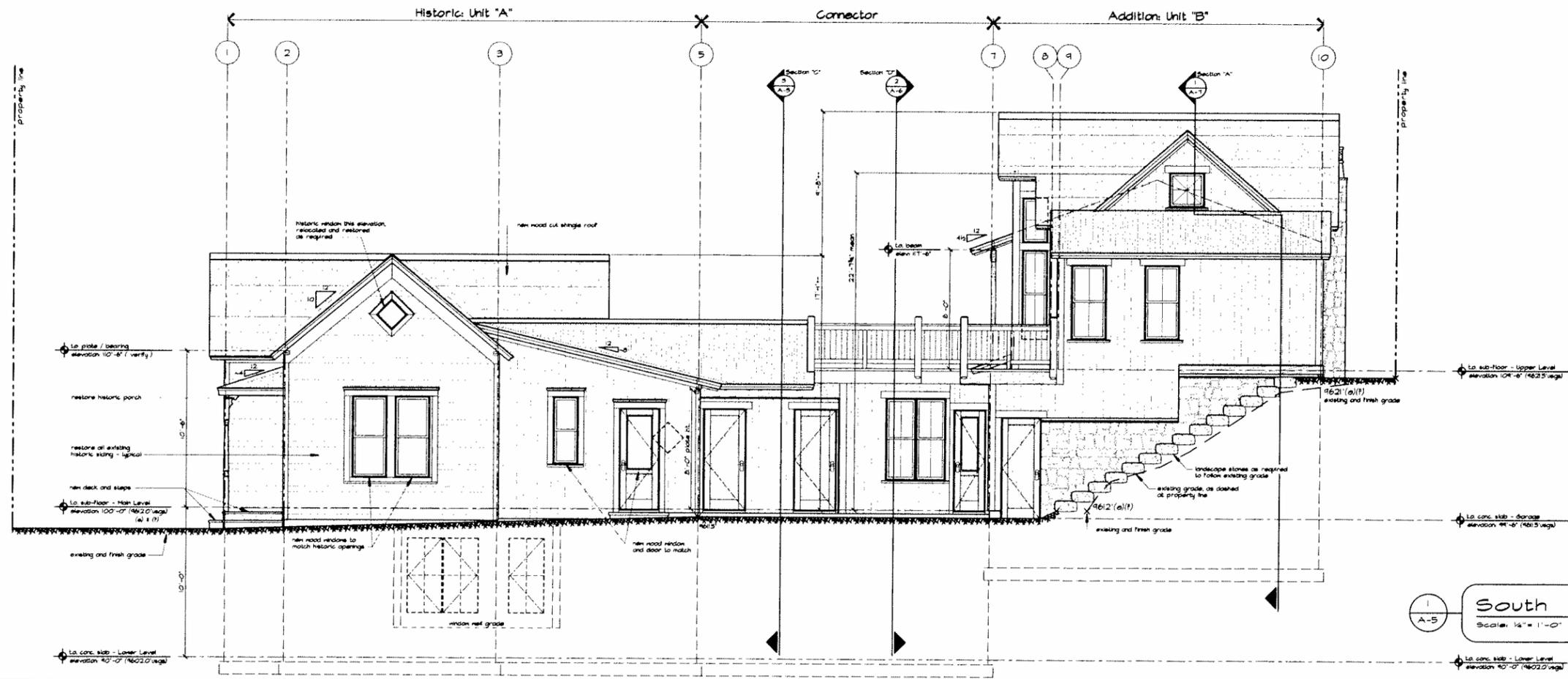
A-1



3 East Elevation Historic
Scale: 1/4" = 1'-0"



2 West Elevation Historic
Scale: 1/4" = 1'-0"



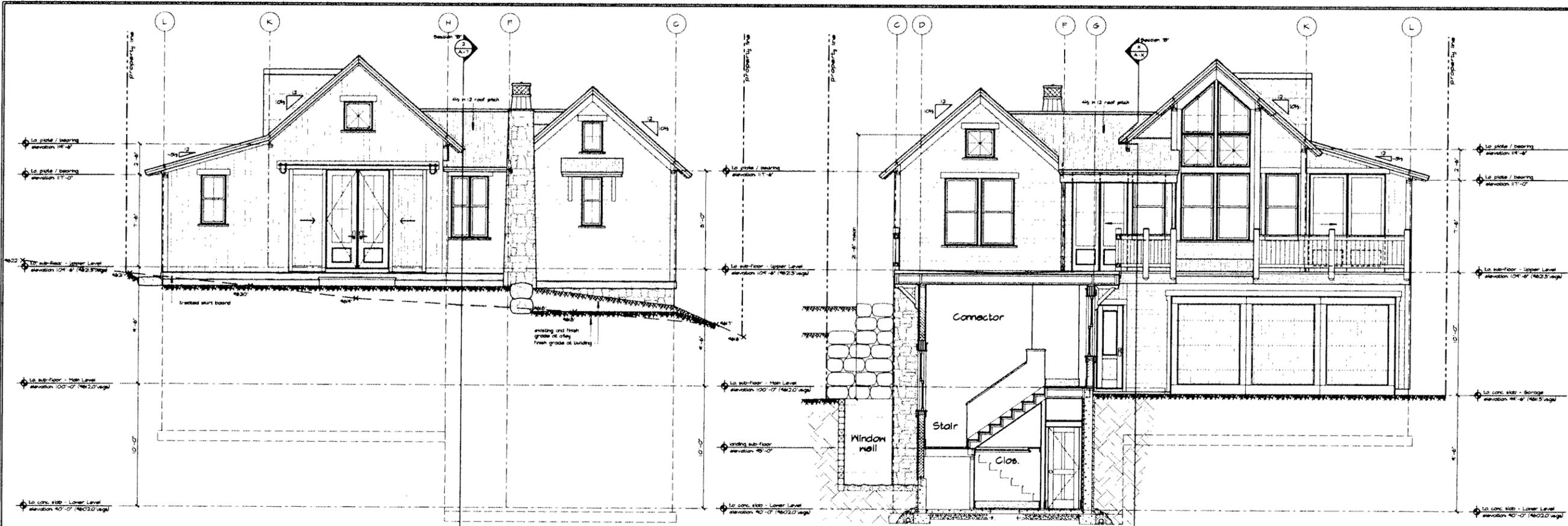
1 South Elevation Historic
Scale: 1/4" = 1'-0"

GILLER RESIDENCE
 LOTS 25 & 26, BLOCK 9, ABBETT ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations
 Scale: 1/4" = 1'-0"
 Date: 11-30-2011

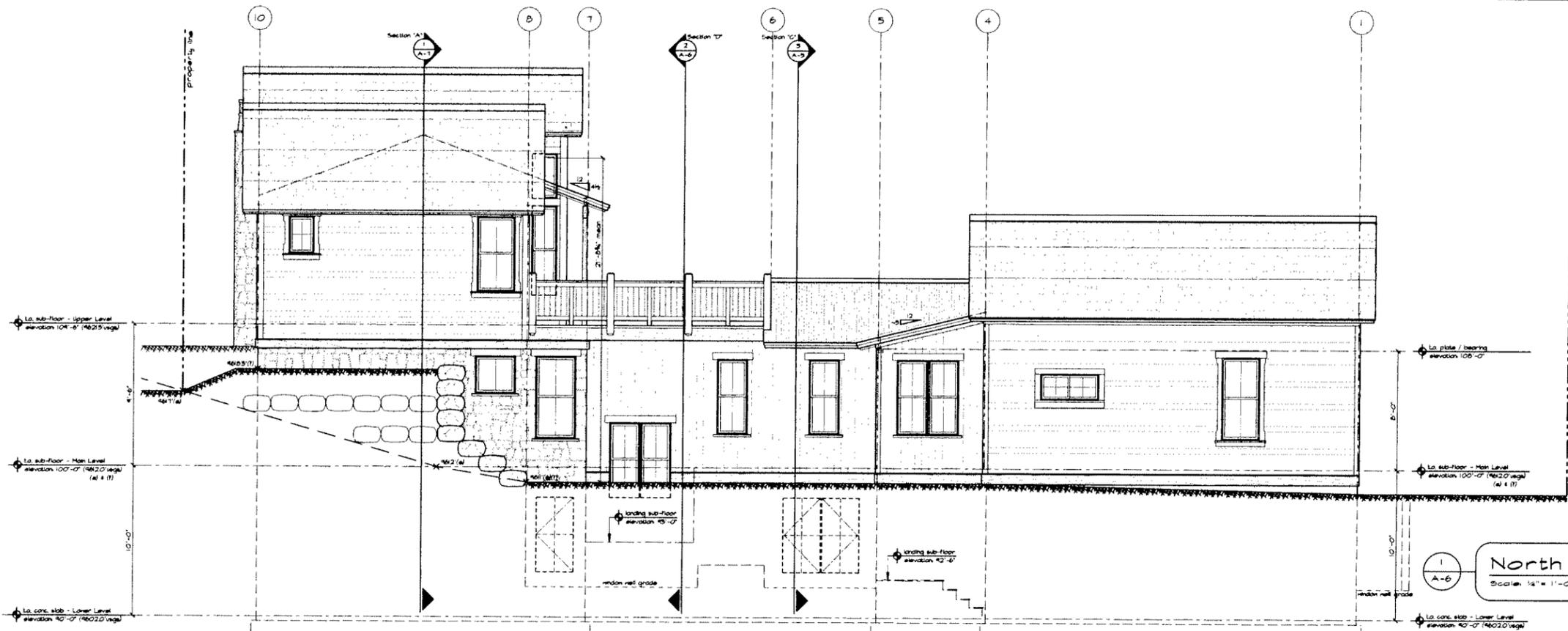
J.L. Sutterley, Architect, P.C.
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 P.O. Box 3638 • Breckenridge, Colorado 80424 • 970-453-1718
 Leonard R. Cassland, Inc.
 computer aided design services
 P.O. Box 2883 • Silverthorne, Colorado 80469 • 970-282-1443

A-5



3 East Elevation Addition
Scale: 1/4" = 1'-0"

2 West Elevation Addition
Scale: 1/4" = 1'-0"



1 North Elevation
Scale: 1/4" = 1'-0"

GILLER RESIDENCE
 LOTS 25 & 26, BLOCK 9, ABBETT ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations
 Scale: 1/4" = 1'-0"
 Date: 11-30-2011

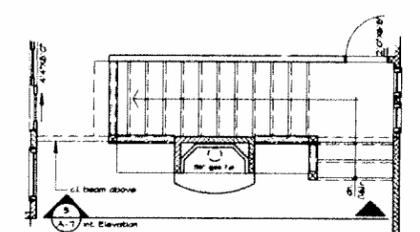
J.L. Sutterley, Architect, P.C.
 architectural consultation
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 Leonard R. Casland, Inc.
 computer aided design services
 P.O. Box 2833 • Silverthorne, Colorado 80488 • 970-282-1443

A-6



1 A-T Building Section "A"
Scale: 1/8" = 1'-0"

2 A-T Building Section "B"
Scale: 1/8" = 1'-0"



3 A-T Interior Elevation
Scale: 1/8" = 1'-0"



GILLER RESIDENCE
 LOTS 25 & 26, BLOCK 9, ABBETT ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Building Sections
 Scale: 1/8" = 1'-0"
 Date: 11-30-2011

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A-7