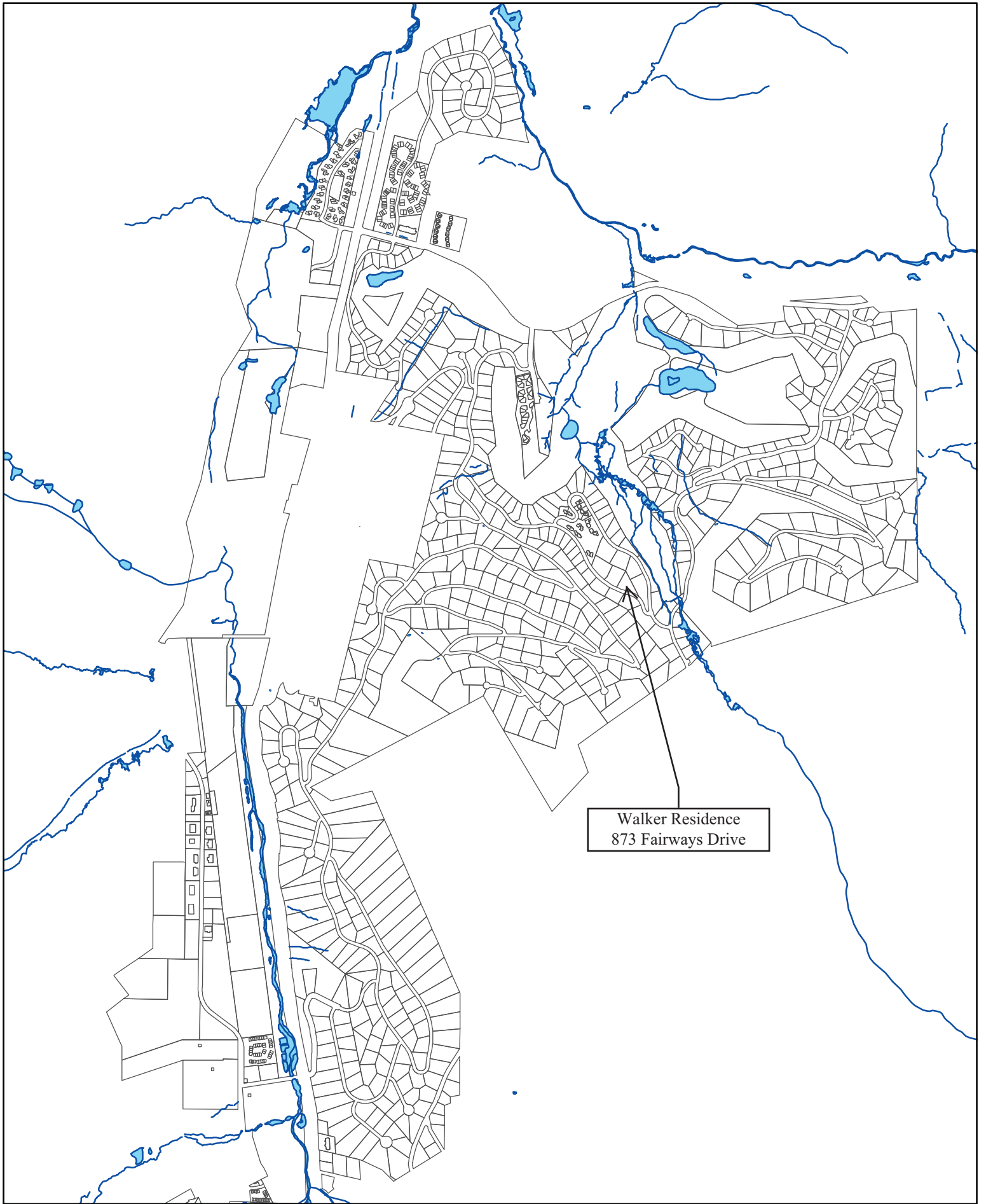


**Town of Breckenridge**  
**Planning Commission Agenda**  
Tuesday, April 3, 2012  
Breckenridge Council Chambers  
150 Ski Hill Road

<b>7:00</b>	<b><i>Call to Order of the April 3, 2012 Planning Commission Meeting; 7:00 p.m. Roll Call</i></b>	
	<b><i>Approval of Minutes March 20, 2012 Regular Meeting</i></b>	<b>4</b>
	<b><i>Approval of Agenda</i></b>	
<b>7:05</b>	<b><i>Consent Calendar</i></b>	
	1. Carter Ridge Residence (MGT) PC#2012017 114 North Ridge Street	<b>8</b>
	2. Walker Residence (MGT) PC#2012018 873 Fairways Drive	<b>27</b>
<b>7:15</b>	<b><i>Worksessions</i></b>	
	1. Renewable Mechanical Mass Bonus (Policy 4) (JP)	<b>37</b>
<b>8:00</b>	<b><i>Final Hearings</i></b>	
	1. Valette Residence (MGT) PC#2012010 301 South French Street	<b>44</b>
	2. Breckenridge Nordic Center Lodge (MGT) PC#2011050 954 Ski Hill Road	<b>58</b>
<b>9:30</b>	<b><i>Combined Hearings</i></b>	
	1. Wellington Neighborhood 2, Filing 5 (MM) PC#2012019	<b>76</b>
<b>10:00</b>	<b><i>Other Matters</i></b>	
	1. Town Council Joint Meeting (May 8, 2012) Memo (CN)	<b>83</b>
	2. Top 10 List (CN)	<b>84</b>
<b>10:30</b>	<b><i>Adjournment</i></b>	

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

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



Walker Residence  
873 Fairways Drive



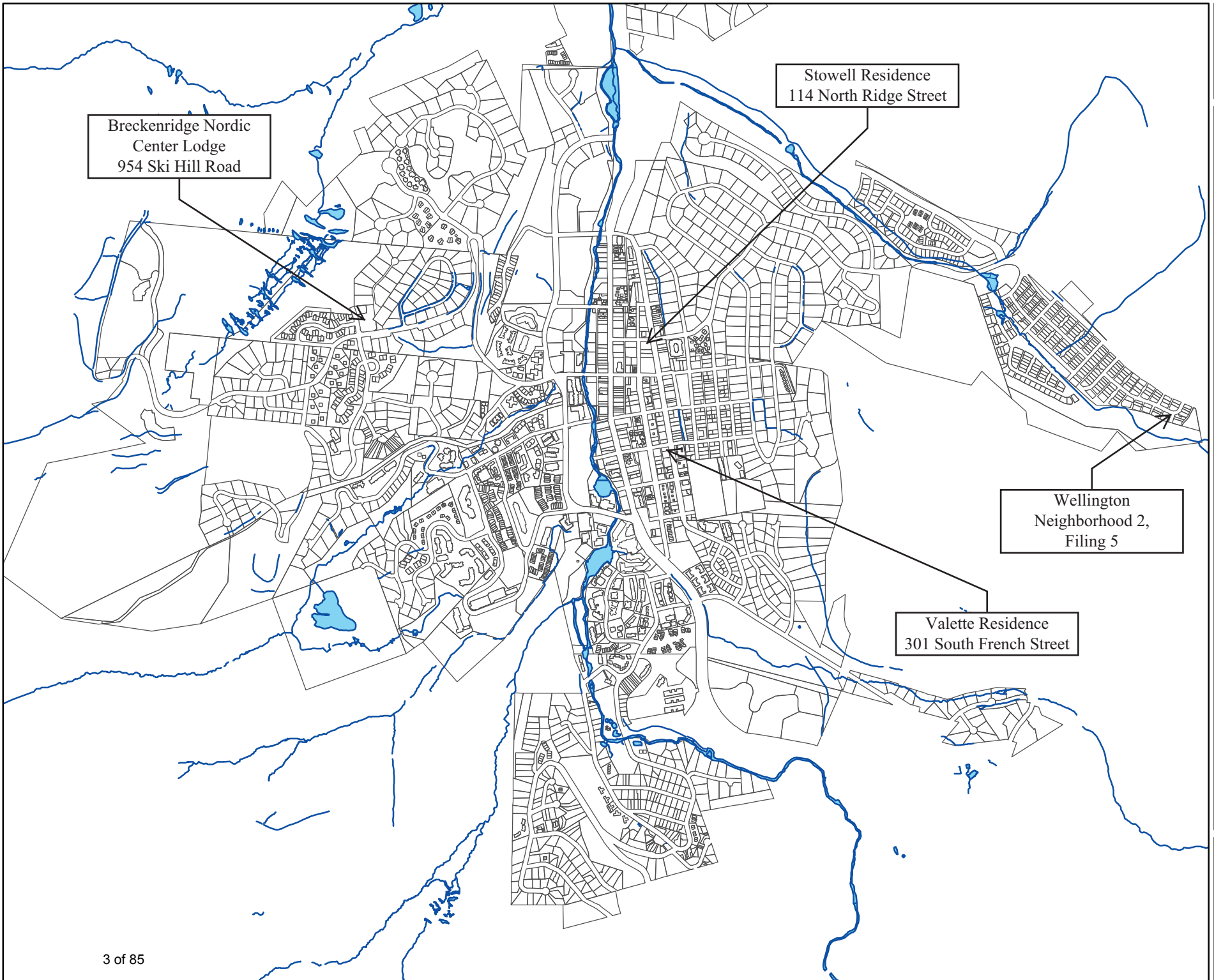
# Breckenridge North

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.

printed 4/12/2011



NOT TO SCALE



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 7:01 p.m.

**ROLL CALL**

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

**APPROVAL OF MINUTES**

With one change, the March 6, 2012 Planning Commission meeting minutes were approved unanimously (7-0).

On page 4, under Preliminary Hearings: Mr. Pringle asked for clarification on “one picture for a thousand words”. Please show a photo in the Landscape Guide of how the forest was healthy before the pine beetle infestation, and one of how it is now.

Mr. Schroder asked the Commission to keep a Top 9 in mind, but think about knocking it down to a Top 5 for the Joint Town Council meeting.

**APPROVAL OF AGENDA**

With no changes, the March 20, 2012 Planning Commission meeting agenda was approved unanimously (7-0).

**CONSENT CALENDAR:**

1) Beaver Run Resort Summer Tent (MGT) PC#2012014, 620 Village Road

Mr. Lamb: Is this permit required every year? (Mr. Thompson: No. Every other summer.)

2) Khavari Residence (MGT) PC#2012015, 210 South Pine Street

Mr. Pringle: At the last meeting, I made a comment on the house across the street; this is similar. Big house on smaller lot. How did we get to this point, with unlimited density? Lots across the street, which were part of the original town grid, were what I was concerned about. Maybe we can discuss that sometime soon.

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

**WORKSESSIONS:**

1) Vendor Carts (CN)

Mr. Neubecker presented. The Town of Breckenridge is currently under a moratorium on the submission, acceptance, processing and approval of applications for temporary vendor carts while staff develops a new policy to address these uses. The moratorium expires July 1, 2012.

Staff presented an ordinance to the Town Council for first reading on March 13<sup>th</sup> to create a new Development Code Policy 49 (Absolute) Vendor Carts. The new policy is designed to allow existing vendors to stay in business, but requires that vendors come into compliance with new design standards upon renewal of their permits. The ordinance also sets a cap of 4 small vendor carts in the Conservation District, and prohibits any additional large vendor carts in the Conservation District other than those currently permitted.

Some changes to the ordinance from the last time Staff presented this issue to the Commission include:

- Define “large vendor carts” as larger than 40 square feet, or any cart that stays in its location overnight.
- Define “small vendor carts” as any cart 40 square feet or smaller which is removed each night.
- Limit outdoor seating at large vendor carts to 3 tables with 12 seats.
- Prohibit outdoor seating at small vendor carts.
- Require a Class B Minor application with public notice. The application fee would be higher at \$1,370.
- Vendors provide some type of site improvements, such as patio, decking, awnings, landscaping, etc.
- Require vendor carts to count as density.
- Must connect to sewer system if connected to Town water system.

- Allow generators only as emergency backup power.
- All extension cords must be located out of public view and not create a public safety hazard.
- Require trailer hitches to be covered, but not removed.

The Town Council also wanted to allow a vendor cart that has been in operation in the same location for a period of 25 years or longer that has acquired historic, cultural or other special significance to be exempt from these new regulations. Staff will be adding language to address this issue in the new ordinance.

Staff welcomed feedback from the Commission on the proposed ordinance. This ordinance version shows changes between Council worksession and night meeting, however does not include desired language for an exemption for Crêpes a la Cart, which has been in operation for 30 years. This is the language we will bring to Council next week for any large or small cart. Council also suggested that graphics would be helpful, similar to Landscape Guide graphics.

*Commissioner Questions / Comments:*

- Mr. Lamb: Curious of site improvements when this is temporary.
- Mr. Schroder: We are being asked by Council to make suggestions to make this policy better.
- Mr. Pringle: Policy 36A is where this morphing started. The first sentence in the Temporary Structures policy is that they are strongly discouraged. (Mr. Neubecker: Policy 36 will be removed in the new vendor carts ordinance.) Vision Plan talks about maintaining community character. Does not think that vendor carts do protect community character, and not wise to imply that they are welcome in Town, both inside and outside of the conservation district. (Mr. Neubecker: We propose a limit of 3 large vendor carts. But you are correct, no cap outside of the district. The Town Attorney is also working on ordinance that prohibits mobile vendor carts on public streets. The Town wants to specifically allow those outside the district.) Does not think that we should allow for carts outside of the district. (Mr. Grosshuesch: Plenty of disincentives are built in here, with required site improvements, so they will likely be temporary in nature. Maybe larger sites outside the district, maybe at the BBC. Land is too valuable to have carts on for long time.) (Mr. Lamb: You would want carts in high traffic areas. There is a supply and demand. Cannot have too many.) Carts could go on the Gondola lots; commercial core is expanding outside of the district.
- Mr. Rath: What happens when you put a motor in a vendor cart? (Mr. Neubecker: We are working on a different ordinance to address that. New ordinance would not allow something like that.) Will we have control over what graphics are carts? (Mr. Neubecker: Yes, through the sign code.)
- Mr. Schroder: Page 28, line 4, Paragraph B and C, materials used feels like a wooden finish. Stella's has clean finishes of metal. Does it apply to both? (Mr. Neubecker: Applies to both, just wanted them to be in good shape, look good.) When would we see these applications? (Mr. Neubecker: When they renew their permits.) What about AstroTurf or carpets as site improvements? (Mr. Neubecker: The Commission could say no, that is not appropriate. Council does recognize those who are currently in business; Council does not want to put them out of business.)
- Ms. Dudney: What were vendors concerned about? (Mr. Neubecker: Outside seating limitations, and requiring site improvements. We do not want to force anyone out of business, but they are competing with some restaurants; Council wants them to not look so temporary.) (Mr. Schroder: Not strong language, page 28, line 24. Can planter boxes with trees be brought in?) (Mr. Neubecker: Yes, we didn't want to write it so tight so it would fit more situations.) (Mr. Lamb: Ok with site improvements but not very extensive. Trees in pots sound appropriate. Pavers are Ok, but not pouring concrete.) Do those that are grandfathered have to renew? (Mr. Neubecker: Yes, permit renewal is required, but could ask for additional conditions of approval at that time.) (Mr. Grosshuesch: Council likes ambiance of Crepes a La Cart. This is a work in progress. We think that we would permit what is there.) You wouldn't want it to be torn down and returned to dirt.
- Mr. Butler: I was at the Town Council meeting. I thought that this is what they are looking for; temporary in nature.
- Mr. Pringle: I am not sure that everything at Crepes has been permitted (deck, soda machine, fireplaces).
- Mr. Rath: If we are limiting number of carts, then their business is more valuable. So there is a balance there with asking them for improvements. They use carts to get around a lot of stuff. Should be an insurance requirement and hold harmless to Town so they don't sue the Town. If they have city water and sewer, how do they tie into the municipal system? They should be code compliant with waste and electrical systems. (Mr. Grosshuesch: Water hook in would be inspected, if they wanted to connect;

but it's not required. Intent is that if they hook into water, it is per codes-plumbing, electrical, sanitation and water inspections. Some of these carts are self contained. We will look at where they get their water from.)

- Ms. Dudney: If you have site improvements, you should have requirements to remove them. Not all owners to disappear in middle of night. (Mr. Rath: What if there are seasonal closures and they come back?)
- Mr. Pringle: What if a trailer pulls into Parkway Center pad site? What stops them from leaving for 2 months and coming back? (Mr. Grosshuesch: Maybe we need something that says if you shut down for a season, then you need to clean up the site.) (Mr. Rath: They will use extension cords, throwing pans of water out the back unless we prohibit it. It should look like they belong there. Builders have to pay fees and inspections. Why should they not have to pay what other people pay? On the lot next to the bank, I do not want a whole bunch of these together.) (Mr. Neubecker: Limitation of number of carts written into ordinance; the number allowed goes down as they go out of business.)
- Mr. Pringle: Why not just not renew these permits? (Mr. Neubecker: The Council does not want to put these out of business.) How many could be placed on Parkway Center, outside of district? (Mr. Neubecker: Unlimited number right now, but not identified by Council as problem. No interest there right now.)
- Mr. Schroder: I would like a rule with not using a garden hose attached to a building. (Mr. Grosshuesch: I do not think that Environmental Health would allow for that.)
- Mr. Neubecker: I do not see insurance info written into policy now, so will talk to the Town Attorney. Line 36, if not operating for 6 months, then not a concern, but should we address that? (Ms. Dudney: Should take into consideration what improvements look like.) Some things might not look right; for example, the Beavertail countertop. (Mr. Pringle: For 6 months, you could have improvements out there but what if they don't come back and you have those improvements remaining?) (Mr. Grosshuesch: 3 months, 6 weeks? If you have deck and trailer?) Is there a requirement that lot owner has to clean up? (Mr. Grosshuesch: I think we have to write into the ordinance that the cart needs to be there all the time with improvements and if you leave, then all improvements also have to be removed at the same time. We can put into permit as condition of approval, or cite property owner into municipal court. Large cart is big investment.) 3 months may not even get you through mud season. The 6 months would be mud season and was intended if they shut down.
- Mr. Pringle: Don't even want to have this problem in town. What if you have generators? (Mr. Neubecker: Would allow in generators in emergency situations but not every day, due to noise and odor.)
- Mr. Rath: The property owner should be responsible if improvements remain.
- Ms. Kate: They could take a deposit.

Mr. Schroder opened the worksession to public comment.

- Alfredo Kasan: Every town has to have someone to say no to a situation. Shopping (vendor) carts not in one place. Big cities have areas that are not clean, what they sell is food and it is not safe. Area around them are not healthy. If they are establishing a place and do not move, they should follow construction codes. The codes are completely different- in violation of that. Rule should be if you move it, Main Street should look like the value is original. If you keep historic places and improve the rest. Not healthy, no bathrooms, location against traffic on street. If they use parking lots, who owns it? It is possible that Council, Health Department for hand washing, extension cords per OSHA are not allowed, carts should be inside steel, not wood for health. If fiberglass inside for cooking, cannot be chipped. Surrounding areas, waste waters cannot apply. Council could give 6 months to comply, owner of property and cart. Self contained unit are better for health. (Mr. Neubecker: The Health Department inspects washable surfaces, stainless steel.) Cart at City Market inside gets water from bathroom. Landlord should have meter and parking lot does not have anything. (Mr. Neubecker: The Health Department addresses those issues.)

There was no more public comment, and the worksession was closed.

**OTHER MATTERS:**

Mr. Neubecker thanks the Commissioners for going to Mary Hart's house for the site visit today. May 8<sup>th</sup> is joint Town Council and Planning Commission meeting.

**ADJOURNMENT:**

The meeting was adjourned at 8:24 p.m.

---

Dan Schroder, Chair

## Planning Commission Staff Report

**Project Manager:** Matt Thompson, AICP

**Subject:** Carter Ridge Residence (Class C Major; PC#2012017)

**Date:** March 20, 2012 (For meeting of April 3, 2012)

**Applicant/Owner:** Al Stowell

**Agent:** BHH Partners, Alice Santman

**Proposal:** Extend the development permit for three-years to construct an 8,168 sq. ft. single family residence with four bedrooms, five bathrooms, and an accessory apartment. A material and color sample board will be available for review at the meeting. There are no changes to the plan from the version approved in 2009.

**Address:** 112 N. Ridge Street

**Legal Description:** Lot 3, Abbett Addition

**Site Area:** 0.31 acres (13,397 sq. ft.)

**Land Use District:** 18.2 – Residential and Commercial allowed  
20 UPA Residential, 1:1 FAR Commercial

**Historic District:** North End Residential Character Area

**Site Conditions:** This lot is relatively flat, but there is a slight crown towards the middle of the lot which is 5’ higher than the edge of the retaining wall on Ridge Street. There are around a dozen lodgepole pine trees, to the west of the proposed residence, which will remain.

**Adjacent Uses:** North: Land Title  
South: Matthew Stais Architects  
East: Fireside Inn  
West: Carter Museum

<b>Density:</b>	Allowed under LUGs:	9,920 sq. ft.
	Proposed density:	8,168 sq. ft.
<b>Above Ground Density:</b>	Allowed (9UPA):	4,464 sq. ft.
	Proposed:	4,458 sq. ft.
<b>Mass:</b>	Allowed under LUGs:	11,904 sq. ft.
	Proposed mass:	5,113 sq. ft.
<b>Total:</b>		
	Lower Level:	3,655 sq. ft.
	Main Level:	2,870 sq. ft.
	Garage:	679 sq. ft.
	Upper Level:	964 sq. ft.
	Total	8,168 sq. ft.



<b>Height:</b>	Recommended:	23' (mean)
	Proposed:	22' – 11 ¾" (mean); 31' (overall)
<b>Lot Coverage:</b>	Building / non-Permeable:	3,525 sq. ft. (26.4% of site)
	Hard Surface / non-Permeable:	1,881 sq. ft. (14% of site)
	Open Space / Permeable Area:	7,991 sq. ft. (59.6% of site)
<b>Parking:</b>	Required:	3 spaces
	Proposed:	3 spaces
<b>Snowstack:</b>	Required:	312 sq. ft. (25%)
	Proposed:	314 sq. ft. (25.1%)
<b>Setbacks:</b>	Front:	52 ft.
	Sides:	5 ft.
	Rear:	17 ft.

### Item History

This project was originally approved by Town Council in October 2009. The approval was for the same plan as presented tonight. The application is vested for three years, and the permit will expire in October of 2012, unless the permit is extended.

### Staff Comments

**Land Use (Policies 2/A & 2/R):** The proposed single family residence with an accessory apartment will not conflict with the existing uses, but will conform to the desired character and function of Land Use District 18.2. Staff has no concerns with the proposed land use.

**Density/Intensity (3/A & 3/R)/Mass (4/R):** The proposed residence of 8,174 sq. ft. is less than the allowable density of 9,920 sq. ft. The proposed mass of 5,113 sq. ft. is less than allowable mass of 11,904 sq. ft. Hence, Staff has no concerns with density or mass.

**Site and Environmental Design (7/R):** This is a large lot (100' wide), and the size of the lot is driving many of the site design issues. As proposed, the home is divided into two modules attached by a low roof connector element. As a result the home will look like two buildings when viewed from Ridge Street. Staff believes the proposed compact site plan does minimize site surface disruption. The large yard with the 52' setback helps the project develop in a visually cohesive manner while providing privacy for the occupants of the site and buffering to the neighboring properties as well. The driveway accesses the lot from French Street, which is considered the rear of the lot. (This lot faces both Ridge Street and French Street.) Staff supports this design, since the rear of the lot is at the same grade as French Street.

**Placement Of Structures (9/A & 9/R):** The Development Code requires the following setbacks within the Conservation District (All Residential Development):

- a. Front yard: Fifteen feet (15')
- b. #1 Side yard: Five feet (5')
- c. Rear yard: Fifteen feet (15')

The applicant is well within the front yard setback at 52', (to match other historic neighboring properties), side yard setbacks are met at 5' (with an 18" encroachment for the roof overhang above the stairs down to the accessory apartment), and the rear setback of 17' to the house and 20' setback to the garage doors are met. Due to the 18" encroachment into the side yard setback the proposal receives negative (-3) points for meeting three of the four required setbacks.

**Architectural Compatibility (5/A & 5/R):** The proposed home is designed with two main modules to break up the massing of the building. The north module uses beetle kill plank siding, while the south module uses vertical 1x8 siding. The modules are joined by a connector element, which contains the kitchen. A variety of roof pitches also helps make the module appear as separate homes, especially when viewed from Ridge Street. The exterior building materials are proposed as follows: the north module is proposed with 2x8 beetle kill planked horizontal siding with chinking, the south module is proposed with 1x8 vertical siding to match reclaimed barn wood appearance and vertical rusticated corrugated metal accent siding, the connector element is proposed with 1x8 rough sawn beetle kill siding with wavy bottom edge, 2x8 cedar rough sawn fascia, wood clad garage doors, and wood clad double hung windows.

Within the historic district, compatibility of a proposed project with the surrounding area and the district as a whole is of the highest priority. This section of the Code did raise some interesting questions for Staff related to Priority Policy 145 from the Design Standards For The Historic District Character Area #2: North End Residential. The following is some language from these standards:

***Character of historic development***

*Buildings in this area are representative of several development eras, including the early Settlement and Camp Phase log cabins (such as the Carter Museum) and clapboard sided houses from the Town Phase.*

*Utilitarian structures of vernacular character, such as barns, wood sheds and stables, are also found from the Camp and Town Phases. These buildings appeared after the "parent" residences were established and served to house supplies, equipment and livestock. **Many were of log construction; others were rough-sawn or unfinished milled lumber.** Many examples survive throughout the historic district. However, the materials recommended in Policy 145 vary from those used in the Settlement and Camp Phase.*

The applicant is proposing two modules that are reminiscent of the Settlement Phase (1860-1870) and the Camp Phase (1870-1881). During the Settlement Phase *settlers built simple log cabins, cut from nearby timber. Only limited amounts of manufactured building materials were imported. Sawmills were set up and the first frame buildings appeared. These used horizontal lap siding as the predominant building material. Double-hung windows were used on residential structures. An example of residential building from the Camp Phase is the Carter Museum (1875) located at 111 North Ridge Street. Hand-hewn logs are the primary building material. The porch is a later improvement.*

**Building Materials**

*The historic district should be perceived as a collection of wooden structures. A strong uniformity in building materials is seen in the area. Most structures, both historic and more contemporary, have horizontal lap siding. This material is usually painted. A few historic log buildings serve as accents to the lap siding standard. This uniformity of materials should be respected.*

*Priority Policy 145. Maintain the present balance of building materials found in the Character Area.*

- *Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings similar to that found historically.*

- *Contemporary interpretations of historically-compatible materials are discouraged. Wood imitation products are discouraged as primary façade materials because they often fail to age well in the Breckenridge climate. The long term durability of siding materials will be considered.*
- *Logs are discouraged.*
- *Rough-sawn, stained or unfinished siding materials are inappropriate on primary structures.*

Staff has struggled with this priority policy as it relates to this project. Policy 145 discourages the use of logs. However, on Page 1 of the North End Residential Character Area under the heading of Character of historic development states, “*Buildings in this area are representative of several development eras, including the early Settlement and **Camp Phase log cabins (such as the Carter Museum)** and clapboard sided houses from the Town Phase.*”

One way to look at this project would be that the larger south module is the “parent” house the smaller north module could be viewed as a secondary outbuilding. Perhaps if viewed in this light the vertical reclaimed barn wood appearance could be approved for the south module. Taking into consideration the discussion above and the location of the project adjacent to the Carter Museum, perhaps a log cabin appearance and a barn like appearance is appropriate for this application. For this project to be approved, the Commission will need to find that this application meets Priority Policy 145, or that this policy does not apply. Based on past approval of this application by the Planning Commission with the same design, we have included a Finding to this effect. If the Commission disagrees, we suggest a call-up.

Per Policy 5/A, C., (2) A. **Above Ground Density** in the Historic District: *Within the east side residential, **north end residential**, and the North Main Street residential character areas, a maximum of 9.0 units per acre for aboveground density for new construction is allowed, except for those developments described in subsection C(2)B of this policy. Projects within such areas which contain 9.01 units per acre, or more, of aboveground density shall be deemed to have failed this policy for failing to meet a priority policy.* The allowable aboveground density on this lot is 4,464 sq. ft. (9UPA x .31 acre x 1,600 = 4,464 sq. ft.). The applicant proposal of 4,458 sq. ft. is less than 9 UPA.

**Building Scale**

*Policy:*

*Historically, residential structures in the area were one or one-and-a-half stories in height. New buildings should encourage a sense of pedestrian scale for the area as well as reinforce the historic building scale. The scale of the building should also be in proportion to typical lot sizes. Historic buildings that survive range between 700 and 2,900 square feet. The average size is 1,500 square feet.*

*Design Standards:*

*Priority Policy 138. New buildings should be in scale with existing historic and supporting buildings in the North End.*

- *Development densities of less than nine units per acre are recommended.*
- *Locating some building area below grade to minimize the mass of structures is encouraged.*
- *Locate larger masses back from public view.*
- *Use landscaping, especially large trees, to screen larger building masses.*

The proposed north module is 1,040 sq. ft. and the south module is 1,522 sq. ft. Both modules are around the average size of 1,500 sq. ft. The entire project does not exceed 9 UPA. Nearly half (3,625 sq. ft.) of this project is proposed below grade. The larger masses are located near the middle of the lot, back from public view. The existing trees along with proposed landscaping will screen larger building masses. Staff

believes the applicant has done a good job breaking up the building scale and putting much of it below grade.

Priority Policy 141. *Use roof forms that reflect the angle, scale, and proportion of those of historic buildings in the North End Character Area.*

- *The roof shape has a large impact on the character of a structure.*
- *Those styles which were popular in the 19<sup>th</sup> century and are still in use today, such as high gable, high hip and shed are appropriate.*
- *Gable roofs should have a slope similar to those used historically.*
- *Note that many gable roofs were accented with dormers, but the dormers were used in limited numbers on individual buildings.*

The main roofs of the building are 10:12 and 8:12 pitches. Staff finds that the project meets this policy.

Per the Historic District guidelines Priority Policy 142 – **Building height should be similar to nearby historic buildings.**

- *Primary facades should be 1 or 1 and ½ stories tall. (Some 2-story portions may be considered if they are set back from the street.)*
- *Refer to height limits in ordinance. (Note that the height limits are absolute maximums and do not imply that all buildings should reach these limits. In some blocks, lower buildings will be more compatible with the context.)*

The applicant has kept the roof height as measured to the mean below 23' (22' – 11 ¾"). The two-story modules are setback from the street near the middle of the lot. Staff has no concern with the height of the structures.

**Energy Conservation (33/R):** Since the applicant is requesting an extension of the vested property rights for this project, the Commission can review and approve this application under the Codes in effect at the time of the original permit application or require the new Policy to be followed. Staff strongly suggests the Planning Commission add a Condition of Approval, prior to Building Permit, requiring the property owner to follow the new Policy 33/R, which would require a HERS index to be completed for positive points.

The following language was from the old Policy 33/R, Renewable Sources of Energy, which was in place when this project was approved, but has since been amended: *Renewable Sources of Energy: The implementation and operation of systems or devices which provide an effective means of renewable energy are encouraged. The provision of solar space heating and solar hot water heating, as well as other renewable sources, are strongly encouraged.* The solar consultant on this project has provided us with information that shows this will be a 6.1 kW system that would offset 100% of the electric needs of a typical single family home. The previous application received positive six (+6) points.

However, the Development Code has been changed as it relates to Energy Conservation Policy 33/R. Now this application would have to meet the new Policy 33/R. Specifically, the applicant would have to provide a Home Energy Rating Survey (HERS) index for residential development to determine potential energy saving methods and to reward developments that reduce their energy use. Positive points will be awarded according to the following point schedule:

<u>Points</u>	<u>HERS Index For Residential</u>
+1	Obtaining a HERS index
+2	61 - 80
+3	41 - 60
+4	21 - 40
+5	1 - 20
+6	0

Staff has included a Condition of Approval that requires the property owner to provide a HERS Index of 60 points or lower.

**Snow Removal And Storage (13/R):** Staff believes the snow storage proposed is functional and sufficient (25% of the paved driveway) for this project. Staff has no concerns with snow removal and storage.

**Parking (18/A & 18/R):** Applicant is required to have two parking spaces for the primary residence and one parking space for the accessory apartment. There are two parking spaces inside the garage and one surface parking spot for the accessory apartment.

**Landscaping (22/A & 22/R):** It is the intent of this Policy to provide buffers between a residence, its neighbors, and adjacent streets. The applicant is proposing six spruce trees 8’ to 10’ tall, twelve aspen trees 1 ½” to 2” caliper at least 50% multi-stem, one bristlecone pine tree 4’ to 6’ tall, and one Pfitzer pine 4’ to 5’ tall. A color landscaping plan will be available at the meeting. Staff would like to thank the applicant for adding trees to help buffer the project. Staff has no concerns with the proposed landscaping plan.

**Point Analysis (Section: 9-1-17-3):** Staff has included a Condition of Approval requiring a HERS index of 41-60 for three (+3) points under Policy 33/R Renewable Sources of Energy. Negative three (-3) points must be assigned for the 18” side yard encroachment. Hence, the proposal would pass with a point analysis of zero (0) points.

**Staff Recommendation**

Staff has approved the extension of the Development Permit for Carter Ridge Residence, PC#2012017, Lot 3, Abbett Addition, located at 112 N. Ridge Street, with the attached Findings and Conditions. We recommend that the Planning Commission uphold this decision.

If the Commission has questions about this project, or concerns about extending this permit, we suggest a call-up hearing.

**Final Hearing Impact Analysis**

Project: Carter Ridge Residence  
 PC#: 2012017  
 Date: 03/21/2012  
 Staff: Matt Thompson, AICP

**Positive Points +3**  
 -  
**Negative Points - 3**  
 -  
**Total Allocation: 0**

Items left blank are either not applicable or have no comment

Sect.	Policy	Range	Points	Comments
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10	(-3>-6)		
6/A	<b>Building Height</b>	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)		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		

19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	4x(-2/+2)		
24/A	<b>Social Community</b>	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	<b>Energy Conservation - Renewable Energy Sources</b>	3x(0/+2)	+3	If applicant receives a HERS Index rating of 41-60
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		

## TOWN OF BRECKENRIDGE

Carter Ridge Residence  
Lot 3, Abbett Addition  
112 N. Ridge  
PC#2012017

---

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

---

### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 20, 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 **April 3, 2012**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.
6. Planning Commission hereby finds that the proposed development meets Design Standard 145 of the "Design Standards for the Historic District Character Area #2: North End Residential," as the proposed building will maintain the present balance of building materials found in the Character Area.

### 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 (3) years from date of issuance, on **April 10, 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 3-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. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road and sidewalk before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
7. Applicant shall field locate utility service lines to avoid existing trees.
8. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 28'-3 5/8" at any location.
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. 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**

11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. 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.
13. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
14. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
15. 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.
16. 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.
17. Applicant shall install construction fencing in a manner acceptable to the Town Planning Department.

18. 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.
19. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.
20. 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.
21. Applicant shall conduct a Home Energy Rating Survey (HERS) index for residential development and receive a score of 60 or less, which warrants positive three (+3) points under Policy 33/R, Energy Conservation (2012).

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

22. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
23. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
24. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
25. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
26. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
27. Applicant shall screen all utilities.
28. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
29. 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.
30. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is

reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

31. 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.**
32. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
33. 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)

# CARTER RIDGE RESIDENCE

## PROJECT SUMMARY

LOT SIZE: 13,397 SF / 0.31 ACRES 100%  
 BUILDING COVERAGE: 3,525 SF 26.3%  
 PORCHES: 630 SF 4.7%  
 WALKWAYS/PAVING: 1,451 SF 10.8%  
 25% OF PAVING TO BE PROVIDED SNOW STACK  
 25% = 363 SF PROVIDED 380 SF

TOTAL LOT COVERAGE: 5,436 SF 40.5%  
 TOTAL OPEN SPACE: 7,991 SF 59.5%

TOTAL ALLOWED U.P.A. FOR PROJECT IS 9 UPA PER CODE WHICH ALLOWS FOR 4,464 SF ABOVE GROUND DENSITY  
 TOTAL ALLOWED MASS FOR PROJECT SITE IS 20% WHICH IS 5,315 SF

TOTAL ALLOWED PROJECT DENSITY 9,842 SF

TOTAL PROPOSED ABOVE GROUND DENSITY IS 4,458 SF  
 TOTAL PROPOSED MASS IS 679 SF  
 TOTAL PROPOSED DENSITY IS 8,113 SF (ABOVE & BELOW)

BASEMENT, 4 BEDROOMS/5 BATH, AND CARETAKER UNIT	3,655 SF
MAIN, MASTER SUITE/ 2 1/2 BATH	2,870 SF
UPPER, 2 BEDROOM/2 BATH	964 SF
TOTAL FINISHED	7,489 SF
GARAGE	679 SF

SHADOW DENSITY - SQUARE FOOTAGE COUNTED TOWARD DENSITY ABOVE 14'-0" PLATE HEIGHT AT LIVING ROOM 624 SF  
 TOTAL ABOVE GROUND DENSITY 4,458 SF  
 TOTAL MASS 679 SF  
 GROSS AREA 8,174 SF

FRONT SETBACK REQUIREMENT IS "HISTORIC" AT 52' PER THE TOWN OF BRECKENRIDGE HISTORIC GUIDELINES. THE PROPOSED HOME'S WEST BUILDING FACADE MEETS THIS REQUIREMENT.

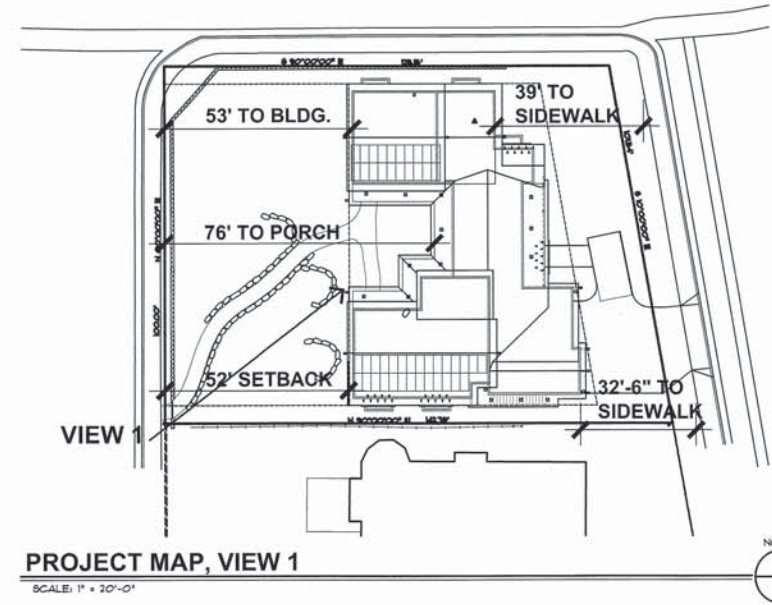
BUILDING HEIGHT AS MEASURED TO THE MEAN OF THE RIDGE PER THE TOWN CODE AND HISTORIC GUIDELINES IS 23'-0" BEFORE INCURRING NEGATIVE POINT ASSESSMENT. THE PROPOSED HOME IS AT 20'-11 7/8" TO THE NORTH BUILDING'S MEAN AND 22'-11 3/4" TO THE SOUTH BUILDING GABLE'S MEAN.

## SHEET INDEX

Sheet 1 3D IMAGE VIEW 1, PROJECT SUMMARY  
 Sheet 2 3D IMAGE VIEW 2  
 Sheet 3 OVERALL SITE LAYOUT  
 Sheet 4 BUILDING ELEVATIONS  
 Sheet 5 BUILDING ELEVATIONS  
 Sheet 6 MAIN & UPPER LEVELS  
 Sheet 7 BASEMENT & ROOF LEVELS  
 Sheet 8 SITE PLAN, GRADING, UTILITY & DRAINAGE  
 Sheet 9 LANDSCAPE PLAN, NOTES  
 CS-1 CONSTRUCTION STAGING PLAN

## LEGAL DESCRIPTION

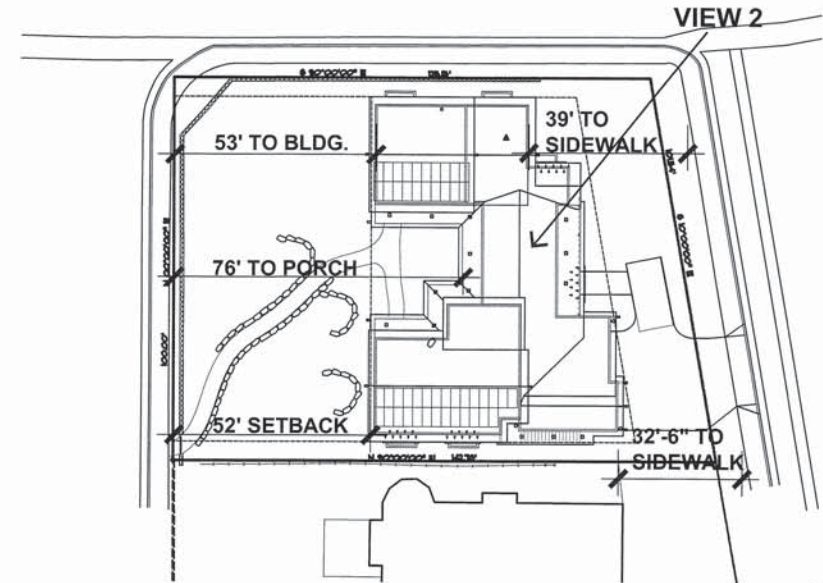
LOT 3, ARBETT ADDITION  
 BRECKENRIDGE, COLORADO  
 1/4 RIDGE STREET



**PROJECT VIEW FROM RIDGE STREET, SOUTHWEST**

SCALE: NTS

# CARTER RIDGE RESIDENCE



PROJECT MAP, VIEW 2

SCALE: 1" = 20'-0"



EXISTING BUILDING

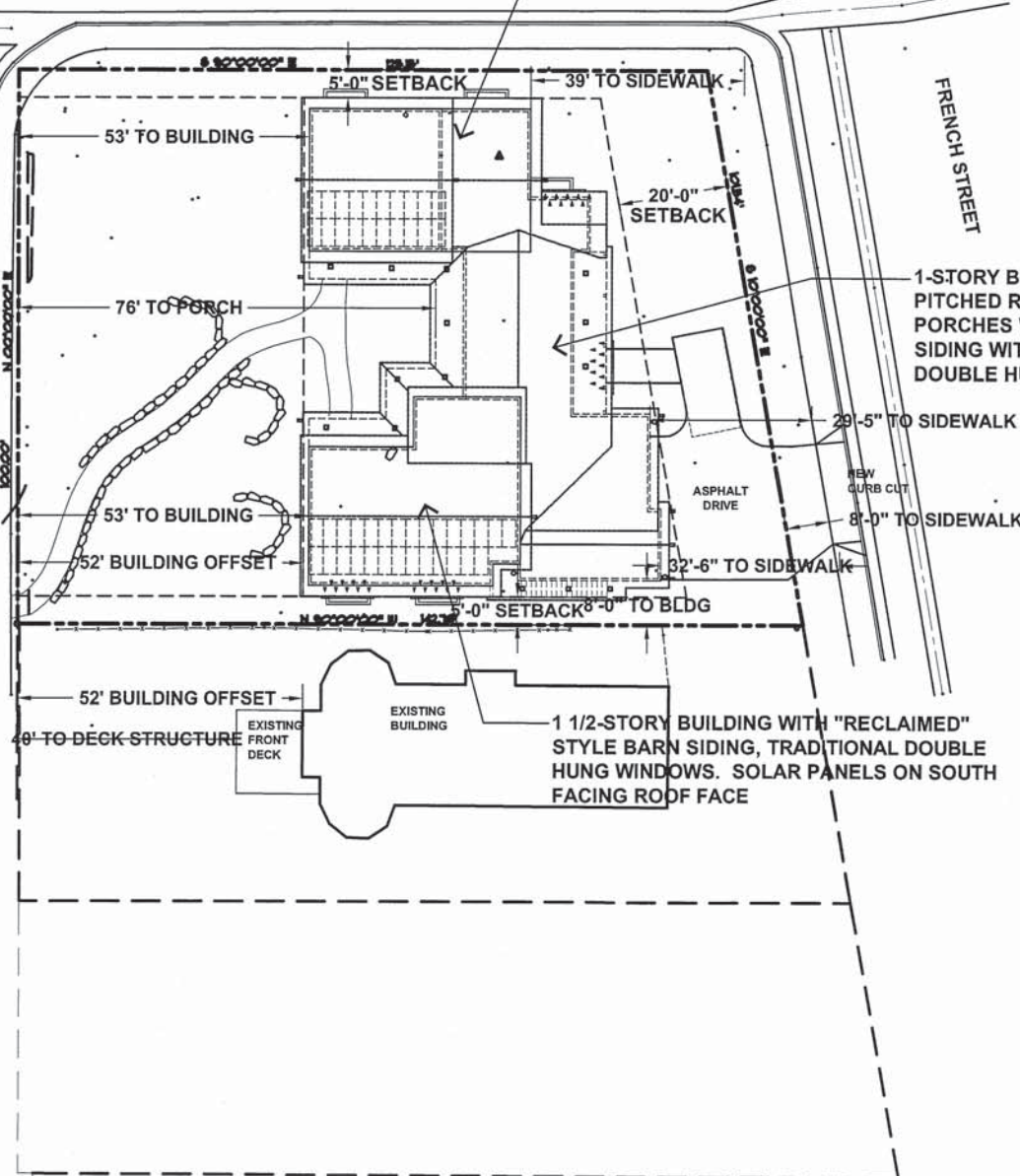
WELLINGTON ROAD

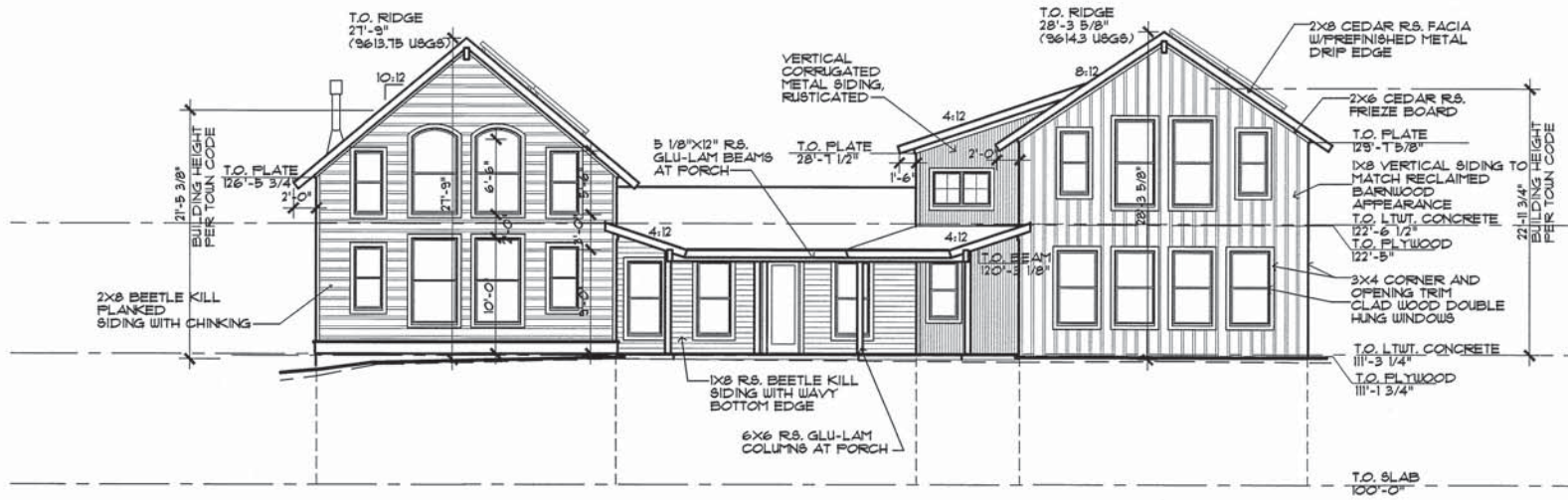
1-STORY BUILDING WITH HORIZONTAL PLANK WITH CHINKING SIDING, SIMILAR TO CARTER MUSEUM, TRADITIONAL DOUBLE HUNG WINDOWS. SOLAR PANELS ON SOUTH FACING ROOF FACE

RIDGE STREET

FRENCH STREET

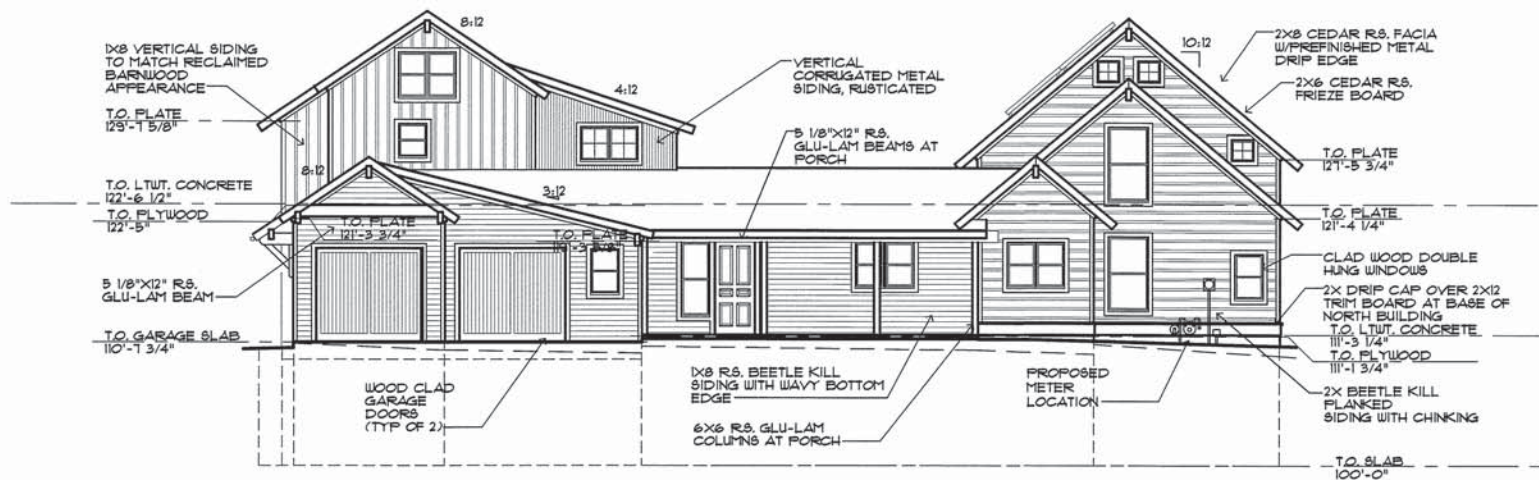
1-STORY BUILDING CONNECTION, LOW PITCHED ROOF AND WRAP-AROUND PORCHES WITH A DISTRESSED HORIZONTAL SIDING WITH 5.5" REVEAL, TRADITIONAL DOUBLE HUNG WINDOWS.





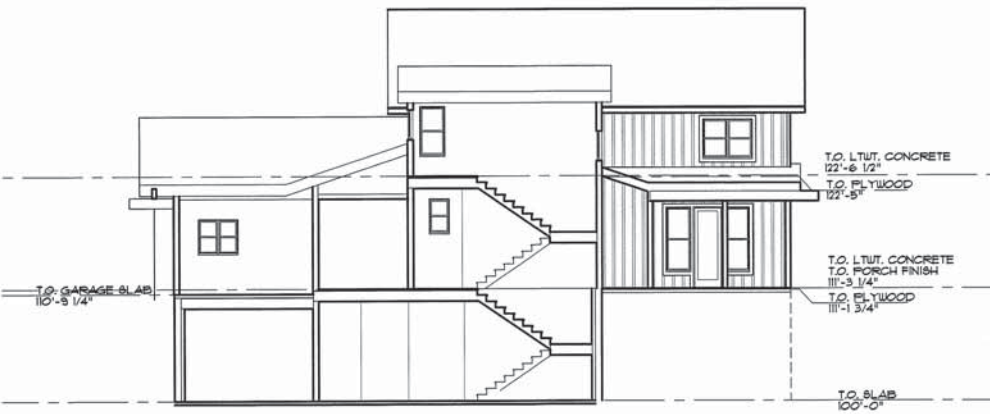
## FACING RIDGE STREET / WEST ELEVATION

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



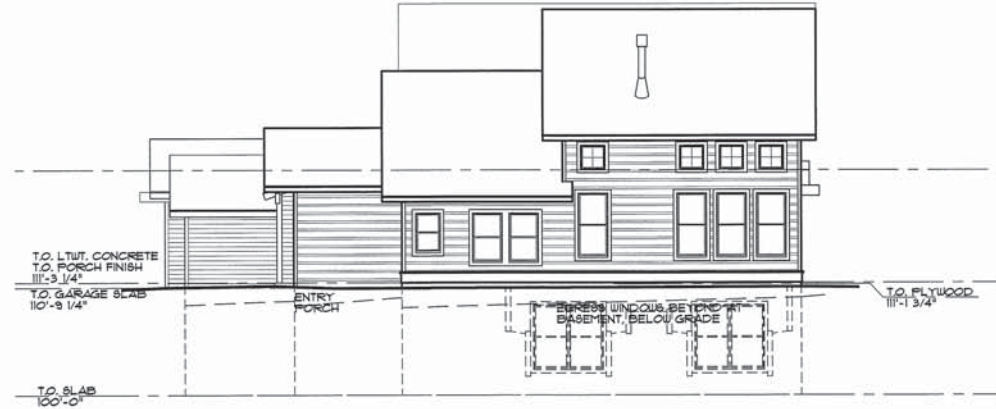
## FACING FRENCH STREET / EAST ELEVATION

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



### NORTH COURTYARD ELEVATION/SECTION

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



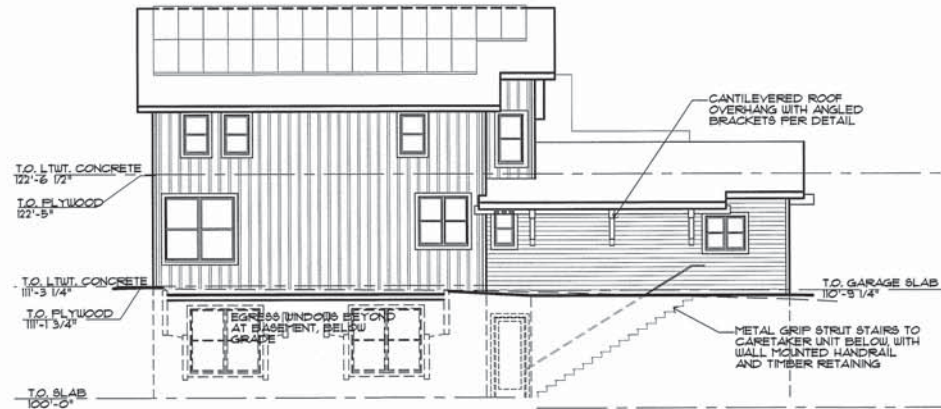
### FACING WELLINGTON / NORTH ELEVATION

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



### SOUTH COURTYARD ELEVATION/SECTION

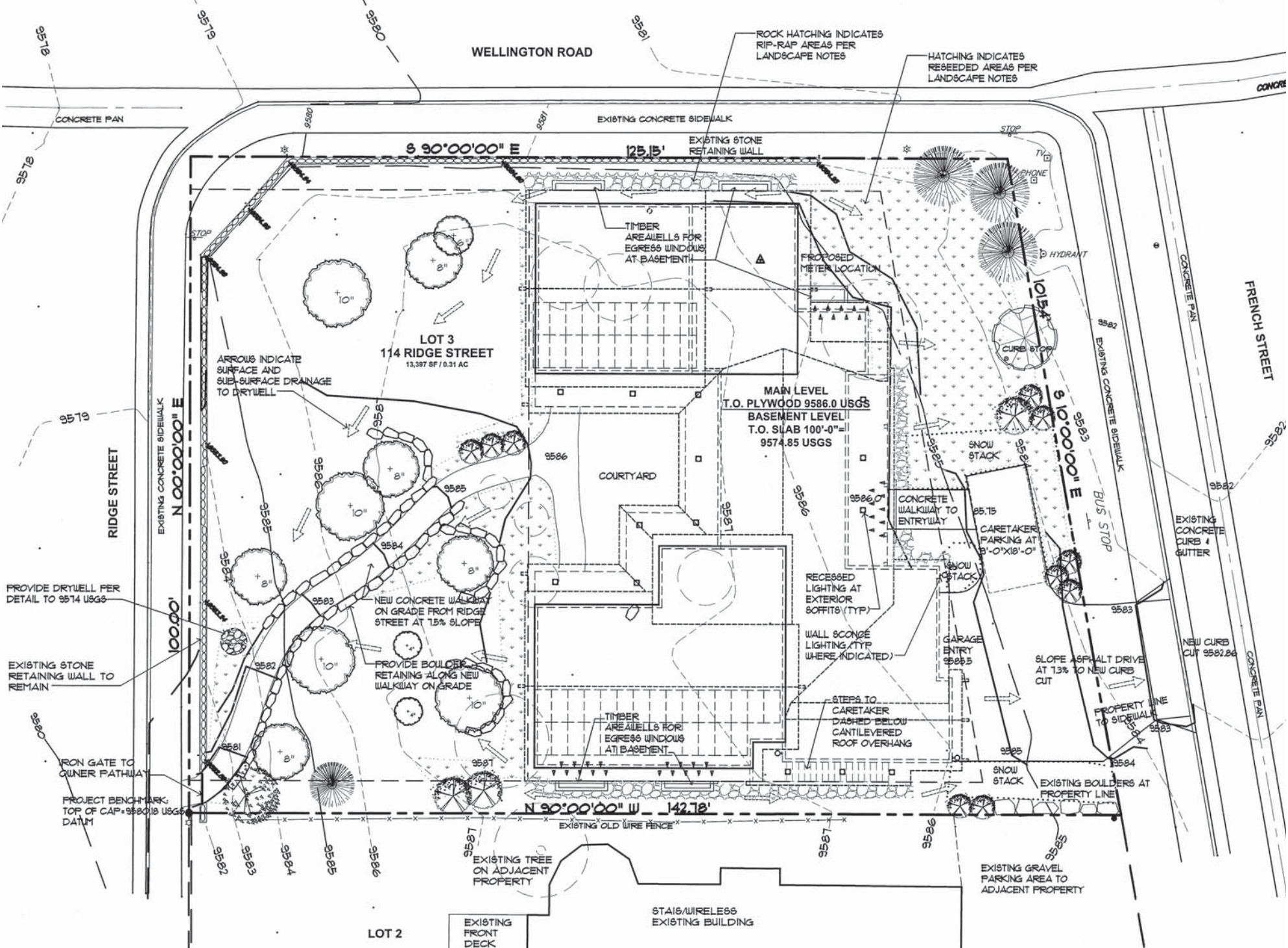
SCALE: 1/8" = 1'-0"



### FACING STAIS BLDG. / SOUTH ELEVATION

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





# LANDSCAPE PLAN

25.01.05

SCALE: 1" = 10'-0"





STREETSCAPE AT FRENCH LOOKING WEST



STREETSCAPE AT RIDGE LOOKING EAST



COMMUNITY DEVELOPMENT  
Class C Development Review Check List

**Project Name/PC#:** Walker Residence PC#2012018  
**Project Manager:** Matt Thompson, AICP  
**Date of Report:** March 21, 2012 For the 04/03/2012 Planning Commission Meeting  
**Applicant/Owner:** Jason and Michelle Walker  
**Agent:** Brenda Moczygamba of Matthew Stais Architects  
**Proposed Use:** Single family residence  
**Address:** 873 Fairways Drive  
**Legal Description:** Lot 255, Gold Run at the Highlands  
**Site Area:** 45,738 sq. ft. 1.05 acres  
**Land Use District (2A/2R):** 6: Subject to the Delaware Flats Master Plan  
**Existing Site Conditions:** The property is in a meadow with only a handful of trees on the lot. The lot slopes steeply downhill at 20% from the road towards the rear of the property. There is a 10' snowstack easement along Fairways Drive. Also, there is a 20' drainage easement near the south eastern corner of the lot. There is an access restriction in the south eastern corner of the property. There is a 15' x 30' utility easement in the south western corner of the lot.

**Density (3A/3R):** Allowed: unlimited Proposed: 2,367 sq. ft.  
**Mass (4R):** Allowed: unlimited Proposed: 2,987 sq. ft.  
**F.A.R.** 1:15.30 FAR  
**Areas:**  
**Lower Level:** 1,362 sq. ft.  
**Main Level:** 1,005 sq. ft.  
**Upper Level:**  
**Garage:** 620 sq. ft.  
**Total:** 2,987 sq. ft.

**Bedrooms:** 3  
**Bathrooms:** 2.5  
**Height (6A/6R):** 31 feet overall  
(Max 35' for single family outside Historic District)

**Lot Coverage/Open Space (21R):**  
Building / non-Permeable: 2,110 sq. ft. 4.61%  
Hard Surface / non-Permeable: 1,579 sq. ft. 3.45%  
Open Space / Permeable: 42,049 sq. ft. 91.93%

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

**Snowstack (13A/13R):**  
Required: 395 sq. ft. (25% of paved surfaces)  
Proposed: 1,051 sq. ft. (66.56% of paved surfaces)

**Fireplaces (30A/30R):** 1 gas

**Accessory Apartment:** N/A

**Building/Disturbance Envelope?** Disturbance envelope

**Setbacks (9A/9R):**

Front: within the disturbance envelope  
 Side: within the disturbance envelope  
 Side: within the disturbance envelope  
 Rear: within the disturbance envelope

**Architectural Compatibility (5/A & 5/R):** The proposed residence will be architecturally compatible with the neighborhood.

**Exterior Materials:** 1x horizontal cedar lap siding, 1x vertical board and batten siding, 2x trim and fascia boards, exposed heavy timber columns, beams and truss elements, aluminum clad wood windows, and natural rock stone veneer with sandstone cap.

**Roof:** Heavy cut, thick butt asphalt composition shingles and metal standing seam roofing

**Garage Doors:** Custom horizontal wood sided garage doors

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

Planting Type	Quantity	Size
Aspen	15	(4) 1" caliper, (6) 1 1/2", (5) 2" minimum caliper
Spruce	3	6-8'
Peking Cotoneaster	9	5 gallon

**Drainage (27A/27R):** Positive away from residence

**Driveway Slope:** 8 %

**Covenants:**

**Point Analysis (Sec. 9-1-17-3):** Staff conducted an informal point analysis and found no reason to warrant positive or negative points. The application meets all Absolute and Relative Policies of the Development Code.

**Staff Action:** Staff has approved the Walker Residence, PC#2012018, located at 873 Fairways Drive, Lot 255, Gold Run at the Highlands, with the Standard Findings and Conditions.

**Comments:**

**Additional Conditions of Approval:**

## TOWN OF BRECKENRIDGE

Walker Residence  
Lot 255, Gold Run at the Highlands  
873 Fairways Drive  
PC#2012018

---

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

---

### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 21, 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 **April 3, 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 criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **October 10, 2013**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

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

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

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

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

20. Applicant shall install construction fencing and erosion control measures along the disturbance envelope in a manner acceptable to the Town Planning Department.
21. 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.
22. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

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

23. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
24. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
25. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
26. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
27. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
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 issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

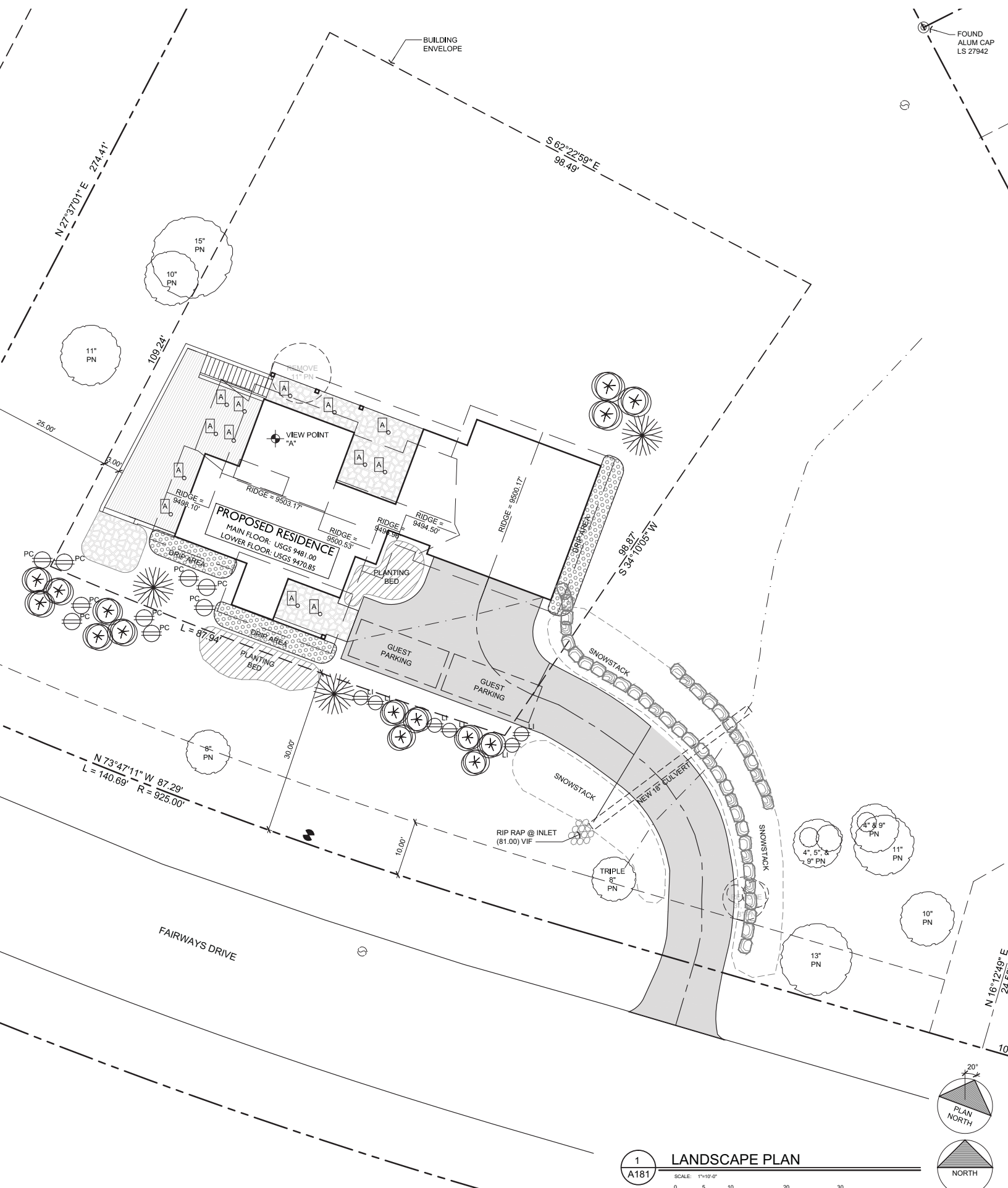
32. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (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)



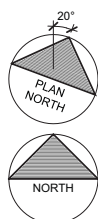
FOUND  
ALUM CAP  
LS 27942



1  
A181

LANDSCAPE PLAN

SCALE: 1"=10'-0"  
0 5 10 20 30

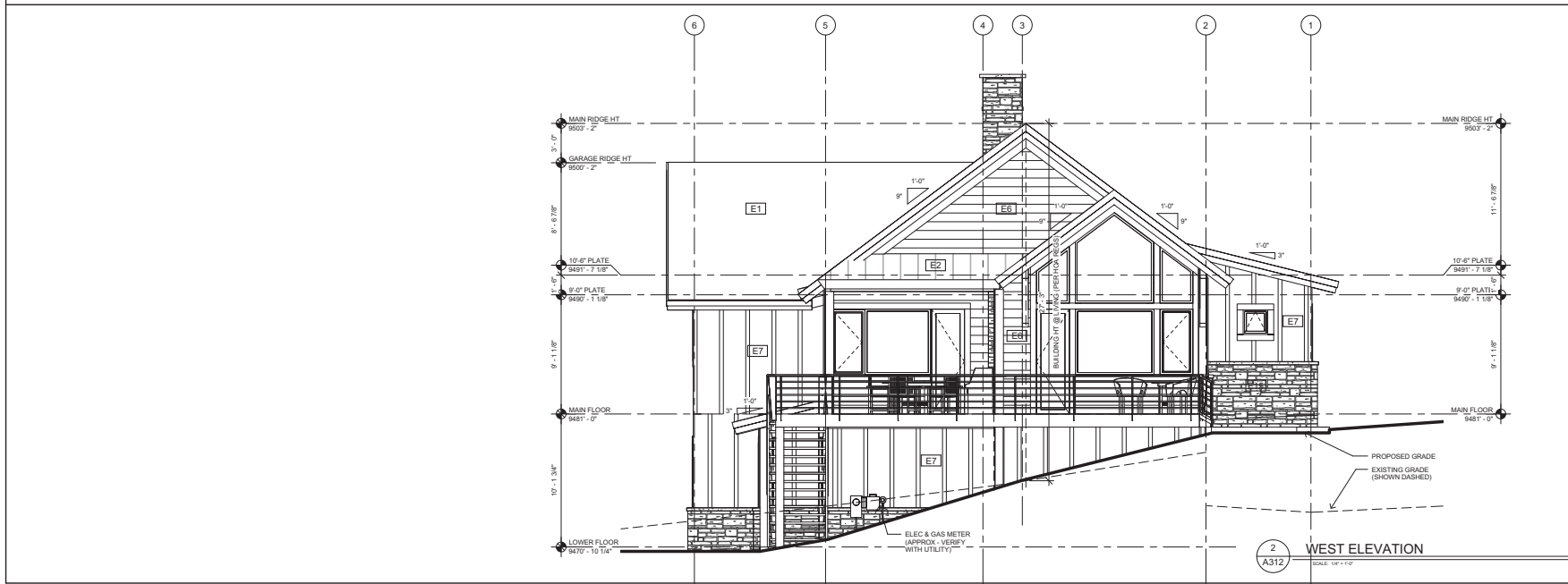








1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



matthew stals architects  
108 north ridge street  
p o box 135  
breckenridge  
colorado 80424  
970 453 0444



jason & michelle  
walker residence  
  
lot 255, goldrun at the highlands  
breckenridge, colorado  
  
PROJECT # 1165

© COPYRIGHT  
ALL RIGHTS RESERVED FROM ANY REPRODUCTION OR  
SCALE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ISSUE:

100% permit	29 feb 2012

BUILDING ELEVATIONS  
  
A312

3/20/12 12:31:55 PM H:\1165 jason & michelle walker main\3d floor\REV\VT\building\105\_3d.mxd.rvt



---

## MEMORANDUM

**TO:** Planning Commission

**FROM:** Julia Puester, AICP

**DATE:** March 27, 2012 for meeting of April 3, 2012

**SUBJECT:** Renewable Energy Mechanical Systems (Policy 4/R-Mass) Worksession

---

The purpose of this memo is to discuss possible changes to Policy 4 (Relative) Mass, to allow for additional mechanical room space for renewable energy systems such as solar hot water.

The Planning Commission discussed this policy previously at meetings on May 18, August 30 and December 6 of 2011. This issue addresses two different goals of the Town 1) encouraging energy efficiency and renewable sources of energy, and 2) maintaining community character (including building massing limitations). Staff would like to find a way to encourage the use of renewable energy without compromising character.

The Commission previously asked staff to research how many multifamily buildings are already over mass. Staff's research shows that almost all older multi-family buildings in Town have been built to or are over the allowed mass. We also believe that in most cases, mechanical room additions for renewable energy systems could be accommodated within the existing building footprints but would consume additional mass. Many buildings in town have existing boilers with mechanical rooms which could accommodate needed improvements to convert to a renewable energy source by reconfiguring the existing mechanical room with no additional mass required (ex. Longbranch solar thermal system, 2011).

Since the December 6<sup>th</sup> Planning Commission meeting, staff has discussed this policy with experts in the field including local mechanical engineers, designers, solar thermal installers and plumbers. Based on these consultations, staff has proposed to increase the maximum square footage permitted from 300 to 350 square feet to address instances when a large building (25,000+ square foot multifamily building) is on an all electric heat source which would require the addition of boilers, solar hot water holding tank and piping. Staff believes that after consulting with the experts, this should address the worst case scenario- large multi-family buildings on electric. Most buildings, including commercial (restaurant, retail and office) uses would require a much smaller renewable system. Any additional mass approved under this policy would have a covenant recorded against the property which states that the mass is permitted only for the mechanical room with a renewable energy source in perpetuity and may not be converted into any other use in the future.

Staff has proposed a revised policy in strike and bold which attempts to address the Commission's concerns voiced at the December 6<sup>th</sup> meeting. We welcome Commissioner comments and input on the draft policy. We hope to get direction on the policy so that we can move forward with ordinance language to the Town Council.

## 9-1-19-4A: POLICY 4 (ABSOLUTE) MASS:

*Renewable Energy Mechanical System: A mechanical system required to process onsite renewable energy from natural resources such as sunlight, wind, and geothermal heat.*

The goal of this policy is to encourage renewable energy production in existing multi-family and commercial structures. This policy is not applicable to new construction. This policy seeks to ~~reduce the community's carbon footprint~~ **improve energy efficiency** by permitting existing nonconforming structures to install appropriate onsite renewable energy mechanical systems to help protect the health, safety and welfare of the community.

### 2. Mass Allowance for Onsite Renewable Energy Mechanical Systems in Multi-family and Commercial Uses

A. An existing multifamily residential or commercial structure, constructed prior to \_\_\_\_\_, **2012** may be permitted an **additional** aboveground mass ~~allowance~~ **square footage** for the purpose of mechanical systems for onsite renewable energy sources, **even if the structure exceeds mass limitations**. The ~~allowance~~ **additional** square footage shall be the lesser of the following:

1. A maximum square footage allowance of ~~300~~ **350** square feet or 2% of the existing mass square footage, whichever is the lesser.

**2. Additional mass square footage will be permitted only for space necessary for an efficiently designed mechanical room.**

### B. Design Standards

1. Onsite renewable energy mechanical systems shall be located based upon the following order of preference. Preference 1 is the highest and most preferred; preference 4 is the lowest and least preferred. An onsite mechanical energy mechanical system shall be located as follows: (1) within the existing building footprint; (2) out of view from public rights of way and adjacent properties and screened; (3) partly visible from the public right of way or adjacent property and screened and; (4) highly visible from the public right of way or adjacent properties. **Applications for systems that are least preferred shall demonstrate why they are unable to comply with the higher ordered preference.**

2. Any structural modifications or additions shall meet the intent of Policy 5/A and 5/R Architectural Compatibility in addition to all application policies within the development Code.

- C. ~~Process~~ **Applications for renewable energy mechanical systems shall be processed** as a Class D permit. However, the director has the ability to elevate the application to a **higher** Class ~~C-minor~~ if deemed ~~necessary~~ **appropriate**.



March  
2012

www.pmenginer.com

# pmengineer

PM Engineer - The must-read resource for engineering excellence

- > Cistern Filtration For Rainwater
- > Properly Bidding A Sprinkler Job



GHT Limited's Morty Zemedhun (left) and Bill Gerke Jr., P.E.

## Appointment Viewing

MEP engineers embrace BIM technology

Scan with your smartphone to access pmengineer.com.



Get the free mobile app at <http://gettag.mobi>

# Pooling resources

Creative solar thermal installation generates savings at Colorado housing complex.



The team used larger heat exchangers on the project in order to improve efficiency. “On the incoming water side from the town, we’re seeing cold water get boosted to within 10°F of whatever the solar tank temperature is,” system designer Bob Kingston notes.

Residents of a condominium complex in the ski resort town of Breckenridge, Colo., are getting their money’s worth and then some thanks to the installation of an innovative solar thermal system.

Local solar guru **Bob Kingston**, of RE-Align Technology, was brought in by **Mark Stearns** of Mech Tech, the project mechanical contractor. The team was rounded out by Sunshine Solar and Mechanical’s **William Frew** and Alpine Heating Services’ **Lumir Pajaj** to design, fabricate and install in the 60-unit Long Branch Condominiums a solar thermal system that satisfies residents’ domestic hot water needs while also providing heat to the indoor spa, pool and sauna.

More importantly, the new system has shaved money off residents’ energy bills and generated a government tax rebate for each one.

The team installed 28 SolarHot collectors on the three-story roof spread across nine arrays for optimal snow shedding (Breckenridge received 500 inches of snow last winter). “Twenty-eight and nine are not

divisible into each other,” Kingston says with a laugh. “We really had to balance the arrays and the flows.”

The aging spa and pool gas-fired heaters were removed and a 1,400-gallon solar storage tank (with 4 in. of polystyrene insulation skinned with diamond plating) was added along with five oversized flat-plate heat exchangers and two titanium pool/spa heat exchangers.

“On the way to financial justification with this project, the complex’s boilers for the pool and spa hit end of life,” states Kingston, who holds a degree in nuclear engineering. “We needed to have a place to dump heat and the pool and spa were ideal locations. We teamed the solar with their central boilers and that’s how the pool and spa are now heated. It saved them from having to replace those two boilers.”

An 80-gallon recovery tank recovers glycol in case the power goes out and the system overheats.



The solar thermal installation allowed each resident in the condominium complex to receive a \$500 federal tax credit.

Photos courtesy of Bob Kingston and William Frew

# Pooling resources



From left: Lumir Papaj (plumber), Mark Stearns (project GC and team lead), Bob Kingston (system design) and William Frew (master plumber) produced a first-of-its-kind solar thermal installation in Summit County located 10,000 ft. above sea level in the mountains of Colorado.

## Location is everything

The installation had to overcome a pair of logistical roadblocks, one internally and one outside the complex. Kingston explains the complex's mechanical room, where domestic hot water is the focus of the solar heat, is located in one corner of the building, while the pool and spa sit in the other corner.

"It's a good-sized building," he notes. "We took the collector runs down to the mechanical area and also used the underground garage to communicate all the way to the pool and spa. The system was set up as a primary-secondary circulation."

The team also had to be mindful of local Breckenridge aesthetic regulations regarding the look of the external collectors.

"It's on the edge of Breckenridge's historic district," Kingston points out. "That meant we needed to make it fit within how Breckenridge wanted to see the community. **Bobby Craig** (owner/architect of Arapahoe Architects) ensured the design fit within the aesthetic needs of Breckenridge. The collectors are all flush-mount. The second concern was because it is Breckenridge and it does snow an awful lot sometimes; we wanted to make sure the collectors would be able to shed snow. We picked locations where they easily could shed below. The challenge of one doorway access was overcome by good collector placement."

Gap covers and gap seals were designed to plug the gaps between collectors. "You can't even see them. It fills in the spots and still allows the snow to shed," Stearns notes.

The team also focused on how the system would look in the 40-year-old mechanical room.

"Something like this hasn't been done, especially with the neatness," Frew says. "Mark insisted on a diamond plate metal exterior to the solar tank. While ruggedizing the solar tank, it also makes it jump out at you. Any time anybody comes in and takes a look at the system they say: 'Wow! This is a work of art.'"

## Playing the seasons

With Breckenridge being a resort town, system demand at the complex greatly varies depending on what the calendar reads.

"There are big seasonal variations on the load," Stearns says. "It's heavy in the winter and heavy in the summer and in the mid-shoulder season, it could be fairly quiet. At this time of year (winter), everything is going into the domestic hot water. That water is coming in at 35°F, so there is a lot of heating to be done before it gets to the condos. In April and May when there is a very strong solar performance, the domestic hot water needs are met and the system has to automatically redirect loads to the other end of the building. We really focused on the control strategy so we could shift excess loads once the need for domestic hot water was met."

The group went up a size in heat exchangers in order to ensure maximum system efficiency.

"On the incoming water side from the town, we're seeing cold water get boosted to within 10°F of whatever the solar tank temperature is," Kingston notes. "If the tank is up there and is pretty hot, it means the entire domestic system is fully charged. We're very pleased that we went to the next step with the heat exchangers. On a solar system, larger heat exchangers are well worth it. They are a lot more efficient."

Incoming water is directed to the heat exchanger in the solar tank and then hits the first conventional domestic hot water tank and goes onto the second tank before being distributed to the building.

"We've synched it with domestic hot water recirculation. Just by making sure we're bringing the building recirc up to temperature, we're probably saving a lot of energy right there," Papaj notes.

Watts advanced controllers interface with external relays where there is a need to drive a larger pump, a higher electrical load or to sync with the boiler.

"We're providing a very powerful and consistent delivery of domestic hot water throughout the night and a good heating balance during the day," Stearns states.

## Savings time

The entire system carried a \$105,000 price tag. However, Frew points out each resident received a \$500 federal tax credit (based off the 30% federal tax credit the complex received). The system continues to draw rave reviews from both property management and residents alike.

"To do a project such as this in the High Country is huge. It hasn't been done before," states Frew, who adds the team is expanding to partner with installers and their customers nationwide. "It was an exciting project. It's over-performing. Monthly bills are a lot cheaper." **pme**

**Staff Report**

**Project Manager:** Matt Thompson, AICP

**Date:** March 28, 2012 (For Planning Commission Meeting of April 3, 2012)

**Subject:** Valette Residence, Employee Housing Unit, and Removal of Existing Structure (Class B Major, PC#2012010, Final 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:** Lot 1, 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 now one lot – Lot 1, Block 9, Abbetts. The internal property line has been officially vacated. This was accomplished via a Class C Subdivision Development Permit. The existing structure consists of four rental/one bedroom dwelling units. Additionally, there is no on-site parking currently serving the existing structure. The tenants currently park in the French Street right-of-way.

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.

<b>Mass:</b>	Recommended under LUGs:	2,230.3 sq. ft.
	Proposed Mass:	1,510 sq. ft.
<b>F.A.R.</b>	1:2.28	
<b>Total:</b>	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.
<b>Height:</b>	Recommended:	23' 0" (to the mean)
	Proposed:	19' 6" (to the mean)
<b>Lot Coverage:</b>	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)
<b>Parking:</b>	Required:	3 spaces
	Proposed:	3 spaces
<b>Snowstack:</b>	Required:	72 sq. ft. (25 % of non-heated)
	Proposed:	126 sq. ft. (44 %)
	<i>*Heated Drive and Exterior Stairs Proposed</i>	

<b>Setbacks:</b>	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, 1/2 of the structure may extend up to 5' from the street side property line, and 1/2 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 1/2" 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.

There were no major issues at the preliminary hearing on March 6, 2012. **There have been no plan changes from the March 6<sup>th</sup> meeting.**

### Staff Comments

**Land Use (Policies 2/A & 2/R):** The proposed residence complies with the uses allowed in Land Use District 17 (residential).

**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 was required to be purchased (the County rounds up to the nearest 100<sup>th</sup>, 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 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 and remain for the duration of construction, 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 426 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.

The application has a passing point analysis total of zero. We find that all Absolute Policies and Historic Guidelines have been met.

### **Staff Recommendation**

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. We recommend that this project be approved with the attached Findings and Conditions.



<b>Final Hearing Impact Analysis</b>				
Project:	Valette Residence	<b>Positive Points</b>	<b>+12</b>	
PC#	2012010			
Date:	03/01/2012	<b>Negative Points</b>	<b>- 12</b>	
Staff:	Matt Thompson, AICP			
		<b>Total Allocation:</b>	<b>0</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	- 10	The proposal is 4% over the recommended density of the Land Use District Guidelines.
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	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	<b>Building Height</b>	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	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)	+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	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	<b>Social Community</b>	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	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - 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	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		

## TOWN OF BRECKENRIDGE

### Valette Residence, Accessory Unit, and Removal of Existing Structure Lots 1, Block 9, Abbetts Addition, 301 South French Street Development Permit #2012010

**STAFF RECOMMENDATION:** Staff recommends the Town Council 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 March 28, 2012, and findings made by the Town Council 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 April 3, 2012, as to the nature of the project. In addition to Council minutes, the meetings of the Council 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.

#### 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 April 10, 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 eighteen months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

5. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. All drainage from the heated driveway and alley shall be handled on the Applicants property. The driveway and alley shall be designed so that melted snow from the driveway and does not flow into the public right-of-way.
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.
10. A five-foot chain link fence shall be constructed within the property's southern lot line to contain site disturbance within the property. The fence must remain in place until the Town grants the final Certificate of Occupancy.
11. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed twenty-three (23) feet to the mean elevation of the roof at any location.

#### PRIOR TO ISSUANCE OF BUILDING PERMIT

12. Applicant shall revise window type "M" on the south elevation to be more in scale with the rest of the proposed windows.
13. Applicant shall submit two (2) full sets of plans stamped and signed by a Colorado state licensed Architect as per Town Code Section 9-1-17-10.
14. A covenant shall be recorded with the Summit County Clerk and Recorder, memorializing this transfer of density, in a form acceptable to the Town Attorney. Applicant shall be responsible for all recording fees.
15. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant restricting the sale of the accessory unit from the single-family residence, in a form acceptable to the Town Attorney. The covenant shall restrict the accessory unit and single family residence to be held in the same name. Applicant shall be responsible for all recording fees.
16. Applicant shall obtain a "hold-harmless" agreement between the Town and Property Owner, releasing the Town of liability pertaining to the potential damage to the driveway apron and the sidewalk to be constructed in the Adams Avenue and French Street Rights-of-Way. The agreement shall be in a form acceptable to the Town's Attorney and recorded with the Summit County Clerk and Recorder. Applicant shall be responsible for all recording fees.
17. Applicant shall obtain an "encroachment license agreement" and a "town alley use agreement" between the Town and Property Owner, reliving the Town of liability and maintenance responsibility pertaining to the driveway to be constructed in the Adams Avenue Alley Rights-of-Way. The agreement shall be in a form

acceptable to the Town Attorney and recorded with the Summit County Clerk and Recorder. Applicant shall be responsible for all recording fees.

18. Applicant shall obtain an “encroachment license agreement” agreement between the Town and Property Owner, relieving the Town of liability and maintenance responsibility pertaining to the two Spruce trees to be planted in the Adams Avenue Rights-of-Way. The agreement shall be in a form acceptable to the Town Attorney and recorded with the Summit County Clerk and Recorder. Applicant shall be responsible for all recording fees.
19. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant, in a form acceptable to the Town Attorney, which requires use and maintenance of the proposed driveway snowmelt system in perpetuity of the project. Applicant shall be responsible for all recording fees.
20. Applicant shall execute and record with the Summit County Clerk and Recorder the Town’s standard employee housing covenant for 426 square feet of employee housing within the project. If Construction Documents are modified to reflect a different total density, this requirement will be modified accordingly. Applicant shall be responsible for all recording fees.
21. Prior to issuance of a building permit, applicant’s contractor shall submit a letter agreeing to the construction techniques specified by the applicant’s engineer to retain the excavation slope and site grading within the platted lot(s). The letter must also contain the contractor’s agreement to notify the Town of the day excavation is to begin on site.
22. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
23. Applicant shall construct a fence barrier around the perimeter of the property. 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.
24. 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.
25. Applicant shall submit a 24”x36” Mylar copy of the final site plan, as approved by the Town Council at the Call-Up 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.
26. Applicant shall provide details of the exterior lighting proposed on the site. All exterior lighting shall comply with Exterior Lighting Ordinance, Ordinance No. 35, of the Breckenridge Development Code.

#### PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

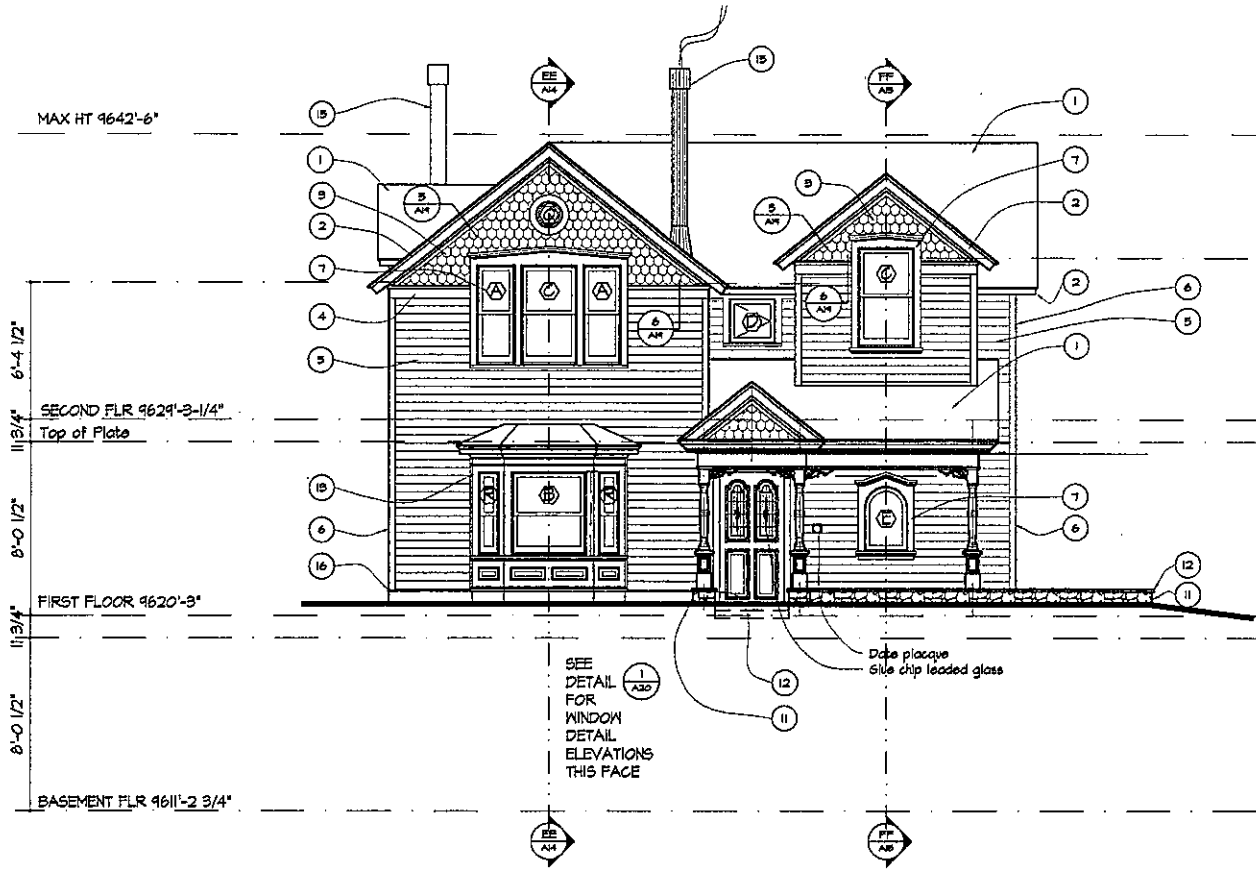
27. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
28. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment, meters and utility boxes on the building a flat, dark color or to match the building color.

29. Applicant shall screen all utilities.
30. 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), alleys, rights-of-way or private property 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.
33. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
34. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall comply with Policy 46/A-Exterior Lighting, of the Breckenridge Development Code.
35. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

---

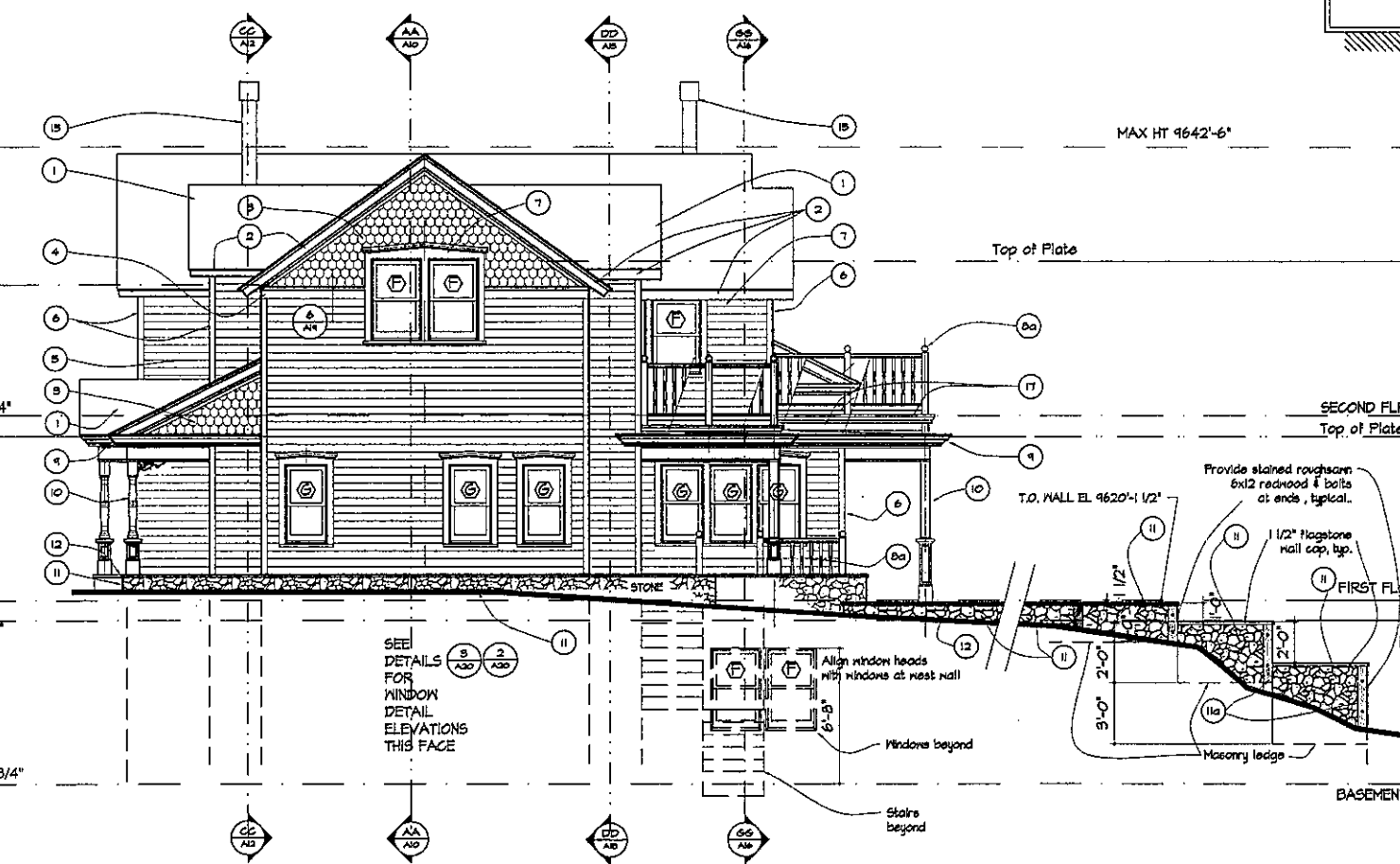
(Initial Here)





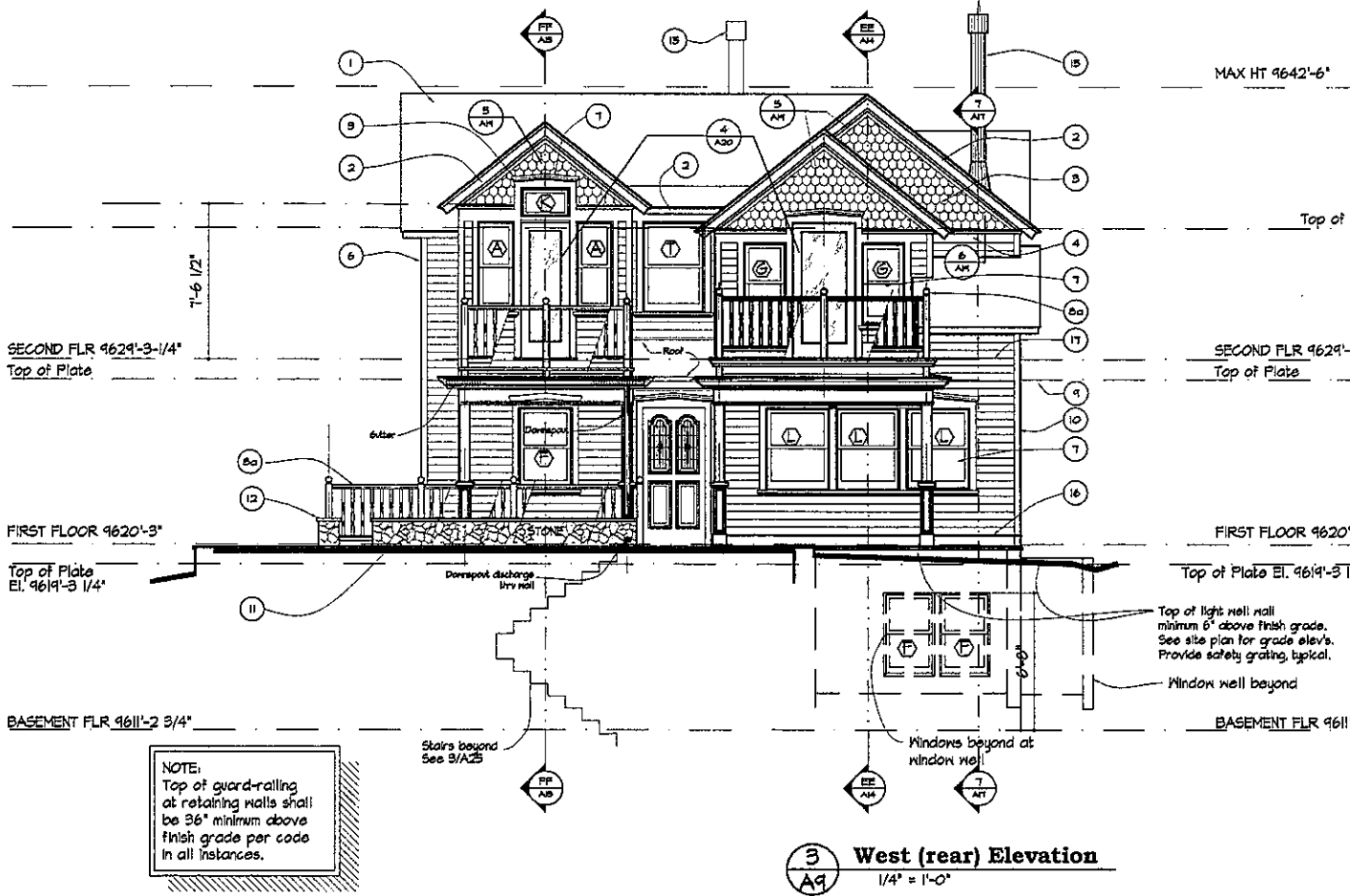
**1 East (front) Elevation**  
 1/4" = 1'-0"

EXTERIOR  
 Siding:  
 Trim:  
 Accents:  
 Windows:



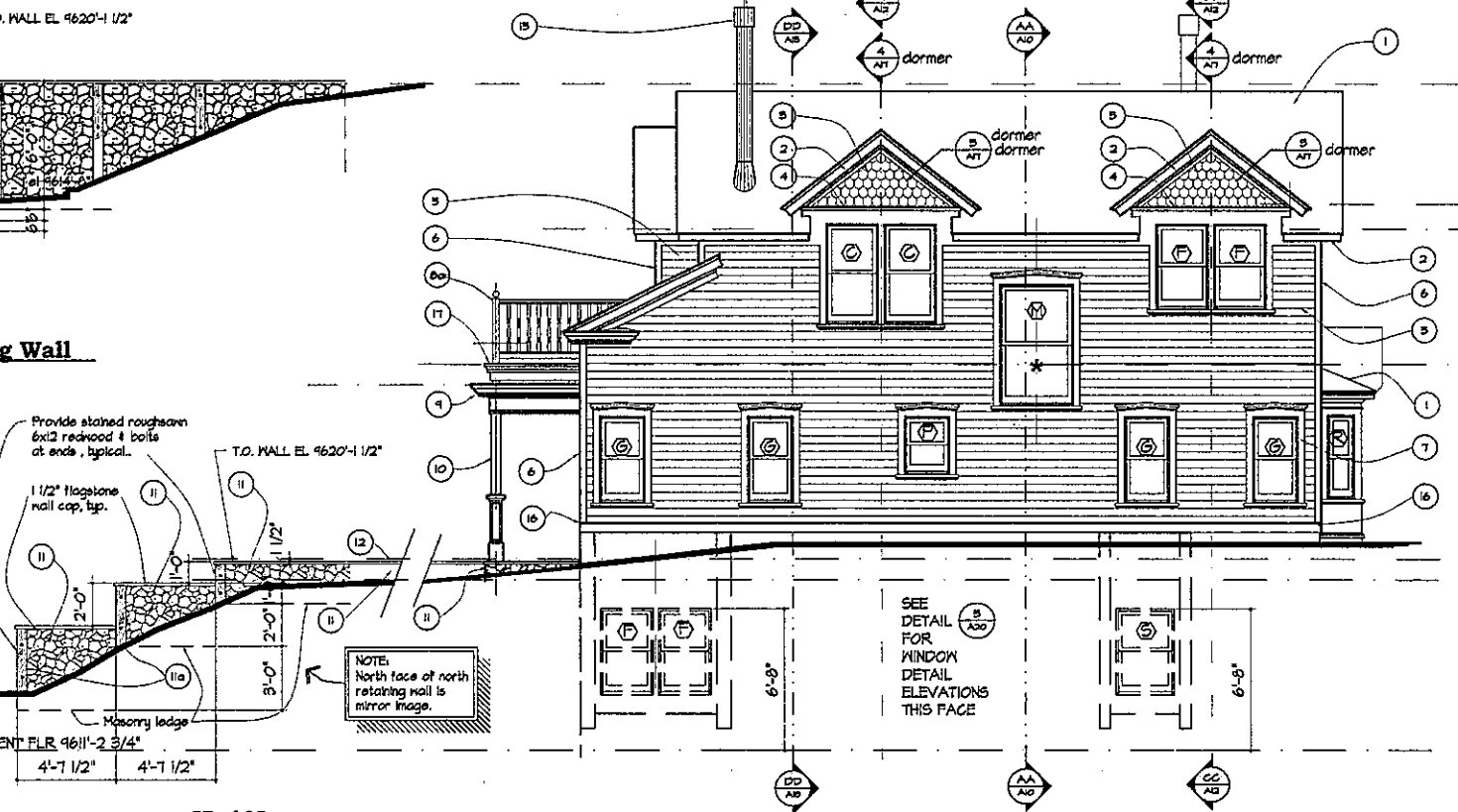
**2 North (Side) Elevation**  
 1/4" = 1'-0"





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"



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

SEE  
DETAIL  
FOR  
WINDOW  
DETAIL  
ELEVATIONS  
THIS FACE

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

## Planning Commission Staff Report

**Project Manager:** Matt Thompson, AICP

**Subject:** Breckenridge Nordic Center Lodge (Class A, Final Hearing; PC#2011050)

**Date:** March 28, 2012 (For meeting of April 3, 2012)

**Applicant/Owner:** Gene and Therese Dayton

**Agent:** Tom Peterson (Architect)

**Proposal:** A proposal to construct a new 9,979 square foot Nordic Center to replace the existing Nordic Center building, which will be removed. The plan also includes a 53 space parking lot, including three ADA compliant parking spaces. The building has been designed with a covered drop off area at the entrance to the lodge for guests. There is a large 20' x 37' west facing deck. The inside of the building has been designed to include: a lounge, coffee and snack bar, retail area, equipment rental area, an EPA Phase II wood burning device, restrooms, snow cat enclosed parking, two employee housing units, and an unfinished storage area in the lower level. A detached 668 square feet ski school building is proposed to the west of the proposed Nordic Lodge. A material and color sample board will be available for review at the meeting.

**Address:** 954 Ski Hill Road

**Legal Description:** Tract C and D, Christie Heights Subdivision, Filing #2

**Site Area:** 1.77 acres (77,188 sq. ft.)

**Land Use District:** 10: Residential

**Site Conditions:** The site is relatively flat, sloping gently downhill at 2% from the west towards the east. The property is heavily covered in lodgepole pine trees, spruce trees, and fir trees. There is a 25' vegetative buffer, snow-stack, utility and drainage easement along Ski Hill Road. There is a 25' public trail and utility easement along the southern property line of Tract C, which will be abandoned. The internal property line between Tract C and Tract D will also be abandoned to create one large lot. There is also a 25' sewer easement in the northern portion of Tract D, which will not be impacted by this project.

**Adjacent Uses:** North: Tract B, Christie Heights  
South: Ski Hill Road  
West: The Settlement  
East: Parcel A, Penn Lode

**Density:** Per Plat Note #3: 10,000 sq. ft. (Allowed)  
Proposed density: 9,979 sq. ft.

**Mass:** Per Plat Note #3: 10,000 sq. ft. (Allowed)  
Proposed mass: 6,184 sq. ft.

**F.A.R.** 1:7.7

**Total:**

Lower Level: (includes 650 sq. ft. garage):	4,705 sq. ft.
Main Level:	4,490 sq. ft.
Ski School Building:	668 sq. ft.
Dumpster Enclosure:	116 sq. ft.
Total:	9,979 sq. ft.

**Height:**

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

**Lot Coverage:**

Building / non-Permeable:	5,204 sq. ft. (7% of site)
Hard Surface / non-Permeable:	31,012 sq. ft. (40% of site)
Open Space / Permeable Area:	40,972 sq. ft. (53% of site)

**Parking:**

Required: By special review of the Director and Planning Commission.  
Proposed: 53 spaces

**Snowstack:**

Required:	7,131 sq. ft. (25%)
Proposed:	7,155 sq. ft. (26%)

\*All snow from parking lot will be relocated to trail system.

**Setbacks:**

Front:	190 ft.
Side:	25 ft.
Side:	59 ft.
Rear:	37 ft.

**Item History**

The Breckenridge Nordic Center at Peak 8 opened for business in approximately 1982. There have been various expansions and alterations over the years. By 1993 the Nordic Center property included the Conlee Barn, along with the lodge, massage, and employee locker room buildings totaling 3,350 sq. ft.

The current Nordic Center building will be removed to make way for the Cucumber Creek Estates Subdivision, which will take its access through the current parking lot and building location.

The applicant had a preliminary hearing on September 20, 2011. At that hearing buffering the parking lot from the neighbors was the only issue. The applicant has addressed this issue with increased the buffering through additional landscaping.

**Staff Comments**

**Land Use (Policies 2/A & 2/R):** Per Plat Note #3 of the Christie Heights Subdivision #2: *“Tract C shall be used for recreational uses associated with Nordic skiing activities, including, but not limited to, track training, ice skating, sale and lease of Nordic skiing equipment and accessories, and all related activities and for the location and construction of improvements totaling not more than 10,000 square*

feet.” Hence, this is an allowed use in this Land Use District and the proposed maximum square feet will not exceed 10,000 square feet.

**Density/Intensity (3/A & 3/R)/Mass (4/R):** Per Plat Note #3 of the Christie Heights Subdivision #2: *“Tract C shall be used for recreational uses associated with Nordic skiing activities, including, but not limited to, track training, ice skating, sale and lease of Nordic skiing equipment and accessories, and all related activities and for the location and construction of improvements totaling not more than 10,000 square feet.”* The proposal is for a 9,979 sq. ft. Nordic Ski Lodge, which is less than 10,000 sq. ft. and, hence, allowed.

**Architectural Compatibility (5/A & 5/R):** Land Use District 10 states: *“Contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural setting of the District is acceptable. All new development should be compatible with the existing neighborhood, as well as sensitive and harmonious to the native aspects of the site.”* The proposed Nordic Center is designed to look like a classic lodge building with log siding, stone base and large roof eaves. The applicant proposes to use natural materials on all exterior elevations of the proposed building. The exterior materials include 12” full log walls, rough sawn 1x siding as an accent material, and a natural stone veneer. The ski school building is intended to look like a small rural school. Staff welcomes the Planning Commission input on the architecture of the proposed structures.

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

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

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

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

There are two employee housing units in the rear portion of the lower level of the proposed Nordic Lodge. The lodge will also meet residential setbacks. The relative front setback is 15’, side yard 5’ and the rear yard is 15’. The proposed location of the structure meets all setback requirements.

**Snow Removal And Storage (13/R):** 25% of all paved areas is required to be set aside for functional snow storage. In this case that equals 7,131 sq. ft. of snow storage. The applicant is proposing 7,155 sq. ft. of snow storage. The Nordic Ski operator actually removes snow from the current parking lot and places it on the Nordic ski trails. In the future the applicant proposes to remove the snow and continue to place it on the ski trails. Staff has no concerns with snow storage at the property.

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

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

**Parking (18/A & 18/R):** Per the Town’s Off-Street Parking Regulations, commercial recreation and indoor and outdoor facilities parking requirements will be set by special review of the Director and Planning Commission. Staff estimates that the current parking lot has 49 legal parking spaces (9’ x 18’ with a 24’ wide drive lane). The current design for the new parking lot calls for 53 parking spaces, with three (3) of those spaces meeting ADA requirements. The size of the parking lot and buffering this proposed lot has been the number one area of concern for the neighbors. After much discussion, Staff believes a 53 spot parking lot is appropriate for this project. Staff does not want to encourage the use of more private automobiles at the Nordic Center. There is a free bus system and free gondola to reach the Nordic Center if the parking lot is full. Enforcement of parking for Nordic skiers only is also of the utmost importance, so that downhill skiers are not using the Nordic Center parking lot and then using the bus to reach the base of Peak 8. Furthermore, the parking lot could not be made much bigger while keeping buffers to the neighbors. There is a 25’ vegetative buffer, snow-stack, utility and drainage easement along Ski Hill Road that does not allow the parking lot to be increased to the south. Also, the buffers to the east and west need to remain, which limits the parking lot to its current design. Staff welcomes the Planning Commission’s input on the proposed parking.

**Landscaping (22/A & 22/R):** *“The town finds that it is in the public interest for all developments to maintain healthy trees and to provide landscape improvements for the purposes of: complementing the natural landscape and retaining the sense of a mountain environment; improving the general appearance of the community and enhancing its aesthetic appeal; preserving the economic base; improving the quality of life; delineating and separating use areas; increasing the safety, efficiency, and aesthetics of use areas and open space; screening and enhancing privacy; mitigating the adverse effects of climate, aspect, and elevations; conserving energy; abating erosion and stabilizing slopes; deadening*

*sound; and preserving air and water quality.” Furthermore, the relative section of this Policy is more specific: “(1) At least one tree a minimum of eight feet (8') in height, or three inch (3) caliper, should be planted at least every fifteen feet (15') along all public rights of way adjacent to the property to be developed.”*

The applicant has added landscaping to buffer the property from the neighbors and road. There is 765' of street frontage along Ski Hill Road, Grandview Drive and the future road to Cucumber Estates. One tree for every 15' of street frontage equals 51 required trees. Evergreen trees are suggested because they provide screening in winter. 55 evergreen spruce trees are proposed and another 50 aspen trees 1.5”-2” in caliper are proposed. Staff believes this is an above average landscaping plan and hence warrants positive four (+4) points. While the aspen trees are not a minimum of three (3”) inch caliper and not all of the spruce trees are above eight (8) feet in height, many of the spruce trees will be taller than 8' and exceeding the number of required trees by 100% warrants positive four (+4) points. Staff believes the parking lot and lodge will be well screened and buffered from the neighbors and roads.

Policy 22/A requires that no less than 6% of the interior area of the parking lot shall be landscaped. In this case the requirement is 1,712 square feet (28,535 x .06 = 1,712). The applicant has shown 1,720 square feet of interior landscaping, hence meeting this absolute Policy.

Staff welcomes Planning Commission input on the proposed landscaping.

**Recreation Facilities (20/R):** *“The community is based, to a great extent, on tourism and recreation; therefore, the provision of recreational facilities, both public and private, is strongly encouraged.”* Recreation facilities have always been an emphasis for the Town of Breckenridge. The Town has a culture of downhill and Nordic skiing. The new Nordic Center will help the Town continue to offer Nordic Skiing to our guests and locals. Staff believes this 100% public recreation facility warrants positive three (+3) points under this Policy (recreation facilities can receive positive three or six points). Staff welcomes the Planning Commission input on the proposed recreation facility.

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

The structure is proposed with more than 9,979 square feet of density, with two employee housing units with a total of 710 square feet. This is equal to just more than 7% of the project density, hence the employee housing units warrant positive five (+5) points.

**Exterior Lighting (46/A):** Almost all of the exterior lights proposed meet the Town of Breckenridge Exterior Lighting Ordinance (Ord. 21, Series 2007). However, the chandelier under the porte cochere does not meet the Town’s exterior lighting ordinance. The area under the porte corchere is not fully enclosed, the glass is not opaque, and the light is not forced down. Hence, the proposed chandelier is not approved. The applicant will need to propose a different kind of light fixture for under the porte corchere.

### **Point Analysis**

Staff believes this proposal warrants negative one (-1) point under Policy 6/R Building Height for a long unbroken ridgeline of over 50', positive four (+4) points under Policy 22/R for an above average landscaping plan, positive three (+3) points under Policy 20/R for a 100% public recreation facility, and positive five (+5) points under Policy 24/R for the inclusion of employee housing exceeding 7% of the proposed density, for a total passing point analysis of positive eleven (+11) points. All absolute and relative policies of the Development Code have been met.

### **Staff Recommendation**

The Planning Department recommends the Planning Commission approve the Breckenridge Nordic Center Lodge, PC#2011050, located at 954 Ski Hill Road, Tracts C & D, Christie Heights, with the attached Findings and Conditions.

<b>Final Hearing Impact Analysis</b>				
Project:	Breckenridge Nordic Center Lodge	<b>Positive Points</b>	<b>+12</b>	
PC#	2011050			
Date:	03/28/2012	<b>Negative Points</b>	<b>- 1</b>	
Staff:	Matt Thompson, AICP			
		<b>Total Allocation:</b>	<b>+11</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	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)	- 1	Ridgeline 86' long
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		



19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+3	100% public recreation facility
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	+4	105 total trees, only 51 were required
24/A	<b>Social Community</b>	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)	+5	Employee housing units exceed 7% of total building density
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - 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		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		

## TOWN OF BRECKENRIDGE

**Breckenridge Nordic Center Lodge**  
**954 Ski Hill Road**  
**Tract C and D, Christie Heights Subdivision, Filing #2**  
**PERMIT #2011050**

**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 **March 28, 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 **April 3, 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.

### 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 **April 10, 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. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. 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 and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
11. 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.
12. 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.
13. 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.
14. 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.
15. Applicant shall install construction fencing and erosion control measures in a manner acceptable to the Town Planning Department. An on site inspection shall be conducted.
16. 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.
17. 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. This includes the lighting and chandelier under the porte cochere.

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

#### PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

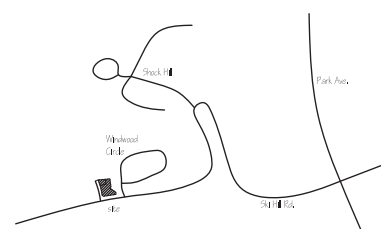
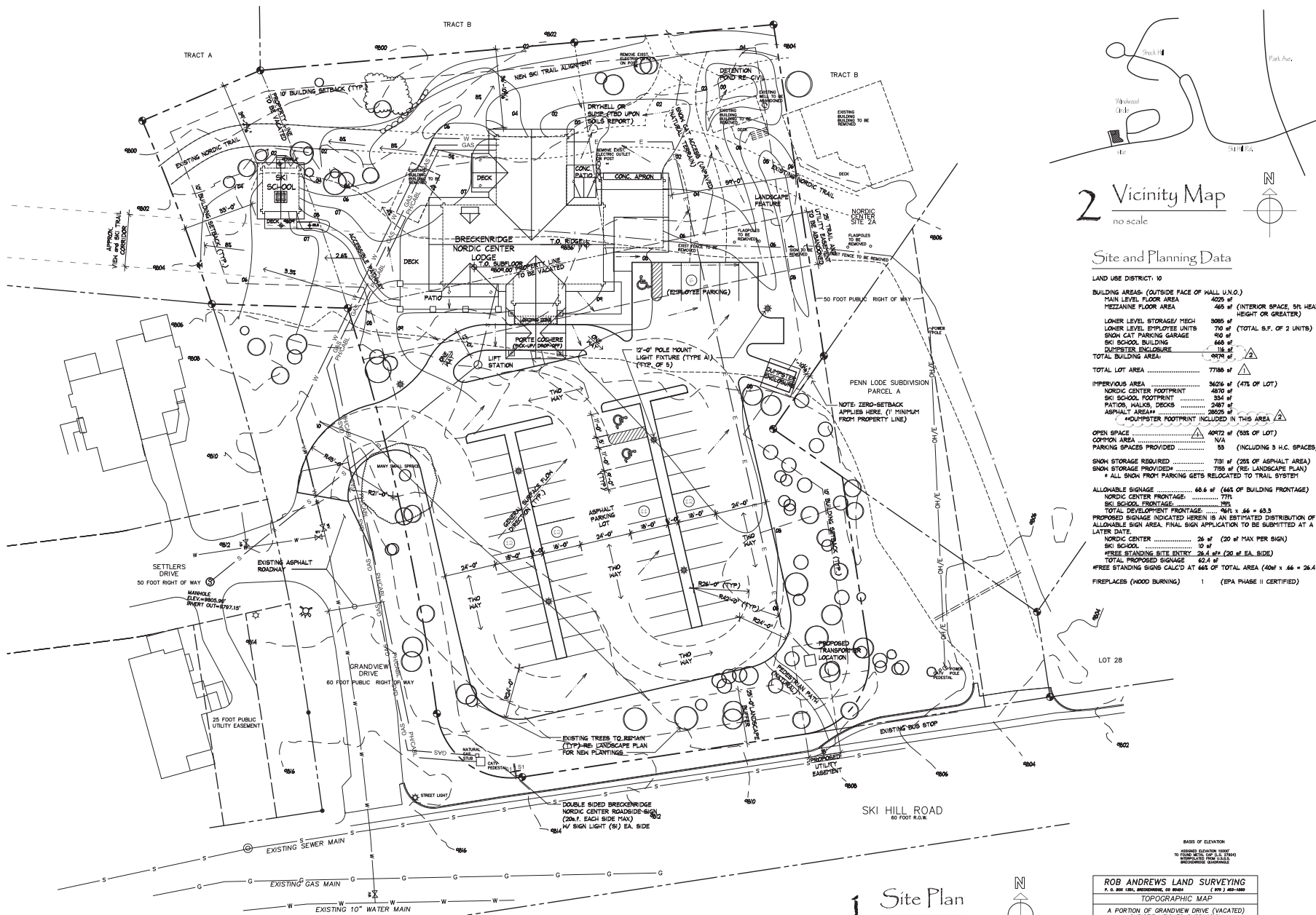
19. Applicant shall execute and record with the Summit County Clerk and Recorder the Town's standard employee housing covenant for 710 square feet of employee housing within the project.
20. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
21. 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.
22. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
23. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
24. 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.
25. Applicant shall screen all utilities.
26. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
27. 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.
28. 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.
29. 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.**

30. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
31. Applicant shall construct all proposed trails according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.
32. 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)



**2 Vicinity Map**  
no scale

**Site and Planning Data**

LAND USE DISTRICT 10

BUILDING AREAS (OUTSIDE FACE OF WALL UNO.)	
MAIN LEVEL FLOOR AREA	4025 sf
MEZZANINE FLOOR AREA	465 sf (INTERIOR SPACE, SR HEAD HEIGHT OR GREATER)
LOWER LEVEL STORAGE/MECH	3085 sf
LOWER LEVEL EMPLOYEE UNITS	710 sf (TOTAL S.F. OF 2 UNITS)
SNOW CAT PARKING GARAGE	910 sf
SKI SCHOOL BUILDING	648 sf
DUMPSTER ENCLOSURE	118 sf
TOTAL BUILDING AREA	9478 sf
TOTAL LOT AREA	7788 sf
IMPERVIOUS AREA	5625 sf (47% OF LOT)
NORDIC CENTER FOOTPRINT	4870 sf
SKI SCHOOL FOOTPRINT	334 sf
PATIO, WALKS, DECKS	2807 sf
ASPHALT AREA*	28025 sf
*MULTIPSTER FOOTPRINT INCLUDED IN THIS AREA	
OPEN SPACE	4072 sf (25% OF LOT)
COPYING AREA	N/A
PARKING SPACES PROVIDED	53 (INCLUDING 3 H.C. SPACES)
SNOW STORAGE REQUIRED	731 sf (25% OF ASPHALT AREA)
SNOW STORAGE PROVIDED*	755 sf (SEE LANDSCAPE PLAN)
* ALL SNOW FROM PARKING GETS RELOCATED TO TRAIL SYSTEM	
ALLOWABLE SIGNAGE	68.6 sf (64% OF BUILDING FRONTAGE)
NORDIC CENTER FRONTAGE	778'
SKI SCHOOL FRONTAGE	331'
TOTAL DEVELOPMENT FRONTAGE	908' x 66' = 63.3
PROPOSED SIGNAGE INDICATED HEREIN IS AN ESTIMATED DISTRIBUTION OF ALLOWABLE SIGN AREA. FINAL SIGN APPLICATION TO BE SUBMITTED AT A LATER DATE.	
NORDIC CENTER	26 sf (20' MAX PER SIGN)
SKI SCHOOL	12 sf
*FREE STANDING SITE ENTRY	26.4 sf (20' AT E.A. SIDE)
TOTAL PROPOSED SIGNAGE	62.4 sf
*FREE STANDING SIGNING CALC'D AT 64% OF TOTAL AREA (40sf x 66' = 26.4 sf)	
FIREPLACES (WOOD BURNING)	1 (EPA PHASE II CERTIFIED)

Tom J. Peterson  
Architect  
1410 Argentine Street  
P.O. Box 656  
Georgetown, CO 80444  
303-877-2977  
tparchitect@comcast.net

in association with:  
Tim Seeling  
Star Residential Design

**Breckenridge Nordic Center Lodge**  
Tract C, D Christie Heights Subdivision #2  
1200 Ski Hill Rd., Breckenridge, CO 80424

D:\12  
1/25/12  
2/16/12  
3/9/12  
3/26/12  
4/21/12

Stage A Prelim  
Prelim Re-submittal  
Stage A Final  
Landscape Construction  
Siteable Utility Information  
Thorough Submittal

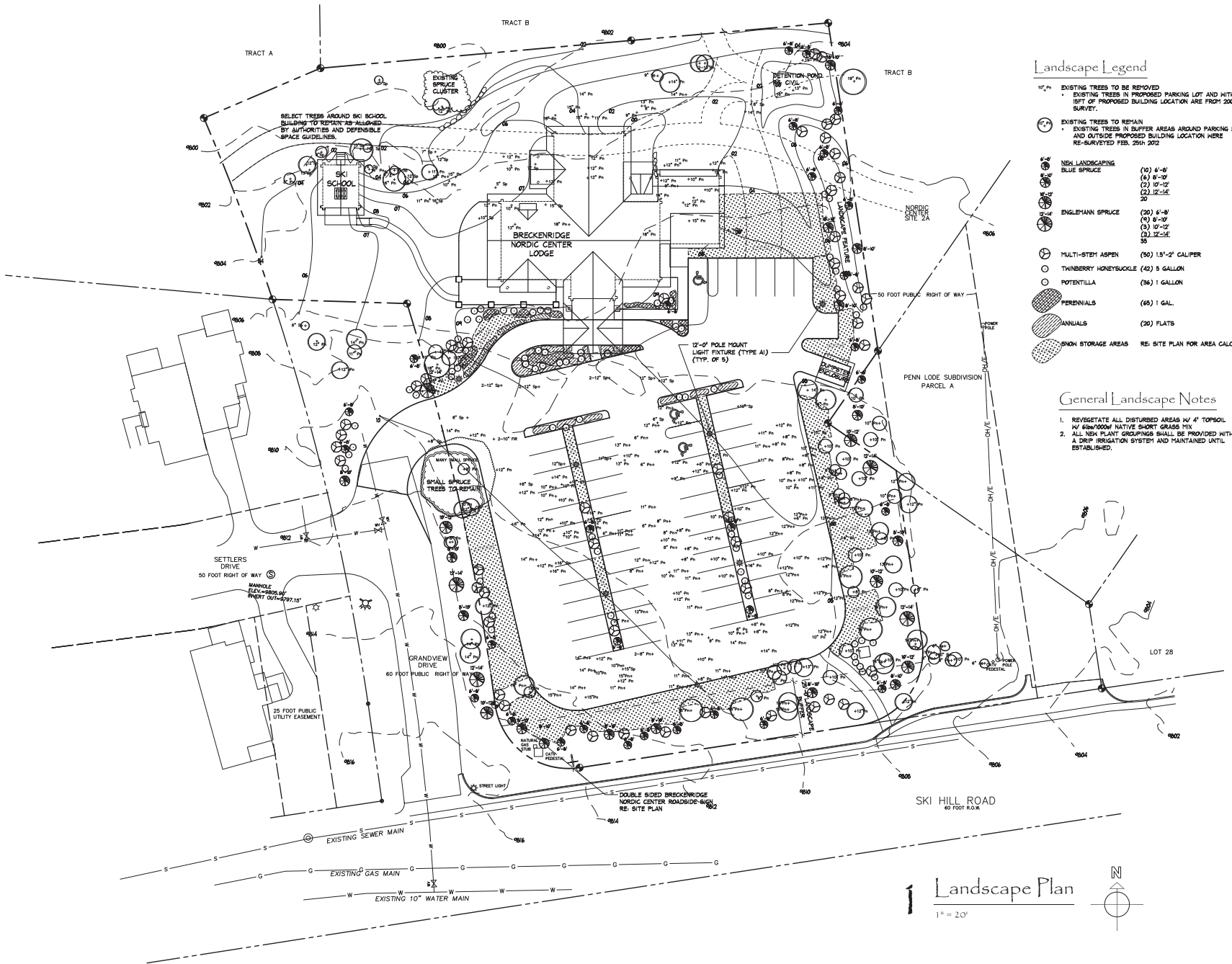
ROB ANDREWS LAND SURVEYING  
P. A. REG. SURV., BRECKENRIDGE, CO 80424 ( 800 ) 485-1880

TOPOGRAPHIC MAP

A PORTION OF GRANDVIEW DRIVE (VACATED)  
CHRISTIE HEIGHTS SUBDIVISION  
TRACT C & TRACT D  
CHRISTIE HEIGHTS SUBDIVISION  
TOWN OF BRECKENRIDGE  
SUMMIT COUNTY, COLORADO

PROJECT	NO. 12
DATE	02/12
SCALE	1" = 20'
DATE	02/12

**1 Site Plan**  
1" = 20'  
arch. 100'-0" = site 9809'



**Landscape Legend**

- 1/2" PH EXISTING TREES TO BE REMOVED
- EXISTING TREES IN PROPOSED PARKING LOT AND WITHIN 15FT OF PROPOSED BUILDING LOCATION ARE FROM 2008 SURVEY.
- EXISTING TREES TO REMAIN
- EXISTING TREES IN BUFFER AREAS AROUND PARKING LOT AND OUTSIDE PROPOSED BUILDING LOCATION HERE RE-SURVEYED FEB. 25th 2012
- NEW LANDSCAPING
  - BLUE SPRUCE (6) 6'-8"
  - (6) 8'-10"
  - (2) 10'-12"
  - (2) 12'-14"
  - 20
- ENGLERMAN SPRUCE (20) 6'-8"
- (4) 8'-10"
- (3) 10'-12"
- (3) 12'-14"
- 35
- MULTI-STEM ASPEN (30) 1.5'-2" CALIPER
- THIMBERRY HONEYSUCKLE (42) 5 GALLON
- POTENTILLA (36) 1 GALLON
- PERENNIALS (66) 1 GAL.
- ANNUALS (26) FLATS
- SNOW STORAGE AREAS RE-SITE PLAN FOR AREA CALC'S

**General Landscape Notes**

1. REVEGETATE ALL DISTURBED AREAS W/ 4" TOPSOIL W/ 60%/40% NATIVE SHORT GRASS MIX
2. ALL NEW PLANT GROUPINGS SHALL BE PROVIDED WITH A DRIP IRRIGATION SYSTEM AND MAINTAINED UNTIL ESTABLISHED.

Tom J. Peterson  
Architect  
1410 Argentine Street  
P.O. Box 656  
Georgetown, CO 80444  
303-877-2977  
tparchitect@comcast.net

in association with:  
Tim Seeling  
Star Residential Design

**Breckenridge Nordic Center Lodge**  
 Tract C, D Christie Heights Subdivision #2  
 1200 Ski Hill Rd., Breckenridge, CO 80424

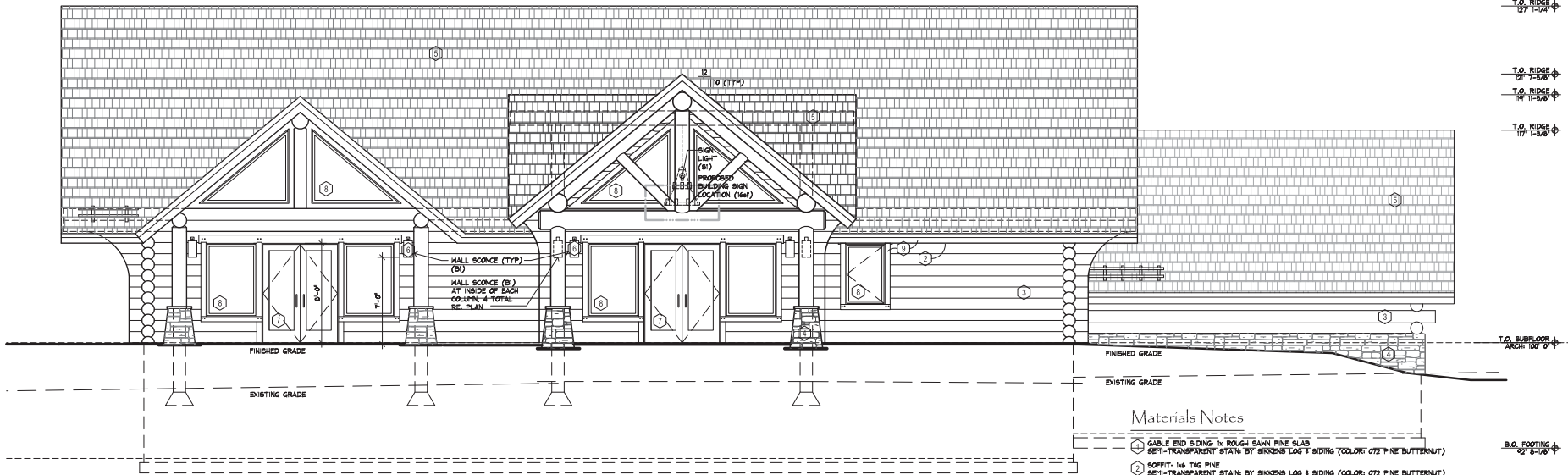
DATE:  
8/25/12  
9/16/12  
9/9/12

DESIGN: A. Theisen  
PREPARED: J. Peterson  
CHECKED: J. Peterson

**1 Landscape Plan**  
1" = 20'



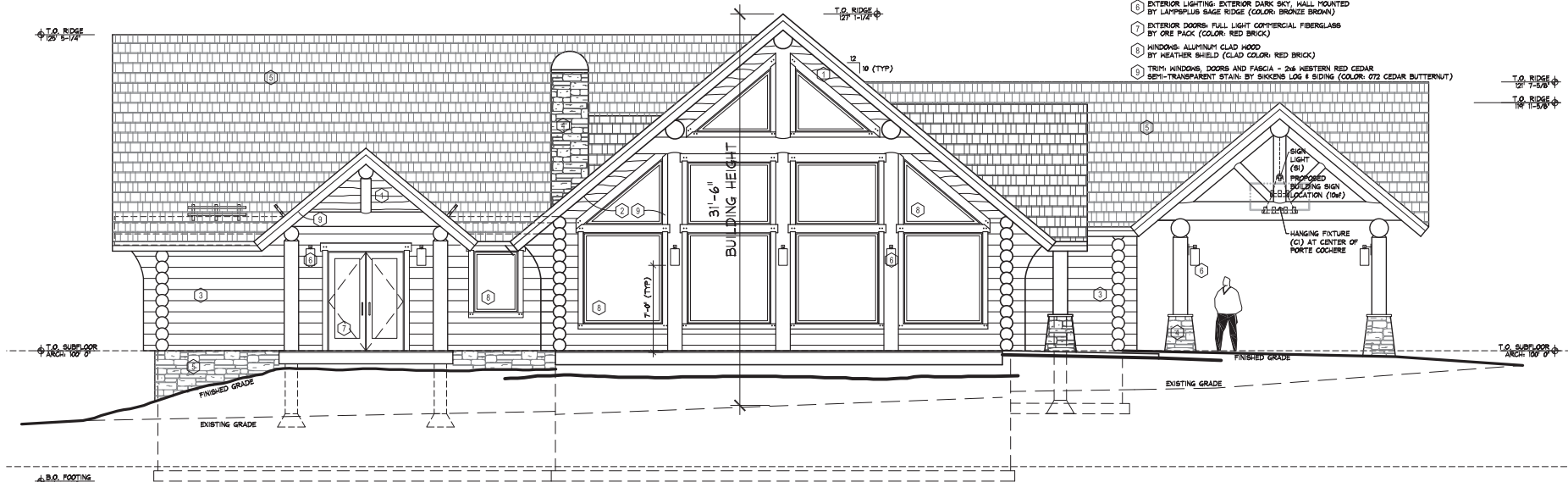
L1.1



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

Materials Notes

- ① GABLE END SIDING: 1/2" ROUGH SAWN PINE SLAB  
SEMI-TRANSPARENT STAIN: BY SIKKENS LOG & SIDING (COLOR: 072 PINE BUTTERNUT)
- ② SOFFIT: 1/2" TAG PINE  
SEMI-TRANSPARENT STAIN: BY SIKKENS LOG & SIDING (COLOR: 072 PINE BUTTERNUT)
- ③ WALLS: 12" DIA. SWEDEN COPE LOG  
SEMI-TRANSPARENT STAIN: BY SIKKENS LOG & SIDING (COLOR: 005 NATURAL OAK)
- ④ STONE: NATURAL COLORADO STONE VENEER  
BY FREEDOM STONE (COLOR: DESERT SUNRISE)
- ⑤ ROOF COVERING: GLASS-A HIGH DEFINITION ARCHITECTURAL ASPHALT SHINGLES  
BY PALARKET (COLOR: ANTIQUE BROWN)
- ⑥ EXTERIOR LIGHTING: EXTERIOR DARK SKY, HALL MOUNTED  
BY LAMPPLUS SAGE RIDGE (COLOR: BRONZE BROWN)
- ⑦ EXTERIOR DOORS: FULL LIGHT COMMERCIAL FIBERGLASS  
BY GRE TRAC (COLOR: RED BRICK)
- ⑧ WINDOWS: ALUMINUM CLAD WOOD  
BY WEATHER SHIELD (CLAD COLOR: RED BRICK)
- ⑨ TRIM: WINDOWS, DOORS AND FASCIA - 2x6 WESTERN RED CEDAR  
SEMI-TRANSPARENT STAIN: BY SIKKENS LOG & SIDING (COLOR: 072 CEDAR BUTTERNUT)



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

T.O. RIDGE  
Arch 100' 0"

T.O. RIDGE  
Arch 11'-5 1/2"

T.O. RIDGE  
Arch 11'-5 1/2"

T.O. SUPERIOR  
Arch 100' 0"

EXISTING GRADE

B.O. FOOTING  
Arch 8'-7 1/8"

T.O. RIDGE  
Arch 11'-5 1/2"

T.O. RIDGE  
Arch 11'-5 1/2"

T.O. SUPERIOR  
Arch 100' 0"

EXISTING GRADE

Tom J. Peterson  
Architect  
1410 Argentine Street  
P.O. Box 656  
Georgetown, CO 80444  
303-877-2977  
tjarchitect@comcast.net

in association with:  
Tim Seeling  
Star Residential Design

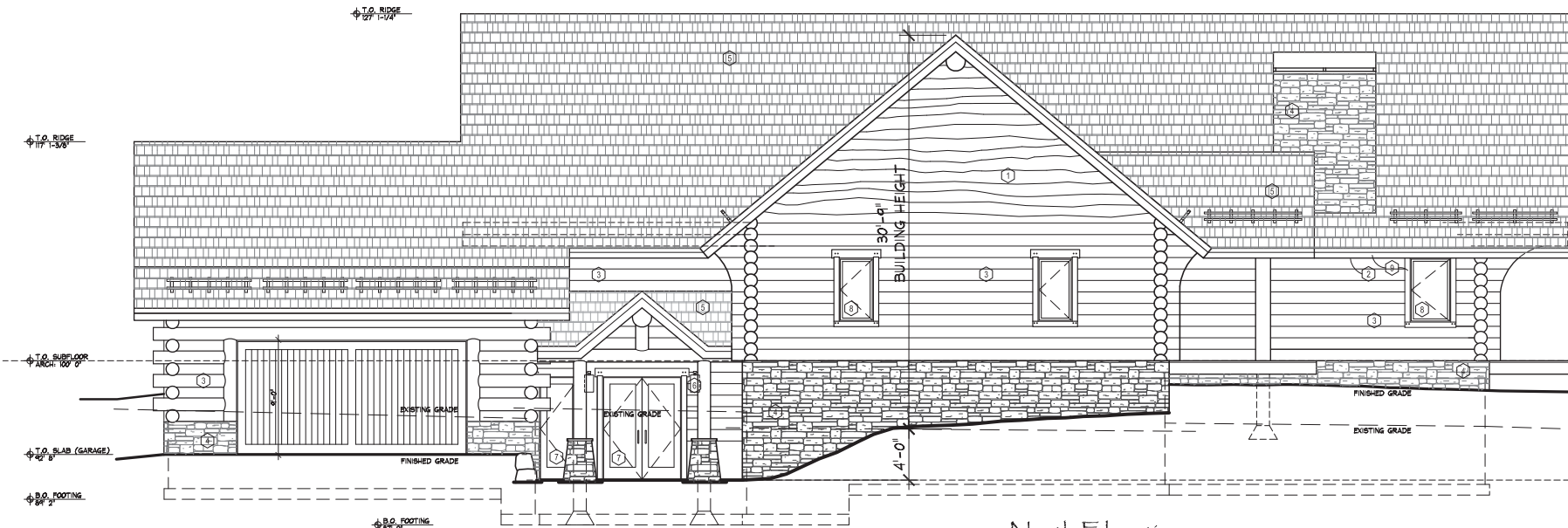
Breckenridge Nordic Center Lodge  
Tract C, D Christie Heights Subdivision #2  
1200 Ski Hill Rd., Breckenridge, CO 80424

D-WF:  
3/25/12  
3/16/12  
3/9/12

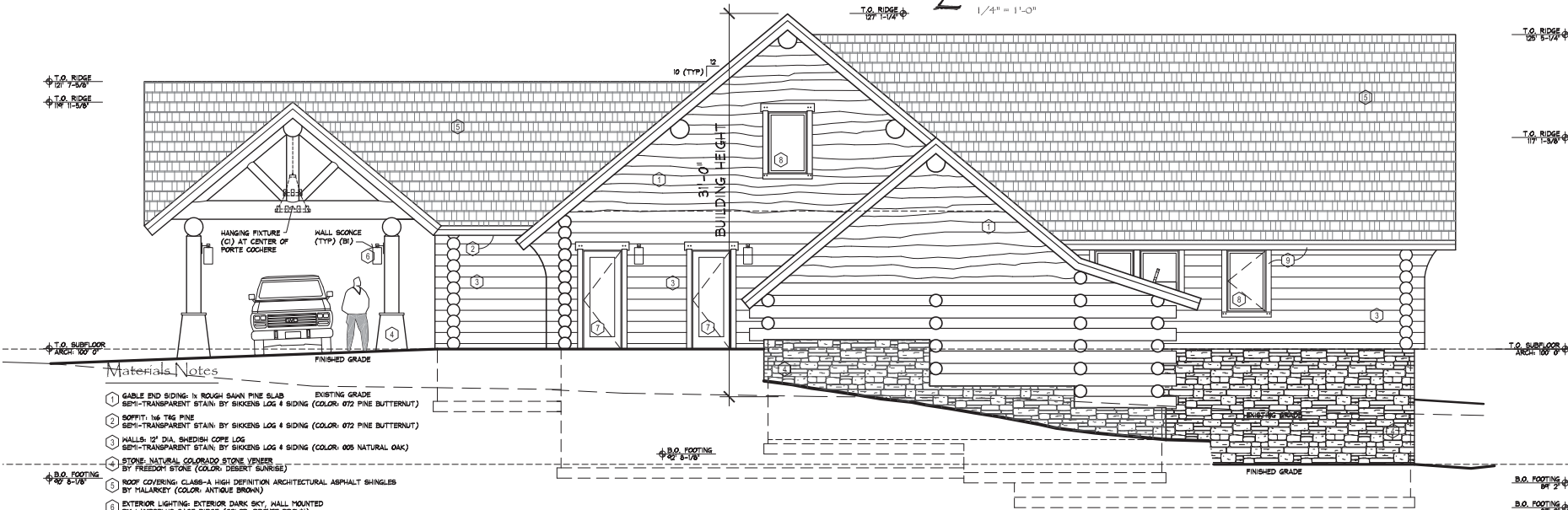
SISS A Prelim  
Prelim Requirements  
Class A Final

A3.1





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



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

Materials Notes

- 1 GABLE END SIDING: 1x ROUGH SAWN PINE SLAB SEMI-TRANSPARENT STAIN, BY SIKKENS LOG 4 SIDING (COLOR: 072 PINE BUTTERNUT)
- 2 SOFFIT: 1x4 TAG PINE SEMI-TRANSPARENT STAIN, BY SIKKENS LOG 4 SIDING (COLOR: 072 PINE BUTTERNUT)
- 3 WALLS: 12" DIA. SWEDISH COPE LOG SEMI-TRANSPARENT STAIN, BY SIKKENS LOG 4 SIDING (COLOR: 009 NATURAL OAK)
- 4 STONE: NATURAL COLORADO STONE VENER BY FREEDOM STONE (COLOR: DESERT SUNRISE)
- 5 ROOF COVERING: CLASS-A HIGH DEFINITION ARCHITECTURAL ASPHALT SHINGLES BY MALINKEY (COLOR: ANTIQUE BROWN)
- 6 EXTERIOR LIGHTING: EXTERIOR DARK SKY, WALL MOUNTED BY LAMPPLUS BAGE RIDGE (COLOR: BRONZE BROWN)
- 7 EXTERIOR DOORS: FULL LIGHT COMMERCIAL FIBERGLASS BY ONE PACE (COLOR: RED BRICK)
- 8 WINDOWS: ALUMINUM CLAD WOOD BY WEATHER SHIELD (CLAD COLOR: RED BRICK)
- 9 TRIM, WINDOWS, DOORS AND FASCIA - 2x4 WESTERN RED CEDAR SEMI-TRANSPARENT STAIN, BY SIKKENS LOG 4 SIDING (COLOR: 072 CEDAR BUTTERNUT)

Tom J. Peterson  
Architect  
1410 Argentine Street  
P.O. Box 656  
Georgetown, CO 80444  
303-877-2977  
tparchitect@comcast.net

in association with:  
Tim Seeling  
Star Residential Design

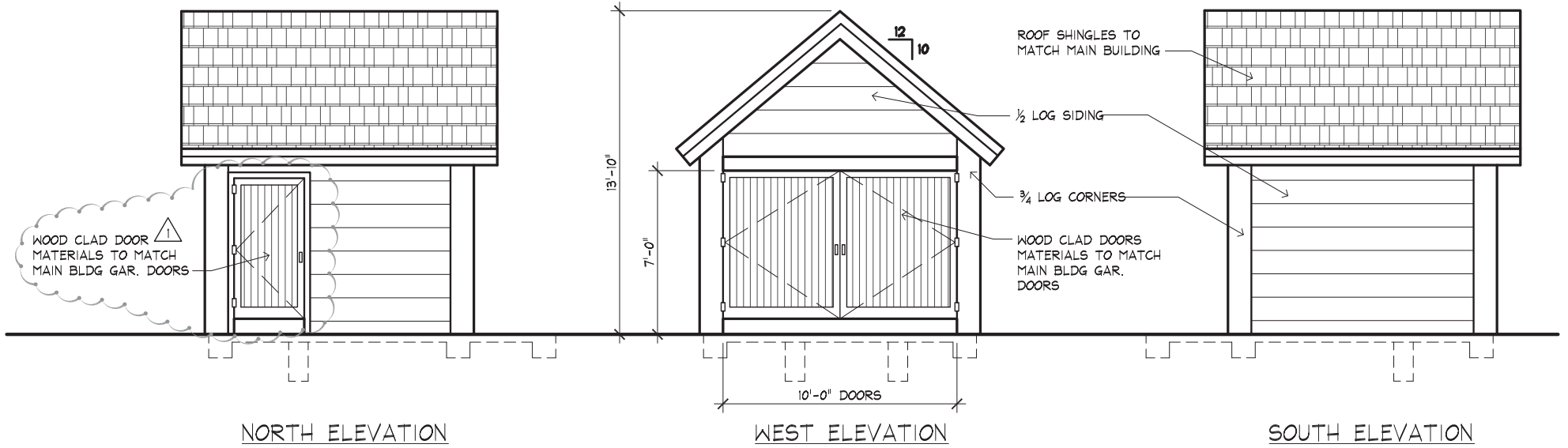
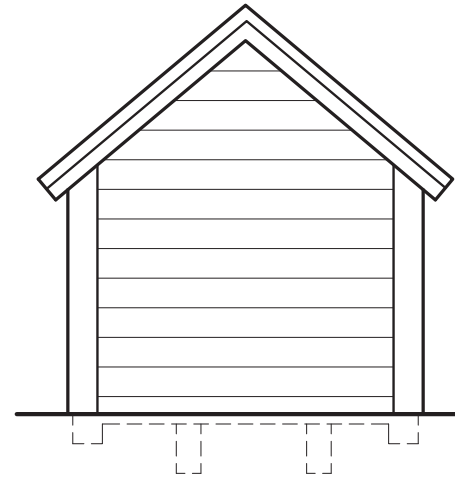
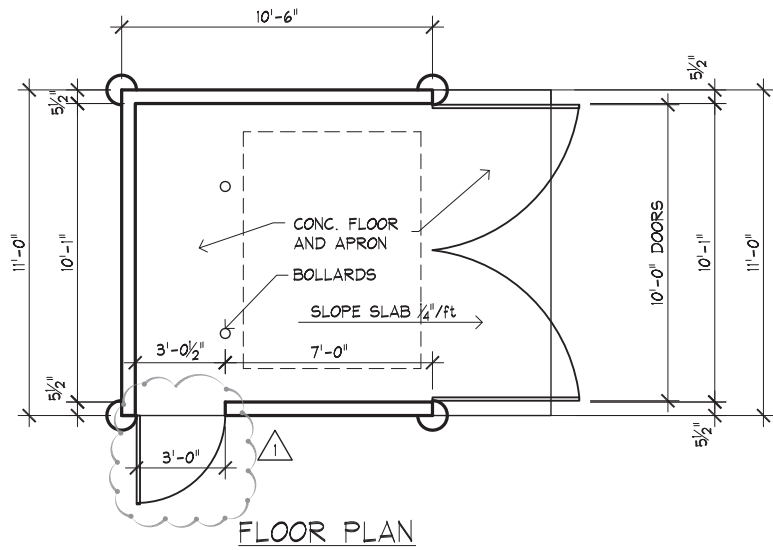
Breckenridge Nordic Center Lodge

Tract C, D Christie Heights Subdivision #2  
1200 Ski Hill Rd., Breckenridge, CO 80424

D-M/E:  
8/25/12  
8/16/12  
8/9/12

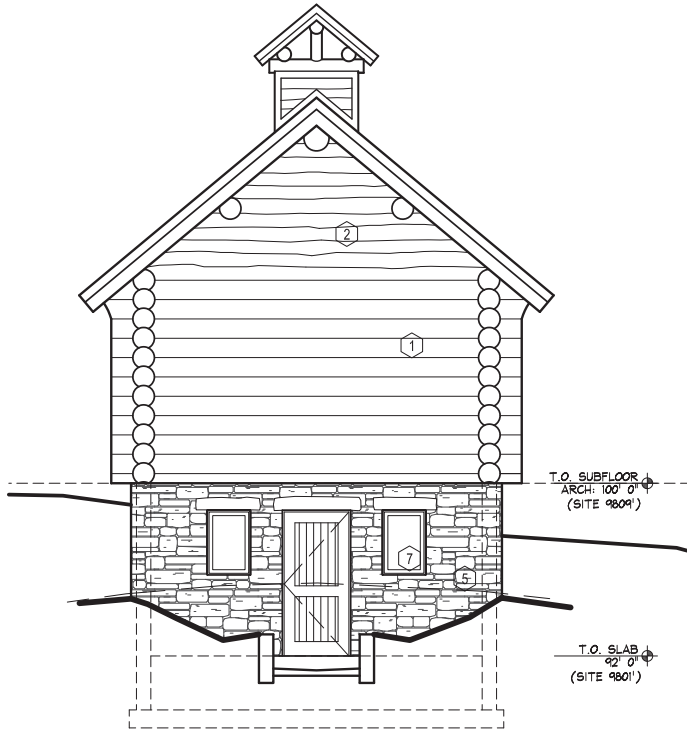
0202 A Prelim  
Prelim Requirements  
0202 A Final

A3.2

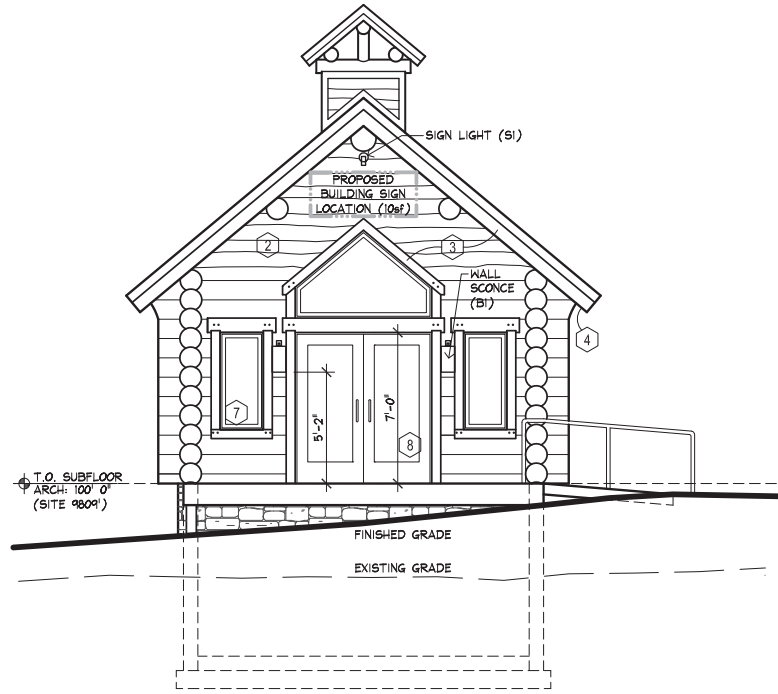


# 3 Dumpster Enclosure

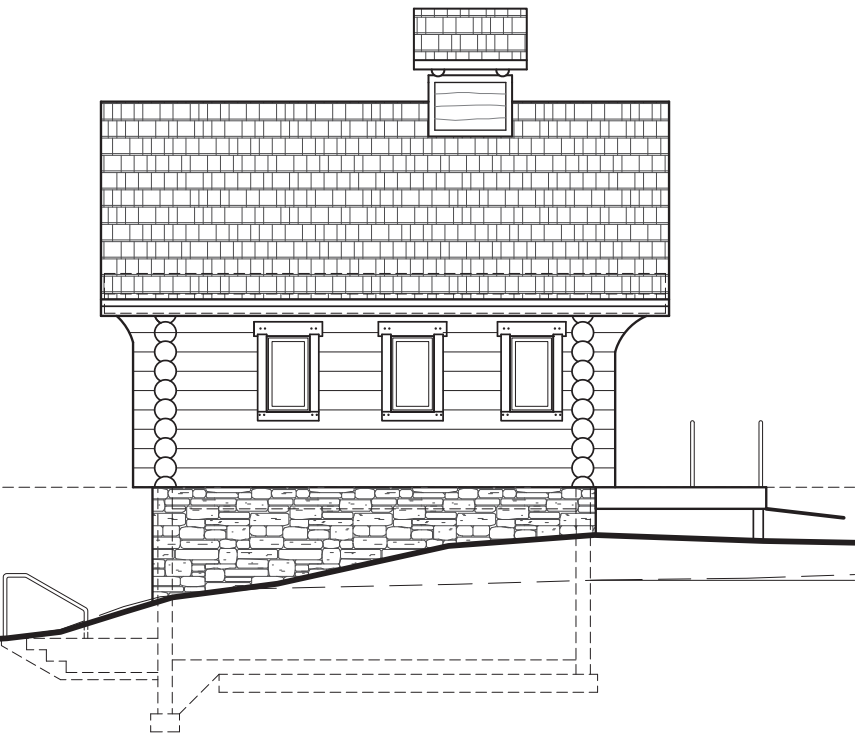
1/4" = 1'-0"



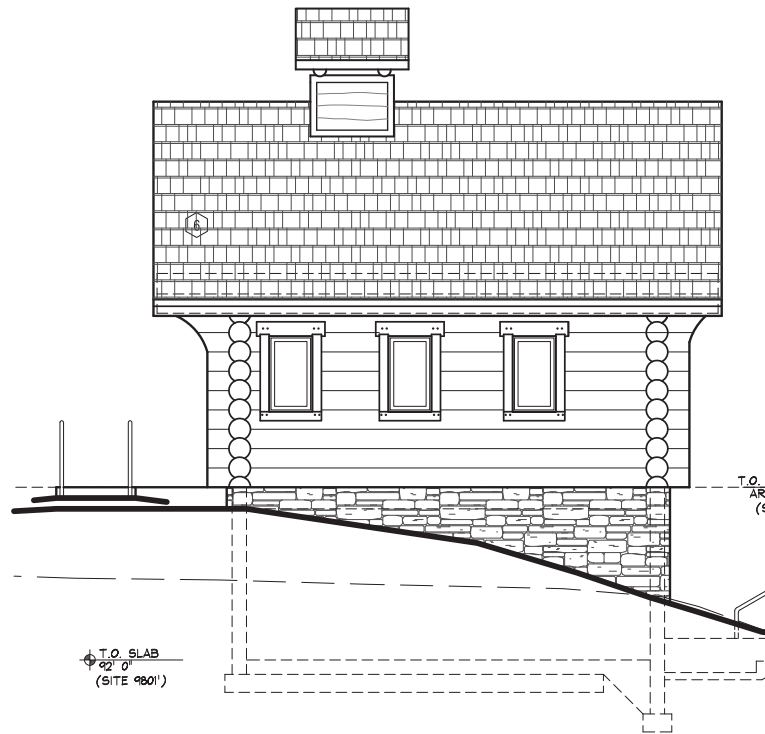
6 North Elevation  
 1/4" = 1'-0"



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



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



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

## Planning Commission Staff Report

- Subject:** Block 9, Wellington Neighborhood 2, Filing 5, a re-subdivision of a portion of Lot 3, Block 6, Wellington Neighborhood Preliminary Plat, (Class A Subdivision, Combined Preliminary and Final Hearing) PC#2012019
- Date:** March 27, 2012 (For meeting of April 3, 2012)
- Project Manager:** Michael Mosher, Planner III
- Applicant/Agent:** David O'Neil / Poplar Wellington LLC.
- Proposal:** To resubdivide a portion of Lot 3, Block 6, of the Wellington Neighborhood (this will be the fifth filing for Phase II) in connection with the recently approved Wellington Neighborhood Phase II Master Plan. This resubdivision will create 12 single family lots. All units are on single family lots.
- Site Area:** 2.62 acres (114,006 square feet)
- Land Use District:** 16, Subject to Wellington Neighborhood Phase II Master Plan
- Site Conditions:** The site is partially under development with over lot grading and deep utilities being installed. Those areas not being developed are covered with dredge rock with no vegetation. The site has been previously prepared for development by removing and leveling the dredge rock, and currently slopes downhill from east to west at rate of about 4%. French Creek runs from east to west and is outside any developable area.
- Adjoining Uses:**
- Northeast: Largely undeveloped land, public open space, National Forest, Country Boy Mine Tours.
  - Southeast: The remaining French Creek Valley, undeveloped Phase II land.
  - Southwest: Wellington Neighborhood Phase 2, consisting primarily of single-family homes (western part of subdivision to share alley with existing development).
  - West: Wellington Neighborhood Phase 2.

### Item History

The initial subdivision for the Wellington Neighborhood (PC#1999149) encompassed the entire 84.6-acre property, while only a portion was initially developed. Lot 3, Block 6 was left unimproved and anticipated for future development. The Planning Commission approved the

Wellington Neighborhood 2 Master Plan (PC#2005042) on February 7, 2006 and the Town Council approved it on February 14, 2006.

The first re-subdivision of Wellington Neighborhood 2 (Wellington Neighborhood Re-Subdivision of Block 5 and Lot 6 PC#2006013) was approved by the Planning Commission on February 21, 2006. This is the fifth re-subdivision filing, pursuant to that Master Plan, that identifies the lots to be created on a portion of Lot 3, Block 6 of the Wellington Neighborhood.

The layout of this block is similar to the illustrative plan of the Wellington Neighborhood 2 Master Plan Modification. Staff has advertised this application as a combined preliminary and final review as we believe the pertinent issues were reviewed under the first re-subdivision. However, if the Commission believes that the layout of this re-subdivision is not ready for final approval, we suggest continuing this hearing to a future date.

### **Staff Comments**

**Block/Lot size/Layout:** The proposed re-subdivision follows the same development patterns, landscaping, road/alley layout, and typical green development as established throughout the Wellington Neighborhood as approved with the Wellington Neighborhood Master Plan. The Master Plan addressed the smaller lots, reduced setbacks, and narrow road sections that have been created throughout the entire subdivision. The open space requirement for all re-subdivisions of the Wellington Neighborhood have been met with the initial subdivision

**Drainage / Utilities:** Drainage and utilities will be engineered and constructed consistent with the first phase. The applicant's engineer has been working with Town Engineering Staff to provide temporary detention facilities, which meet Town standards, as subdivisions are added to the second phase development. A Condition of Approval has been added requiring this information to be added to the final grading plans prior to any construction of the above ground improvements for this subdivision.

**Landscaping:** Landscaping will utilize the same patterns as the First Phase - conifers and aspens defining right of ways, with bluegrass ground cover from the front of the house to the street. Working with Staff, the Applicant has agreed to place the trees along the Town right of ways no closer than seven (7) feet to the concrete pan, unless allowed otherwise by the Town's Public Works Department. This will improve the effectiveness of the snow stacking along these streets. Public Works and Planning Staff will review the placement of the plantings along the right of ways and may allow, on a case-by-case basis, encroachments into this setback.

In addition, since the property line and development are close to the French Gulch Road ROW, a special easement is shown where no development (fences, buildings, etc.) may occur. However, landscaping may be placed in this area with approval from the Streets and Public Works Department.

Staff has no concerns and Staff review of all landscaping improvements has been added as a Condition of Approval.

The proposed landscaping plan along French Gulch Road will preserve all existing aspens, willows, shrubs and wild grasses and where the natural cover is “thin”, the plan is to replicate the established pattern between Blocks 3 and 4 and French Gulch Road. All noxious weeds will be removed. New tree and shrub plantings will be added as needed as reviewed by Staff.

**Road Names:** Staff reviewed the proposed road names for this subdivision with the County and emergency services and have no concerns.

### **Staff Recommendation**

The proposed lot layout, green design and landscaping follows the patterns we have seen in the previously approved subdivisions of the Wellington Neighborhood. We welcome any comments from the Commission regarding the information presented in this report.

Since we had no concerns with this proposal, Staff has advertised this review as a combined Preliminary and Final hearing. If, for any reason, the Commission has any concerns we ask that this application be continued rather than denied.

Staff recommends the Commission approve the Block 9, Wellington Neighborhood 2, Filing 5, a re-subdivision of a portion of Lot 3, Block 6, Wellington Neighborhood Preliminary Plat, PC#2012019, with the attached Findings and Conditions.

## TOWN OF BRECKENRIDGE

### Block 9, Wellington Neighborhood 2, Filing 5, a re-subdivision of a portion of Lot 3, Block 6, Wellington Neighborhood Preliminary Plat, PERMIT #2012019

#### FINDINGS

1. The proposed project is in accord with the Subdivision Ordinance and the Wellington Neighborhood Phase II Master Plan (PC#2005042) 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 **March 27, 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 **April 3, 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, and if this application has been determined by the Director to be subject to the requirements of Article 65.5 of Title 24, C.R.S., 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., and no mineral estate owner has entered an appearance in the proceeding or filed an objection to the application as provided in Article 65.5 of Title 24, , to the applicant or the Town.
7. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

#### CONDITIONS

1. The Final Plat of this property may not be recorded 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, refuse to record the Final Plat, issue a stop order requiring the cessation of any work being performed under this permit, 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 will expire three (3) years from the date of Town Council approval, on **April 10, 2015** unless the Plat has been filed. 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. Applicant shall construct the subdivision according to the approved subdivision plan, and shall be responsible for and shall pay all costs of installation of public roads and all improvements including revegetation,

retaining walls, street lighting, and drainage system. All construction shall be in accordance with Town regulations.

6. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes and the Wellington Neighborhood 2 Master Plan.
7. Applicant shall be required to install an address sign identifying all residences served by a private drive posted at the intersection with the primary roadway.

#### **PRIOR TO RECORDATION OF FINAL PLAT**

8. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements, and the Wellington Neighborhood 2 Master Plan and the terms of the subdivision plan approval.
9. Applicant shall submit and obtain approval from the Town Attorney for any restrictive covenants and declarations for the property.
10. Applicant shall either install all public and private improvements shown on the subdivision plan, or a Subdivision Improvements Agreement satisfactory to the Town Attorney shall be drafted and executed specifying improvements to be constructed and including an engineer's estimate of improvement costs and construction schedule. In addition, a monetary guarantee in accordance with the estimate of costs shall be provided to cover said improvements.
11. Applicant shall submit and obtain approval from the Town Engineer of all traffic control signage and street lights which shall be installed at applicant's expense prior to acceptance of the streets by the Town.
12. Per Section 9-2-3-5-B of the Subdivision Standards, the following supplemental information must be submitted to the Town for review and approval prior to recordation of the final plat: title report, errors of closure, any proposed restrictive covenants, any dedications through separate documents, and proof that all taxes and assessments have been paid.
13. A note shall be added to the Landscaping plan stating: "Trees that are to be placed along the Town right of ways by the developer for this subdivision shall be no closer than seven (7) feet to the concrete pan, unless allowed otherwise by the Town's Public Works Department who may allow, on a case-by-case basis, encroachments into this setback."

#### **PRIOR TO IMPROVEMENT CONSTRUCTION**

14. Prior to revegetation of disturbed areas, applicant shall submit and obtain approval from Town staff of a landscaping plan in compliance with the Subdivision Ordinance requirements, specifying revegetation consisting of native grasses and other native vegetation. In addition, these plans should show increased landscaping (trees and shrubs) along the adjacent French Gulch Road Right of Way where possible.
15. Applicant shall submit and obtain approval from the Town Engineer of final grading, drainage, utility, erosion control and street lighting plans. These plans are to include the detention areas located at the south end of this subdivision.

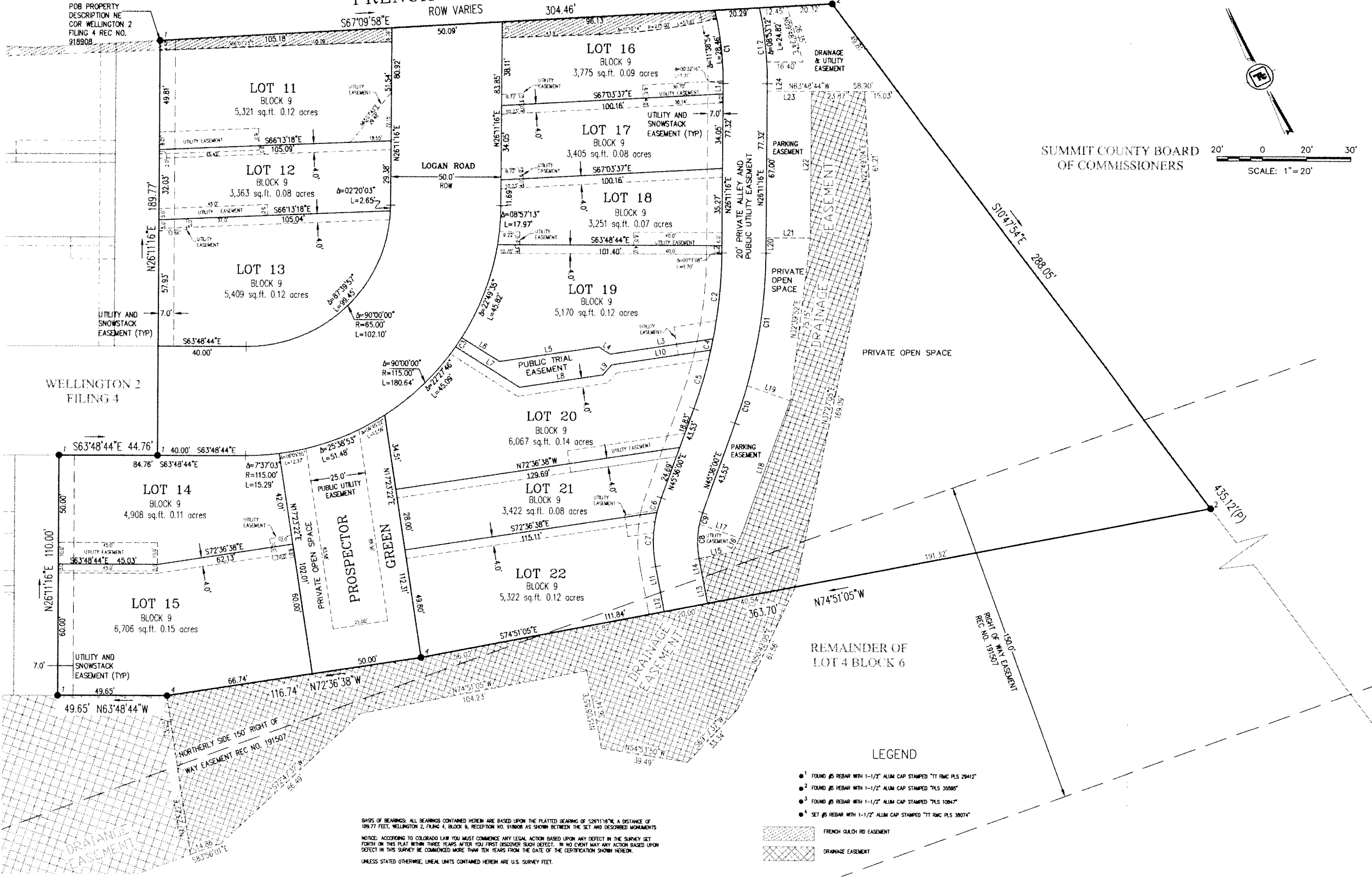
#### **PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE**

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

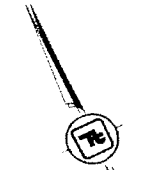


# WELLINGTON 2, FILING 5, BLOCK 9

FRENCH GULCH ROAD  
ROW VARIES 304.46'



SUMMIT COUNTY BOARD OF COMMISSIONERS  
SCALE: 1" = 20'



WELLINGTON 2, FILING 5, BLOCK 9  
PRELIMINARY PLAT

MARK	DATE	DESCRIPTION
1	02-16-12	

Project No. 133-23390-12001  
Designed By:  
Drawn By: SMT  
Checked By: RPG

1  
Sheet 2 of 2

Tuesday, March 27, 2012 10:34:42 AM DRAWING: F:\B\Baker\ndg\Projects\Projects\WELLINGTON 2 Filing 5 - 2008 SURVEY FILES\PLAT\F5 BLK 9 L11 - L22\F5 PLAT SHEETS DWG LAYOUT: WORK USER NAME: TEE STEVEN



↑ NORTH

Wellington 2, Filing 5  
Block 9





---

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Chris Neubecker  
**DATE:** March 28, 2012  
**SUBJECT:** Joint Meeting with Town Council

---

The Joint Planning Commission/Town Council meeting is scheduled for May 8th from 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:

- Historic Preservation Incentives for Commercial Property
- McCain Property and F-Lot Update
- Solar Panels in Historic District/ Solar Gardens
- Re-development for Commercial / Lodging Sites. Need for more flexible standards?
- Transition Standards & Inclusion of School and Carter Park
- Planning Commission Field Trip
- Vendor Carts

To be realistic based on the short timeframe for the meeting, staff recommends narrowing this list down to three priority issues. If time allows, other issues can also be discussed. Please select your top three topics to help narrow the list.

Some other issues that were mentioned at your last meeting, or new topics staff would like to discuss in the future, are listed below. Staff recommends that we discuss these issues during a work session to bring the Planning Commission up to speed before discussing these with Town Council:

- Energy Efficiency/Review point system, as well as HERS Index for remodels
- Claimjumper Parcel for Employee Housing
- Old CMC / Harris Street Building
- New Recycle Center on Mc Cain Property



---

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Chris Neubecker, Community Development Department  
**DATE:** March 29, 2012  
**SUBJECT:** Top 10 List

---

Planning Department Staff keeps track of the most important long range planning and code updates through a list we call the Top 10 List. This list is developed in consultation with Planning Commission and Town Council to determine where staff resources should be focused, in addition to our regular workload of development review applications and inquiries from the public.

The most recent Top 10 List included the following items:

- Accessory Dwelling Units and Incentives
- Landscaping Policy and Defensible Space (Done)
- Land Use District 31 Update (Done)
- Energy Conservation Policy (Done)
- Solar Panels Update (Done)
- Affordable Housing policy
- Footprint Lots (Done)
- Free Commercial Basement Density for Historic Landmarking (Done)
- Fiber Cement Siding (Done)
- Adopt Transition Standards (Done)

Staff is currently (or will soon be) working on the following other priority items:

1. Mechanical Rooms for Renewable Energy
2. Sign Code Update
3. Service Commercial Zoning
4. Food Trucks Ordinance
5. Air Quality Policy
6. Water PIFs for Snack Bar/Deli

In preparation for the joint meeting with Town Council, staff suggests developing a list of the next Top 10 items for staff to focus on. These could include long range planning or code amendments. This list will be shared with the Town Council during the joint meeting on May 8<sup>th</sup>, and we will see what direction the

Council provides for the Top 10 List. Staff intends to pursue work on the next Top 10 List as soon as time and resources allow. The order that they are forwarded to Planning Commission and Town Council will partly depend on the complexity of the project.

Following are some suggested items to consider, but we welcome input from the Commission on your ideas for the Top 10 List:

- Major Remodels of Multifamily Housing: Provide some type of incentives, through the point system, for exterior remodels of older buildings.
- Condo Hotels Definition: Should a front desk still be required, even though many owners use management companies outside the building? Should a shuttle system be a required feature?
- Redevelopment Standards: Should we create standards and processes for redevelopment, or continue with the Development Agreement process? Should nearby redevelopment sites be allowed to “annex” into the Parking Service Area?
- Wildlife Policy: Develop a policy that protects and enhances wildlife corridors, sensitive habitat and keystone species.
- Impervious Surfaces: Provide incentives to reduce hard surfaces and improve water quality through on site detention, rain gardens, and permeable paving
- Open Space Dedication upon Subdivision: Should lots within the Conservation District be exempt from the requirement to provide public open space? Would changes to this policy improve the urban form by creating the small lots that belong on the District?