

## PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

### ROLL CALL

Eric Mamula                      Jim Lamb                      Gretchen Dudney  
Kate Christopher                Dan Schroder                Ron Schuman  
Dave Pringle arrived at 7:19pm. Ben Brewer, Town Council Liaison, was absent.

### APPROVAL OF AGENDA

With no changes, the November 4, 2014, Planning Commission Agenda was approved as presented.

### APPROVAL OF MINUTES

With no changes, the October 21, 2014, Planning Commission Minutes were approved as presented.

### WORKSESSIONS:

*Commissioner Comments before the Worksession:*

Mr. Schuman: I manage Gold Creek Condos and we will potentially be contracting with AT&T for a future cell site so I will recuse myself as there is potential financial gain for my company.  
Mr. Mamula: I think that is a good idea. (Commissioner Schuman left the meeting.)  
Ms. Dudney: Is there any reason to change the order of the agenda so he can just leave?  
Mr. Mamula: I think there are people who will be here later so we need to leave the agenda as is.

#### 1) Wireless Communication Facilities (JP)

Ms. Puester presented. Wireless facilities are necessary for providing residents, businesses, visitors and emergency services with adequate data capacity for wireless devices. At the October 7 meeting, the Planning Commission discussed the proposed wireless facilities ordinance. Furthering the knowledge of staff and the Planning Commission, the October 10 Planning Commission Retreat was in part to view the Town of Vail's town-wide Distributed Antenna System (DAS). A town-wide DAS system seemed to appeal to staff and some of the Commissioners. Staff will continue to explore the feasibility of a similar system in Breckenridge.

Staff has worked with the Town Attorney to develop an ordinance intended to provide design standards, address height and density related to such structures and installations, and create a review process which incentivizes what we want to see.

The primary issues addressed in the ordinance include:

- A simpler Class D review process as an incentive for locations, types and design of facilities which are preferred (e.g. Outside of the Conservation District; collocation; under 35 feet in height; and/or DAS).
- A Class A process for WCFs which are not in a preferred location and design.
- Location Criteria to address preferred Land Use Districts and Overlay Districts. Non-preferred locations must include proof that there is a significant gap in coverage for the area (to be verified by a third party hired by the Town).
- Design Standards (Section G) which include a requirement for all WCFs to be camouflaged and concealed; preferences for collocation; roof or wall mounted over freestanding; concealed with compatible design in the rights of ways; and paint and textured to match the support structure.
- Compliance Report required to ensure Federal Communication Commission (FCC) compliance within 30 days of installation.
- Abandonment and Removal provisions requiring the notification and removal of WCFs abandoned within 120 days.

Staff would like to hear from the Planning Commission on whether the primary issues are adequately addressed.

*Commissioner Questions / Comments*

- Mr. Mamula: On page 22, there is no mention in the ordinance about the Town hiring a third party and charging it back. (Ms. Puester: It is in another section which...) (Mr. Truckey: It is on page 24.)
- Mr. Schroder: I found myself in a cloud reading this, it is a long read but glad we are making this issue a priority.
- Mr. Mamula: What is the date we will use on page 28 where it is blank? (Ms. Puester: It will be 30 days after the second reading.)
- Ms. Dudney: I support it; I think it is good we are doing this.
- Mr. Schroder: I'm glad we've taken this topic and made a priority. Thanks.
- Ms. Christopher: Way to write a good, thorough ordinance really fast.
- Mr. Lamb: I have no issues with it.
- Mr. Mamula: I also have no issues; I would like to see the Class D's afterwards at least for the first few.
- Ms. Dudney: Like we do with subdivisions?
- Mr. Mamula: I would like to see the first couple so that we can see how it is progressing. So that we can see the locations and details.
- Ms. Dudney: Isn't it always at the discretion of the Director if we see it? (Ms. Puester: Yes, if staff is not comfortable with an application at staff level, we would elevate it to the Commission.)

**TOWN COUNCIL REPORT:** Mr. Brewer is absent so there was no report.

**OTHER MATTERS:**

Mr. Mamula requested that Mr. Schuman be brought back into the meeting. (Mr. Schuman returned.)

- 1) Breckenridge Grand Vacations Community Center Landmarking (Lot 1-9, Block 2, Yingling & Mickles Addition Subdivision) (JP for MM) PC#2014082, 103 South Harris Street

Ms. Puester presented on behalf of Mr. Mosher. This proposal is to landmark the Breckenridge Grand Vacations Community Center at 103 South Harris Street, which was constructed in 1908-1909, satisfying requirement of being a minimum of 50 years old. The Mission Revival style building was erected in 1908-1909 and served as the Breckenridge Schoolhouse from that time until 1961. The design of the Breckenridge Schoolhouse was originally awarded to an architect named Rosenberg (given name unknown), but was re-let to Eagleton and Mountjoy after Rosenberg became ill, as reported by the Breckenridge Bulletin on August 8, 1908. The property demonstrates superior craftsmanship or high artistic value. Initial plans called for the building to be constructed of "cement block"; however, after Eagleton and Mountjoy were hired, they instead designed the building with red brick walls supported by a stone foundation. The design of this building in the Commercial Core Character Area is representative of the wood-frame, false-front design of Breckenridge. The school's construction contract was awarded to the Ladd-Sanger Construction Company of Denver, which also received the contract to build the Summit County Courthouse the following year. The property is a significant historical remodel. The original front wing of the Breckenridge Schoolhouse was completed in February of 1909. The property is associated with a notable person or the work of a notable person. The property enhances the sense of identity of the community. The property is an established and familiar natural setting or visual feature of the community.

With every possible option listed above qualifying for local landmarking, Staff believes that the required criteria have been met with this application and the building can be recommended for local landmarking.

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Breckenridge Grand Vacations Community Center (Red Brick Schoolhouse, PC#2014082), based on its age, proposed restoration efforts, and the fulfillment of criteria for Social, Architectural, and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

*Commissioner Questions / Comments*

Ms. Dudney: Did we not landmark it in March? (Ms. Puester: No, it did not go through then. We would take this through the ordinance process next.)

Mr. Mamula opened the meeting to public comment. There was no public comment.

Ms. Dudney made a motion to recommend the Town Council adopt an ordinance landmarking the Breckenridge Grand Vacations Community Center (Lot 1-9, Block 2, Yingling & Mickles Addition Subdivision), PC#2014082, 103 South Harris Street. Mr. Schuman seconded, and the motion was carried unanimously (7-0).

2) Milne/McNamara House and Eberlein House Landmarking (Lot 1-3, Block 8, Yingling & Mickles Addition Subdivision) (MGT) PC#2014081, 100-102 North Harris Street

Mr. Thompson presented a proposal to landmark the Milne/McNamara and Eberlein houses at 100 and 102 North Harris Street. The homes were built in the late 1870s and early 1880s, satisfying the minimum 50 years old requirement. The McNamara/Milne and Eberlein Houses are historically significant for their association with Breckenridge's residential development dating from the time of their construction in the late 1870s and early 1880s. The properties are associated with a notable person or the work of a notable person. William Eberlein was elected Summit County Assessor in the fall of 1876 and John McNamara served as the deputy Clerk and Recorder of Summit County in 1880. The Milne/McNamara House is on its original location. The Milne/McNamara House and the Eberlein House have been accurately reconstructed or restored based on documentation.

The Planning Department suggested the Planning Commission recommend the Town Council adopt an ordinance to landmark the Milne/McNamara House and the Eberlein House located at 100 and 102 North Harris Street, PC#2014081, based on the fulfillment criteria for architectural and physical integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

*Commissioner Questions / Comments*

Mr. Pringle: Commented about the previous owner and history of the Eberlein House relocating.

Mr. Mamula opened the meeting to public comment. There was no public comment.

Ms. Christopher made a motion to recommend the Town Council adopt an ordinance landmarking the Milne/McNamara House and the Eberlein House (Lot 1-3, Block 8, Yingling & Mickles Addition Subdivision), PC#2014081, 100 and 102 North Harris Street. Mr. Schuman seconded, and the motion was carried unanimously (7-0).

**OTHER MATTERS:**

Mr. Mamula: The Arts District paint job where we have different colors on different walls. There are four colors; this doesn't meet code. We wouldn't want anyone else to do this. (Mr. Grosshuesch: We have been in conversation with them about this and it will be corrected.)

**ADJOURNMENT:**

The meeting was adjourned at 7:30 pm.

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Eric Mamula, Chair