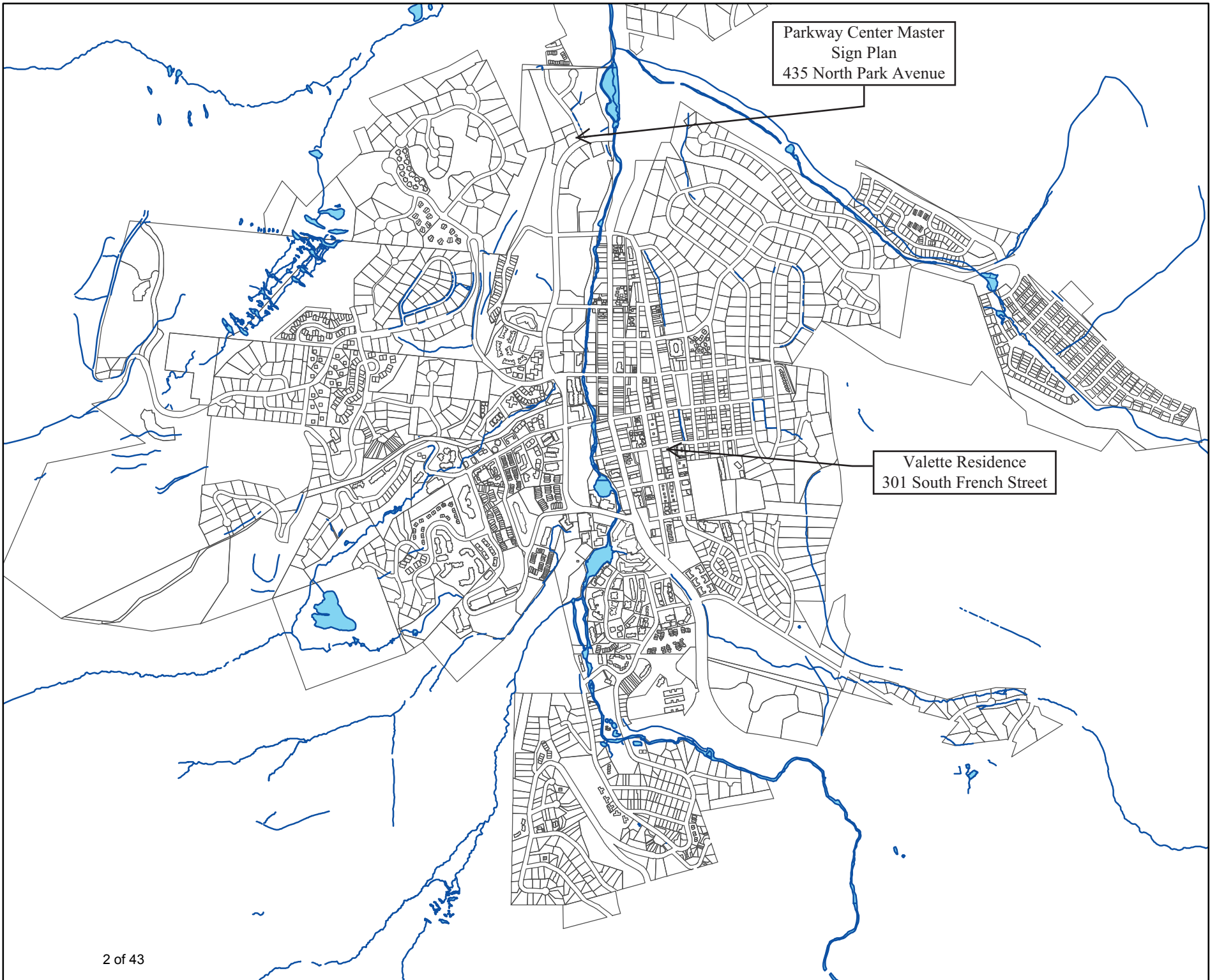


Town of Breckenridge
Planning Commission Agenda
Tuesday, March 6, 2012
Breckenridge Council Chambers
150 Ski Hill Road

7:00	<i>Call to Order of the March 6, 2012 Planning Commission Meeting; 7:00 p.m. Roll Call Approval of Minutes February 21, 2012 Regular Meeting Approval of Agenda</i>	3
7:05	<i>Consent Calendar</i> 1. Parkway Center Master Sign Plan (MGT) PC#2012011 435 North Park Avenue	8
7:15	<i>Worksessions</i> 1. Landscaping Guide (JC)	14
7:45	<i>Preliminary Hearings</i> 1. Valette Residence (MGT) PC#2012010 301 South French Street	33
8:45	<i>Other Matters</i> 1. Joint Town Council Meeting Topics and Date (CN)	43
9:00	<i>Adjournment</i>	

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

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



Parkway Center Master
Sign Plan
435 North Park Avenue

Valette Residence
301 South French Street



NOT TO SCALE

printed 4/12/2011

Breckenridge South

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



PLANNING COMMISSION MEETING

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

ROLL CALL

Kate Christopher	Jim Lamb	Trip Butler
Gretchen Dudney	Michael Rath	Dan Schroder
Dave Pringle		
Jennifer McAtamney, Town Council		

APPROVAL OF MINUTES

With no changes, the February 7, 2012 Planning Commission meeting minutes were approved unanimously (7-0).

APPROVAL OF AGENDA

With no changes, the February 21, 2012 Planning Commission meeting agenda was approved unanimously (7-0).

CONSENT CALENDAR:

- 1) Blass Residence (MGT) PC#2012006, 215 South Gold Flake Terrace
Mr. Pringle: Are those unlimited density lots? (Mr. Neubecker: Yes, since they are outside of the conservation district.) The conservation district boundary was moved back in 1991. (Mr. Neubecker: Since it is outside of this district it is unlimited density, and since it does have a building envelope it is subject to unlimited mass. Allowed is as much as you can fit meeting our policies.) I was just questioning when we came up with unlimited above ground density. I just want to make sure that I am correct in my presumption. (Mr. Neubecker: I was not here at that time, but we can do more research.)
- 2) Winn Residence (MGT) PC#2012007, 67 Rounds Road
- 3) Kesselring Remodel (MGT) PC#2012008, 402 Wellington Road
- 4) Park and Main Change of Use (CN) PC#2012009, 500 South Main Street

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

WORKSESSIONS:

- 1) Air Quality Policy (CN)
Mr. Neubecker presented. The Town's current Air Quality Policy is designed to encourage alternative methods of heating and cooking, rather than wood burning appliances. The current policy assigns negative two (-2) points for the installation of a wood burning cooking appliance in a restaurant or bar.

Recently, staff received inquiries into the use of fruit hardwoods as a fuel for a wood burning pizza oven. Wood burning pizza ovens, which generally burn hardwoods, tend to burn at very high temperatures and typical wood burning pizza oven temperatures reach between 650 – 800 degrees Fahrenheit. As a result, there is much less smoke than wood burning stoves or fireplaces.

Staff would like the Commission to consider if the negative points for wood burning cooking appliances in a restaurant or bar should be eliminated. These cooking appliances appear to be significantly cleaner burning than traditional wood burning fireplaces or wood stoves. Staff does not anticipate any noticeable impact on local air quality, due to a potential small number of applications for this type of oven. There could also be a change in the variety of local restaurant offerings.

If the Commission supported this proposed code change, Staff would next bring this issue to the Town Council before writing the amended policy.

Mr. Daniel Lewis, Flatbread Pizza Company, also presented his findings on the stoves. Mentioned a company called Woodstone which offers ovens driven with gas but that can also burn wood. Wood ovens exhale strictly hot air; emissions readings do not exist at this time.

Commissioner Questions / Comments:

- Mr. Schroder: Stated that he knows Mr. Lewis personally. Have the negative two (-2) points been on the books forever? (Mr. Neubecker: Policy has been in place since 1978, but we aren't sure that it was so specific for these purposes. Just for fireplaces.)
- Mr. Lamb: I think in 1978 the town was responding to what seemed to be a problem, here we are many years later, still with this policy. Fireplaces weren't EPA regulated back then. The fact that the EPA hasn't weighed in on this, it seems like it isn't an issue to me. It indicates to me that this isn't a big issue. (Ms. Christopher: I agree.) (Mr. Pringle: Just because the EPA hasn't weighed in on this doesn't mean that they don't regulate them. It would open up different restaurant options.) (Mr. Neubecker: I called the EPA in Denver. We can't pinpoint a study that shows us numbers that it is cleaner, hence why I have been hesitant to present this to you all. We have had requests from the public. These are not regulated by the EPA. I think if we insist on commissioning a study that won't happen.)
- Ms. McAtamney: What happens in Denver when they have a "red" day (regarding air quality)?
- Mr. Rath: A wood burning pizza oven produces 11x more pollution than gas; so then what about BBQ's? That produces even more pollution and is even worse overall air quality.
- Ms. Christopher: I'm almost positive that if the EPA is driven by public concerns and if there is no data available, then there shouldn't be a problem.
- Mr. Rath: All restaurants produce pollution. If we really wanted to investigate this situation we, would have to look into cooking, burning, etc. Apparently there is something out there that you can put on the exhaust (catalytic converter?) to improve the air quality.
- Ms. Dudney: The current code allows a wood burning appliance in a home and gets 0 points. (Mr. Neubecker: Yes, but it has to be EPA Phase II.) (Mr. Schroder: It seems like the EPA has yet to have ratings for this.) Are you saying that even an EPA Phase II in a home might have more particulates than a pizza oven? (Mr. Lewis: There is data on this that people in homes have more emissions because what wood they are burning; i.e. pine, etc.)
- Mr. Schroder: The trouble is that they come in with negative two (-2) points. Do we want to put the brakes on potential new services on our town? I don't think we do. I don't think it is a good policy for our Town to not be doing new innovative things. (Mr. Neubecker: He has the pizza trailer because he is catering etcetera; so it is hard to attach that to a particular property.)
- Mr. Butler: How do our BBQ restaurants cook? Like Saltcreek? (Mr. Neubecker: They have been in town before I worked for the town, so I am not sure what they use. I don't think that they use smoke for the whole process. I do not know what points were assigned to that use.)
- Mr. Schroder: What kind of feedback can we offer you? (Mr. Neubecker: Ideas of any other things we can look into, etc.)

Commission Support vs. Reservation & Why?

- Ms. Dudney: Benefits of the greater diversification offerings offset the deterrents that may not even exist. There aren't that many restaurants that would use this and it is not regulated by the EPA. I am in favor of changing the code.
- Mr. Rath: We can't ignore the facts that there are harmful things coming out of all the restaurants. I agree with Ms. Dudney that we need diversification in our restaurants and it is almost unfair to pick on wood burning pizza ovens because there is so much more out there.
- Mr. Butler: It would be an absolute policy instead of a relative policy. I am in favor.
- Ms. Christopher: If it were an issue, the EPA would address it. With the facts presented, I feel like there is not a problem.
- Mr. Lamb: In agreement with everything that has been said here. The fact that the EPA doesn't have an opinion makes me think it's not an issue. How many restaurants are really going to go to this expense? It will be good to have diversification. I would be in favor of eliminating the negative two (-2) points. Maybe it is time to look at this a little closer since it is still on the books. Maybe Staff could do a little more research with the catalytic converters and wood burners. Seems like a non-issue. I think it could go away without harming the Town.
- Mr. Pringle: Reluctant to ban it from the code. It just gets negative points, just like everyone else has to. Maybe this code is acting as it was intended to. Reluctant to change code without evidence of what is actually happening; we need to be clearer about which stoves will be allowed. What happens to the next applicant that comes in and says his stove burns cleaner but we have no proof or evidence? (Mr. Lewis: I can't make up those negative two (-2) points when I am leasing the building.) We need to

look into the question: is there a reasonable way for them to make up the negative two (-2) points? There is no evidence to prove the claims that have been made.

Mr. Schroder: In support of relieving any applicant, any restaurant that wants to use wood, in order to fulfill opportunities in Town for guests and ourselves. We are giving them the opportunity to go down that specialty avenue. I like the idea of fresh and new ideas. In support of passing issue to Town Council.

2) Vendor Carts (CN)

Mr. Neubecker presented. The Town's current policy on Temporary Structures (Policy 36/Absolute) allows temporary vendor carts for the sale of food and beverages in a form suited for immediate consumption. Vendor Carts are currently under a moratorium while Staff works on a new policy.

Staff has met a few times with the Town Council over the past year to discuss concerns with the current policy and options for a new policy. Most recently, we met on February 14, 2012 and the Town Council provided the following direction to the staff:

- Continue to allow vendor carts in the historic district, but with stricter design standards
- Vendor carts do not need to follow historic district design standards; create new vendor cart standards
- Place a limit on the total number of vendor carts allowed in the town and/or historic district
- Do not require existing vendors to go out of business, but to come into compliance with new standards upon permit renewal
- Do not allow entire side of vendor cart to be "a sign"
- Require Planning Commission review with public notice

The Town Council indicated that they liked the design of Crêpes à la Cart, but had concerns with newer vendor carts such as Stella's Hungry Horse and Wyatt's Western Walking Pies. Based on Town Council direction, Staff will be presenting recommendations on how to revise the current policy. Some of the ideas Staff has for these changes include:

- Developing different standards for small push carts (hot dog carts) that are removed each night versus those that remain in place over night
- Developing different standards for vendor carts inside and outside the historic district
- Require 360 degree design on carts (do not allow blank trailers)
- Encourage use of landscaping, decks and awnings to help large carts look less temporary
- Create a more specific policy on vendor cart signs
- Consider limiting color chroma and value differently from permanent buildings
- Require trailer hitches and wheels to be hidden from public view

The Town Council did not indicate that parking was a problem or that parking service area fees should be required for these temporary uses. Also, water Plant Investment Fees would likely not be required, since most vendor carts are not connected to the Town's water system. Staff will bring the draft policy back to the Planning Commission after the policy has been further developed and received general consensus from the Town Council. Staff appreciated any feedback that the Commission had.

Commissioner Questions / Comments:

Mr. Pringle: When we talk about temporary vendor carts, maybe we should think of it in the context of popcorn wagons and hotdog wagons. It is my opinion that the more permanent looking you make it, it reduces the temporariness of the vendor cart. We started using the Crepe cart as a model for when this was written. Those are different than the "trailer kitchens". (Ms. McAtamney: I think that is what we are trying to wrap our heads around. They are different from restaurants; they have food for immediate consumption.) (Mr. Neubecker: Restaurants are a different animal from this; you can still get some of the things the food carts offer in restaurants. There is a slight bit of competition.)

Ms. Dudney: Did the Council not have a problem with the competitiveness between these places and restaurants? (Ms. McAtamney: The food carts offer a different option. It is a less expensive option for some families. It does create a challenge on the competitive landscape, but in a limited quantity. It is a trend around the nation right now. It does create a vibe and ambiance on the street.)

- Mr. Pringle: A restaurant opening in La Cima has \$75,000 in town fees to pay before getting a permit. They would be worried about this little cart. They have water plant investment fees, parking, etc. I think we have to be careful when we start bringing in temporary food carts that are offering lunches and not just snack options. What is fair to the guy that we just approved to start his restaurant? These vendors don't pay anything. (Mr. Neubecker: A few Council members are concerned about that; we are looking into similar fees that restaurants pay. May base it on square footage (e.g.: 100 sq. ft. restaurant, approximately \$4,300 in parking fees.) The Town identified it as an issue and we are looking into it. They also asked us to change it from a Staff review to a Planning Commission review with public notice.)
- Ms. McAtamney: We want the businesses that are already there to come to compliance with new standards.
- Mr. Pringle: Can we add a grandfather a clause, that once they pull up stakes they are done? I don't like the trailer. I like the hotdog vendor and the jerky wagon because they go away at night. I think we like the Crepe wagon because it has been here as long as a lot of us and it fits with the Town. I don't think that we want to see all these places popping up without paying fees. They are in direct competition with our lunch options. (Mr. Neubecker: One thing that seems to be missing, people don't like the colors. I was thinking we limit the color "value" (we now limit the chroma); it would limit how close it could be to white. No mobile food trucks. We are thinking we will allow carts to go outside conservation district to construction sites but we are really focusing on the push carts and the vendor carts.)
- Mr. Pringle: In the code it says "booth"; somehow that portion of the code morphed into Stella's and Beaver Tails. (Mr. Neubecker: We realized that this was a problem and that we need to nail this down for applicants and for Staff. The code talks generically about aesthetics; that is why we are working on this. We will be working on the policy. We have a meeting with the Town Council next Tuesday to talk about it.)
- Mr. Rath: I keep coming back to the historical context. My concern is that we spend all these years making the buildings be homogenous and then we have trailers sitting out in front of them. We ought to be able to do something. We don't want to put them out of business, but we don't want them to be sitting out there for much longer.
- Ms. Christopher: The design standards need to be developed; needs to include old fashion items, items that fit in the historical relevance of the Town. We aren't trying to make it a house. It should relate to Breckenridge.
- Mr. Lamb: We almost need to figure out what makes them bad, good, etc. and what we find acceptable. It is hard to pin down because you are legislating taste. What would make these things look appealing?
- Mr. Pringle: Sense of connection with people selling; now they just stand inside the cart. This is where we crossed the line. Now it isn't a vendor cart but it is something other than a vendor selling something. (Mr. Lamb: We need to figure out where that line is that we crossed.) What we find objectionable, there should be a restaurant standard, some fees that put them on an even playing field. The more we try to dress these things up with landscaping, etc, the more permanent looking they become and less temporary they look. There is nothing wrong with the jerky wagon and a popcorn wagon because they are gone at night. (Ms. Brooke Comai, Jerky Cart Owner: We appreciate being able to be in the Town of Breckenridge and I feel like we fit in. We are trying to make our opportunity good for everyone in Town.)
- Mr. Schroder: Maybe a tiered approach to what people are selling; i.e., jerky vs. hamburger.

OTHER MATTERS:

1. Town Council Update

Ms. McAtamney, Town Council Member, presented.

- We approved an open container law for events that do not have a liquor license associated with them. It must be events put on by the Town or by marketing. (i.e.: Ullr Parade). This helps the police so they don't have to feel like they need to ticket people.
- Extended vesting agreement for Cucumber Creek Estates: We extended the vesting for them. It is a subdivision near where the existing Nordic Center is now. Public benefit in return for vesting. Supported unanimously.
- Adopted Management Plan for Cucumber Gulch/Gondola with Ski Area: Guiding principles for managing the land.
- The "Wedge" land, on NW Corner of Cucumber Gulch: We have been pursuing that land for a long time, actively been working on this exchange since I have been on Town Council.
- Claimjumper parcel: Affordable rental housing, looking to close on deal at the end of March.

- Fund Balance Analysis: Council wants to be able to continue to fund water projects, etc. We are going through fund balances and trying to attach more firm policies toward them so people understand why the money is where it is.
- Catastrophic Wildfire: 3 months support; researching other communities that have experienced potential hardships. Looking to extend that to support to 6 months; will continue to look into this. Looking to set policy about this so people can understand why.
- Arts District: Possibility to accelerate portions of art district.
- Public Engagement: Is there a way we can do more to engage the public? Videotaping? Advertisements?
- Breckenridge Fuels Project: What we are doing for fuel mitigation this summer.

Other Matters:

Mr. Pringle: Rolling advertisements? Billboards on trucks? (Mr. Neubecker: We might be able to enforce our current ordinance.) What about the 5-hour Energy that sets up a booth and has a table outside near the Blue River Plaza?

2. Planning Commission Norms

Mr. Neubecker presented. A memo was placed in the Planning Commissioner's notebooks with a reminder as to the Planning Commission Norms.

Commissioner Questions / Comments:

Mr. Pringle: Good etiquette.

ADJOURNMENT:

The meeting was adjourned at 8:51p.m.

Dan Schroder, Chair

Planning Commission Staff Report

Project Manager: Matt Thompson, AICP

Date: March 1, 2012 (For meeting of March 6, 2012)

Subject: Parkway Center Master Sign Plan
(Class C Minor; PC# 2012011)

Applicant/Owner: Docson Properties, LLC

Agent: Breckenridge Lands

Proposal: The applicant is proposing to create a new Master Sign Plan for the commercial spaces for this existing building. The sign plan will identify the allowed sign locations, materials and sizes.

Address: 435 North Park Avenue

Legal Description: Lot 6B, Block 1, Parkway Center

Land Use District: 9, Retail Commercial

Item History

Section 8-2-11 of the Breckenridge Sign Code requires a Master Sign Plan (MSP) for all commercial buildings containing three or more separate business. All signs installed or maintained on the property must conform to the approved Master Sign Plan. This building currently has four tenant spaces. This Master Sign Plan identifies the total amount of signage that is allowed for the building, and how much signage is allocated for each tenant. Please see attached elevations for sign locations on the building.

Staff Comments

The total building frontage is 80 feet along Airport Road. In the case of a corner lot, the building frontage may be either of the street frontages, but not both, at the option of the property owner.

The property owner is allowed 66% of the frontage of the building; in this case that equals 52.8 square feet. In addition, the second floor is allowed an additional fifty percent (50%) of allowable sign area, in this case 26.4 square feet, for a total of 79.2 square feet for the entire building. The Sign Code encourages signs with relief by offering a 15% bonus for signs that are three dimensional. In this case the building owner will require all tenants to have either real wood signs with relief or High Density Urethane (HDU, aka sign foam) with relief and sandblasted to imitate wood grain, hence they will get the 15% credit, which will increase the total allowable square footage for the entire building to 91 square feet.

Each of the four tenant spaces will be allowed to display one-sided wall signs. Each unit will be allowed the following sized signs:

- Unit 1: 45 square feet (The entire ground floor, which has two tenants)
- Unit 2A: 18 square feet (2nd floor)

- Unit 2B: 9 square feet (2nd floor)
- Unit 2C: 9 square feet (2nd floor)
- Unit 2D: 9 square feet (2nd floor)

This Master Sign Plan requires either real wood signs with relief or HDU signs with relief and sandblasted to imitate wood grain. Accurate color renderings of all proposed signs shall be presented to the landlord for his/her discretion. All new tenant signage will be required to obtain individual sign permits in conformance with this Master Sign Plan. Advertising on windows and glass doors of retail spaces shall be in accordance with the Town of Breckenridge Sign Code and approval of the landlord.

Point Analysis: Staff finds that the proposed Master Sign Plan modification meets the requirements of the Breckenridge Sign Ordinance. We find all the Absolute Policies of the Development Code to be met. Staff does not believe the application warrants positive or negative points.

Staff Action

The Planning Department has approved the Parkway Center Master Sign Plan, PC#2012011, with the attached Findings & Conditions. We recommend the Planning Commission uphold this decision.

TOWN OF BRECKENRIDGE

**Parkway Center Master Sign Plan
Lot 6B, Block 1, Parkway Center
435 North Park Avenue
PERMIT #2012011**

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

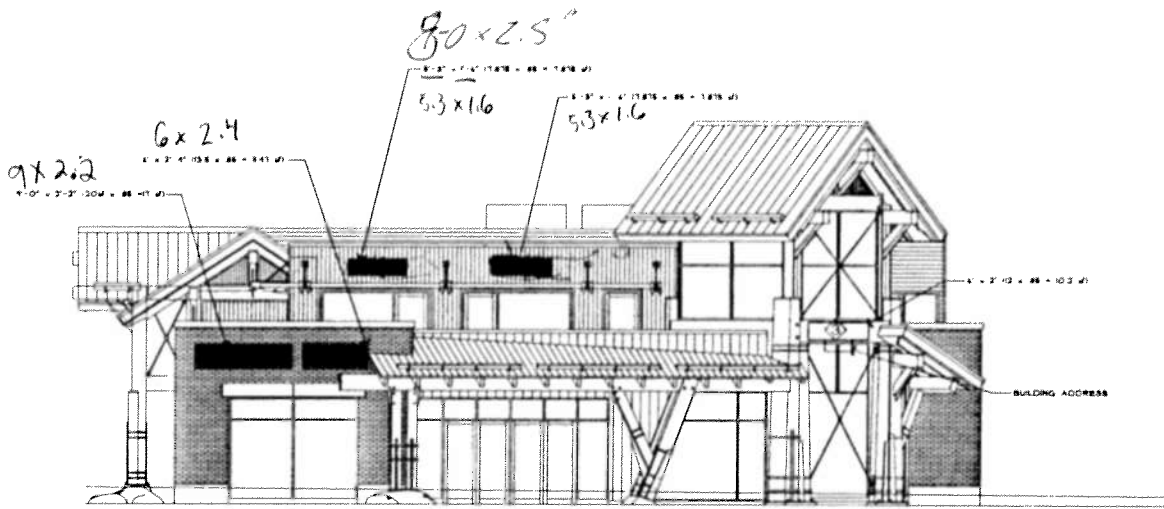
FINDINGS

1. The proposed project is in accord with the Sign Ordinance and does not propose any prohibited use.
2. The signs will not have a demonstrative negative aesthetic effect.
3. This approval is based on the staff report dated **March 1, 2012**, and findings made by the Staff and/or Planning Commission with respect to the sign. Your sign was approved based on the proposed design of the sign 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 **March 6, 2012**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.

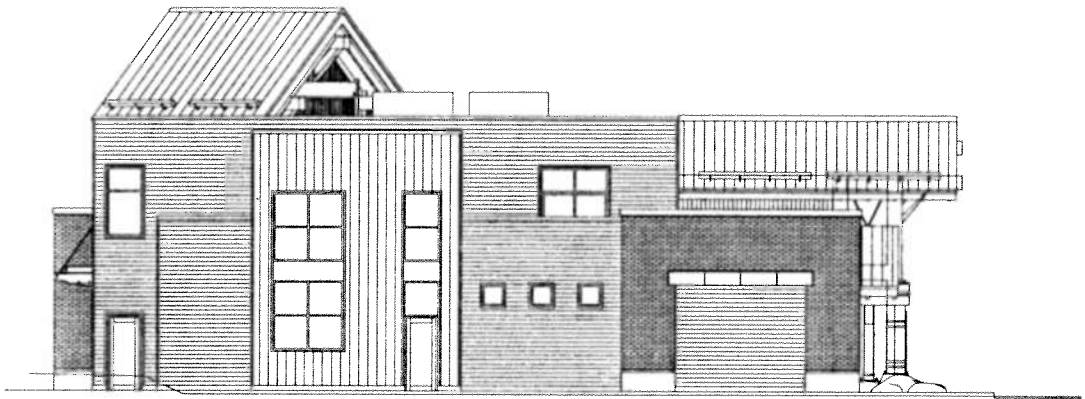
CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to the provisions of Section 2-16 of the Sign Ordinance, may if appropriate, issue a stop order requiring the cessation of work, revoke this permit with costs to constitute a lien on the property and/or restoration of the property.
3. If this sign no longer advertises a bona fide business conducted on the premises, it shall be removed within fourteen (14) days of the closing of such business.
4. The signs shall be maintained in a sound condition and in a neat appearance.
5. Any lighting shall require staff approval at a minimum. All sign lighting shall be from above, and shall include a fully shielded light source.

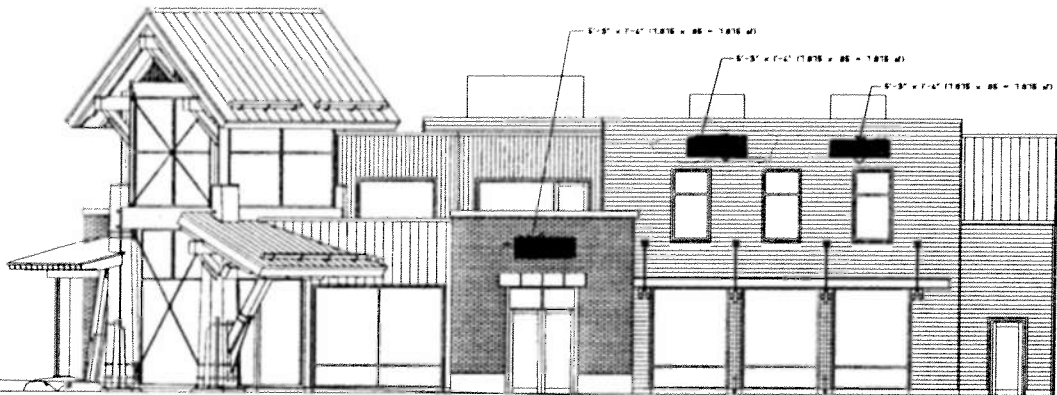
6. Any changes to the proposed square footages and/or location of any signs shall require submittal and approval of a new Master Sign Plan.
8. All new signs must comply with the current Master Sign Plan and shall require Town of Breckenridge staff approval.



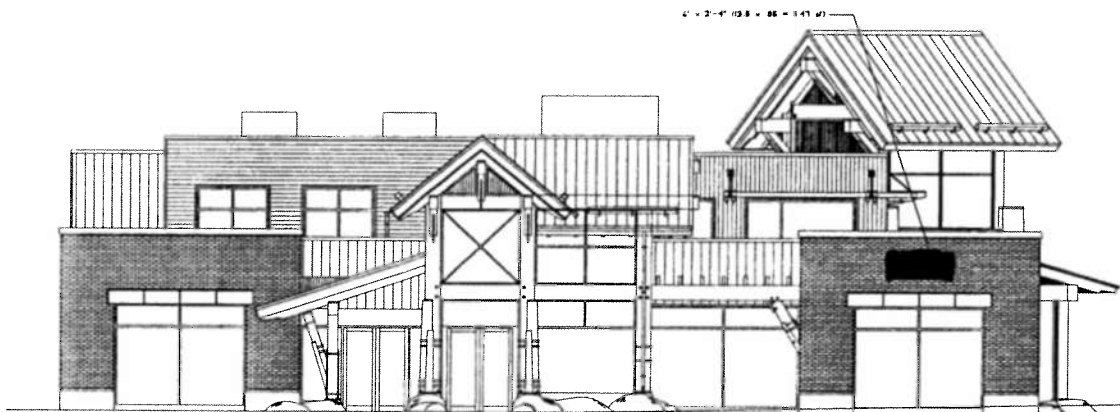
3 SOUTH ELEVATION
 1/4" = 1'-0"
 View 0



4 NORTH ELEVATION
 1/4" = 1'-0"
 View 0



1 EAST ELEVATION
VDP-2 W-6



2 WEST ELEVATION
VDP-2 W-6

Memo

To: Planning Commission
From: Jennifer Cram, Planner III, AICP
Date: March 1, 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 covered in the Policy 22 - Landscaping within the Development Code. It is important to remember that specific requirements for landscaping such as size is outlined in the Development Code and that the Landscaping Guide is intended to be a guide.

The Planning Commission reviewed Sections 1, 2, 3 and 4 of the Landscaping Guide on January 17th. Staff has incorporated the comments from the Commission, made some other minor changes and completed Section 5 – Common Pests and Diseases. These additions and changes are underlined for review.

A copy of the latest draft has been included in your packets. Staff looks forward to discussing the new section and obtaining feedback during the worksession on March 6th.

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. [For specific landscaping requirements please refer to Policy 22 – Landscaping in the Town of Breckenridge Development Code.](#)

- 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~~Breckenridge area, or are appropriate for use in ~~the Town's Breckenridge'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 non-native species that are adapted to high altitude that are acceptable and that can add variety of height, width, texture and color to landscape plans. It is also recommended that plants be purchased from a nursery that grows or collects plants at an altitude similar to Breckenridge. Plants not noted in the Town of Breckenridge Landscaping Guide will not likely do well in Breckenridge. However, experimentation with a small number of new species may be considered.

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~~These guidelines also ~~specified~~specify those species that are ~~F~~ire~~W~~ise to assist with selecting plants appropriate for planting within ~~D~~efensible ~~S~~pace zones. ~~Fire~~W~~ise~~ plants are those species that have a higher ~~moister~~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, or need shade predominantly 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, shade 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*

These grasses can be used as seed mixtures or in a hydroseed mixture. If a naturalized lawn is preferred, grasses should not be cut back until they have gone to seed in the fall. High altitude grasses are preferred and will establish best with less water and maintenance in Breckenridge. Sod is generally cultivated using species that are not found naturally in the Breckenridge area. Large areas of sod are not recommended, as they require more water to maintain.

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~~are required by Town Code to be eliminated or eradicated. All List B weeds ~~shall~~are required by Town Code to be managed in accordance with the Colorado Noxious Weed Act. All List C weeds ~~shall~~are required by Town Code to 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 – *Taariax* 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*

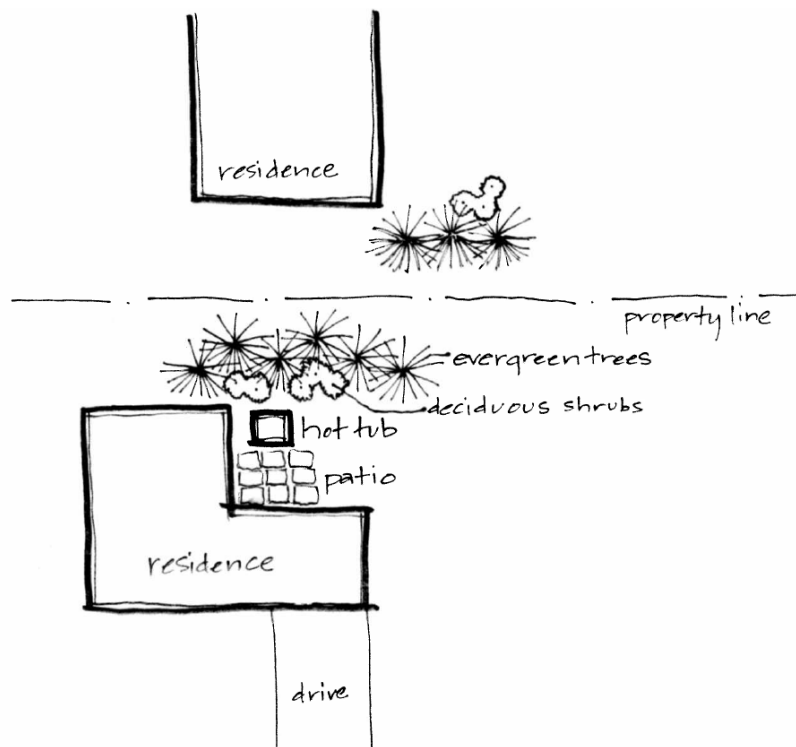
Poison hemlock – *Conium maculatum*

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 and a more natural look.



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.

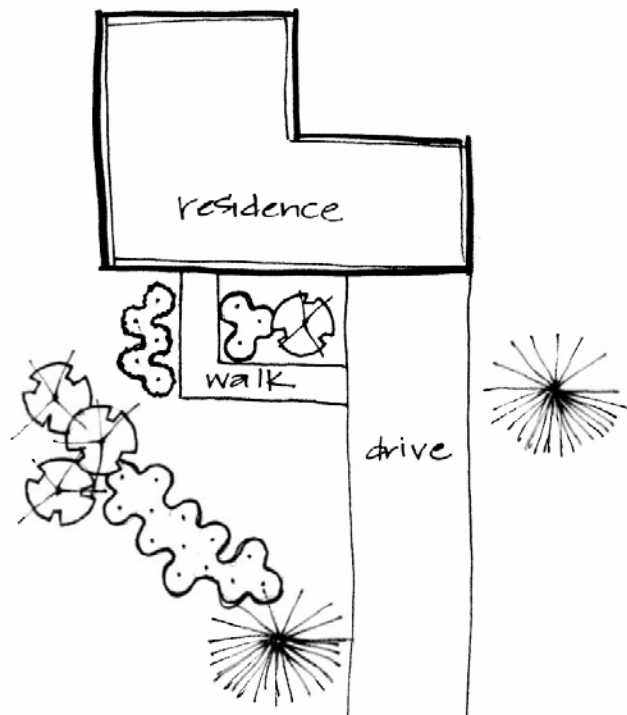
Sun Exposure – To allow for sun exposure trees should be located to allow southern and western exposure to windows or patios. Some eastern exposure may also be desirable for morning sun. Planting deciduous trees along southern or western exposures will still allow for sun exposure in the winter as they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

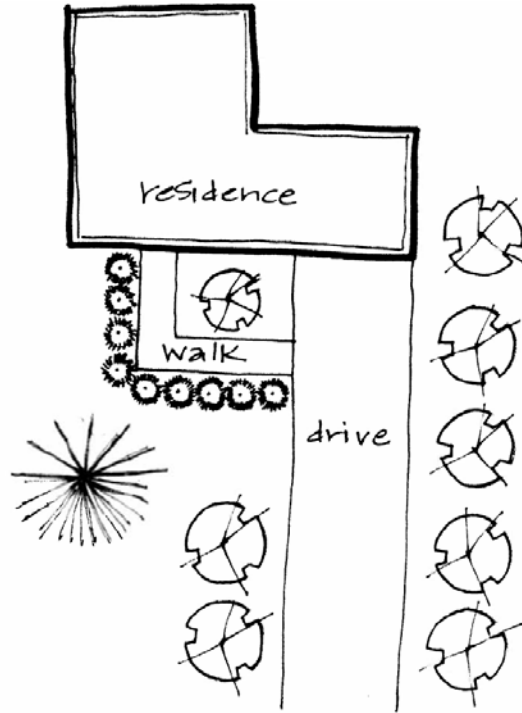
Wildlife Habitat – To provide wildlife habitat, a variety of plant materials should be planted to allow for foliage, berries and nesting/habitat opportunities.

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.

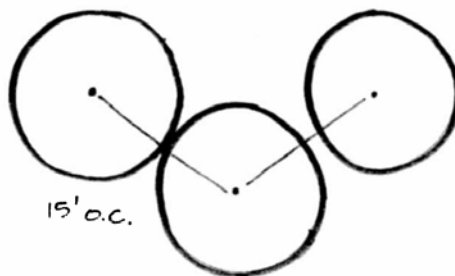


Spacing

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 (o.c.), deciduous trees 10' to 15' on center, and evergreen trees 15' to 20' on center.



shrub spacing 1" = 10'



tree spacing 1" = 10'

Defensible Space

Defensible Space is an area around a structure where fuels and vegetation are pruned, thinned and removed to reduce the chances of wildfire reaching a structure. It also reduces the chance of a fire moving from a structure to the surrounding forest. Defensible space creates room for firefighters to do their jobs more safely. A structure is more likely to withstand a wildfire if grasses, shrubs and trees are treated to reduce a fire's intensity. 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

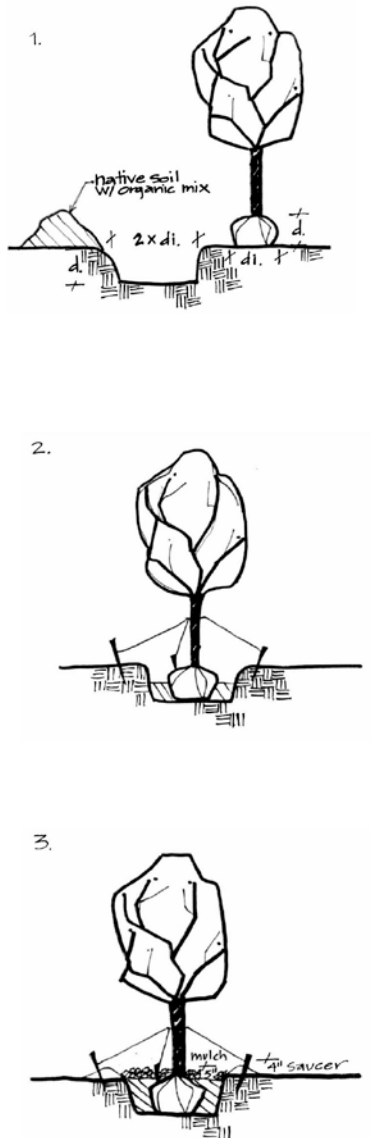
The soils around Breckenridge are generally rocky, well-drained, deficient in nutrients and shallow. Most local soils are deficient in nitrates and phosphorus. If you are interested in finding out the pH and nutrient levels of the soil on your property, testing of soils is available through Colorado 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~~improve 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~~ few 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

Some of the common pests and diseases that affect trees in the Breckenridge area are noted below. We have included descriptions of common symptoms and recommended treatments. Please note that a landscape professional should be consulted to best identify and treat trees that are not doing well.

Pests

Mountain Pine Beetle

Dendroctonus ponderosae or the Mountain Pine Beetle (MPB) is native to the forests of western North America. The MPB develops in pine trees, particularly ponderosa, lodgepole, scotch and limber pines. Outbreaks can kill millions of trees. In early stages of an outbreak, MPB attacks are primarily seen on pine trees that are under stress, poor site conditions, overcrowding, root disease and old age. However, as MPB populations increase, most pine trees in the outbreak area may become infected.

Signs and symptoms include: popcorn shaped masses of resin called “pitch tubes” on the trunk. Pitch tubes are generally brown, pink or white in color, boring dust in bark crevices and on the ground around the base of the trunk, evidence of woodpecker feeding, needles turning yellowish to red throughout the entire crown, presence of live MPB (eggs, larvae, pupae and/or adults) as seen in galleries under the bark, bluestained sapwood.

Once the MPB infests a tree, nothing practical can be done to save the tree. Enough beetles can emerge from one infested tree to infest multiple trees.

Treatment of infested trees is achieved by cutting and chipping an infested tree before beetles can mature and leave the tree to infest other trees. Preventing the spread of MPB can be achieved through spraying. Spraying should only be done by a professional during the appropriate season (early summer), without wind conditions and not near to any piles of snow or bodies of water. Groundwater contamination is a concern if not done properly. Pheromone bags have also been successful in deterring MPB attacks. Prevention of MPB outbreaks can be achieved through creating healthy forests. Selective thinning to create age diversity in a tree stand helps to create a more resilient forest.

Aphids

Aphidae or Aphids are the most common insect found on plants in the west. Aphids are generally attracted to deciduous trees. Aphids have a very high reproduction rate which makes it easy for a few aphids to become a huge infestation. Aphids pierce and suck a plant that causing significant damage to the plant.

Signs and symptoms include a curling and browning of leaves. Aphids also secrete a substance called “honeydew” which attracts ants. The presence of ants is a sign that aphids are present.

Treatments for aphids include ladybugs, insecticidal soap like Schultz or Safer’s and if the infestation is serious a systematic insecticide like Orthene.

Diseases

Dwarf Mistletoe

Arceuthobium spp. or Dwarf Mistletoe is a common disease for ponderosa, lodgepole, douglas-fir pinon and limber pine. Dwarf Mistletoe are small parasitic flowering plants. The seeds, explode at nearly 60mph, are sticky and attach to any surface that they come in contact with. Seeds adhere to the branches of susceptible trees, germinate and the mistletoe rootlet penetrates the bark of the tree. Mistletoe spread slowly from tree to tree. The parasite takes water and nutrients from the host tree, killing the tree slowly.

Signs and symptoms include a slight swelling of the bark at the infection site, distorted branching patterns called “witches broom” and yellowing foliage.

Treatment of Dwarf Mistletoe includes pruning infected branches with a sterile sharp tool and tree removal. Once a tree is infected with Dwarf Mistletoe there is no known treatment to remove the parasite. Because the parasite moves slowly, trimming the infected branches can extend the life of the tree.

Cytospora Canker

Cytospora canker is caused by several species of the fungi in the genus Cytospora. The disease occurs in shrubs and trees that are injured or slightly stressed. The disease especially affects trees that have root damage, which are often found in areas under construction. The fungus grows in the living bark and kills the tree by girdling the branch or tree. Generally, aspen, cottonwood, poplars, cherry, birch, willow, honeylocust and spruce are affected in the Breckenridge area.

Signs and symptoms of this disease include yellow or orange-brown to black discolored areas on the bark of the trunk and branches. Liquid ooze on aspen is common. Cankers or sunken, dead areas of the bark with black pinhead-sized speckling or pimples may be visible as well. The pimples are the reproductive structures of the fungus. Under moist conditions, masses of spores (seeds) may ooze out of the pimples in long orange, colied, thread-like tendrils. Reddish brown discoloration of the wood and inner bark may also be evident.

Control of the disease can start with preventing stress on a tree. Once infection occurs, the best treatment is to increase plant vigor and sanitation. Remove all infected branches with a sterile sharp tool.

Others

Note: Information included in this Section was obtained from the Colorado State University Cooperative Extension and “Insects and Diseases of Woody Plants of the Central Rockies”.

Town Council Staff Report

Project Manager: Matt Thompson, AICP

Date: February 15, 2012 (For Planning Commission Meeting of March 6, 2012)

Subject: Valette Residence, Employee Housing Unit, and Removal of Existing Structure (Class B Major, PC#2012010, Preliminary Hearing)

Applicant/Owner: Dr. Brett Valette

Proposal: Proposal: To remove the existing non-historic structure and replace it with a 2,012 square-foot, two-story residence with four bedrooms, three bathrooms, one gas fireplace, two upper-level decks, and a lower level, one bedroom, one bathroom, and a 434 square-foot employee housing unit. Exterior materials include fiberglass composite shingles, scalloped cedar shingles at the gable ends, 4 ½ inch bevel hardboard siding (Priority Policy 125 recommends lap siding dimensions of approximately 4 inches), 3 ½ inch wide hardboard corner and window trim, wood deck railings, decorative cornice brackets and corbels, a real stone wainscoting around the base of the house varying in height from 9 to 18 inches, and a real stone and wood timber retaining wall for the driveway.

Address: 301 S. French Street

Legal Description: Lots 1 and 2, Block 9, Abbetts Addition

Site Area: 0.1056 acres (4,600 sq. ft.)

Land Use District: 17, Residential – 11 UPA (Single-Family, Duplex)

Historic District: Character Area #1, East Side Residential (9 UPA Maximum on New Construction)

Site Conditions: This property is legally two separate lots – Lot 1 is to the north, and Lot 2 is to the south. The internal property line has never been officially vacated. This will be required as a condition of approval prior to the issuance of the Building Permit, and is to be accomplished via a Class C Subdivision Development Permit Application. The existing structure currently straddles these two lots, and consists of four rental/one bedroom dwelling units. Additionally, there is no on-site parking currently serving the existing structure.

The majority of this site is relatively flat and slopes downhill from east to west. There is an existing boulder retaining wall running just outside the north property line in the Adams Avenue Right-of-Way (R.O.W.). This wall continues – on the property – along the entire western property line. The Town owns the western alley R.O.W, which is currently unimproved (the Town has no plans to improve it). The property to the south has an encroachment easement for its chimney that encroaches approximately 1 ½ feet into the property.

Adjacent Uses: North: Adams Avenue
South: Historic Home
East: French Street
West: Alley R.O.W

Above Ground Density:	Allowed under Historic Guidelines (9 UPA):	1,520.64 sq. ft.
	Proposed Above Ground Density:	1,510 sq. ft.
Total Density:	Recommended under LUGs (11 UPA):	1,858.56 sq. ft.
	Total Proposed Density:	1,936 sq. ft.
Mass:	Recommended under LUGs:	2,230.3 sq. ft.
	Proposed Mass:	1,510 sq. ft.
F.A.R.	1:2.28	
Total:	Lower Level (includes 76 sq. ft. mechanical room and a 426 sq. ft. accessory apartment).	
	Lower Level:	502 sq. ft.
	Main Level:	790 sq. ft.
	Upper Level:	720 sq. ft.
	Total:	2,012 sq. ft.
Height:	Recommended:	23' 0" (to the mean)
	Proposed:	19' 6" (to the mean)
Lot Coverage:	Building/Decks/Patio:	1,136 sq. ft. (24.7 % of site)
	Hard Surface/Driveway/Sidewalk:	653 sq. ft. (20.4 % of site)
	Open Space/Permeable Area:	2,811 sq. ft. (54.9 % of site)
Parking:	Required:	3 spaces
	Proposed:	3 spaces
Snowstack:	Required:	72 sq. ft. (25 % of non-heated)
	Proposed:	126 sq. ft. (44 %)
	<i>*Heated Drive and Exterior Stairs Proposed</i>	
Setbacks:	Recommended:	Proposed:
	Front (east): 15 feet	18 feet 6 inches
	Side (north): 10 feet*	12 feet
	Side (south): 5 feet	7 feet
	Rear (west): 15 feet	34 feet
	<i>*As per Policy 9/A, C.2. – For lots greater than 25' in width, ½ of the structure may extend up to 5' from the street side property line, and ½ up to 10' from the street side property line</i>	

Landscaping:

Quantity	Type of Planting (Common Name)	Size
5	Englemann Spruce	10 feet
6	Aspen (multi-stem clumps)	2" – 2 ½" cal.
39	Various shrubs	5 Gallons
355 SF	Bearberry & Alpine Flowers	1 gallon
1,030 SF	Bluegrass sod	N/A

All new planting will be drip irrigated.

Item History

The current doublewide structure on-site is referred to as the Sitzmark Condos. (Sitzmark was the name given to the structure by the property's original manager.) Within these condos are four, one-bedroom, one-bath units – a

combined 1,008 square feet. This building was placed on-site in 1963. An application for a new duplex on this site was unsuccessful in 1994-1995.

The applicant originally received approval in March 2005 to build the proposed home, and the permit was extended by a Class C permit in 2008. For financing reasons, the applicant was unable to start construction at that time. The approved Development Permit expired on August 27, 2009. The proposed design is almost identical to the plans approved in 2005 and 2008.

Staff Comments

Land Use (Policies 2/A & 2/R): The proposed residence complies with the uses allowed in Land Use District 17 (residential). However, a condition of approval has been added to require vacation of the interior lot line and record this new lot configuration/new plat with the Summit County Clerk and Recorder, in a form suitable to the Town's Attorney, prior to issuance of Building Permit.

Density/Intensity (3/A & 3/R)/Mass (4/R): The proposal is over the recommended density of 11 units per acre (UPA) per the Land Use Guidelines (LUGs) by approximately 77 square feet, yet under the recommended above ground density of 9 UPA. In accordance with Policy 3/R, deviations in excess of the maximum allowed square footage shall only be allowed through density transfers pursuant to Section 9-1-17-12 of the Development Code and shall be assessed negative points. The overall density proposed is 1,936 square feet, or 4% over the allowed 11 UPA (1,858.56 square feet). Therefore 0.06 of a SFE from the Upper Blue Basin Transferable Development Rights program must be purchased (the County rounds up to the nearest 100th, and considers this .0481 to be .05), and the project has been awarded negative ten points (-10) in the final points analysis. This purchase was required prior to the issuance of a Building Permit, and was made a Condition of Approval. (Staff notes that transfers of density into the historic district are not allowed per the 2007 Density Transfer Sending and Receiving Areas map; however, the density has already been purchased and transferred prior to this map adoption, and is now legally considered part of this property.)

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

The proposed home is designed to fit in with the general design pattern of existing new and historic homes in this character area. The proposed building scale, material, roof forms and yards help this home to fit in with this neighborhood. Following are some of the applicable historic district design standards that apply to this project:

Priority Policy 80: Respect the perceived building scale established by the historic structures within relevant character area; Priority Policy 118: New buildings should be in scale with existing historic and supporting buildings in the area; Priority Policy 120: Use building forms similar to those found historically in the East Side Character Area; Priority Policy 8: Reinforce the visual unity of the block – The proposal is under the allowed mass. The allowed mass was calculated with a 20% bonus for single-family structures based on the density allowed per the LUGs. (Please see the information provided above for details.) The proposed building scale and form are similar to both the historic and supporting structures in this area.

Two upper-level decks are proposed on the rear of the home. There are similar decks of this size and scale at the rear of several homes in the neighborhood Staff also notes that there will be a landscaping buffer along Adams Avenue that will help screen some of this deck from view. Staff believes the size and separation of the rear (west) upper level deck helps to meet these Policies.

Policy 82: The back side of a building may be taller than the established norm if the change in scale will not be perceived from major public view points – Staff believes that the slope between the driveway and the house, the landscaping in that same area, the arrangement of the access to the basement apartment, the stepping of the southwestern module's roof, and the and the separation of the western upper-level decks have all helped reduce the perceived height of the western elevation to better meet this policy.

Policy 92: Ornamental elements, such as brackets and porches, should be in scale with similar historic features – Staff believes that with the small rear, upper level decks size and separation, this policy is better met.

Policy 93: Avoid the use of non-functional or ornamental bric-a-brac that is out of character with the area; Policy 130: Use ornament and detail with restraint, in keeping with the modest character of the East Side Residential Area; Policy 97: New buildings that can be interpreted as products of the present, and not false interpretations of the past, are preferred – Staff believes this policy has been met.

Building Height (6/A & 6/R): The height of the proposed residence is 19' 6" as measured to the mean for the west elevation, and this meets the recommended height of this character area (23'), as well as the absolute height of 26-feet. Staff has no concerns.

Site Suitability (7/R) And Site Design (8/R): With a relatively flat lot, many of the concerns exhibited within these policies are not applicable. Site buffers are similar to those of neighboring houses. The circulation is simple and paving is minimal.

Placement of Structures (9/A & 9/R): The proposed residence meets all four relative setback requirements. However, because of the proximity of the construction activity to the existing house immediately south of this proposal, Staff has added as a condition of approval that a 5-foot chain link fence be constructed along the entire southern property line, prior to the issuance of the Building Permit.

Snow Removal and Storage (13/R): 653 square feet of on-site paving is proposed for the driveway and this pavement will be heated (snow melt). Staff has added a condition of approval, prior to the issuance of the Building Permit, that a covenant will be required in a form acceptable to the Town Attorney ensuring the operation and maintenance of the snowmelt system. This covenant will be recorded with the Summit County Clerk and Recorder. Additionally, 720 square feet of the alley R.O.W is proposed to be re-graded and paved, to allow street access for this proposed driveway configuration. Snow storage will be provided for this proposed alley paving at the south end of the paving, also in the alley R.O.W. Public Works is comfortable with this arrangement, and sees no adverse impacts with this proposal.

The amount of heated driveway warrants negative two (-2) points under Policy 33/R Energy Conservation. Policy 33/R, Energy Policy will be discussed later in the Staff Report.

Access/Circulation (16/A & 16/R; 17/A & 17/R): Staff discussed the proposed alley paving/driveway configuration with Public Works, and they endorsed the design proposal. However, a "Town Alley Use Agreement" is required to be drafted in a form acceptable to the Town Attorney and recorded with the Summit County Clerk and Recorders Office. This has also been added as a condition of approval, prior to the issuance of the Building Permit. This Agreement will memorialize that the Town will be in no way responsible for the improvement and maintenance of this alley as proposed by the applicant. Additionally, this design proposes a portion of the front sidewalk to extend off of the property into the Town owned parking area on French Street. A "Hold-Harmless Agreement" and an "Encroachment License Agreement" is required to be drafted in a form acceptable to the Town Attorney, and will be recorded with the Summit County Clerk and Recorder. This has also been added as condition of approval, prior to the issuance of the Building Permit.

Parking (18/A & 18/R): Two (2) on-site parking spaces are required for the main residence, and one (1) additional space is required for the accessory unit, for three (3) total required spaces. Three spaces are provided on-site, accessed from the alley to the west of the site. This policy encourages placing parking and screening all off street parking areas from public view. The applicant proposes to move the existing parking from South French Street by creating a new alley so the parking can be in the rear of the residence and properly screened. Staff believes this proposed parking solution warrants positive two (+2) points. Staff has no concerns with parking as the application meets all Town design requirements.

Landscaping (22/A & 22/R): Staff notes that the landscaping plan is adequate for this site (but not deserving of positive points). Additionally, Staff notes that there are two Spruce trees proposed to be planted outside of the northern property line – south of the existing retaining wall along Adams Avenue. This type of arrangement has been allowed in the past when accompanied by an encroachment agreement with the Town, which has been made a condition of approval.

Social Community/Employee Housing (24/A & 24/R): It is the policy of the Town to encourage the provision of employee housing units in connection with development applications to help alleviate employee housing impacts created by the proposed uses. This application is proposing a 434 square-foot employee housing/accessory apartment in the basement of the home. Accordingly, the size of the unit is approximately 22% of the total proposed density of the residence. Consequently, Staff recommends this application be awarded the maximum, positive ten points (+10) under the provisions of Policy 24/R for an employee housing unit that is 9.51% or above the total proposed density of the project. This proposed employee unit shall be encumbered by a properly recorded restrictive covenant in a form acceptable to the Town Attorney, as required by a condition of approval, prior to the issuance of a Certificate of Occupancy.

Utilities Infrastructure (26/A & 26/R; 28/A): Since there are no existing trees on the site, Staff believes the placement of the utilities meet the provisions of the Development Code.

Drainage (27/A & 27/R): On-site grading in combination with the use of several small retaining walls at the edge of the at grade patios (18-inches or less) are designed to ensure water flows away from the foundation of the proposed residence and does not adversely impact the adjacent properties. Staff has no concerns with the drainage design in this proposal.

Energy Conservation (33/A & 33/R): Developments with excessive energy components are discouraged. Negative points are assessed based on the specific application of heated area. The points warranted are dependent on the specific project layout such as safety concerns, amount of heated area, design issues such as north or south facing outdoor living spaces. Past precedence for 653 square feet of heated paved private driveway is negative two (-2) points.

Point Analysis (Section: 9-1-17-3): A final point analysis has been attached to this Staff Report. Staff is suggesting the following:

- Negative ten points (-10) under Policy 3/R – Density/Intensity, as this application is 4% over the density recommendation of the Land Use District Guidelines.
- Positive ten (+10) points under Policy 24/R – Social Community, for the basement employee housing unit.
- Negative two (-2) points under Policy 33/R – Energy Conservation, for the 653 square feet of heated driveway.
- Positive two (+2) points under Policy 18/R - Parking, for the placement and screening of all off street parking areas from public view.

Staff believes that this project would receive a passing point analysis under the relative provisions of the Code. We find that all Absolute Policies and Historic Guidelines have been met.

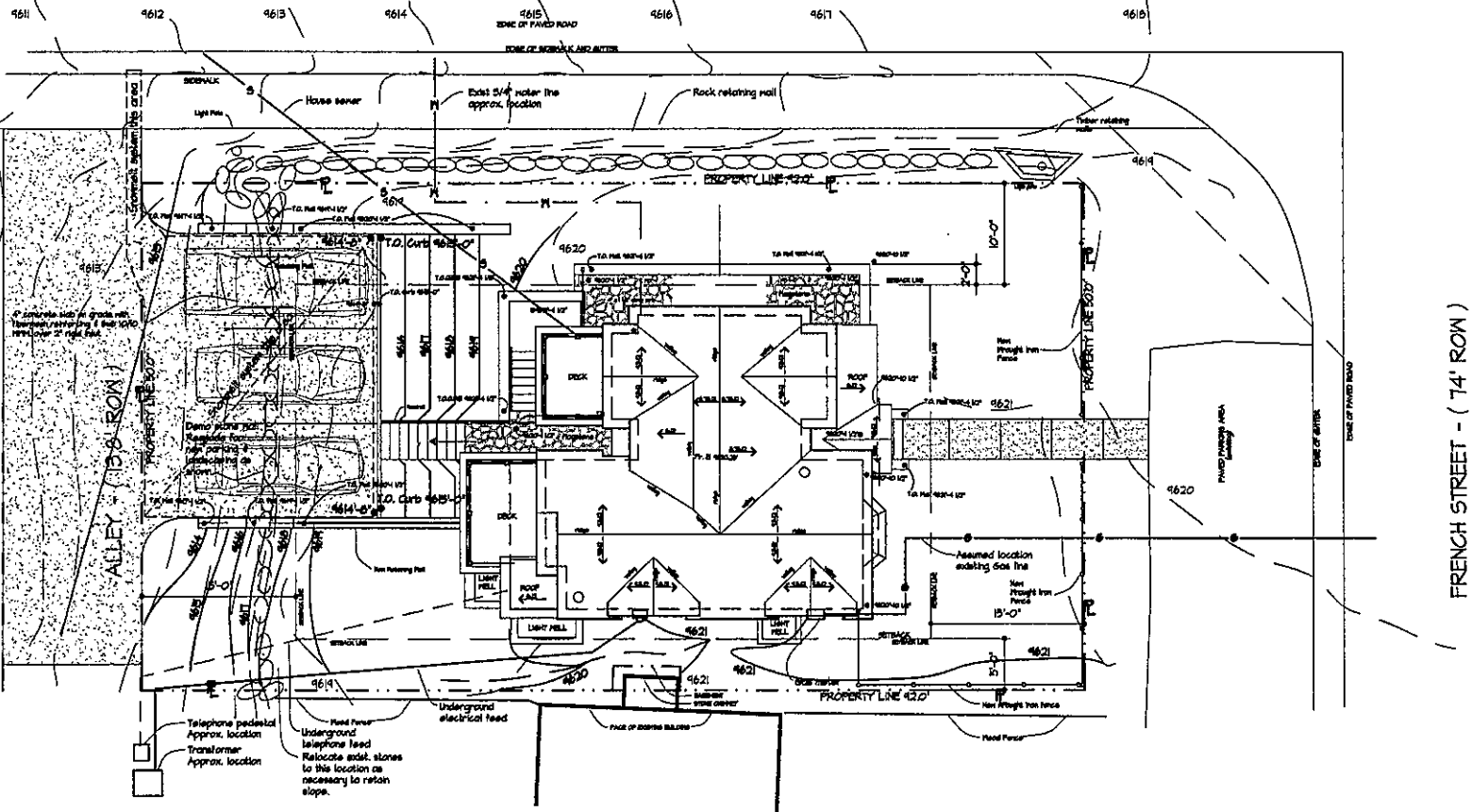
Staff Action

Staff finds that the Valette Residence, Accessory Unit, and Removal of Existing Structure (PC#2012010), is compatible with the surrounding neighborhood and does a good job to hide its parking at the rear of the lot. While this home has been approved before, we recognize that there are several new commissioners on the board, and we understand that there may be questions. We will be happy to answer your questions or receive any feedback that the Commission may have. If there are no serious concerns, and no changes to the draft point analysis, we recommend that this project return soon for the Final Hearing.

Final Hearing Impact Analysis				
Project:	Valette Residence	Positive Points	+12	
PC#	2012010			
Date:	03/01/2012	Negative Points	- 12	
Staff:	Matt Thompson, AICP			
		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)		
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)	- 10	The proposal is 4% over the recommended density of the Land Use District Guidelines.
4/R	Mass	5x (-2>-20)		
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/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	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)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	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)		
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	For the placement and screening of all off street parking areas from public view.
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)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	For the basement employee housing unit.
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	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)	- 2	For 653 square feet of heated driveway.
	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		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	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		

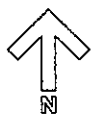
ADAMS AVENUE (50' ROW)

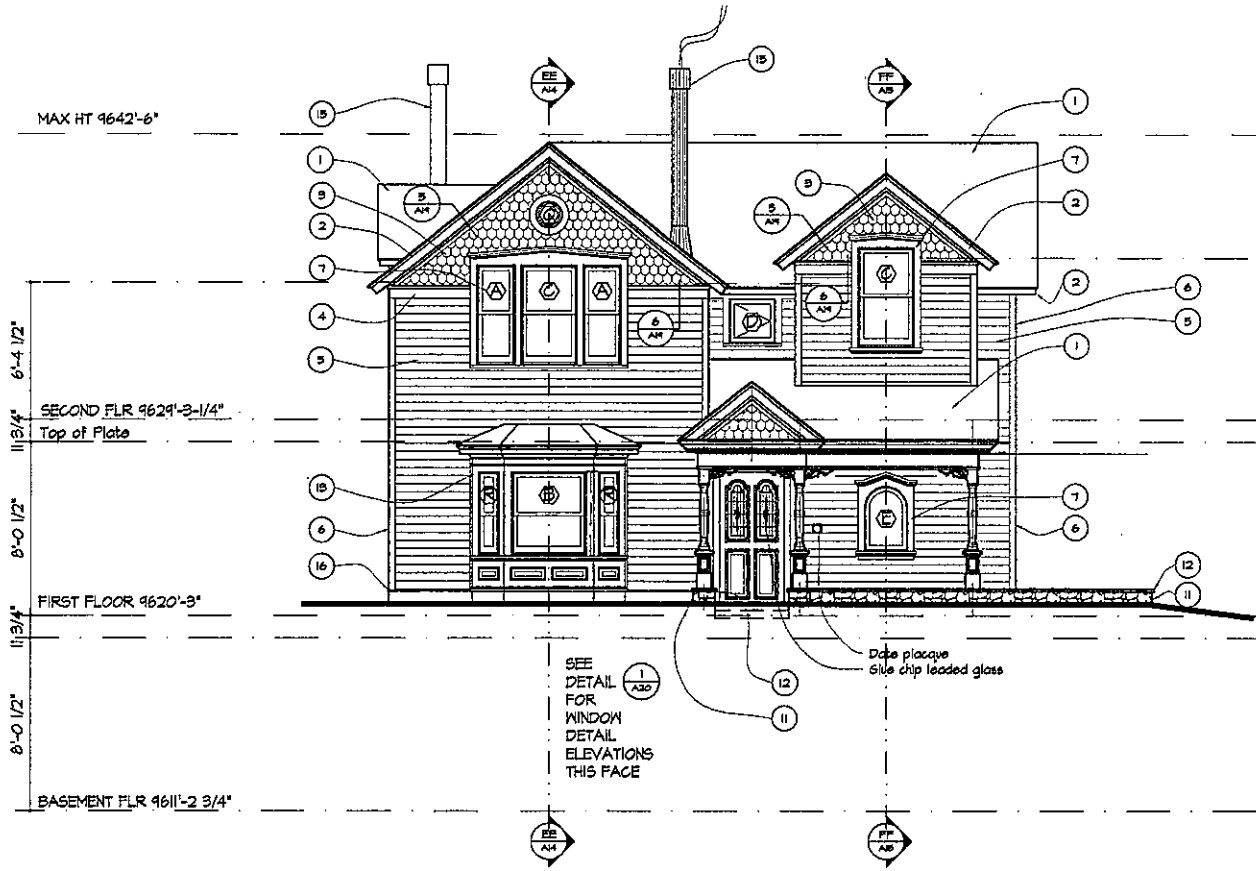


0 4' 8' 16'
 SCALE: 1/8" = 1'-0"



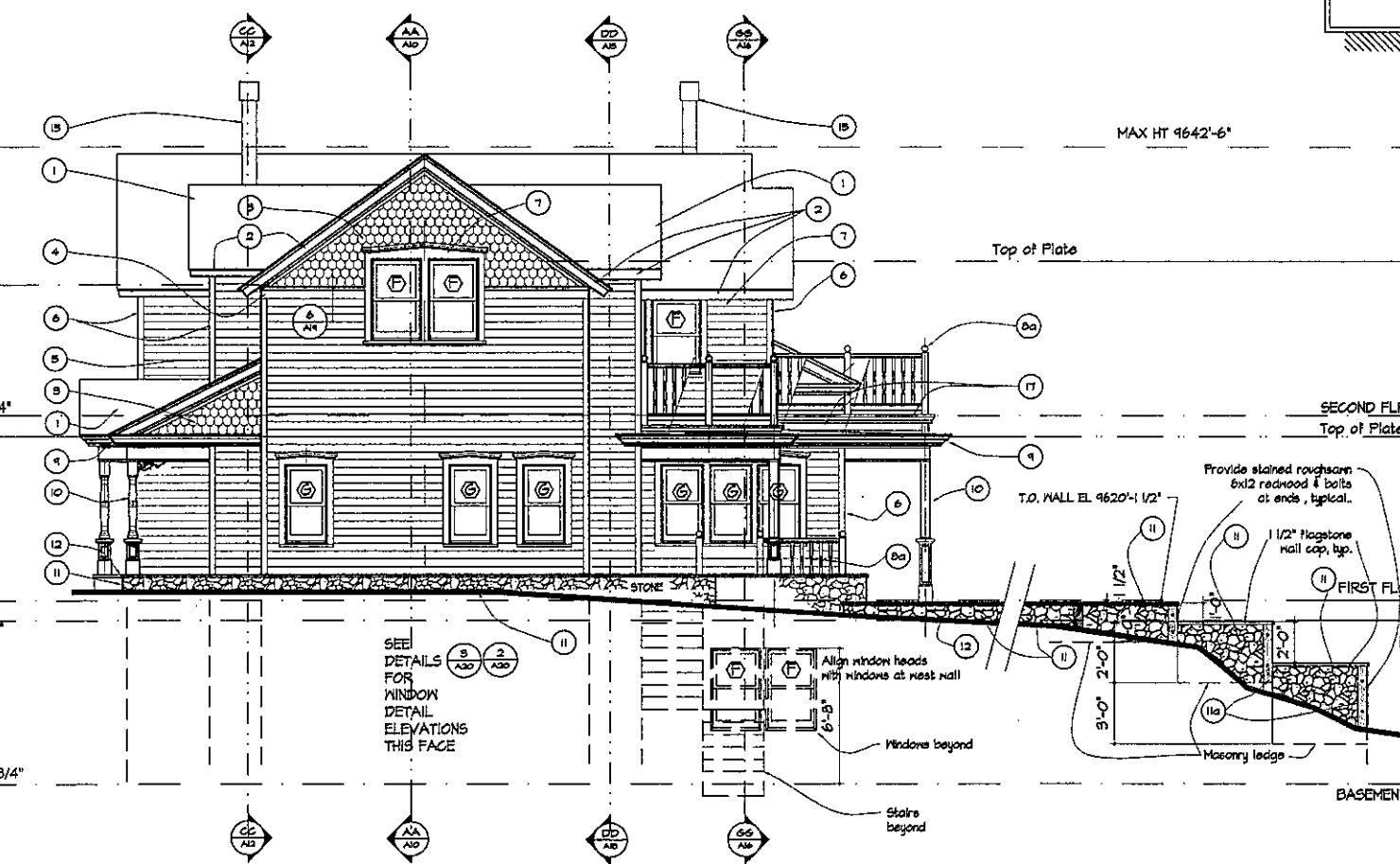
SITE PLAN
 1/8" = 1'-0"



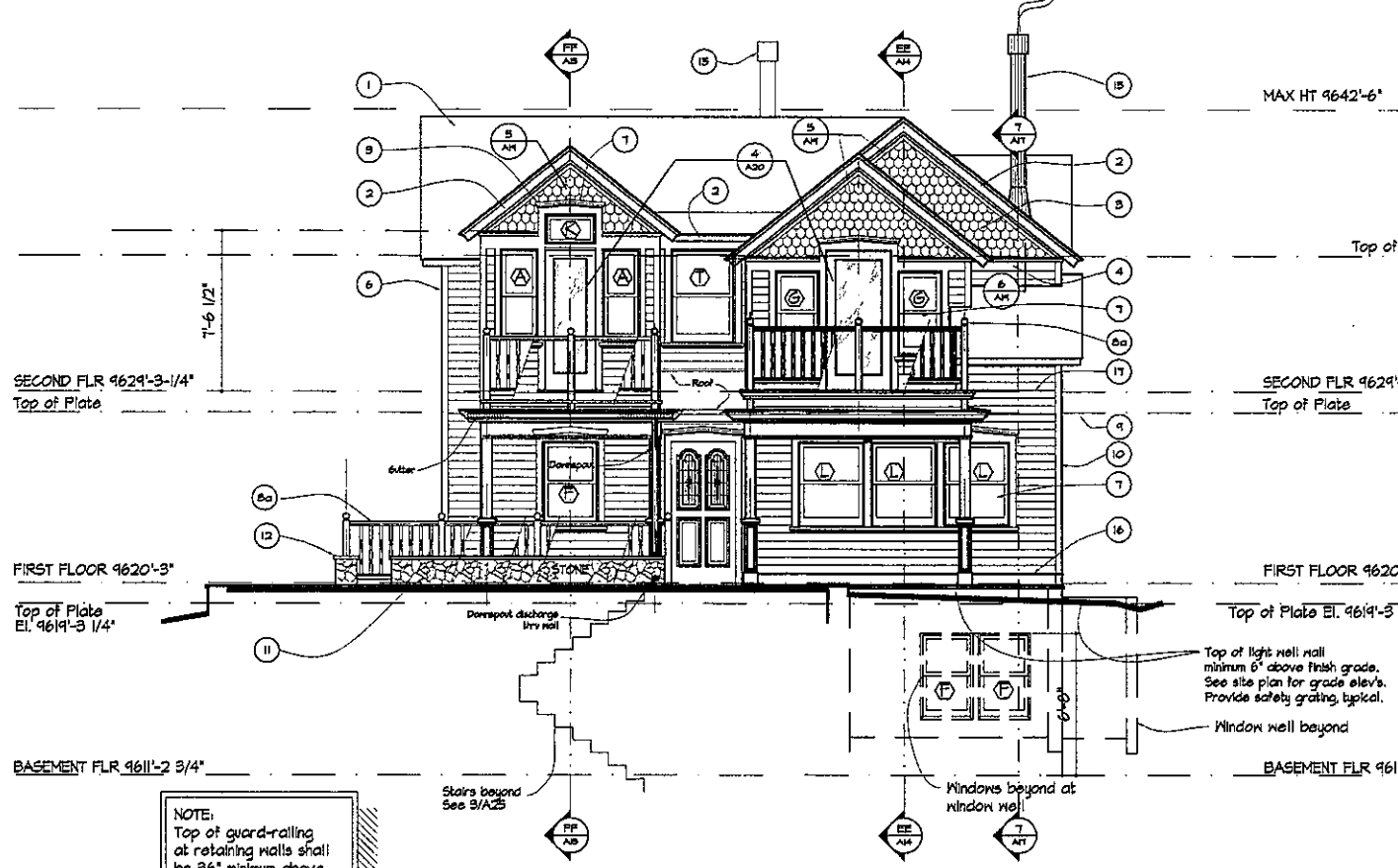


1 East (front) Elevation
 1/4" = 1'-0"

EXTERIOR
 Siding:
 Trim:
 Accents:
 Windows:



2 North (Side) Elevation
 1/4" = 1'-0"



NOTE:
Top of guard-railing
at retaining walls shall
be 36" minimum above
finish grade per code
in all instances.

3 West (rear) Elevation
1/4" = 1'-0"

... WALL EL 4620'-1 1/2"

g Wall

Provide stained rough-sawn
6x12 redwood 4 bolts
at ends, typical.

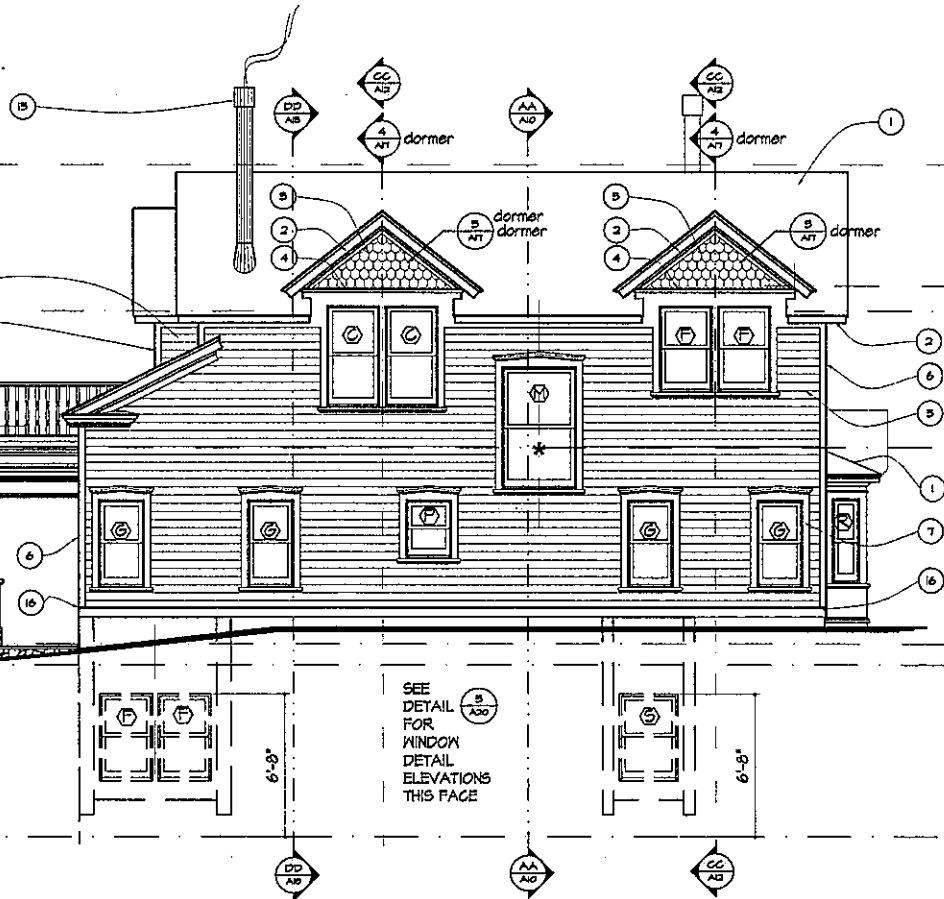
1 1/2" flagstone
wall cap, typ.

T.O. WALL EL 4620'-1 1/2"

NOTE:
North face of north
retaining wall is
mirror image.

... FLR 4611'-2 3/4"

4'-1 1/2" 4'-1 1/2"



4 South (Side) Elevation
1/4" = 1'-0"



MEMORANDUM

TO: Planning Commission
FROM: Chris Neubecker
DATE: March 1, 2012
SUBJECT: Joint Meeting with Town Council

The Joint Planning Commission/Town Council meeting is tentatively scheduled for May 8th from approximately 6:00 PM - 7:30 PM in the Town Hall Auditorium. Please note that the joint meeting is during the Town Council meeting (alternate Tuesday). Dinner will be served to the Planning Commission, Town Council and staff.

Proposed topics for discussion include:

1. Planning Commission Top 10 List
2. Small Scale Commercial Uses at North End of Town
3. Additional Historic Preservation Incentives
4. F Lot / Riverwalk Park
5. McCain Property Future Uses
6. Private Open Space in Downtown Core
7. Arts District Buildout / Expansion
8. Solar Gardens

Staff is currently working on the following policies that are or could be on the Planning Commission Top 10 List:

- Transition Area Standards
- Solar Mechanical Mass Policy
- Air Quality Policy
- Snack Bar / Deli Water PIF Rates
- Service Commercial Zoning
- Landscaping Guide
- Vendor Carts

We welcome feedback on the proposed joint meeting agenda and topics. We would also like each Commissioner to consider what issues you believe are most important. From there, we can develop a master Top 10 List to present to the Town Council on May 8th.