



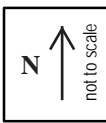
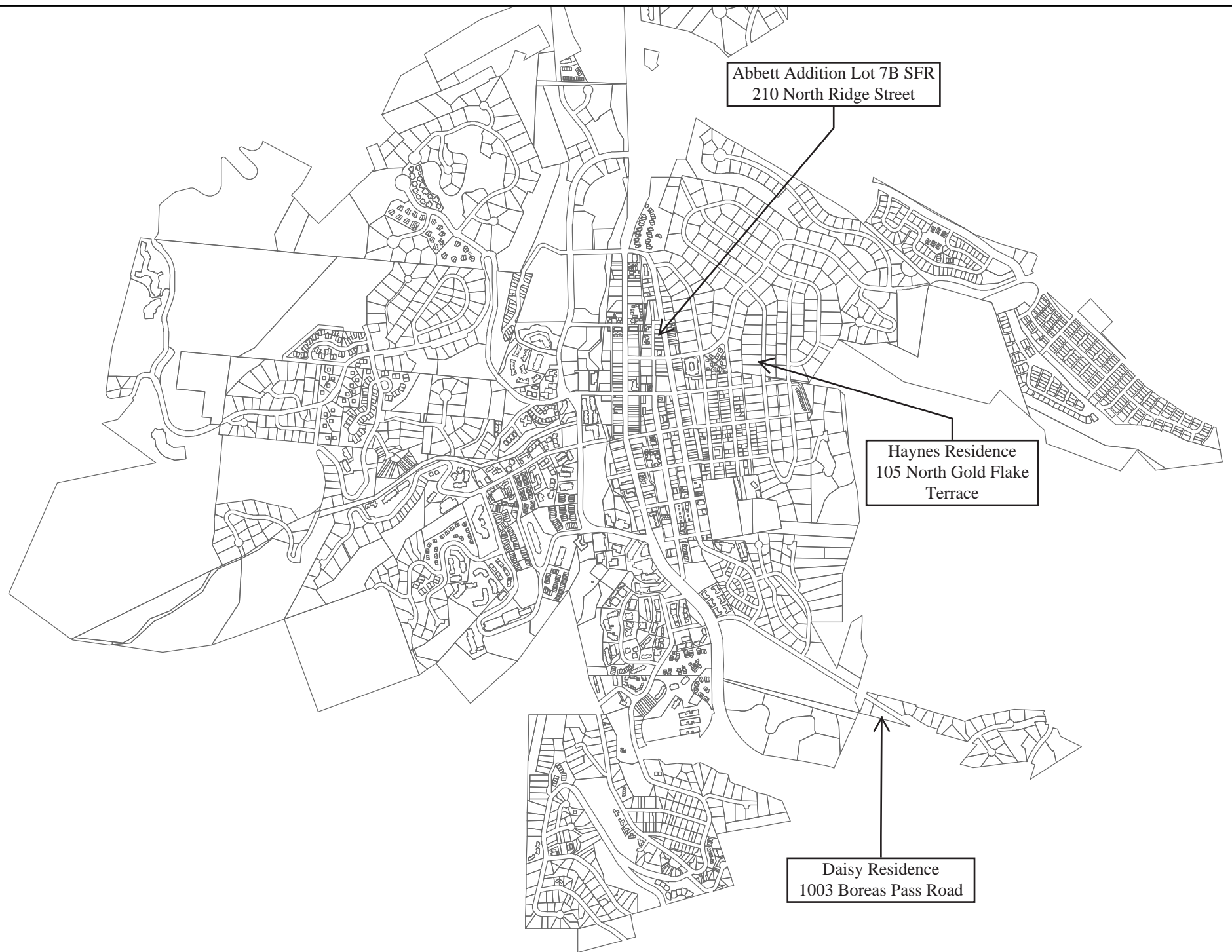
PLANNING COMMISSION AGENDA

Tuesday, February 18, 2014
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The February 18 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>Consent Calendar</i>	
	1. Daisy Residence (MGT) PC#2014001; 1003 Boreas Pass Road	9
	2. Haynes Residence (MGT) PC#2014004; 105 North Gold Flake Terrace	21
7:15pm	<i>Worksessions</i>	
	1. Policy 80A Connector Elements	37
8:30pm	<i>Town Council Report</i>	
8:45pm	<i>Preliminary Hearings</i>	
	1. Abbett Addition Lot 7B SFR (MM) PC#2013111; 210 North Ridge Street (Withdrawn at the Request of the Applicant)	
8:45pm	<i>Other Matters</i>	
	1. 2013 SustainableBreck Annual Report (MT)	41
9:15pm	<i>Adjournment</i>	

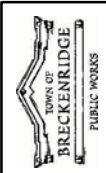
For further information, please contact the Planning Department at 970/453-3160.

***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.**



Breckenridge South

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



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Eric Mamula Trip Butler Gretchen Dudney
Dan Schroder Kate Christopher
Dave Pringle
Jim Lamb and Jennifer McAtamney, Town Council Liaison, were absent.

APPROVAL OF AGENDA

The January 21, 2014 Planning Commission meeting agenda was approved unanimously (6-0).

APPROVAL OF MINUTES

With no changes, the January 7, 2014, Planning Commission Minutes were approved as presented.

WORKSESSIONS:

1) Code Amendments: Temporary Structures

Ms. Puester presented. The existing Temporary Structures policy is rarely used in its existing form. For example the Breckenridge Ski Resort sprung structure building and Beaver Run Resort summer event tent are regularly occurring development permits for temporary structures which have been approved year after year and do not meet the policy. Staff rarely sees a temporary structure proposed which meets the current policy of only being permitted as a replacement use when a building permit is active on site hence, requiring variances and/or development agreements. Therefore, staff would like the Planning Commission to consider modifications to the policy that would address what is needed to meet common occurrences in town to avoid having to process variances and development agreements.

Commissioner Questions / Comments:

Ms. Dudney: How would we address sprung structures and Beaver Run? (Ms. Puester: Just an example. Code allows 2 years now but the code change would allow 3 years. Beaver Run tent is not permanent but goes up each summer. With the proposed code amendment, the Planning Commission is given discretion to determine if a temporary structure is appropriate. We would not have to grant a variance, hard to meet criteria.)

Mr. Pringle: Question about tent at La Cima. (Ms. Puester: Permitted through separate special events process.)

Mr. Mamula: Beaver Run puts up a tent that allows them to exceed density. Concerned other businesses could tent over their deck. It seems there is some precedent being set. A variance makes this more difficult to do. Bubba Gump tried to cover their patio in winter, in essence creating more density. (Mr. Grosshuesch: To clarify, as drafted this code amendment would only allow this outside the Historic District. Our thought is let's fix this and keep them out of the Historic District. The way it's currently written, it's almost impossible to approve and difficult to meet the variance criteria with a straight face.) It would be nice to have some criteria for this new approval process. (Ms. Puester: Uses are proposed to be allowed, such as retail and commercial uses, which previously were not allowed. This is what we see in reality.)

Mr. Butler: Questions on greenhouse? (Mr. Grosshuesch: Allows parking spaces to be used but only until busy season on July 1. You could put reasonable conditions on approval, such as we could approve for shorter time period, so we are not locked into a three year approval.)

Mr. Jeff Zimmerman (Vail Resorts): Clarification, this is just a work session. Would like to think about the different permutations and how it might affect Vail Resorts. I'd like to talk with Ms. Puester

some on this after I've considered it some more. As a citizen, I support not allowing in Historic District.

- Mr. Pringle: How does it address 5 Hour Energy guy in plaza, throwing up a tent? (Ms. Puester: Not sure he has been authorized, unless with special event.) (Mr. Mamula: Believes he has a special event permit.) There is still a need to allow some things that a major resort needs like sprung structures or tents.
- Ms. Dudney: I'm fine with it as proposed.
- Mr. Schroder: I'm also good with it.
- Mr. Mamula: I'm ok with it. See how it works. I like that it takes it out of the Conservation District and out of the variance criteria.

The Planning Commission recommended Staff go forward to Town Council with this.

2) Code Amendments: Policy 80A Connectors

Ms. Puester presented. The Planning Commission and staff have voiced concerns with priority policy 80A regarding the existing language, "*The height of the connector should be clearly lower than that of the masses to be linked. In general, the ridge line of the connector should be at least two feet less than that of the original, principal mass.*" Two feet has been taken literally, even in the cases where the principal mass reads as two stories, resulting in tall connector elements which closely resemble the principal structure massing. As a product, we see an unnatural appearance of an overall large mass out of character with the Historic District. The modification proposed would limit connector elements to one story in height. The modification would limit the connector element to one story.

Commissioner Questions / Comments:

- Mr. Schroder: For clarification, if one story is the primary structure, then the connector still needs to be two feet lower? (Staff: Yes.) (Mr. Grosshuesch: Ridge height would be lower because connector is not as wide as the primary structure.)
- Mr. Butler: Add "the" in third bullet. (Ms. Puester: Will do, typo.)
- Mr. Mamula: The way it reads to me now, it's only for new additions to historic structures; we need to add new (module) to new module. (Mr. Mosher: Have talked to Mr. Berry in the past about that and he reads it as you are hoping it does.) (Ms. Puester: We can clarify it.)
- Mr. Pringle: With connectors it sometimes looks like a lot more going on than just connecting modules. I'm concerned because sometimes I'm confused at what is the connector. Not sure about one story in all cases; it may be too confining. It needs to clearly operate as connector. (Mr. Grosshuesch: To provide some history on the policy, when it was originally developed, we recognized that if we simply allowed projects to go to 9 UPA we would get larger structures than were historically found. The compromise was to allow modules to be created and allow connectors. Once you go to two stories with the connector it starts to read as one large module. Probably our most important issue to retain character is keeping down the mass in Historic District.)
- Ms. Christopher: Decks, etc. on the connector create confusion.
- Ms. Dudney: What is the effect on existing projects? (Ms. Puester: This would not affect existing or any projects in process. If application lies idle for six months new rules may apply.)
- Ms. Janet Sutterley, Architect: I don't think limiting to one story is the answer. It has to do with proportions. The length of the connector is a bigger concern. If it's a real short connector then just bringing down the height may not address issue. Don't have a specific answer.
- Mr. Mamula: Language says length must be half of primary structure, doesn't that address the issue? The Problem is we are getting large masses connecting buildings. Perhaps we say connector needs to be one-half story lower. Still my vote would be for one story connectors. What we shouldn't do is use two feet as the minimum, it's not enough.

- Ms. Dudney: Connectors, functionally hard to justify only a hallway in connector. May not be most efficient use of building. What about a half story difference? We may not need to have as dramatic a difference as one story. (Ms. Puester: The Code defines one story as 13 feet.) Sketch it out and decide what is the right number.
- Ms. Christopher: Historically there were not two story connectors. I feel a one story connector is appropriate. Not sure one and a half story works.
- Ms. Sutterley: Within 13 feet, could you still have a second floor if you could fit it? Planning Commission pretty much okay with that if height is kept down.
- Mr. Butler: I'm good with one story.
- Mr. Schroder: One story is fine.
- Mr. Mamula: If we go with proportionally instead of one story, we need some mathematical formula to proportion connector to the primary modules and it needs to be off of the smaller module not the larger one.

Ms. Puester indicated they would bring some options on the connector back to the Planning Commission to discuss a one story element versus something proportional with design limitations.

3) Code Amendment Worksession: Condo-Hotels

Ms. Puester presented. The condo-hotel topic has been on the Planning Commission Top Ten list for 2013 and 2014. In October 2013, the Planning Commission held a Retreat which included visiting various condo-hotels in Town. On November 12, a joint worksession was held between the Commission and Town Council where they discussed a potential code revision related to 1) existing small condo-hotel conversion of vacant spaces and 2) new small versus large condo-hotel amenity bonus and density multipliers. The purpose of this memo is to discuss policy options.

Staff would like to proceed with a policy allowing units formerly used as 24 hour check in desks and meeting facilities to be converted on a case by case basis for deed restricted units. Staff is proposing a Development Agreement because not all of these vacated spaces may make desirable deed restricted units and we would like there to be the ability to be flexible with the determination and requirements. Would the Commission support staff drafting code language taking this direction for deed restricted units? Are there specifics the Commission would like included?

In addition to allowing conversions for deed restricted housing, staff would also like to explore the concept of allowing the conversion if a portion of the revenue from the sale would result in energy audits and possible energy improvements to the existing structures. Would the Commission support staff drafting code language taking this direction for energy audits? Are there specifics the Commission would like included?

After researching existing condo-hotels and having conversations with those in the condo-hotel industry, the general consensus has been that the existing definition of condo-hotel in the Development Code is still valid. However, staff acknowledges that there are issues as demonstrated in the topic above with small condo-hotels being able to realistically function as a condo-hotel and fit the definition over the long term.

Staff would like to have the Commission input on modifying the definition of condo-hotels to be applicable to those projects with a minimum of 50 units. Staff would also like to explore requiring a covenant to be recorded against the property that if a condo-hotel is converted to a use which would require more density, (i.e. condominium without the hotel function) the property owner would be required to pay the difference of the bonus received under condo-hotel multiplier, plus any new use required square footage via transfer of development rights (TDRs). Does the Commission support modifying the condo-hotel definition to establish a minimum threshold of 50 units in order to qualify as a condo-hotel and therefore be entitled to the density bonus? Would the Commission support the covenant recordation requirement?

Staff would like to get Planning Commission direction to return to the Planning Commission at a worksession with draft revisions to the appropriate policies.

Condo hotels get density bonus compared to condos. Definition of condo hotel requires 24 hour desk, phone service, etc. On existing space conversions, we looked at Tyra at your October retreat. Spaces were not functioning anymore. What to do with existing spaces? Propose on case by case basis to allow them to be converted to deed restricted units. Propose it would be done through a development agreement. Does the Commission agree with this approach?

Commissioner Questions / Comments:

Mr. Pringle: How many existing condo-hotels could come in and request a conversion? (Ms. Puester: Maybe a dozen; not sure how many have vacant spaces.) Why can't we force people to keep the condo-hotel amenities as they were required? That's the deal we made with them. (Mr. Grosshuesch: Probably does not make sense to require 24 hour desk and phone service anymore with these smaller projects. You can't have a centralized desk when you have 13 different property management companies on a property. The state CIOWA Statute established that we cannot require units to stay under one management company.)

Ms. Christopher: I see empty space not being used, why not put it to good use?

Mr. Schroder: Town gains by having spaces used as employee housing.

Ms. Dudney: They can't be for-sale units. We need to protect the occupants from HOA assessments. They should be rentals.

Mr. Butler: I agree with a deed restriction.

Mr. Mamula: OK with deed restriction, but need rental criteria like Ms. Dudney says, and no conversion down the road for TDRs, etc. In town, on bus routes, this would be valuable employee housing; don't swap it out for something else. Needs to be rental units so that a deed restricted owner does not get stuck with an assessment.

The Planning Commission overall all agreed with a deed restriction with the exception of Mr. Pringle.

Ms. Puester: Regarding energy audits proposed to be required; does the Commission support?

Mr. Mamula: Energy audits may not result in anything. Would rather have money go to affordable housing. Homeowners may not go for energy improvements. I am very against these units being for sale. (Mr. Grosshuesch: To the extent we can get these leaky buildings fixed, it's a good thing.) (Mr. Truckey: If they perform an audit and the HOA is looking at a remodel, they can use information from audit to do some energy upgrades.)

The Planning Commission was okay with requiring energy audit.

Ms. Puester: We looked at 50 units as the cutoff, not considered a condo-hotel; lack of critical mass to make it work. Would like Planning Commission opinion on that. Also input on a proposed covenant; if a condo-hotel ever proposes converting to space that requires more density, they would have to pay for it out of TDR bank. You would also have to provide more parking per code depending on the use proposed.

Ms. Dudney: Where did 50 units come from? (Ms. Puester: Based on developed projects.)

Mr. Pringle: Breck Inn operates like a hotel and it's less than 50 units. Make sure we can force people to actually operate as hotel. I think that it was processed as a condohotel. (Ms. Puester: Not sure, under one ownership. We will look at it.)

Mr. Mamula: Don't give density for providing meeting space, because it ends up as storage. (Ms. Puester: In talking to larger condo-hotels, they say they need 24 hour desk and phone and food

service. So we think the definition is still valid. There has also been a lot of discussion regarding needing quality amenities and square footage to attract hot beds.)

The Planning Commission was okay with going this route with 50 units as cutoff. Stress amenities a little more in policy.

Mr. Pringle: How do we make them really run as a hotel?

Mr. Mamula: Smaller hotels with homeowners may decide not to rent but larger with 50 homeowners would be hard to limit to no rentals, so I like the 50 unit cutoff. (Mr. Grosshuesch: Major thrust is we don't believe smaller condo hotel properties can really operate as hotel so we don't want to give them the density bonus anymore.)

Ms. Dudney: Think that we should emphasize amenities more. (Ms. Puester: Will alter Policy 24 (a) around to do that.)

Mr. Schroder: Amenities seem to be key to this issue. Ok with the limit.

Ms. Christopher opened the worksession to public comment.

Mr. Larry Raymond, Base 9 Condos on Broken Lance Drive: We have residential space sitting empty that we would like opportunity to convert to deed restricted housing and we are willing to do an energy audit. We have an empty clubhouse that we could convert to an employee unit. Would be happy to say we would never sell it. We are a condo, not condo-hotel. Maybe consider opening this provision up for other condo projects.

Mr. Rich Smith, Base 9 Condos. Don't make it so expensive (e.g., TDR costs on top of other costs). Energy audits do work. Lots of low hanging fruit out there. Make it easy for condos to do this type of conversion (e.g., clubhouse conversion).

There was no further comment and the worksession was closed.

TOWN COUNCIL REPORT:

Ms. Puester presented in Ms. McAtamney's absence: Council award non-profit grants. The Council reviewed the miscellaneous code amendments to address new Class D major permits throughout. They reviewed a new resolution forming the Cultural Advisory Committee. Robb Wolfe is now on board. Construction updates on Breckenridge Grand Vacations Community Building and the Arts District were provided. New marijuana laws; not a lot of trouble so far regarding violations and enforcement. Finances are great for October. Council appointed three positions to the new GoBreck Board. Appointed 6 members to Childcare Advisory Board. The Council reviewed the SustainableBreck Annual Report. Mark Burke announced he is running for Council again.

COMBINED HEARINGS:

1) Breck Laundry Cabin Improvements (MM) PC#2013115, 105 South French Street

Mr. Mosher presented. This remodel and rehabilitation only affects the cabin in the rear (west end) of the property. The applicants propose to remove the existing noncompliant roof and lower walls of the upper level and replace them with historically compliant designs. The historic logs on the lower level will be restored. The upper level will receive new windows and exterior materials that are historically compliant. There is a slight reduction in overall density. The interior will have two bedrooms and three bathrooms. The existing west facing deck will remain unchanged. A new entry door will be added to the east elevation on the lower level.

Staff advertised this application as a combined Preliminary and Final hearing. Staff felt that the issues involved in the proposed project were such that no useful purpose would be served by requiring two separate

hearings. If the Planning Commission believes this application warrants further discussion, Staff asked that it be continued to a future public hearing.

Staff had no specific questions for the Commission; however, any comments or questions were welcomed.

The Planning Department recommended approval of the presented Point Analysis for the Breck Laundry Cabin Improvements, PC#2013115, 105 South French Street. Staff also recommended the Commission approve the Breck Laundry Cabin Improvements, PC#2013115, 105 South French Street, with the presented Findings and Conditions.

The project is losing 44 square feet in density with the remodel. Nonconformity is being reduced.

Commissioner Questions / Comments:

Ms. Dudney: How is fire protection provided? (Mr. Mosher: The shared driveway must be kept clear for access.)

Mr. Mamula: I like that it helps bring the site more in compliance with our Code and Historic Standards.

Ms. Christopher opened the hearing to public comment. There were no comments and the hearing was closed.

Mr. Schroder made a motion to approve the point analysis for the Breck Cabin Laundry Improvements, PC#2013115, 105 South French Street. Mr. Mamula seconded, and the motion was carried unanimously (6-0).

Mr. Schroder made a motion to approve the Breck Cabin Laundry Improvements, PC#2013115, 105 South French Street, with the presented Findings and Conditions. Mr. Mamula seconded, and the motion was carried unanimously (6-0).

OTHER MATTERS:

The Saving Places conference is coming up February 5-7.

ADJOURNMENT:

The meeting was adjourned at 9:50 p.m.

Kate Christopher, Vice Chair



Class C Single Family Development Review Check List

Proposal:	Build a New Single-Family Residence and Accessory Apartment with 5,188 (Total) Square Feet	
Project Name/PC#:	Daisy Residence	PC#2014001
Project Manager:	Matt Thompson, AICP	
PC Meeting:	February 18, 2014	
Property Owner:	John Daisy	
Agent:	Ben Henson, Allen-Guerra Architecture	
Proposed Use:	Single Family Residence	
Address:	1003 Boreas Pass Road	
Legal Description:	Lot 2, Breckenridge South Subdivision	
Area of Site:	40,720 sq. ft.	0.93 acres
Existing Site Conditions:	<p>The lot was previously mined. There is an old mining ditch on the property that collects water. The lot is heavily wooded with large diameter spruce trees and lodgepole pine trees. The lot is very steep near the entrance to the proposed garage at an approximate 50% slope sloping downhill to the south of the property. The lot is less steep to the east at approximately 4%. There is a wetland area on the property as noted on the plans. There is a 25'x30' driveway and utility easement in the northeast corner of the lot, there is an existing driveway to Lot 1 that uses the driveway easement. There is a 15' utility and snow storage easement along Boreas Pass Road.</p>	
Areas:	Proposed	Existing - If Applicable
Lower Level:		
Main Level:	1,583 sq. ft.	
Upper Level:	2,175 sq. ft.	
Accessory Apartment:	720 sq. ft.	
Garage:	710 sq. ft.	
Total:	5,188 sq. ft.	
Code Policies (Policy #)		
Land Use District (2A/2R):	41: Residential, 28: Residential/Lodging, 1: Residential and Recreational	
Density (3A/3R):	Allowed: unlimited	Proposed: 4,478 sq. ft.
Mass (4R):	Allowed: 6,000 sq. ft.	Proposed: 5,188 sq. ft.
F.A.R.	1:7.85 FAR	
Bedrooms:	4	
Bathrooms:	4.5	
Height (6A/6R):*	32'3"	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat		
Lot Coverage/Open Space (21R):		
Building / Non-Permeable:	4,956 sq. ft.	12.17%
Hard Surface/Non-Permeable:	2,574 sq. ft.	6.32%
Open Space / Permeable:	33,190 sq. ft.	81.51%
Snowstack (13A/13R):		
Required:	644 sq. ft.	(25% of paved surfaces)
Proposed:	645 sq. ft.	(25.06% of paved surfaces)

Outdoor Heated Space (33A/33R):		
	None	
Parking (18A/18R):		
Required:	3 spaces	
Proposed:	3 spaces	
Fireplaces (30A/30R):	(3) Gas fireplaces, (1) Exterior gas fire pit	
Building/Disturbance Envelope?	None	
Setbacks (9A/9R):	Front: 29' (25' required to meet Relative setback)	
	Side: 112' to the eastern property line (50' total for both sides required for Relative)	
	Side: 60' to the western property line (50' total for both side yards to meet Relative)	
	Rear: 15' (15' required)	
Architectural Compatibility (5/A & 5/R):	The proposed residence will be architecturally compatible with the land use district and the surrounding neighborhood.	
Exterior Materials:	Primary: Horizontal 2x12 Montana Timber Products Ranchwood 'Tackroom Exposure'; Secondary: 2x Random Width Reclaimed Board by Board; 2x Rough Sawn Cedar Fascia, 1x Rough Sawn T&G Cedar Soffit	
Roof:	Primary: Tamko Heritage Vintage (50 yr) Asphalt Shingles 'Weathered Wood'; Secondary: Corrugated Rusted Steel	
Garage Doors:	Wood Trimmed w/ 2x & 1x Material; Stained to Match Wood Siding	
Landscaping (22A/22R):		
	Planting Type	Quantity Size
	Aspen (Populus Tremuloides)	18 (9) 1.5" and (9) 2" minimum caliper, 50% multi-stem
	Colorado Spruce (Picea Pungens)	4 10'-12' tall
	Alpine Currant (Ribes Alpinum)	10 Shrubs (5 Gal.)
	Woods Rose (Rosa Woodsii)	10 Shrubs (5 Gal.)
	Native Seed Mix	All Disturbed Locations
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive away from structure required	
Driveway Slope:	8 %	
Covenants:	N/A	
Point Analysis (Sec. 9-1-17-3):	Staff conducted an informal point analysis and found no reason to warrant positive or negative points. Proposal meets all Absolute and Relative Policies of the Development Code.	
Staff Action:	Staff has approved the Daisy Residence with Accessory Apartment , PC#2014001, located at 1003 Boreas Pass Road, Lot 2, Breckenridge South Subdivision, with the attached Findings and Conditions.	
Comments:	The Town of Breckenridge Engineering Department has granted a waiver from the 25' wetland setback as an exception due to previously mined areas per Section 10-4-7 of the Town Code. In this case the Engineering Department will allow a 15' setback from the wetland area.	
Additional Conditions of Approval:	A condition of approval prior to the issuance of a certificate of occupancy requiring the applicant to record a covenant stating that the accessory apartment will not be individually sold has been included.	

TOWN OF BRECKENRIDGE

Daisy Residence and Accessory Apartment
Lot 2, Breckenridge South Subdivision
1003 Boreas Pass Road
PC#2014001

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **February 12, 2014**, 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 **February 18, 2014**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **August 25, 2015**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. **Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.**

7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. **An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.**
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. 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

12. Applicant shall submit proof of ownership of the project site.
13. **Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.**
14. **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.**
15. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
16. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
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 install construction fencing and erosion control measures at the 15-foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer.**
20. **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. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.

21. 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

22. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
23. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
24. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
25. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
26. **Applicant shall 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 the single family residence and the accessory apartment to be held by the same owner. The accessory apartment and the primary single family residence cannot be sold to separate individuals.**
27. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
28. Applicant shall screen all utilities.
29. **All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
30. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
31. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
32. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and

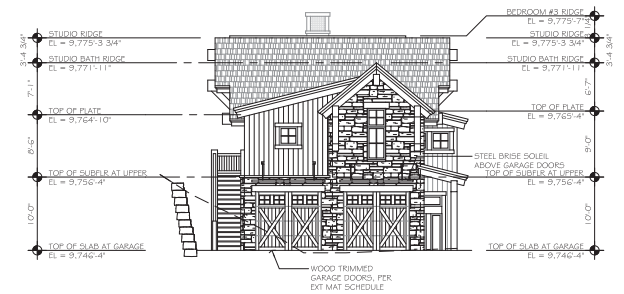
specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

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

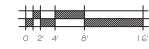
(Initial Here)



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



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



ALLEN GUERRA ARCHITECTURE
PO BOX 448
BRECKENRIDGE, COLORADO 80424
PH: 970.463.0000
FAX: 970.463.0040
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

PRELIMINARY - NOT FOR CONSTRUCTION

DAISY RESIDENCE
 LOT 2, BRECKENRIDGE SOUTH SUBDIVISION, 1003 BOREAS PASS ROAD
 BRECKENRIDGE, COLORADO
EXTERIOR ELEVATIONS

ISSUE:	DATE:
PLANNING	20 JAN 2014

PROJECT # 1362

A3.2

COPYRIGHT © AN UNPUBLISHED WORK. REUSE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT.



Class C Single Family Development Review Check List

Project Title:	Haynes Residence	
Proposal:	Remove existing home and build a new 6,665 square foot single family residence	
Project Name and PC#:	Haynes Residence	PC#2014004
Project Manager:	Matt Thompson, AICP	
PC Meeting Date:	February 18, 2014	
Property Owner:	Russell and Lois Haynes	
Agent:	Valdez Architects	
Address:	105 N. Gold Flake Terrace	
Legal Description:	Lot 6, Block 9, Weisshorn Subdivision, Filing 2	
Area of Site in Square Feet:	31,639 sq. ft.	0.73 acres
Existing Site Conditions:	The property slopes downhill at 10% from the street towards the rear of the lot. There is an existing home on the property with a wrap around driveway with two entrances to Gold Flake Terrace, which will be reduced to one access point to the road. There is an existing landscape island along the front property line, which creates a buffer from the street. There is a healthy stand of moderately sized lodgepole pine trees along the north property line, a few existing trees to the west of the proposed house, and a nice grouping of douglas fir trees in the southeastern corner of the lot. There is a 10' utility easement and an existing social trail along the western property line.	
Areas of Building:	Proposed Square Footage	Existing Square Footage - If Applicable
Lower Level:	2,218 sq. ft.	
Main Level:	3,122 sq. ft.	
Upper Level:		
Accessory Apartment:		
Garage:	1,325 sq. ft.	
Total Gross Square Footage:	6,665 sq. ft.	0 sq. ft.
Code Policies (Policy #)		
Land Use District (2A/2R):	12: Residential	
Density (3A/3R):	Allowed: unlimited	Proposed: 5,340 sq. ft.
Mass (4R):	Allowed: 7,909 sq. ft.	Proposed: 6,665 sq. ft.
F.A.R.	1:5.92 FAR	
Height (6A/6R):*	27 feet overall	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat		
Lot Coverage/Open Space (21R):		
Drip line of Building / Non-Permeable Sq. Ft.:	4,479 sq. ft.	14.16%
Hard Surface/Non-Permeable Sq. Ft.:	2,533 sq. ft.	8.01%
Open Space / Permeable:	24,627 sq. ft.	77.84%
Snowstack (13A/13R):		
Required Square Footage:	633 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	677 sq. ft.	(26.73% of paved surfaces)
Outdoor Heated Space (33A/33R):		
	Yes	3,118 SF

Parking (18A/18/R):			
Required:	2 spaces		
Proposed:	4 spaces		
Fireplaces (30A/30R):			
Number of Gas Fired:	4 Gas Fired		
No. of EPA Phase II Wood Burning:	0		
Building/Disturbance Envelope?	No Envelope		
Setbacks (9A/9R):	25' Front Yard Setback		
	15' Side Yard Setback		
	25' Side Yard Setback		
	119' Rear Yard Setback		
Architectural Compatibility (5/A & 5/R):	The proposed residence will be architecturally compatible with Land Use District 12 and the surrounding neighborhood.		
Exterior Materials:	1x4 red wood horizontal siding stained "natural", 1x8 cedar siding stained harbor gray, natural stone veneer, 22 gage metal panels painted charcoal gray (very little metal), vertical copper siding with post ash patina (very little copper)		
Roof:	100% standing seam metal in charcoal gray		
Garage Doors:	1 single glass and gray metal door, 1 double glass and gray metal door, and one horizontal red wood sided door		
Landscaping (22A/22R):			
	Planting Type	Quantity	Size
	Quaking Aspen	20	3" minimum caliper
	Colorado Blue Spruce	10	(6) 10', (2) 12', (2) 14'
	Cistena Plum shrub	12	5 gallon
	Jackman Potentilla	12	5 gallon
	Twinberry Honeysuckle	8	5 gallon
Defensible Space (22A):	Complies		
Drainage (27A/27R):	Positive drainage from residence		
Driveway Slope:	8.0 %		
Covenants:	N/A		
Point Analysis (Sec. 9-1-17-3):	Staff has conducted a point analysis and found the proposal warrants the following points: Negative three (-3) points under Policy 9 (Relative) Placement of Structures for not meeting the relative combined side yard setback of 50' (proposal does meet Absolute setback requirement of 40'), negative three (-3) points under Policy 33 (Relative) Energy Conservation for 3,118 sq. ft. of heated driveway and back deck, the proposed landscaping warrants positive four (+4) points for an above average landscaping plan, and positive three (+3) points for for Energy Conservation for a HERS score of 41-60 (projected rating is 51, which will be field tested with a blower door test prior to Certificate of Occupancy), for a total passing point analysis of positive one (+1) point. Proposed residence meets all Absolute Policies of the Development Code.		
Staff Action:	Staff has approved the Haynes Residence, PC#2014004, located at 105 N. Gold Flake Terrace, Lot 6, Block 9, Weisshorn, Filing 2, with the attached Point Analysis and Findings and Conditions.		
Comments:	Staff considers this property to be Ridgeline and Hillside Development, hence must meet Policy 8 (Absolute) Ridgeline and Hillside Development. Staff believes the proposal does comply with all requirements of Policy 8. This proposal also complies with Policy 4 (Absolute) Mass, concerning maximum above ground floor area ratio and maximum above ground square footage.		
Additional Conditions of Approval:	Staff has added a Condition of Approval that the existing fence that crosses the property line onto Lot 7, Block 9, Weisshorn #2, be moved off of Lot 7, and moved solely onto Lot 6, Block 9, Weisshorn #2 .		

Final Hearing Impact Analysis				
Project:	Haynes Residence	Positive Points	+7	
PC#:	2014004			
Date:	2/12/2014	Negative Points	- 6	
Staff:	Matt Thompson, AICP			
		Total Allocation:	+1	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
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	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)	- 3	Not meeting the relative combined side yard setback of 50'. Does meet the Absolute combined side yard setback of 40'.
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies	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)	+4	Proposal provides above average landscaping plan.
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)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3	+3	A certified energy rater has provided a preliminary rating based on plans of 51. Field confirmation is required.
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)	-3	Heated driveway of 2,533 sq. ft. and 585 sq. ft. of heated outdoor deck on rear side of house, total of 3,118 sq. ft. of heated outdoor area.
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)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	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

Haynes Residence
Lot 6, Block 9, Weisshorn #2
105 N. Gold Flake Terrace
PC#2014004

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **February 12, 2014**, 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 **February 18, 2014**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **August 25, 2015**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.

7. Applicant shall field locate utility service lines to avoid existing trees.
- 8. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.**
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit proof of ownership of the project site.
- 12. Applicant shall move the existing fence from the neighbors' property on Lot 7, Block 9, Weisshorn Subdivision, Filing 2, and place solely on the private property of Lot 6, Block 9, Weisshorn Subdivision, Filing 2.**
13. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
14. 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.
15. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
16. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
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 install construction fencing and erosion control measures in a manner acceptable to the Town Engineer.**
- 20. 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. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.

21. 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

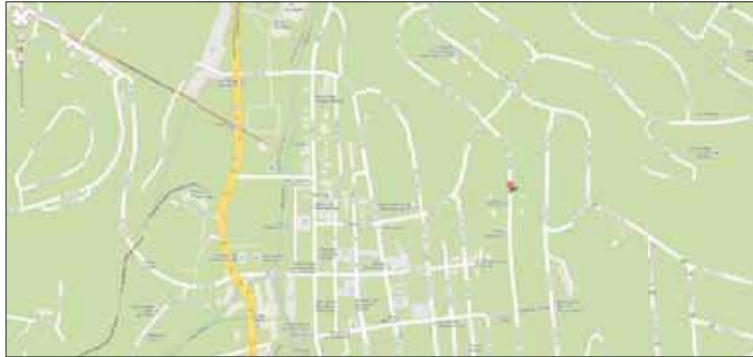
22. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
23. Field confirmation of the HERS score is required, must obtain a HERS index score of 41-60 to receive positive three (+3) points.
24. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
- 25. Applicant shall remove all vegetation and combustible material from under all eaves and decks.**
26. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
- 27. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.**
28. Applicant shall screen all utilities.
- 29. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
30. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
31. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
32. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these

requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

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

(Initial Here)

NOTES:
 SNOW STORAGE CALCULATIONS
 IMPERVIOUS MATERIAL = 2511 SQ. FT.
 REQUIRED SNOW STORAGE = 433 SQ. FT.
 PROPOSED SNOW STORAGE = 477 SQ. FT.
 HEATED OUTDOOR AREA
 DRIVEWAY = 2033 SQ. FT.
 BACK DECK = 585 SQ. FT.



2 VICINITY MAP
 SCALE: 1" = 10'

LOT 5

LOT 2
 WEISSHORN SUBDIVISION
 FILING No. 1

LOT 1
 WEISSHORN SUBDIVISION
 FILING No. 1

LOT 6
 0.73 ACRES
 105 N. GOLDFLAKE
 TERRACE

GOLD FLAKE TERRACE
 50' RIGHT-OF-WAY

HAYNES RESIDENCE
 LOT 6, BLOCK 9, WEISSHORN SUB. FILING 2, BRECK, CO. 80424

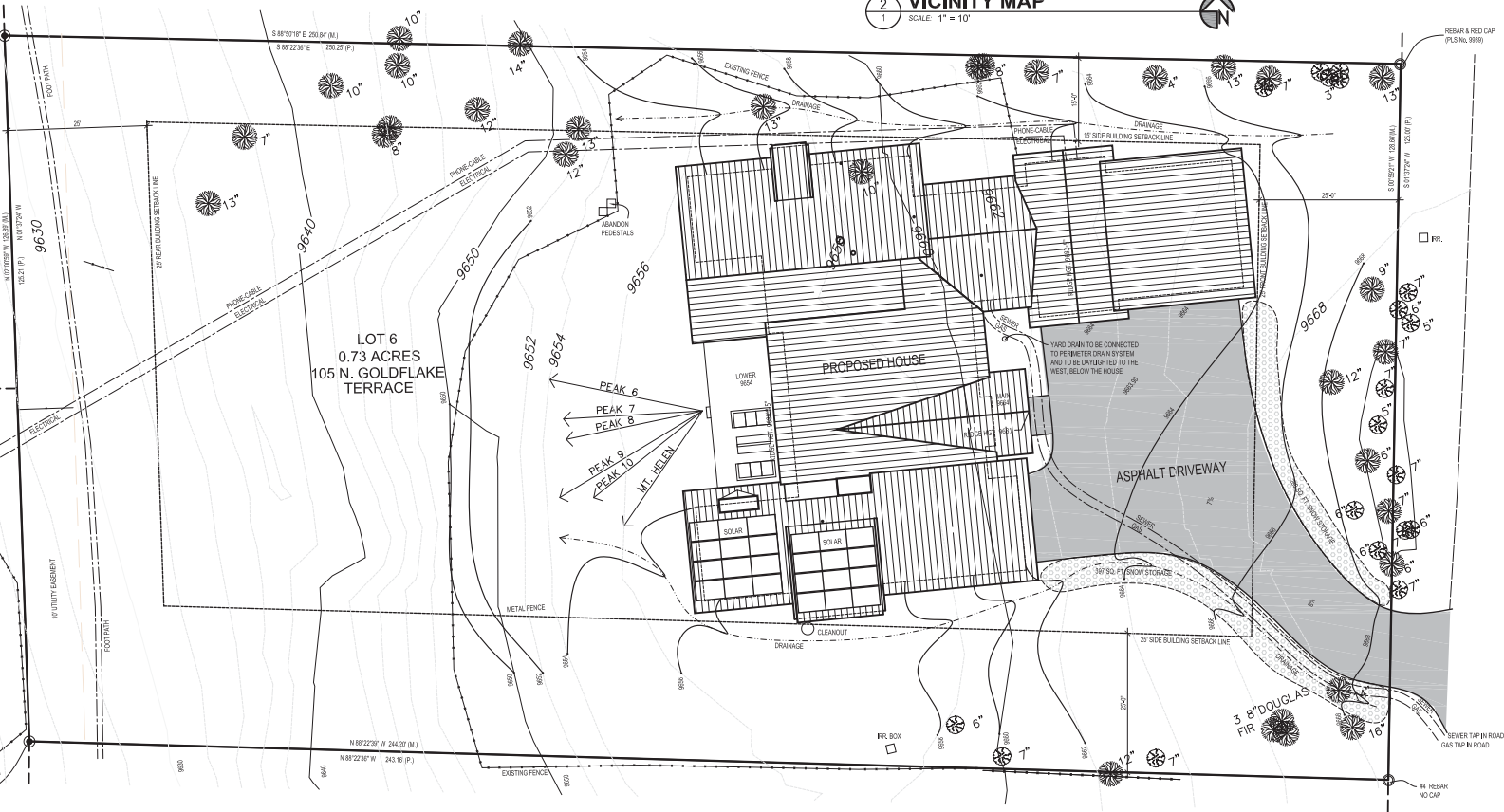
VALDEZ
 AN AFFILIATE OF PERKINS+WILL
 1000 MARKET AVENUE
 DENVER, CO 80202
 www.perkinswill.com

ISSUED FOR: DATE:
 CLASS C DEVELOPMENT #11514

COPYRIGHT VALDEZ ARCHITECTS
 SCALE: 1" = 10'
 DRAWN: FEDERICO

PROJECT #: HAYNES
 SHEET TITLE: SITE

1



1 SITE PLAN
 SCALE: 1" = 10'

LOT 7

EXISTING PLANTS

SYMBOL	
	EXISTING TREES
	EXISTING TREES
	TREES TO BE REMOVED

DEFENSIBLE SPACE

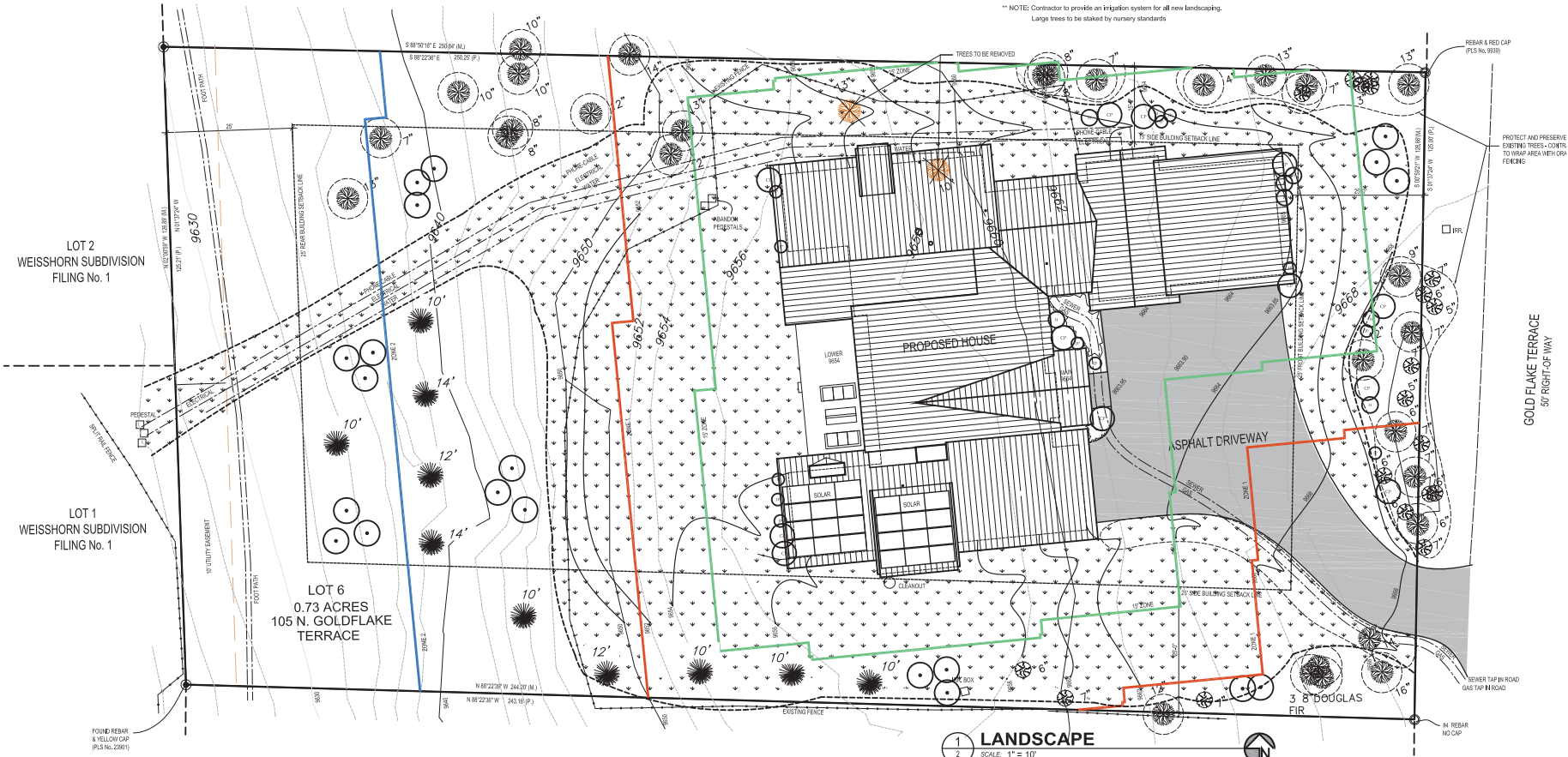
	15' ZONE FROM BUILDING
	ZONE 1 - 30' FROM BUILDING TO PROPERTY LINE
	ZONE 2 - 75' FROM BUILDING TO PROPERTY LINE
	ZONE 3 - BEYOND ZONE 2

NEW PLANTS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	FLOWER	HGT/SPRD.	CNT.	SIZE
TREES						
	QUAKING ASPEN	POPULUS TREMULOIDES	NONE	35'/25'	20	3" CAL.
	CO BLUE SPRUCE	PICEA PUNGENS	NONE	45'/20'	6	10" HL. 12" HL. 14" HL.
SHRUBS						
	CISTENA PLUM	PRUNUS X CISTENA	PALE PINK	7'5"	12	5 Gal.
	JACKMAN POTENTILLA	POTENTILLA FRUTICOSA	YELLOW	3'3"	12	5 Gal.
	Twainberry Honeysuckle	LONICERA INVOLUCRATA	YELLOW	3-6'3-6"	8	5 Gal.
GRASSES AND GROUND COVER						
	MIXED PERENNIALS	#1 @ 10" Spacing			#	1 Gal.
	NATIVE GRASS/WILDFLOWER SEED					ALL DISTURBED AREAS

** NOTE: Contractor to provide an irrigation system for all new landscaping. Large trees to be staked by nursery standards

LOT 5



1 LANDSCAPE
2 SCALE: 1" = 10'

VALDEZ
ARCHITECTS
1000 N. GARDEN ST. SUITE 100
DENVER, CO 80202
303.733.1111
www.valdezarchitects.com

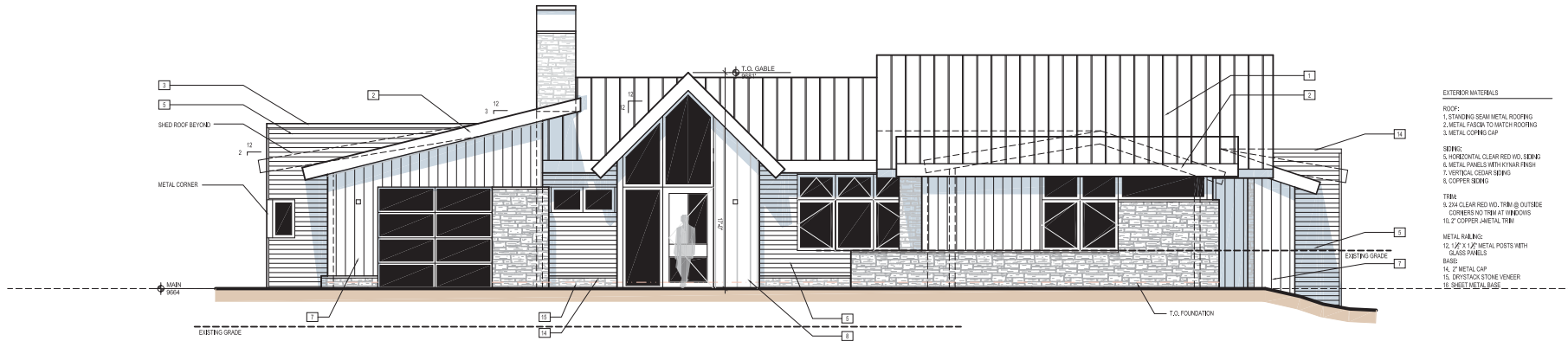
HAYNES RESIDENCE
LOT 6, BLOCK 9, WEISSHORN SUB. FILING 2, BRECK, CO. 80424
D E S I G N E E V E R P O L L E M E N T

ISSUED FOR: DATE:
CLASS C DEVELOPMENT #11514

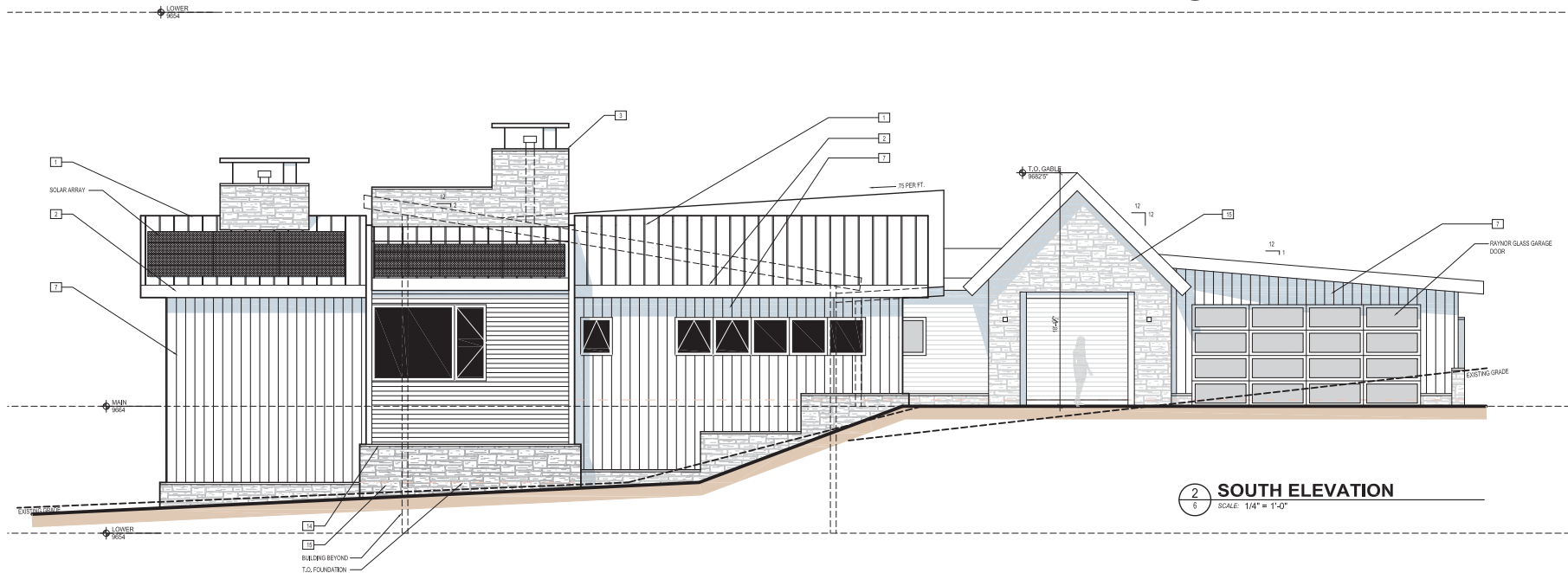
COPYRIGHT VALDEZ ARCHITECTS
SCALE: 1" = 10'
DRAWN: FEDERICO

PROJECT #: HAYNES
SHEET TITLE: LANDSCAPE

2



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



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

VALDEZ
ARCHITECTS
1000 N. 10TH AVE., SUITE 100
DENVER, CO 80202
303.733.1111
www.valdezarchitects.com

HAYNES RESIDENCE
LOT 6, BLOCK 9, WEISSHORN SUB. FILING 2, BRECK, CO. 80424

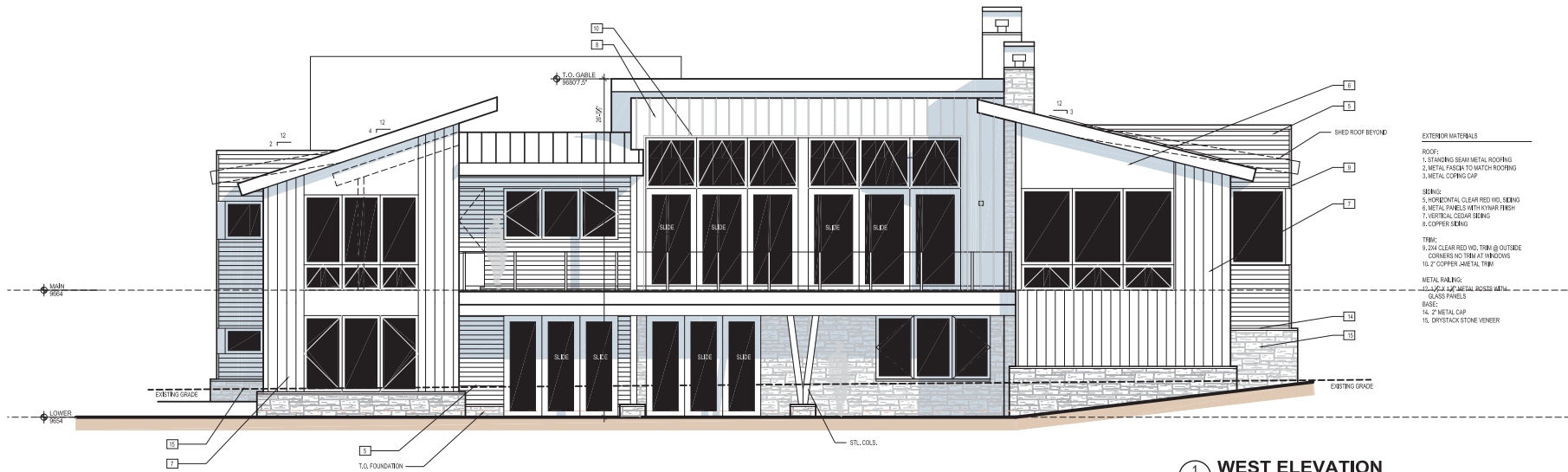
T
N
E
M
P
O
L
L
E
Y
E
D
N
B
I
S
E
D

ISSUED FOR: DATE:
CLASS C DEVELOPMENT #11514

© COPYRIGHT VALDEZ ARCHITECTS
SCALE: 1/4" = 1'-0"
DRAWN: FREDERICO

PROJECT #: HAYNES
SHEET TITLE: ELEVATION

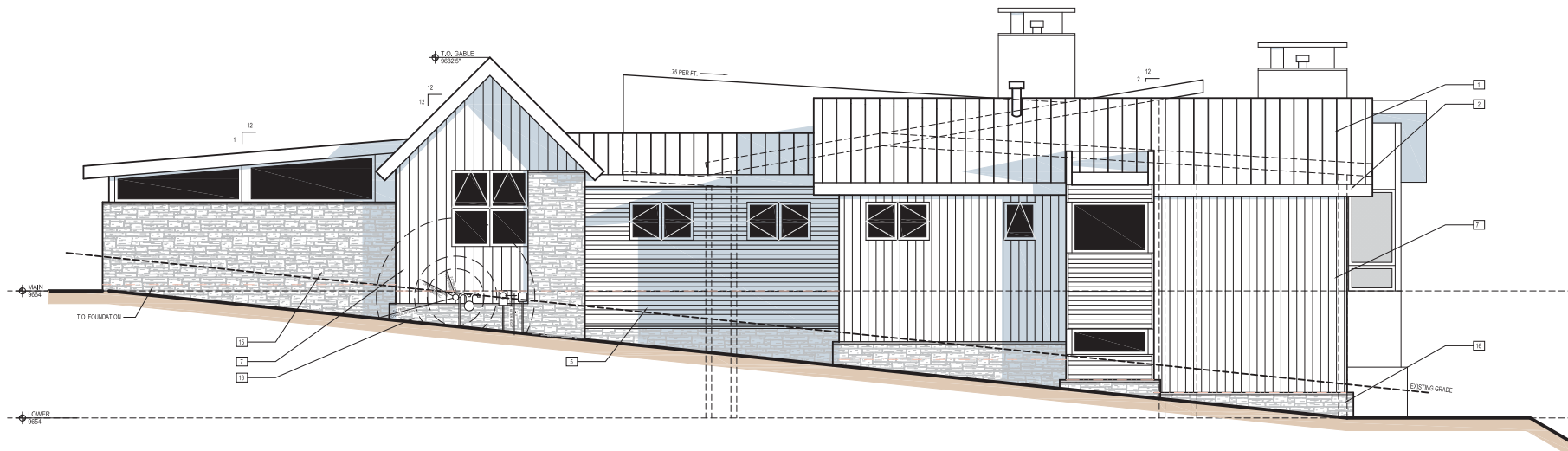
6



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

EXTERIOR MATERIALS

- ROOF:
 1. STANDING SEAM METAL ROOFING
 2. METAL FASCIA TO MATCH ROOFING
 3. METAL COPPING CAP
- SIDING:
 4. HORIZONTAL CLEAR RED W.D. SIDING
 5. METAL PANELS WITH FINISH TRIM
 6. VERTICAL CEDAR SIDING
 7. COPPER SIDING
- TRIM:
 8. 2x4 CLEAR RED W.D. TRIM @ OUTSIDE CORNERS NO TRIM AT WINDOWS
 9. 2" COPPER LAMBLE TRIM
- METAL RAILING:
 10. 1/2" x 1/2" METAL BRISSE METAL GLASS PANELS
 11. 1/2" METAL CAP
 12. DRYSTACK STONE VENEER



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

VALDEZ
 AN ARCHITECTURAL FIRM

HAYNES RESIDENCE
 LOT 6, BLOCK 9, WEISSHORN SUB. FILING 2, BRECK, CO. 80424

ISSUED FOR: DATE:
 CLASS C DEVELOPMENT 01.15.14

COPYRIGHT VALDEZ ARCHITECTS

SCALE: NO SCALE

DRAWN: FREDERICK

PROJECT #: HAYNES
 SHEET TITLE: ELEVATION

7

HAYNES RESIDENCE

MATERIALS & COLOR BOARD

WALL MATERIAL



STONE

GALLEGOS - #38 CASTLE ROCK LEDGE



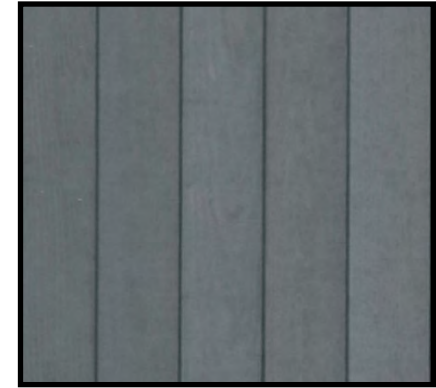
HORIZONTAL SIDING

1X6 CLEAR (SELECT) RED WD. SIDING
PROFILE TO BE CHANNEL LAP



METAL SIDING

22 GAGE - FLAT 4X8 SHEET METAL SIDING
CHARCOAL GRAY (very little)



VERTICAL WOOD

2X8 CEDAR SIDING
STAINED DARK GRAY

ROOF AND WINDOWS



VERTICAL METAL

COPPER WITH A ASH PATINA (very little)



METAL ROOFING AND FASCIA

STANDING SEAM METAL ROOFING
CHARCOAL GRAY




WINDOW COLOR

WOOD/ALUM CLAD - WEATHER SHIELD
STREAMLINE GRAY

HAYNES RESIDENCE

EXTERIOR LIGHTING




Hinkley Kube 6 1/4" High Titanium Ceiling Light
Style # V6034

★★★★★ [Write a Review](#)

The etched rain glass in this titanium finish Hinkley Lighting ceiling light produces a soothing watery effect with the light.

Add a chic, contemporary look to your home space with this Hinkley Lighting ceiling light in titanium finish. A modern cube style housing in solid cast aluminum holds a slanted piece of clear etched organic rain glass that creates a comforting waterfall effect with the light. Solid cast aluminum construction. Titanium finish. Clear etched organic rain glass.

- Solid cast aluminum construction.
- Titanium finish.
- Clear etched organic rain glass.
- Indoor or outdoor use.
- Takes one 75 watt bulb (not included).
- 6 1/4" high.
- 6" wide.
- Back plate is 6" square.



HINKLEY KUBE WALL SCONCE

COLOR - TITANIUM



MEMORANDUM

TO: Planning Commission

FROM: Julia Puester, AICP, Senior Planner

DATE: February 12, 2014 for meeting of February 18, 2014

SUBJECT: Policy 80A Connectors-Code Amendment Worksession

The Planning Commission reviewed draft language amending the Handbook of Design Standards for the Historic and Conservation Districts regarding Connector links (Policy 80A) at the January 21 worksession. This was in response to Commissioner concerns with the existing language: *“The height of the connector should be clearly lower than that of the masses to be linked. In general, the ridge line of the connector should be at least two feet less than that of the original, principal mass.”* Two feet has been taken literally, even in the cases where the principal mass reads as two stories, resulting in tall connector elements having the visual impact of one large mass, instead of two smaller ones. We have recently reviewed a number of applications featuring what appears to be an overall large mass that does not meet the intent of the distinct and separate “module size” policies, and is out of character with the Historic District.

At the worksession, Staff recommended connectors be limited to one story. There was a public comment regarding maintaining the ability to connect upper stories to avoid having to go up and down stairs internally in each module, as might be required with a one story connector. Some members of the Planning Commission requested staff return with an example of a proportional method for connectors to further the discussion.

Staff Analysis

Staff has reviewed and vetted a proportionality method for connectors to address this concern. Typically, residential character areas are limited to 1-1½ story modules. Creating a proportional method exceeding one story is difficult to execute when attached to the typical 1½ story module, and is not applicable when attaching to a 1 story module. Maintaining the distinction between modules is important to the character of the District, ensuring that building masses do not creep and overwhelm the historic character of the area. Staff believes that a connector taller than one story (13 feet measured to the mean per Building Height definition), really doesn’t achieve the obvious distinction between modules that is the goal of the policy (Diagram 2) and will lead to uncertainty about the historic context. Architecturally, it is possible to connect floors in two different, 2 story modules with a connector having a 13 foot mean, depending on the interior design and floor/plate heights (Diagram 1).

As shown in Diagram 1 attached, the connector can be designed to connect two stories within the 13 foot

mean height with minimal stairs. Diagram 1-A attached depicts how this may be included in the Handbook of Design Standards for visual reference.

Proportionality Method

Should the Commission desire to see connectors taller than 13 feet to the mean via a proportionality method, staff would recommend the following to replace the fifth bullet point in the draft policy attached.

“A connector shall not exceed 70 percent of the height of the smaller of the module to be connected. A connector shall not exceed 19 feet in height to the mean (1½ stories). The connector shall be a minimum of 4 feet lower than the modules to be connected.” This, like Diagram 1, would also allow for designs to connect two levels through the connector without much interior design alterations for stairs.

The proportionality statement above is depicted in Diagram 2 attached.

Connector Design

After additional review of the policies, staff recommends changes to Policy 80A, 90, 91, 92 and 95 as attached. The language proposed would ensure a simplistic connector design and clear separation of modules.

The primary changes proposed include:

- Further clarification of the intent of the connector policy;
- Clarification that a connector should be located to the rear or setback from on the side of the façade on a corner lot;
- A required 6 foot connector length;
- A one story connector;
- A simple design and gable roof form.

Staff Recommendation-One Story Connector with Additional Design Guidance

Staff recommends that connector be limited to one story in height. As shown in Diagram 1 above, the proposed 13 foot mean height would allow for 2 stories to connect internally while maintaining the differentiation between module sizes and protecting the historical context. The concern of being able to connect 2 stories within the connector is addressed with the proposed language.

Staff will be available to answer any questions and would like to get Planning Commission direction on the items above. Staff has attached Diagrams 1, 1-A and 2 in addition to proposed code changes in ~~strike~~ and **bold**.

Connectors

Policy: The design standards stipulate that larger masses should be divided into smaller “modules” and be linked with a “connector” that is subordinate to the larger masses. **The intent of this policy is to clearly define and separate modules and/or separate a historic structure from the new addition.**

Design Standard:

P 80A. Use connectors to link smaller **building** modules **in new construction** and for new additions to historic structures.

1. **The connector and addition should be located at the rear of a building or in the event of a corner lot, shall be setback substantially from significant front façades. A minimum of fifteen feet is required from significant front façades.**
2. The width of the connector ~~should~~ **shall** not exceed two-thirds the **width of the** façade of the smaller of the two modules that are to be linked.
3. 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.
4. 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, **a minimum of six feet length is required.** (In addition, as the mass of the addition increases, the distance between the original building and 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.)
5. The height of the connector should be clearly lower than that of the masses to be linked. ~~In general, the ridge line of the connector should be at least two feet less than that of the original, principal mass.~~ **The connector shall not exceed one story in height and be two feet lower than the ridgeline of the modules to be connected.**
6. **A connector should have a simple design with minimal features and a gable roof form. A shed dormer is allowed over a single door.**
7. 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.

Note: The Design Standards for Additions to Existing Buildings, Policies 36-41, also apply.

Design Standard:

P90. Use materials that appear to be the same as those used historically.

- New materials that appear to be the same in scale, texture and finish as those used historically may be considered.
- Imitation materials that do not successfully repeat these historic materials characteristics are inappropriate.
- For secondary structures **and connector elements (Policy 80A-80C)**, stain or paint in appearance similar to natural wood is appropriate. Materials such as stone, brick or masonry wainscoting is inappropriate.

Design Standard:

Policy 91. Use building components that are similar in size and shape to those found historically along the street.

- These include windows, doors, and porches.
- Building components on secondary structures **and connector elements** should be similar to those on historic secondary structures.

Policy 92. Ornamental elements, such as brackets and porches, should be in scale with similar historic features.

- Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.
- Brackets, porches, long eaves and other ornamental details or embellishments are inappropriate on secondary structures **and connector elements**.

Policy 95. The proportions of the window and door openings should be similar to historic buildings in the area.

- This is an important design standard.
- These details strongly influence the compatibility of a building within its context.
- Large expanses of glass, either vertical or horizontal, are generally inappropriate on commercial or residential buildings. Oversized doors that would create a “grand entry” are also inappropriate.
- Smaller windows with simple window frames are recommended for secondary structures **and connector elements**.

MEMORANDUM

TO: Planning Commission

FROM: Mark Truckey, Assistant Director of Community Development
Julia Puester, Senior Planner
Chris Kulick, Planner II

SUBJECT: SustainableBreck Annual Report

DATE: February 13, 2014 for February 18 Planning Commission Meeting

The Town Council adopted the SustainableBreck Plan in July of 2011, after several years of development and community input. During the adoption process, the Planning Commission reviewed the draft Plan and made recommendations on the Plan to Town Council. One of the key focuses of the Plan was a goal of monitoring the Plan over time to see how the community has progressed on the different topics addressed in the Plan. Thus, a series of “Indicators” were created with baseline data established for each Indicator. Staff has prepared the 2013 Annual Report, with the Indicators being one of the main elements of the report. The report also outlines some key achievements related to different sustainability topics. Attached for the Commission’s review is a copy of the draft Annual Report.

As outlined in the Annual Report, a number of actions were undertaken in 2013 to further the Town’s sustainability efforts. Some highlights include:

- Installation of 1,000 kilowatts of solar panels at two community solar gardens. About 66 percent of the energy generated is used in Breckenridge, with the remainder being used in other Summit County communities.
- Adoption of the Disposable Bag Fee and implementation of the fee at retail stores in October, along with an extensive public outreach effort that included the distribution of thousands of Breckenridge reusable bags.
- Twenty-five Town businesses are actively participating in the SustainableBreck Business Certification Program and nine of the businesses have been certified to date.
- Energy upgrades to Town facilities, including: numerous heating efficiency upgrades at the Rec Center, Ice Arena, and Riverwalk; higher efficiency florescent lighting replacement at Town Hall; and changeout of Town street lamp lighting to high-efficiency LED bulbs.
- Our community ranking in the National Bike Challenge Program was 2nd in the state and 13th nationally for communities with less than 50,000 people.

Some of the findings of the 2013 Annual Report include:

- Town-wide overall energy use is down and we saw the implementation of more renewable energy projects (primarily solar) for both public and private properties.

- Both sales tax and RETT showed solid increases from 2012 to 2013.
- Almost half of all Breckenridge workers are taking alternative modes of transportation (e.g., walking, transit) to work, which greatly exceeds national and state averages, and this alternative transportation use is trending upwards.
- Days of traffic congestion increased slightly in the 2012/2013 season from 20 days/year of manual traffic control in 2011/2012 to 23 days.
- Water production from the Town's water treatment plant continues to go down even as buildout in the Town increases. The Town's water supplies appear to be more than adequate to accommodate peak day flows at buildout.
- An additional 1.97 miles of trail was added to the Town's trail system in 2013 and 74 acres of open space were acquired.
- Forest management activities occurred on 17 acres of Town and Town/County land in and around the Town. Private property owners continued to create defensible space, but to date only about a third of the recommended properties have been treated.
- Ten additional deed-restricted housing units were added to the Town inventory of affordable housing. Since 2001 the number of deed restricted workforce housing units has increased from 279 to 643 units.
- The number of children receiving child care scholarships slightly increased. The failure of the ballot question in November, 2013 was at least a temporary setback to securing a long term funding source for child care.

Planning Commission Review

The SustainableBreck Annual Report is being reviewed so that the Commission is kept updated on the Town's ongoing monitoring related to the Plan. No action is required by the Commission but staff will be happy to answer any questions.



SUSTAINABLEBRECK

Annual Report
2013



It is our pleasure to present the 2013 Town of Breckenridge Sustainable-Breck Annual Report.

This last year, the Town's top priority was providing residents and visitors the highest standard of municipal services in a fiscally responsible manner. In every Town department we focused on providing the essential services Town residents and visitors expect and deserve. Our work here continues.

Every day the Town makes policy and operational decisions that can lead to both cost savings and increased sustainable practices. We must be fiscally sound, socially supportive and environmentally strong. These three components of the Town's sustainability philosophy are not mutually exclusive. The 2013 Sustainability Report highlights some great achievements in this regard.

As an example, since 2011, the

Town of Breckenridge has saved over \$200,000 by purchasing clean locally produced energy from a power purchase agreement program.

That savings can be used to ensure funding for programs and services our community has come to expect.

Some other actions that the Town has taken in the last year include providing a total of 8 acres of land to complete two community solar gardens, supporting a SustainableBreck Business Certification program, constructing the Breckenridge Railroad Park, expanding free transit service in the Wellington Neighborhood, adding 10 deed restricted housing units, completing pedestrian bulb-outs on Main Street, adding more bike parking and striping throughout Town, and providing child-care scholarships to 187 children.

While this report highlights major community achievements, it also is intended to hold the Town and community responsible for goals set in the SustainableBreck Plan. We are not just reporting our accomplishments but also noting where we fall short

so that we can identify actions that need to be taken.

Looking towards the future, we need to connect with other regional governmental leaders and the community where mutual interests intersect. Issues related to energy efficiency, trash reduction, clean air and water, or green jobs creation do not stop at the Town's borders, and we acknowledge that we must work collectively as a region on all these important issues in order to achieve success.

Finally, none of the accomplishments listed here would have been possible without the expertise and enthusiasm of the Town's Green Team and employees from every department. We thank them for their efforts, leadership and hard work.

Enjoy the report and thank you for your efforts in making this community more sustainable.

Dr. John Warner , Mayor



SUSTAINABILITY EFFORTS TO DATE AT A GLANCE

\$18,687,322

dedicated funds used to acquire
open space

7,563,662

riders that have used the Freeride transit system

1,000

kilowatts added by the Stillson & McCain
Solar Gardens.

555

properties that have initiated voluntary
defensible space

643

number of deed-restricted workforce housing units

49%

reduction in per-capita water usage
from 2000-2012

16

number of locally landmarked historic structures

48.5

miles of in-Town bikeways

29%

reduction in solid waste from 2008-2013

1,012

childcare scholarships given

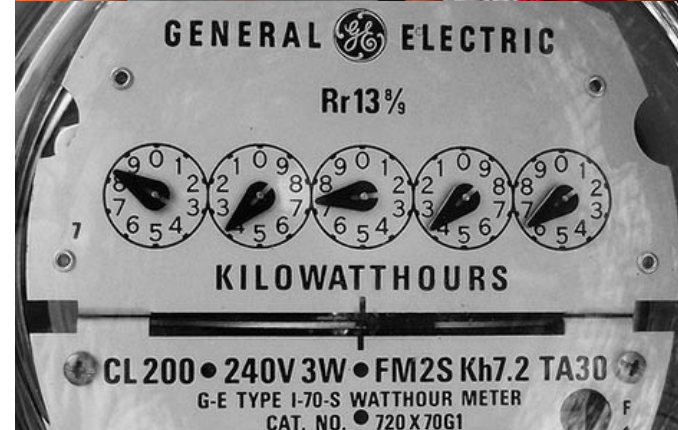
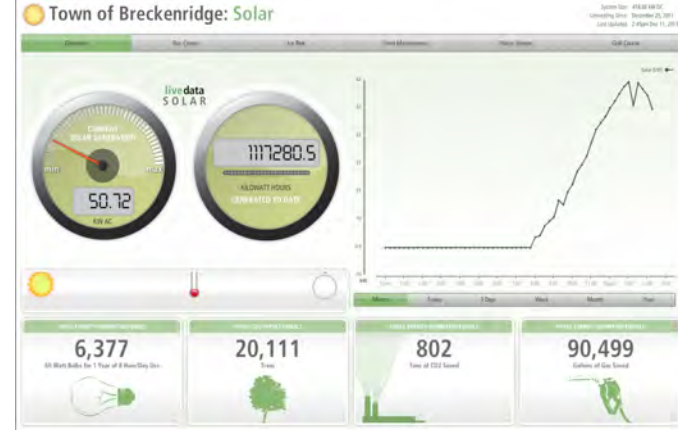
Plan Monitoring Indicators & Targets: (How We Measure Success)

The goal of the monitoring program is to provide the community and decision-makers a snapshot of the level of progress being made on different sustainability topics.

For each category specific indicators have been developed to measure progress toward meeting the goals and actions of the SustainableBreck Plan. Indicators are tools that help to determine the condition of a system, or the impact of a program, policy or action. When tracked over time indicators tell us if suggested actions are helping achieve stated goals. This provides useful information to assist with decision-making.

Specific targets have been created for many of the indicators. The targets represent aggressive yet achievable milestones for the community. Unless otherwise noted, the targets are for the year 2030 using 2010 as a baseline. In many cases a trend direction was substituted for a numerical target.

Colors are assigned (green, yellow, or red) to indicate a good, fair, or poor condition for each indicator in comparison to the stated goals from the Plan. Similarly, an upward, downward or straight arrow shows if the indicator is improving, stabilizing, or getting worse.



Resource Conservation

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



Energy Use—Overall resource use is stable while sustainable practices are increasing. Town-wide electrical consumption in 2012 is 14% below 2011 levels. Natural gas consumption decreased 11% over the same time. CO2 production associated with energy consumption has decreased 13% since 2011, largely due to the reduction of residential energy use. Overall significant progress has been made towards our goal of a 20% reduction in energy use by 2020. Since 2007 electricity consumption has decreased 21.9% and natural gas use has decreased 3.5% Town wide.



Renewable Energy-The community falls short of our goal of 10% of electricity being produced by renewable resources by 2020. Presently only a small percentage of Breckenridge's electricity (3.3%) comes from renewable resources. Despite our low percentage of overall electricity coming from renewable resources, 1,018 kW of renewable infrastructure was added in 2013. Of the 1,018 kW added, 66% is utilized by residents and businesses of Breckenridge and the remainder is used in other Summit County communities. Solar on Town facilities (418 KW installed), offsets 11% of all Town facility electric consumption.



Solid Waste Generation - From 2007-2013, solid waste has decreased by 29%, which is ahead of our 2020 reduction goal of 20%. However 2012-2013 saw a 9% increase in solid waste. During 2012-2013 our waste diversion rate decreased (percent of materials recycled) from 24% to 21%. The current waste diversion rate of 21% is significantly below our goal of a 40-75% diversion rate by 2020.



2012/13 Resource Conservation Achievements

- Solar on Town facilities (418 KW installed), offsets 11% of all Town facility electric consumption.
- Disposable bag fee adopted and implemented at all Town retail shops, as an effort to dissuade and reduce the use of disposable bags.
- Energy upgrades to Town facilities, including: numerous heating efficiency upgrades at the Rec Center, Ice Arena, and Riverwalk; higher efficiency florescent lighting replacement at Town Hall.
- Voluntary Sustainable Breck Business Certification program released in 2012 which provides town funded sustainability and energy audits to businesses. Twenty-five businesses are actively participating in the program with nine businesses certified to date.
- Town completed two solar gardens on Town owned property which provide Summit County 1,000 KW of energy production.
- Valley Brook Neighborhood, a Town developed workforce housing project, received HERS rating of 40-55 which is 50% more efficient than a code compliant home.
- New recycling containers placed throughout downtown.
- Replacement of Town street lamps lighting with high efficiency LED

DID YOU KNOW?


The average person goes through 500 plastic bags every year. We estimate that over 3 million single use bags are distributed annually in Town. Remember to carry a reusable bag when shopping.



Local Economy

The Town seeks to Focus on efforts to enhance and promote the tourism related economy, strengthen marketing efforts toward new visitors and provide an atmosphere which focuses on economic stability in real estate and commercial trades.

National


 **Unemployment**– Both Summit County and the State of Colorado’s average annual unemployment rates have declined since 2011. The national unemployment rate also declined for the third year in a row. 2013’s final employment rates were: Summit County 6.1%, State of Colorado 6.5% and United States 7.0%.

State



Local



 **Area Median Income (AMI)**– In Summit County, the AMI has risen 16.8% (between 2007 and 2013).

\$ Volume Sales



Real Estate– The dollar volume of sales in the Breckenridge area increased by 26% from 2012 to 2013. Real estate transactions for the same period increased by 28%. The number of properties starting the foreclosure process has also been cut by 46% during the same time period.

Foreclosures




Lodging– Lodging occupancy rates were up 2.5 % in 2013 (through November) as compared to the same time period in 2012. The Average Daily Rate also increased in the same period by 3.5 %.





Sales Tax- Breckenridge taxable sales for 2012 were up 6.2% over 2011. Taxable sales for 2013 (through November) were up 9.8% compared to the first 11 months of 2012.




Local Economy continued...

 **Consumer Confidence Index (CCI)**- The Consumer Confidence Index (CCI), has seen a general upward trend for the last two years and reached a high in the last few months that has not been attained since pre-recession numbers.

 **Real Estate Transfer Tax (RETT)**- The Real Estate Transfer Tax rose 8.6 % from 2011 to 2012. 2013 RETT receipts through November have already exceeded 2012 RETT receipts from the entire year by 12.5 %.

 **Standard & Poor's 500 (S&P 500)**- The S&P 500 average monthly adjusted closing price reached a record high in November, continuing an upward trend in the index that started over three years ago. Although the S&P 500 is not a direct measurement of the local Breckenridge economy, staff has found a very strong correlation between S&P 500 trends and our local economic trends.

 **Traffic**-The annual traffic count at the Eisenhower tunnel (westbound) for 2012 was slightly down (less than 1 %) as compared to 2011 traffic. Data showed that the annual traffic coming into town on Highway 9 increased by 2% during the same period. Traffic flows indicate that the Town is actually gaining its relative capture rate coming from the tunnel. The same trend has continued in 2013.



2012/13 Economic Achievements

- Town has hosted a USA Pro Cycling Challenge Stage for the third consecutive year, attracting thousands of visitors to the Town during a normally slow week, and further establishing our brand as a destination recreation community.
- BRC/BMAC continued to work on enhancing joint marketing efforts.
- The Town completed a master plan for Riverwalk Center and Arts District improvements to create a long term appeal to its guests.
- Groundbreaking on the Arts District Master Plan build out is underway. Once completed it will diversify and enhance the Town's cultural offerings.
- A new Cultural Arts Department was formed and new Chief Executive Officer hired to drive new and to enhance existing cultural programs.
- The Breckenridge Resort Chamber (BRC) contracted with Vacation Roost to streamline the lodging reservations.



Transportation

The Town strives to lessen automobile dependency in favor of alternative modes of travel to reduce the consumption of fossil fuels, alleviate traffic congestion and minimize the amount of resources dedicated to parking management and infrastructure.



Alternative Transportation—According to the 2011 American Community Survey, U.S. Census, alternative transportation usage among Breckenridge’s workforce is higher than the U.S. and State of Colorado averages. 2011 shows significant growth from 2009 (of 17.5%) in alternative transportation usage with public transit and walking the preferred methods in Town for 43.5% of the respondents. Breckenridge commuters used public transportation and walked in greater numbers than most of the similar communities they were compared against.



Traffic Volumes—The ski season traffic volume decreased 8.2% from 2001/2002 to 2012/2013. The 2011/2012 season to 2012/2013 season remained relatively the same with a decrease in traffic volume by 1%. Over the long term trend, skier days increased 11.3%.



Transit—Since the launch of the Freeride there has been a significant growth in ridership (67%). From 2012 to 2013 ridership increased 14%.

Ski Resort



Parking—The recommended guideline for optimal parking levels is to design facilities for the 5th busiest day. To illustrate what this looks like we have selected the 5th busiest day from three categories. In the category of Town owned lot parking the 5th busiest day totaled 970 vehicles, and was at 83% of our current capacity. For on-street parking the total was 417 vehicles, or 72% of capacity. Lastly ski resort parking totaled 2,257 vehicles, resulting in 112% of current capacity. Using this methodology indicates our Town controlled parking supply is adequate and the Ski Resort’s day skier parking allocation is deficient. It should be noted these recommended needs are based on the Town’s current parking management system.

Town



Congestion—The Town began measuring days of congestion in the 2009/2010 winter season to better identify congestion trends and reoccurring trouble spots. In 2009/2010, a total of 26 days required manual traffic control, in 2010/2011 the number of days dropped to 23 in 2011/ 2012 the number of days decreased to our target of 20 days and most recently during the 2012/ 2013 season the number of days increased to 23 days.





2012/13 Transportation Achievements


- The Freeride transit system launched an interactive bus schedule that provides a countdown clock of how many minutes until the next two buses will arrive.
- An electric vehicle charging station was installed at the Breckenridge Town Hall.
- Increased bike parking, bike striping and sharrows.
- The Town completed bulb-out improvements to assist pedestrian crossings at key intersections of Main Street.
- The Town held its fifth annual Employee Green Commutes Program, encouraging employees to take an alternative mode of transportation to work, with 64 employees attaining their personal commuting goals.
- Our community ranking in the National Bike Challenge Program was 2nd in the state and 13th nationally for communities with less than 50,000 people.
- The Town purchased several new hybrid vehicles for its fleet.


DID YOU KNOW?


Traffic volumes on Highway 9 decreased 8.2% from 2001-2013, during the same period skier days increased 11.3%.

Water

The Town seeks to conserve water, maintain high standards of water quality and increase its ability to fully store available water rights to ensure an adequate water supply for future generations.

 **Water Use**—In 2013, water production in the Town of Breckenridge Water System had a one year increase after four consecutive yearly decreases. Despite 2013's slight increase, yearly water production decreased slightly between 2000 and 2013 and per capita water consumption decreased 49% over the same period. The year 2013 produced the second lowest total amount of water since 2000.

 **Peak Day Water Use**—Peak day water use and per capita peak day water use slightly increased from 2012 to 2013 but still marked the sixth lowest total usage and the third lowest per capita usage since 2000.

 **Water Supply**—The Town's water system at buildout is projected to accommodate future buildout demand. A water system buildout estimate has been conducted every year since 2007 to ensure the Town's water system will have enough capacity to adequately service future growth. The system overall is operating below capacity at 61% for the annual peak day compared to the water system's current buildout level of 78%. Studies are underway regarding a second treatment plant that would address issues such as extending the water service area and providing redundancy in operations in case of a disruption to the primary treatment plant.



2012/13 Water Achievements

- Summit, Grand and Eagle counties entered into an agreement with Denver Water in which the Town of Breckenridge will receive an additional 182 acre/feet of annual water yield in the Dillon and Clinton reservoirs.
- The Town Council has indentified water conservation as one of its top 5 priorities for 2013 & 2014. Staff is currently developing a water conservation plan.
- The Town is moving forward with planning for a new water treatment facility at the north end of Town. A second plant would allow for expansion of the water service area and could serve as a back up to the primary water treatment plant.


DID YOU KNOW?


The Town currently has the ability store 57% of its water rights.




Recreation & Open Space

The Town aspires to maintain our existing inventory of open space properties and trails, acquire additional open space property that complements existing properties, increase trail connectivity, provide new recreational opportunities, renovate existing parks/facilities and develop new parks and facilities

 **Open Space Acreage** — Since the Open Space Program’s inception in 1996, 4,229 acres of open space have been acquired. IN 2013, 74.02 acres were acquired through the program including joint Town/County properties.

 **Miles of trails** — The Town jointly maintains with Summit County Open Space a 43.7 mile network of trails. In the last year, 1.97 miles of new trails have been constructed and incorporated into the Town’s trail network. In addition to the Town’s trail network, there are over 100 miles of trails on United States Forest Service land which compliment the joint Town/ County trail system.

 **Park Acreage** — Presently the Town Manages 52.9 acres of park space. In the last year no new park space has been developed. However, the Town has identified a number of future park sites including the Breckenridge Railroad Park (where substantial work was completed in 2013) and the North Main Street Park, (where the Town recently purchased two parcels that will enable its development). Both the Breckenridge Railroad Park and North Main Street Park are scheduled to be completed in 2014.





2012/13 Recreation and Open Space Achievements


- The Cucumber Gulch Wetland & Channel Restoration was completed in 2013.
- \$ 1,790,929 of open space funds were used for acquisitions in 2013.
- In 2013, 8 volunteer trail maintenance projects were completed and 4 new trails constructed.
- Wildlife & Hydrological Monitoring continued in Cucumber Gulch.
- Rocky Mountain Youth Corps crews closed and revegetated 3 miles of unsustainable user-created trails in the Golden Horseshoe.
- 38 new trail posts were installed throughout the trail network to assist user navigation


DID YOU KNOW?


The Town has successfully obtained more than \$ 250,000 in grant funding for trail maintenance and construction since 2005.

Forest Health

The Town seeks to aggressively undertake forest health initiatives to protect residents and visitors from a large scale wildfire, protect the Town's watershed and associated water supply infrastructure and conduct large scale replanting efforts in areas with extensive tree removal.

 **Forest Management Treatment on Open Space Properties** — The Town of Breckenridge continued its forest health and defensible space treatments on Town open space in 2013, targeting open space parcels adjacent to or surrounded by residential development. Over the past year, four (4) units of land, totaling 17.4 acres, within and around the Town were treated in an effort to promote species diversity, regenerative health and defensible space.

 **Forest Management Treatment on National Forest Properties** — To combat the existing unhealthy forest conditions, the U.S. Forest Service is proposing to treat 5,700 acres of forest surrounding the Town of Breckenridge. None of these proposed treatments have occurred to date.

 **Defensible Space** — In mid 2009 the Town initiated a voluntary defensible space policy. To date, 555 of 1,674 recommended properties have been treated. There were 259 properties treated in 2009, 25 properties treated in 2010, 165 properties in 2011, 68 properties in 2012 and 12 properties in 2013.



2012/13 Forest Health Achievements

- In 2013, 17.4 acres of Town properties underwent forest health treatment.
- Tree replanting and seed scattering projects were undertaken in 2013.
- In Spring 2013 Tetra Tech began work on a Watershed Protection Plan identifying water and sediment catchment methods.


DID YOU KNOW?


The Town has partnered with the Bristlecone Foundation to plant over 1,500 trees since 2010.



Housing

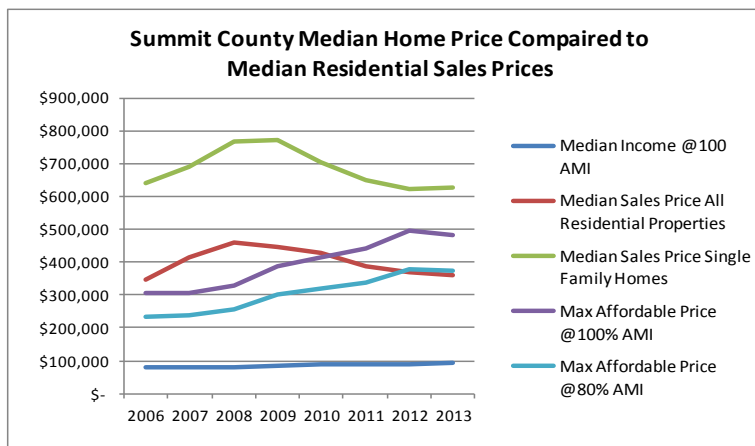
The Town strives to ensure the availability of affordably priced housing for its permanent residents through the protection of market-rate housing serving as workforce housing, the creation of deed restricted for sale units priced for average incomes families and the creation of deed restricted rental housing.

 **Deed Restricted Workforce Housing Inventory** — In 2013, 10 deed restricted workforce housing units were added to the Town’s inventory. Since 2001 the number of deed restricted workforce housing units has increased from 279 to 643 units.

 **Housing Affordability Gap** — In the last year, the gap between the median sales price of residential property in Summit County and the affordable price for a four person family making 100% of the area median income (AMI) has risen due to an increase in both median sale price and interest rates.

Housing Affordability Gap Explained

The housing affordability gap is the gap between the maximum mortgage that a four person household earning 100% of the area median income can afford and the median sales price of housing in Summit County at the average annual interest rate.





2012/13 Housing Achievements

- Valley Brook Neighborhood provided 41 new deed restricted housing units.
- 6 new private sector deed restricted workforce housing units and 4 public sector deed restricted workforce housing units were constructed in 2013.
- An updated Housing Needs Assessment was completed in 2013.
- The Town is working on a plan for affordable rental units on the Claimjumper property.

DID YOU KNOW?

Over the last decade growth in primary residences has out-paced second home development in the Town.

Land Use

Protecting backcountry lands, historic resources, maintaining service commercial uses and not exceeding the Upper Blue Basin's buildout are all land use priorities for the Town.



Buildout — As of January 1, 2013 the combined total of residential units located within Breckenridge, Blue River and unincorporated Summit County is 11,171, below the target cap of 14,255 units. Additionally over the past year, the growth rate of newly constructed units in Town was 1%, well below the historic average.



Backcountry Protection — Since 2000, the Upper Blue Transfer of Development Rights (TDR) Program has protected 1,044 acres of sensitive backcountry resources. This is in addition to the 4,239 acres of open space protected through the Open Space Program. In 2013, 45.7 acres were added.



Service Commercial — On January 1, 2011 a baseline of service commercial properties was established, identifying a total of 96 units and 233,302 square feet of service commercial space located within Breckenridge and adjacent unincorporated Summit County. Since 2011 the total number of service units decreased from 96 to 75 and the total square footage from 233,302 to 227,855.



Historic Resources — The Town of Breckenridge proudly boasts one of Colorado's largest National Historic Districts, with over 200 contributing structures. Since 2003, 16 historic structures have been locally landmarked (the Town's highest level of historic protection) in connection with redevelopment and preservation efforts. Half of the total local land markings have occurred in the last 5 years, with two in 2013. The recent growth in local land markings shows an encouraging trend in high level historic preservation.



2012/13 Land Use Achievements

- Construction of the Breckenridge Arts District began in 2013 and includes the renovation of several historic structures..
- The Town continues to financially support the operations and capital expenses which promote heritage tourism for the Breckenridge Heritage Alliance.
- Planning staff continues to meet with key property owners in the historic district to promote private historic preservation projects and encourage adaptive reuse.

DID YOU KNOW?

9% of market rate single-family homes constructed in 2013 involved scraping off an existing home from the property.



Child Care

The Town aspires to support child care centers in creating quality child care programs which are accessible and affordable for Breckenridge families and workforce and to secure a long-term funding source.



Scholarship Program- The Town's Child Care Scholarship program has gained incredible momentum growing by 118% in number of children served since its inception in 2008. Between 2012 and 2013, the number of children receiving sliding scale based scholarships has remained relatively level increasing from 187 to 192 children. This represents about 60% of children in care and 30% of the child care center revenues.

The childcare program did experience one significant setback in 2013 when a property tax referendum to support the childcare scholarship program was narrowly defeated by voters. Long-term funding for the program will be one of the issues to be studied by the newly created Breckenridge Childcare advisory committee, which will also look at alternative business models for the program.



2012/13 Child Care Achievements

- In 2013, the Town funded scholarships for 192 children. This represents approximately 60% of the children in care.
- Childcare Task Force was created to make recommendations on childcare cost savings strategies, long term funding, and scholarship guidelines.

DID YOU KNOW?

1,012 working families have received Town funded childcare scholarships since 2008.



Wildlife

The Town seeks to preserve large, biodiverse open spaces that serve vital wildlife habitat through land purchases and with the development of a wildlife management plan.



Overall Cucumber Gulch Preserve Health— In the 2012 year end report, Dr. Christy Carello, the Town’s wildlife consultant found no notable changes in overall special richness, diversity, composition or abundance in the Preserve. Research along summer recreational routes indicated no change in wildlife abundance between open and closed trails with the exception of moose which declined significantly when trails were open. The overall health of wildlife in the Gulch remains good.



2012/13 Wildlife Achievements

- The Town acquired the 17 acre MBJ parcel and the 17 acre Cucumber Wedge parcel in the Cucumber Gulch area containing important wetlands. The parcels also contain a high priority wildlife migration corridor.
- The Town partnered with Summit County Open Space to work on the Swan River restoration project which will assist in restoring native cutthroat trout habitat.
- The Town adopted the Cucumber Gulch Wildlife Preserve Management Plan.
- Town acquired the 5.4 acre Swan's Nest A-1 parcel. The parcel is a high priority migration corridor for wildlife crossing highway 9.
- The Town completed the Cucumber Gulch Wetland and Channel restoration project. The project included the re-introduction of beavers into the wetlands to naturally maintain water levels.
- A mountain lion was photographed by the Town's wildlife monitoring cameras in Cucumber Gulch.

DID YOU KNOW?

The Town has conducted yearly wildlife monitoring in Cucumber Gulch since 2000.





For more information please visit www.sustainablebreck.com

