



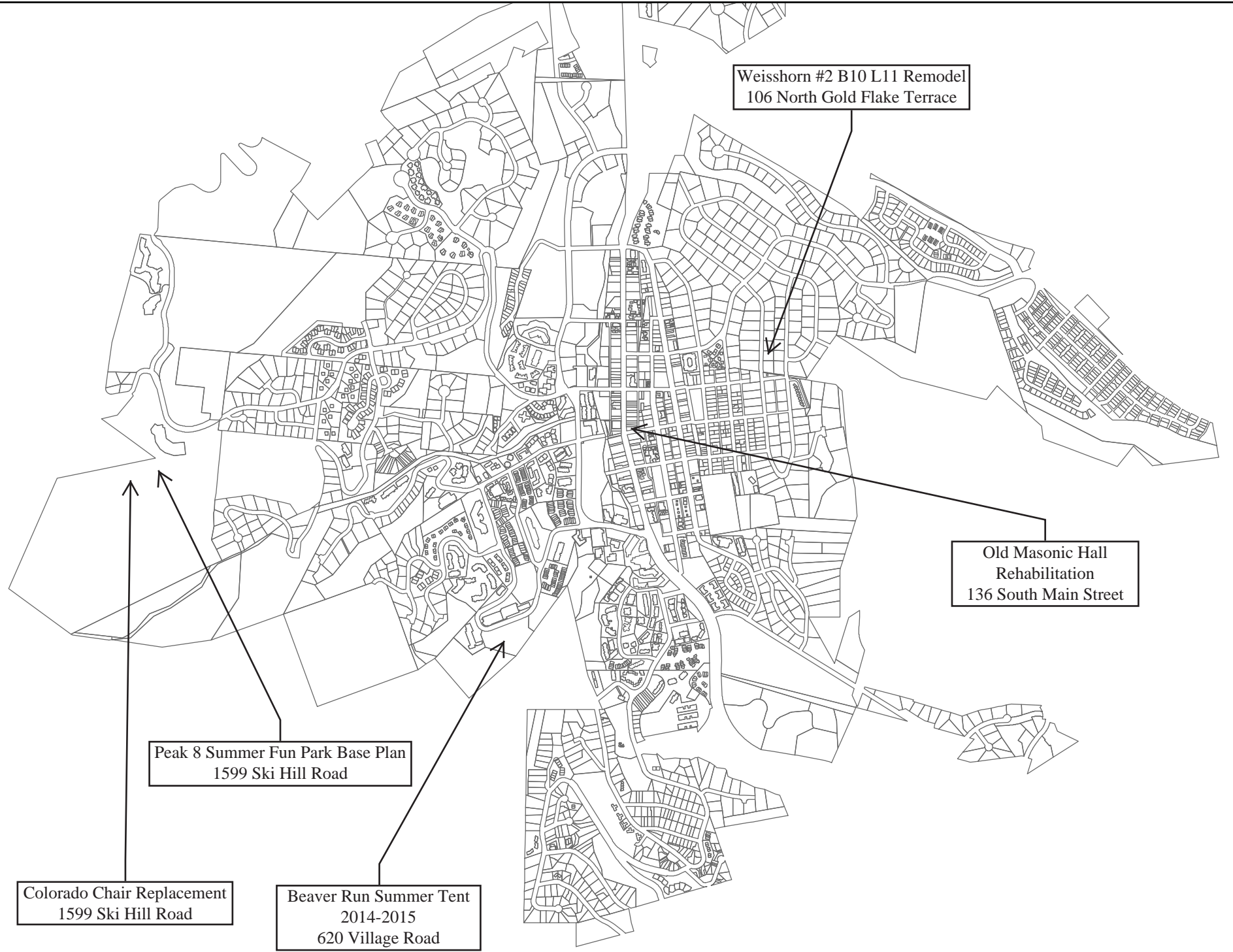
PLANNING COMMISSION AGENDA

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

7:00pm	<i>Call To Order Of The March 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. Weisshorn Filing 2, Block 10, Lot 11 Residence (SG) PC#2014012; 106 North Gold Flake Terrace	10
	2. Beaver Run Summer Tent 2014-2015 (MGT) PC#2014013; 620 Village Road	25
	3. Colorado Chair Replacement (JP) PC#2014014; 1599 Ski Hill Road	31
	4. Peak 8 Summer Fun Park Base Plan and Summer Tent (JP) PC#2014015; 1599 Ski Hill Road	42
7:30pm	<i>Town Council Report</i>	
7:45pm	<i>Town Project Hearings</i>	
	1. Old Masonic Hall Rehabilitation (MM) PC#2014011; 136 South Main Street	50
8:45pm	<i>Other Matters</i>	
9:00pm	<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.**



Colorado Chair Replacement
1599 Ski Hill Road

Peak 8 Summer Fun Park Base Plan
1599 Ski Hill Road

Beaver Run Summer Tent
2014-2015
620 Village Road

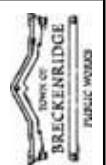
Weisshorn #2 B10 L11 Remodel
106 North Gold Flake Terrace

Old Masonic Hall
Rehabilitation
136 South Main Street



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

APPROVAL OF AGENDA

Ms. Puester noted several changes to the Agenda. First, the AT&T Telecommunications Site at RWB has been withdrawn by the Applicant. (Mr. Thompson: Jay Nelson from Red, White and Blue announced that the board voted against the proposal due to issues with conditions of the lease.) (Ms. Dudney: Do you expect this to come back to another meeting?) (Mr. Thompson: No, we do not.) There will be no Town Council Report as Ms. McAtamney is absent. We will add a summary of the Saving Places Conference in Denver February 5-7, and a discussion on changing the date of the April 1 meeting due to the election.

APPROVAL OF MINUTES

With no changes, the February 18, 2014, Planning Commission Minutes were approved as presented.

CONSENT CALENDAR:

- 1) Ankenbauer Residence (MGT) PC#2014007, 835 Gold Run Road
- 2) AT&T Telecommunications Site at RWB (MGT) PC#2013112, 316 North Main Street (*Withdrawn at the request of the Applicant.*)

Mr. Mamula: I have a question about the 12 foot retaining wall on Ankenbauer. Please explain and have we never done a 12 foot retaining wall on a single family residence? (Mr. Thompson: I have not worked on a single family with a 12 foot retaining wall; I have done 6 foot wall with terracing, with another 6 foot wall. The architect for the applicant on this project said the lot is so steep and they are at edge of their disturbance envelope they had to do this. (Indicated on plans where wall would be.) Whole lot is very steep. That is why we gave them negative four (-4) points. One good thing is it is behind the house and not very visible to the general public.) Mr. Mamula: What about Lot 146? (Mr. Thompson: They will look right over the retaining wall. Strong landscaping plan warranted. The architect's concept was to put garage in back because they did not want garage doors to be the first thing you saw coming up to the road and did not want to bury living area in back. Other design we had them look at was to place garage on the other side of the north side of the house so that the driveway could short and not require the large retaining wall; they did not like the look of the garage doors dominating the front of the house. And they said they still want to have this size house, would have had to bury living area in back instead of garage. Staff had concerns with driveway and retaining wall but we did get a very strong landscaping plan and a HERS rating. Other negative points are for the heated driveway. Not much sun in there.) Ms. Dudney: Where is snow stack? (Mr. Thompson: (Indicated on plans.) They have quite a bit of parking. Four outdoor spaces. No accessory apartment. Only require two spaces.) Ms. Dudney: Above retaining wall, is it very steep? (Mr. Thompson: Yes, 32%.) Ms. Dudney: So snow above that will slide onto driveway. Is it our job to be concerned about snow stack? With weather conditions we have now, it is important to note. (Mr. Thompson: The majority of the snow will be pushed to the downhill side of the driveway, which will allow for adequate snow storage (indicated on plans). It will challenging but not impossible to plow. We do look at reasonable proposed snow storage. Heating it with this design is probably a necessity.) Mr. Mamula: Are the negative points for 7/R(C) Retaining Walls or 7R(A) Site Design and Grading? (Ms. Puester: We are talking alot about this application, so the Commission should call it up.)

Mr. Mamula made a motion to call up the Ankenbauer Residence, PC#2014007, 835 Gold Run Road. Ms. Dudney seconded, and the motion was carried unanimously (6-0).

Mr. Pringle: Mr. Bill Tinker is here for the AT&T Telecommunications Site at RWB, and does not know it has been withdrawn. (Mr. Thompson reiterated as at the beginning of the meeting that the AT&T Telecommunications Site at RWB had been withdrawn.) Mr. Tinker thanked the Commission.

(Ms. Puester announced the camera screen connection is not working so if audience members want to see plans they can step up to the diaz.)

Mr. Thompson: We do have flexible zoning. They are able to make up negative points with landscaping and a HERS rating.

Commissioner Questions / Comments:

Mr. Mamula: What I am driving at is there is an obvious ability to have more than negative four (-4) points. (Mr. Thompson: I have typically always given negative two (-2)). With the length of this driveway we have always broken it up. You can't see it, but I don't want to set a precedent for a 12' retaining wall.

Mr. Lamb: I would prefer to see negative six (-6) points.

Mr. Schroder: We have had the landscape conversation before, that it is easy points. Have we seen this before? (Ms. Puester: Is the Commission against the wall visibility and disturbance or the precedent? If precedent, we could write a condition to describe the site issues.) (Mr. Thompson: The Daisy residence has a 10 foot wall next to the driveway that went through last meeting. However, the Daisy Residence garage was shorter and did not go behind the house. Also, due to the wetlands there was really no other location for the Daisy Residence and the steep slope caused a 10' tall retaining wall.)

Mr. Pringle: If the disturbance envelope line wasn't there they could move the line, true? (Mr. Thompson: Yes, you could step it.) Is the disturbance envelope there for a reason? The envelope can move around the lot to some extent if they fit within the setbacks? Is the envelope because we made them do it that way? (Mr. Thompson: This is the difference between the first filing of the Highlands versus later filings. The Town supports disturbance envelopes.)

Mr. Mamula: Developer put them on the lots; the buyer buys them knowing where they are and so do the neighbors.

Mr. Pringle: We arbitrarily put this disturbance envelope on this lot? (Ms. Puester: Disturbance envelopes were not arbitrarily placed. Staked and reviewed in the field at subdivision. This lot is steep. Garage designed to be way in back against that line.) Maybe we should look at other design options.

Ms. Dudney: On page 22 of the packet, it doesn't look like its 12 feet straight up. On the top section. (Mr. Thompson: The stone here closer to garage he shows 5'11", break, and then 5'6". The 12' is a section of wall.)

Mr. Mamula: I assumed it was the section further from the garage. (Mr. Thompson: Concrete planter, landscape and flowers on top of it. They chose stone to face the concrete wall.)

Ms. Dudney: Is your conclusion that the 12 foot wall is right near the garage and goes straight up? (Mr. Thompson: Yes. I asked the architect for different options, can you step it? They were resistant.)

Mr. Pringle: We could have made that disturbance envelope a little wider.

Ms. Dudney: That is a variance. You mean at the time platted?

Mr. Pringle: Yes, at the time platted. (Mr. Thompson: Usually 25 feet between disturbance envelope and property line. Setback issue and density issue. There were physical constraints too. This lot is very steep; the whole thing is very steep. This is the envelope they bought. They have a right to build to this envelope.)

- Mr. Mamula: We had a lot of discussion on long driveways. We discussed breaking up with retaining walls, stepping them, landscaping. That is going to be a canyon.
- Ms. Dudney: In this case you are protecting them from themselves. Maybe if they see our comments, they are not negatively affecting the neighbors. I might be open to a special finding since it's not visible.
- Mr. Lamb: How would we proceed here? (Ms. Puester: We would need a motion to pass the point analysis and then a motion for approval of the project with the finding we craft, should the Commission go that route.)

Mr. Lamb opened the call up for public comment.

Mr. John Ebright: Coincidentally I was on design review board when this house came in. To protect wall will have to drill into the hillside. An engineer on the board said you can't do it. A previous design for another house on this lot had garage right at the beginning. HOA gave them preliminary comments and asked the applicant to address those comments. The HOA is also concerned with the height of this proposed retaining wall. (Mr. Thompson: There is a plat note that encourages you to step back retaining walls.)

There was no further public comment and the call up was closed.

Commissioner Questions / Comments (Continued):

- Ms. Christopher: Is there anything about drilling into the hillside to secure the wall? (Mr. Thompson: No. There is a plat note that you can have retaining wall outside disturbance envelope if related to the driveway. The architect for the applicant said you are going to have to cut way back and thus open up a view into the house from above.)
- Ms. Dudney: 12 foot wall is not really from the driveway. Wouldn't allow because not really the driveway. (Mr. Ebright: The HOA did not approve it. We sent it back with series of questions to resolve.) Don't they have to get HOA approval? (Ms. Puester: We strongly recommend it but legally, we can't require it. It is the applicant's choice to submit to the Town first. If they have substantial changes between the Commission approval and building permit, then staff would take back to Planning Commission.)
- Mr. Lamb: If visible we would have an issue; since it's not, we don't.
- Mr. Mamula: Policy 7/R is Site and Environmental Design, and section A Site Design and Grading, where you can receive negative points, also under section C. Retaining Walls, applicant can receive negative two (-2) or negative four (-4) points. (Mr. Thompson: Section C. also encourages retaining walls if they minimize site disturbance. Section D. Driveways and Site Circulation Systems could also be used to assess points, that multiplier is 4 x (-2/+2). Applicant should try and minimize the amount of site disturbance more.)
- Mr. Schroder: Sounds like there's the possibility the HOA will deny the project.
- Mr. Mamula: We don't have a code issue to deny, so we are setting precedent if we approve. (Ms Puester: (read from code) smaller retaining walls of four feet are preferred without creating excessive site disturbance. When you keep going back is that excessive site disturbance? It also goes on to say that if alternative site layout that causes less site grading and complies with all other polices is viable, then it should be strongly considered. It's under 7, the relative policy.) I might be ok with that then. By approving something that they are going to have to do (soil nailing etc.); if it's not constructed correctly and it fails, does that set the Town up for liability? (Ms. Puester: No. We would require the design to be stamped by engineer, so that engineer would be the liable party.)
- Mr. Pringle: They have more parking, is that one reason why this wall has to be there? (Mr. Thompson: I don't think so. You need the hammerhead to get out of one garage bay.)
- Ms. Christopher: I agree with Mr. Mamula.

- Mr. Schroder: I agree.
- Mr. Pringle: I'm not sure I agree with it.
- Ms. Dudney: I'm ok with what we've talked about; adding a caveat to findings.
- Mr. Mamula: Right by Discovery Ridge trailhead? (Mr. Thompson: Immediately adjacent to the big cut we did up there.) So you will see it when you are on a bike. Town property to the side. Now I have some visibility concerns.
- Mr. Pringle: Rather than stepping back retaining walls, what are we talking about in that 12' section? If we are worried about the additional disturbance and what that might look like, we need to look at the whole lot.
- Mr. Mamula: (Showed photo on his computer.) This lot is all dog hair lodgepole.
- Mr. Pringle: I don't know if the additional grading to access the wall would be as objectionable as the 12 foot wall. If we step it back once or twice the disturbance would be very large. I'd rather have it stepped back and maintain precedent we have set and not build into disturbance envelope.
- Ms. Dudney: Does that require a variance to go into the envelope? (Mr. Thompson: Plat note says you can for a driveway. If you think it's better to go beyond the disturbance envelope, that is an option.)
- Ms. Christopher: Mr. Pringle, you would prefer that?
- Mr. Mamula: How much space between 4 foot sections? (Ms. Puester: We typically suggest enough for plantings.) (Mr. Thompson: About two feet.) What is distance from edge of disturbance envelope to back of lot? (Mr. Thompson: 25 to 30 feet. It would use up approximately one third of the setback area.
- Mr. Pringle: Outside envelope but within setback. (Mr. Thompson: I would consider this the rear yard, that setback requirement is 15'.)
- Mr. Mamula: It's rear yard setback compared to where Gold Run Road is.
- Mr. Pringle: I'm good with that solution.
- Mr. Mamula: I would be good with that.
- Ms. Dudney: I would be too. (Mr. Thompson: The wall is 35 to 40 feet from the property line. That would be enough. Also meets the plat note.) (Mr. Ebright: We did not turn it down; we just sent it back.) (Ms. Puester: There has been lots of discussion this evening, and the Applicant is not here to hear the discussion or accept your suggestions. Another option would be to continue this to another meeting to give the Applicant time to understand the concerns and suggestions.)

Mr. Mamula made a motion to continue the Ankenbauer Residence, PC#2014007, 835 Gold Run Road, to a future hearing. Ms. Dudney seconded, and the motion was carried unanimously (6-0).

TOWN COUNCIL REPORT: None.

OTHER MATTERS:

1) Legislative Review:

Ms. Puester: On March 11 we will have the first reading on the Historic Connectors Ordinance. Condo-Hotels Ordinance is also set for first reading on March 11. Ms. McAtamney went over the changes; 50 unit limit is removed to allow for market conditions. Existing condo-hotels will be able to convert to deed restricted units with energy audits through a development agreement. A covenant will be recorded against any new condo-hotel developed if they change the use from condo-hotel, which they receive extra density for, they would have to pay the TDRs at the current price in addition to meeting all other relevant policies of the Town Code. The Covenant would go into detail. Council was concerned that future buyers would not understand TDR process.

Commissioner Questions / Comments:

- Mr. Pringle: There is nothing that compels an owner of a unit in a condo-hotel to rent the unit short term. Can our covenant compel someone to operate the new condo hotel in the way we want it to be done, well? (Ms. Puester: I have spoken to our Town Attorney and he has drafted the Ordinance to require a covenant for future conversions.) We still don't have guarantee to rent the units.
- Ms. Dudney: Why is there even a condo-hotel policy?
- Mr. Pringle: That is my next point. Why are we kidding ourselves?
- Mr. Mamula: We should just call it a timeshare. No one can afford to buy 52 weeks. Almost physically impossible to buy a room there.
- Ms. Dudney: They may never have any intention of running as a condo-hotel. They buy and put all units on VRBO never have any intention of running as a condo-hotel.
- Mr. Pringle: There has not been one new condo complex to come in since this policy went into effect.
- Mr. Lamb: The Town Council has weighed in on this based on our recommendations made. Mayor Warner asked if the Planning Commission understands this policy, I said yes.
- Mr. Pringle: We should just get rid of the condo-hotel designation in total.
- Mr. Lamb: The Town Council will read these minutes.
- Mr. Pringle: I will go to the meeting. I don't see anything changing this policy. I don't see anything forcing them to do what they are supposed to. I say you should get rid of this policy. We are not going to be able to do anything to get the developer to run as condo-hotel.
- Mr. Mamula: I agree with Mr. Pringle. We need to let them know we have had a complete change on this issue. We need to meet ourselves, have another worksession on this issue. I don't want to send this to the Council and say read our minutes. This is a new thought. (Mr. Truckey: We already went to Council with a worksession on this; this is a first reading scheduled next week. We will talk to Town management about how to proceed.) I will go to the meeting.
- Mr. Lamb: I will too, usually do.
- Mr. Pringle: I don't know we are going to get anything new with this reading. (Ms. Puester: We are requiring a covenant that yes, if they are going to convert they will have to pay the density; same with conversion of any rooms. If you convert from condo-hotel to condo all of units.) They won't convert anything with that. How are you going to get them to operate? Stop the presses! Eliminate the condo-hotel policy. (Ms. Puester: I'll check with Tim Berry tomorrow.) No offense to him but we need someone with really good land use law to see whether we can do that; require owner to operate correctly.
- Mr. Mamula: The big one will be the ski area's Grand Hotel on Watson and Ski Hill.
- Mr. Pringle: Could they develop as condo-hotel?
- Mr. Mamula: They could, but in discussion years ago, not sure if best for them would be to run as condo with front desk or condo-hotel. This was planned to look like hotel but as financing structure they want to sell individual units and have management company to run it. Riskier to run as a hotel.
- Mr. Lamb: How are we to proceed? The first reading is a week from today. Council is comfortable with this.
- Ms. Dudney: They don't understand this new issue.
- Mr. Lamb: How do we proceed? Mr. Lamb and Mr. Mamula will attend the next Town Council meeting on the 11th. (Mr. Truckey: We need to regroup tomorrow internally on this and see how to address it. The council direction was to let the market deal with this.) Mr. Lamb and Mr. Mamula will attend; Mr. Pringle is going to make a phone call.

Ms. Puester: Temporary structures going for first reading on the 11th. Reduction of wording and requirements of temporary structures; written to conform to applicable policies within Town Code. Also, staff is working on a cell tower policy. That will be on a later meeting. Talking to cell providers now as to how everything

will look in the future. (Mr. Mamula: Can we disallow them in the historic district?) My understanding is with the data needs now rather than coverage. LTE requires much more data capacity. If we don't have any in the area, for example in the historic district, people are not going to be able to access their phones. (Mr. Truckey: We may be preempted by federal law from denying outright.) Cell towers look a lot better than we have seen in the past. They can camouflage them so you may not even notice they are there. Sometimes in light poles. Sometimes they look like a tree. There are ways to disguise them. We are learning more; we do expect to see some new applications within next 18 to 24 months. (Ms. Christopher: Are you working on design issues and locations?) Yes, an all encompassing policy. Co-locating so not all over the place if possible; how to disguise; what kind of equipment. Not ready yet but on the radar.

There is a US Forest Service open house from 4:30 to 6:30 tomorrow evening on summer programming at Mountain Thunder Lodge. (Mr. Mamula: Is this proposal giving BOSAC heartburn?) (Mr. Truckey: BOSAC saw this a couple of weeks ago. Mark Udall passed bill a couple of years ago allowing more summer activities on federal lands. Zip lines over a mile in distance off the Independence Chair; canopy tours through forest; four wheel drive tours on access roads; and other smaller pieces. BOSAC had concerns and made recommendations to Council. Scott Reid is writing a letter to the Forest Service. Next week the Council reviews and makes comments. The draft letter is due the next day. This is scoping period, then we will have opportunity to comment at environmental impact statement time too.)

2) Saving Places Conference Recap

Ms. Puester: Several Staff members, as well as Mr. Lamb, Ms. Christopher, Ms. Dudney and Mr. Butler attended the Saving Places Conference in Denver February 5-7. Good conference. The Ski Town Forum covered connector elements and additions to historic structures. There was a lot of talk about sympathetic additions; everything from things that blend in to extremely modern additions. Interesting to see a different viewpoint. A lot of variety as to how to do additions. (Mr. Lamb: We are more on the strict side.) (Mr. Truckey: Philosophical approaches differ too. Aspen approach is you know what is historic and what is new. Sometimes here you would have a hard time without a trained eye. Kind of a philosophy as to how to address those additions.) (Ms. Christopher: Also a principal they would consider a mid century house just as beautiful.) (Mr. Lamb: Never been so damn cold in my life. Minus seven was the high. The second presentation on dredge restoration was wonderful.) Financial incentives for history related preservation. Mr. Thompson went to the State Capitol and talked to Rep. Millie Hamner about state tax preservation credits. Increasing state historic preservation tax credits from \$50,000 now to up to \$5 million. Addressing very large commercial buildings. Seeing huge historic preservation projects that can receive tax credits in other states that have a larger cap. Here in Colorado, its small projects with the low cap. Economic vitality in older run down areas. Something in the works at the state capital. (Ms. Christopher: I have notes from all classes I took; I can email that out to everyone.)

3) Change of Date for April 1, 2014, Planning Commission Meeting

Ms. Puester presented. The Town Council Chambers will be used on Tuesday, April 1, 2014, for the Municipal Election. Therefore, the April 1, 2014, Planning Commission Meeting needs to be rescheduled to another date. Would a quorum of Planning Commissioners be available for Monday, March 31, 2014, at 7:00pm? This date is preferable due to the Town Hall remodel, which is very noisy and dusty Wednesday through Saturday, especially in the evenings. Mr. Butler indicated by email earlier in the day that he was available March 31st. Mr. Lamb asked for a show of hands for those Commissioners available for March 31st. All Commissioners are available, so the meeting date will be changed. The Commissioners will be reminded a couple of times by email as to the date change. We will place the updated meeting on the Town Calendar. Thanks very much for your flexibility.

4) Mr. Pringle: A couple final things. On the cell tower information for tonight, we didn't have a problem with the proposed project being enclosed, can't see it. Need to look at the quickly changing technology. We

got started about writing television discs when they were 8-10 feet wide. Now they are tiny. On the minutes from the last meeting, regarding the discussion on affordable housing. The minutes did not catch the essence of my comments. I meant that we had an absolute policy that everyone building would be required to do affordable housing, and then we abandoned that policy. I just wanted to get that into these minutes. (Ms. Puester: Is a change to the prior meeting minutes needed?) No, it is just a clarification.

ADJOURNMENT:

The meeting was adjourned at 8:23pm.

Jim Lamb, Chair



Class C Single Family Development Review Check List

Proposal:	Tear down the existing single family residence and build a new 5,038 square foot single family residence	
Project Name/PC#:	Math-Beat Breck, LLC Custom Home	PC#2014012
Project Manager:	Shane Greenburg	
PC Meeting:	03/18/2014 (report written 3/11/14)	
Preapplication Meeting	February 18, 2014	Shane Greenburg
Date of Submittal:	February 24, 2014	
Property Owner:	Math-Beat Breck LLC	
Agent:	Andy Stabile / Allen-Guerra Architecture	
Proposed Use:	Single family residence	
Address:	106 North Gold Flake Terrace	
Legal Description:	Weisshorn Subdivision, Block 10, Lot 11	
Area of Site:	16,562 sq. ft.	0.38 acres
Existing Site Conditions:	Lot is relatively flat with an existing home and driveway. The lot is bordered by homes on the north, south, and east. A utility easement runs along the eastern edge of the property. The lot has some large mature trees, most of which will be kept in the new design.	
Areas:	Proposed	Existing - If Applicable
Lower Level:	1,840 sq. ft.	Existing home to be removed
Main Level:	2,298 sq. ft.	
Upper Level:		
Accessory Apartment:		
Garage:	900 sq. ft.	
Total:	5,038 sq. ft.	
Code Policies (Policy #)		
Land Use District (2A/2R):	12	
Density (3A/3R):	Allowed: unlimited	Proposed: 4,138 sq. ft.
Mass (4R):	Allowed: 4,140.5 sq. ft.	Proposed: 4,138 sq. ft.
F.A.R.	1:4.00 FAR	
Bedrooms:	5	
Bathrooms:	4.5	
Height (6A/6R):*	33'	
*Max height of 35' for single family outside Conservation District <i>unless</i> otherwise stated on the recorded plat		
Lot Coverage/Open Space (21R):		
Building / Non-Permeable:	2,740 sq. ft.	16.54%
Hard Surface/Non-Permeable:	2,347 sq. ft.	14.17%
Open Space / Permeable:	11,475 sq. ft.	69.29%
Snowstack (13A/13R):		
Required:	587 sq. ft.	25% of paved surfaces is required
Proposed:	605 sq. ft.	(25.78% of paved surfaces)
Outdoor Heated Space (33A/33R):		
	None	
Parking (18A/18/R):		
Required:	2 spaces	
Proposed:	3 spaces	
Fireplaces (30A/30R):	3-gas	

Building/Disturbance Envelope?	No envelope. This lot is subject to setbacks.	
Setbacks (9A/9R):	Front: 30 ft. - Required: 25 ft.	
	Side: 15 ft. - Required: 15 ft. (combined side setback of 40 ft. absolute, 50 ft. relative)	
	Side: 30 ft. - Required: 15 ft. (combined side setback of 40 ft. absolute, 50 ft. relative)	
	Rear: 35 ft. - Required: 15 ft.	
Architectural Compatibility (5/A & 5/R):	The structure is architecturally compatible with the surrounding neighborhood which has a mixture of architectural styles.	
Exterior Materials:	<p>Horizontal Siding: 2x8 Square Cut T&G Cedar Siding, Superdeck "Birch" Stain; Vertical Siding: 1x4 T&G Cedar "V-Groove", Superdeck "Teak" Stain; Natural Stone Veneer Base: Telluride "Highlands Park"; Metal Accent: 4'x4' Rusted Metal Panels, Powder Coated "Bronze"</p> <p>*Staff notes that non-natural materials make up less than 25% of materials on all elevations. The north elevation has the highest percentage of non-natural materials at 23%.</p>	
Roof:	Primary: Asphalt Shingle - "Barkwood"; Metal - "Dark Bronze"	
Garage Doors:	Cedar "Teak" & "Tavern Oak":	
Landscaping (22A/22R):		
	Planting Type	Quantity
	Aspen	21
	Colorado Spruce	4
	Engelmann Spruce	3
	Bristlecone Pine	2
	alpine currant & woods rose	25
		Size
		(9) 1.5" cal / (12) 2" cal
		(2) 12', (2) 14'
		12'
		12'
		5 gal
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive drainage away from the structure	
Driveway Slope:	1 %	
Point Analysis (Sec. 9-1-17-3):	Staff finds that negative three (-3) points are warranted under Policy 9R, Placement of Structures, for one side setback not being met and positive two (+2) points under Policy 22R, Landscaping, for an above average landscaping plan (Past precedent case: PC#2011004 Lot 57, Timber Trail with 15 Spruce and 20 Aspen - This application with taller evergreens and more diversity) and positive one (+1) point under Policy 33R, Energy Conservation, for obtaining a HERS index. This results in a passing point analysis of zero (0) points.	
Staff Action:	The Community Development Department has approved the single family residence on Weisshorn Subdivision, Block 10, Lot 11, PC#2014012, with a passing point analysis of zero (0) points, with the attached Standard Findings and Conditions.	
Staff Comments:	This property is subject to a mass size limitation under Policy 4A, Mass (Neighborhood Preservation Policy). The proposed residence meets the requirements. No retaining walls are necessary on the site.	

Final Hearing Impact Analysis				
Project:	Weissshorn Subdivision, Block 10, Lot 11	Positive Points	+3	
PC#:	2014012			
Date:	3/12/2014	Negative Points	- 3	
Staff:	Shane Greenburg			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/A	Mass	Complies		Is under the max allowed mass
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		Non-natural materials are under 25% per elevation
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)		No retaining walls proposed
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	One side setback is not met
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		

18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+2	Aspen: 21 - (9) 1.5" cal / (12) 2" cal Colorado Spruce: 4 - (2) 12', (2) 14' Engelmann Spruce: 3 - 12' Bristlecone Pine: 2 - 12'
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	+1	Owner will obtain a HERS index prior to CO
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		

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

TOWN OF BRECKENRIDGE

**Math-Beat Single Family Home
Lot 11, Block 10, Weisshorn Subdivision
106 North Gold Flake Terrace
PC#2014012**

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 11, 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 **March 18, 2014**, as to the nature of the project. In addition to Commission minutes, 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 **September 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. 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 and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
13. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
14. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
15. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
16. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
- 17. Applicant shall 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.**
18. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

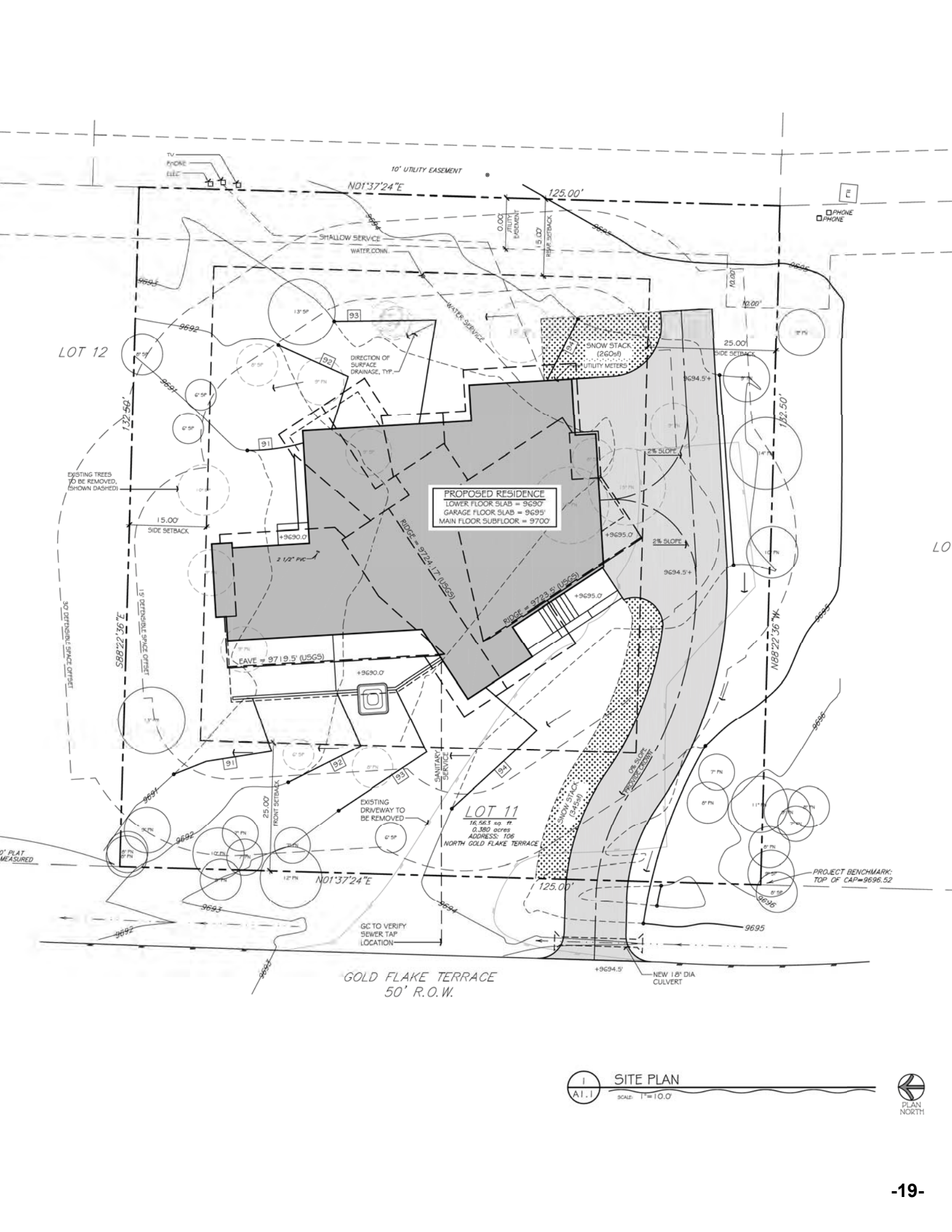
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

19. **Applicant shall obtain a HERS index from a certified HERS rater and submit the report to Town Planning Department.**
20. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
21. 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.
22. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
23. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping for all existing trees.
24. 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.
25. Applicant shall screen all utilities.
26. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.
27. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
28. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town 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.
29. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May**

31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.

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



LOT 12

PROPOSED RESIDENCE
 LOWER FLOOR SLAB = 9690'
 GARAGE FLOOR SLAB = 9695'
 MAIN FLOOR SUBFLOOR = 9700'

LOT 11
 16,563 sq. ft.
 0.380 acres
 ADDRESS: 106
 NORTH GOLD FLAKE TERRACE

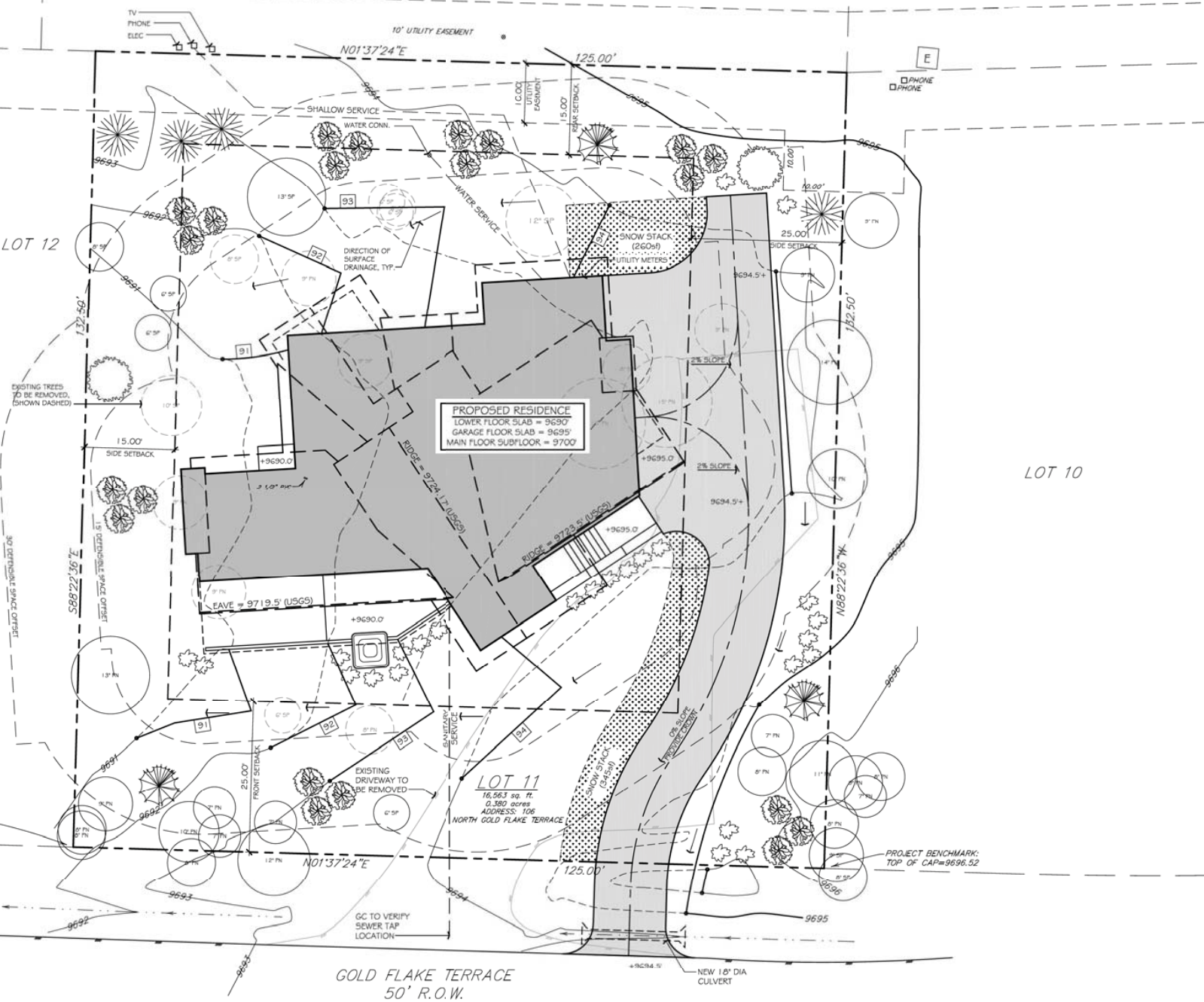
GOLD FLAKE TERRACE
 50' R.O.W.

1 SITE PLAN
 A1.1 SCALE: 1" = 10.0'



LOT 8

LOT 9



PROPOSED RESIDENCE
 LOWER FLOOR SLAB = 9630'
 GARAGE FLOOR SLAB = 9639'
 MAIN FLOOR SUBFLOOR = 9700'

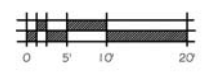
LOT 11
 16,563 sq. ft.
 0.380 acres
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 NORTH GOLD FLAKE TERRACE

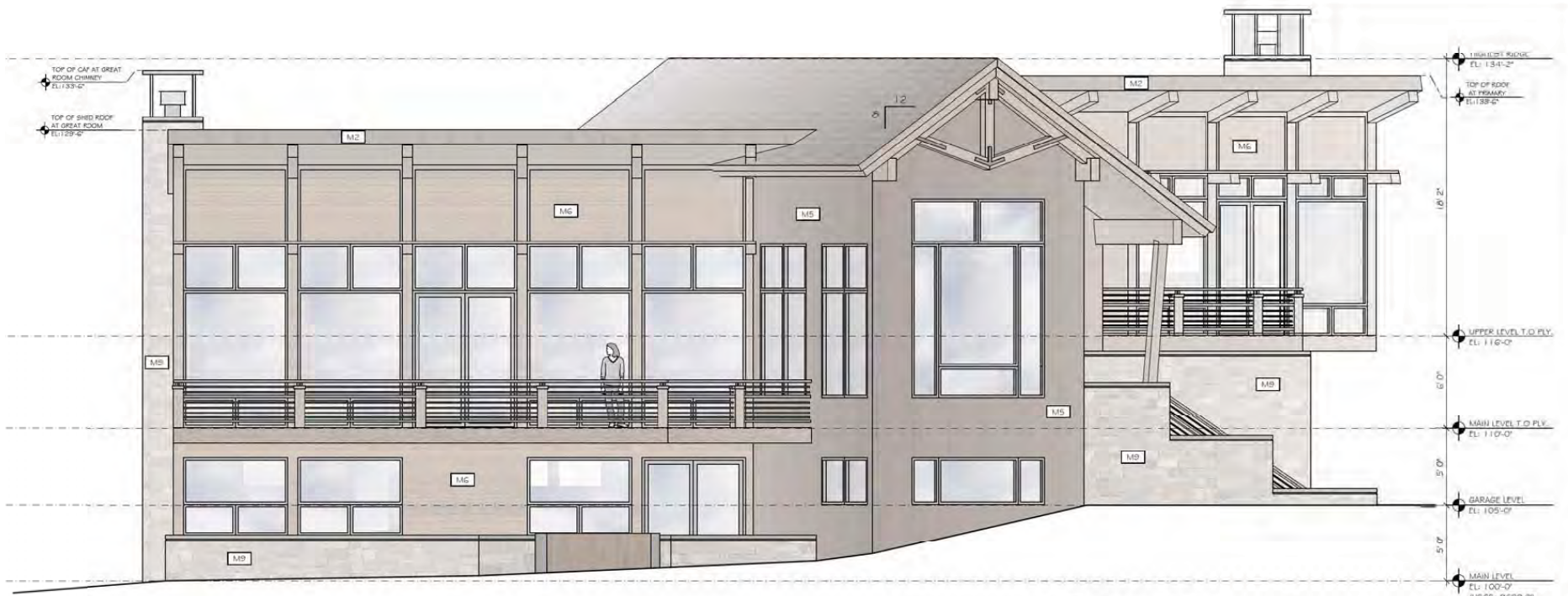
GOLD FLAKE TERRACE
 50' R.O.W.

1
 L1.1

LANDSCAPE PLAN

SCALE: 1"=10.0'





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












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



LOT II - WEISSHORN

EXTERIOR MATERIALS SCHEDULE
DATE: 21 FEBRUARY, 2014




LABEL	ITEM	COLOR	DESCRIPTION
M1	ROOF		GAF TIMBERLINE ULTRA HD -50 YEAR, COLOR SHALL BE "BARKWOOD"
M2	METAL ROOF		US METALS, STANDING SEAM, COLOR - DARK BRONZE
M3	FASCIA		2X CEDAR PER DETAIL - STAIN WITH SUPERDECK 2315 - "TAVERN OAK"
M4	SOFFIT		1X6 CEDAR T&G - STAIN WITH SUPERDECK 2315 "TAVERN OAK"
M5	VERTICAL SIDING		1X4 T&G CEDAR "V-GROOVE" - STAIN WITH SUPERDECK 2318 "TEAK"
M6	HORIZONTAL SIDING		2X8 SQUARE CUT T&G CEDAR SIDING - STAIN WITH SUPERDECK 2207 "BIRCH"
M7	DOORS/ WINDOWS		SIERRA PACIFIC WINDOW COMPANY #024 "BRONZE"
M8	DOORS/ WINDOW TRIM		2X & 3X CEDAR PER DETAILS - STAIN WITH SUPERDECK 2315 "TAVERN OAK"
M9	STONE VENEER		TELLURIDE "HIGHLANDS PARK" DRYSTACK

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, FLASHING, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE DARK BRONZE

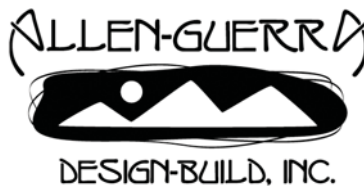


LOT II - WEISSHORN

EXTERIOR MATERIALS SCHEDULE
DATE: 21 FEBRUARY, 2014

LABEL	ITEM	COLOR	DESCRIPTION
M10	CAP AT STONE VENEER		3X8 TUBE STEEL - POWDER COATED "BRONZE"
M12	CHIMNEY CAP		3X8 TUBE STEEL - POWDER COATED "BRONZE" & 4'X4' RESTED METAL PANELS
M13	EXPOSED POSTS/ BEAMS		TIMBER POSTS AND BEAMS STAIN WITH SUPERDECK 2315 "TAVERN OAK"
M14	GARAGE DOORS		CEDAR PER DETAILS - STAIN WITH SUPERDECK PANELS: 2318 "TEAK" TRIM: 2315 "TAVERN OAK"
M15	FLASHING, GUTTERS & DOWNSPOUTS		COLOR SHALL MATCH M2

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, FLASHING, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE DARK BRONZE



Staff Report

- Subject:** Beaver Run Summer Function Tent
(Class C Minor Hearing; PC#2014013)
- Proposal:** To install a temporary tent for use during the summer only. The tent will provide additional space for conferences and functions. This same tent has been used for several years with the same design and same location.
- Address:** 620 Village Road
- Legal Description:** Block 3, Beaver Run Subdivision
- Project Manager:** Matt Thompson, AICP
- Date:** March 6, 2014 (For meeting of March 18, 2014)
- Applicant/Owner:** Beaver Run Resort
- Land Use District:** 23: Residential: 20 UPA
Commercial: 1:3 FAR
- Site Conditions:** The site is a flat, paved parking lot adjacent to the existing Beaver Run Conference Center. There are no significant development constraints.
- Adjacent Uses:** North: Cedars Condominiums South: Forest Service / Ski Area
East: Forest Service / Ski Area West: Beaver Run Condominiums

Item History

The conference and events tent has been installed every year for the past several years since 1994. In the past, temporary summer tents have been approved at Beaver Run and The Village at Breckenridge. The Breckenridge Development Code requires temporary structures longer than three days in duration to be processed as Class C Minor permits. An ordinance modifying Policy 36, Temporary Structures is currently in the legislative review process however is not effective yet. As such, this application has been reviewed under the existing policy and no substantial changes have been made to the previous staff report.

There have been no problems in the past with this temporary tent. The tent acts as additional meeting space for conferences and weddings in an outdoor setting. Considering that this same tent has been used for since 1994, Staff is recommending that the tent be approved for a two (2) year period, summer 2014 and summer 2015, with this permit. This same duration was approved for the temporary tent two years ago, as permitted by the Temporary Structures definition in Section 9-1-5. (Please refer to Condition #5 for details.)

Staff Comments

Land Use: Residential and commercial uses are allowed in this Land Use District, although these types of uses do not qualify as “commercial”. Beaver Run Resort is classified as a condominium/hotel and the tent has consistently been considered conference space in a condo-hotel. They are considered common space, as

is conference space in a condo-hotel. The Development Code specifically allows for these types of temporary tents in Policy 36: Temporary Structures.

(ABSOLUTE) TEMPORARY STRUCTURES (36/A): The placement of temporary structures within the Town of Breckenridge is strongly discouraged.

The placement of temporary structures within the town is strongly discouraged.

A. Temporary Structures Or Uses: Temporary structures as defined in section [9-1-5](#) of this chapter are allowed subject to the following conditions:

(1) Temporary structures shall only be utilized to replace an existing structure being demolished on site while a new, permanent structure on the same site is being constructed.

(2) The temporary structure shall have no greater floor area than the structure it is temporarily replacing.

(3) The temporary structure shall not be placed on site until a building permit has been issued for the new structure, and shall be removed once a certificate of occupancy for the new structure has been issued.

(4) The holder of the development permit for a temporary structure shall provide a monetary guarantee to the town, in a form acceptable to the town attorney, ensuring the complete removal of the structure, site cleanup, and site revegetation, once a certificate of occupancy for the new structure has been issued. In addition, the holder of the development permit shall enter into an agreement with the town authorizing the town to take possession of the temporary structure and to dispose of the structure, without the town being accountable for any damages for the loss or destruction of the structure, if the permit holder fails to remove the structure within a reasonable period of time after a certificate of occupancy for the new structure has been issued.

B. Other Permitted Temporary Structures: Subsection A of this section does not prohibit temporary tents, air structures, or other similar temporary structures that are not designed and intended for office, retail, industrial or commercial uses, and such temporary structures may be approved subject to all other relevant development code policies.

This section of the Development Code was included specifically to permit temporary tents such as the one proposed.

Density/Mass: Temporary tents such as the one proposed has not counted as density or mass in past reviews. This has been considered common space or amenities to a multi-family structure.

Site Plan: The tent will be placed in the parking lot behind the Beaver Run Conference building, adjacent to the Breckenridge Ski Area. The tent has been placed at this same location in the past. Staff has no concerns with the proposed site plan.

Parking: Adequate parking is available during the summer months in the adjacent parking lot. Guests of Beaver Run are the primary users of this facility, and the parking lots that are generally full in winter provide sufficient parking in summer. The tent will not block any emergency access to the building. Staff has no concerns regarding parking, considering this is a temporary, summer only use.

Architecture: The proposed tent is constructed of white vinyl and it supported by interior center poles. This same tent has been approved in past applications and Staff has no concerns with the proposed design of the tent.

Point Analysis: Staff finds no reason to assign positive or negative points to this application. The proposal meets all Absolute and Relative policies of the Development Code.

Staff Action

The Planning Department has approved the Beaver Run Summer Function Tent, PC#2014013, for the summer of 2014 and 2015, with the attached Findings & Conditions. We recommend the Planning Commission uphold this decision.

TOWN OF BRECKENRIDGE

Beaver Run Resort Summer Function Tent
620 Village Road
PERMIT #2014013

FINDINGS

1. The project is in accordance with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 6, 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 **March 18, 2014**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires on **September 25, 2015**. 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. **The Beaver Run Summer Function Tent approved by this permit may be installed between May 1st and September 30th of 2014, and between May 1st and September 30th 2015, and must be removed by October 1st of each year. All necessary building permits and fire department approval must be obtained each year that the tent is installed.**
6. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.

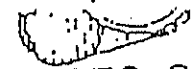
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

7. 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. The 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. The Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.

8. 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.
9. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

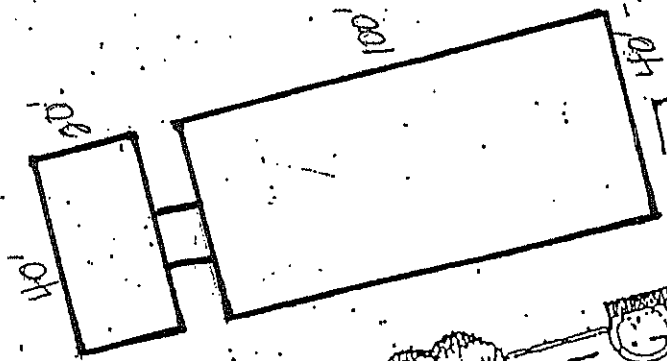
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5497



USFS SIGN #1

CONGRESS
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This is similar to the new terminal at the Kensho Chair on Peak 6. The structure will closely match the existing lift shed structure. Staff has no concerns.

Circulation (Policies 16/A & 16/R): The circulation system around the terminal consists of skier mazes which can change depending on needs (e.g. holiday season capacity versus typical midweek). As the lift is in the same location, staff has no concerns with the existing circulation patterns around the structure.

Grading/Erosion: The proposed terminal location is in the same location as the existing terminal. There will be little to no grading for the structure. However, as this location is uphill from Cucumber Gulch, Staff has added a condition of approval to require adequate erosion control measures will be reviewed and approved by the Town Engineering Department (e.g. measures may include temporary diversion of water flows, installation of wattles and installation of effective revegetation).

Point Analysis (Section: 9-1-17-3): Staff conducted an informal point analysis and found no reason to assign positive or negative points for this project.

Staff Action

The Planning Department has approved the Colorado Chair Replacement at the Breckenridge Ski Resort, 1599 Ski Hill Road, PC #2014014, with the attached Findings and Conditions. We recommend the Planning Commission uphold this decision.

TOWN OF BRECKENRIDGE

**Colorado Chair Replacement
Tract C, Peak 8 Subdivision
PERMIT #2014014**

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve this application with the following findings and conditions.

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 11, 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 **March 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.
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 months years from date of issuance, on **September 25, 2015**, unless substantial construction pursuant thereto has taken place.
4. The terms and conditions of this permit are in compliance with the statements of the staff made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. 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 START OF CONSTRUCTION

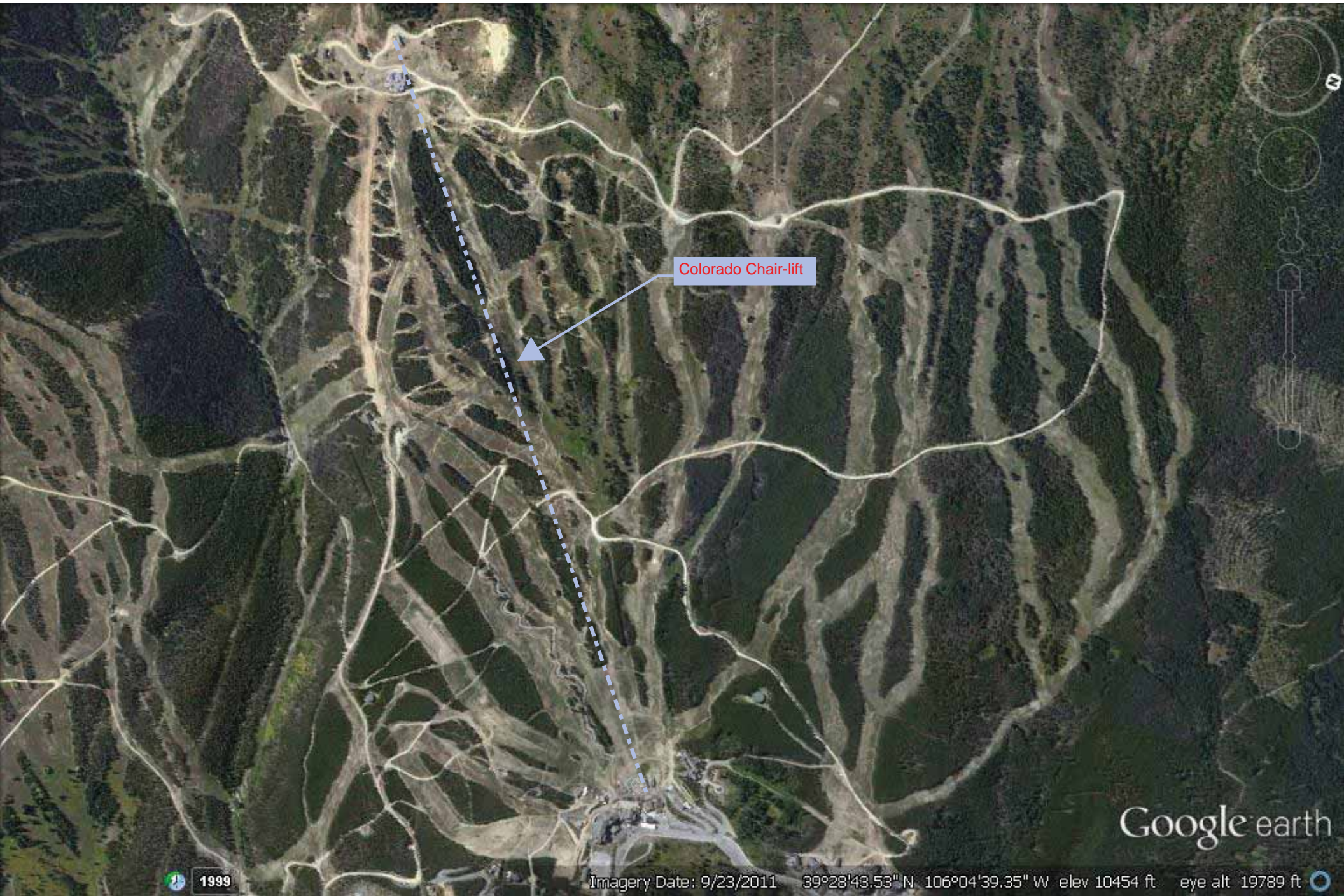
8. **Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.**
9. **Applicant shall install erosion control measures on the downhill side of disturbance areas, in a manner acceptable to the Town Engineer. An on-site inspection shall be conducted.**
10. 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.
11. 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.
12. 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.
13. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.
14. Applicant shall install construction fencing and erosion control measures at the 25-foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer.
15. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION

16. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
17. 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.
18. Applicant shall screen all utilities.
19. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
20. 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.
21. 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.
22. 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.**

23. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
24. All area disturbed during construction of this project shall be repaired by the applicant.

(Initial Here)

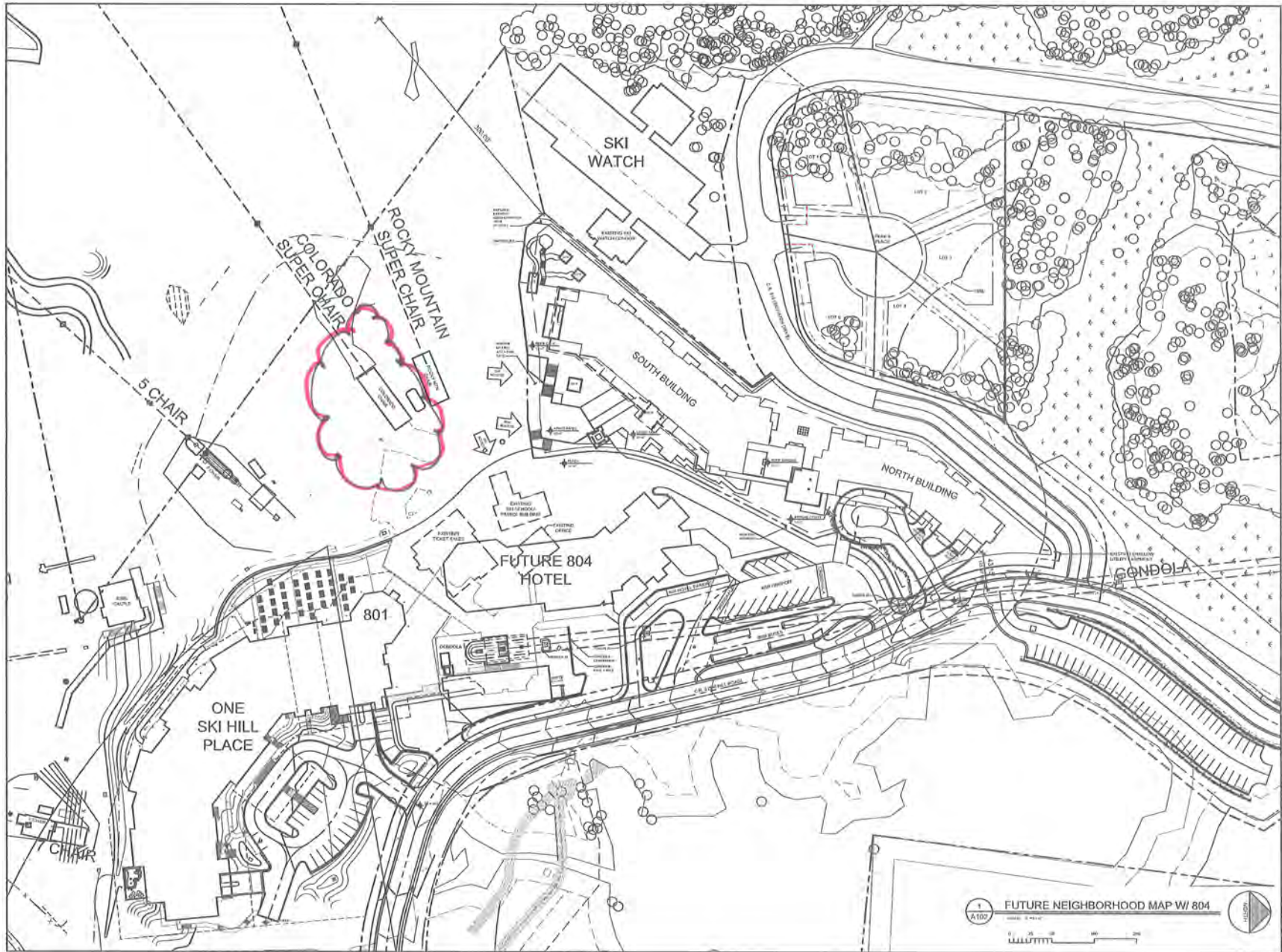


Colorado Chair-lift

Google earth

1999

Imagery Date: 9/23/2011 39°28'43.53" N 106°04'39.35" W elev 10454 ft eye alt 19789 ft



M. ALLDRAU ARCHITECTS
 108 NORTH EDGEMOUNT
 P.O. BOX 138
 BRECKENRIDGE
 COLORADO 80424
 970-453-0444

WWW.FUTURENEIGHBORHOOD.COM

BGV peak 8
 150' x 100' max
 10' setbacks, 10' min
 PROJECT # 1191

© COPYRIGHT
 2011 M. ALLDRAU ARCHITECTS

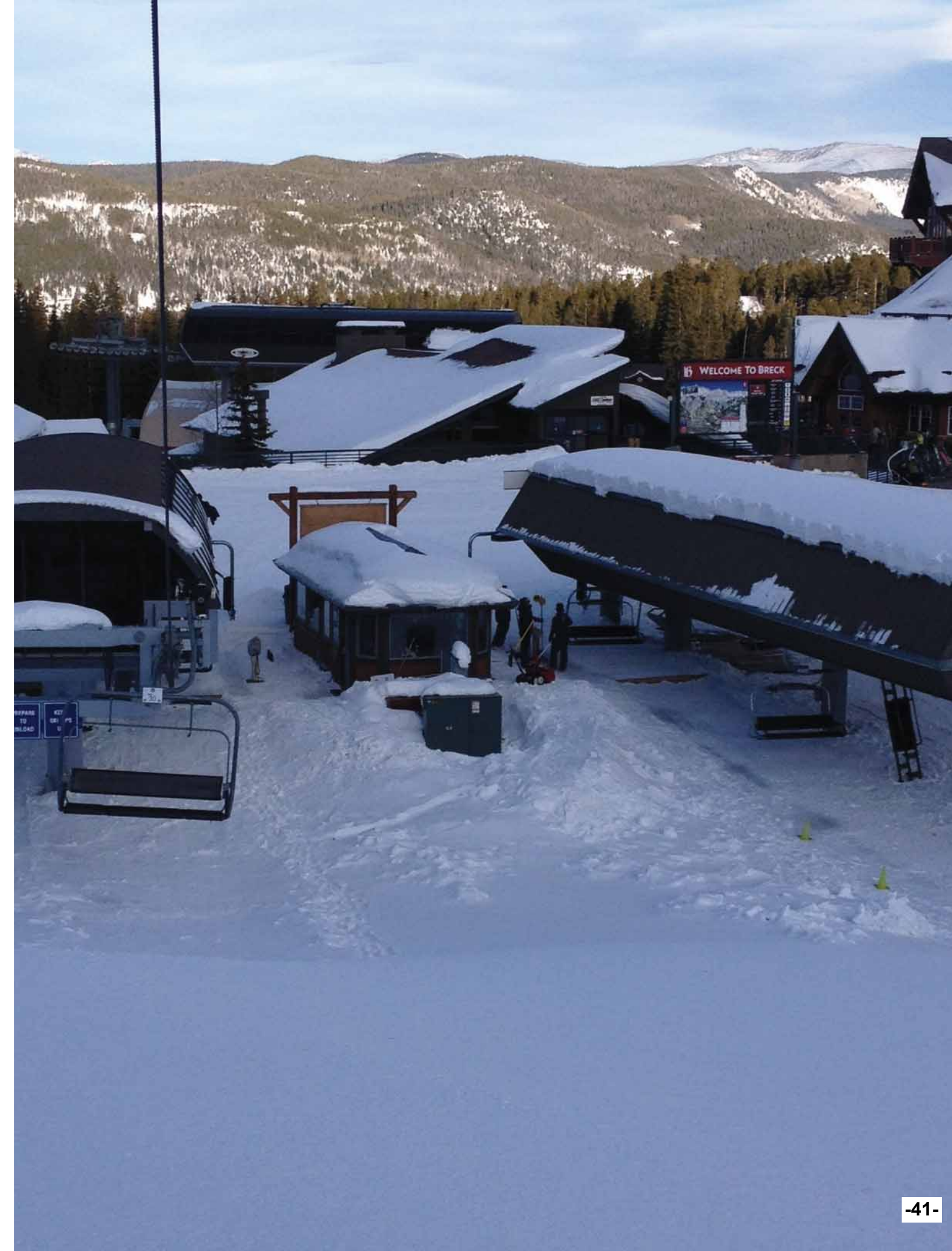
ISSUE:

DATE:	1 June 2012
TDR SUBMISSION:	9 June 2012
TDR REVIEW:	12 June 2012
TDR PERMITS:	23 June 2012
ISSUE:	20 July 2012
SE APPROVAL:	27 August 2012
VRDC REVIEW:	10 August 2012
TDR PLANNING:	6 Sept 2012
TDR PLANNING:	15 Oct 2012

1
 A102
 FUTURE NEIGHBORHOOD MAP W/ 804
 SCALE: 1" = 40'
 0 10 20 30 40 50

FUTURE NEIGHBORHOOD MAP W/ 804
 draft
 A102





The tent is a continued use from years past and is classified as a temporary structure. The light beige mesh tent currently used is 15'x20'. The applicant has requested a Class C permit to allow the same size tent. (The applicant has indicated to staff that the 20'x40' tent depicted on the plan has since been scaled back to what has been seen there in the past and there are no plans to upgrade to a larger tent). The tent is used as a shade structure for visitors of the Park looking for shade (photo attached). The Development Code allows for these types of temporary tents in Policy 36: Temporary Structures.

(ABSOLUTE) TEMPORARY STRUCTURES (36/A): The placement of temporary structures within the Town of Breckenridge is strongly discouraged.

The placement of temporary structures within the town is strongly discouraged.

A. Temporary Structures Or Uses: Temporary structures as defined in section [9-1-5](#) of this chapter are allowed subject to the following conditions:

(1) Temporary structures shall only be utilized to replace an existing structure being demolished on site while a new, permanent structure on the same site is being constructed.

(2) The temporary structure shall have no greater floor area than the structure it is temporarily replacing.

(3) The temporary structure shall not be placed on site until a building permit has been issued for the new structure, and shall be removed once a certificate of occupancy for the new structure has been issued.

(4) The holder of the development permit for a temporary structure shall provide a monetary guarantee to the town, in a form acceptable to the town attorney, ensuring the complete removal of the structure, site cleanup, and site revegetation, once a certificate of occupancy for the new structure has been issued. In addition, the holder of the development permit shall enter into an agreement with the town authorizing the town to take possession of the temporary structure and to dispose of the structure, without the town being accountable for any damages for the loss or destruction of the structure, if the permit holder fails to remove the structure within a reasonable period of time after a certificate of occupancy for the new structure has been issued.

B. Other Permitted Temporary Structures: Subsection A of this section does not prohibit temporary tents, air structures, or other similar temporary structures that are not designed and intended for office, retail, industrial or commercial uses, and such temporary structures may be approved subject to all other relevant development code policies. (emphasis added)

This section of the Development Code allows for temporary tents such as the one proposed. Staff has no concerns and is recommending that the tent be approved for a two (2) year period, summer 2014 and summer 2015, as permitted by the Temporary Structures definition in Section 9-1-5.

Density/Mass: The summer uses proposed in the base plan are not considered density or mass. The temporary shade tent such as the one proposed has not counted as density or mass with other similar applications however, staff notes that as Building 804 has not been constructed to date and there would be ample density and mass at the site.

Circulation (Policies 16/A & 16/R): The circulation shown provides good access throughout the Fun Park to the different attractions and separates the uses to reduce congestion. The plan shows new impervious surface to be added along the walkways and gathering areas. Currently, the majority of these areas are unimproved with the exception of pavers underneath the tent structure. Staff is conceptually supportive of the impervious surfaces inasmuch as the applicant meets the conditions of the permit regarding drainage and water quality below.

Drainage/Water Quality: There is a large amount of paved surface for walkways and circulation shown on the base plan. The Engineering Department has some concerns regarding the associated drainage and water treatment of these new impervious areas. This location is in close proximity to Cucumber Gulch and there are inlets which connect to the 60” pipe that drains into the large detention pond in Cucumber Gulch, on the east side of Ski Hill Road. Staff has added a condition of approval to require the applicant to submit and a letter explaining drainage and water treatment of the impervious areas shown to the Engineering Department for approval prior to any installation of such surfaces. Additionally, erosion control measures will be reviewed and approved by the Town Engineering Department prior to any construction.

Architecture: The proposed tent is constructed of light beige mesh and is 300 square feet. The tent is small and blends in the surrounding natural area. Staff has no concerns.

Parking: Visitors park at the Gondola lots and ride the gondola to the Peak 8 Fun Park.

Point Analysis (Section: 9-1-17-3): Staff conducted an informal point analysis and found no reason to assign positive or negative points for this project.

Staff Action

The Planning Department has approved the Peak 8 Summer Fun Park Base Plan and the Peak 8 Fun Park Summer Shade Tent, 1599 Ski Hill Road, PC #2014015, with the attached Findings and Conditions. We recommend the Planning Commission uphold this decision.

TOWN OF BRECKENRIDGE

Peak 8 Fun Park Base Plan and Summer Shade Tent
1599 Ski Hill Road
PERMIT #2014015

FINDINGS

1. The project is in accordance with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 13, 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 **March 18, 2014**, as to the nature of the project. In addition to Commission minutes, 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 on **September 25, 2015**. 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. **The Peak 8 Summer Fun Park Tent approved by this permit may be installed between May 15th and September 30th of 2014, and between May 15th and September 30th 2015, and must be removed by October 1st of each year. All necessary building permits and fire department approval must be obtained each year that the tent is installed.**
6. **Applicant shall submit to the Town for acceptance and approval, a letter from a Colorado Registered Engineer explaining the drainage and water quality treatment of the new impervious surfaces and walkway on the existing and/or proposed drainage and detention system in the area PRIOR TO ANY IMPERVIOUS SURFACES INSTALLED.**
7. **Applicant shall submit and obtain approval from the Town Engineer of final drainage, water quality, grading, utility, and erosion control plans PRIOR TO ANY IMPERVIOUS SURFACES INSTALLED.**

8. 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.
9. 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.
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.

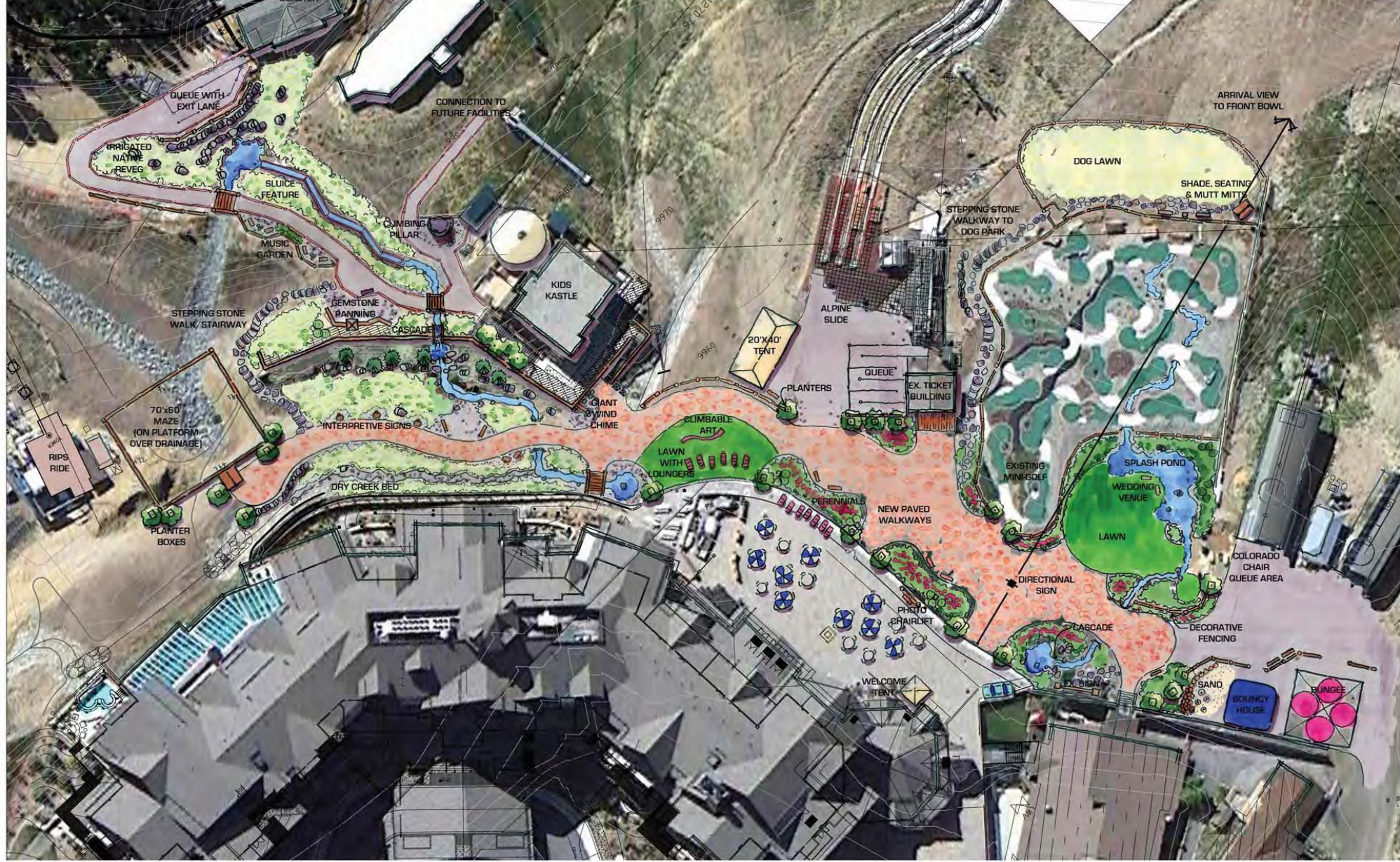
PRIOR TO ISSUANCE OF SUBSEQUENT CLASS D DEVELOPMENT PERMITS

12. **Applicant shall submit and obtain approval from the Town Engineer of final drainage, water quality, grading, utility, and erosion control plans.**
13. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
14. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
15. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
16. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
17. **Applicant shall install construction fencing and erosion control measures at the 25-foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer.**
18. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION

19. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
20. Applicant shall screen all utilities.

21. 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.
22. 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.
23. 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.**
24. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.



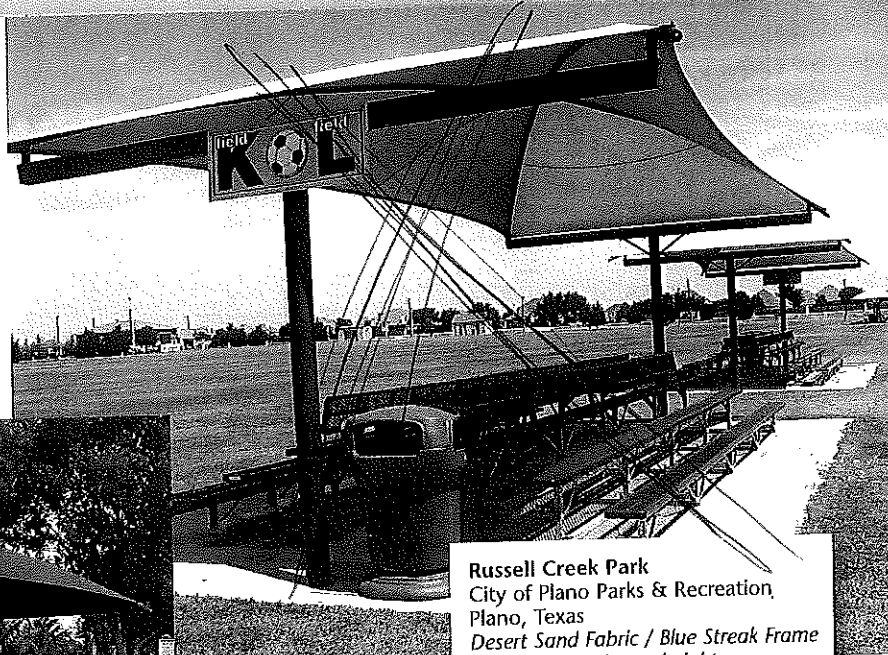
DRAWING TITLE
Master Plan Concept Sketch

REVISIONS	NO.	DATE	ISSUE

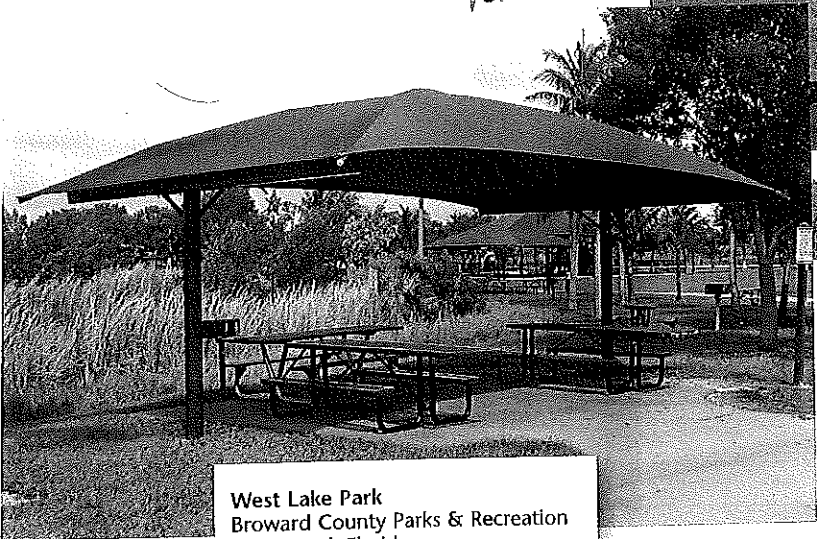
PROJECT TITLE
**Peak 8 Fun Park
Breckenridge, CO**

MARY HART DESIGN
 LANDSCAPE ARCHITECTURE
 1000 W. 10TH ST. SUITE 100
 BRECKENRIDGE, CO 80424
 PH: 970.538.2565
 WWW.MARYHARTDESIGN.COM

**20 year
frame
WARRANTY
10 year
fabric**



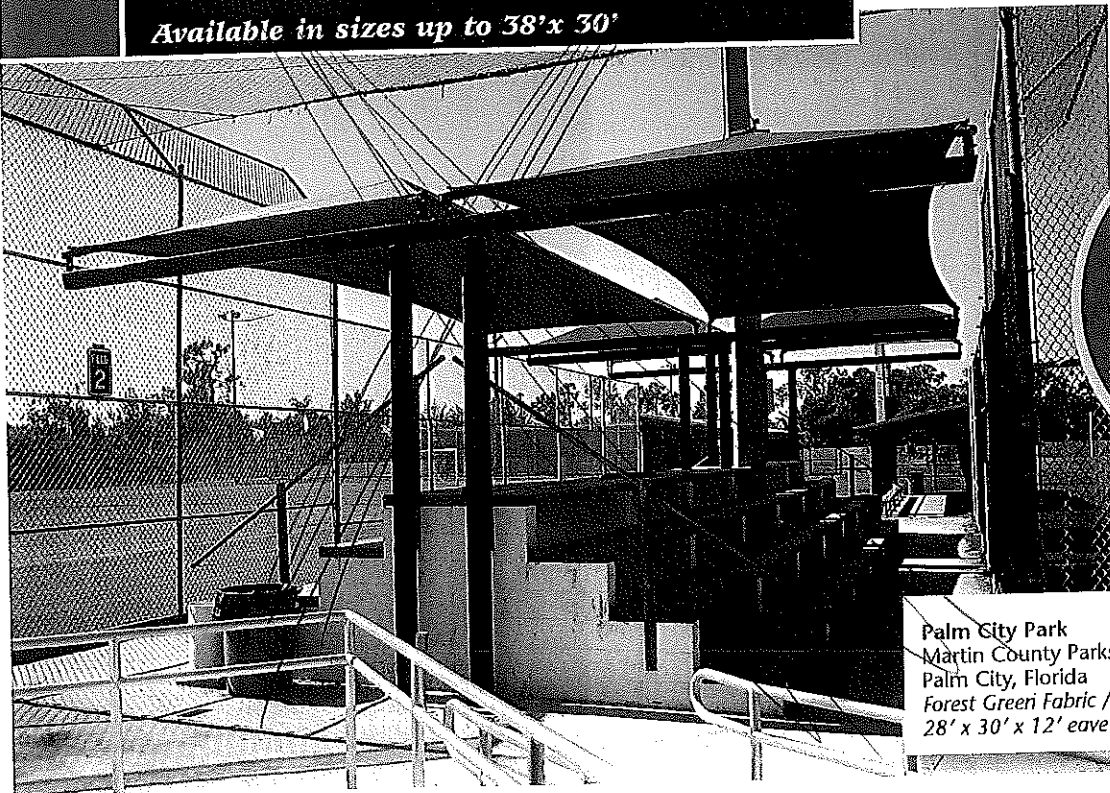
Russell Creek Park
City of Plano Parks & Recreation,
Plano, Texas
Desert Sand Fabric / Blue Streak Frame
17' x 35' x 10' eave height



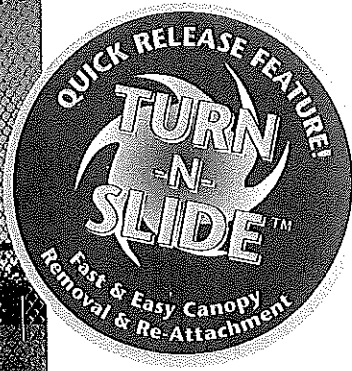
West Lake Park
Broward County Parks & Recreation
Hollywood, Florida
Forest Green Fabric / Evergreen Frame
14' x 25' x 9' eave height

- CANTILEVERS ARE PERFECT FOR:**
- ✓ Bleachers
 - ✓ Dugouts
 - ✓ Pool Areas
 - ✓ Picnic Areas
 - ✓ Skate Parks
 - ✓ Shuffleboard
 - ✓ Seating Areas
 - ✓ Tennis Courts

Double Cantilevers
Available in sizes up to 38' x 30'



Palm City Park
Martin County Parks & Recreation
Palm City, Florida
Forest Green Fabric / Jet Black Frame
28' x 30' x 12' eave height



Town Project Staff Report

Subject: Old Masonic Hall Restoration and Rehabilitation (Town Project, PC#2014011)

Proposal: To stabilize, restore and rehabilitate the historic Arbogast Building (aka Masonic Lodge No. 47 or Abby Hall), replace a small addition at the back of the building and improve the property for inclusion into the Town's Arts District.

Date: February 24, 2014 (For meeting of March 31, 2014)

Project Managers: Michael Mosher, Planner III – Community Development
Shannon Smith, Civil Engineer - Engineering Department

Applicant/Owner: Town of Breckenridge

Agent: Janet Sutterley, Architect

Address: 136 South Main Street

Legal Description: Abbett Addition, Block 1, Lots 4 & 5

Site Area: 0.119 acres (5,163 sq. ft.)

Land Use District: 19 - Commercial Use, 1:1 Floor Area Ratio (FAR); 20 Units per Acre (UPA)

Historic District: 6 - Core Commercial - (no above ground density limitation)

Site Conditions: The Old Masonic Hall fronts the west end of the property. A small shed addition (construction date unknown) is at the back of the building. The rest of the property is unimproved with the exception of some aspen and a spruce tree located at the southwest corner. A low railroad tie retaining wall contains these trees against the sidewalk. There is a 5-foot by 20-foot public service easement at the northeast corner of the property.

Adjacent Uses: North: Retail with upper level residential
East: Alley and Arts District
South: Washington Avenue and Barney Ford House/Museum
West: Main Street, Rounds Building

Density: Allowed under LUGs: 5,163 sq. ft.
Proposed density: 3,604 sq. ft.

Mass: Allowed under LUGs: 5,163 sq. ft.
Proposed mass: 3,604 sq. ft.

Total Areas:

Main Level:	1,802 sq. ft.
<u>Upper Level:</u>	<u>1,802 sq. ft.</u>
Total	3,604 sq. ft.

Height:	Existing (no change):	23 feet (overall)
Parking:	Required:	5.05 spaces
	Proposed:	Parking in Town Service Area
Setbacks:	Front (No change):	6.5 ft.
	Sides (No change):	7 and 11 ft.
	Rear:	39 ft.

Item History



This building was constructed circa 1892 by Dr. A. B. Arbogast, and in its early years, was used as a grocery store and physician's office before becoming a Masonic lodge in the early 1900s. The enclosed rear vestibule was evidently constructed sometime after 1914 as it does not appear on the August 1914 Sanborn insurance map. A second shed edition also has no date for construction.

Doctor Arbogast maintained his doctor's office upstairs and leased out the downstairs commercial space to Frank H. Patton. Patton's Place II had big windows that faced west and were protected from the hot sun by a big awning that read "Hardware and Tinware".

In 1905, Breckenridge Mason's Lodge No. 47 purchased the property for \$800. In 2002, the Breckenridge Lodge No. 47 had been utilizing this building for nearly 100 years. Most recently, the building was owned privately and was commonly known as Abby Hall.

Staff Comments

Since this is a proposal for a Town owned building on Town property, it is to be reviewed under the Town Project Ordinance. This report will cover only those policies relevant to this application and the proposed scope of development.

Density/Intensity (3/A & 3/R)/Mass (4/R): Both the density and mass fall below what is allowed on this property within this Land Use District (LUD). Also, in this Character Area, there is no limitation on above ground density beyond the Land Use Guideline recommendation.

Policy 24 (Absolute) and (Relative), The Social Community: Staff notes that the Development Code policies that related to the Handbooks of Design Standards for the Historic and Conservation districts (and all Character areas) has been moved from Policy 5, Architectural Compatibility to Policy 24, The Social Community.

For all Priority Policies (absolute):

Historic And Conservation District: Within the conservation district, which area contains the historic district (see special areas map10) substantial compliance with both the design standards contained in the "handbook of design standards" and all specific individual standards for the transition or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the district structures, sites and objects significant to its history, architectural and cultural values.

For all Design Standards (relative):

3 x (-5/+5) E. Conservation District: Within the conservation district, which contains the historic district, compatibility of a proposed project with the surrounding area and the district as a whole is of the highest priority. Within this district, the preservation and rehabilitation of any historic structure or any "town designated landmark" or "federally designated landmark" on the site (as defined in chapter 11 of this title) is the primary goal. Any action which is in conflict with this primary goal or the "handbook of design standards" is strongly discouraged, while the preservation of the town's historic fiber and compliance with the historic district design standards is strongly encouraged. Applications concerning development adjacent to Main Street are the most critical under this policy.

Restoration of historic building:

The main level façade will be restored to its original historic character and detail based on older surviving photographs that show the original storefront entry. This restoration will bring the storefront back to the Commercial Core Character Area standard we see along this portion of Main Street and abide with Priority Policies 42, 43, 45, 46, and 47 of the Historic Handbook:

- 42. Maintain the original size and shape of the store front opening.*
- 43. Maintain the storefront wall at its historic position.*
- 45. Maintain recessed entries where they exist.*
- 46. Maintain the kickplate that is found below the display window.*
- 47. Preserve the transom, above the display windows, if it exists.*

A new foundation is proposed and structural wall/roof reinforcement to help stabilize the entire structure. The historic wood lap siding, windows, and architectural details are to be repaired, restored or

replaced as needed. All new plumbing, HVAC, and electrical work are also proposed. All material to be replaced shall abide with the guidelines from the *Handbook of Design Standards for the Historic and Conservation Districts*.

Per Policy 24/R:

Town Council approved Ord. 15, Series 2013 on May 14, 2013. This ordinance reassessed the impacts of new development with respect to historic structures and properties within the Conservation District. The portions of this ordinance regarding preservation and restoration for this proposal are below.

+6: *On site historic preservation/restoration effort of above average public benefit.*

Examples: Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, plus structural stabilization and installation of a full foundation which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style.

+9: *On site historic preservation/restoration effort with a significant public benefit.*

*Example: Restoration/preservation efforts which bring a historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style and respecting the historic context of the site that fall short of a pristine restoration. Projects in this category will remove noncontributing features of the exterior of the structure, **and will not include any aboveground additions.** (Emphasis added.)*

Staff believes that, with the above described restoration plans, this proposal could be awarded positive six (+6) points. The addition would keep it from obtaining positive nine (+9) points. Does the Commission agree?

All historic photos of the building show the building to be a light color with matching trim. In keeping with this character, the historic building will be repainted a warm “Summerhouse Beige” for the siding, “Navajo White” for the Wood windows, Storefront and trim, with a darker “Chesapeake” for selected trim.

Building Code Required Handicap Access:

Design Guideline 23 from the *Handbook of Design Standards for the Historic and Conservation Districts*

23. *Avoid removing or altering any historic material or significant features.*

- *Preserve original doors, windows and porches.*
- *Preserve original facade materials.*
- *Examples of historically significant architectural features are porches, turned columns, brackets, and jig-saw ornaments. Other significant elements may be the overall building form, or roof form.*

In order to obtain the Code required Handicap access to the main building, a new entry door is proposed on the north elevation of the historic structure. The Handicap access ramp is designed with a simple shed

roof element covered with a cut-shingle wood roof. This front roof edge is set back 18-inches from the primary façade of the historic structure to reduce its visual impacts. The new door opening in the north wall will remove some historic fabric in the wall, but the impacts can be reversed in the future if needed.

The Applicant, Staff, and the Agent have all worked together to minimize the visual impacts of this new opening. It is located on the north elevation adjacent to the neighboring historic structure which is 15-feet away. The loss of historic fabric is minimal, however negative points are warranted under Design Standard 23 (above). We are suggesting negative three (-3) points be incurred for the removal of the fabric for the required door.

The Shed addition:

The addition at the back of the building is in poor structural shape, has site drainage problems, and inhibits the proposed uses for the building. It is to be removed with this application.

Per Priority Policy 80A. Use connectors to link smaller modules and for new additions to historic structures.

*When adding onto a historic building, a connector **should be used when the addition would be greater than 50% of the floor area of the historic structure** or when the ridge height of the roof of the addition would be higher than that of the historic building. (Emphasis added)*

Since the proposed 352 square foot (above ground) addition represents less than 50% of the 2,820 square foot historic building, a connector is not required. However, following the design guidelines of this policy, the addition is subordinate in height, width and is finished with courser materials than the main building. The roof is to be a rusted corrugated metal. The rough sawn siding is shown as "Ols oil finish" and the window trim will be "Navajo white".

Within a Handbook of Design Standards, there is a section titled Additions to Existing Buildings. Priority policy 36 states: "*Design additions to historic building such that they will not destroy any significant historic architectural or cultural material.*" Also, priority policy 37 states: "*Additions should be compatible in size and scale the main building.*"

The proposed addition will house a new mechanical room and storage area below grade on the main level and a new east entry and serving kitchen on the upper level. There is a historic window opening on the main level of the original lodge building that will be covered but preserved. It is planned to be exposed on the inside of the new space (similar to the south wall of the historic cabin in the Welcome Center) and covered on the exterior by roof framing. Though the code discourages removal of any historic fabric, the architect has designed the new shed addition to minimize removal of historic fabric. Additionally, portions of the fabric will be re-used in areas that had already been removed. Staff has no concerns.

The architecture of the back addition will appear as others in the Historic District as secondary subordinate addition. The addition will be constructed of one by six rough sawn cedar vertical siding. The roof will be arresting corrugated metal. The reform is a simple cable and, at the east end, is a shed porch element.

A new public access entry is proposed off the Washington Avenue sidewalk up to this edition. A simple gable element is proposed to protect the new door. Vertically oriented double hung windows are also proposed on this elevation.

Beneath the proposed porch on the West elevation sliding windows (that appear as vertically oriented double hung windows) are proposed. These windows will open and function as a pass-through for the warming kitchen inside.

On the West elevation a single vertically oriented double hung window and the door are proposed. The door is protected with a shared element roof similar to the porch on the east elevation. We have no concerns with the proposed addition.

Terrace Area:

The back of the property is to be improved with new landscape, hardscape and pedestrian access. The proposed function of this area is to allow outdoor flexible space that will integrate with the neighboring Arts District (now under construction). The paved area is large enough to hold events. The shed addition has a “serving kitchen” to aid in these functions. Snow removal is located to the south.

A new site stairway is proposed off Washington to the terrace level. This provides direct access to the terrace level of the building (handicap access if from the alley) without walking through the front, lower, level of the main building.

As a result of the grade change from the right of way to the terrace level, two low retaining walls are west of the stairs and single wall is to the east. The walls will be concrete and faced with dry-staked style natural local stone similar to historic foundations seen in the Historic District.

Building Height (6/A & 6/R): There is no proposed height change to the 26-foot tall historic building. The addition at the back of the property is 16-feet tall. Staff has no concerns.

Access / Circulation (16/A & 16/R; 17/A & 17/R): The plans show improved access and internal circulation for all pedestrians. We have no concerns.

Parking (18/A & 18/R): There was no legal parking on the site (though vehicles were parked in the back dirt area) for the life of the building. As with other historic buildings in the Core Commercial Character area, the required parking for this use is grandfathered into the Town’s Parking Service Area. We have no concerns.

Landscaping (22/A & 22/R): Pending Town Council final approval, the landscaping (shown on the Concept Site Plan sheet) shows that the existing mature aspens at the southwest corner of the lot to be preserved. The existing spruce tree will be removed. Three new aspen trees will be planted in the Terrace Area and a small sculpture area along the south side of the site will have two new aspen trees. Various native grasses, shrubs and ground covers will cover the remaining permeable areas.

Drainage (27/A & 27/R): As the building sits today, water from the east, alley, side runs west into the back of the building. Along with the new shed addition and Terrace Area, the site will be regarded to provide positive drainage away from the building.

Point Analysis (Section: 9-1-17-3): This application has met all Absolute Policies. For the restoration plans, Staff is suggesting positive six (+6) points be awarded under relative Policy 24, Social Community. Negative three (-3) points are suggested under relative Policy 24, Social Community for the removal of historic fabric on the north wall for the Handicap access. This brings the project to a passing score of positive three (+3) points.

Staff Recommendation / Decision

This renovation, restoration and addition are compatible with the Core Commercial Character area. Staff has no concerns with the application.

Staff has the following question for the Planning Commission:

1. Would the Commission support positive six (+6) points under Policy 24/R, The Social Community for restoration and preservation of the Old Masonic Hall.

Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, plus structural stabilization and installation of a full foundation which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style

This is a Town Project pursuant to the recently adopted ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013), effective April 12, 2013. As a result, the Planning Commission is asked to identify any code issues they may have with this application. In addition, the Commission is asked to make a recommendation to the Town Council.

Staff suggests that the Planning Commission recommend approval of the Old Masonic Hall Restoration and Rehabilitation to the Town Council, PC#2014011 with the attached Point Analysis and Findings.

Final Hearing Impact Analysis				
Project:	Old Masonic Hall Restoration and Rehabilitation	Positive Points	+6	
PC#:	2014011			
Date:	2/24/2014	Negative Points	- 3	
Staff:	Michael Mosher, Planner III			
		Total Allocation:	+3	
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		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		

18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)	- 3	Removal of historic fabric on north wall for handicap access
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	+6	Based on photographs that show the original storefront entry, the main level façade will be restored to its original historic character. This will bring the storefront back to the standard we see along this portion of Main Street and abide with Priority Policies 42, 43, 45, 46, and 47. A new foundation is proposed with structural reinforcement to help stabilize the entire structure. The historic siding, windows, and architectural details are to be repaired, restored or replaced as needed. All material to be replaced shall abide with the guidelines from the Handbook of Design Standards for the Historic and Conservation Districts.
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		

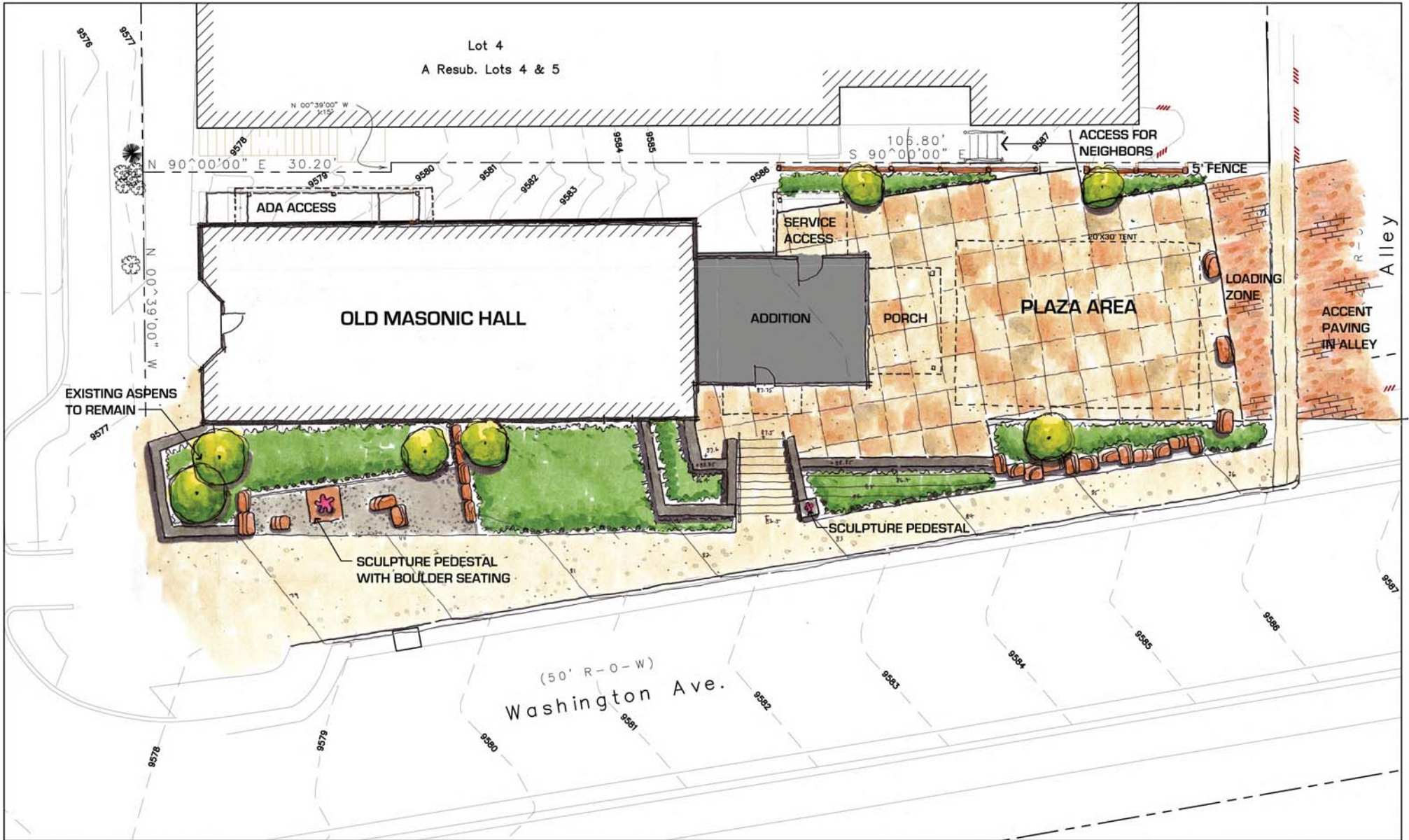
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber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

TOWN OF BRECKENRIDGE

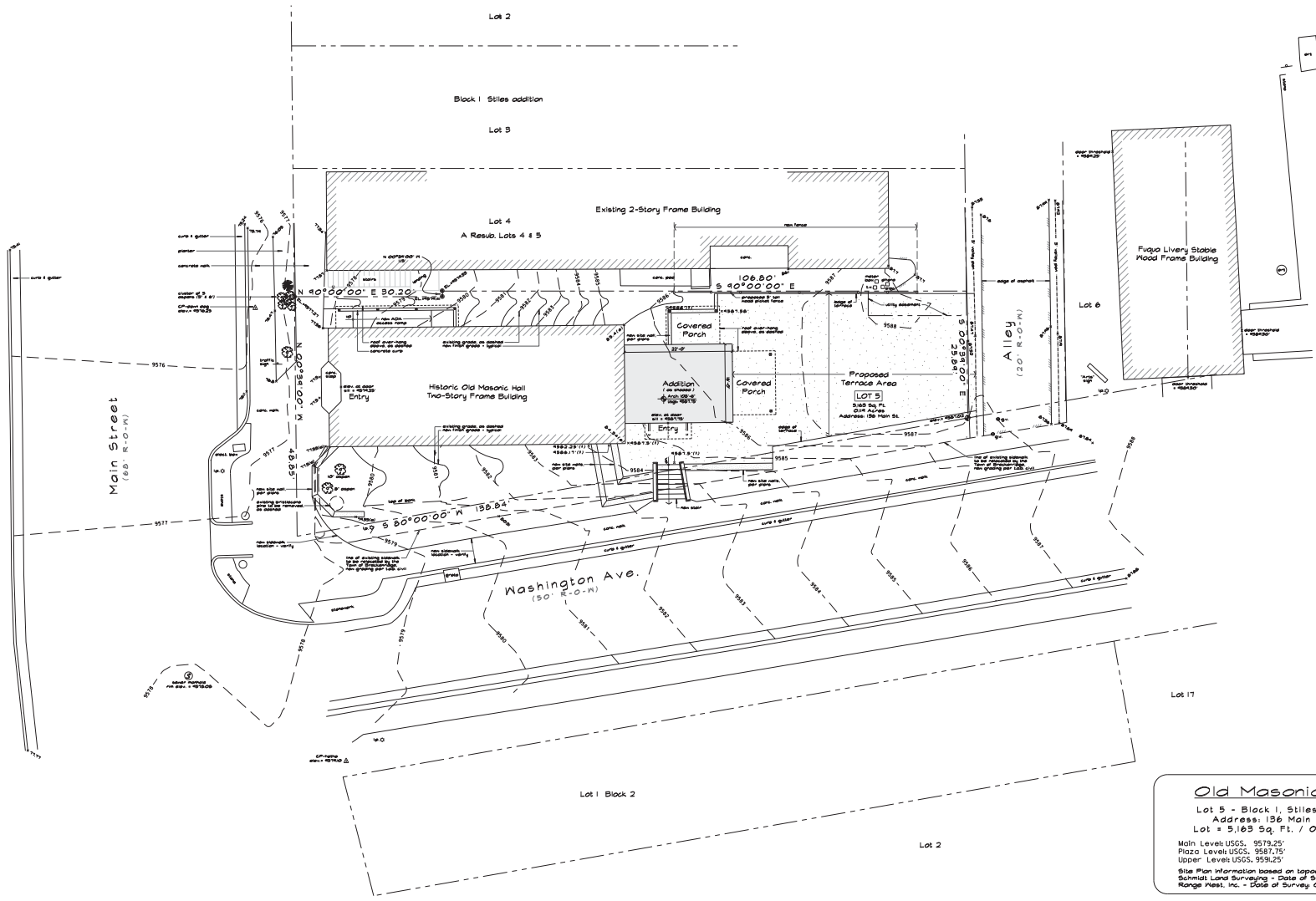
**Old Masonic Hall Restoration and Rehabilitation
Abbott, Block 1, Lots 4 & 5
136 South Main Street
PERMIT #2014011**

FINDINGS

1. This project is “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on March 31, 2014. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on March 31, 2014 notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on _____, 2014. This Town Project was listed on the Town Council’s agenda for the _____, 2014 agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.



 <p>MARY HART DESIGN land planning landscape architecture P.O. Box 82598 Breckenridge, CO 80424 970-389-3582 maryhartdesign@gmail.com</p>	<p>SCALE 1"=5'-0"</p> <p>NOTE: IF THIS DRAWING IS NOT 24"X36", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.</p>	<p>OLD MASONIC HALL ADDITION & RESTORATION</p> <p>LOT 5, A RESUBDIVISION OF LOTS 4 & 5 OF BLOCK 1, STILES ADDITION TOWN OF BRECKENRIDGE, COLORADO</p>	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>ISSUE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> </tbody> </table>	REVISIONS			NO.	DATE	ISSUE	1			<p>DATE</p>	<p>DRAWING TITLE: CONCEPT SITE PLAN</p>	<p>DRAWING NO: L-1</p>
REVISIONS															
NO.	DATE	ISSUE													
1															



Old Masonic Hall
 Lot 5 - Block 1, Stiles Addition
 Address: 136 Main Street
 Lot = 5,163 Sq. Ft. / 0.118 Acres

Main Level USGS, 9574.25'	= Arch. 100'-0"
Piako Level USGS, 9587.75'	= Arch. 108'-6"
Upper Level USGS, 9591.25'	= Arch. 112'-0"

Site map information based on topographic map by Schmidt Land Surveying - Date of Survey 11-30-2012
 Range West, 1st - 26th of Survey 06-26-2006

Site Plan
 Scale: 1" = 10'-0"

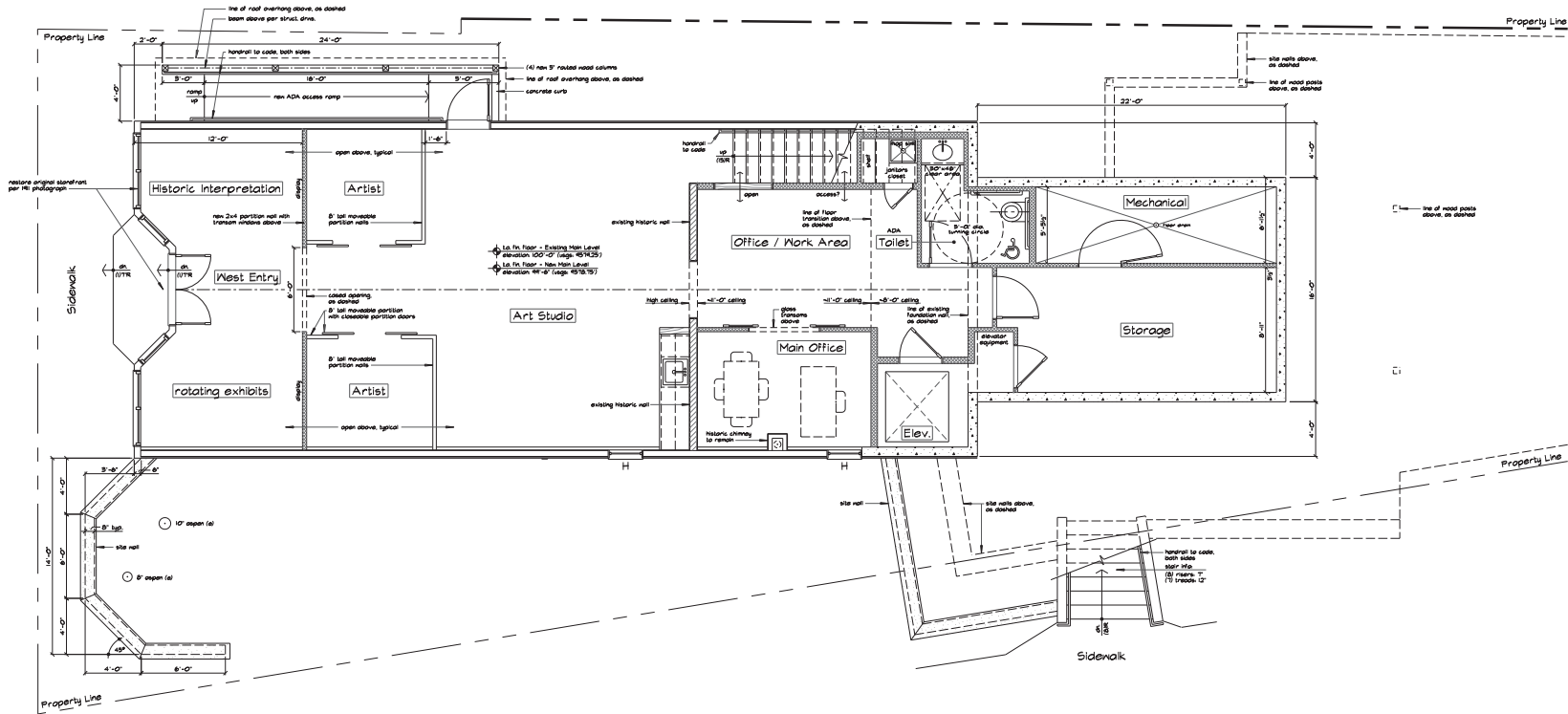
OLD MASONIC HALL
ADDITION & RESTORATION
 LOT 5, A RESUBDIVISION OF LOTS 4, 4.5
 OF BLOCK 1, STILES ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Schematic Design:
 Site Plan
 Scale: 1" = 10'-0"
 Date: 02-14-2014



architectural
 consultation
 (877) 455-5715





OLD MASONIC HALL
ADDITION & RESTORATION
 LOT 5, A RESUBDIVISION OF LOTS 4 & 5
 OF BLOCK 1, STILES ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Schematic Design:
 Floor Plans,
 Main Level
 Scale: 1/4" = 1'-0"
 Date: 05-14-2014

architectural
 consultation
J. SUTTERLY ARCHITECT
 1000 S. 10th Street, Suite 100
 Breckenridge, CO 80424
 p.o. box 3888 Breckenridge, CO 80424 (970) 458-1774

1
 A-2

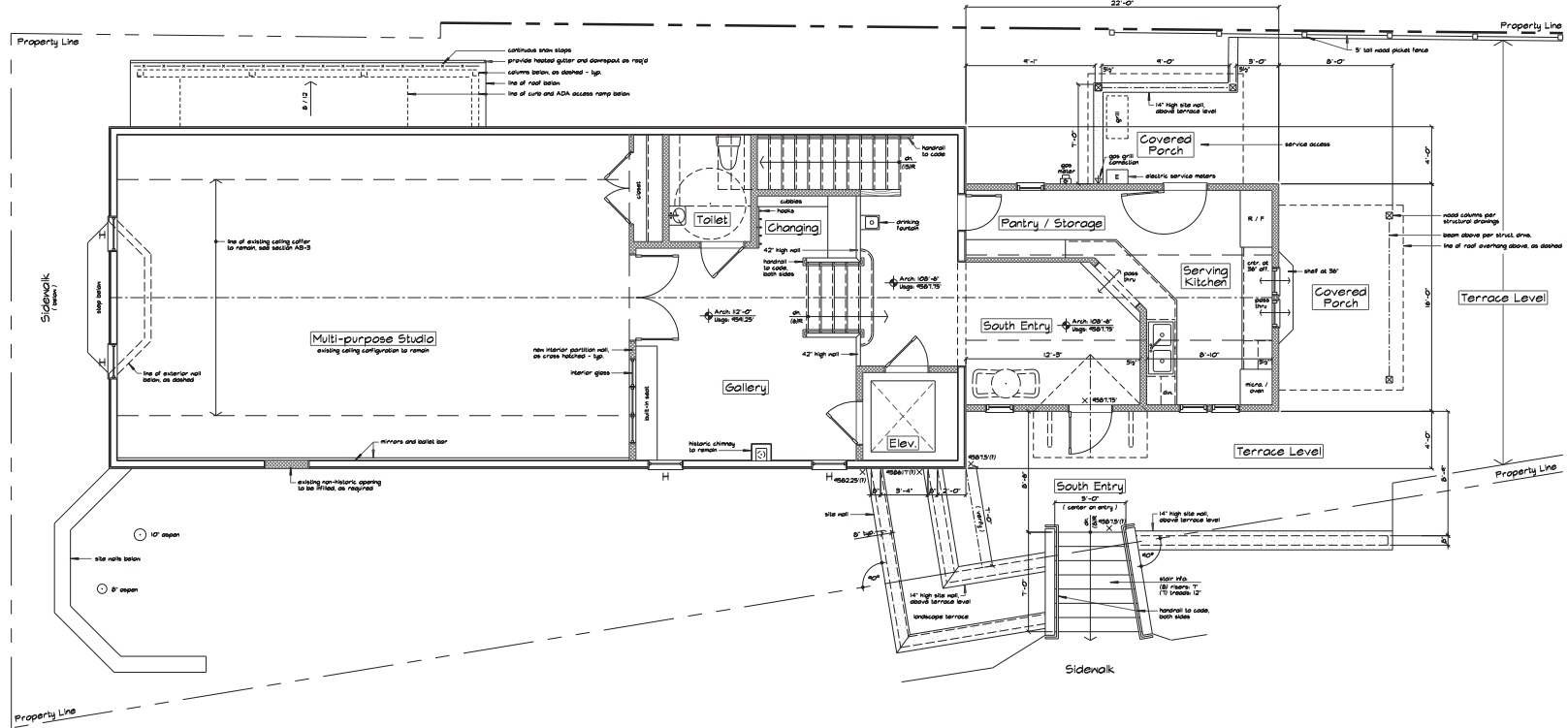
Main Level Floor Plan
 Scale: 1/4" = 1'-0"
 Existing historic building = 1,480
 Addition = 882
 Total Sq. Ft. = 1,802

A-2

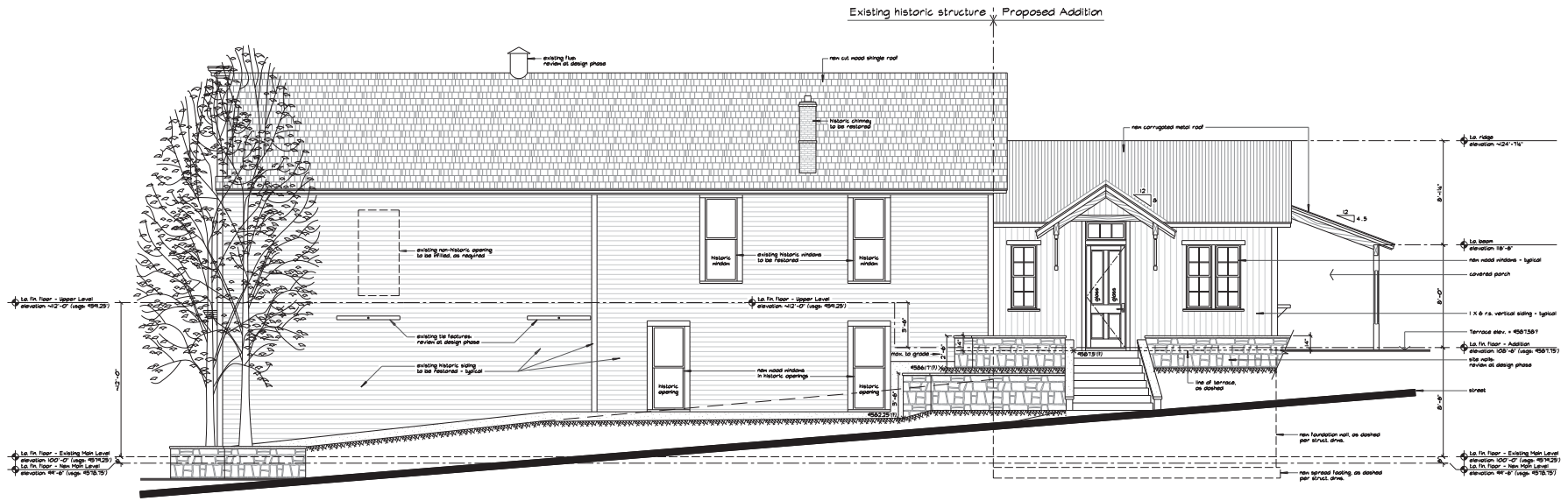
**OLD MASONIC HALL
ADDITION & RESTORATION**
LOT 5, A RESUBDIVISION OF LOTS 4 & 5
OF BLOCK 1, STILES ADDITION
TOWN OF BRECKENRIDGE, COLORADO

Schematic Design:
Floor Plans,
Terrace and
Upper Level
Scale: 1/4" = 1'-0"
Date: 05-14-2014

architectural
consultation
J. SATTERLY ARCHITECT
BRECKENRIDGE, CO. 80424
p.o. box 3888 breckendridge, co. 80424 (970) 458-1778



1		Terrace and Upper Level
A-3		Scale: 1/4" = 1'-0"
		Existing historic building = 1,480
		Addition = 882
		Total Sq. Ft. = 1,802



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



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

OLD MASONIC HALL
ADDITION & RESTORATION
 LOT 5, A RESUBDIVISION OF LOTS 4 & 5
 OF BLOCK I, STILES ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Schematic Design:
 Exterior Elevations,
 South & West
 Scale: 1/4" = 1'-0"
 Date: 02-14-2014

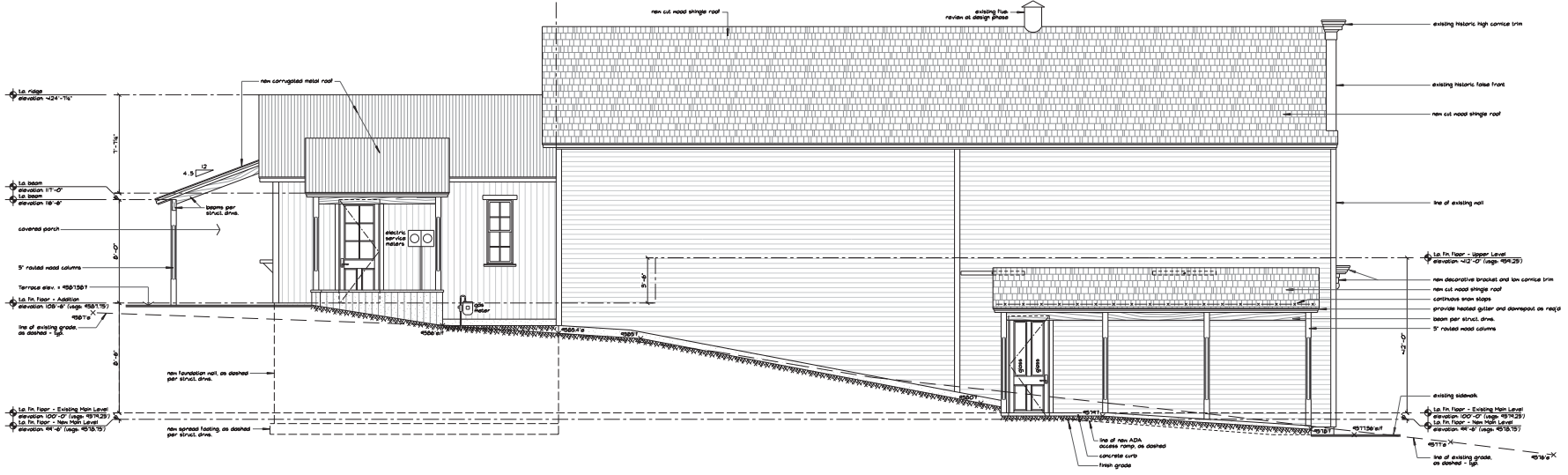


architectural
 consultation

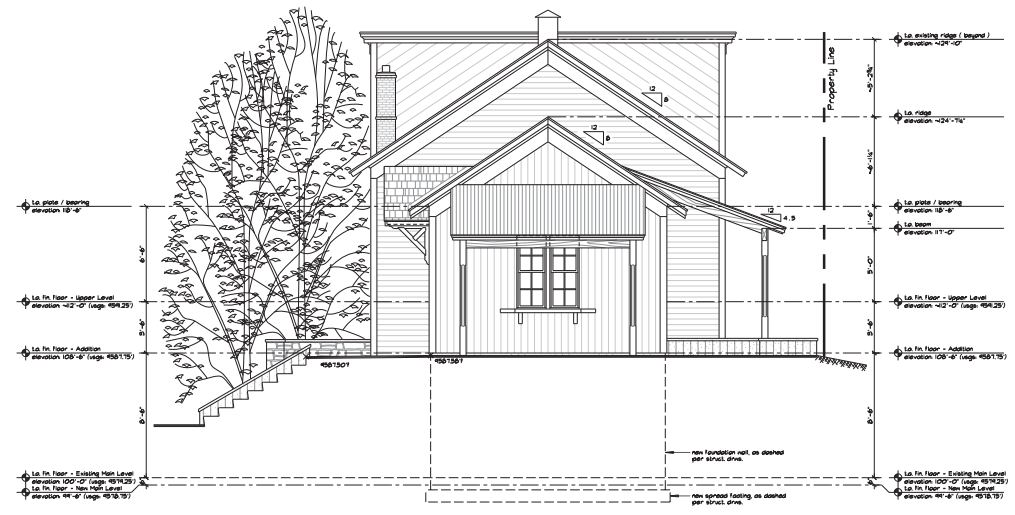
 J. SUTHERY ARCHITECT
 ARCHITECTS
 1000 W. 10TH AVENUE, SUITE 100
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 P.O. BOX 3888 BRECKENRIDGE, CO 80424
 (970) 438-1774



Proposed Addition | Existing historic structure



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



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

OLD MASONIC HALL
ADDITION & RESTORATION
 LOT 5, A RESUBDIVISION OF LOTS 4 & 5
 OF BLOCK 1, STILES ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Schematic Design:
 Exterior Elevations,
 North & East
 Scale: 1/4" = 1'-0"
 Date: 02-14-2014






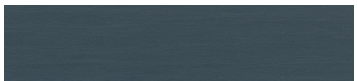



architectural
 consultation
J. SUTTERLY ARCHITECT
 ARCHITECTS
 1000 W. 10TH AVENUE, SUITE 100
 BRECKENRIDGE, CO 80424
 P.O. BOX 3888 BRECKENRIDGE, CO 80424
 (970) 458-1778





**Old
Masonic Hall**
Addition & Restoration
136 Main Street
Breckenridge, CO. 80424

MATERIAL / COLOR BOARD: 03-13-2014

Location / Item:	Manufacturer Description:	Color:
Historic Masonic Hall:		
1. Roof: Cut wood shingles	"Natural finish"	
2. Horiz. Bevel lap siding: (body color)	"Summerhouse Beige" SW3004 www.sherwin-williams.com	
3. Wood windows, storefront and selected trim:	"Navajo White" SW3005 www.sherwin-williams.com	
4. Selected trim:	"Chesapeake" SW3051 www.sherwin-williams.com	
Addition:		
1. Roof:	7/8" Corrugated metal with rusted finish	
2. Vertical rough sawn siding:	"Old oil finish"	
3. Wood windows:	"Navajo White" SW3005 www.sherwin-williams.com	
Stone site walls:	"Sweetwater" #51 www.gallegoscorp.com	