



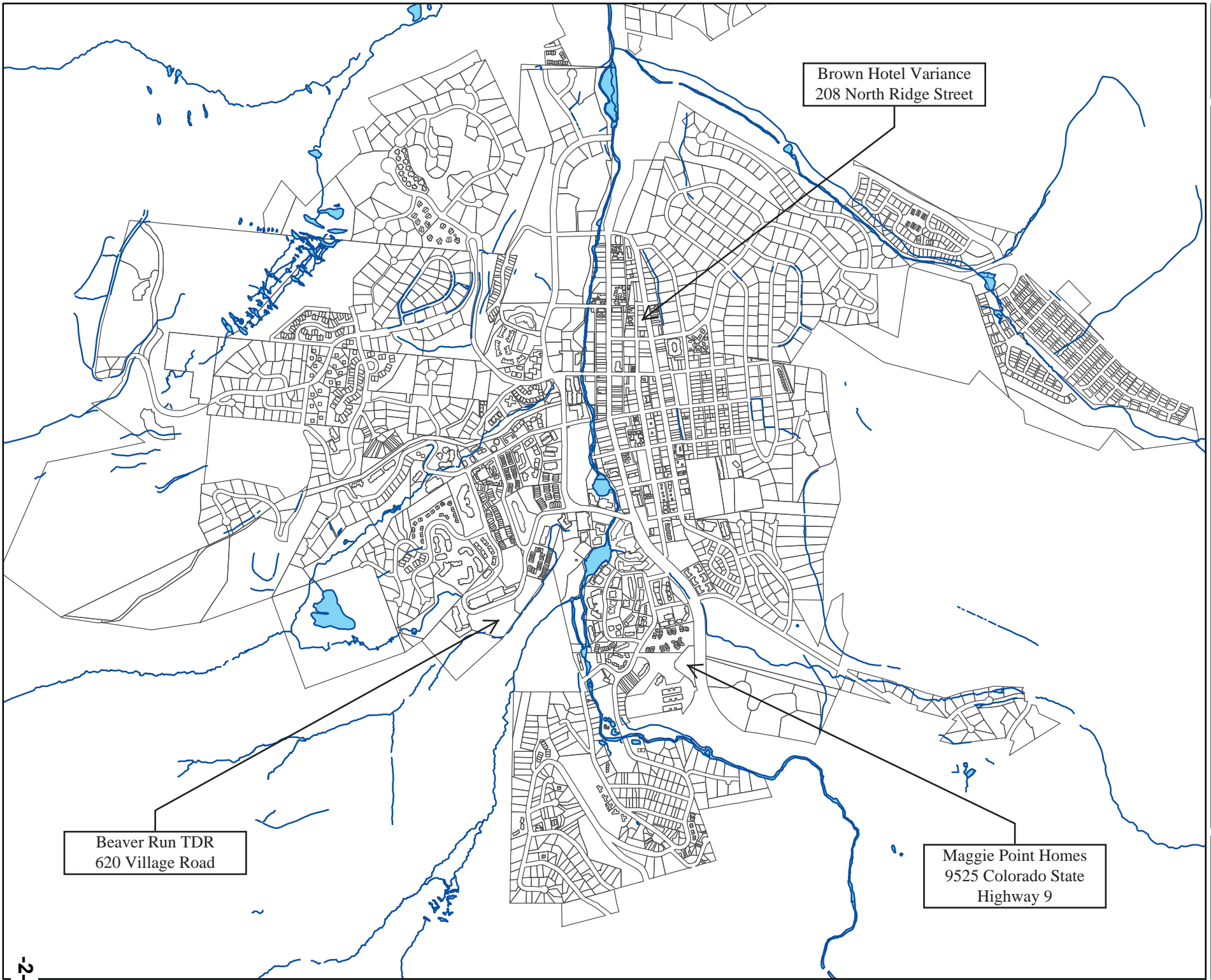
PLANNING COMMISSION AGENDA

Tuesday, July 16, 2013
Breckenridge Council Chambers
150 Ski Hill Road

10:00am	<i>Site Visit To Maggie Point Homes, PC#2013050, 9525 Colorado State Highway 9 (Maggie Placer)</i>	
7:00pm	<i>Call To Order Of The July 16 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	3
	<i>Approval Of Agenda</i>	
7:05pm	<i>Town Council Report</i>	
7:15pm	<i>Final Hearings</i>	
	1. Brown Hotel Variance (MM) PC#2013055; 208 North Ridge Street	13
	2. Maggie Point Homes (MM) PC#2013050; 9525 Colorado State Highway 9	29
8:30pm	<i>Combined Hearings</i>	
	1. Beaver Run TDR (MM) PC#2013049; 620 Village Road	56
9:15pm	<i>Other Matters</i>	
9:30pm	<i>Adjournment</i>	

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

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



NOT TO SCALE

printed 4/12/2011

Breckenridge South

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.

Beaver Run TDR
620 Village Road

Brown Hotel Variance
208 North Ridge Street

Maggie Point Homes
9525 Colorado State
Highway 9



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Kate Christopher Jim Lamb Gretchen Dudney
Dan Schroder Eric Mamula Dave Pringle arrived at 7:05pm
Trip Butler arrived at 7:10pm
Jennifer McAtamney, Town Council Liaison

APPROVAL OF AGENDA

With no changes, the July 2, 2013 Planning Commission meeting agenda was approved unanimously (5-0).

APPROVAL OF MINUTES

Ms. Christopher made a motion to approve the June 18, 2013 Planning Commission meeting minutes as presented. Mr. Schroder seconded, and the motion was approved unanimously (5-0).

CONSENT CALENDAR:

1. Crowley Residence (MGT) PC#2013048, 36 Boulder Circle
2. Gurlea Residence Addition (MM) PC#2013051, 20 Dragonfly Green

With no requests for call up, the consent calendar was approved as presented (6-0).

TOWN COUNCIL REPORT:

Ms. McAtamney:

I was not at the Town Council meeting last week. One of the big things that we looked at however was the F Lot hotel feasibility report and we have requested more detail. We took a tour of the Town Water Facilities with Gary Roberts and toured the streets to observe how they rate the streets in term of maintenance. We drove over the roads in a couple of places and saw what different patches look like. We had a lot of conversation about the functionality of the roads; we basically keep all of the roads at a 5 or better on a 10 point scale. We tried to learn more about that process. It is a pretty arduous task to get speed bumps installed in your neighborhood.

Also, this Saturday we are going to have a swinging of the sledgehammer at the Harris Street Community building; for a donation, you'll have the opportunity to swing a sledge hammer. July 23 is the dedication of the Terry Perkins Public Works building and on the 25th of this month, the BMF and the concert for the commissioners and board members as a thank you from the Town for your service. And that is all that I have tonight.

FINAL HEARINGS:

1. Hermanson Residence (MGT) PC#2013043, 114 North Ridge Street

Mr. Thompson presented a proposal to construct a new 4,195 sq. ft. single family residence including: 4 bedrooms, 4 ½ baths, a 575 square foot accessory apartment below ground, two gas fireplaces, with 4 ½" reveal horizontal cedar siding and painted cedar shingles, 1 x random width rough sawn shiplap pine vertical siding on the garage, 2 ½" natural cut stone veneer, with a dark grayish 40-year asphalt shingle roof with corrugated metal on the low roofs.

Changes from the Preliminary Hearing:

1. North shed element siding has been changed from vertical to horizontal bevel siding with 4 ½" reveal.
2. The brackets have been redesigned to meet the Handbook of Design Standards per Staff input. Note that

- the three brackets now on the front entry are structural.
3. Patio size has decreased.
 4. Added stone on exposed concrete foundation walls where dark mortar wash finish was previously specified.

Also, the applicant has changed the south door to a half light door (Mr. Thompson passed out photos).

Staff believes the proposal warrants the following points under the Relative Policies: 9/R – Placement of Structures: negative three (-3) points for encroaching on the rear setback, Policy 18/R – Parking: positive two (+2) points for placing the parking in the rear out of public view, and Policy 22/R Landscaping: positive two (+2) points for a landscaping plan that provides some public benefit. This results in a positive (+1) point analysis.

We had a site visit today and stood on the other side of the street and looked at the visual unity of the block. The applicant does not believe that the walkway from Ridge Street is necessary and would like the opportunity to discuss this at the meeting. If the Planning Commission does not agree with the applicant, they have relayed to staff they would like a continuance of this item.

Staff is recommending a denial of the Hermanson Residence, PC#2013043, for failing to meet priority policies 4, 8, and 134 within the *Handbook of Design Standards for the Historic and Conservation Districts*, which in turn results in failing Policy 5/A per Development Code Policy 9-1-19 5(Absolute). As a result, Staff has included a denial decision in the packet.

A second option for the Planning Commission would be to continue this application to a future meeting.

Should the Planning Commission find that the application meets all absolute policies and approves the passing point analysis, Staff has also prepared findings and conditions for approval.

Ms. Janet Sutterley, Architect: Let's talk about first, I'd like to show you the Sanborn map and look at what happened on this block originally. This map shows no unity in the area at all; I have outlined the two buildings that we are talking about this evening. Then, the visually unity was forever changed in the 1980s when the Town constructed the wall; at that point the visual unity of the block was interrupted and it stops right at the end of that wall. I'm going to show you the yard condition if you saw it today, and how the two historical homes with a very gradual slope is a very different condition than what we are looking for here. On the site, you saw an orange stake which represents the property line between the two lots. 3A starts right where the stone wall starts and the orange stake is right here (indicated on the map). So now we have a brand new condition; it is no longer the historic condition; it is very different. There is no nice gradual slope to the yard. Let's review the priority policies. It's our belief that we have met every one of these policies. We are not disagreeing with Staff that this is the front yard, and the building is set back which is uniformly aligned. We are not disputing installing a door there; but when we get into Priority Policy 8, when you go through the bullet items, we meet every single one. We think the main issue is getting hung up on the visual unity of the block. The buildings are all aligned correctly, the architecture is similar, we have the setbacks, the open space; we are just discussing how we are going to get through this wall and grade. When we get to 134, that's pretty substantial front yard. We are taking away undisturbed open space and creating hard area. We cannot do a gentle slope, it would cut the wall and we have to meet code. 7.5inch risers are code. It's going to take us 12 feet of distance to get the sidewalk to meet grade. It's going to be poured concrete and hard surfaces, which goes against this policy.

There is another project like ours, but not on this block. It's the Walker House, across from the Courthouse on Lincoln. This is the north façade of that building and the primary façade of this building. There is no door, then there is a wall that goes down to the sidewalk; there is no access to the front yard, and you can kind of see on the side where the door is, not on the front. It is sitting on a nice large landscaped yard, and is in historic condition.

One note from the Staff about how both of the historic homes have stairs leading to the sidewalk: I'm not sure where the requirement for the walkway comes in, but by the way, both of those homes are commercial properties. They want people to park on Ridge Street, and they want people to park and walk up their sidewalk. Our lots are residential, and we don't want to encourage people to park and walk up our sidewalk. If there is no walkway to Ridge, it appears to be a backyard? I don't think so.

Basically, I feel like we are forcing a condition here that will result in a 12' long concrete stairway in an area currently undisturbed, and I don't see why we should do that. I believe that we meet all three of the policies and most importantly, we are trying to create a false narrative about something that doesn't exist.

Here are two other historic homes with doors on the side of the house. (Showed photos to the Commission.)

Ms. Dudney opened the hearing to public comment.

Mr. Donald Craig, 110 North French Street: I am a City Planner by profession and have worked in Breckenridge; I presently live in Key West where I am Planning Director. Obviously, having owned a home at this location since the late 70s, we have seen a great many things occur here. One of the most important things in the placement of structures in a historic district is the context of what is around the site. The context is not presented by just everything within that block as staff stated, but is made by a two or three block area. Especially when you consider the entrances on that block, you have to take into consideration the Court House. If you go to the Brown Hotel, you can see a wall penetration that doesn't honor any of the rules either. We are concerned about the placement of these two structures. The fact is that a front yard which is a residential use has an entrance and that entrance is oriented towards the front of the street is important. This happens in Historic Districts throughout the nation, and to simply ignore that because the Town built a wall to create a two-way street is simply something that you have to consider in your decision. At the very least, this Applicant should be required to provide an access to Ridge Street. It's a matter of balance between open area and density. Another thing is that the driveway will make it difficult to have a bus stop on that street. The removal of parking spaces is critical in your deliberation of this project. Anything that makes it more difficult to park, in my mind, is a non-starter and shouldn't be tolerated. Right across the street, my neighbors own a Bed and Breakfast which relies upon transit; we rely on parking on that street. When you look at the façade fronts, they move in and out in terms of distance from the roadway; so the fact that you have a governmental building as the primary driver of the setbacks and adjacent historic structures driving the setbacks for these residential structures makes no sense to me. You could move both of these buildings further forward to Ridge and provide more relief from French. Residential units were always closer to the street, as expressed by the commercial structures on Ridge Street. Hopefully these comments will allow you to make a more informed decision.

Mr. Lee Edwards, property owner across the street at 108 North French Street: I much prefer this being developed than the last approved project. This is the historic 1914 Sanborn map of what occurred up and down the street. Here are the properties that were on this block at that time. As Mr. Craig was saying, houses used to be much closer to each other. If Ms. Sutterley's building was moved further to the west, it wouldn't be violating anything that historically occurred in this neighborhood. We are trying to use these bungalows that were placed on the flattest part of the lot as a reference. I have no problem with moving the building forward toward Ridge; I feel that it has been jammed up on French; I know the Applicant has said that they would

move it forward. We have a very strong case here; historically, they were on the flat part of the lot. The bus stop and parking: we have a shoulder here where the bus can be pulled off; we do not have a shoulder on Wellington Road. We are going to create issues if we lose that bus stop. I imagine the transit department could put the bus stop in the same location and it hang over a bit, but I wouldn't encourage the relocation of the bus stop. I also agree with Mr. Craig that we are going to lose all of the parking that we have over there. Those are going away. We can deal with that, we are just going to have to walk a little farther when we park our car. These properties need to be accessed; if the use of any of these buildings change, we should have the ability to buy into the parking district; include district 18.2 into the parking district. Now, I'm going to branch off and say I disagree with Ms. Sutterley's presentation about the front door. The front door should be on the front of the building. There should be a connection to the sidewalk from the front door. The Walker House is on French Street. May I look at the double doors? I have a question. I thought there was a reference to the wedding door and a funeral door? There is no confusion which is the front door there.

Mr. Matt Stais, owner at 108 North Ridge Street: Firstly, I agree with Mr. Edwards that this is an improvement over the prior project; in general this will be a good neighbor to us. Lot 3A will be a little closer to our property. I appreciate the large front yard setback that the Town has required. I would agree with Ms. Sutterley with needing access to the west; I think that there are plenty of precedents that indicate that this is not the case including the Walker house on Lincoln Avenue. The blue house that is used by the County has a sidewalk but no one uses that door. Just to let you know. As far as the bus stop, it's a good question. There needs to be vehicular access to these lots, and French Street is a good place to put it. The building that we own was built and the County blue house were single family houses in 1905, not commercial buildings. I think that one thing about the Sanborn map it is somewhat unique that we have no alley, and that the properties run clear from French Street to Ridge Street. It's one of the nice things about our property, but I'm not sure that it's the same animal that runs in other parts of town.

Mr. Thompson gave an update of the bus stop. The Town bus will stop in the street at Wellington and French. The ski resort bus will stop on other side of the street. There is a 120' standard area the bus needs to stop. This has been discussed and determined by Public Works and the Transit Department. It is the same way the bus stops all along the rest of French Street. The only reason why that's not the case here is the fact that these lots have not been developed.

There was no further public comment and the work session was closed.

Commissioner Questions / Comments:

Mr. Pringle: We don't have any problem with the materials, windows, siding etc. We have vetted the other issues in previous meetings. We are only concerned about the front elevation as far as a front door and it should have a walkway. As far as placement of the house; do we agree?

Ms. Dudney: There was not unity on the front door issue; there was unity on the sidewalk, meaning requiring a sidewalk from the residence to Ridge Street.

Mr. Lamb: We agreed on the historic setback at the last meeting. I don't think we want to reopen that discussion. The door should face west to make this look like the front of the house. I support the walkway to Ridge Street and blowing through the wall to create this connection.

Mr. Pringle: Firstly, I don't feel that strongly about the walk from Ridge Street, because of the condition of the wall. I don't know what would happen if we opened up that wall. I think we'd be better off if we left the wall intact. I still believe that the front of the house is off of Ridge Street and needs a suggestion of a front door there. I don't think that we accomplish that by going to the south. There needs to be a redesign on the front there to strengthen the front elevation. It could be as simple as changing out the bay windows, but I do think that's important. I say that with the experience of owning a historic home; it was where Kent Willis's office is now. We had a front door and never used it, but it still shows up as a front

porch and I think it's important for the District. I think that there is a way to redesign to give it that expression of a front porch with a little bit of manipulation and it would get through. I don't think that it is as important to put a walk thru just to have it look like an access. I think that the orientation is right, I disagree with moving the home forward, and I think it's pretty clear that there is precedence of a larger front yard historic setback. If the Applicant would entertain a slight redesign to the front, I would like to continue instead of deny it.

Mr. Schroder: I believe Priority Policy 134 is the critical Historic District policy to focus on. Wanting something of a front notion, you need to define this as the front façade. I'm okay with the door facing south but I think the conversation is around defining what the front is; it looks like a back yard to me. It certainly doesn't represent a front; especially with the door facing south, but the door is hidden so it doesn't even have a visual link as a front door. All of the access will be from French, but we need to do something with the land to make it a front. We need to create a pathway and a front door. On that note, I would support a continuance.

Mr. Lamb: I'm fine with the setbacks; I think that it definitely needs a walkway. We need to respect historic settlement patterns. I think that the door should be facing west. Look at everything in the district and they do have side doors, but they also have a front door. I would support a continuance with that.

Ms. Dudney: This is not a front yard. You need a walkway to create a front yard. I don't have a problem with the door facing south; there are lots of houses with doors facing perpendicular to the street, but the front yard is where your address is, it identifies the site, there needs to be some coherence. You can park on Ridge, there's a front porch there. I have a problem with no walkway, I don't have a problem with the door as designed.

Mr. Butler: The choice of the word patio, a patio is something in a backyard, it's not a front porch, it's going to be a great place to put the lawn chairs and the barbeque. It doesn't look like a front yard. I would just add that to the prior comments. I don't hate the door; I think that any one of those things; the fact that they have none of the, no walkway, door faces south, makes it not look like a front yard. With any two of those, it would look great.

Ms. Christopher: I agree that it doesn't look like a front yard and it needs too. With a walkway and a side door, it could kind of pass. A front door and a walkway would make it fit perfectly. As much as I don't want to blow through the wall, I still feel that it must look like a front yard.

Mr. Mamula: I agree with everything that has been said; according to the County website, the Walker Residence is located 103 French Street. There is a letter from Mr. Steve West here. I read priority policy 8, and I would like to read for the record where we have the code basis for this thing needs some kind of front kind of appearance; whether that is a walkway or a door, I'll leave up to the Applicant. *“Priority Policy 8: Reinforce the visual unity of the block. This is an especially important standard. The specific context of each individual block is an important feature in the District. The context of each individual block is an important feature in the District. The context of each block should be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the block.”* You can make the argument that the similarity between Mr. Stais's building and the house next door is the walkway. There are a couple of places with a side door, but they are right on the street. It is a funky street, but I don't necessarily agree that 134 is where we hang our hat, but I think that with 134 we can defend the location of the building, and we shouldn't move it regardless of what the Sanborn map has on it. The Historic District Guidelines require us to consider the remaining historic structures on the block when considering the historic character of the area. We work today on what we currently have in our guidelines. I think this needs some kind of front statement; and like Mr. Butler said, a patio is a backyard. And the whole thing is just reading like a backyard to me. Policy 8 (reinforce the visual unit of the block) gives us the reason for our decision. This thing needs a front statement; it has to read like the block. I'm not going to design their project for them.

(Ms. Dudney called a 10 minute recess to allow staff and the applicant to discuss options. Mr. Thompson presented that the applicant would like an approval with a condition.)

Mr. Thompson stated that the applicant has agreed to redesign a portion of the front yard and add a sidewalk connecting the west elevation of the home to the street. The applicant is requesting the Planning Commission make this change a condition of approval, and that the change be made through a Class D permit application.

Mr. Pringle made a motion to approve the point analysis for the Hermanson Residence, PC#2013043, 114 North Ridge Street. Mr. Schroder seconded, and the motion was carried unanimously (7-0). Policy 5/A was changed from Fails to Complies as the applicant has agreed to a condition that a walkway from Ridge Street be designed and processed as a Class D permit. This has been made Condition number 34 in the Findings and Conditions for PC#2013043.

Mr. Pringle made a motion to approve the Hermanson Residence, PC#2013043, 114 North Ridge Street with the presented Findings and Conditions and the additional condition that “the Applicant designs and builds a walkway from the street to the front of the building. This application is to be submitted and reviewed as a Class D Permit.” Mr. Schroder seconded, and the motion was carried unanimously (7-0).

Following motion, Mr. Thompson also indicated that the Applicant has agreed to also work on a redesign of the patio so it looks like a front yard.

PRELIMINARY HEARINGS: Trip Butler recused himself

1. Maggie Point Homes (MM) PC#2013050, 9525 Colorado State Highway 9

Mr. Mosher presented a proposal to develop 18 multi-family units with 9 market-rate and 9 workforce deed restricted units. Each unit has at least a one-car garage (some have two-car garages). The applicant and agent are seeking a quick turn-around to proceed to final review. The intent is to hear this application again on July 16, 2013 for final review. Staff has separately compiled a list of modifications and issues for the applicant to be processed prior to final review.

During the review process, the Planning Commission and Staff identified issues with the scale and mass of the structure and resulting site impacts. After feedback from Town Council, the Planning Commission and Staff, the applicants are returning with a plan for preliminary review.

This was last reviewed by the Planning Commission as a work session on June 4, 2013. At that meeting, Staff reviewed only Policy 7, Site and Environmental Design/Site Buffering; Policy 7, Site and Environmental Design/Site Privacy; and Policy 9, Placement of Structures/Snow Storage. The changes made by the applicant were generally well received by the Commission at that hearing. This report explores all applicable Policies from the Development Code.

Staff had the following questions for the Commission:

1. Did the Commission believe the 1 x 10 siding being proposed is too dissimilar to the architecture around Town?
2. Staff believes additional landscape buffers could be added along the edges abutting neighboring buildings to help mitigate the visual impacts. Did the Commission agree?
3. Staff believes that positive two (+2) points may be awarded for providing 13 common parking spaces for the project. Did the Commission concur?

Staff mentioned that there will be a site visit before the next hearing. Staff welcomed any other comments.

Commissioner Questions / Comments:

Ms. Dudney: No positive points for the landscaping? (Mr. Mosher: Staff believed that it was a balance between the site impacts to the exiting landscaping and new plantings were property mitigated.)

Mr. Bobbie Craig, Architect:

Ms. Diane Yost is here, as is Mr. Graeme Bilenduke. I think that there have been a lot of changes since we started last year. We have gone through a lot of working both with Staff, the Housing Authority, the Town Housing Committee and I want to review how far we have come. This is a different animal than what we originally presented. We are willing to listen to what you have to say. We are way under density and mass now. At the same time, we've provided 18 more parking spaces than required. We feel that is warranting the suggested positive two (+2) points. There will be certain conditions that we will need for approval at final review. The first is the sewer connection. The owners are actively pursuing this with the Village Point HOA. Site buffering: we would like to come back for final with landscaping changes and more detail of each of the elevations so that the site conditions on Buildings 6 and 7 are shown that they not that severe. The conditions regarding 4 and 5: we will come back with additional landscaping and will provide more info about where the deck piers are hitting on the slope of the hill. In the detention area at the north end of the site, we are showing a lot of existing trees to remain. We will not be re-grading in the center of that area and creating a berm on the sides to save the majority of the trees on the north end of the property. We hear Staff's concerns about the 1x10 siding as opposed to a smaller lap. We also have natural stone bases, timber and glu-lam column and beams exposed, decks. It is all natural wood vs. plywood that you've seen before on previous applications; however, the 1x10 is not a lap siding. It has a channel reveal at the edge; it is an upgrade from the standard horizontal lap siding. We'll get a sample for you to view at the next meeting. If you really want us to go to lap siding, we'll do it, but I think, and I'd like to present it to you, that the 1x10 is an upgrade. It's a little more rustic, but we're not in a Victorian area of time. Or in this part of Town. We would like you to consider zero points for architecture there. I'd like to point out that we shouldn't need the positive six (+6) points as we believe this project stands on its own. We would like to come back with the final approval on the next meeting and get out of the ground this year.

Ms. Dudney opened the hearing to public comment.

Mr. Jay Rustom, President of Woods Manor HOA: We have been following the project and it has greatly improved. There are still a few reservations that we would like you to consider. I understand the problem with the topography, but isn't there any potential to move this entire project down east farther? We have major concerns. What is right for the property? To be so close to the west end and the cliff should be reviewed. Even though you look at the elevations, it looks gradual, but it's really not. You have decks that are being reinforced on a major cliff. We would welcome an onsite visit with you. We understand the rights of property that once it's done, it's done. What could we do together to make the project the best it could be? We've always had a concern about the setbacks and the cliff. Two years ago we had a site visit where everyone agreed that setbacks weren't far enough and we would welcome consideration on that.

There are many things that have been discussed this evening that would make this project more suitable. Retaining walls might be mitigated if the project moved further to the north. If not, we would like to be consulted as to what that might look like. I'm not here to advocate for Allaire Timbers, but they are also very close to this site plan. For the welfare, for the overall development, there should be some consideration. We are very supportive about the new vegetation. Spruce trees are the best, green all year around as aspens lose their leaves. Some kind of buffering would be very helpful. I'm not going to belabor the meeting to go through the list of things here, but I believe that Mr. Mosher and the developer want to figure out what to do to make this work in everyone's best interests. We welcome the opportunity to be onsite with you. Thank you.

Ms. Brooke Roberts, on the Summit Combined Housing Advisory Board for 4 years: I've lived in Summit for 21 years, and I heard about Maggie Point project back in September. We knew that applicant and her team have had some struggles. I think that they've done a remarkable job and there are already seven reservations for units here, so we believe that there is a need for this price point in Breckenridge. We know that this property is definitely a need in the community. I think that what they've done with the land and what they have to work with, is phenomenal and their added landscaping will be an asset to our community. We encourage you to move forward with this project so that we can just get on with it.

Commissioner Questions / Comments:

- Ms. Dudney: (To Mr. Rust) Are the closest units in Woods Manor at Building 5? (Mr. Rust: Yes.) (To Mr. Craig) When you come back, would you show us generally where those structures are? (Mr. Craig: Certainly.)
- Mr. Pringle: I think that you're going to have to demonstrate what the siding is going to look right. Are the parking spaces legal size? (Mr. Mosher: Yes.) Some of the driveway asphalt at the west units might be able to be reduced which could solve some buffering problem; is it more important to buffer on the outer edge of the property. If Buildings 4 and 5 could move closer in towards the drive, you might eliminate a lot of those buffering issues. Some of the buffering problems could be solved. The siding: I'm not necessarily opposed, but I want to see if it will be too big for the smaller sizes of the units and secondly, it seems that the predominance of garage door facing the street seems to be problematic. If we could change the front elevations to alleviate that concern. I appreciate the changes that you've made to the buildings and it certainly did relieve the tightness on the site. I think that the architecture scale and the forms are wonderful it is just going to take a little more thought. Maybe if we didn't have so many parking spaces, but maybe if we give up one or two of them, and strategically take them out we might reduce more tightness.
- Mr. Schroder: Buffering the site looks like a good idea and I encourage it. I was looking for the point assignment in the report and didn't see any for the siding. Do you have enough positive points to mitigate negative three (-3) points? It would be great to see the siding sample. Overall the project is looking good. Definitely go for positive points for extra parking.
- Mr. Lamb: I have nothing revolutionary to say; I think the 1x10 siding could work and would like to see the sample on that. It doesn't seem like you're too far apart; the more you can buffer from the neighbors the better; I support the two positive points for providing the 18 parking spots.
- Ms. Dudney: I don't have an opinion on the 1x10 until I see the material samples. I am very concerned about the impact on the neighbors with Buildings 4 and 5. I have to go to the site visit and see the drawings to review further, but your neighbors were here first, and you don't have a right to come in and have a huge negative impact on the existing owners there. The additional parking is great. I hope that you can squeeze it in.
- Ms. Christopher: I feel that a smaller lap siding would be more aligned with these smaller structures, but I will need to see the sample to make a decision. I would support additional buffering; drawing in the neighbors would really help out. I support the positive points for the additional parking, but I would also agree with Mr. Pringle on rearranging some spaces and possibly taking some parking out to allow for a better site buffering for the neighbors.
- Mr. Mamula: I will need to see the siding before I decide; you do need to have additional buffering; I agree with Mr. Pringle. The important thing is going to be off the backs of Buildings 4 and 5; this is a lot of parking for no reason. Do not support all of the extra parking. 56 parking spots at 3 spots per unit are excessive to the detriment of the neighbors. While the positive two (+2) points are warranted, I think that it is detrimental to your site and it is over-parked. We have Grand Timber Lodge doing analysis that they need only one parking space per unit, so there is something wrong with this overage. Also, if I could just ask that the proposed site visit be next week on Wednesday or Thursday rather than the Tuesday of the meeting, which

is when I work. I won't be able to attend on Tuesday. I would really like to be here, this stuff about the slope. Other than that, the project is light years ahead of where it was before. It's much better, it fits in the community better, but like I've said there is no final blessing from me until we see everything.

Mr. Pringle: Simple solution on the bus turnaround: buy smaller buses.

COMBINED HEARINGS:

1. The Cottages at Shock Hill Permit Renewal (MM) PC#2013040, 12-117 Regent Drive

Mr. Mosher presented a proposal to extend the existing development permit, PC#2010033, for an additional three (3) years. The original permit included construction of 14 clustered single-family homes, plus one deed-restricted employee-housing unit. Six of the 14 homes have been constructed so far. Natural exterior materials include: 8" board on board siding with 6" reveal, 10" half log siding or 2x10 rough sawn timber with 1 1/2" chinking, cedar shake siding, 10" log brackets or 10x12 rough sawn cedar timbers, 3x8 rough sawn cedar window headers, 2x6 rough sawn cedar window side trim, 2x10 rough sawn corner boards, wire mesh deck railing, Colorado moss rock or Telluride Gold stone base and chimney, aluminum clad windows, and architectural grade asphalt shingles and core-ten metal roofing.

The Town Council originally approved this project on June 12, 2007. An extension was approved by the Town Council on June 22, 2010. This application is asking for another 3-year extension to continue construction. There are no changes proposed to the plans since originally approved by the Town Council in 2007. No changes are proposed to the plans approved in 2007. Staff recommended approval of the request to extend the vesting by three (3) years. Staff had no concerns with this application.

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

Mr. Tom Begley, Applicant: We would really like to build these faster, but we are subject to market demand. I would like to work with Mr. Mosher to change to Class C Applications for each building, so we won't have to extend this every three years, but right now we would like to just push through and get this extended.

All the Commission were supportive of the proposal.

Mr. Pringle made a motion to approve the point analysis for the Cottages at Shock Hill Permit Renewal, PC#2013040, 12-117 Regent Drive. Mr. Schroder seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve the Cottages at Shock Hill Cottages Permit Renewal, PC#2013040, 12-117 Regent Drive, with the presented findings and conditions. Mr. Schroder seconded, and the motion was approved unanimously (7-0).

2. Kava Café Italian Ice Cart (MGT) PC#2013047, 209 North Main Street

Mr. Thompson presented a proposal to operate an Italian ice vendor cart on his private property. The space proposed is adjacent to Kava Café in the outdoor seating area. The owner has built a small wood half wall with a landscape planter on top for screening of the vendor cart. This proposal falls under Policy 49 (Absolute) Vendor Carts adopted May 2, 2012. This is the first application to be reviewed under this policy.

This vendor cart is classified as a small vendor cart per Section 9-1-5 Definitions as it is less than 40 square feet and will be removed from the site and properly stored out of public view each day. The Applicant could not be present as he is a member of the National Guard and has been deployed to the fires in Southern Colorado.

Staff had no concerns with this application, and finds that it complies with the intent of Policy 49/A, Vendor Carts. The Planning Department recommended approval of the Kava Café Italian Ice small vendor cart, PC#2013047, 209A North Main Street, with the presented Findings and Conditions.

Commissioner Questions / Comments:

- Ms. Dudney: The umbrella is not a sign? (Mr. Thompson: That is a grey area; we've never enforced umbrellas.)
- Mr. Pringle: I would think that we might think about clouding that with wood; but I think that this is what you want to see. The popcorn wagon, the hot dog stand, etc. I don't know that clouding it with wood is changing it to something that we want. It might be a condition that we could waive.
- Mr. Mamula: I think that is a slippery slope and then all of a sudden someone else will ask for it. That is why we went with the code why we did.
- Ms. Dudney: You have to look at the language; it must be designed to blend in with the existing historic character.
- Mr. Pringle: I understand. I argued that when we wrote that.
- Ms. Dudney: But do you think that it would blend in? It's not offensive to me.
- Mr. Pringle: I didn't like it when we wrote it.
- Mr. Mamula: I'm good with how it's presented.
- Mr. Pringle: I won't argue it.
- Ms. Dudney: The issue is precedent because this is the first one. It looks nice, leave it.
- Mr. Lamb: This is the code that we put together. I'd hate to have to jump back in and rewrite it.

Mr. Schroder made a motion to approve the Kava Café Italian Ice Cart, PC#2013047, 209A North Main Street, with the presented Findings and Conditions. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

OTHER MATTERS:

1. Class C Subdivisions Approved, Jan 1 – June 30, 2013 (Memo Only)

Ms. Puester presented a memo showing the Class C Subdivisions approved by Staff over the past 6 month period. The Planning Commission had no additional questions.

ADJOURNMENT:

The meeting was adjourned at 9:25pm.

Gretchen Dudney, Chair

Planning Commission Staff Report

- Subject:** The Brown Hotel and Stable Variance from Priority Policy 80A
(Class B Major, Combined Preliminary and Final Hearing; PC#2013055)
- Date:** July 10, 2013 (For meeting of July 16, 2013)
- Proposal:** A proposal to obtain a variance from Policy 5 (Absolute), “*Architectural Compatibility*”, of the Development Code as it relates to Priority Policy 80A of the Handbook of Design Standards for the Historic and Conservation District.
- Project Manager:** Michael Mosher, Planner III
- Applicant/Owner:** Michael R. Cavanaugh
- Agent:** Janet Sutterley, J. L. Sutterley, Architect, P.C.
- Address:** 208 North Ridge Street
- Legal Description:** Lots 6, Abbett Addition
- Site Area:** 0.122 acres (5,336 Sq. ft.)
- Land Use District:** 18, Residential 12 UPA and Commercial 1:3 FAR
- Historic District:** #2, North End Residential
- Site Conditions:** The Brown Hotel is located on the east side of Ridge Street and the Stable is located at the rear of the property on the west side of French Street. The applicant owns Lot 6 and Lot 7. All existing non-historic development on Lot 7 is proposed to be removed.
- Adjacent Uses:** North: Single Family Residence
East: Jordon Camp Single Family Residences
South: Single Family Residence
West: Vista Ridge Townhomes

Item History

On June 18, 2013 the Planning Commission approved the Brown Hotel and Stable Restoration and Renovation (Permit #2012005) with a Condition of Approval that the applicant request and obtain an approval for a variance from Policy 5/A, *Architectural Compatibility*, of the Development Code to allow for the connector element as presented with that application.

Staff Comments

Architectural Compatibility (5/A & 5/R): Within the *Handbook of Design Standards for the Conservation Districts* and the *Design Standards for the Historic District Character Area #2, North End Residential*, a Priority Policy must be met in order to be in substantial compliance with Policy 5/A, *Architectural Compatibility*, of the Development Code. (Staff notes that this application is associated with the original Development Permit submitted prior to Ordinance No. 15, Series 2013 that moved some provisions of Policy 5 to Policy 24.)

A detailed analysis of the Handbook of Design Standards applicable policies are discussed below.

The Connector Link:

Priority Policy 80A of the *Handbook of Design Standards for the Conservation Districts* describes using connectors to link smaller modules and for additions to historic structures. (It does not specifically address connecting two historic structures.) The design criteria are listed below:

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

- ***The width of the connector should not exceed two-thirds the façade of the smaller of the two modules that are to be linked.***
- *The wall planes of the connector should be set back from the corners of the modules to be linked by a minimum of two feet on any side.*
- *The larger the masses to be connected are, the greater the separation created by the link should be; a standard connector link of at least half the length of the principal (original) mass is preferred. (In addition, as the mass of the addition increases, the distance between the original building and the addition should also increase. In general, for every foot in height that the larger mass would exceed that of the original building, the connector length should increase by two feet.)*
- *The height of the connector should be clearly lower than that of the masses to be linked. In general, the ridgeline of the connector should be at least two feet less than that of the original, principal mass.*
- *When adding onto a historic building, a connector should be used when the addition would be greater than 50% of the floor area of the historic structure or when the ridge height of the roof of the addition would be higher than that of the historic building. (emphasis added)*

The Application meets all of the requirements of Priority Policy 80A except that portion which provides that the width of the proposed connector should not exceed two-thirds of the facade of the smaller of the two modules that are to be linked. Therefore, a variance is being requested with respect to the requirements of Priority Policy 80A, as conditioned in Brown Hotel and Stable Restoration development permit approval.

The proposed connector is designed to link the historic hotel to the historic stable. The agent has designed the connector using the design criteria listed in Priority Policy 80A as a guide. However, the desire to preserve the historic fabric limits a design that would meet all of the criteria. If all criteria were followed, there would be damage to the historic fabric that could not be replaced. The siding, windows and doors on the two connecting walls are preexisting and unique on each structure. The connecting walls were designed to avoid these items. The connector, as proposed, preserves as much as the historic fabric as possible.

A variance is defined in Section 9-1-5 of the Development Code as follows (Staff Comments are in **bold**):

VARIANCE: A finding by the approving agency that, although a proposed development is not in strict compliance with an absolute policy, to deny the development permit would result in "undue hardship" as defined by law. No relief from compliance with an absolute policy shall be granted except upon findings that:

- A. *the failure to implement the absolute policy is of insignificant proportions;*

The denial of the Application under the unique circumstances presented would prevent the construction of the proposed connector element. Such action would result in undue hardship to the Applicant as the development would not meet current Building Code.

and

B. the failure to implement the absolute policy will not result in substantial detriment to the public good or substantially impair the intent and purposes of the absolute policy;

If the width of the connector did not exceed two-thirds the façade of the smaller of the two modules that are to be linked, a significant amount of the historic fabric of the Stable would be lost. It would destroy historic doors and windows in the historic stable that are intended to be preserved. The removal of these historic features creates numerous undesirable negative effects. All such factors lead to the conclusion that the failure to implement the requirements of Priority Policy 80A providing that the width of the connector should not exceed two-thirds of the facade of the smaller of the two modules that are to be linked is of insignificant proportions.

and

C. there are exceptional circumstances applicable to the specific development which do not apply generally to other properties in the same district or neighborhood.

The reasons here are the same as A and B above.

Since the existing modules to be connected are historic and not a condition created by the applicant, and the impacts of adding the connector at a different width is of insignificant proportions, we believe the criteria to request a variance are being met.

We have added a Condition of Approval that the applicant process and record a Covenant that ensures the preservation of the historic fabric of the portion of the stable that is inside the connector. With this Condition, Staff has no concerns. Does the Commission concur?

As with any variance request from an absolute policy, the application is still subject to the associated relative policy (if any) for an assessment of points. Design Standards are reviewed under Policy 5/R (Relative) for point assignments.

Staff is suggesting that the intent of the “Design Standards” under Policy 80A has been fulfilled in that the overall design of the connector meets the design intent of this policy. As a result, we are suggesting no points be awarded. Does the Commission concur?

(Staff notes that the application that this variance request is associated with (the Brown Hotel and Stable Restoration) passed with a point score of positive ten (+10) points.)

Point Analysis (Section: 9-1-17-3): *(No formal Point Analysis attached.)* Staff has found that, besides the request for the variance from Policy 5/A (Absolute), *Architectural Compatibility* proposal passes all Absolute Policies. We are suggesting no points be awarded under the Relative Policies. This application is showing a passing score of zero (0) points.

Staff Recommendation

1. Does the Commission support a variance from Policy 5/A (Absolute) Architectural Compatibility of the Development Code as it relates to Priority Policy 80A of the Handbook of Design Standards?
2. Does the Commission agree that no points be awarded under Policy 5/R (Relative) Architectural Compatibility of the Development Code as it relates to Priority Policy 80A of the Handbook of Design Standards, since the connector link meets the general Design Standards of Policy 80A?

We welcome any comments or questions.

Staff recommends approval of The Brown Hotel and Stable Variance from Priority Policy 80A, at 208 North Ridge Street, PC#2013055 with the Point Analysis Summary above showing a passing score of zero (0) points and the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

**The Brown Hotel and Stable Variance from Priority Policy 80A
208 North Ridge Street
Lot 6, Unplatted Abbett Addition
PERMIT #2013055**

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 **July 10, 2013** 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 **July 16, 2013** as to the nature of the project. In addition to Commission minutes, audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The property which is the subject of the Application is located at 208 North Ridge Street. Such property is located in the Town's North End Residential Character Area. The North End Residential Character Area is part of the Town's Conservation District.
8. Policy 5 (Absolute) of Section 9-1-19 of the Town's Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code) ("Development Code") provides, in pertinent part, as follows:

B. Conservation District: Within the Conservation District, which area contains the Historic District (see Special Areas Map) substantial compliance with both the design standards contained in "The Handbook of Design Standards" [the Town of Breckenridge "Handbook of Design Standards for the Historic and Conservation Districts"] ("Design Standards") and all specific individual standards for the transition or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the District structures, sites and objects significant to its history, architectural and cultural values.

9. Pursuant to the Design Standards, a “priority policy” is a policy that must be met in order for an application to be found to be in “substantial compliance” with the Design Standards under Policy 5 (Absolute) of Section 9-1-19 of the Development Code.
10. A Design Standard’s priority policy is treated by the Town as an absolute policy under the Development Code. Therefore, Priority Policy 80A of the Design Standards is treated as an absolute policy under the Development Code.
11. Priority Policy 80A of the Design Standards (“Priority Policy 80A”) provides, in pertinent part, as follows:

Use connectors to link smaller modules and for new additions to historic structures. The width of the connector should not exceed two-thirds of the facade of the smaller of the two modules that are to be linked.

12. An absolute policy is defined by Section 9-1-5 of the as “a policy which, unless irrelevant to the development, must be implemented for a permit to be issued.”
13. The Application meets all of the requirements of Priority Policy 80A except that portion which provides that the width of the proposed connector should not exceed two-thirds of the facade of the smaller of the two modules that are to be linked. Therefore, unless a variance is granted with respect to the requirements of Priority Policy 80A, the Application will have to be denied pursuant to Section 9-1-18-2(E)(5) of the Development Code. (“If the proposed development does not implement all affected absolute policies (subject to variance) . . . the Planning Commission shall deny the permit.”)
14. A variance is defined in Section 9-1-5 of the Development Code as follows:

VARIANCE: A finding by the approving agency that, although a proposed development is not in strict compliance with an absolute policy, to deny the development permit would result in "undue hardship" as defined by law. No relief from compliance with an absolute policy shall be granted except upon findings that:

- A. the failure to implement the absolute policy is of insignificant proportions; and*
- B. the failure to implement the absolute policy will not result in substantial detriment to the public good or substantially impair the intent and purposes of the absolute policy; and*
- C. there are exceptional circumstances applicable to the specific development which do not apply generally to other properties in the same district or neighborhood.*

15. Section 9-1-11 of the Development Code sets forth the Town’s rules for the granting of a variance from the provisions of the Development Code.
16. Paragraph 2 of Section 9-1-11 of the Development Code provides that “(a) variance may be granted with respect to any absolute policy contained in this chapter.”

17. The Applicant seeks a variance from the portion of Priority Policy 80A that provides that the width of the connector should not exceed two-thirds of the facade of the smaller of the two modules that are to be linked.
18. The Applicant has filed the required application for a variance, and paid the applicable fee.
19. All required notice with respect to the hearing on the Applicant's request for a variance has been given as required by the Development Code.
20. Paragraph A of Section 9-1-11 of the Development Code provides as follows:

A. Purpose/Limitations:

1. In order to prevent or to reduce such practical difficulties and unnecessary physical hardships inconsistent with the objectives of this chapter, variances from the regulations may be granted. Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance.

This paragraph establishes one requirement for the granting of a variance.

21. Paragraph D of Section 9-1-11 of the Development Code set forth the additional criteria, which must be established by an applicant in order for a variance to be granted. Such paragraph provides as follows:

D. Criteria for Approval: Before the commission can grant a variance application, the applicant must prove physical hardship and the commission must find all of the following:

- 1. There are special circumstances or conditions applying to the land, buildings, topography, vegetation or other matters on the subject lot which would substantially restrict the effectiveness of the development in question; provided, however, that such special circumstances or conditions are unique to the particular use of which the applicant desires a variance and do not apply generally to all uses.*
- 2. That such special circumstances were not created by the applicant.*
- 3. That the granting of the variance will be in general harmony with the purposes of this chapter, and will not be materially detrimental to the persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.*
- 4. The variance applied for does not depart from the provisions of this chapter any more than is required.*

22. The Planning Commission has received and considered the evidence submitted in connection with the Applicant's request for a variance; and based upon such evidence makes the following findings as required by the definition of a "variance" in Section 9-1-5 of the Development Code:

A. Although the development proposed by the Application is not in strict compliance with the portion of Priority Policy 80A which provides that the width of the

connector should not exceed two-thirds of the facade of the smaller of the two modules that are to be linked, to deny the development permit would result in "undue hardship" as defined by law.

Reason/Factual Basis for Finding: The denial of the Application under the unique circumstances presented would prevent the construction of the proposed connector element. Such action would result in undue hardship to the Applicant.

- B. The failure to implement that portion of the requirements of Priority Policy 80A providing that the width of the connector should not exceed two-thirds of the facade of the smaller of the two modules that are to be linked is of insignificant proportions.

Reason/Factual Basis for Finding: The failure to implement the referenced portion of Priority Policy 80A will result in the preservation of a significant amount of the historic fabric of the Applicant's building when the new connector element is constructed. Further, because of the unique historic building elements of the existing building located on Applicant's property, requiring the Applicant to comply with the referenced portion of Priority Policy 80A would destroy historic doors and windows in the historic stable that are intended to be preserved. The removal of these historic features creates numerous undesirable negative effects. All such factors lead to the conclusion that the failure to implement the requirements of Priority Policy 80A providing that the width of the connector should not exceed two-thirds of the facade of the smaller of the two modules that are to be linked is of insignificant proportions.

- C. The failure to implement the requirements of Priority Policy 80A providing that the width of the connector should not exceed two-thirds of the facade of the smaller of the two modules that are to be linked will not result in substantial detriment to the public good or substantially impair the intent and purposes of the absolute policy.

Reason/Factual Basis for Finding: See the Reason/Factual Basis for Finding under Findings A and B of this Finding No. 22.

- D. There are exceptional circumstances applicable to the Application, which do not apply generally to other properties in the same district or neighborhood.

Reason/Factual Basis for Finding: The applicable conditions are site-specific to the Applicant's property which is the subject of the Application, and do not exist generally within the Town's Conservation District or the land use district in which the Applicant's property is located.

23. The Planning Commission makes the following additional findings as required by Section 9-1-11 of the Development Code:

- A. There are practical difficulties and unnecessary physical hardships associated with the Application. Such difficulties and hardships are inconsistent with the objectives of Chapter 1 of Title 9 of the Breckenridge Town Code, known as the Breckenridge Development Code.

Reason/Factual Basis for Finding: Because of the unique conditions on both historic structures being connected and the planned preservation of all historic fabric inside the connector, requiring the Applicant to comply with the referenced portion of Priority Policy 80A would destroy historic fabric on the internal wall of the historic stable.

- B. There are special circumstances or conditions applying to the land, buildings, topography, vegetation or other matters on the subject lot, which would substantially restrict the effectiveness of the development in question. Such special circumstances or conditions are unique to the particular use of which the applicant desires a variance and do not apply generally to all uses.

Reason/Factual Basis for Finding: See the Reason/Factual Basis for Finding under Finding A of this Finding No. 23.

- C. That such special circumstances were not created by the applicant.

Reason/Factual Basis for Finding: The special circumstances have been created by persons other than the current owner of the real property, which is the subject of the Application, and not by the Applicant.

- D. The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property.

Reason/Factual Basis for Finding: The applicable conditions are site-specific to the Applicant's property and do not exist generally within the Town's Conservation District or the land use district in which the Applicant's property is located.

- E. That the granting of the variance will be in general harmony with the purposes of this chapter, and will not be materially detrimental to the persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.

Reason/Factual Basis for Finding: See the Reason/Factual Basis for Finding under Findings A, B, C and D of this Finding No. 23.

- F. The variance applied for does not depart from the provisions of this chapter any more than is required.

Reason/Factual Basis for Finding: *Reason/Factual Basis for Finding:* See the Reason/Factual Basis for Finding under Findings A, B, C, D, E and F of this Paragraph 17.

Accordingly, the Applicant's request for a variance from the requirements of Priority Policy 80A providing that the width of the connector should not exceed two-thirds of the facade of the smaller of the two modules that are to be linked, all as described in the Application and supporting documentation, is GRANTED, subject to the following conditions:

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 **July 23, 2016**, unless a building permit has been issued for The Brown Hotel and Stable Restoration and Renovation (PC#2012005) and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.
8. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

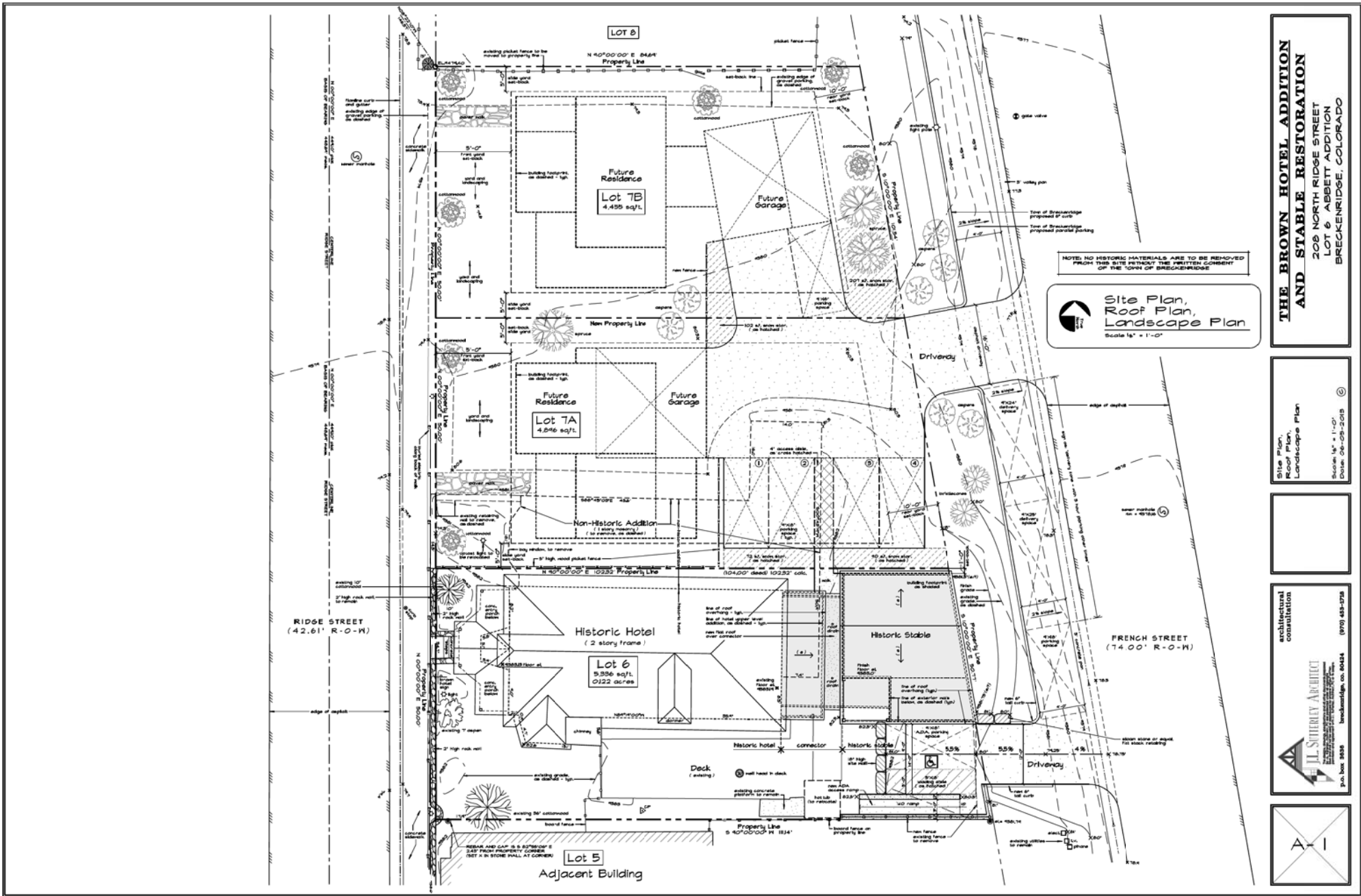
PRIOR TO ISSUANCE OF BUILDING PERMIT

9. Applicant shall submit proof of ownership of the project site.
10. **Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity the preservation of the interior wall, inside the connector of the historic stable.**

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

11. 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.
12. 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.**
13. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
14. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

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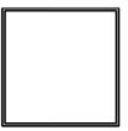


NOTE: NO HISTORIC MATERIALS ARE TO BE REMOVED FROM THIS SITE WITHOUT THE WRITTEN CONSENT OF THE TOWN OF BRECKENRIDGE

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

THE BROWN HOTEL ADDITION AND STABLE RESTORATION
 206 NORTH RIDGE STREET
 LOT 6 & ABBETT ADDITION
 BRECKENRIDGE, COLORADO

Site Plan, Roof Plan, Landscape Plan
 Scale 1/4" = 1'-0"
 Date: 06-08-2018



architectural consultation
JILL SHUTREY ARCHITECT
 1000 1/2 1st Street, Suite 100
 Breckenridge, CO 80424
 P.O. Box 9018 Breckenridge, CO 80424
 (970) 455-3758



Drawing Legend

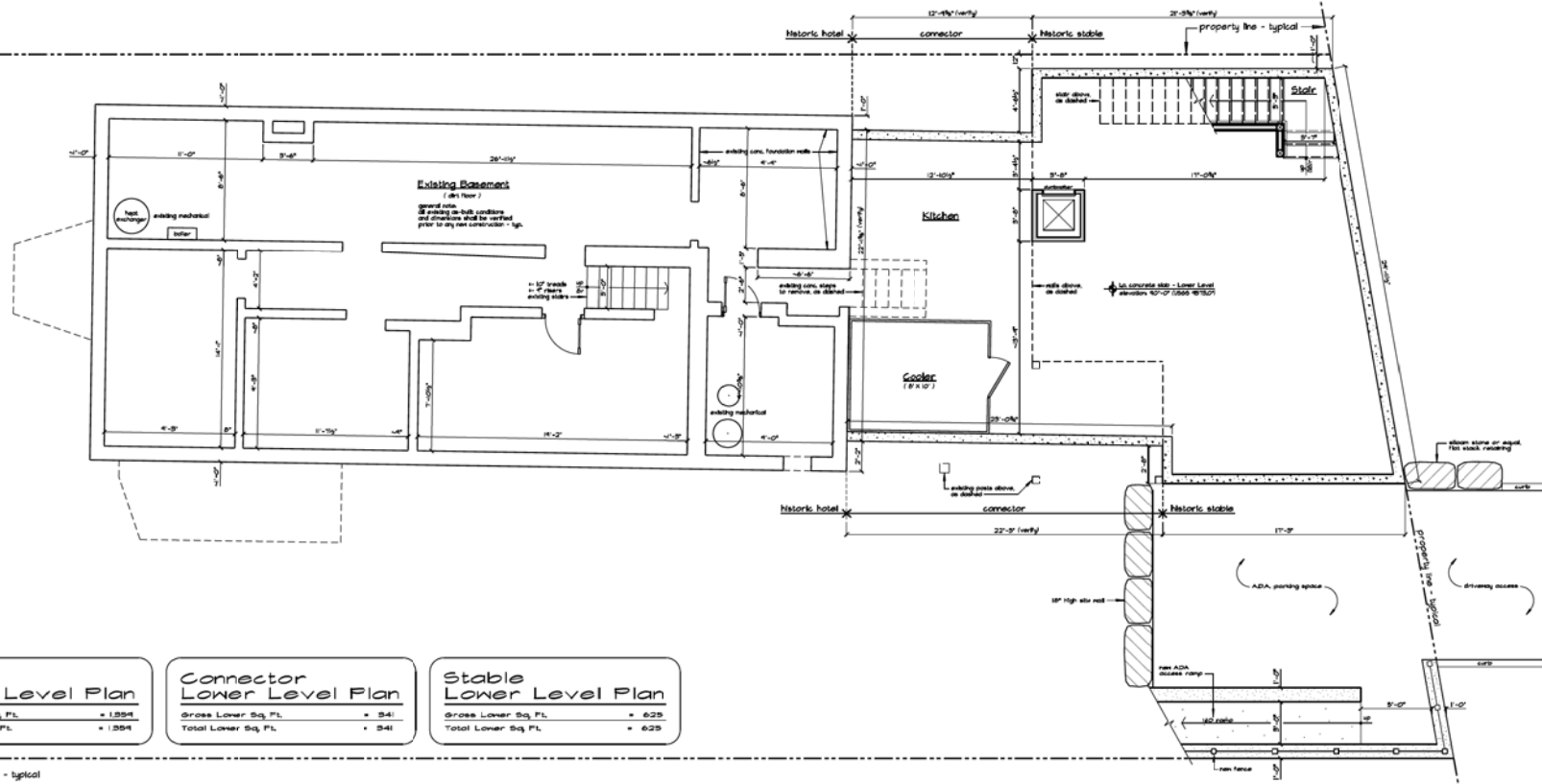
	existing historic wall
	existing non-historic wall
	new wall construction
	existing wall or future to remove

THE BROWN HOTEL AND STABLE RESTORATION
 208 NORTH RIDGE STREET
 LOT 6 ABBETT ADDITION
 BRECKENRIDGE, COLORADO

Lower Level Floor Plan, Hotel, Connector & Stable
 Scale: 1/4" = 1'-0"
 Date: 06-09-2018

architectural consultation
J.L. SUTTEREY ARCHITECT
 208 North Ridge Street, Suite 200
 Breckenridge, CO 80424
 P.O. Box 9838
 (970) 453-3718

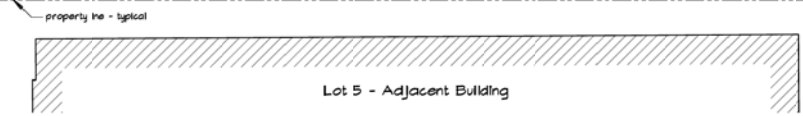
A-2



Hotel Lower Level Plan
 Gross Lower Sq. Ft. = 1,394
 Total Lower Sq. Ft. = 1,394

Connector Lower Level Plan
 Gross Lower Sq. Ft. = 841
 Total Lower Sq. Ft. = 841

Stable Lower Level Plan
 Gross Lower Sq. Ft. = 625
 Total Lower Sq. Ft. = 625



Lower Level Floor Plan
 Scale: 1/4" = 1'-0"

Drawing Legend

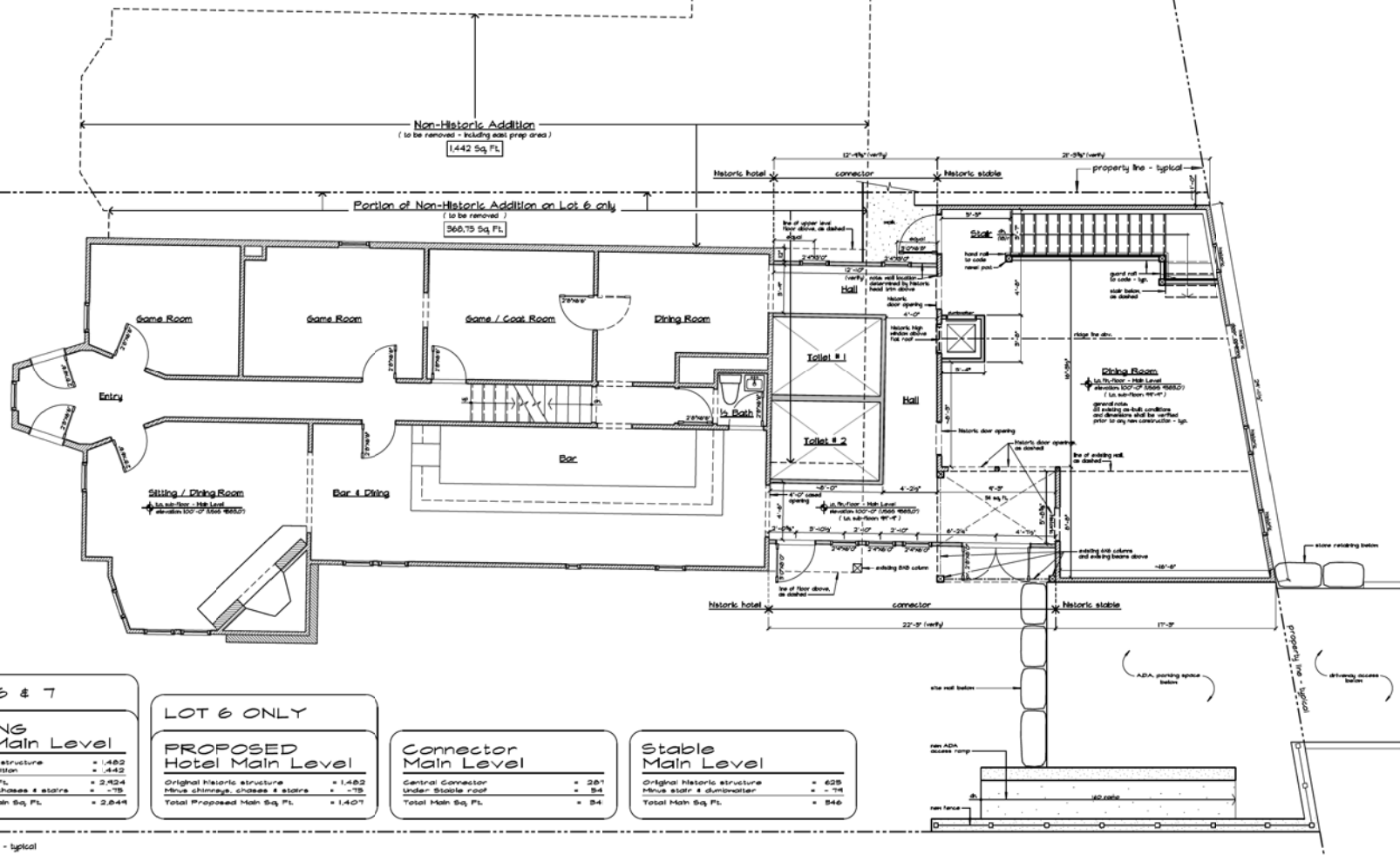
- existing historic wall
- existing non-historic wall
- new wall construction
- existing wall or future to remove

THE BROWN HOTEL AND STABLE RESTORATION
 208 NORTH RIDGE STREET
 LOT 6 ABBETT ADDITION
 BRECKENRIDGE, COLORADO

Floor Plans:
 Main Level Hotel
 Main Level Stable
 Scale: 1/4" = 1'-0"
 Date: 06-09-2018

architectural
 consultation
JL SUTTERLY ARCHITECT
 1000 14th Street, Suite 100
 Breckenridge, CO 80424
 P.O. Box 9838
 (970) 453-3718

A-3



LOTS 6 & 7

EXISTING Hotel Main Level

Original historic structure	= 1,482
Non-historic addition	= 1,442
Gross Main Sq. Ft.	= 2,924
Minus chimney, chimes & stairs	= -78
Total Existing Main Sq. Ft.	= 2,846

LOT 6 ONLY

PROPOSED Hotel Main Level

Original historic structure	= 1,482
Minus chimney, chimes & stairs	= -78
Total Proposed Main Sq. Ft.	= 1,407

Connector Main Level

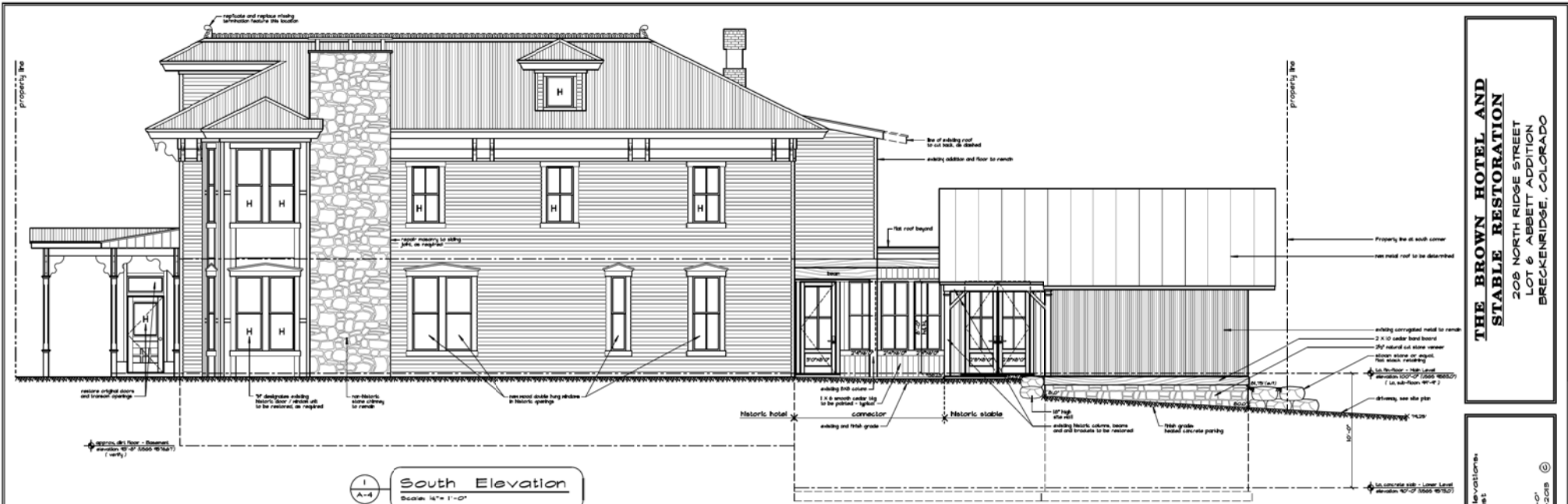
Central Connector	= 281
Under Stables roof	= 34
Total Main Sq. Ft.	= 315

Stable Main Level

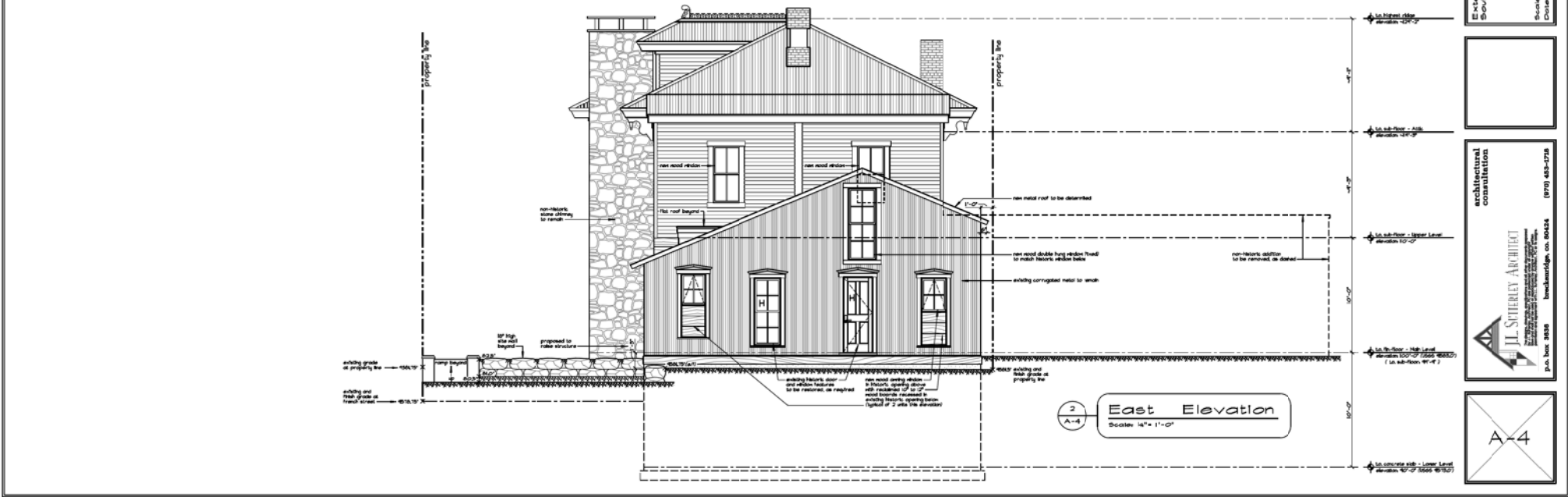
Original historic structure	= 628
Minus stairs & dumbwaiter	= -74
Total Main Sq. Ft.	= 554



Main Level Floor Plan
 Scale: 1/4" = 1'-0"



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



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

THE BROWN HOTEL AND STABLE RESTORATION
208 NORTH RIDGE STREET
LOT 6 ABBETT ADDITION
BRECKENRIDGE, COLORADO

Exterior Elevations - South & East
Scale: 1/4" = 1'-0"
Date: 06-09-2018



architectural consultation
JL SUTHERY ARCHITECT
1000 14th Street, Suite 100
Breckenridge, CO 80424
p.o. box 9838
(970) 455-3718



THE BROWN HOTEL AND STABLE RESTORATION
 208 NORTH RIDGE STREET
 LOT 6 ABBETT ADDITION
 BRECKENRIDGE, COLORADO

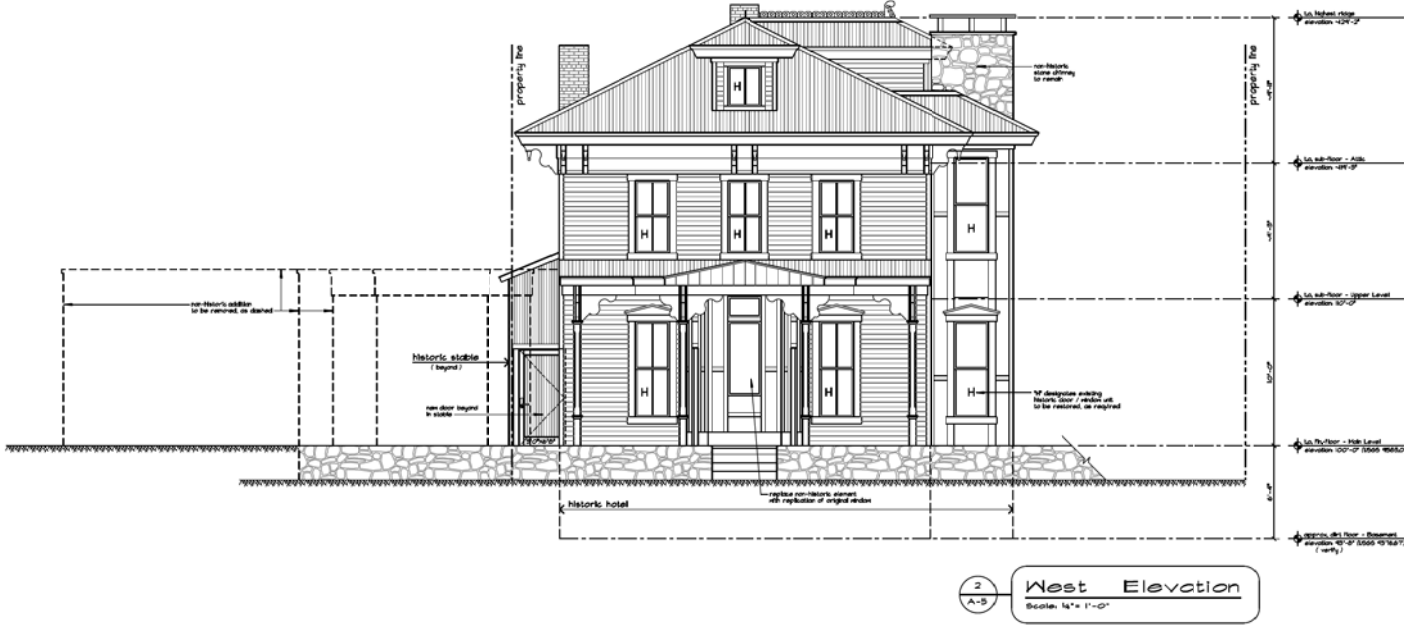
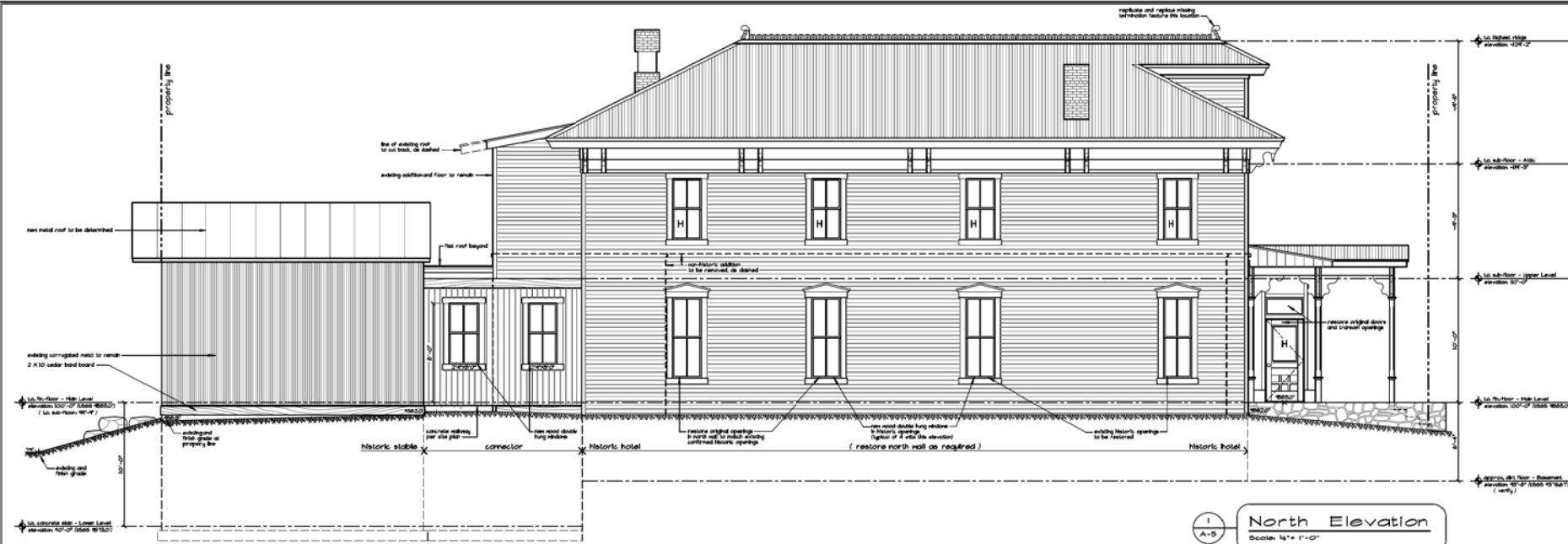
Exterior Elevations -
 West & North

Scale: 1/4" = 1'-0"
 Date: 06-09-2018

architectural
 consultation

J.L. SUTTERLY ARCHITECT
 ARCHITECTS
 1000 W. 10TH STREET, SUITE 100
 BRECKENRIDGE, CO 80424
 P.O. BOX 3008

A-5



Planning Commission Staff Report

Subject: Homes at Maggie Point (PC#2013050)
Class A, Final Hearing

Date: July 8, 2013 (For meeting of July 16, 2013)

Project Manager: Michael Mosher, Planner III

Applicants/Owners: Deborah Linden, Maggie Placer, LLC and Diane M. Yost, Owners Representative

Agent: Bobby Craig, Arapahoe Architects

Proposal: Develop 18 multi-family units with 9 as market-rate and 9 as workforce deed-restricted units. Each has at least a one-car garage (some have two-car garages).

Address: 9525 State Highway 9

Legal Description: A parcel of land located in the Maggie Placer, U.S.M.S. no. 1338, in sec. 6, township 7 south, range 77 west of the 6th p.m., County of Summit, State of Colorado

Site Area: 1.8169 acres (79,144 sq. ft.)

Land Use District: 30, Land Use Type: Residential
Intensity of Use: Density subject to modification to the Annexation Agreement
Structural Type: Duplex up to 8-Plex, Townhouses, Condominiums

Site Conditions: The property is primarily treed throughout with mature Lodgepole Pines. There are two healthy spruce trees at the north end of the property. A pocket of younger pines and aspens are at the south east corner of the property. The topography undulates and drops off sharply towards the north end of the site at 70% from past hydro mining activities. Overhead power lines cross the east side of the property. There are no platted easements on the site.

Adjacent Uses: Multi-family Residential

North:	Village Point Townhomes
South:	Ski and Racquet Club
West:	Allaire Timbers B&B
East:	State Highway 9 & Southside Estates

Density: Established by Annexation Agreement at 9.73 units per acre (17.678 SFEs)
Allowed density @ 1 SFE= 1,600 SF: 28,285 sq. ft.
Proposed: 25,714 sq. ft.

Mass: Allowed - Established Density + 20% 33,942 sq. ft.
Proposed: 30,558 sq. ft.

Height: Recommended: 35'-0" overall
Proposed: 34'-5" overall

Lot Coverage:	Building / non-Permeable:	18,310 sq. ft. (23.1% of site)
	Hard Surface / non-Permeable:	18,666 sq. ft. (23.6% of site)
	Open Space / Permeable Area:	42,168 sq. ft. (53.3% of site)
Parking:	Required for dedicated multi-family (2 spaces/unit)	36 spaces
	Provided:	54 spaces
	Note: every unit has at least a one-car garage plus tandem surface parking.	
Snowstack:	Required:	4,666 sq. ft. (25%)
	Proposed:	7,430 sq. ft. (39%)
Setbacks:	Front:	15 ft. Proposed
	Sides:	5 ft. Proposed
	Rear:	5 ft. Proposed

Item History

The Planning Commission last reviewed this proposal as a preliminary hearing on July 3, 2013. At that meeting, the Commission expressed concerns about:

1. Site buffering to the neighboring residential buildings.
2. The look of the proposed wood siding.
3. Reducing the impacts from the extra parking spaces.
4. Having a site visit.

Changes Since the July 3, 2013 Planning Commission Meeting

The Applicant has made the following changes in reaction to the Planning Commission comments:

1. The elevations have been updated with each building delineated and accurate grading (existing and proposed shown).
2. Additional landscaping shown along property edges.
3. Updated elevations with existing and proposed grade line shown.
4. Removal of a culvert along the south property line.
5. A streetscape will be presented at the meeting.
6. The applicant's agent will also have a sample of the proposed siding at the evening meeting.

Staff Comments

Site and Environmental Design (7/R): As described at the last meeting, the overall site undulates in height and then drops off steeply to the west and north end of the property. In general, the majority of the development area avoids the steeper areas of the site. However, rear portions of some buildings are built over parts of the site that steeply drop off to the north and west. The attached drawings have been updated to show these conditions at each building with additional detail on the grading.

Building Type 'A'

This triplex design is used on Building's 2 and 3 and similarly on Building 1. Buildings 2 and 3 are located along the southern edge of the property. The grading and plantings along this edge for both buildings will

be about the same. The drawings show a new 3-foot tall, natural stone retaining wall placed just inside the property line to preserve the existing tree buffer along this edge. Also, the culvert shown on the last submittal has been removed to preserve the existing tree stands. Several new aspen and spruce are proposed.

The impacts for Building 1 are negligible as the property in this area is in the center of the site and will have all new plantings. Also, the existing trees along the Highway 9 right of way add buffering to the site (see Sheet L-1).

Staff believes that with these changes, the buffering for Buildings 1, 2 and 3 has been adequately mitigated. Does the Commission concur?

Building Type 'B'

This building type represents the two duplex Buildings, 4 and 5, along the west property edges. Both the Commission and the neighbors to the south and west have expressed concerns about the visual impacts of this development along this edge. Here, the grading at the back portions of the buildings, and the decks, drops off steeply. Since the last review, the property line has been shown on the elevations to delineate the relationship from the development to the property edges.

The drawings show that on Building 4, about 5-feet of foundation and 7-feet of deck pier are exposed along this edge to the property line. The exposed foundations will be finished with natural wood siding to match the walls and the deck piers will be natural stone.

The drawings show that on Building 5, about 7 to 16-feet of foundation and deck pier are exposed along this edge to the property edge. The foundations will be also finished with natural wood siding to match the walls and the deck piers are natural stone.

Woods Manor property to the west is abutting this property line as shown on the photo below. Amongst Buildings 4 & 5, the plans show that 7 Spruce trees (8-10 feet tall), 4 Aspen (2-3 inch caliper), and 4 shrubs (5-gal.) have been added to help mitigate the visual impact. The trees and shrubs are to be planted in stone tree wells as needed to prevent any erosion on this steep slope. The applicant wants to preserve the off-site views from these units while the neighbors prefer to have a visual buffer between their properties and this development.



The closest building to Woods Manor is 90-feet away from the Maggie Point property. There is little to no existing buffer or trees within the 90-feet of Woods Manor property. Essentially, most of the site buffering needs to occur on the Homes at Maggie Point property.

Staff notes, that the actual placement of the trees will be reviewed on-site during construction to provide the best site buffering and to preserve off-site views. However, we feel the plantings will not adequately mitigate the impacts of the development without adding trees. We are showing negative four (-4) points on the Point Analysis for inadequate site buffering along this edge of the property. Does the Commission concur with staff's analysis?

Allaire Timbers is an abutting neighbor to the southwest. Allaire Timber's building is 20-feet from the property line and the deck is 10-feet away. The submitted drawings show that at the nearest location, Building 4 is 19-feet away from the Allaire Timbers deck and 35-feet from the Allaire Timbers building. Additionally, the building spacing between Buildings 4 and 3 is about 40-feet wide near the property line and is landscaped.

Staff believes that the buffering being shown in this area is adequate. Does the Commission agree?

Building Type 'C'

These two Buildings, 6 and 7, are similar in plan, but are shown in duplex (Building 6) and triplex form (Building 7). They are located along the northern portion of the development. These buildings have a level below the entrance level.

Building 6, similar to Buildings 4 and 5, abuts the northwest property line. But in this situation, there are no immediate neighboring buildings and there is existing, off-site, treed buffer. Staff has no concerns with the site buffering for this building.

Building 7 is a triplex and the plans show about 100-feet to the north property line. Here, many of the existing trees will be preserved (even in the detention area) and new trees will be planted in the retaining

walls behind these units. Staff believes this adequately buffers the development to the neighboring properties.

Architectural Compatibility (5/A & 5/R): Per this section of the Code: *Exterior building materials and colors should not unduly contrast with the site's background. The use of natural materials, such as logs, timbers, wood siding and stone, are strongly encouraged because they weather well and reflect the area's indigenous architecture.*

The exterior materials, with exception of the asphalt roofing, are all natural. The 1X10 horizontal siding and the 1X vertical siding is natural cedar. All trim is 2X wood. There is a natural moss-rock base on portions of the buildings too. Staff has no concerns with the proposed materials or colors.

At the last meeting, Staff expressed concerns about the size of the exposure on the proposed horizontal wood siding. The 1X10 siding is showing a larger face-exposure than we typically see on buildings in Town. A 4 to 6 inch lap-siding exposure is typical of newer developments. Per this section of the Code:

3 x (-2/+2) A. *General Architectural and Aesthetic Compatibility: All proposed new developments, alterations, or additions are strongly encouraged to be architecturally compatible with the general design criteria specified in the land use guidelines. It is strongly encouraged that cut and fill slopes be kept to a minimum, and that the site, when viewed from adjacent properties, be integrated into its natural surroundings as much as possible. **In addition, excessive similarity or dissimilarity to other structures existing**, or for which a permit has been issued, or to any other structure included in the same permit application, facing upon the same or intersecting streets within the same or adjacent land use districts is discouraged. **This section only applies to areas outside of the historic district.** (Ord. 19, Series 1995)*

Addressing these concerns, the agent will bring a sample of the siding to the meeting for the Commission to review. After review at the evening meeting, and depending on the Commission's interpretation of the Section A of this policy, the siding may be accepted or changed to a smaller face-exposure of "X" inches. We have added a Condition of Approval that final plans will show a smaller face-exposure. This Condition can easily be removed at the final hearing during the final motions.

Does the Commission believe the 1X10 siding being proposed is too dissimilar to the architecture around Town?

Utilities Infrastructure (26/A & 26/R; 28/A): All required utilities are located near the property and will be underground. However, for gravity feed requirements, the sanitation sewer line would have to be routed through the neighboring Village Point Townhome property. Otherwise, a lift station will be needed for the development. At the time of this report, the applicant is discussing the options with the neighbors. The applicant's representative will have more information at the evening meeting. With either decision, the sewer line will be placed to avoid existing trees.

Building Height (6/A & 6/R): With most of the buildings being duplex, Staff is measuring the height of the buildings as if all were duplex, which allows an overall maximum of 35-feet. The drawings indicate that none of the buildings exceed this height. The tallest, Building 6, is 34'-5" above grade. We have no concerns

Access / Circulation (16/A & 16/R; 17/A & 17/R): On the original application and with the past applicant, an agreement with The Ski and Racquet Club was provided, with CDOT support, to allow the Maggie Placer property to be accessed off the existing full-movement intersection just south of the property. The

advantages of this is substantial. The Ski and Racquet Club, Allaire Timbers, Powder Downs Townhomes (off of River Park Drive), and now Maggie Placer can all share the same connection to Highway 9. This existing intersection is not the best design and, with this application, improvements are proposed.

Not only do all the multi-family units access their properties here, the Town Free Ride bus also stops at this driveway. Currently, the busses turn around and pick up riders using a dirt area off the paved drive to the west. Recently, the Town has purchased new transit busses and has informed Staff that the minimum turning diameter for these busses is 80-feet.

Responding to this change, the applicant and agent have been meeting with Town and County Staff to create a viable, functional and safe design at the Highway 9 access point. Any design here also has to obtain approval from CDOT. Due to the time constraints, final drawings cannot be presented at this final hearing.

Since these improvements are being proposed off-site and will have no direct impact on the design of the Homes at Maggie Point, we have added a Condition of Approval that, prior to issuance of any building permit, the applicant shall submit and obtain approval from all associated governments, property owners, and agencies complete plans that show improvements that include the bus turn-around and stopping area, all paving improvements, any necessary signage, all associated site drainage, and all other associated site improvements.

The existing drive off of Highway 9 towards Allaire Timbers B&B is 20-feet wide and does not meet the Town's Streets Standards. The drawings now show that the portion of the road from Allaire Timbers east be widened to 24-feet to allow full movement of vehicle in both directions and meet the Code. Staff has no concerns with the access and circulation.

Parking (18/A & 18/R): *1 x (-2/+2) A. General Parking Requirements: It is encouraged that each development design their parking in a manner that exceeds the minimum requirements of the off street parking regulations.* The drawings show that 54 parking spaces are being provided when 36 spaces are required. Providing extra parking is encouraged under this policy and positive points may be awarded.

13 common spaces are being provided for property owners' needs (guests, three drivers, etc.) this provides 2.7 spaces per unit. Valley Brook provides 3.3 parking spaces per unit when counting the space in the driveway. Staff has witnessed that in developments with full time residents, additional parking is needed for guest parking. Those developments with little additional parking tend to have enforcement issues. Staff supports the additional parking in this case.

Staff has awarded positive two (+2) points for providing 13 common parking spaces for the project. Does the Commission concur?

Landscaping (22/A & 22/R): The majority of existing trees on the site are the tall "leggy" Lodgepoles. There are a few aspen and spruce trees on the site. The plans show that four trees at the south portion of the site are to be preserved and 31 trees at the north preserved with this development. The existing spruce trees are to be preserved at the north end of the site. Off-site along Highway 9, there are existing Lodgepole trees buffering the property.

The new plantings are 24 Colorado spruce at 8' @ 8' tall and 14 @ 10 feet; 52 Aspen at 2"-3" caliper and 50% multi-stem; and 10 Chokecherry at 1.5 to 2" caliper. In addition, 51 5-gallon shrubs are to be provided.

Based on the planned removal of existing trees, the existing trees to be preserved and the proposed plantings, Staff believes that the intent of this policy has been adequately met. (Landscape buffering is discussed under Policy 7, Site and Environmental Design.)

Drainage (27/A & 27/R): The site slopes towards the north and has no existing drainage improvements. Historically, water has run along the western portion of the site towards the north. A detention pond is being located at the north end of the site to maintain historic flows with the water exiting the site in the same location.

The existing mature trees have been surveyed and are shown to be preserved. As a standard Condition of Approval, *“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.”*

As mentioned above, the culvert last shown along the drive towards Allaire Timbers is no longer proposed. This will preserve the existing tree stand along this edge.

Point Analysis (Section: 9-1-17-3): At this review, we find that the application is passing all Absolute Policies of the Development Code. We are showing negative four (-4) points under Policy 7, Site and Environmental Design for inadequate site buffering along the west property edge. Staff has awarded positive two (+2) points for providing 13 extra common parking spaces for the project under Policy 18, Parking. Positive six (+6) points are being awarded for providing 50% of the units as deed-restricted affordable units. (This number is based on Town Council direction and will be memorialized in the Annexation Agreement being presented to the Council as a Resolution on July 23rd.)

We find this proposal passes with a score of positive four (+4) points.

Staff Recommendation

The applicant and agent sought a quick turn-around to final review. The submitted plans address the concerns associated with the Development Code. Separately, the applicant is working on the off-site improvements to the access off Highway 9 and how the sewer line will be routed.

We have the following questions for the Commission:

1. Does the Commission believe the perimeter site landscaping buffering to the neighbors is adequate?
2. Should negative points be awarded for the site buffering along the west edge?
3. Does the Commission believe the 1X10 siding being proposed is too dissimilar to the architecture around Town?
4. Staff believes that positive two (+2) points may be awarded for providing 13 common parking spaces for the project. Does the Commission concur?

We welcome any other comments.

We recommend approval of the attached Point Analysis for Maggie Point Homes, PC#2013050, showing a passing score of positive six (+4) points.

Commissioner Questions / Comments from the July 3, 2013

- Ms. Dudney: (To Mr. Rust). Are the closest units in Woods Manor at Building 5? (Mr. Rust: Yes.) (To Mr. Craig) When you come back, would you show us generally where those structures are? (Mr. Craig: Certainly.)
- Mr. Pringle: I think that you're going to have to demonstrate what the siding is going to look right. Are the parking spaces legal size? (Mr. Mosher: Yes.) Some of the driveway asphalt at the west units might be able to be reduced which could solve some buffering problem; is it more important to buffer on the outer edge of the property. If Buildings 4 and 5 could move closer in towards the drive, you might eliminate a lot of those buffering issues. Some of the buffering problems could be solved. The siding: I'm not necessarily opposed, but I want to see if it will be too big for the smaller sizes of the units and secondly, it seems that the predominance of garage door facing the street seems to be problematic. If we could change the front elevations to alleviate that concern. I appreciate the changes that you've made to the buildings and it certainly did relieve the tightness on the site. I think that the architecture scale and the forms are wonderful it is just going to take a little more thought. Maybe if we didn't have so many parking spaces, but maybe if we give up one or two of them, and strategically take them out we might reduce more tightness.
- Mr. Schroder: Buffering the site looks like a good idea and I encourage it. I was looking for the point assignment in the report and didn't see any for the siding. Do you have enough positive points to mitigate negative three (-3) points? It would be great to see the siding sample. Overall the project is looking good. Definitely go for positive points for extra parking.
- Mr. Lamb: I have nothing revolutionary to say; I think the 1x10 siding could work and would like to see the sample on that. It doesn't seem like you're too far apart; the more you can buffer from the neighbors the better; I support the two positive points for providing the 18 parking spots.
- Ms. Dudney: I don't have an opinion on the 1x10 until I see the material samples. I am very concerned about the impact on the neighbors with Buildings 4 and 5. I have to go to the site visit and see the drawings to review further, but your neighbors were here first, and you don't have a right to come in and have a huge negative impact on the existing owners there. The additional parking is great. I hope that you can squeeze it in.
- Ms. Christopher: I feel that a smaller lap siding would be more aligned with these smaller structures, but I will need to see the sample to make a decision. I would support additional buffering; drawing in the neighbors would really help out. I support the positive points for the additional parking, but I would also agree with Mr. Pringle on rearranging some spaces and possibly taking some parking out to allow for a better site buffering for the neighbors.
- Mr. Mamula: I will need to see the siding before I decide; you do need to have additional buffering; I agree with Mr. Pringle. The important thing is going to be off the backs of Buildings 4 and 5; this is a lot of parking for no reason. Do not support all of the extra parking. 56 parking spots at 3 spots per unit are excessive to the detriment of the neighbors. While the positive two (+2) points are warranted, I think that it is detrimental to your site and it is over-parked. We have Grand Timber Lodge doing analysis that they need only one parking space per unit, so there is something wrong with this overage. Also, if I could just ask that the proposed site visit be next week on Wednesday or Thursday rather than the Tuesday of the meeting, which is when I work. I won't be able to attend on Tuesday. I would really like to be here, this stuff about the slope. Other than that, the project is

light years ahead of where it was before. It's much better, it fits in the community better, but like I've said there is no final blessing from me until we see everything.

Mr. Pringle: Simple solution on the bus turnaround: buy smaller buses.

Final Hearing Impact Analysis				
Project:	Homes at Maggie Point	Positive Points	+8	
PC#	2013050			
Date:	7/8/2013	Negative Points	- 4	
Staff:	Michael Mosher			
		Total Allocation:	+4	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		Multi-family use supported by Annexation Agreement
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		Multi-family uses surround property
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		Established by Annexation Agreement at 9.73 units per acre (17.678 SFEs); Allowed density @ 1 SFE= 1,600 SF: 28,285 sq. ft.; Proposed: 25,714 sq. ft.
4/R	Mass	5x (-2>-20)		Allowed - Established Density + 20% 33,942 sq. ft.; Proposed: 30,558 sq. ft.
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	0	The exterior materials, with exception of the asphalt roofing, are all natural. The 1X10 horizontal siding and the 1X vertical siding is natural cedar. All trim is 2X wood. There is a natural moss-rock base on portions of the buildings too. Siding compatible with existing structures in area.
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			Recommended: 35'-0" overall; Proposed: 34'-5" overall
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)	- 4	Inadequate site buffering along the west property edge to the neighboring development.
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)	0	
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)	0	
9/R	Placement of Structures - Setbacks	3x(0/-3)		Front: 15 ft. Proposed; Sides: 5 ft. Proposed; Rear: 5 ft. Proposed
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		

13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		Required: 4,666 sq. ft. (25%); Proposed: 7,430 sq. ft. (39%)
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		Roll-out trash proposed.
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)	+2	In addition to the 36 required parking spaces, 13 additional being provided for common use.
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	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)	+6	Per Agreement with Town Council
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		

33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

**Maggie Point Homes
9525 State Highway 9**

**A parcel of land located in the Maggie Placer, U.S.M.S. no. 1338, in sec. 6, township 7 south, range 77 west of
the 6th p.m., County of Summit, State of Colorado
PERMIT #2013050**

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 **July 8, 2013** 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 **July 16, 2013** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. Per the Second Amended and Restated Annexation Agreement to be approved by the Town, the maximum number of positive points that can be awarded to this application under Policy 24/R (Social Community) is positive six (+6) points instead of positive ten (+10) points.

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 **July 23, 2016**, 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. 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.
9. 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 snow plow equipment from damaging the new driveway pavement.
10. Applicant shall field locate utility service lines to avoid existing trees.
11. Applicant grants permission for Town employees to harvest herbaceous plant material from the building site prior to the start of construction.
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. 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.
17. 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.
18. 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.

19. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property.
20. The road shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.
21. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
22. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
23. 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

24. **Applicant shall abide with all criteria associated with the "Restricted Units" and the "Unrestricted Units" as identified in the "Second Amended and Restated Annexation Agreement" for Maggie Placer, and any subsequent amendments, approved by the Town.**
25. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
26. 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.
27. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
28. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
29. 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.
30. Applicant shall screen all utilities.
31. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
32. 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.

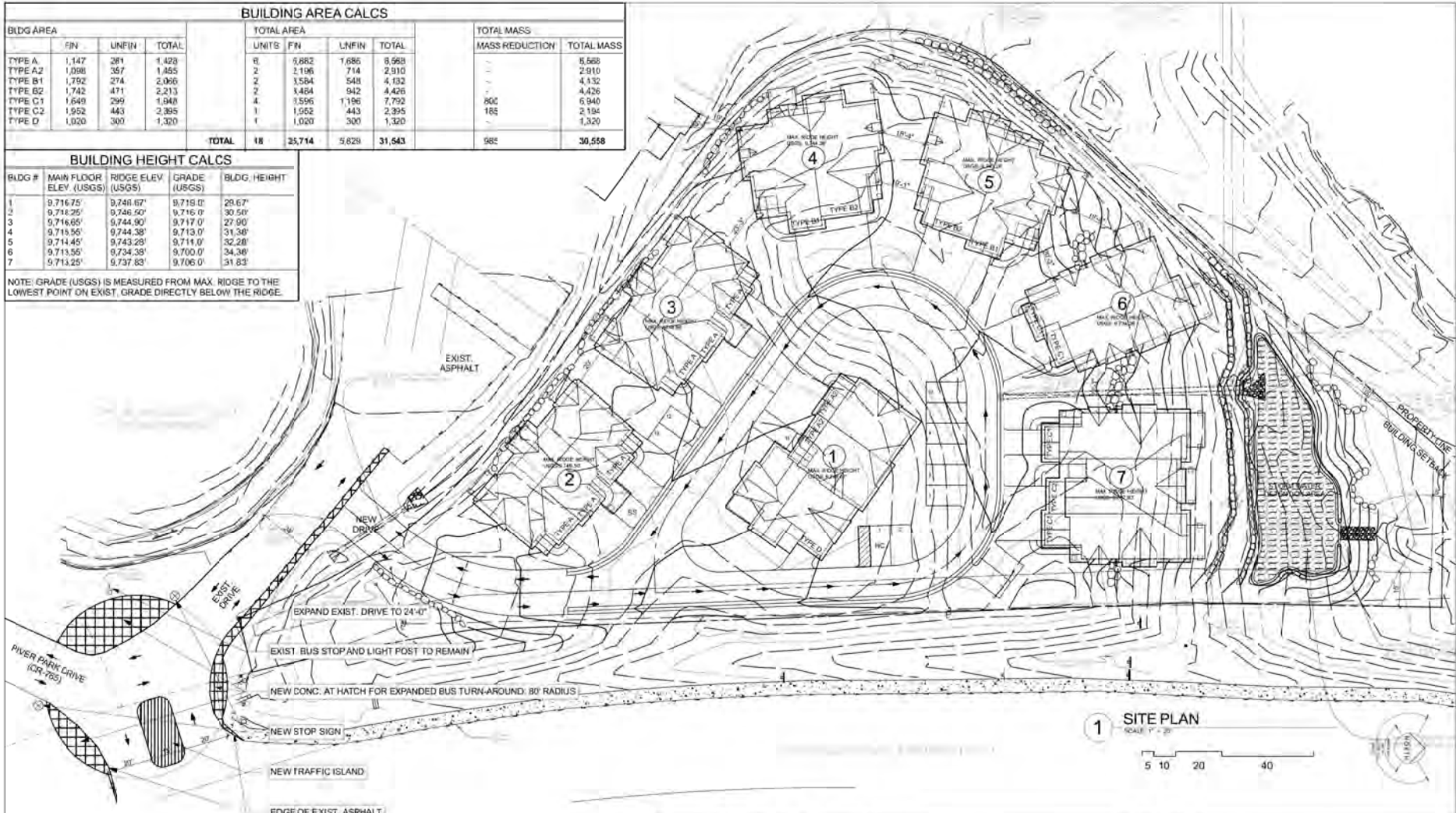
33. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a 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.
34. 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.**
35. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
36. 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.
37. 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)

BUILDING AREA CALCS							
BLDG AREA			TOTAL AREA			TOTAL MASS	
	FN	LN/FIN	TOTAL	UNITS	FN	LN/FIN	TOTAL MASS
TYPE A	1,147	281	1,428	1	5,862	1,686	8,568
TYPE A2	1,008	367	1,455	2	2,196	714	2,910
TYPE B1	1,792	274	2,066	2	3,584	548	4,132
TYPE B2	1,742	471	2,213	2	3,464	942	4,426
TYPE C1	1,648	299	1,948	4	3,596	1,196	7,792
TYPE C2	1,952	443	2,395	1	1,952	443	2,395
TYPE D	1,020	300	1,320	1	1,020	300	1,320
TOTAL			18	35,714	5,828	31,543	982

BUILDING HEIGHT CALCS				
BLDG #	MAIN FLOOR ELEV (USGS)	RIDGE ELEV (USGS)	GRADE (USGS)	BLDG. HEIGHT
1	9,716.75'	9,748.67'	9,719.0'	29.67'
2	9,718.25'	9,746.50'	9,716.0'	30.50'
3	9,716.65'	9,744.90'	9,717.0'	27.90'
4	9,718.95'	9,744.38'	9,713.0'	31.38'
5	9,714.45'	9,743.28'	9,711.0'	32.28'
6	9,713.55'	9,734.38'	9,700.0'	34.38'
7	9,713.25'	9,737.83'	9,706.0'	31.83'

NOTE: GRADE (USGS) IS MEASURED FROM MAX. RIDGE TO THE LOWEST POINT ON EXIST. GRADE DIRECTLY BELOW THE RIDGE.



1 SITE PLAN
SCALE: 1" = 20'

5 10 20 40



ADDRESS		DATA BLOCK			
9525 CO HWY 9		LOT COVERAGE	18,310 SF	0.42 ACRE	23.1%
LEGAL DESCRIPTION	A PARCEL OF LAND LOCATED IN THE MAGGIE PLACER, U.S.M.S. NO 1138, IN SEC. 6, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH PM. COUNTY OF SUMMIT, STATE OF COLORADO	PAVING	18,666 SF	0.43 ACRE	23.8%
LAND USE DISTRICT	30 RESIDENTIAL	OPEN SPACE	42,168 SF	0.97 ACRE	50.3%
LAND USE TYPE	RESIDENTIAL	TOTAL	79,144 SF	1.82 ACRE	100.0%
SITE AREA	1.8189 ACRES 79,144 SF	PARKING	PARKING REQUIRED: 36 SPACES = 2 SPACES X 18 UNITS PARKING PROVIDED: 54 SPACES = 2.89 SPACES PER UNIT 20 GARAGE 18 DRIVEWAY 13 COMMON		
DENSITY	ALLOWED: 20 RES UNITS ALLOWED MAX PER AMENDED ANNEXATION AGREEMENT PROPOSED: 9 UNRESTRICTED UNITS 9 RESTRICTED UNITS	FIREPLACES	9 GAS BURNING UNITS		
MASS	ALLOWED: 25,714 FIN. SF * 20% = 30,867 SF PROPOSED: 30,558 SF	DWELLING UNITS	19 UNITS 44 BEDROOMS		
		SNOW STACK	REQUIRED: 25% OF 18,666 SF = 4,666.5 SF PROVIDED: 40% OF 18,666 SF = 7,430.0 SF		

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REQUIRE PROTECTION OF
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HOMES AT MAGGIE POINT
9525 CO HWY 9
TOWN OF BRECKENRIDGE, CO

SITE PLAN

2/4 12/17
OWNER: CM
1/28/13 - CLASS A PRELIM
3/28/13 - REVISION 2
3/29/13 - REVISION 3
4/25/13 - REVISION 4
5/23/13 - REVISION 5
7/20/13 - REVISION 6
3/10

A-1



4 WEST ELEVATION
SCALE 1/8" = 1'-0"

3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



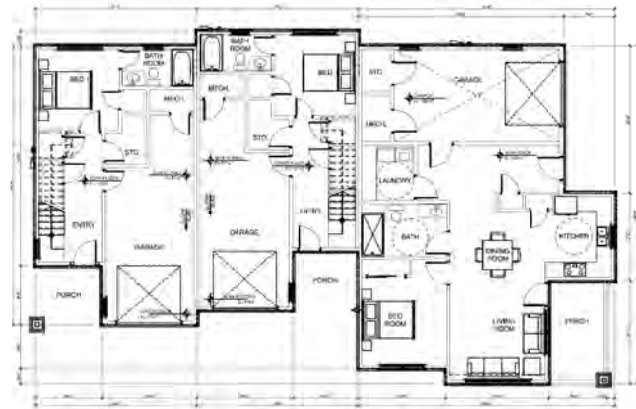
6 EAST ELEVATION
SCALE 1/8" = 1'-0"

5 NORTH ELEVATION
SCALE 1/8" = 1'-0"



7 BLDG TYPE A2
SCALE 1:100

AREA CALCS - A2			
	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	691		691
LOWER FLOOR	407	357	764
TOTAL	1,098	357	1,455
AREA CALCS - D - ADA UNIT			
	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	1,020	300	1,320
TOTAL	1,020	300	1,320



1 LOWER FLOOR PLAN
SCALE 1/8" = 1'-0"



2 MAIN FLOOR PLAN
SCALE 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE		
ITEM	MATERIAL	COLOR
ROOF	40 YR. COMP. SHINGLES	
SAVERAKE	1 1/2" x 2 1/2" MITERED EDGE	
PRIMARY SIDING	HORZ. 1 x 10 WOOD	
ACCENT SIDING	VERT. 1 x 10 WOOD	
SHOE/WINDOW TRIM	1 1/2" x 1 1/2" WOOD	
COURT/WINDOW TRIM	1 1/2" x 2 1/2" HOOD	
CORNER/CORNER TRIM	2x4	
INDICATOR TRIM	2x4	
DOOR RAIL	WOOD BALS AND NEWELS	
DECKING	WOOD DECKING	
EXPOSED BEAM/POOR	GULF-LAM & TRUSSE	
STONE BASE	NATURAL MOSS ROCK	

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HOMES AT MAGGIE POINT
9525 CO HWY 9
TOWN OF BRECKENRIDGE, CO

BLDG 1
TYPE A2D

BLDG TYPE A

204 1:200"
09/01/13 CM
08/13
1/17/13 - CLASS A PRELIM
3/8/13 - REVISION 2
3/20/13 - REVISION 3
4/23/13 - REVISION 4
5/23/13 - REVISION 5
7/20/13 - REVISION 6

A-2



4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



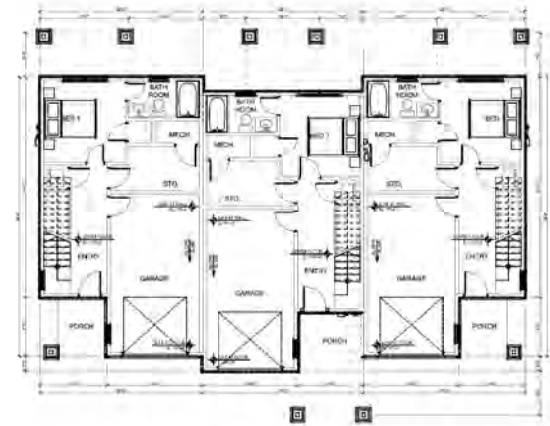
3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



6 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



7 BLDG TYPE A
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

ITEM	MATERIAL	COLOR
ROOF:	48 HC. COM. SHINGLES	
PAVERAY:	1/2" x 7/16" MET. JOINT EDGE	
PRIMARY SIDING:	PORCE. HIB. WOOD	
ACCENT SIDING:	VERT. TX. WOOD	
DOORS/WINDOWS:	WBVL	
DOOR/WINDOW TRIM:	1/4" W/ 2X4 - 10DD	SIE. COLOR BOARD
CURTAIN CORNER TRIM:	2x6	
INSIDE CORNER TRIM:	2x2	
DECK/RAIL:	WOOD RAIL AND NEWEL WOOD DECKING	
EXPOS'D BEAMS/CO:	CLU-AM & TIMBER	
STONE BASE:	NATURAL WOOD ROCK	

AREA CALCS

	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	864		864
LOWER FLOOR	483	281	764
TOTAL	1,147	281	1,428



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HOMES AT MAGGIE POINT
9525 CO HWY 9
TOWN OF BRECKENRIDGE, CO

BLDG 2
TYPE A

2/8/13 - 1 FEED
08/14/13 - CM
08/14/13
1/17/13 - CLASS A PRELIM
3/8/13 - REVISION 2
3/20/13 - REVISION 3
4/23/13 - REVISION 4
5/23/13 - REVISION 5
7/20/13 - REVISION 6
3/18/14

A-3



4 LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



3 FRONT ELEVATION
SCALE 1/8" = 1'-0"



6 RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



5 REAR ELEVATION
SCALE 1/8" = 1'-0"



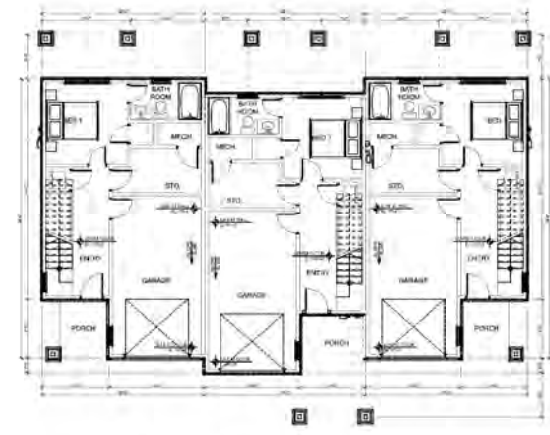
7 BLDG TYPE A
SCALE 1:800

EXTERIOR MATERIALS SCHEDULE

ITEM	MATERIAL	COLOR
ROOF:	40 YR. COMP. SHINGLES	
FAVERAK:	1/2" x 2" x 10' ALU JOIST EDGE	
PRIMARY SIDING:	PORF. HIB WOOD	
ACCENT SIDING:	VERT. TX WOOD	
DOORS/WINDOWS:	WBVL	
DOOR/WINDOW TRIM:	1/4" WY 2X4 - 10DD	SLT COLOR BOARD
CURTAIN CORNER TRIM:	2x6	
INSIDE CORNER TRIM:	2x2	
DECK/RAIL:	WOOD RAIL AND NEWEL	
	WOOD DECKING	
EXPOS'D BEAMS/CO:	CLU-AM & TIMBER	
STONE BASE:	NATURAL WOOD ROCK	

AREA CALCS

	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	864		864
LOWER FLOOR	483	281	764
TOTAL	1,147	281	1,428



1 LOWER FLOOR PLAN
SCALE 1/8" = 1'-0"



2 MAIN FLOOR PLAN
SCALE 1/8" = 1'-0"

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HOMES AT MAGGIE POINT
9525 CO HWY 9
TOWN OF BRECKENRIDGE, CO

BLDG 3
TYPE A

2/8/17 - 1 FEED
09/21/17 - CM
03/18/18
1/17/13 - CLASS A PRELIM
3/8/13 - REVISION 2
3/20/13 - REVISION 3
4/23/13 - REVISION 4
5/21/13 - REVISION 5
7/20/13 - REVISION 6
3/18/18

A-4



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HOMES AT MAGGIE POINT
9525 CO HWY 9
TOWN OF BRECKENRIDGE, CO

BLDG 4
TYPE B

20' 1 FEET
0.6091 CM

1/17/13 - CLASS A PRELIM
3/8/13 - REVISION 2
3/20/13 - REVISION 3
4/23/13 - REVISION 4
5/23/13 - REVISION 5
7/20/13 - REVISION 6

A-5



1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



5 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

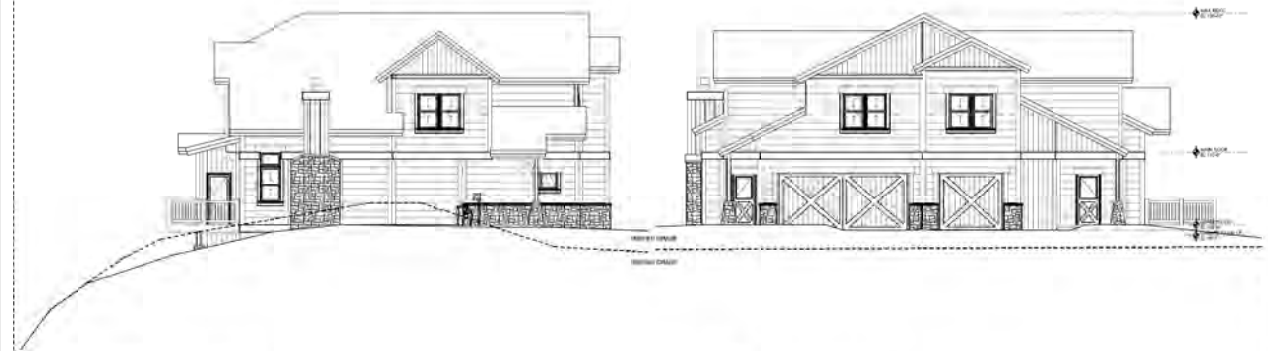


6 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



7 BLDG TYPE B
SCALE: 1:5.77

AREA CALCS - TYPE B1 - 1 CAR			
	FINISHED	UNFINISHED	TOTAL
UPPER FLOOR	847		847
MAIN FLOOR	945	274	1,219
TOTAL	1,792	274	2,066
AREA CALCS - TYPE B2 - 2 CAR			
	FINISHED	UNFINISHED	TOTAL
UPPER FLOOR	882		882
MAIN FLOOR	860	471	1,331
TOTAL	1,742	471	2,213



4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



6 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5 REAR ELEVATION
SCALE: 1/8" = 1'-0"



7 BLDG TYPE B
SCALE: 1/32"



1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA CALCS - TYPE B1 - 1 CAR			
	FINISHED	UNFINISHED	TOTAL
UPPER FLOOR	847		847
MAIN FLOOR	945	274	1,219
TOTAL	1,792	274	2,066
AREA CALCS - TYPE B2 - 2 CAR			
	FINISHED	UNFINISHED	TOTAL
UPPER FLOOR	882		882
MAIN FLOOR	880	471	1,351
TOTAL	1,762	471	2,213



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HOMES AT MAGGIE POINT
9525 CO HWY 9
TOWN OF BRECKENRIDGE, CO

BLDG 6
TYPE C DUPLEX

204 1 FEET
00001 CM
1/17/13 - CLASS A PRELIM
3/8/13 - REVISION 2
3/20/13 - REVISION 3
4/23/13 - REVISION 4
5/21/13 - REVISION 5
7/20/13 - REVISION 6

A-7



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



2 LOWER FLOOR
SCALE: 1/8" = 1'-0"

800 SF
BEIJWISERADE MASS
EACH UNIT



4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



6 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5 REAR ELEVATION
SCALE: 1/8" = 1'-0"



7 BLDG TYPE C
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE		
ITEM	MATERIAL	COLOR
ROOF	40 YR. CORR. SHINGLES	
EAVE/RAFC	1/2" x 2" x 10' ALU/GRP EDGE	
BRICK/FY TRIM	1000L 1-10 WOOD	
ACCENT TRIM	WHIT 1/2 WOOD	
DOOR/WINDOW TRIM	ALUM. CLAD WOOD	
DOOR/WINDOW TRIM	1 1/2" x 2 1/2" WOOD	SEE COLOR SCHEDULE
ROOF CORNER TRIM	2x2	
ROOF CORNER TRIM	2x2	
DECK/RAILS	WOOD EMULAND NEWS	
WOOD DECKING	WOOD DECKING	
EXPOSED BEAMS/COL.	CALUM & TENER	
STONE SAGE	NATURAL MASS ROCK	

	AREA CALCS		TOTAL
	FINISHED	UNFINISHED	
MAIN FLOOR	840	299	1,139
LOWER FLOOR	809		809
TOTAL	1,649	299	1,948



5 LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

4 FRONT ELEVATION
SCALE 1/4" = 1'-0"



7 RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

6 REAR ELEVATION
SCALE 1/4" = 1'-0"



8 BLDG TYPE C
SCALE 1" = 1'-0"

EXTERIOR MATERIALS SCHEDULE		
ITEM	MATERIAL	COLOR
ROOF:	40 YR COMP. SHINGLES	
EAVE/RAKE:	1/2" X 2 1/2" METAL DRY EDGE	
PRIMARY SIDING:	1/2" X 4" S.P.C. WOOD	
ACCENT SIDING:	VERT. 1X WOOD	
DOORS/WINDOWS:	ALUM. CLAD WOOD	
DOOR/WINDOW TRIM:	1 1/2" W/ 3X18 HOOD	SEE COLOR BOARD
OUTSIDE CORNER TRIM:	3/4"	
INSIDE CORNER TRIM:	3/4"	
TRICKS/MILL:	WOOD BAILS AND REVES WOOD DECKING	
EXPANDED FRAME/CORNER:	CULLUM & TUBBER	
STONE BASE:	NATURAL ACES-ROCK	

AREA CALCS - C1 - EXTERIOR			
	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	840	299	1,139
LOWER FLOOR	809		809
TOTAL	1,649	299	1,948

AREA CALCS - C2 - INTERIOR			
	FINISHED	UNFINISHED	TOTAL
UPPER FLOOR	391	-	391
MAIN FLOOR	870	314	1,184
LOWER FLOOR	591	129	820
TOTAL	1,952	443	2,395



3 UPPER FLOOR
SCALE 1/8" = 1'-0"



1 MAIN FLOOR
SCALE 1/8" = 1'-0"



2 LOWER FLOOR
SCALE 1/8" = 1'-0"



1 SITE PLAN
SCALE: 1" = 20'

LANDSCAPE LEGEND			
KEY	NAME	NO.	SIZE
(Symbol)	ASPEN (POPULOUS TREMULOIDES)	52	2"-3" CAL. 50% MULTI.
(Symbol)	SPRUCE (PICEA PUNGENS OR PICEA ENGLERMANII)	34	110" B' (14) 10'
(Symbol)	CHOKE CHERRY (PRUNUS VIRGINIANA)	10	1.5"-2" CAL.
(Symbol)	SHRUBS/WILDFLOWERS (POTENTILLA PERENNIAL & COTTONEASTER)	01	5 GAL.
(Symbol)	EXISTING TREES TO REMAIN		
(Symbol)	EXISTING TREES TO BE REMOVED		

LANDSCAPE NOTES											
<p>1. Application of Topsoil or Mulching: Topsoil shall be placed on site during construction. Specified soil shall be placed at least two (2) feet outside the drip line of any existing trees to prevent damage to the root systems. Finished grades shall be set such as to include the application of a minimum of two (2) inches of topsoil to existing soil elevations on contours shown on the submitted plans. An applicant may wish to consult with the provisions listed in Section 11.04 of the governing code. Topsoil shall be smooth and free of rocks and the seeded soil shall not be left in clumped form. A Review Authority may approve a more restricted technique in the periphery of a project or in more natural areas that includes rocks, logs and other natural elements. If a minimum of two (2) inches of topsoil is not added, an applicant may also apply a natural mulch (straw, hay, wood chips, etc.) provided the earth is kept in place until it is fully established or mulching and staking. Hay mulch shall consist of clean, dry or may be in an advanced stage of decomposition that are uniform and spread in the normal growth of grass or shall not stem. Certified as free of noxious weed seed will not be accepted. If any weed breaks in the cleanup process, it shall not be accepted.</p> <p>2. Soil Preparation: Preparatory to seeding, the top four (4) inches of the surface shall be tilled into an even and loose condition four (4) inches deep. Area of clods in excess of four inches in diameter, or a minimum of two (2) inches of topsoil shall be applied to establish the desired ground grade. Planting of grass seed shall be done immediately following, and not more than ten (10) calendar days following surface preparation.</p> <p>3. Required Seed Mix: The seed mix ratio shall be a minimum of 95% pure live seed (PLS). The specified application rate per acre shall be 80 pounds per acre (overall), and 15-20 pounds per acre (seed).</p>	<p>4. Spruce and Drip Irrigation: All trees and shrubs to be drip irrigated unless otherwise noted on a spray irrigation area. An irrigation shall be set on a seasonal timer with a controller sensor. Owners, users, and maintainers will provide adequate landscape and irrigation system maintenance for all site elements. The contractor shall be joint and several.</p> <p>5. Timing of Seeding: Where climate watering is not a prohibited option, seeding shall be done in the fall after September 15, so that the seeds can germinate in the spring due to the spring melt and spring precipitation.</p> <p>6. Establishment of Revegetation: Revegetation in ground cover shall be considered established if, when viewed from above, it covers 60% or more of the ground surface in a uniform manner with no visible bare spots. The ground cover growth shall be such that it is effective in controlling erosion and sedimentation.</p> <p>7. Weed-Free Revegetation: Landscaping and plant material shall be free from weeds as defined by the County as invasive, noxious or otherwise nuisance weed species. Native seed mix shall have no weeds. A spray program will be implemented to manage invasive, noxious, or nuisance weeds.</p> <p>SHORT DRY GRASS SEED MIXTURE</p> <table border="1"> <tr><td>HARD FESCUE</td><td>30%</td></tr> <tr><td>CREeping RED FESCUE</td><td>30%</td></tr> <tr><td>SHREw FESCUE</td><td>25%</td></tr> <tr><td>CANADA BLUEGRASS</td><td>10%</td></tr> <tr><td>CAREY BLUEGRASS</td><td>5%</td></tr> </table>	HARD FESCUE	30%	CREeping RED FESCUE	30%	SHREw FESCUE	25%	CANADA BLUEGRASS	10%	CAREY BLUEGRASS	5%
HARD FESCUE	30%										
CREeping RED FESCUE	30%										
SHREw FESCUE	25%										
CANADA BLUEGRASS	10%										
CAREY BLUEGRASS	5%										

DATA BLOCK			
ADDRESS	9525 CO HWY 9	LOT COVERAGE	
LEGAL DESCRIPTION	A PARCEL OF LAND LOCATED IN THE MAGGIE PLACER U.S.M.S. NO. 1138, IN SEC. 6, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH PM, COUNTY OF SUMMIT, STATE OF COLORADO	BUILDING	18,310 SF
LAND USE DISTRICT	30 RESIDENTIAL	PAVING	18,666 SF
LAND USE TYPE	30 RESIDENTIAL	OPEN SPACE	42,168 SF
SITE AREA	1.8189 ACRES	TOTAL	79,144 SF
DENSITY	ALLOWED PROPOSED	PARKING REQUIRED	36 SPACES = 2 SPACES X 18 UNITS
MASS	ALLOWED PROPOSED	PARKING PROVIDED	54 SPACES = 2.89 SPACES PER UNIT 20 GARAGE 18 DRIVEWAY 13 COMMON
	20 RES. UNITS ALLOWED MAX. PER AMENDED ANNEXATION AGREEMENT 9 UNRESTRICTED UNITS 9 RESTRICTED UNITS	FIREPLACES	9 GAS BURNING UNITS
	25,714 FIN. SF + 20% = 30,867 SF	DWELLING UNITS	19 UNITS
	30,558 SF	BEDROOMS	44 BEDROOMS
		SNOW STACK REQUIRED	25% OF 18,666 SF = 4,666.5 SF
		PROVIDED	40% OF 18,666 SF = 7,430.0 SF

DATE	1/20/21
DRAWN BY	CM
NO.	
1/11/13 - CLASS A PRELIM	
3/28/14 - REVISION 2	
3/29/15 - REVISION 3	
4/25/15 - REVISION 4	
5/23/15 - REVISION 5	
7/20/15 - REVISION 6	
8/10	





Planning Commission Staff Report

- Subject:** Beaver Run Vestibule Airlock Entrance and Density Transfer with Master Plan Amendment (Class B Combined Hearing; PC# 2013049)
- Date:** July 9, 2013 (For Planning Commission meeting of July 16, 2013)
- Proposal:** To remodel the exterior of the existing porte-cochere with natural materials and enclose 494 square feet of the existing covered walkway between the porte-cochere and lobby. This project will allow guests to wait inside a heated area of the building rather than outside for personal and shuttle vehicles. This will also assist in reducing unconditioned air from entering the lobby. There is not enough density remaining in the approved Master Plan for this proposal. Hence, the project will require a Master Plan Amendment and density transfer.
- Project Manager:** Michael Mosher, Planner III
- Applicant/Owner:** Kevin Schottlentner, Beaver Run Resort
- Agent:** O'Bryan Partnership, Inc.
- Address:** 620 Village Road
- Legal Description:** Lot 3A & 3B, Beaver Run Condo Subdivision
- Land Use District:** 23 (Commercial and Residential)
- Site Conditions:** The site is within Beaver Run Resort on the north side of the existing Beaver Run Building A (lobby/check in location).
- Adjacent Uses:** East: Breckenridge Ski Resort/U.S.F.S.
South: Coppertop Building (commercial)
North: Beaver Run Resort, Kings Ridge (residential)
West: Beaver Run Resort
- Density/Mass:** Master Plan Approved Density: 677,685 sq. ft. (mixed use)
Existing Built Density: 677,685 sq. ft.
Proposed Total Density: 494 sq. ft. (condo-hotel use @ 1,200 SF per SFE)
Density needed to be transferred: 494 sq. ft. (0.41 SFEs)
- Height:** Existing Master Plan: 5 to 9 stories
LUGs: 3 stories
Proposed: 1 story (not to exceed existing height)

Item History

Beaver Run Resort was constructed in the 1980s. Over time there have been many modifications to the original development permit and Master Plan. Most recently in May 2011, the Planning Commission approved an addition of 820 square feet with an associated density transfer and Master Plan Amendment for the addition of an elevator shaft between Buildings 1 and 2 to improve internal circulation within the resort.

Staff Comments

Density (3/A & 4/A): The existing front entrance vestibule is proposed to be enclosed to create an airlock/waiting area for guests waiting for their vehicle or shuttle. This results in 494 square feet of additional density. There is no density remaining per the last Beaver Run Resort Master Plan Amendment therefore, the applicant would have to transfer the new density to the property. Per *Exhibit A of the Official Upper Blue Basin Transfer of Development Rights Sending and Receiving Areas Map*, Beaver Run is a Receiving Site; hence density may be transferred to this property via the from the Upper Blue Basin Transferable Development Rights Program . There is a Condition of Approval that the density transfer happens prior to receiving a Building Permit. The building footprint would not change in this case and staff has no concerns.

Architectural Compatibility (5/A & 5/R): The enclosed vestibule and the porte-cochere will receive an exterior remodel with similar materials. The modification consists of adding a new dormer over the link with asphalt shingles in “rustic redwood” and timber elements in “russet” stain onto the existing porte-cochere roof. The existing porte-cochere stucco structure and new enclosure is to receive a natural river rock base and cementitious stucco textured panels in tan. Staff is supportive of the upgrades to the entrance of the property and has no concerns.

Land Use (2/A & 2/R): The Master Plan allows for commercial and residential uses. This application proposes no changes to the existing uses.

Social Community (24/A & 24/R), Affordable Housing: This proposal does not add to the gross dwelling area and is under 5,000 square feet in area and therefore, this policy are not applicable. Staff has no concerns.

Point Analysis: Staff conducted a point analysis for this project and found it to comply with all absolute policies of the Development Code. Staff found no reason to assign positive or negative points for this application.

Staff Action

The Planning Department recommends the Planning Commission accept the attached Point Analysis for the Beaver Run Vestibule Airlock Entrance and Density Transfer with Master Plan Amendment (PC#2013049) showing a passing score of zero (0) points.

The Planning Department recommends approval of the Beaver Run Vestibule Airlock Entrance and Density Transfer with Master Plan Amendment (PC#2013049) with the attached Findings and Conditions and Point Analysis.

Final Hearing Impact Analysis				
Project:	Beaver Run Vestibule Airlock Entrance and Density Transfer with Master Plan Amendment	Positive Points	0	
PC#:	2013049			
Date:	7/9/2013	Negative Points	0	
Staff:	Michael Mosher, Planner III			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		0.41 SFEs (494 square feet) of condo-hotel use density shall be transferred from the Joint Town and County Density Bank to enclose the covered walkway.
3/R	Density/ Intensity Guidelines	5x (-2>-20)		A modification to the Master Plan is a Condition of Approval
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		

16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		The airlock enclosure will decrease unconditioned air from entering the building however, due to the size and scope of the project, the applicant is not pursuing a formal analysis of the building.
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		

37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

**Beaver Run Vestibule Airlock and Density Transfer with Master Plan Amendment
Beaver Run Condominiums
620 Village Road
PERMIT #2013049**

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 **July 9, 2013**, 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 **July 16, 2013**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

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 **July 23, 2016**, 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. 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.
9. The vested period for this master plan amendment expires three (3) years from the date of Town Council approval, on **July 23, 2016**, in accordance with the vesting provisions of Policy 39 of the Development Code. In addition, if this permit is not signed and returned to the Town within thirty (30) days of the permit mailing date, the permit shall only be valid for eighteen (18) months, rather than three (3) years.
10. This Master Plan Amendment is entered into pursuant to Policy 39 (Absolute) of the Breckenridge Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code). Uses specifically approved in this Master Plan Amendment shall supersede the Town's Land Use Guidelines and shall serve as an absolute development policy under the Development Code during the vesting period of this Master Plan Amendment. The provisions and procedures of the Development Code (including the requirement for a point analysis) shall govern any future site specific development of the property subject to this Master Plan.
- 11. Concurrently with the issuance of a Development Permit, applicant shall submit a 24"x36" mylar document of the final master plan amendment, including all maps and text, as approved by Planning Commission at the final hearing, and reflecting any changes required. The name of the architect, and signature block signed by property owner of record or agent with power of attorney shall appear on the mylar.**
- 12. Applicant shall record with the Summit County Clerk and Recorder a mylar document reflecting all information in the approved Master Plan Amendment. The mylar document shall be in a form and substance acceptable to the Town Attorney, and after recording shall constitute the approved Master Plan for the future development of the property.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

13. 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.
14. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

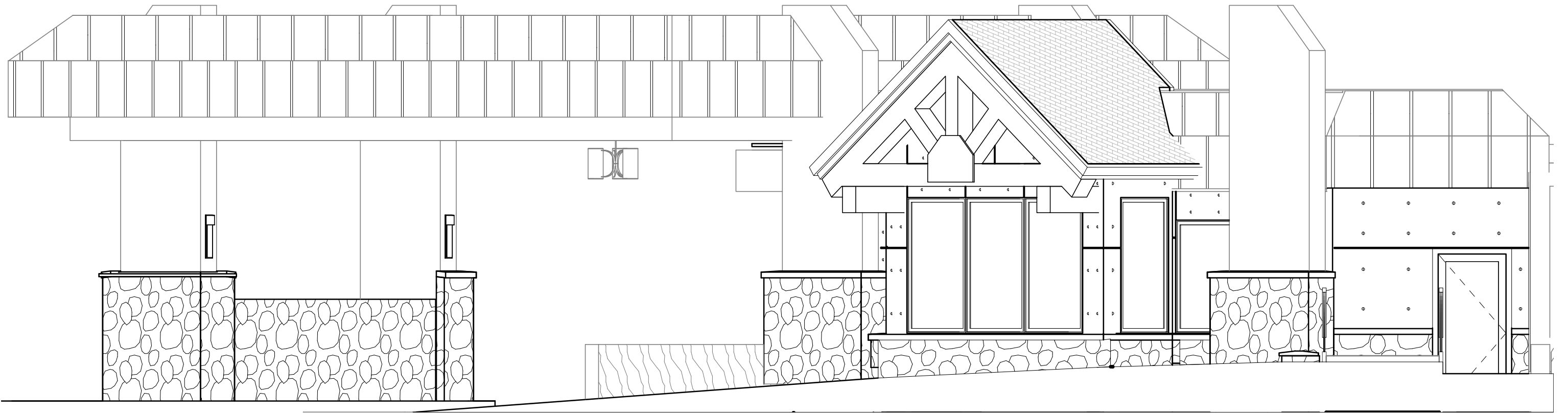
15. Applicant shall pay for and obtain a certificate from the Upper Blue Basin Transferable Development Rights Program for 0.41 Single Family Equivalents (494 square feet) of condo-hotel density. A copy of the certificate shall be provided to the Town of Breckenridge. This density transfer shall be completed prior to the recordation of the Master Plan Amendment, or recordation of notice of approval of a Master Plan Amendment.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

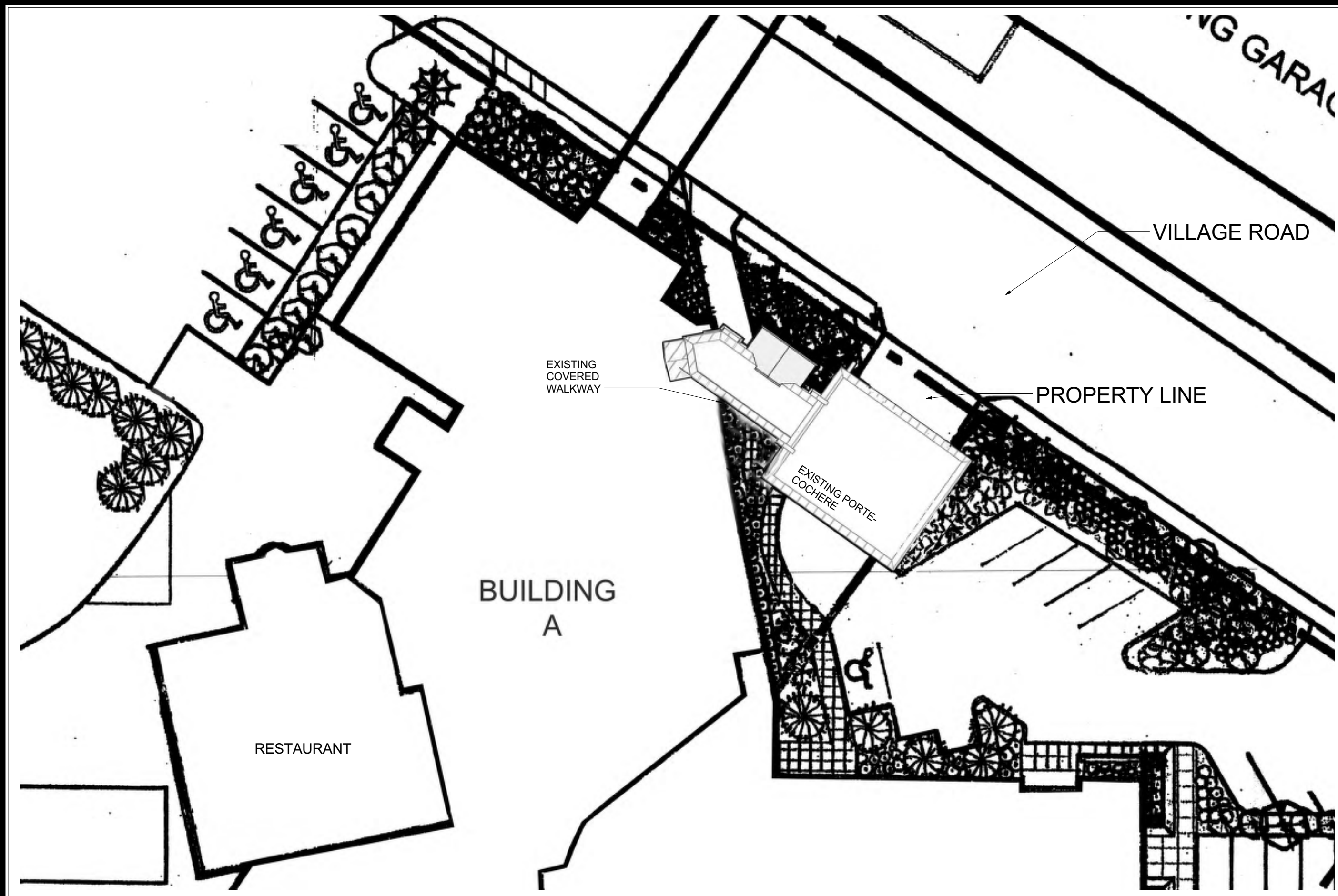
16. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
17. Applicant shall screen all utilities.
18. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
19. 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.
20. 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.
21. 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.**
22. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
23. 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)



BEAVER RUN LOBBY



O'BRYAN PARTNERSHIP, INC
ARCHITECTS - A.I.A.

ARCHITECTURE,
PLANNING, INTERIORS
P. O. Box 2773
620 Main Street, Suite 8
Frisco, CO 80443
Tel: 970.668.1133
Fax: 970.668.2316

2 Union Street, Suite 202
Portland, ME 04101
Tel: 207.774.1133
Fax: 207.775.2308
www.OPARCH.com

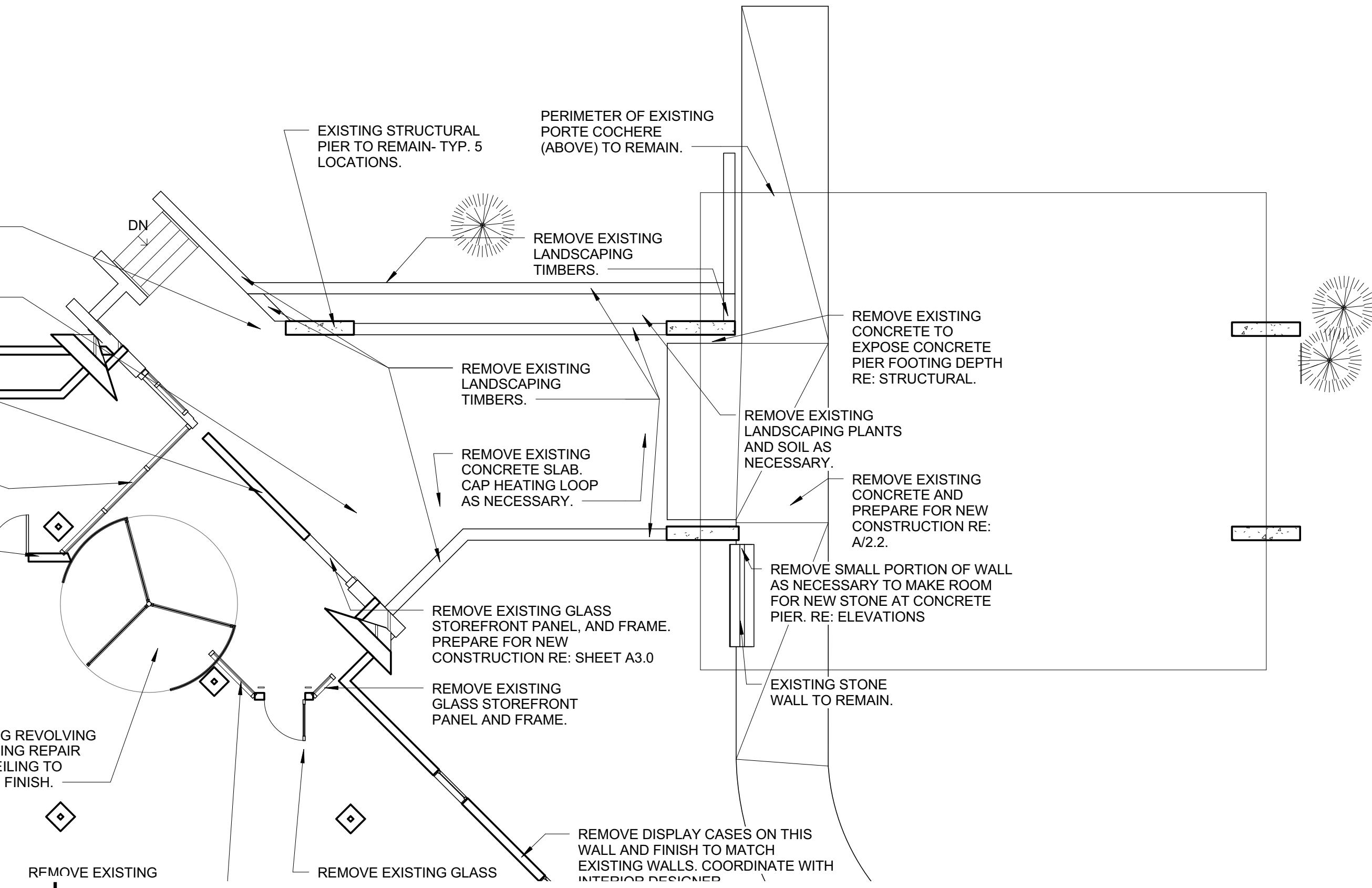
BEAVER RUN LOBBY
620 Village Rd.
Breckenridge, CO. 80424-2115

Revisions:

02.19.13	PRICING SET
02.27.13	ADDENDUM
04.02.13	ADDENDUM #2
06.12.13	ADDENDUM #3

Date:	2/19/13
Project No:	2437
Drawn by:	MSS
Checked by:	KAO

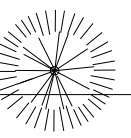
A1.4
SITE PLAN



EXISTING STRUCTURAL
PIER TO REMAIN- TYP. 5
LOCATIONS.

PERIMETER OF EXISTING
PORTE COCHERE
(ABOVE) TO REMAIN.

REMOVE EXISTING
LANDSCAPING
TIMBERS.



REMOVE EXISTING
LANDSCAPING
TIMBERS.

REMOVE EXISTING
CONCRETE SLAB.
CAP HEATING LOOP
AS NECESSARY.

REMOVE EXISTING
CONCRETE TO
EXPOSE CONCRETE
PIER FOOTING DEPTH
RE: STRUCTURAL.

REMOVE EXISTING
LANDSCAPING PLANTS
AND SOIL AS
NECESSARY.

REMOVE EXISTING
CONCRETE AND
PREPARE FOR NEW
CONSTRUCTION RE:
A/2.2.

REMOVE SMALL PORTION OF WALL
AS NECESSARY TO MAKE ROOM
FOR NEW STONE AT CONCRETE
PIER. RE: ELEVATIONS

REMOVE EXISTING GLASS
STOREFRONT PANEL, AND FRAME.
PREPARE FOR NEW
CONSTRUCTION RE: SHEET A3.0

REMOVE EXISTING
GLASS STOREFRONT
PANEL AND FRAME.

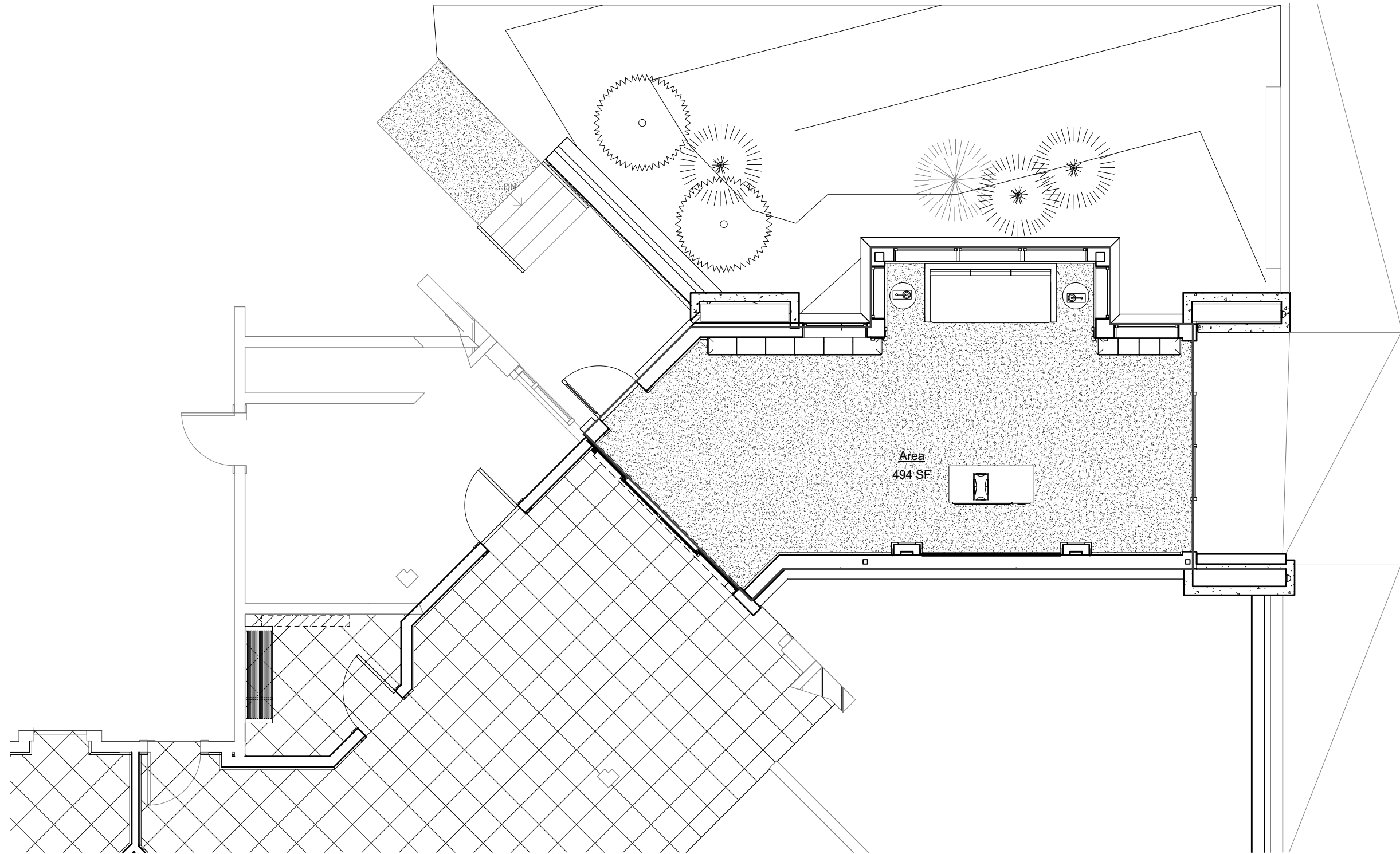
EXISTING STONE
WALL TO REMAIN.

G REVOLVING
ING REPAIR
ILING TO
FINISH.

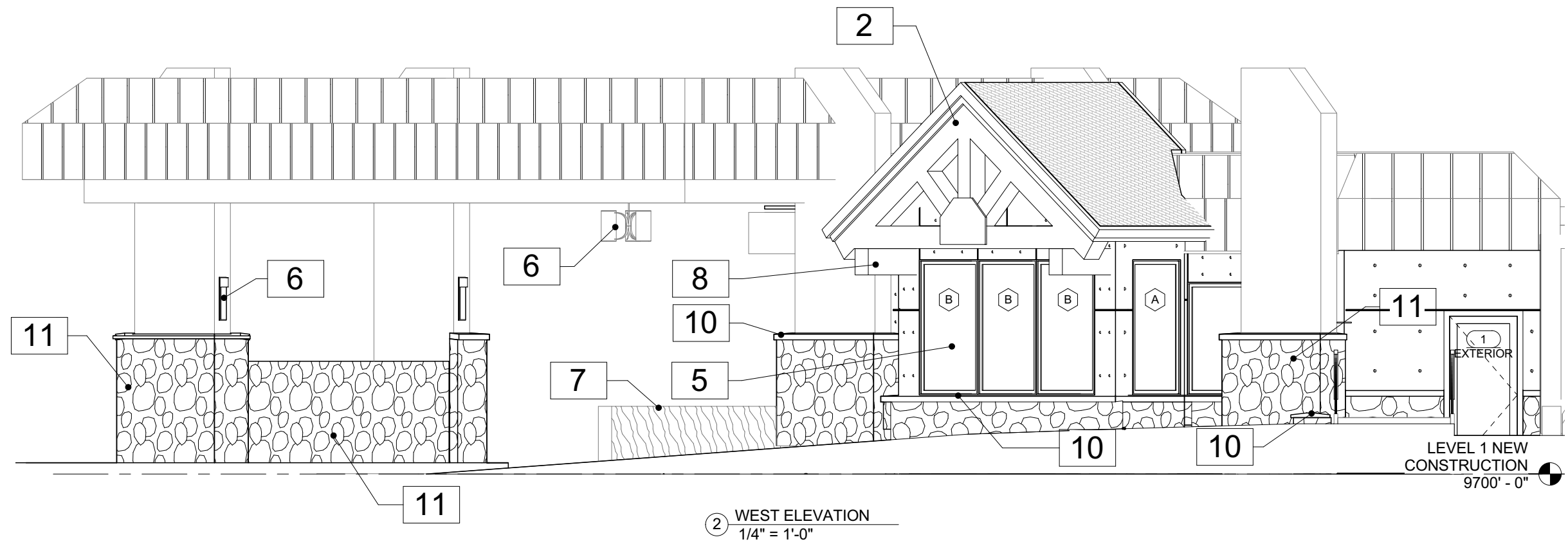
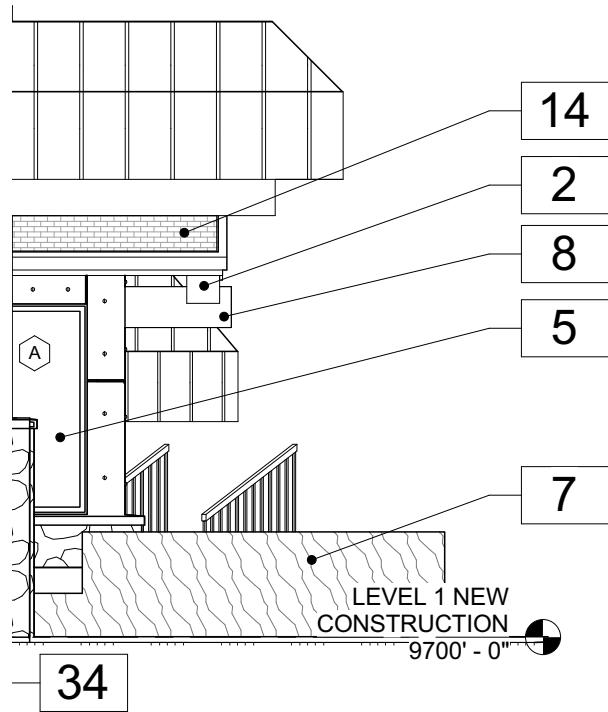
REMOVE DISPLAY CASES ON THIS
WALL AND FINISH TO MATCH
EXISTING WALLS. COORDINATE WITH
INTERIOR DESIGNER

REMOVE EXISTING

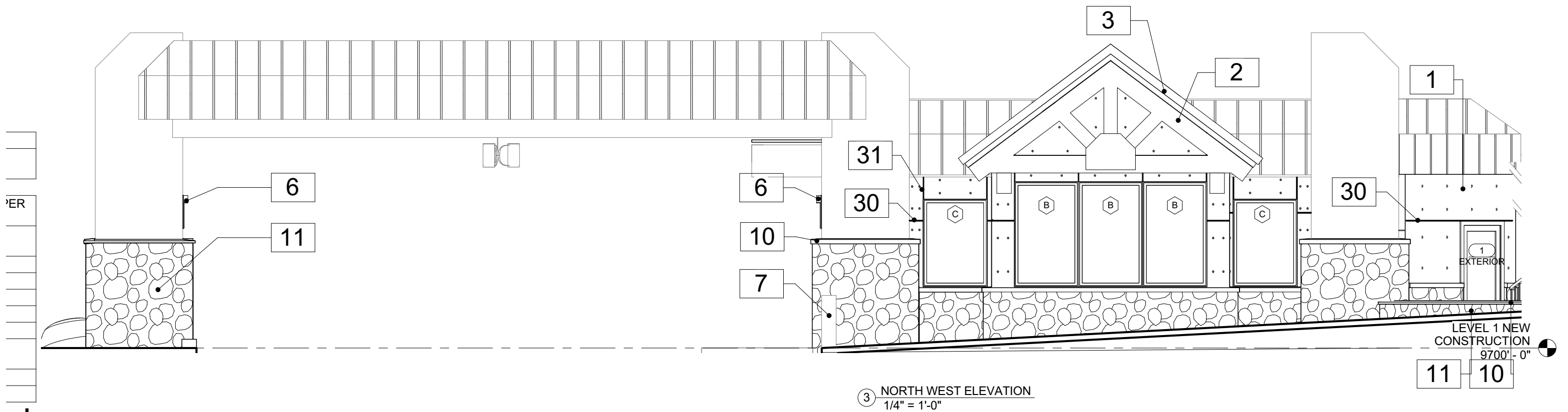
REMOVE EXISTING GLASS



① LEVEL 1 NEW CONSTRUCTION
1/4" = 1'-0"



T.O. RIDGE
9724' - 9 1/4"



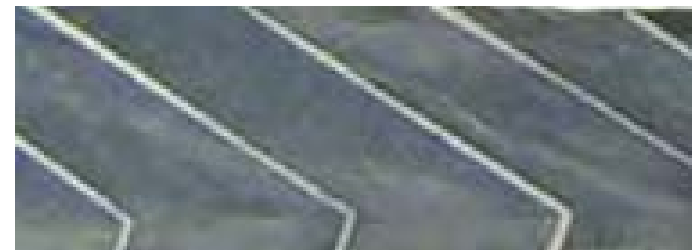
T.O. RIDGE
9724' - 9 1/4"



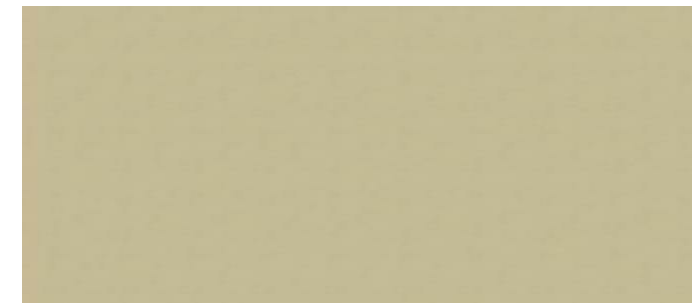
RIVER ROCK WALL TO MATCH EXISTING.



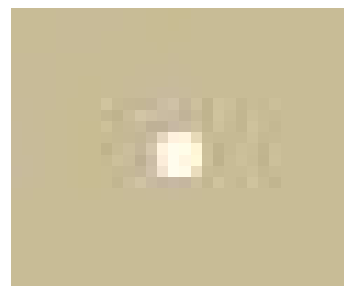
ELDORADO STONE, MOUNTAIN LEDGE, SIERRA OR OTHER AS APPROVED TO MATCH EXISTING.



GRAY STONE 2" CAP TO MATCH EXISTING.



CERTAITEED CEMENTITIOUS PANEL IN ANTIQUE WHITE/DESERT TAN.



EXPOSED METAL FASTENER ON CEMENTITIOUS SIDING.

TAMKO HERITAGE ASPHALT SHINGLES. COLOR RUSTIC REDWOOD.



SEMI TRANSPARENT OIL STAIN ON ALL EXTERIOR CEDAR INCLUDING FASCIA, AND EXTERIOR TIMBER ELEMENTS. COLOR RUSSET.



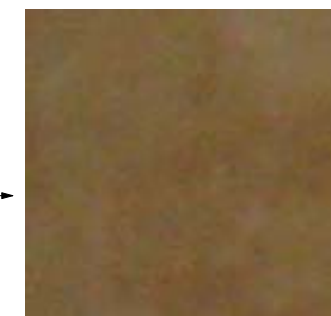
ALUMINUM STOREFRONT WINDOWS AND DOORS. COLOR TO MATCH EXISTING.



ALL INTERIOR MILLWORK TO MATCH EXISTING ALDER.



INTERIOR GYP. BOARD FINISH TO MATCH EXISTING.



Revisions:

02.12.13	PRICING SET
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Drawn by: MSS

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