



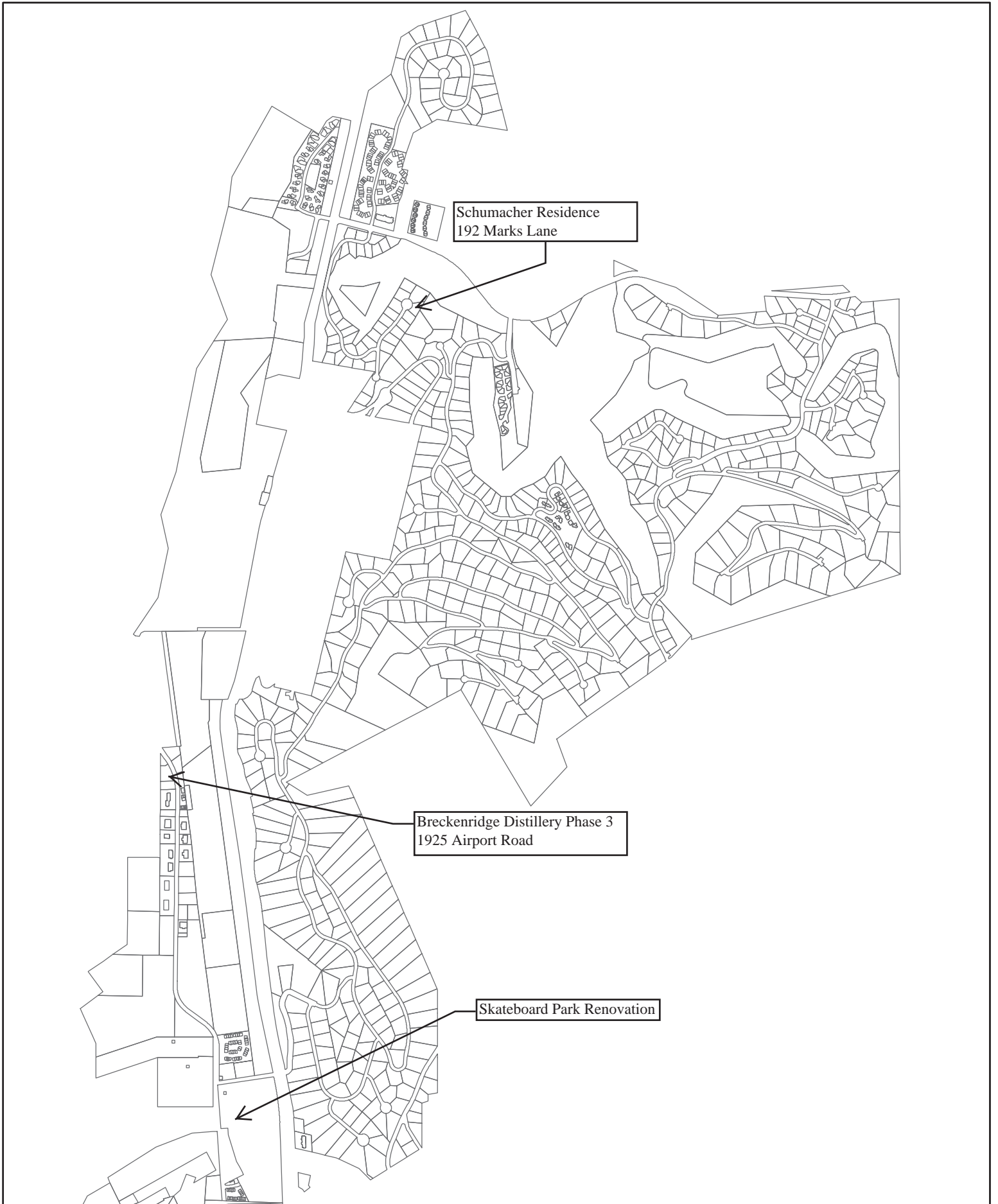
**PLANNING COMMISSION AGENDA**

Tuesday, May 20, 2014  
Breckenridge Council Chambers  
150 Ski Hill Road

<b>7:00pm</b>	<b><i>Call To Order Of The May 20 Planning Commission Meeting; 7:00 P.M. Roll Call</i></b>	
	<i>Location Map</i>	<b>2</b>
	<i>Approval Of Minutes</i>	<b>4</b>
	<i>Approval Of Agenda</i>	
<b>7:05pm</b>	<b><i>Consent Calendar</i></b>	
	1. Schumacher Residence (MGT) PC#2014040; 192 Marks Lane	<b>13</b>
<b>7:15pm</b>	<b><i>Town Council Report</i></b>	
<b>7:30pm</b>	<b><i>Other Matters</i></b>	
	1. Roundabout Landscaping (Mark Johnston, Public Works)	<b>27</b>
<b>7:45pm</b>	<b><i>Preliminary Hearings</i></b>	
	1. Breckenridge Distillery Phase 3 (MGT) PC#2014036; 1925 Airport Road	<b>40</b>
	2. Lincoln Park (Wellington Neighborhood) Master Plan Modification (MM) PC#2014038; Stables Road (Withdrawn at the request of the Applicant)	
<b>9:00pm</b>	<b><i>Town Project Hearings</i></b>	
	1. Skateboard Park Renovation and Addition	<b>51</b>
<b>9:30pm</b>	<b><i>Adjournment</i></b>	

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

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



Schumacher Residence  
192 Marks Lane

Breckenridge Distillery Phase 3  
1925 Airport Road

Skateboard Park Renovation

# Breckenridge North



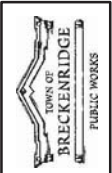
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# Breckenridge South

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 7:05 pm

### ROLL CALL

Gretchen Dudney  
Eric Mamula arrived at 7:08pm  
Dave Pringle arrived at 7:10pm  
Ben Brewer, Town Council liaison  
Kate Christopher was absent.

Jim Lamb  
Dan Schroder  
Trip Butler

### APPROVAL OF AGENDA

With no changes, the May 6, 2014, Planning Commission Agenda was approved as presented.

### APPROVAL OF MINUTES

With no changes, the April 15, 2014, Planning Commission Minutes were approved as presented.

### CONSENT CALENDAR:

1) Ankenbauer Residence (MGT) PC#2014007, 835 Gold Run Road

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

### TOWN COUNCIL REPORT:

Mr. Brewer:

- First time as Town Council liaison for Planning Commission, Mr. Brewer welcomed any questions or comments during his update.
- Rob Wolfe gave his State of the Arts update for first 100 days as new CEO of Breckenridge Arts and Culture. He is working on new 501c3 non-profit to encompass the Arts and Culture Dept.
- Mike Barney gave Rec Center Capital Improvement update, went over a lot of previous ideas and shared what is still relevant
- Scott Reed gave a Cucumber Gulch update. Previous years there has been a bad drainage issue and this has been addressed.
- Dan Schroder gave an update on the Wildfire Council update for the County.
- Passed the Water Conservation measures ordinance unanimously. What used to be called phase 1 measures are now water conservation, there are now water conservation measures all the time. (Ms. Dudney asked what that entails) If you live East of Hwy 9 then you can water every other day – Sunday, Tuesday, Thursday. If you live West of Hwy 9 it is Saturday, Monday, Wednesday, does not apply to brand new landscaping. Does not apply to drip systems. Water for health and hydration reasons, there aren't any restrictions. We would rather not have people washing driveways with water and recommend that people wash vehicles on their lawn. Small fines imposed for compliance with escalating scale.
- Two individuals Cooper and Spears nominated to the Breckenridge Arts Committee and they were approved unanimously.
- New Council members are active. They are asking a lot of really good questions. The previous council tenor was very much centered around productivity and that is still there with this new Council.

*Off Topic Question:*

Mamula: Brought up info about the House at the Corner of Wellington and French and Ridge –did we do site visits to confirm the house is in the right location. (Matt Thompson: said that the ILC’s have been done; the house is in the approved location.)

Mamula: This does not read like I thought, but we made the right decision making them have the walkway and a front yard.

**FINAL HEARINGS:**

1) Epic on French Duplex (MGT) PC#2013113, 308 North French Street

Mr. Thompson presented a proposal to build a 3,634 sq. ft. duplex with an attached 671 sq. ft. garage. Each unit will be comprised of three (3) bedrooms and three and a half (3 ½) baths, two gas fireplaces, a one car garage and one outdoor tandem parking space. Access is proposed via a driveway along the north side of the property. The design includes two small covered porches at the entrance to both sides of the duplex on the west and east elevations. Exterior materials are comprised of horizontal 4” reveal James Hardie Artisan painted lap siding, natural wood trim, and a natural moss stone 16” veneer and chimneys.

Changes since January 7, 2014

- Landscaping has been increased in size from: 6-8’ evergreen trees up to 8-10’ evergreen trees; and, deciduous trees have been increased from 2” to 2.5” caliper; shrubs have been added; vegetable garden from front yard has been removed.
- Driveway has been switched from the south side of the house to the north side of the house. No longer designed as a shared driveway with neighbor to the south. Garage doors have been moved from south side of duplex, to the north side of the duplex, man doors switched from north side of duplex to the south side.
- Above ground UPA has been reduced to below 9 UPA, now designed at 8.98 UPA.
- Final grading has been proposed and the outdoor area on the east side of the property has been designed.
- New colors have been chosen that meet the Development Code requirements on Chroma (brightness). A three color scheme was shown with an exempted color sash on the windows.
- Applicant will not be requesting positive points under Policy 33/R Energy Conservation and hence, will not be providing a preliminary HERS report.
- Height of the rear module has been increased by 2 feet.
- R panel roof changed to traditional corrugated roof.

*Commissioner Questions / Comments:*

Mr. Butler : Show me what a zero (0) point would be for this project related to landscaping.

Mr. Thompson: That would be the 6’-8’ evergreen trees, 2” caliper deciduous trees, and no shrubs like we saw at the preliminary meeting. Now the evergreen trees have been increased to 8’-10’, the deciduous trees have been increased to 2.5” caliper, shrubs have been added, and a specimen evergreen tree is being saved. With the increased size of the trees and with specific variation between aspen and choke cherry and added shrubs, staff believes this warrants positive two (2) points.

Staff believes the proposal warrants the following points: negative two (-2) points under Policy 6/R Height, positive two (+2) points under Policy 22/R Landscaping for a landscaping plan that provides public benefit of screening and buffering, for a total passing point analysis of zero (0) points. Staff finds that this proposal meets all Absolute Policies of the Development Code.

Staff recommended the Planning Commission approve PC#2013113, Epic on French, located at 308 North French Street, Lots 1-3, Block 1, Abbett Addition, with the presented Findings and Conditions.

*Questions:*

Mr. Mamula: On the elevations, the roof forms don't mimic the roof forms on the rendered landscape plan. It doesn't look as complex on from this view and is only visible on the South and North elevations.

Mary McCormick, Architect for the Applicant: You are correct those side roof forms is not shown on the landscape plan and it is not accurately displayed on the framing plan.

Mr. Mamula: So you are going to a more complex roof form, like a double gable on the building? I feel like was missed and I am searching through this to find something that we don't see in the district.

Mary McCormick: The roof plan doesn't show it, shows on the elevation, but the ends still have the full gable look.

Mr. Garrett Hasenstab, Applicant: I love the project.

Mary McCormick: The end result of this project is better by moving the to the north driveway, the landscaping works better and the grading works better, the two stories is shielded better. Everything is screened better facing this way on the lot. The gabled feature, the end that faces El Perdido is a balcony so it is a full gable, the roof over the garage side aligns with the connector so it is contiguous at the corner but you get the full gable look. 80A and resolving the connector issue, this was an error to measuring the existing grade, so it was at 1.7 now it is at 2'.

Mr. Lamb opened the hearing to public comment. There was no public comment, and the hearing was closed.

*Commissioner Questions / Comments:*

Mr. Butler : Show me what a zero (0) point for landscaping would be for this project.

Mr. Thompson: Would be smaller sizes of trees like they were at last meeting. Because they made changes to landscaping with specific variation between aspen and choke cherry and added shrubs, staff believes this warrants positive two (2) points.

Mr. Mamula: Asked if Mr. Thompson understands what his previous question about the roof based on the elevations presented? It has a double gable from the elevations on both sides of the building. I can't tell if it connected to the connectors, more like a split roof midway down the elevation.

Mr. Thompson: It is connected to the connectors. You are right it does have siding on the side.

Mary McCormick: The connector is recessed and allows the interior space to turn a corner, when you are in the recessed and look up it appears to be a dormer because it carries the same roof pitch as the connector.

Mr. Butler: Isn't this a balcony, on the right side of the South Elevation.

Mary McCormick: Yes, it is hiding a nice private balcony. The gable comes back to the bathtub on the interior. On the other side the balconies are a full gable also, so the connector when it turns the corner has a gable valley as she demonstrated on the floor plan. Allows you to use the interior space but reads as a gable. I see your point with the balcony not having the depth of a gable and that it doesn't read correctly.

Mr. Mamula: Is this all picked up in the density calculations? (Mr. Thompson: Yes) This is a funky roof form in the historic district. You are sort of cheating to pick up extra space, because the connector is supposed to be a connector to a module, this is more complicated than we see typically. I don't understand how this is going to read in the historic district, with a very complicated roof form for a very simple historic district. The connector is still two feet below the roof line, but the roof is raised because it isn't traditional pitch. The perception between the roof and the connector is less because of the complicated roof lines.

Mr. Schroder: What is the historic district asking for simple roof lines?

- Mr. Thompson: Yes, I think it is looking for simple roof forms.  
(Ms. Puester: Read from Priority policy 141 regarding roof forms need to reflect the same angles, lines as found in the north historic district character area. Sounds like you are having an issue with how this meets this policy).
- Mr. Schroder: You referenced minimal dormers reading policy 141.  
(Ms. Puester reread the policy regarding dormers were used but minimally on individual buildings.)
- Mr. Pringle: I do concur with Mr. Mamula that it is a complicated roof line. I don't think this would ever possibly pass with today's 80A that we just revised.  
(Ms. Puester: We need to make sure we review this application under the policy 80A in the former version when they initially applied.)
- Mr. Pringle: Says that the connectors should be clearly lower than the adjacent modules. It looks more like an addition to the east module than a connector element. It hits the 2' like the policy says but having issues.
- Mary McCormick: The connector is recessed in this and reads as a connector more so because of this.
- Mr. Pringle: I don't think the South elevation reads like a connector element between modules, it doesn't read recessed to me.
- Mary McCormick: It is recessed 5'6" from garage to 9" along the elevation.
- M. Butler: I think it is different because the roof forms are complicated and are not following the same line.
- M.Mamula: My real problem is because your roof plan is not calling the true roof forms out, there is zero text on this from what we read. We see a roof form on the elevation, but not on the roof plan and it makes it hard for us to understand what we are approving.
- Mr. Mamula: I feel like we haven't been given the information that we need to approve this project. I should not have to pick up from an elevation. It is an obvious important element and it is one of the reasons that when I look at the diagram it looks like a hotel to me, with a more massive middle.
- Mr. Hasenstab: It is a duplex, not common here but allowed.
- Mr. Mamula: I understand that but you still need to build it like everything else in the district.
- Mr. Thompson: I didn't pick up on anything that is a code violation. We had a code that allowed duplexes and only had the connector drop only 2' per 80A. I don't think the gable roof form will be highly visible and won't negatively affect the historic district.
- Mr. Mamula: But you do with a duplex. What is the pitch of the gable? (Mr. Thompson: The pitch is 4:12.)
- Ms. Dudley: Priority Policy 141 the gabled roof should match the slope that is used historically. Asked Mr. Thompson to point this out which he did. I'm trying to understand if the dormer part of the policy 141 fits the "gabled roofs" as presented. The connector, the roof and the recesses follow the language. I like the improvement from the front and that fits in nicely with French street. I'm ok with this because I don't see a violation of the code.
- Mr. Pringle: I look at the other duplexes on the street, this seems to be a real deviation from the scale and the massing to the north and south of this property. From this elevation, this looks like a large hotel like building.
- Mary McCormick: Each elevation has broken planes and reads like historic buildings read.
- Mr. Pringle: The elevation over the south façade of the garage, the open balcony – would we see that kind of a form historically? I don't think we would see this as meeting true historic guidelines.
- Mary McCormick: I believe I have seen that on French Street.
- Mr. Pringle: We don't use bad examples as forms that we mimic for new construction. Also, I have a problem with the triple double hung windows on the garage side.

Mary McCormick: The goal is to make this look like a single family home, but the center window could easily be deleted.

Mr. Pringle: I would like to hear from other members on this point.

Mr. Lamb: I don't see that there is a code issue here.

Mr. Schroder: I didn't pick up the roof forms, I didn't see any deviation from code so I came into the meeting seeing this as passing. I keep leaning on the fact that duplexes are allowed even though we don't see a lot of duplexes.

Mr. Lamb: I think what is contributing to the massive look is that this acreage is a lot bigger 1.8 acres instead of the usually 0.4 of an acre.

Mr. Mamula: The windows don't bother me. I disagree with the reading that these roof forms are dormers. What this is doing is taking a roof form and changing it's normal pitch. Nowhere do we allow this in the historic district. I wouldn't count this as a dormer, just changing the roof pitch for the purpose of making the corner to the connector. I know it reads great from the street, but we look at things from all four sides and this is setting precedent. This is a new roof form. It is not characteristic from what we have seen.

Ms. Dudney: Is this a way to increase ceiling height from the inside?

Mary McCormick: Yes, but it is crafted as a dormer.

Mr. Mamula: But there are no windows (as would be customary in a true dormer).

Mr. Pringle: We don't acknowledge that this is a 4:12 pitch predominant part of the roof. When you look at the two historic buildings to the right of the El Perdido this is significantly larger.

Mr. Mamula: I don't know if we can change this as it is a larger parcel of land, they are meeting everything as far as code goes.

Ms. Dudney: In terms of the planning commissions' mandate, do we put the same priorities on all sides of the building even though no one will see some of the sides.

Mr. Thompson: The priority is on the street view, but all elevations are important.

Mr. Lamb: It is hard to look at this two dimensionally, I'm with Ms. Dudney on this and am in support of approving this.

(Ms. Puester: To bring the concerns to the code, I have heard the Mr. Pringle says that it isn't similar to other duplexes – we do have policy 5R that does not encourage for excessive dissimilarity from other existing structures, point based. Mr. Mamula's concerns could be in Policy 140 or 141 which is regarding dissimilar forms and roof design.)

Mr. Mamula: My concerns are addresses by policy 141 in regards the roof issues I've brought up.

Mr. Butler: I think this a dormer, I think this is what dormers do so I'm in support of this project passing.

Mr. Mamula: I move that this project is in violation of priority policy 141 Mr. Pringle, seconds.

Ms. Dudney: No

Mr. Mamula: Yes

Mr. Schroder: No

Mr. Lamb: No

Mr. Pringle: Yes

Mr. Butler: No

Motion doesn't carry.



Mr. Schroder made a motion to approve the point analysis for the Epic on French Duplex, PC#2013113, 308 North French Street, showing a passing score of 0 points. M Butler seconded, and the motion was carried (4-2).

Ms. Dudney: Yes,  
Mr. Mamula: No, I don't agree with the point analysis.  
Mr. Pringle: No  
Mr. Lamb: Yes  
Mr. Schroder: Yes  
Mr. Butler: Yes

Mr. Schroder made a motion to approve the Epic on French Duplex, PC#2013113, 308 North French Street, with the presented Findings and Conditions. Mr. Lamb seconded, and the motion was carried unanimously (6-0).

*Took a five minute recess.*

**COMBINED HEARINGS:**

1) Alpine Rock Conditional Use Permit (CK) PC#2012056, 13250 CO State Highway 9

Mr. Kulick presented. The applicant is requesting a renewal of a development permit (PC#2009039) to allow for the continuation of an existing processing operation. The operation includes processing and sale of aggregate on a 129.99-acre site just west of Highway 9 and north of County Road 3. Processing includes crushing and washing of material from on and off site, as well as asphalt and concrete manufacturing. No expansion to the existing operation is proposed.

The Alpine Rock Task Force has no remaining members. In addition Alpine Rock believes they have demonstrated a great deal of responsibility by strictly complying with the conditions of previous permits and voluntarily implementing new practices that reduce noise and improve air quality for nearby residents. Staff requested feedback on the possible termination of the Alpine Rock Task Force.

Due to Alpine Rock's strict compliance with previous permit conditions and their operation being subject to a lease agreement with the Town, staff recommended subsequent permit renewals be handled at an administrative level through the Class D review process. Staff requested feedback on the possible amendment of the review process.

This application has been advertised as a combined hearing. The application appears to pass all absolute and relative policies. A final point analysis was included for the Commission's review. If the Commission finds that the Alpine Rock Mining and Aggregate Processing application meets all absolute and relative policies, is comfortable with the modification for the temporary permitting of additional hours of operation, the termination of the Alpine Rock Task Force and amending future renewals to the Class D review process, Staff recommended approval of PC#2012056, with the presented findings and conditions.

Mr. Lamb opened the hearing to public comment. There was no public comment and the hearing was closed.

*Commissioner Questions / Comments:*

Mr. Pringle : Alpine Rock is a good member of the community and it speaks much to their operation that there is no opposition attending this hearing. In the effort to maintain transparency I think their renewal should come before the planning commission so that the public can still have an opportunity to voice any issues in the future.

- Ms. Dudney: I agree with Mr. Pringle, even though the task force is not in existence, keeping the renewal a Class B is appropriate.
- Mr. Schroder: I think making this available for public to review is appropriate.  
(Ms. Puester: If we continue the renewal as a Class B will have the 300 foot property notice. A Class C application only appears on the consent calendar, no posting or mailing. If you want to keep it as it is and make sure there is public notice, then it should remain a Class B.)
- Mr. Butler: I concur.
- Mr. Mamula: I concur.
- Mr. Lamb: I concur too.
- Mr. Pringle: I remember all the fuss that happened when a convenience store was proposed without public comment opportunities, let's keep this public noticed just in case.
- Mr. Lamb: That is a good point.
- Mr. Schroder: This is still a 3 year renewal process right? (Kulick: Yes)

Mr. Pringle made a motion to approve the point analysis for the Alpine Rock Conditional Use Permit, PC#2012056, 13250 CO State Highway 9, showing a passing score of 0 points. Mr. Schroder seconded, and the motion was carried unanimously (6-0).

Mr. Pringle made a motion to approve the Alpine Rock Conditional Use Permit, PC#2012056, 13250 CO State Highway 9, with the presented Findings and Conditions but changing finding number 6 to continue this to be reviewed in the future under the Class B category. Mr. Schroder seconded, and the motion was carried unanimously (6-0).

2) Ten Mile Suites Change of Use (SG) PC#2014020, 520 South French Street

Mr. Greenburg presented a proposal to change the use of the lower level of Ten Mile Suites (currently Unit #1) from commercial (retail/office) to four residential condominiums (2-one bedroom, 2-two bedroom condominiums) with common area and storage. Exterior changes include the addition of doors and windows. Ten Mile Suites is a three story building. The proposed change of use is on the main / lower level. Should the condos be individually subdivided for sale, a separate subdivision application to create condominiums would be required.

Staff found that this change of use is in conformance with the land uses in the area and results in less density and parking required. Staff had no concerns. Staff recommended that the Planning Commission approve the Ten Mile Suites Lower Level Change of Use, PC#2014020 at 520 South French Street, with the presented Point Analysis and Findings and Conditions.

Mr. Lamb opened the hearing to public comment. There was no public comment and the hearing was closed.

*Commissioner Questions / Comments:*

- Ms. Dudney: Will they just be overparked ? (Mr. Greenburg : Yes)
- Ms. Dudney: Is it possible to sell parking spaces?  
(Mr. Grossheusch : If you were a buyer, you couldn't use those to gain points or meet a parking requirement. The code says you have to park on site. You can't park an RV, but they could have people who need parking on site buy it.)
- Ms. Dudney : I think this seems like a good project.
- Mr. Pringle: In the original development, point analysis was there a social need that was considered that it got approved?  
(Mr. Grossheusch: I think we down zoned it when the land use guidelines were approved.)

(Mr. Kulick: We did some research a while ago on this and found that the property was down zoned like Powder Ridge right next door. We have a couple of legal non-conforming condo buildings on the south end of French Street.)

Mr. Pringle: When we start saying these change of uses, when an amenity may have gotten positive points but then we consider this now.

(Mr. Kulick: Again, when we looked at the history, the Atrium was developed as residential and Ten Mile Suites was developed as commercial and they chose to do a health club as a commercial use. The health club wasn't an amenity for the Atrium but commercial use on its own. It was always a commercial property when it was a gym. This is the first time that the use is changing.)

Ms. Dudney: Is this changing to the new max density, will they essentially lose that density?

Mr. Greenburg: Yes.

Mr. Mamula: This is a residential area that I'm glad to see the commercial leave.

Mr. Butler: Concur.

Mr. Schroder: I concur.

Mr. Pringle: I agree.

Ms. Dudney: I think this is a win, win.

Mr. Lamb: I agree too.

Mr. Schroder made a motion to approve the point analysis for the Ten Mile Suites Change of Use, PC#2014020, 520 South French Street, showing a passing score of 0 points. Mr. Mamula seconded, and the motion was carried unanimously (6-0).

Mr. Schroder made a motion to approve the Ten Mile Suites Change of Use, PC#2014020, 520 South French Street, with the presented Findings and Conditions. Mr. Butler seconded, and the motion was carried unanimously (6-0).

### **TOWN PROJECT HEARINGS:**

1) North Main Street Park (SG) PC#2014031, 112/114 North Main Street

Mr. Greenburg presented a proposal to construct a new public park at 112 N. Main Street (the lots between The Local Market and Alpine Bank). The park will include a playground, picnic tables, seating, and a handicap accessible walkway from North Main Street to the Edwin Carter museum.

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any concerns with this project, and any code issues. In addition, the Commission is asked to make a recommendation to the Town Council.

Staff suggested that the Planning Commission recommend approval of the North Main Street Park, PC#2014031 located at 112/114 North Main Street. Staff welcomed questions from the Commission with positive points 20R for recreation and 22 R points for landscaping for a total of positive five (5) points.

Mr. Lamb opened the hearing to public comment. There was no public comment and the hearing was closed.

### *Commissioner Questions / Comments:*

Mr. Schroder: How was this project received with the Engage Breck group? This seems much more tame. (Mr. Greenburg: There was a climbing wall but that was putting the project over budget.)

Mr. Barney: We had over 100 comments on Engage Breck with the biggest comments centering around water features, but that wasn't reasonable with our location.

Mr. Schroder: This seemed like it got toned down.

Mr. Barney: With the size of the lot, we were restricted and we wanted to leave room for public art.

- Ms. Dudney: What about the ADA ramp with snow and ice in the winter?  
Mr. Barney: It is concrete, but there is a railing.  
Mr. Schroder: We are not changing grade it is 8%.  
Mr. Barney: We can certainly monitor if people have problems on this.  
Ms. Dudney: Did you ever consider having a shed area?  
Mr. Barney: We did consider this, but decided we didn't want to block views, but maybe some temporary options.  
Ms. Dudney: When will it be done?  
Mr. Barney: Will hope to have it started by mid-June  
Mr. Butler: What was budget?  
Mr. Barney: \$265,000  
Mr. Mamula: I think you need at least one more trash receptacle, especially by the picnic tables. We keep building parks for little kids, if we really need to think about building parks for kids over 6 years old. There are plenty of kids in the age range for 6-13 and the park in Silverthorne is awesome.  
Mr. Barney: The playground is for 5 to 12 years old. The rocks will be boulders with a web structure. There will be slide for smaller kids.  
Mr. Butler: I like it.  
Mr. Schroder: I like it.  
Mr. Pringle: No comment  
Ms. Dudney: No comment  
Mr. Lamb: I like it.

Mr. Schroder made a motion to support the point analysis of positive 3 points for public amenities and 2 positive points for landscaping Mr. Mamula seconded. The motion passed unanimously (6-0).

Mr. Schroder made a motion to recommend the Town Council approve the North Main Street Park, PC#2014031, 112/114 North Main Street. Mr. Mamula seconded, and the motion was carried unanimously (6-0).

**OTHER MATTERS:**

1) Class D Major Projects Report – 1<sup>st</sup> Quarter, 2014

Ms. Puester presented a memo summarizing the Class D Major approvals during the first quarter of 2014 (January 1 to March 31).

*Commissioner Questions / Comments:*

- Mr. Schroder: This packet seems more robust with a map presented.  
Ms. Puester : We probably won't include site plans in the future, unless you would like them.  
Mr. Schroder: Likes them in.  
Mr. Mamula: Would like to see them.  
Mr. Butler: I was just in a planning workshop and they asked about the approach to site visits versus site photos and they encouraged everyone to not make a site visit, unless you can go as a group. There is an assumption of impropriety if you go on your own.

**ADJOURNMENT:**

The meeting was adjourned at 9:07 pm.

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Jim Lamb, Chair



### Class C Single Family Development Review Check List

<b>Proposal:</b>	Build a new 2,200 sq. ft. single family residence with a 600 sq. ft. attached garage	
<b>Project Name/PC#:</b>	Schumacher Residence	PC#2014040
<b>Project Manager:</b>	Matt Thompson, AICP	
<b>PC Meeting:</b>	May 20, 2014	
<b>Date of Submittal:</b>	April 22, 2014	
<b>Property Owner:</b>	William Schumacher	
<b>Agent:</b>	J.Ray Barlow, Lipkin Warner Design & Planning, LLC	
<b>Proposed Use:</b>	Single family residence	
<b>Address:</b>	192 Marks Lane	
<b>Legal Description:</b>	Lot 27, Golf Course Filing No. 1, The Highlands at Breckenridge	
<b>Area of Site:</b>	26,464 sq. ft.	0.61 acres
<b>Existing Site Conditions:</b>	The lot slopes uphill steeply at 26% from the street towards the rear portion of the property. The lot is moderately covered with lodgepole pine trees. There is a 10' x 30' utility easement in both front corners of the lot.	
<b>Areas:</b>	Proposed	
Lower Level:	954 sq. ft.	
Main Level:	1,248 sq. ft.	
Garage:	602 sq. ft.	
Total:	2,804 sq. ft.	
<b>Code Policies (Policy #)</b>		
<b>Land Use District (2A/2R):</b>	1: Subject to the Delaware Flats Master Plan	
<b>Density (3A/3R):</b>	Allowed: unlimited	Proposed: 2,202 sq. ft.
<b>Mass (4A):</b>	Allowed: Per Director (see Comments below)	The Floor Area Ratio and Maximum Above Ground Square Footage of any lot, tract or parcel of land without a building envelope located outside of the Conservation District that is not listed in the table above shall be determined by the Director. This filing is not called out in Policy 4A.
<b>F.A.R.</b>	1:9.40 FAR	
<b>Bedrooms:</b>	2	
<b>Bathrooms:</b>	2.5	
<b>Height (6A/6R):*</b>	31'-8 1/2"	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat		
<b>Lot Coverage/Open Space (21R):</b>		
Building / Non-Permeable:	2,821 sq. ft.	10.66%
Hard Surface/Non-Permeable:	2,592 sq. ft.	9.79%
Open Space / Permeable:	21,051 sq. ft.	79.55%
<b>Snowstack (13A/13R):</b>		
Required:	648 sq. ft.	25% of paved surfaces is required
Proposed:	900 sq. ft.	(34.72% of paved surfaces)
<b>Outdoor Heated Space (33A/33R):</b>		
	No	

<b>Parking (18A/18/R):</b>		
Required:	2 spaces	
Proposed:	4 spaces	
<b>Fireplaces (30A/30R):</b>	1 EPA Phase II wood burning device	
<b>Building/Disturbance Envelope?</b>	No envelope	
<b>Setbacks (9A/9R):</b>	Front: 47 ft.	
	Side: 65 ft.	
	Side: 46 ft.	
	Rear: 32 ft.	
<b>Architectural Compatibility (5/A &amp; 5/R):</b>	The residence will be architecturally compatible with the neighborhood.	
<b>Exterior Materials:</b>	1x6 horizontal cedar siding in natural cedar tone, natural stone veneer is Pennsylvania Multi-color and corrugated metal siding is Zinc Grey color	
<b>Roof:</b>	Composition Shingles: Slate Gray and Corrugated Metal: Zinc Grey color	
<b>Garage Doors:</b>	Black metal doors with glass panels, obscure glass panels at bottom rows and clear panels at upper rows	
<b>Landscaping (22A/22R):</b>		
	<b>Planting Type</b>	<b>Quantity</b>
	Aspen Trees	11
	Engelmann Spruce Trees	6
	Deciduous Shrubs	23
	Evergreen Shrubs	4
	Perennial Flowers	130
	<b>Size</b>	
		3" caliper (50% multi-stem)
		10' tall
		5 Gal
		5 Gal
		4" Pots
<b>Defensible Space (22A):</b>	Complies	
<b>Drainage (27A/27R):</b>	Positive away from residence	
<b>Driveway Slope:</b>	8 %	
<b>Covenants:</b>	None	
<b>Point Analysis (Sec. 9-1-17-3):</b>	Negative two (-2) points under Policy (7/R) Site and Environmental Design, (A) Site Design and Grading for excessive site disturbance related to north elevation; positive two (+2) points under Policy (22/R) Landscaping for a proposal that provides some public benefit , for a passing point analysis of zero (0) points.	
<b>Staff Action:</b>	Staff has approved the Schumacher Residence, PC#2014040, located at 192 Marks Lane, Lot 27 Golf Course Filing, Highlands at Breckenridge with the attached point analysis and findings and conditions.	
<b>Comments:</b>	Since there is no building envelope on this property and the Subdivision is not listed in the Development Code table then the maximum above ground square footage shall be determined by the Director. <i>"In making such determination, the Director shall consider the applicable Floor Area Ratio and Maximum Above Ground Square Footage of adjacent subdivisions and geographic areas, and shall establish the applicable Floor Area Ratio and Maximum Above Ground Square Footage so that it will be compatible with the character of the area in which the lot, tract or parcel of land is located."</i> At 2,804 sq. ft. this is by far the smallest house in the neighborhood. The average house size for this area is approximately 5,000 sq. ft.	
<b>Additional Conditions of Approval:</b>		

<b>Final Hearing Impact Analysis</b>				
Project:	Schumacher Residence	<b>Positive Points</b>	<b>+2</b>	
PC#	2014040			
Date:	5/15/2014	<b>Negative Points</b>	<b>- 2</b>	
Staff:	Matt Thompson, AICP			
		<b>Total Allocation:</b>	<b>0</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)	- 2	Excessive site disturbance related to the garage location, which creates a flat benched building pad.
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		

18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	+2	For a proposal that provides landscaping some public benefit to include: (6) Englemann spruce trees 10' in height, (11) aspen trees 3" minimum caliper, (4) Globe Spruce Shrubs, and (23) various native shrubs.
24/A	<b>Social Community</b>	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		



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

## TOWN OF BRECKENRIDGE

**Schumacher Residence**  
**Lot 27, Golf Course Filing#1, The Highlands at Breckenridge**  
**192 Marks Lane**  
**PC#2014040**

**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 **May 14, 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 **May 20, 2014**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **November 27, 2015**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

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

12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
- 18. Applicant shall install construction fencing and erosion control measures in a manner acceptable to the Town Engineer.**
- 19. 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.**

20. 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**

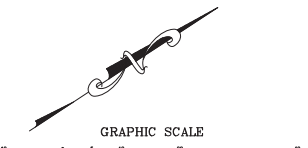
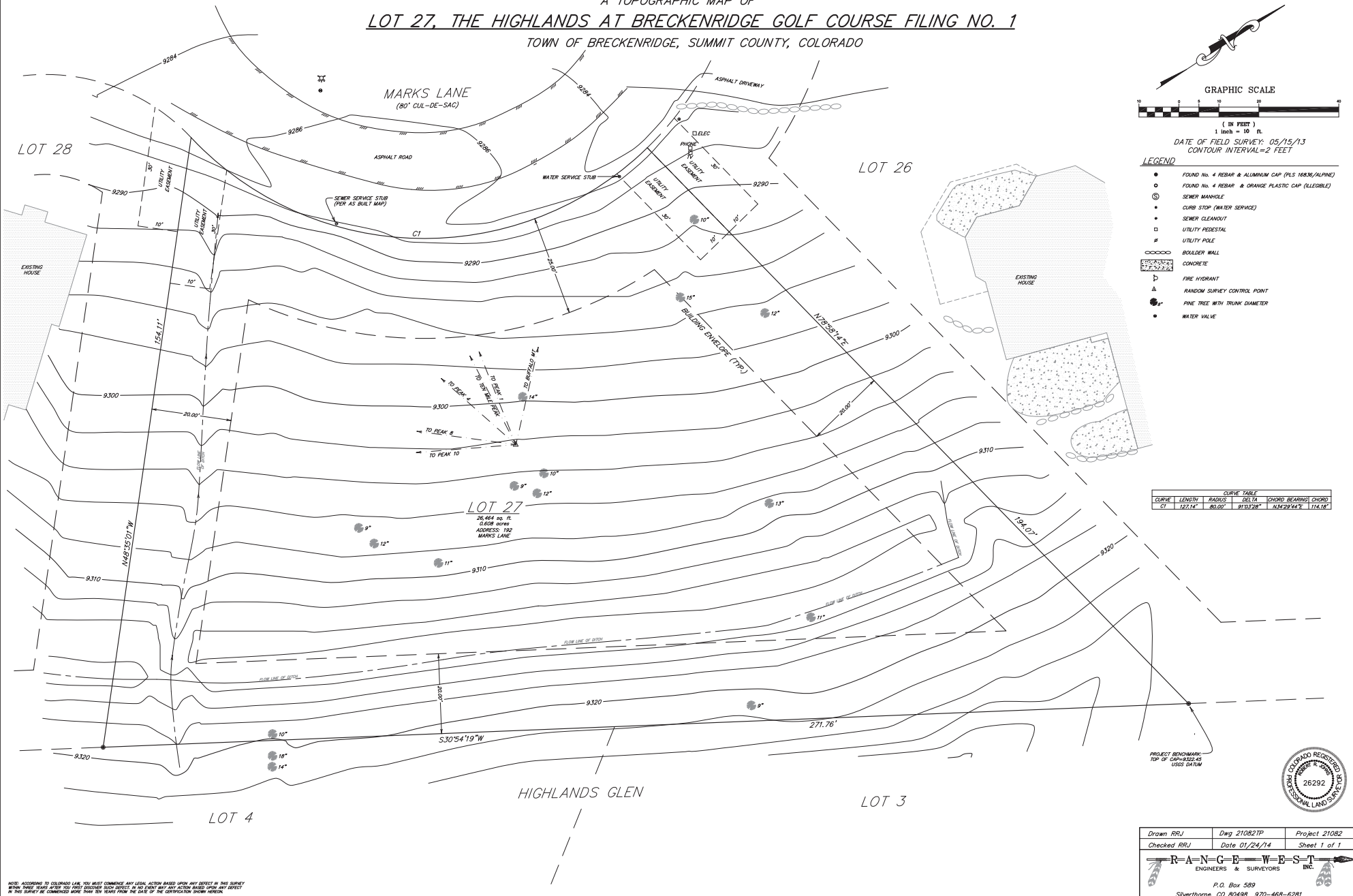
21. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
22. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
23. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
24. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
25. 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.
26. Applicant shall screen all utilities.
27. 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 feet in height from finished grade or 7 feet above upper decks.
28. 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.
29. 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.
30. 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.**

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

\_\_\_\_\_  
(Initial Here)

A TOPOGRAPHIC MAP OF  
**LOT 27, THE HIGHLANDS AT BRECKENRIDGE GOLF COURSE FILING NO. 1**  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: 05/15/13  
 CONTOUR INTERVAL=2 FEET

- LEGEND**
- FOUND NO. 4 REBAR & ALUMINUM CAP (PLS 16836/ALPINE)
  - FOUND NO. 4 REBAR & ORANGE PLASTIC CAP (LEGIBLE)
  - ⊙ SEWER MANHOLE
  - CURB STOP (WATER SERVICE)
  - SEWER CLEANOUT
  - UTILITY PEDESTAL
  - # UTILITY POLE
  - ▭ BOULDER WALL
  - ▨ CONCRETE
  - ⊕ FIRE HYDRANT
  - △ RANDOM SURVEY CONTROL POINT
  - PINE TREE WITH TRUNK DIAMETER
  - WATER VALVE

CURVE	LENGTH	RADIUS	CURVE TABLE		
			DELTA	CHORD BEARINGS	CHORD
CI	122.14'	85.00'	91°51'24"	N54°22'44"W	214.18'

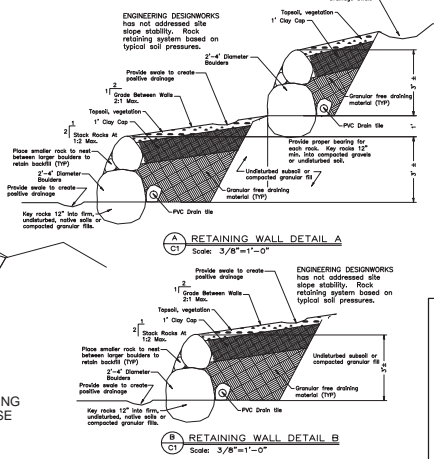
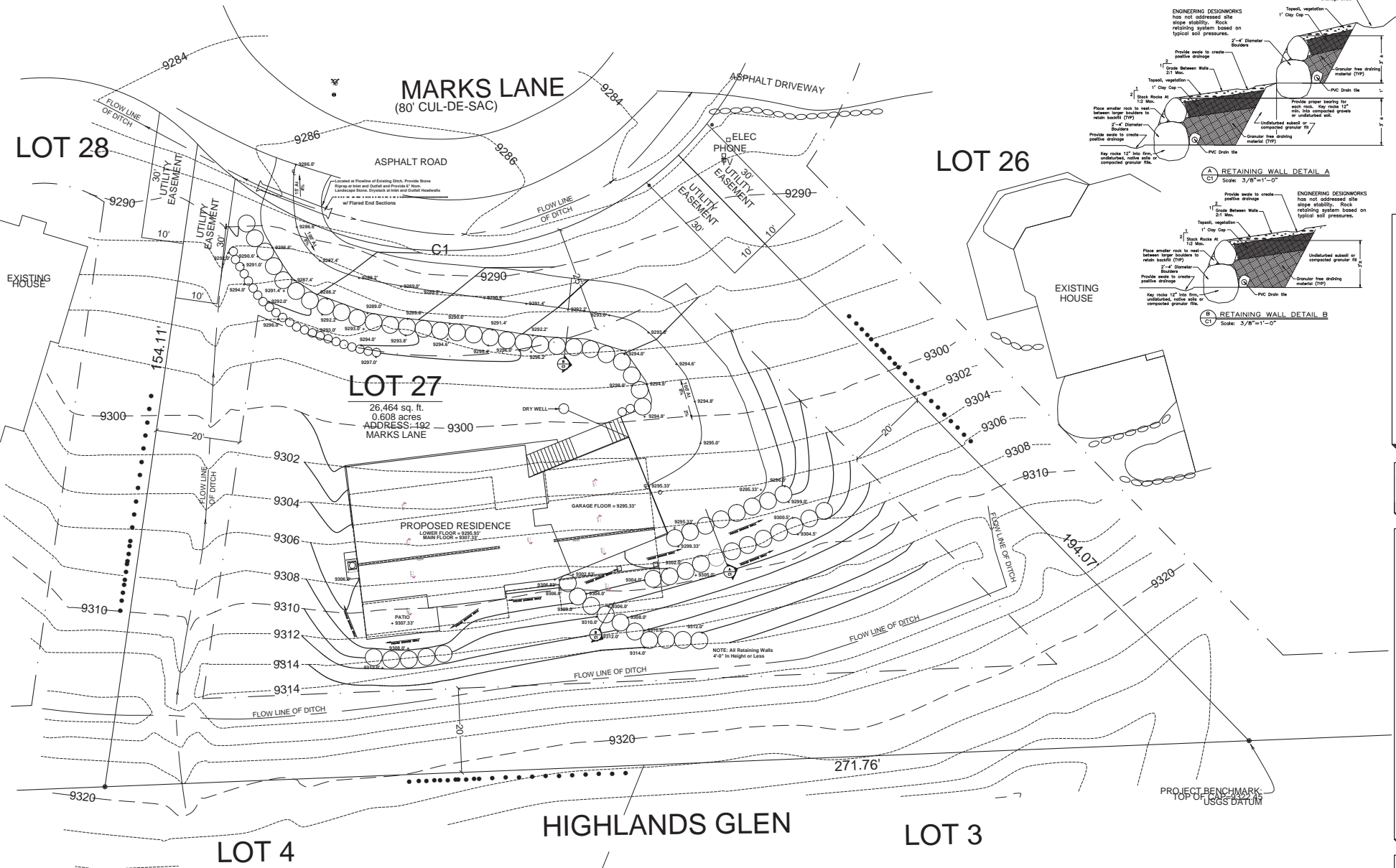
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, AND NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SIGNATURE HEREON.

PROJECT BENCHMARK:  
 TOP OF GRANITE 822545  
 USGS DATUM

Drawn RRJ	Dwg 21082TP	Project 21082
Checked RRJ	Date 01/24/14	Sheet 1 of 1

**R-A-N-G-E-W-E-S-T**  
 ENGINEERS & SURVEYORS INC.

P.O. Box 589  
 Silverthorne, CO 80498 970-468-6281



1 GRADING AND DRIVEWAY PLAN  
C1  
Scale: 1"=10'-0"

**ENGINEERING DESIGNWORKS, INC.**  
1109 Hilltop Parkway, Suite 200A  
Colorado Springs, CO 80907  
www.engdesignworks.com  
PHONE: (719) 578-4800  
FAX: (719) 578-4805

DATE: 3-7-14  
JOB #: 1437  
DRAWN: CB  
ENG: CW  
REVISED: 4-11-14  
REVISED: 5-13-14

ISSUE: HOA FINAL

GRADING AND DRIVEWAY PLAN for the proposed:  
**SCHUMACHER RESIDENCE**  
192 MARKS LANE  
BRECKENRIDGE, CO 80424

PAGE  
**C1**  
#1435 of 4

### Shrub Plant Schedule

SYMBOL	ABBR.	COMMON NAME	BOTANICAL NAME	QTY.	SIZE
	SS	Serviceberry, Saskatoon	<i>Amelanchier alnifolia</i>	2	5 GAL.
	GC	Golden Currant	<i>Ribes aureum</i>	5	5 GAL.
	MW	Mountain Willow	<i>Salix monticola</i>	4	5 GAL.
	NCC	Native Chokecherry	<i>Prunus virginiana</i>	3	5 GAL.
	RB	Rabbibrush	<i>Eriogonum fasciculatum</i>	1	5 GAL.
	KDP	Kathryn Dykes Potentilla	<i>Potentilla fruticosa</i> 'Kathryn Dykes'	3	5 GAL.
	WR	Woods Rose	<i>Rosa woodsii</i>	2	5 GAL.
	BJ	Broadmoor Juniper	<i>Juniperus sabinia</i> 'Broadmoor'	3	5 GAL.

### Perennial Plant Schedule

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE
	Double Shasta Daisy	<i>Leucanthemum x sibiricum</i> 'Aglaia'	3 Flats	Flats of 15 - 4" Pots
	Walkers Low Catmint	<i>Nepeta x faassenii</i> 'Walkers' Low'	3 Flats	Flats of 15 - 4" Pots
	Mixed Lupine	<i>Lupinus Russel Hybridis</i>	3 Flats	Flats of 15 - 4" Pots
	Deep Red Oriental Poppy	<i>Papaver orientale</i> 'Beauty of Livermere'	3 Flats	Flats of 15 - 4" Pots

### Native Grass Seed Mixes

Summit Hills Grass Seed Mixture:	Percentage
Slender Wheatgrass	25%
Hard Fescue	20%
Sheep Fescue	20%
Tall Fescue	15%
Alpine Bluegrass	10%
Canby Bluegrass	10%
Denotes Native Grasses	

Revegetate all disturbed areas on site with Summit Hills Grass Mix @ 2 lbs/1000 sq. ft. Slopes over 3:1 shall be hayed, tackfied, or netted.

### Wildflower Mixes

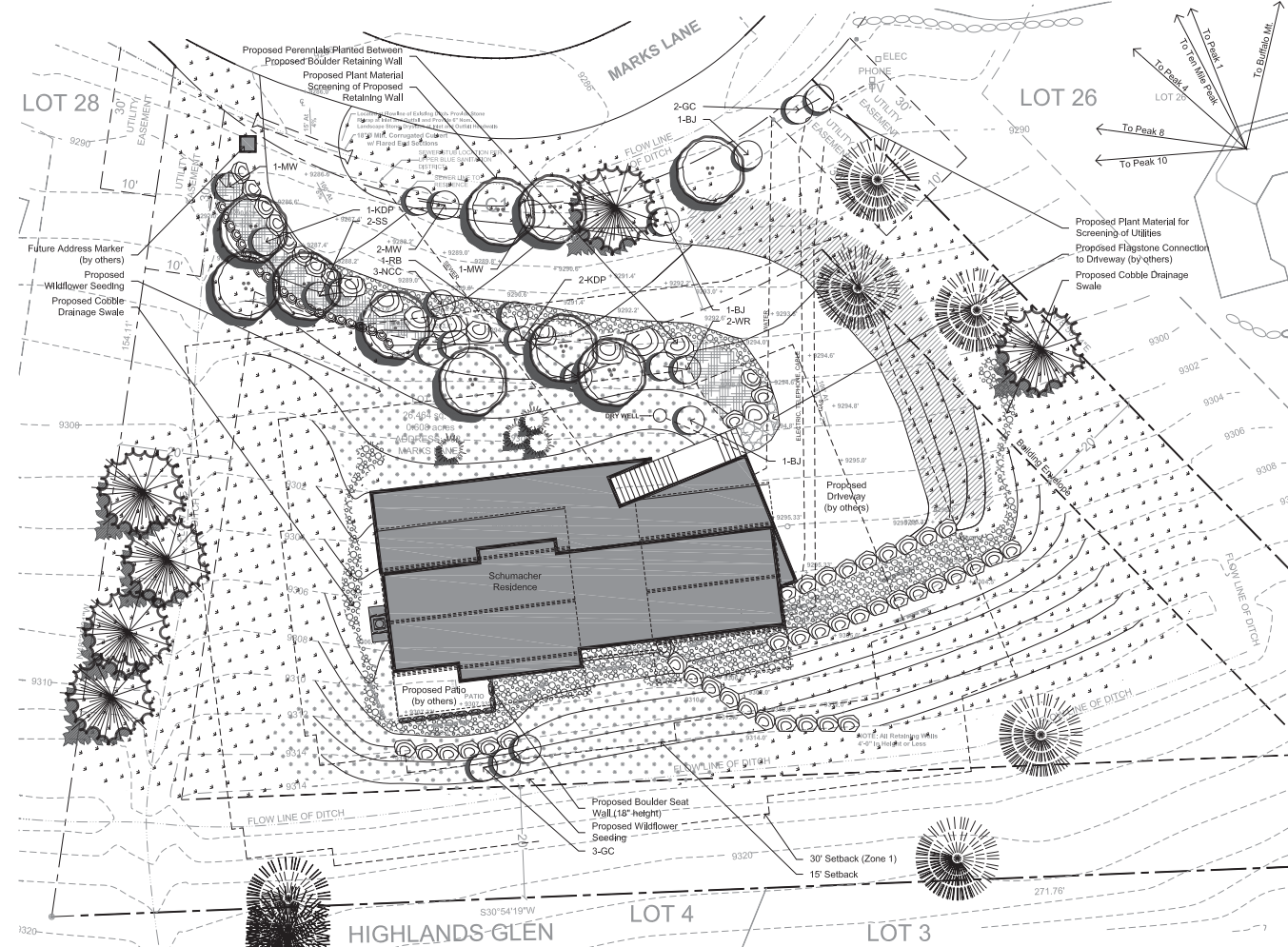
Summit County Sunny Wildflower Mix:	Plant Name	Plant Name
Bachelor Button, Dwarf	Lupine, Mountain Blue	Poppy, Shirley
Callifonia Bluebell	Mountain Phlox	Rocket Larkspur
Columbine, Dwarf	Penstemon, Firecracker	Shasta Daisy
Columbine, Mixed	Penstemon, Rocky Mountain	Snow-in-Summer
Columbine, Rocky Mountain	Penstemon, Wasatch	Soapwort
Five Spot	Poppy, California	Sweet William
Flax, Blue	Poppy, Mixed California	Wallflower
Gaillardia/Blanketflower	Poppy, Iceland	Wild Thyme
Indian Paintbrush	Poppy, Oriental	

### Landscape Legend

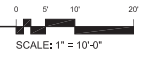
- Existing Evergreen Tree (to be protected)
- (6) Proposed Engelmann Spruce Tree  
10' Collected
- (11) Proposed Aspen Tree  
3" Cal.
- (23) Proposed Shrub  
#5 Containers
- (4) Proposed Globe Spruce Shrub  
#5 Containers
- Proposed Concrete Set Buffer Flagstone Patio  
2' X 2' Average Size (by others)
- Proposed Perennial Beds  
4" pots @ 18" O.C.
- Proposed Cobble Rock over Fabric  
3"-6" Cobble
- Proposed Native Grass Seed
- Proposed Wildflower Seed
- Proposed Snow Stack Area  
Approx. 900 sq.ft.
- Proposed Boulder Wall (by others)
- Proposed Boulder Seat Wall  
18" height
- Existing Contours
- Proposed Contours (by others)
- Proposed 4" Steel Edger

### Landscape Notes

1. 6" depth plant mix to be used in all perennial beds. Topsoil to be installed to a depth of 2.5" in all disturbed areas. All soil must be approved by Landscape Designer prior to installation.
2. Tree and shrub wells to be back filled with 50% native soil and 50% organic amendment.
3. Location of all trees shall be staked by Contractor and approved by the Landscape Designer prior to installation. All mountain views not to be blocked by new plant material.
4. Shredded wood mulch will be used as a ground cover treatment in designated areas with weed barrier fabric. All shrub and tree planting beds shall receive medium shredded wood mulch 3" deep over weed barrier fabric. All perennial beds shall receive a minimum of 2" small nugget bark mulch.
5. All boulders over 1.5' in diameter uncovered during excavation will be stocked on site for use as landscape boulders as shown per plan. Final boulder placement to be approved by the Landscape Designer.
6. Locate all plant material to avoid snow shed, snow removal locations, sight lines, utility lines, fire hydrants, and easements.
7. Exact placement and shape of planting beds shall be reviewed by Landscape Designer prior to installation of irrigation drip tubing. Shrubs, in their pots, shall be placed for review by Landscape Designer.
8. Plant quantities symbolically shown on plan take precedence over written instructions. Align and place all trees and shrubs per these notes and drawings.
9. Edging to be 4" Steel edging. Edging shall be tackied in place with 1 foot edging straps at each 10' section and once in the middle. Distance between straps shall not exceed 5'.
10. It is the contractor's responsibility to furnish plant material free of pests or disease. Pre-selected, "tagged" material must be inspected by the Landscape Designer prior to installation. The Contractor must certify that all plant material is free of pests and disease. The Contractor must warranty all plant materials for health and proper installation for a period of one year after installation per their contract.
11. All new trees and shrubs shall be drip irrigated upon installation. All perennial areas shall be spray irrigated. A permanent irrigation system is required.
12. All tree and shrub symbols used are reflective of plant size in 10-12 years.
13. This document, information and design is proprietary data and the exclusive property of Neils Lunceford, Inc. Reproduction or use of this document is prohibited without written consent.



Final Landscape Concept



**Neils Lunceford, Inc.**  
 Box 7130  
 7400 S. Parkway  
 Silverthorne, CO 80498  
 Phone: 970.448.0340  
 Fax: 970.448.6866  
 www.neilslunceford.com

**Schumacher Residence**  
 Lot 27 Highlands at Breck - Golf Course # 1, 192 Marks Lane  
 Breckenridge, Colorado 80424 Summit County  
**FINAL LANDSCAPE CONCEPT**

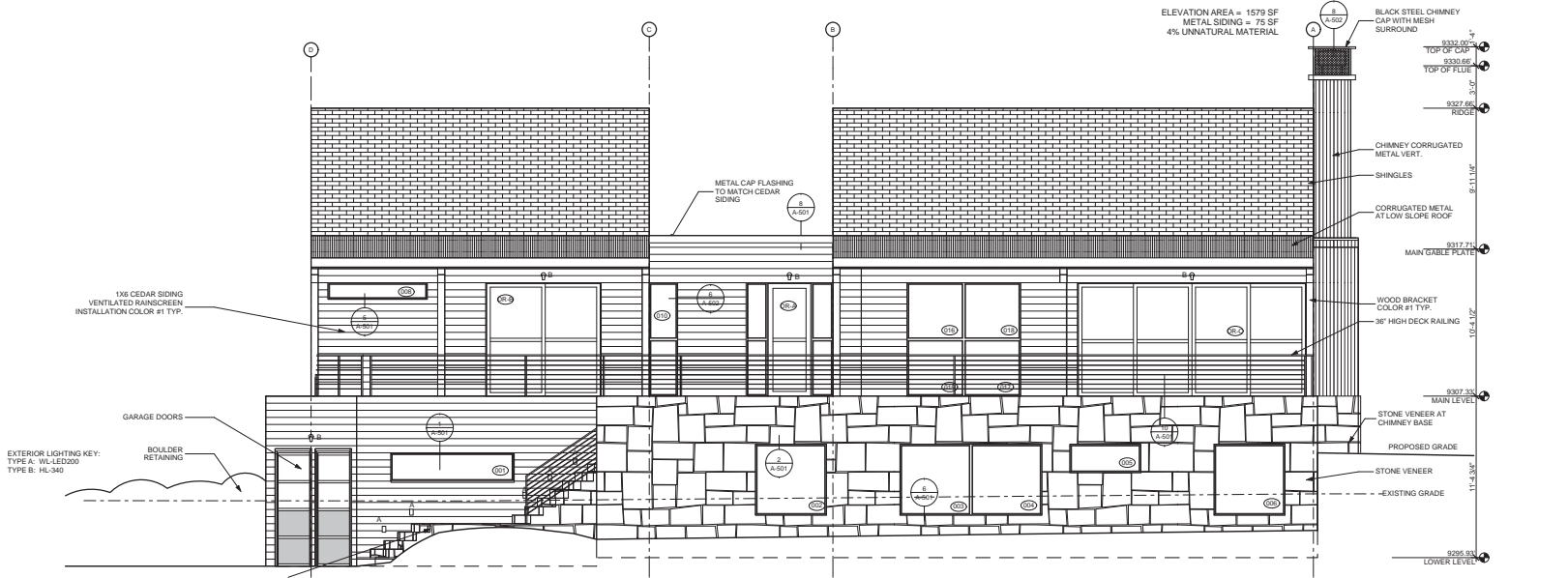
PROJECT MANAGER:  
Dan S.

RELEASE DATES:

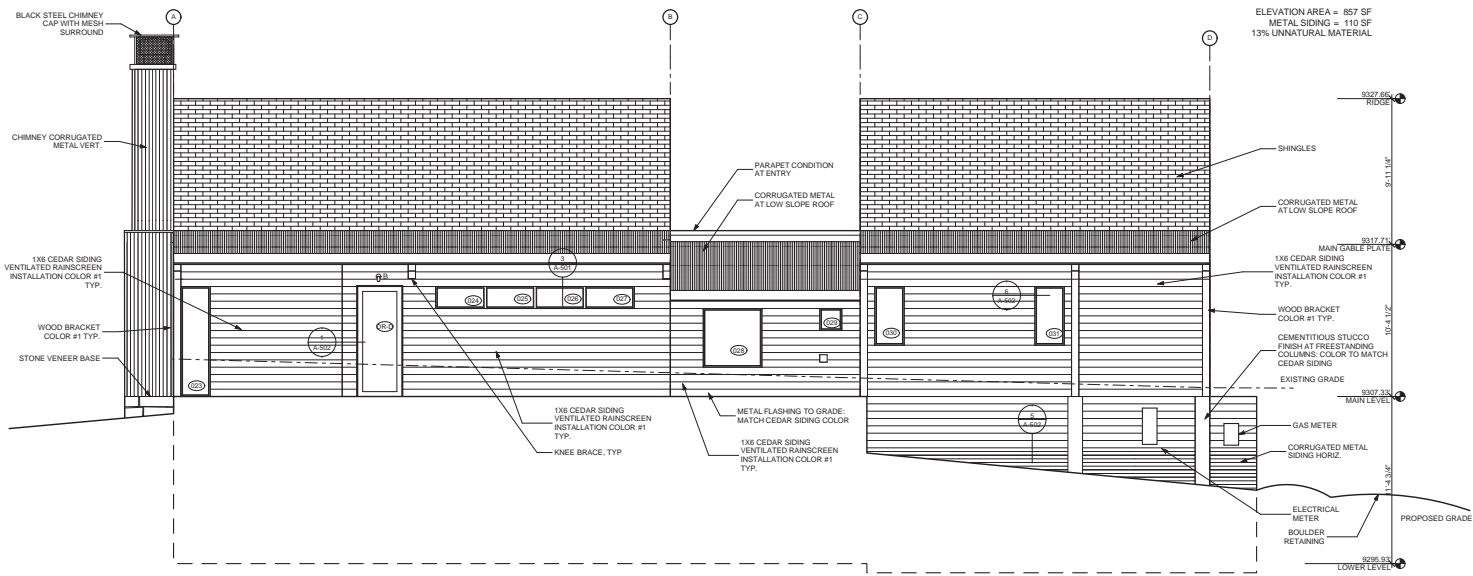
02.07.2014
02.20.2014
02.26.2014
03.24.2014
04.04.2014
05.14.2014

**L1**  
**SHEET**  
 1 OF 2



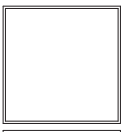


① WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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

L	W	D	P
LUPKIN WARNER DESIGN & PLANNING			
192 MARKS LANE BRECKENRIDGE, CO. 80424			
T: 303.427.8471 F: 303.427.8487 W: www.lupkinwarner.com			

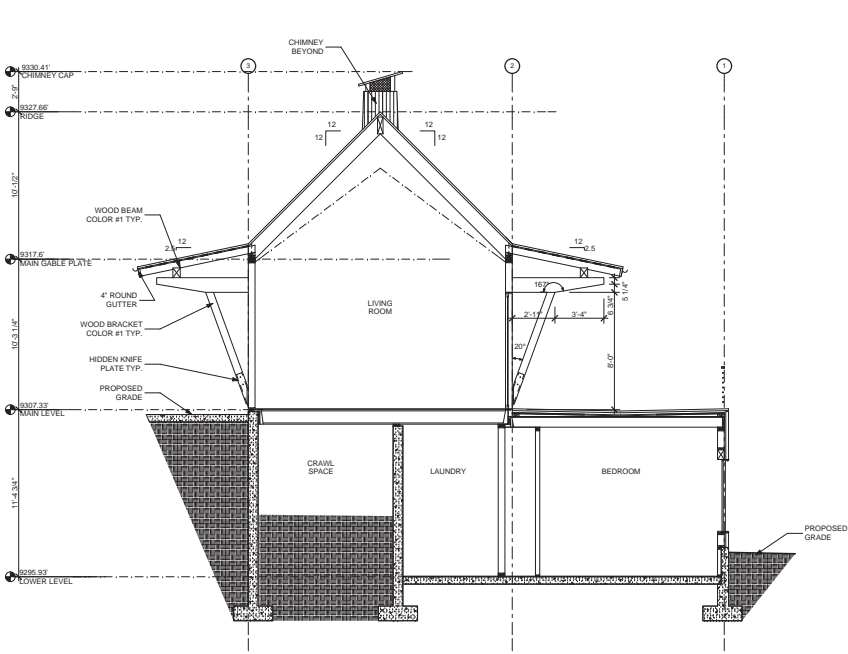


**SCHUMACHER RESIDENCE**  
192 MARKS LANE  
LOT 27, THE HIGHLANDS AT BRECKENRIDGE, GOLF COURSE FILING NO. 1  
BRECKENRIDGE, CO. 80424

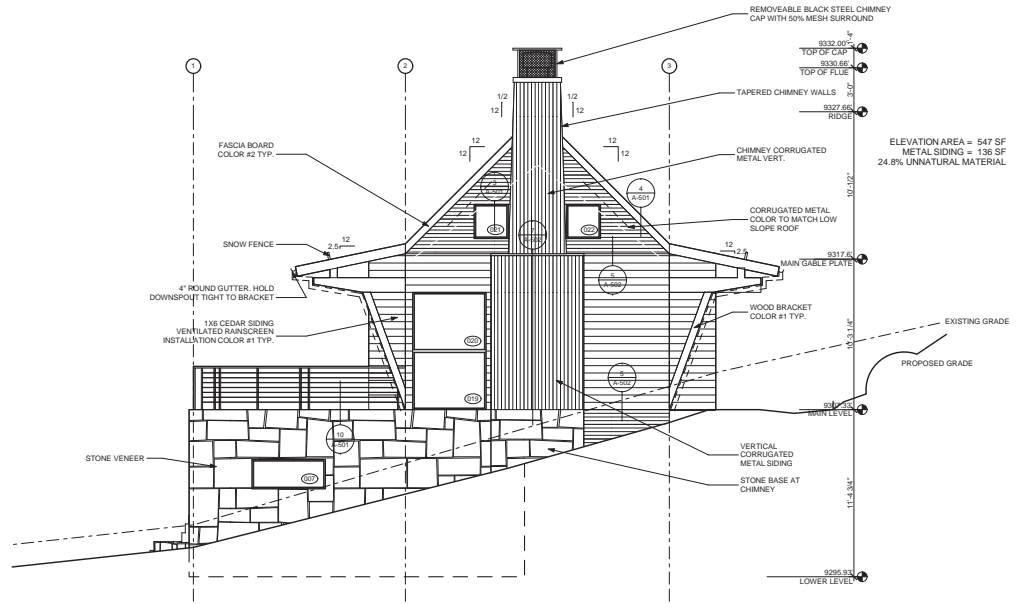
DATE:	10.14.14
DESIGNER:	DAVID L. LUPKIN
CHECKED BY:	DAVID L. LUPKIN
SCALE:	AS SHOWN

ELEVATIONS

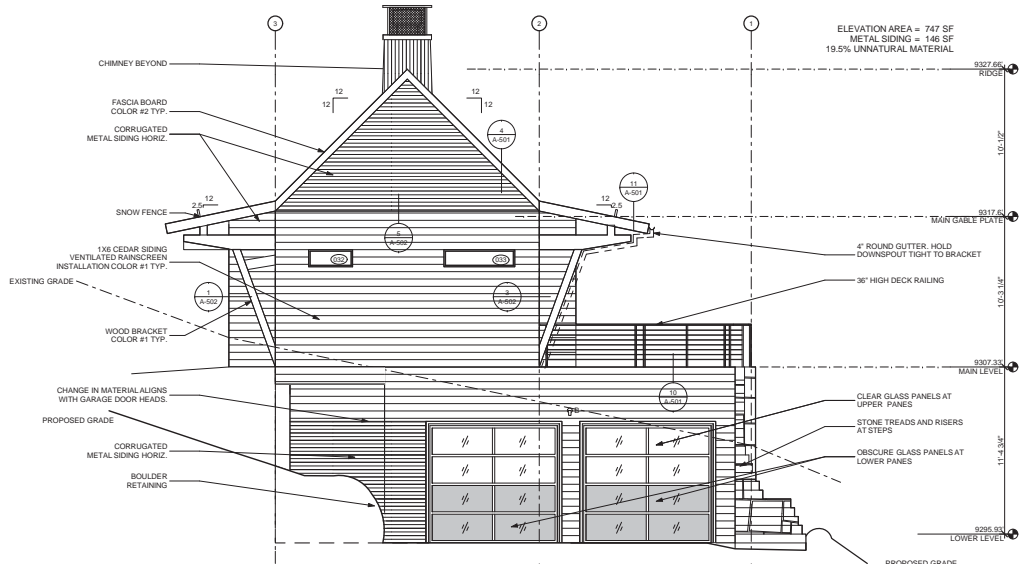
A-201



③ SECTION  
SCALE: 1/4" = 1'-0"



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



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

L	W	D	I	P
LUPKIN WARNER DESIGN & PLANNING				
700 EAST VALLEY BRECKENRIDGE, CO. 80424				
T: 970.927.8471 F: 970.927.8487 W: www.lupkinwarner.com				

ELEVATION AREA = 547 SF METAL SIDING = 136 SF 24.8% UNNATURAL MATERIAL	
--	--

EXISTING GRADE
PROPOSED GRADE

**SCHUMACHER RESIDENCE**  
192 MARKS LANE  
LOT 27, THE HIGHLANDS AT BRECKENRIDGE, GOLF COURSE FILING NO. 1  
BRECKENRIDGE, CO. 80424

DATE:	DATE DRAWN:	DATE CHECKED:	DATE PLOTTED:
DRAWN BY:	CHECKED BY:	SCALE:	

ELEVATIONS

A-202

## Memorandum

**TO:** Planning Commission

**FROM:** Mark Johnston, Streets and Parks Manager

**DATE:** May 12<sup>th</sup>, 2014 for meeting of May 20<sup>th</sup>, 2014

**RE:** Medians and Roundabout Beautification Project- Informational

---

During the Summer of 2013, Council expressed an interest to re-landscape the existing roundabout and median on the north end of town. On August 27<sup>th</sup> 2013, Staff provided Council with examples of other mountain community median and roundabout landscaping. As a result of the August 27<sup>th</sup> meeting, Staff hired Norris Design to help meet Council's project goals. During the October 22<sup>nd</sup> and December 12<sup>th</sup> Council meetings, Staff and Norris Design presented conceptual plans to Council. During the 2013 Fall budget retreat, Council directed Staff to move forward with re-landscaping the existing roundabout and median from Valley Brook Road south to the roundabout. This approved beautification project is two phased:

1. Phase 1 (Fall 2014): Hardscape Installation
2. Phase 2 (Spring 2015): Plantings

Currently, Norris Design is near completion of the project construction drawings. In June 2014, upon construction drawing completion, Staff will send out the request for bids for phase 1 (hardscape installation).

We would like to have the Planning Commission informed on this project and will be at the meeting on Tuesday to answer any questions that you may have. No formal action is needed by the Commission as this type of improvement is exempted from the required Planning Commission review you otherwise would see on a public project ("Public road or alley improvements" 9-14-5:A Breckenridge Town Code).



# Planning Commission Presentation Documents

May 20, 2014

# Scope of Work

- Council direction is to create a more formal design that builds on the Town's brand, includes mix of landscape, hardscape and raised planters, and provides a progression of improvements as one travels into Town.
- A design was developed that can be carried throughout the medians along Highway 9 and builds in intensity closer into Town.
- There is approximately 35,500 square feet of median space in this phase. The length is approximately 2,725 linear feet or .52 miles.
- Banner poles, hanging baskets and large masses of annual plantings will be included throughout the median leading to the existing roundabout, which will also be updated.
- Key intersections identified: Valley Brook Street, Huron Road and the Existing Roundabout/Main Street

Valley Brook St.

Existing Roundabout



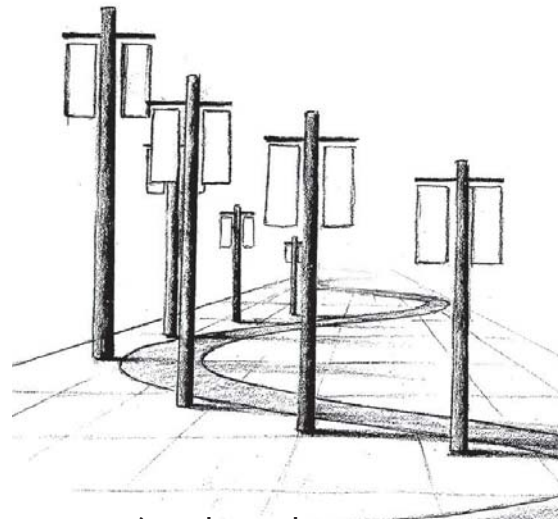
# Identity

Create a thoughtful concept that recognizes the Town's unique identity and supports its brand.

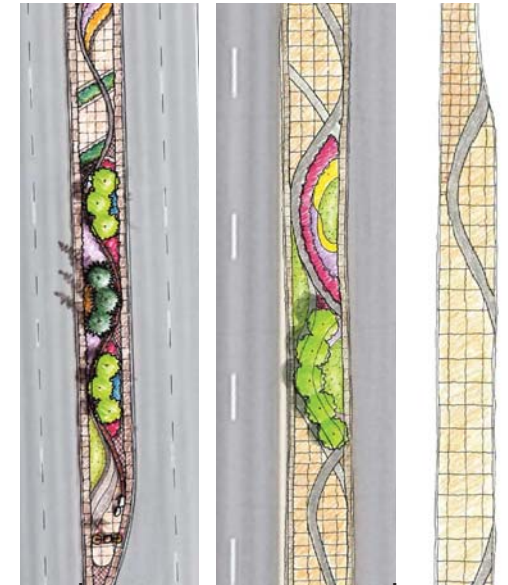
- Bike Town
- Ski Town
- Historic Main Street
- Authenticity
- Riverwalk Center
- Cultural Hub
- Community



Original Concept Sketches:



Banner / Basket Poles

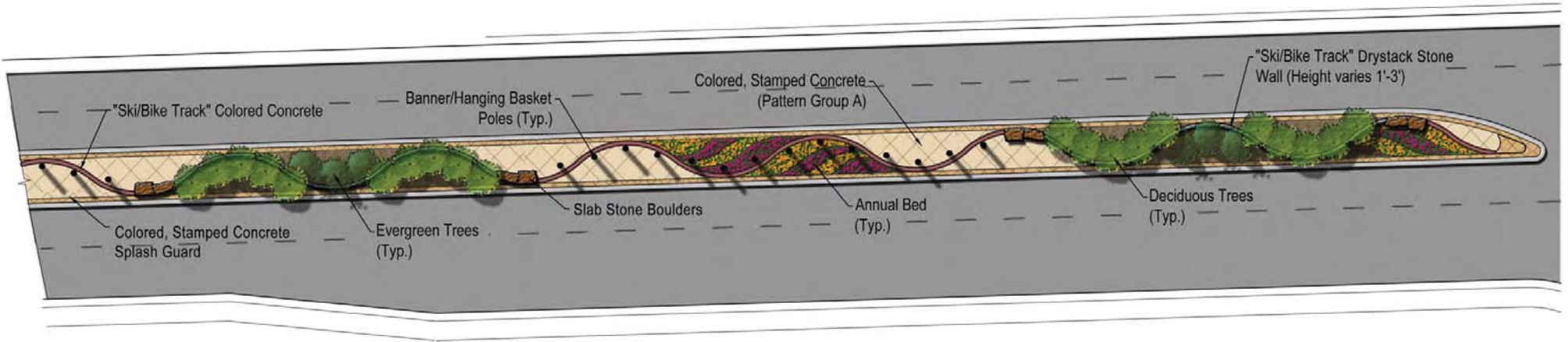


Median Progression: South to North

## Median and Roundabout Beautification

Planning Commission Worksession, May 20, 2014

# Median Design:: Valley Brook Road to Existing Roundabout



- Average median width - 15'
- Splash guard will be behind existing curb, 1'-6" in height, planned to be colored and patterned concrete.
- "Ski/Bike Track" curved concrete band will vary in width from 1'-6" - 3'. Slab stone boulders will be utilized at transition areas from flat concrete to drystack stone. Stone will complement existing stone in the Town.
- Landscape areas are raised with drystack stone wall. Annuals are a minimum of 2'-3' above the flowline, and tree areas are 2.5'- 3.5' above the flowline.
- Banner/Hanging Baskets Poles located along the curved concrete band.
- Concrete in between planting areas is planned to be colored, scored concrete.

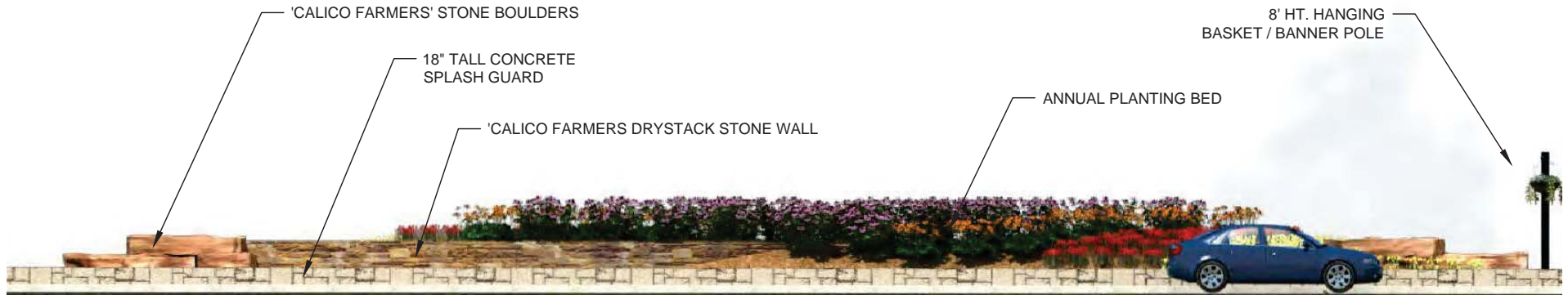
## Median and Roundabout Landscape Concepts

Planning Commission Worksession May 20, 2014

# Median Design:: Valley Brook Road to Existing Roundabout

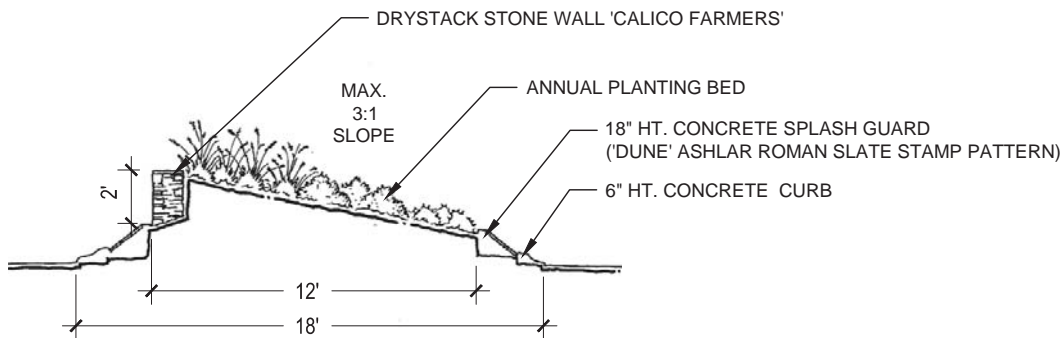






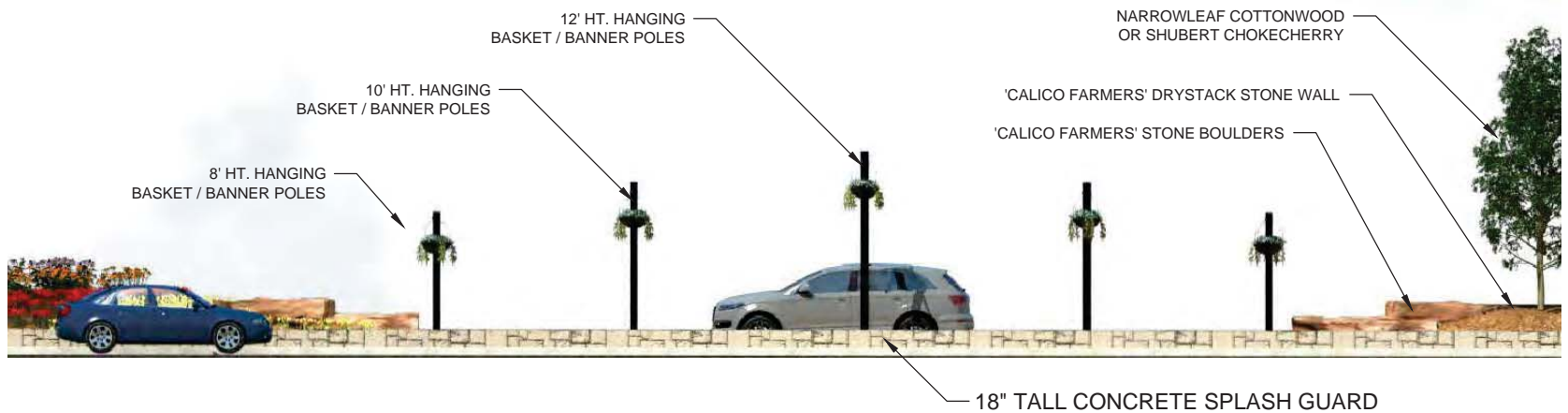
1 MEDIAN ELEVATION - AREA A

NOT TO SCALE



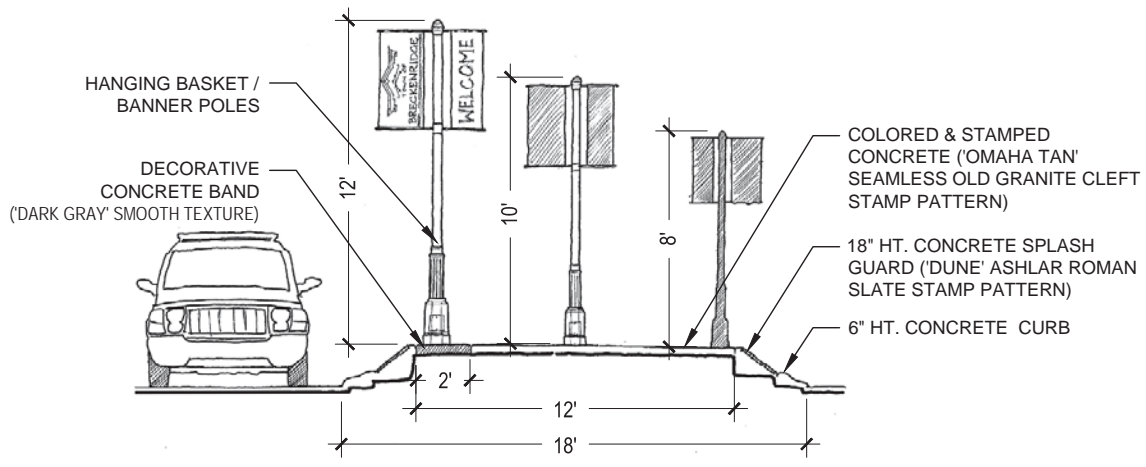
2 MEDIAN SECTION 1

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



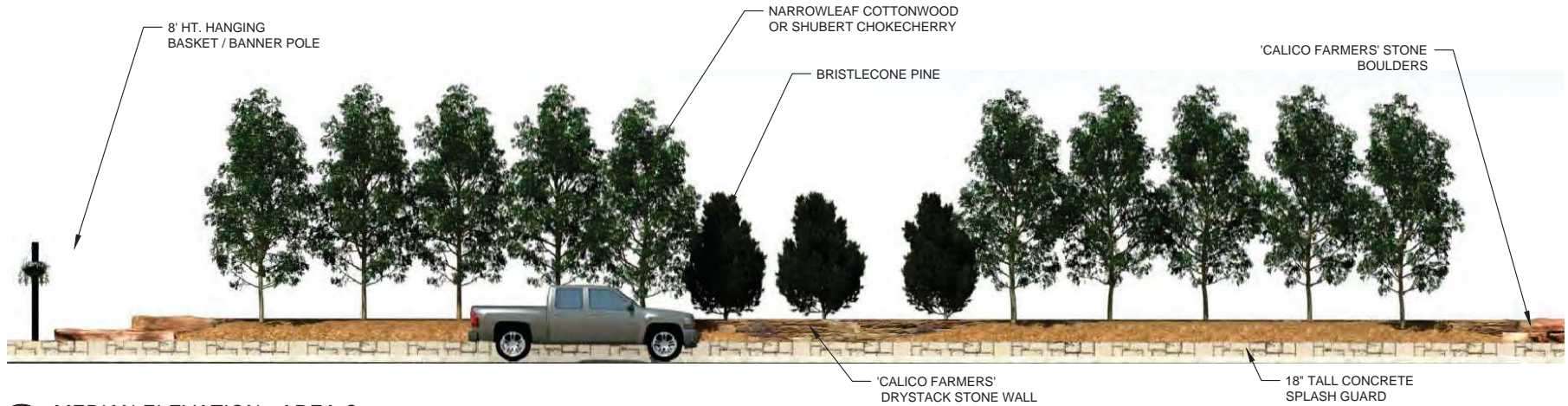
3 MEDIAN ELEVATION - AREA B

NOT TO SCALE



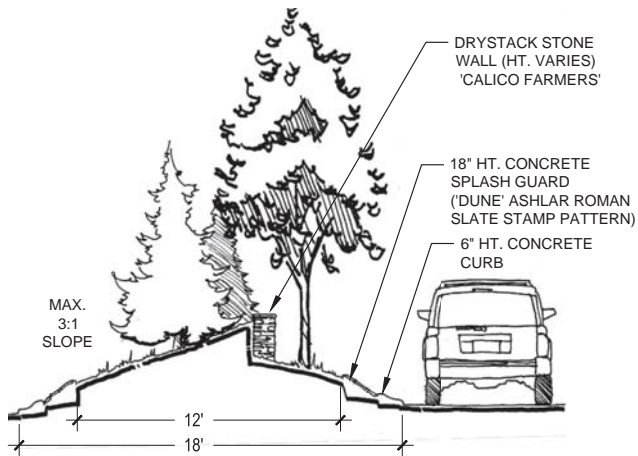
4 MEDIAN SECTION 2

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



5 MEDIAN ELEVATION - AREA C

NOT TO SCALE



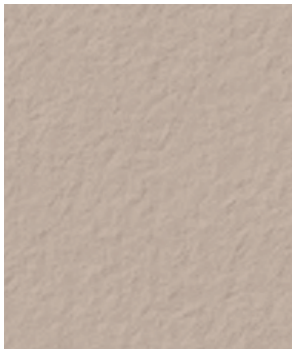
6 MEDIAN SECTION 3

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

# Materials

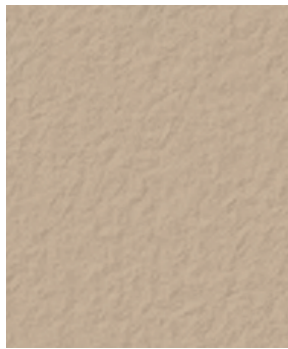


CALICO FARMER'S - SLAB BOULDERS AND 'SKI TRACK' WALL



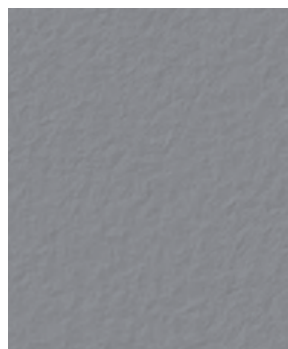
DUNE 6058

SPLASH GUARD



OMAHA TAN 5084

SCORED MEDIAN

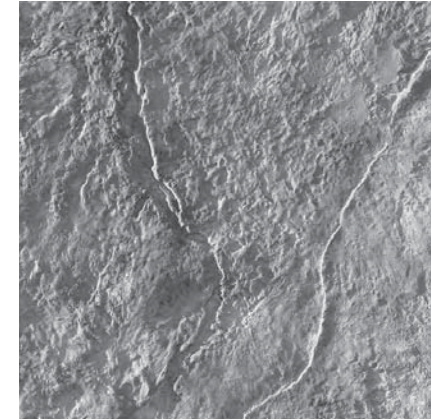


DARK GRAY 8084

SKI TRACK BAND



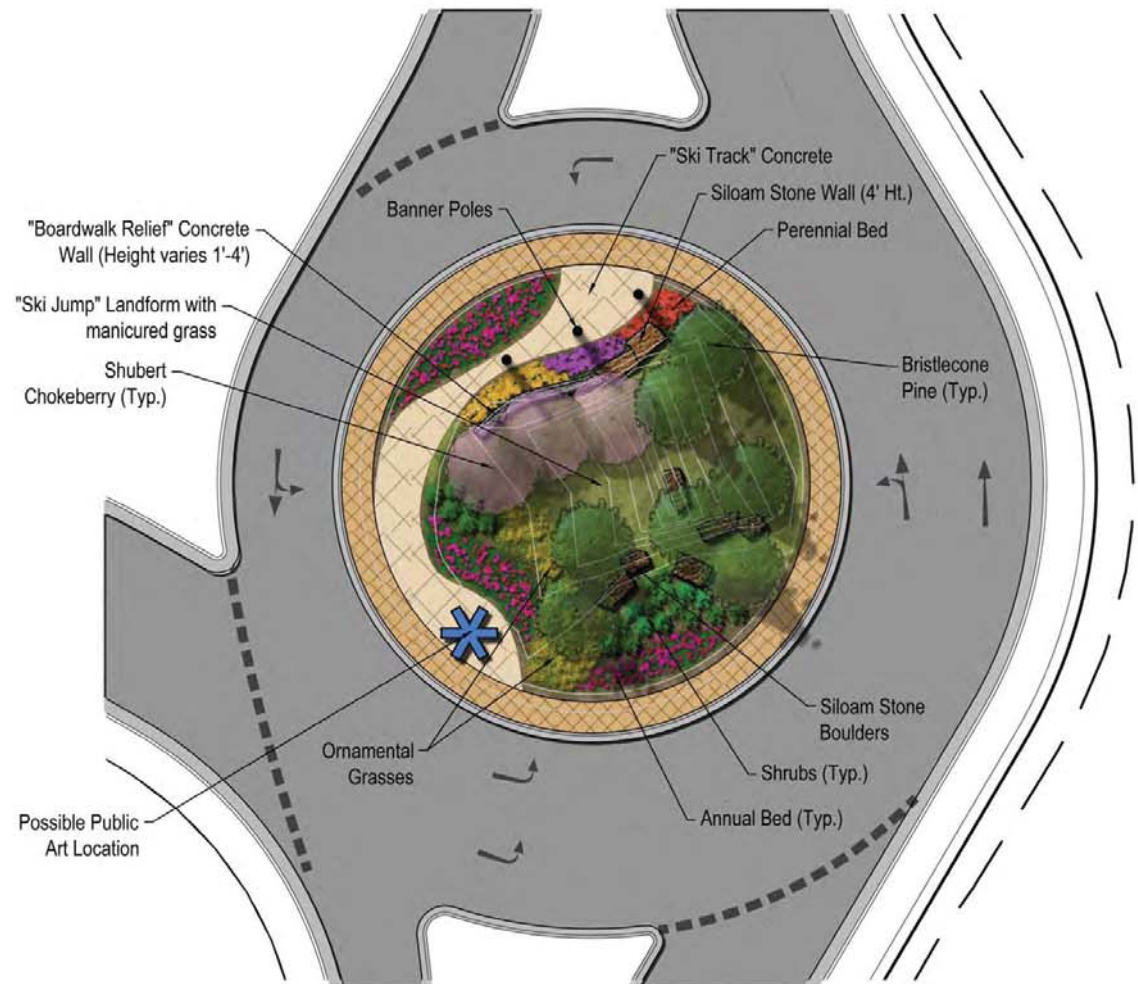
ASHLAR ROMAN SLATE



SEAMLESS OLD GRANITE CLEFT

# Roundabout Design Concept

- More formal landscape design with opportunities for high impact annual plantings.
- Bring in elements of Main Street and the new median design to the existing Roundabout, including hanging basket poles, stone and location for future public art.
- Complement the ski/bike track theme with a landform that is indicative of a ski/bike jump adding height to the landscape areas and is more typical of our mountain topography.
- Public Art visible from all entry points, located to avoid potential conflicts with vehicles.



## Median and Roundabout Beautification

Planning Commission Worksession, May 20, 2014

# Roundabout Design Concept



## Median and Roundabout Beautification

Planning Commission Worksession, May 20, 2014



## Next Steps and Timing

## Planning Commission Staff Report

**Subject:** Breckenridge Distillery Phase 3  
(Class A, Preliminary Hearing; PC#2014036)

**Proposal:** The proposed Breckenridge Distillery Phase 3 addition of 8,333 sq. ft. (requiring a portion of a TDR) includes storage, retail space, bar, tasting room, catering kitchen, outdoor seating with a “steel barrel” burning top half of gas fire pit, new restrooms, and an optional attached cigar shack. There is a covered loading dock proposed on the rear side of the building, the end of the loading dock will be open air for ease of trucks entering the area. A material and color sample board will be available for review at the meeting.

**Date:** May 14, 2014 (For meeting of May 20, 2014)

**Project Manager:** Matt Thompson, AICP

**Applicant/Owner:** Double Diamond Distillery, LLC (Bryan Nolt)

**Agent:** O’Bryan Partnership, Inc. (Dan Farber)

**Address:** 1925 Airport Road

**Legal Description:** Lot 1BC, Breckenridge Airport Subdivision

**Site Area:** 1.504 acres (65,535 sq. ft.)

**Land Use District:** 31; 1:4 Floor Area Ratio (FAR)

**Site Conditions:** Most of the property is relatively flat, sloping downhill at 6%; however the southwest corner of the property begins to slope steeply uphill. There is an existing 6,753 sq. ft. distillery building on the property. There is an existing 30-foot drainage easement and a 10-foot snowstack easement along the eastern property line. There is a 15’ power line easement and a 10-foot’ snowstack easement along the eastern property line. There is a 15-foot driveway easement along the south property line. A lot line vacation between lot 1C and lot 1B has previously been processed to create one larger lot (reception #996104). There are two existing greenhouses on the property, which will be removed.

**Adjacent Uses:** North: Landscaping storage  
South: Skypark Business Center Condo  
West: White River National Forest  
East: Rock Pile Ranch Condo

**Density:**

Allowed under Density Agreement:	14,690 sq. ft.
Existing density:	6,753 sq. ft.
Proposed density:	8,243 sq. ft.
Total existing and proposed density:	14,996 sq. ft.
Density Overage:	306 sq. ft.

**F.A.R.:** 1:7.9



<b>Height:</b>	Recommended:	35'
	Proposed:	32' (mean); 34' – 6" (overall)
	(Cupola focal elements are 36' – 4", allowed no more than 10' over height limit)	
<b>Lot Coverage:</b>	Building / non-Permeable:	14,686 sq. ft. (22% of site)
	Hard Surface / non-Permeable:	14,575 sq. ft. (22% of site)
	Open Space / Permeable Area:	39,673 sq. ft. (56% of site)
<b>Parking:</b>	Required for addition:	25 spaces
	Proposed for addition:	25 spaces
<b>Snowstack:</b>	Required:	3,644 sq. ft. (25%)
	Proposed:	3,684 sq. ft. (25%)
<b>Setbacks:</b>	Front:	30 ft.
	Side (new construction):	84 ft.
	Side (existing building):	46 ft.
	Rear (new construction):	63 ft.

### Item History

On July 3, 2012 the Planning Commission approved a 2,703 sq. ft. addition to the existing distillery building. The addition was needed for storage and daily operations. Three new corn, rye, and barley silos were also approved. The silos were never installed; the distillery owner still plans on installing the silos.

### Staff Comments

**Density/Intensity (3/A & 3/R)/Mass (4/R):** The Density Apportionment Agreement was approved February 25, 2010 (Reception #984484), for 3,900 sq. ft. on Lot 1C and 10,790 sq. ft. on Lot 1C, the two lots have been combined into one lot with a total density allowance of 14,690 sq. ft. for this property. The proposed Phase 3 addition is 8,243 sq. ft. The existing distillery building totals 6,753 sq. ft. The total of the existing building and the proposed addition is 14,996 sq. ft. Hence, 306 sq. ft. of additional density would have to be transferred to the property. The applicant is working towards purchasing the extra density. This transfer of density (TDR) would be a condition of the Findings and Conditions, if approved. Per Section 9-1-19-3R, if a development does not exceed 5% of the density allowed and is transferred pursuant to 9-1-17-12B, no negative points are warranted.

*\*Excess density is exempt from a 2 point deduction if the density is transferred pursuant to subsection [9-1-17-12B](#) of this chapter and if the total excess density for the project does not exceed 5 percent of the maximum density allowed. This exemption does not apply to any transfers of density into the historic district. (Ord. 20, Series 2000)*

**Social Community / Employee Housing (24/A & 24/R):** The proposal is for an 8,243 sq. ft. addition exceeds the 5,000 sq. ft. threshold which requires the provision of employee housing. The applicant has proposed to purchase employee housing over and above what is required in order to receive positive points. The minimum required amount of employee housing for zero points is 4.51-5.0% of the project density (412 sq. ft.). The distillery owner's goal is to find a employee housing unit of at least 6.51% of

the project, which would be 537 sq. ft. to receive four positive (+4) points to make up for negative points in the proposal.

If approved, a Condition of Approval would be added requiring the employee housing unit to be acquired prior to a certificate of occupancy being issued.

**Energy Conservation (33/R):** The proposal includes a heated area of 1,218 sq. ft. at the bottom of the loading dock. Also, there is an outdoor gas fire pit proposed in the courtyard area. This policy discourages excessive energy use components. The point range for the heated driveway is 1x(-3/0). Staff believes the precedent on heated outdoor spaces warrants negative two (-2) points. One outdoor commercial fire pit receives negative one (-1) point.

Does the Planning Commission agree with negative three (-3) points under this Policy?

**Building Height (6/A & 6/R):** The height of the addition is proposed at 32' to the mean of the roof. The overall ridge height of the addition is 34'-6" and 36'-4" to the top of the cupola. Per the Development Code definition of Building Height Measurement: *D. Exceptions: Building shaft extensions, chimneys, and focal elements such as church steeples, spires, clock towers or similar structures that have no density or mass (in no instance shall any of these structures extend over 10 feet above the specified maximum height limit), or the first five feet (5') of height within the first floor common area lobbies in multi-family structures.* Land Use District 31 allows for structures to be 35' in height. Since the definition of building height measurement exempts this type of element up to 10' above the specified maximum height limit, the proposed height is allowed.

*Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long, unbroken ridgelines, fifty feet (50') or longer, are discouraged.* There is no breakup of the roofline proposed. Staff has not considered the chimney like elements shown on the elevations as breaking up the rooflines on past applications. The proposal will incur negative one (-1) point under this policy as proposed. Does the Commission concur?

**Architectural Compatibility (5/A & 5/R):** The building addition is designed with wood board and batten siding rough sawn with top edge flashing to match the existing building, horizontal 8" wide reclaimed Colorado barn board planks with 2" elastomeric chinking, natural Telluride Stone desert tortoise or Alta smear, corrugated metal wainscot to match existing building, metal roof to match existing building in style and finish, and flat roof cupola with metal siding to match the building wainscot. The proposed addition will be architecturally compatible with the Land Use District and the neighborhood. Staff has no concerns with the proposed architecture.

**Parking (18/A & 18/R):** 25 parking spaces would be required for the proposed addition. The proposal is to place the added 25 parking spaces behind the addition. Staff believes that prior to the final hearing a retaining wall system needs to be designed and proposed for parking spaces labeled 1, 2, 3, and 4.

Staff believes that by designing the parking area behind the existing and proposed building; and with the amount of landscaping along Airport Road, the proposal warrants positive two (+2) points for placement and screening of the parking lot from public view.

Does the Planning Commission believe the placement and screening of the street parking from public view warrants positive two (+2) points?

**Site and Environmental Design (7/R):** The plan is minimizing site surface disturbance by placing the addition in an area that has been previously used as a landscaping business with a dirt driveway to the north of the existing facility. The proposed location of the addition allows for privacy for the distillery and buffering to the neighboring properties as well. The property has two 3' high berms along Airport Road and is well landscaped with existing and proposed trees and shrubs.

Driveways and site circulation systems are encouraged to work efficiently with the existing topography. The existing dirt driveway that comes in from the north will be paved as part of this proposal. This will be the access point for large vehicles using the loading dock and for customer parking behind the proposed addition. The existing driveway abuts the north property line. The location of this driveway poses an issue with regard to realistic snow storage and lack of buffer to the adjacent property owner. There is an access easement across Lot 1A, Block 9 for the benefit of the distillery lot. Lot 1A, Block 9, is very small so it may make sense for these two property owners to share this driveway and access point to Airport Road. This issue will need to be addressed prior to the final hearing. Staff will have more information at a future meeting.

**Access / Circulation (16/A & 16/R; 17/A & 17/R):** The site is accessed by two driveways from Airport Road. The existing access and circulation at the south end of the property appears to be working well. Staff has had no complaints from the neighboring property to the south, which shares a 30' driveway easement with the distillery. The driveway access from the north will need to be addressed as discussed above regarding its proximity to the adjacent property line to the north.

**Placement Of Structures (9/A & 9/R):** Phase 3 addition will be 30' from the front property line, 84' to the north side property line, 46' to the south property line (existing building), and 63' to the rear property line. The proposed addition is within the suggested setbacks. Staff has no concern with the placement of structures.

**Snow Removal And Storage (13/R):** The 14,575 sq. ft. of paved driveway area requires at least 25% or 3,644 sq. ft. of snow storage. The drawings show 3,684 sq. ft. of snow storage.

Staff notes there is no room to push snow to the north side of the proposed driveway location without pushing it off property. This is an issue that needs to be addressed prior to Final Hearing.

**Landscaping (22/A & 22/R):** Two, three foot high heavily landscaped berms were constructed along Airport Road when the existing building was constructed. This property is one of the most heavily landscaped properties along Airport Road. Staff did find two dead evergreen trees along the berm which the applicant has agreed to replace.

Staff has some concern that the property may need to be further screened to the north. However, with the existing driveway right on the property line there is no space to place landscaping to the north. There is also an existing snow storage easement along the north property line for the benefit of Lot 1A, Block 9. Staff is suggesting the owner of the distillery and the owner of Lot 1A agree to allow some landscaping to be added into the area of the access easement, and discuss the driveway access placement and providing snow storage. Currently there are many landscaping trees on Lot 1A, Block 9, but that condition may not stay the same in the future if redeveloped.

**Land Use (Policies 2/A & 2/R):** The property is located in the Breckenridge Airport Subdivision of Land Use District 31, which calls for Commercial and Industrial uses. The distillery is a commercial use, hence is allowed. Staff has no concerns.

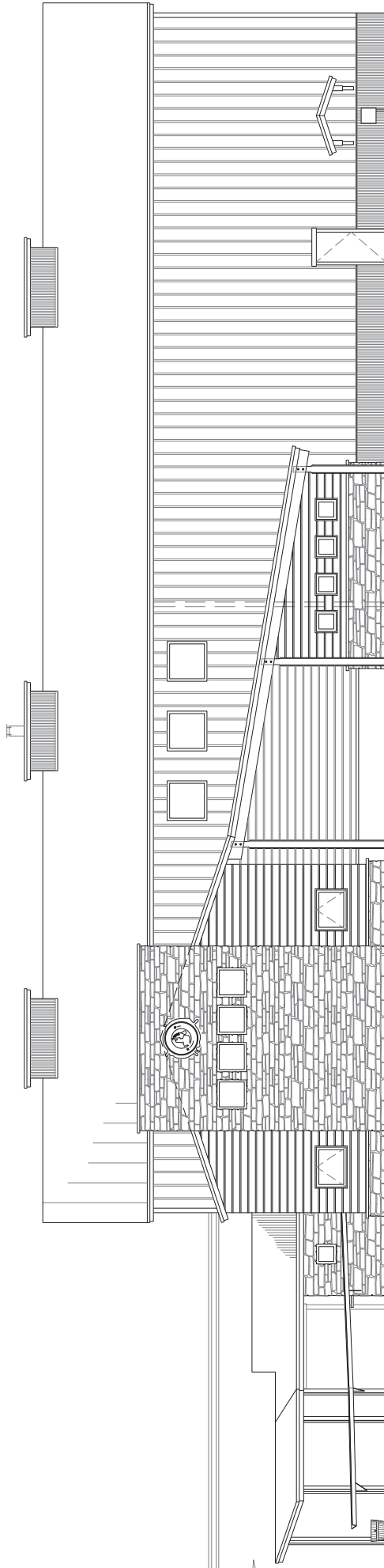
**Preliminary Point Analysis (Section: 9-1-17-3):** Staff believes the application warrants negative three (-3) points under Policy 33/R for excessive energy use; negative one (-1) point under Policy 6/R for a long unbroken ridgeline over 50' in length; and positive four (+4) points under Policy 24/R for providing at least 6.51% of the project density in employee housing, for a passing point analysis of zero (0).

### **Staff Recommendation**

With this review, we are looking at providing the applicant with feedback for some key issues associated with the site plan. Specifics on the final driveway design and other policies will be addressed at the next review. We have the following questions for the Planning Commission and welcome any additional feedback.

1. Does the Planning Commission agree with negative three (-3) points under Policy 33R for outdoor heated area and outdoor gas fire pit?
2. Does the Commission agree that the chimney/cupola elements on the elevation do not break up the roofline that is over 50' in length per Policy 6R?
3. Does the Planning Commission find the placement of the northern driveway right on the property line acceptable?
4. Does the Planning Commission believe the placement and screening of the street parking from public view warrants positive two (+2) points?

# BRECKENRIDGE DISTILLERY





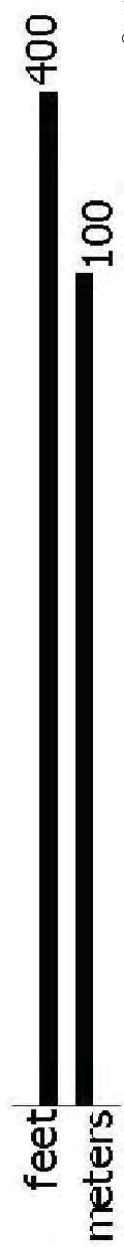


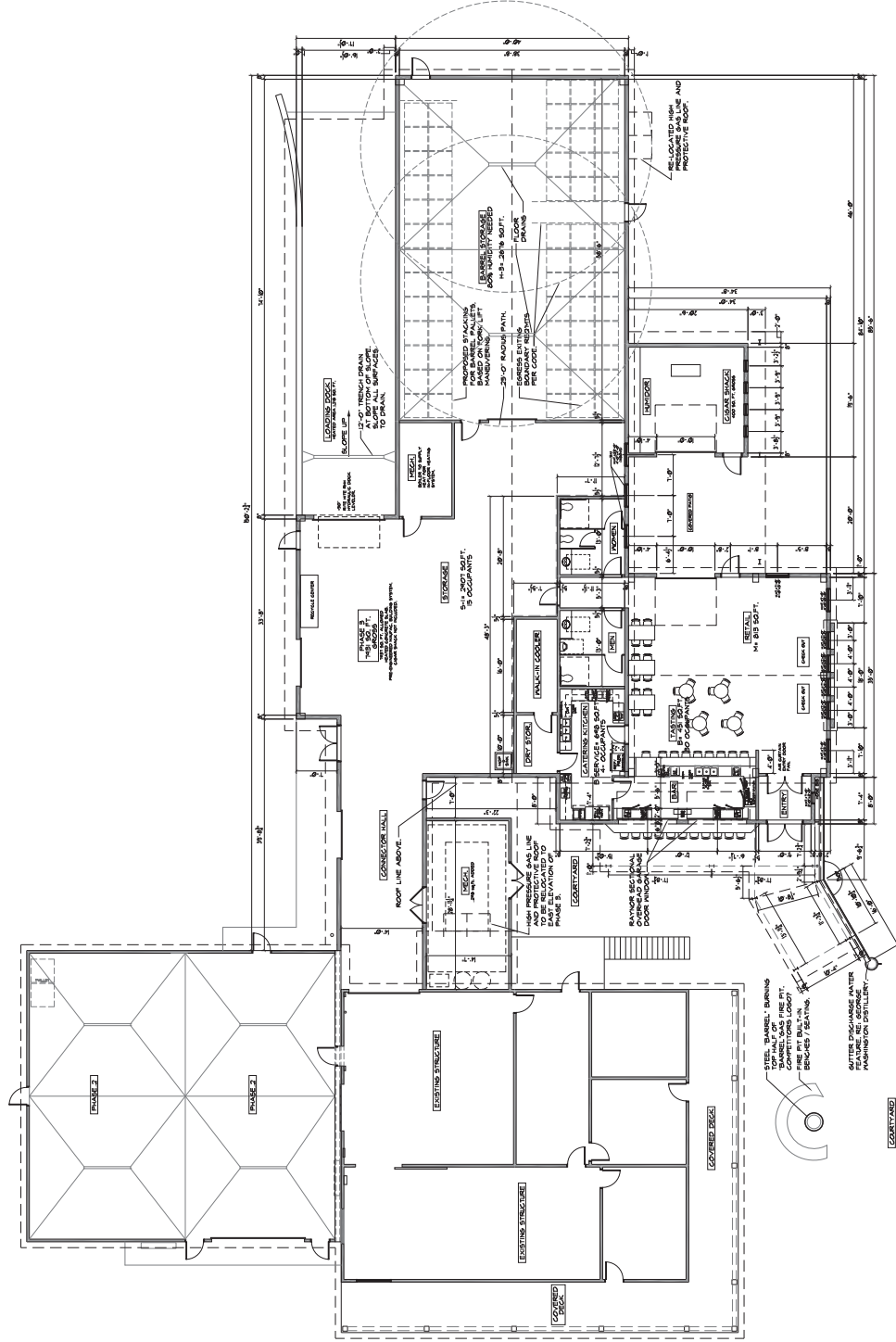
ARCHITECTURE  
PLANNING, INTERIORS  
P.O. Box 2773  
1925 Airport Road  
Breckenridge, CO 80424  
Tel: 970.466.1113  
Fax: 970.466.1114  
2 Linden Street, Suite 202  
Pomona, CA 91768  
Tel: 951.779.1328  
www.obrian.com

**BRECKENRIDGE DISTILLERY  
PHASE 3  
1925 AIRPORT ROAD  
BRECKENRIDGE, CO 80424**

Revised:  
PLANNING: 3-20-2014

Date: 11-1-2013  
Project No: 249201  
Drawn by: D.F.  
Checked by: K.JAO  
Sheet Of  
**A1.2**  
GOOGLE MAP

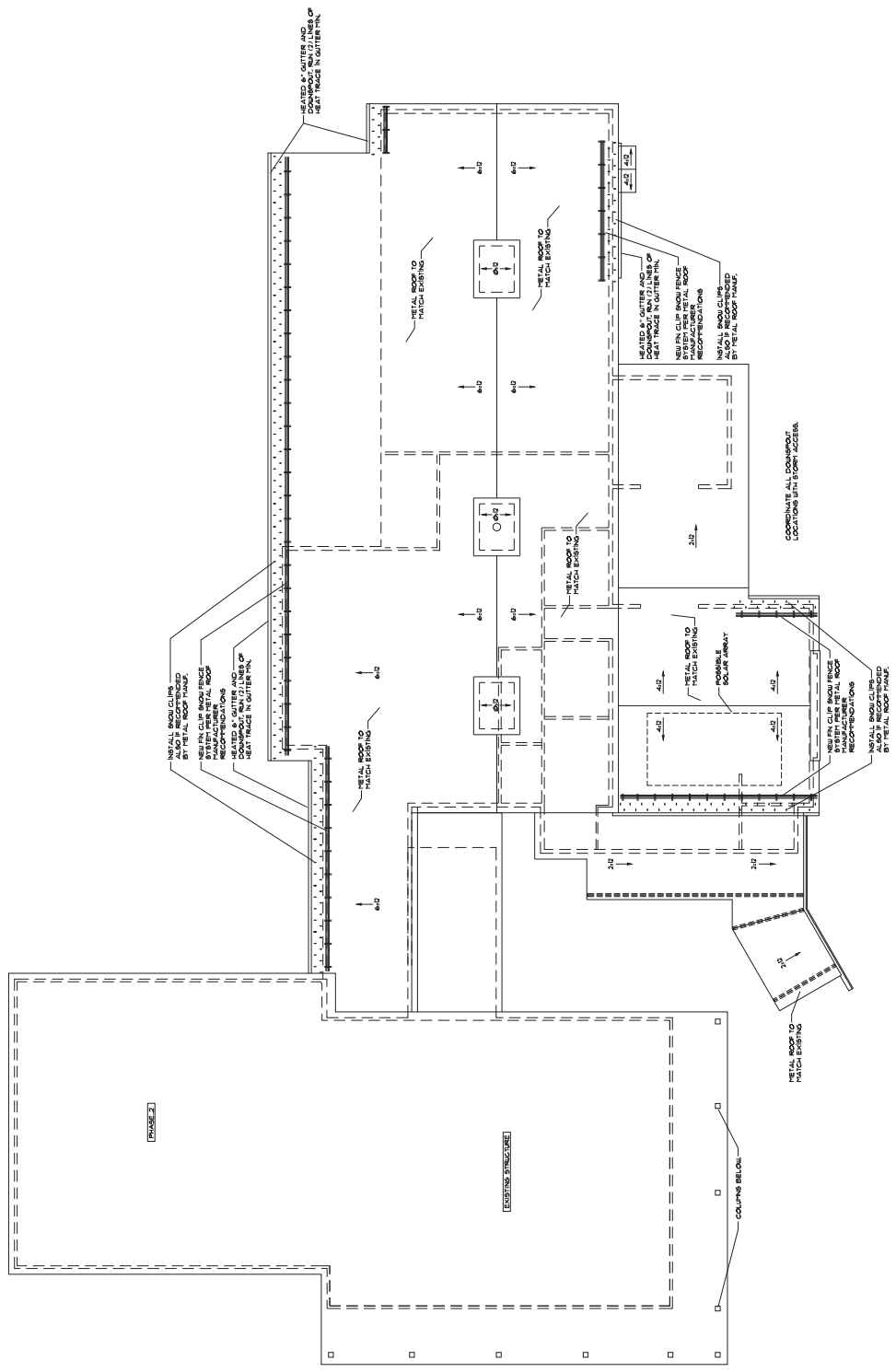




1 BRECK DISTILLERY PH-3 PLAN  
A2.0 SCALE: 1/8" = 1'-0"

© COPYRIGHT





1 BRECK DISTILLERY PH-3 ROOF PLAN  
A3.0 SCALE: 1/8" = 1'-0"



**Planning Commission Staff Report**

**Subject:** Skateboard Park Renovation and Addition  
(Town Project Hearing – PC#2014037)

**Proposal:** Renovate the existing skateboard park and add 6,000 additional square feet of park area, for a total of 19,000 square feet of feature area.

**Date:** May 13, 2014 (For meeting of May 20, 2014)

**Project Manager:** Julia Puester, Senior Planner

**Applicant:** Town of Breckenridge-Mike Barney, Director of Recreation

**Owner:** Town of Breckenridge

**Address:** 857 Airport Road

**Legal Description:** Unsubdivided (Acres 29.010 Mining Claim(s) cont 29.0100 acres MAGNUM BONUM MS# 3139 LEASE BRECK REC CENTER FRENCH GULCH MS# 2589 FRENCH GULCH MS# 2589 FRENCH GULCH MS#2589 TR 6-77 Sec 30 Qtr 3 MAGNUM BONUM MS#3139 Improvement Only SEE 6500659, 6510141 FOR IMPS TR 6-77 Sec 30 Qtr 3 SEE 4008496 FOR LAND TR 6-77 Sec 30 Qtr 3 Mining Claim(s) cont 29.010 acres POSSESSORY INTEREST TOWN OF BRECK MAGNUM BONUM MS# 3139)

**Land Use District:** 3: Recreation (Intensity of Use and Structural Type by Special Review)

**Site Area:** Skateboard Park Area: 0.44 acres (19,000 square feet)  
Total Site Area of Kingdom Park: 29.01 acres (1,263,675.6 square feet)

**Site Conditions:** The skateboard park is located on a portion of Kingdom Park; north of the Recreation Center, south of the grass sports field, and southeast of the outdoor tennis courts. Paved asphalt paths are south, east and west of the park site. The existing skateboard park is relatively flat and concrete. The 6,000 square foot area of addition is currently a flat grassy area.

**Adjacent Uses:** North: Grass Sports Field  
East: Blue River, Highway 9  
South: Pond, Recreation Center  
West: Recreation Center Driveway, Airport Road



### Staff Comments

**Land Use (Policies 2/A & 2/R):** The proposed skateboard park renovation and addition is consistent with the existing character of Kingdom Park. This is an existing use and we do not find that this use is in conflict with any existing or desired uses for this recreational area. Staff has no concerns with the continued and expanded use.

**Site and Environmental Design (7/R):** The majority of the area is currently a concrete skateboard park. The area proposed for expansion is a flat grassy area north of the existing park. The existing black metal rail fence will be reused to enclose the site and expanded to enclose the proposed additional 6,000 square feet (picture of existing fence above). The park is buffered with physical distance and mature landscaping from the adjacent roadways Airport Road and Highway 9.

**Drainage (27/A & 27/R):** There should be no major significant drainage impact with the renovation and small additional expansion. The Engineering Department will ensure that drainage is mitigated on site.

**Access / Circulation (16/A & 16/R; 17/A & 17/R):** Multiple asphalt pedestrian pathways exist around the east, west and south sides of the site providing access from the Recreation Path, Recreation Center, parking lot, and Airport Road sidewalk.

**Parking (18/A & 18/R):** Ample parking is available in the existing Recreation Center parking lot.

**Recreation (20/R):** This policy encourages public recreation amenities. The skateboard park will meet the needs of the community by providing more active recreation space for people of all ages. For this reason, staff recommends the allocation of positive three (+3) points for this project. This is consistent with the positive three points (+3) points given the Rotary Snowplow Park and North Main Street Park projects.

**Landscaping (22/A & 22/R):** Due to the nature of the skateboard park use no landscaping is proposed within the site however there is mature landscaping surrounding the area and throughout Kingdom Park. The existing trees shown in the southwest corner of the site will be saved as the feature closest to the trees will be moved to the north to avoid the trees.

**Snow Removal and Storage (13/R):** The skateboard park is not plowed or cleared of snow in the winter.

**Exterior Lighting (Sec. 9-12):** There are four existing exterior light poles which will remain. No new lighting is proposed. Staff has no concerns and notes that should any new lighting be proposed in the future, it would be required to meet the exterior lighting policy for recreational facilities Section 9-1-12-12(5).

**Point Analysis (Section: 9-1-17-3):** Staff finds no reason to assign any negative points to this project. We recommend positive three (+3) points under Policy 20/R-Recreation, for a passing point analysis of positive three (+3) points. We find that the application meets all Absolute policies.

### **Staff Recommendation**

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any concerns with this project, and any code issues. In addition, the Commission is asked to make a recommendation to the Town Council.

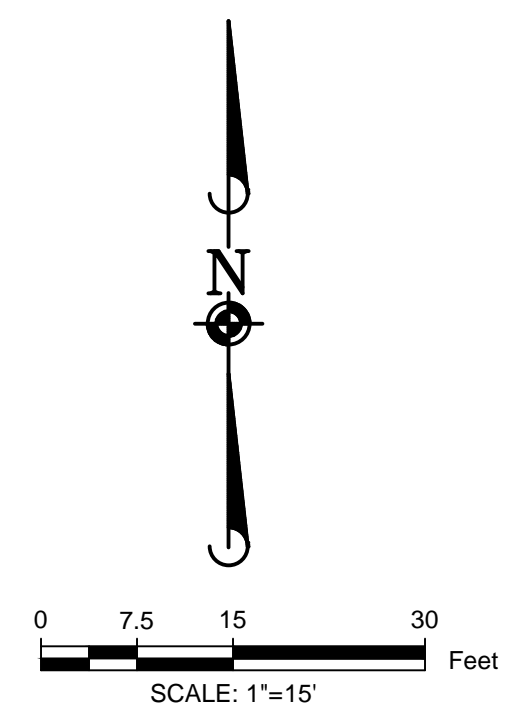
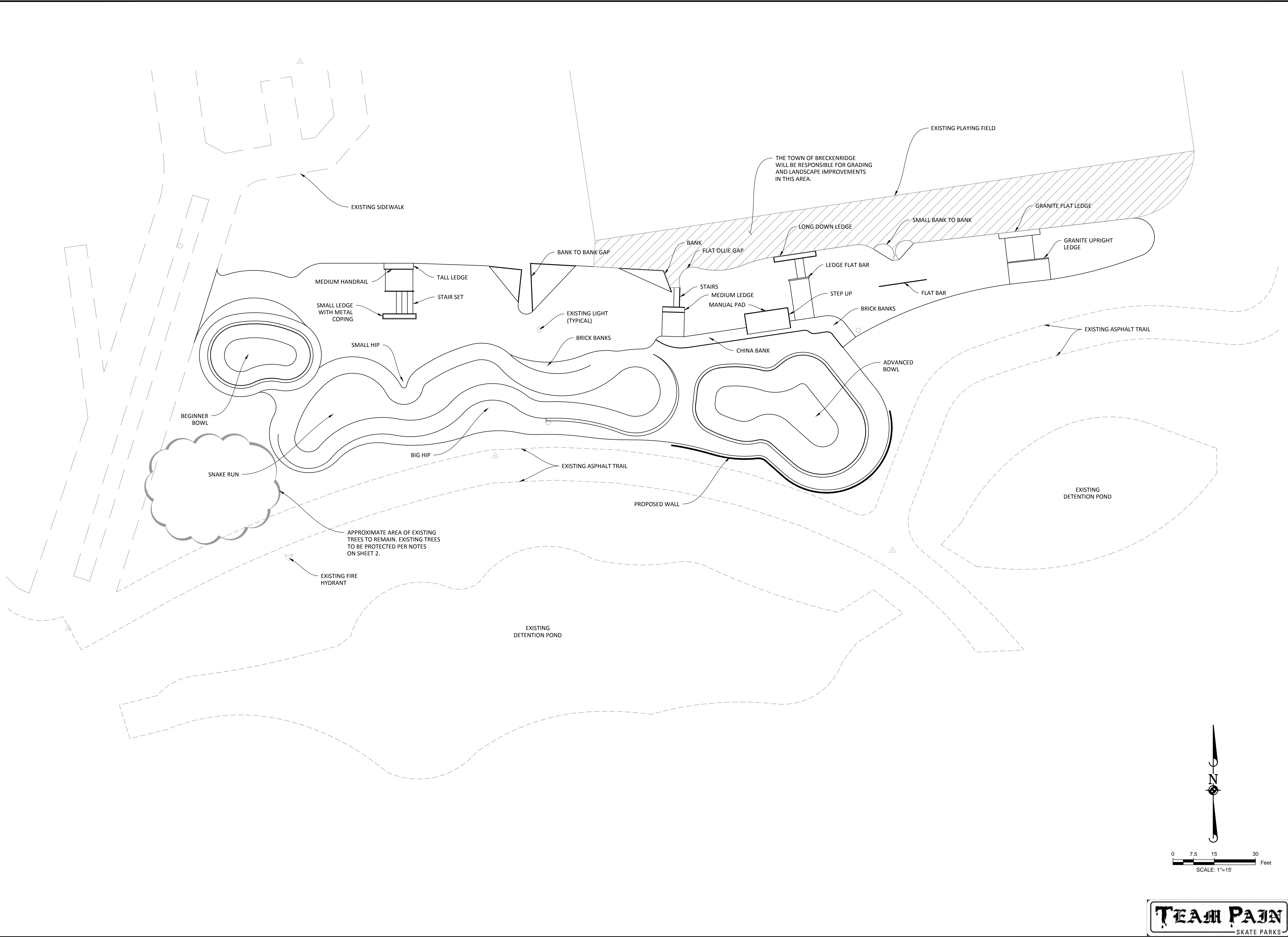
Staff suggests that the Planning Commission recommend approval of the Skateboard Park Renovation and Addition, PC#2014037 located at 857 Airport Road and attached Point Analysis and Findings. We welcome questions during the meeting on Tuesday evening.

<b>Town Project Hearing</b>				
Project:	Skateboard Park Renovation and Addition	<b>Positive Points</b>	<b>+3</b>	
PC#:	2014037	<b>Negative Points</b>	<b>0</b>	
Date:	5/20/2014			
Staff:	Julia Puester			
		<b>Total Allocation:</b>	<b>+3</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		

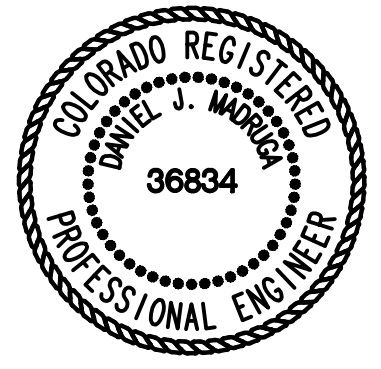
18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+3	Public park- active recreation provided.
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	<b>Social Community</b>	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		

41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		

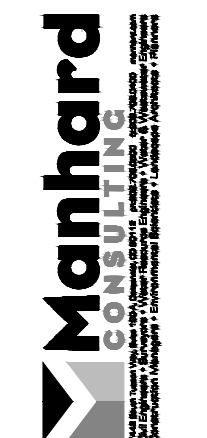




REV	DATE	BY	CHK	DESCRIPTION



**Mulhern MRE, Inc.**  
 2 Riverside Drive East, Suite 200  
 Englewood, CO 80112  
 (303) 446-8687



BRECKENRIDGE, COLORADO

**SITE PLAN - OVERALL**

KINGDOM PARK SKATE PARK

DESIGN	LMM
DRAWN	LMM
CHK'D	DM
DATE	04/16/2014
JOB NAME	MULBRKO
JOB#	

SHEET NUMBER  
**3**  
 3 OF 9 SHEETS

P:\Mulbko\dwg\Eng\Preliminary\MULBKCO - ALT1.dwg Updated By: dmadruga





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THE LOCATION OF UTILITIES SHOWN ON THE DRAWINGS HAVE BEEN DETERMINED FROM RECORD DRAWINGS. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THE DRAWINGS WHICH PRESENTLY EXIST IN THE AREA OF CONSTRUCTION. THE CONTRACTOR IS TO VERIFY LOCATION AND GRADE OF ALL EXISTING UTILITIES IN THE VICINITY PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL COORDINATE AND PROVIDE FOR THE PROTECTION OF CONFLICTING UTILITIES. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF COMPLETENESS SHOWN.

REV	DATE	BY	CHK	DESCRIPTION

**Mulhern MRE, Inc.**  
2 Inverness Drive East, Suite 200  
Englewood, CO 80112  
(303) 746-9621

**Manhard CONSULTING**  
11001 E. South Platte  
Denver, CO 80231  
(303) 751-1000

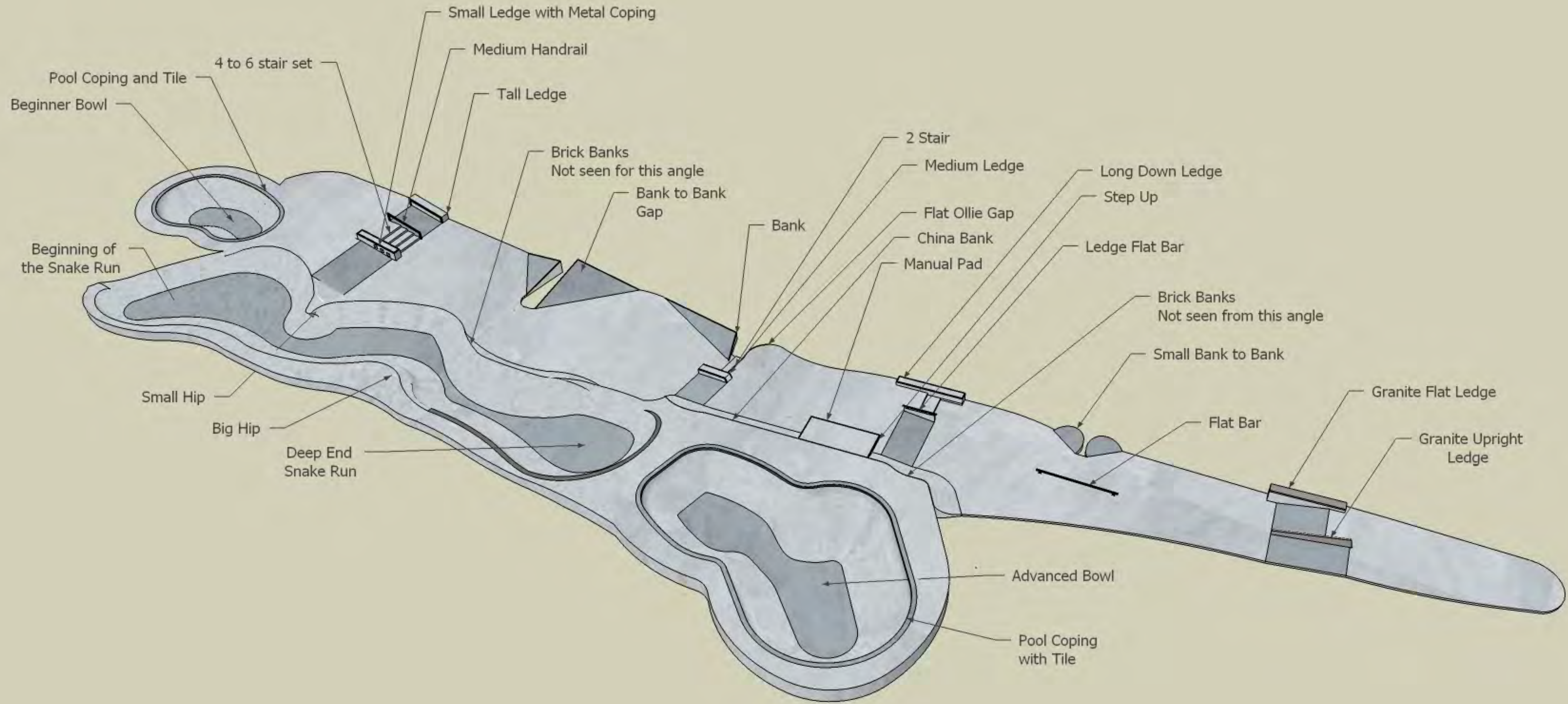
TOWN OF BRECKENRIDGE

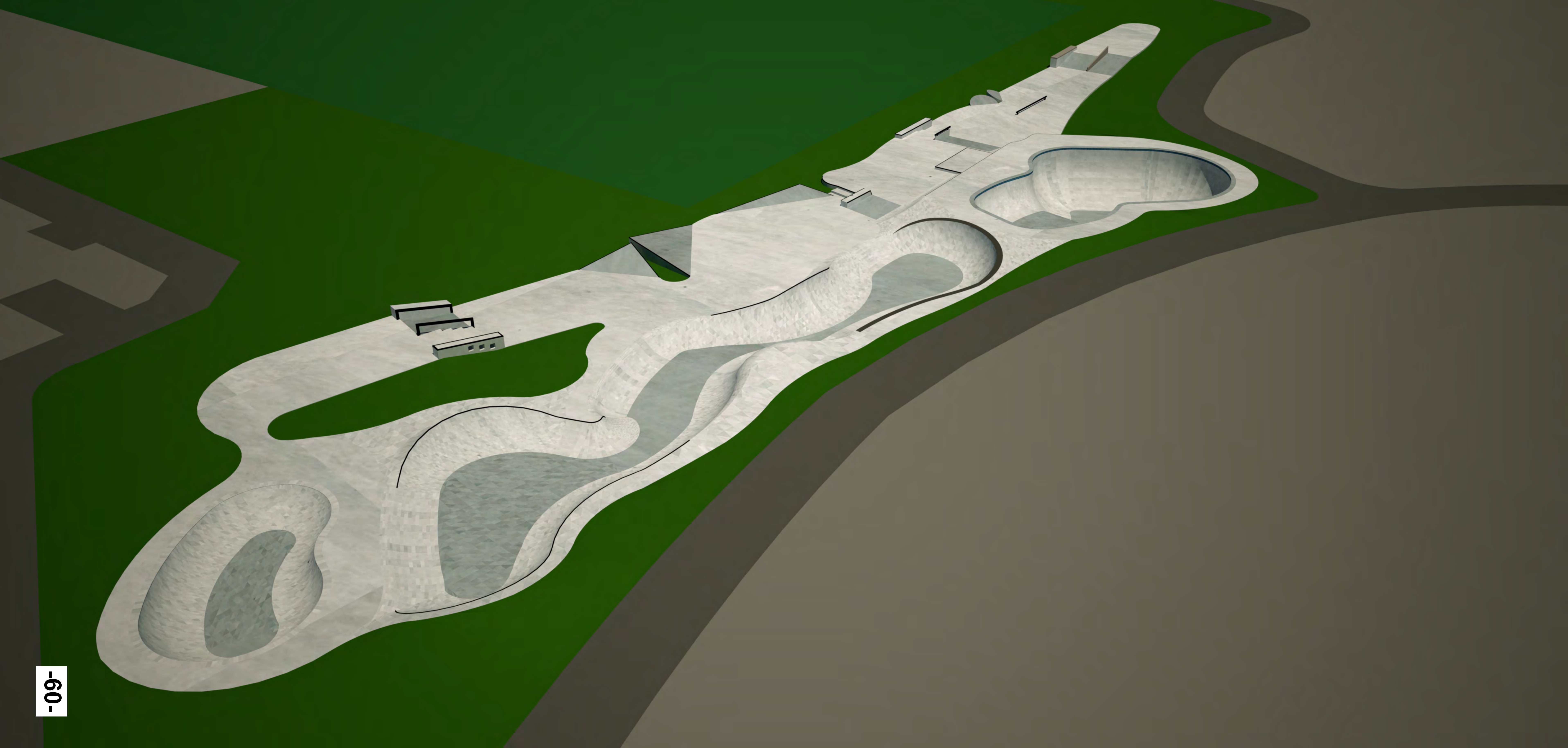
PRELIMINARY CONCEPT PLAN - ALT1

SKATE PARK

DESIGN	XX.
DRAWN	XX.
CHKD	XX.
DATE	3/4/14
JOB#	MULBKCO

SHEET NUMBER  
**1**  
OF 01 SHEETS





## TOWN OF BRECKENRIDGE

**Skateboard Park Renovation and Addition  
Unsubdivided  
857 Airport Road  
PERMIT #2014037**

### 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 **May 20, 2014**, scheduled and held a public hearing on May 20, 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 May 27, 2014. This Town Project was listed on the Town Council’s agenda for the May 27, 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.