



PLANNING COMMISSION AGENDA

Tuesday, January 06, 2015
Breckenridge Council Chambers
150 Ski Hill Road

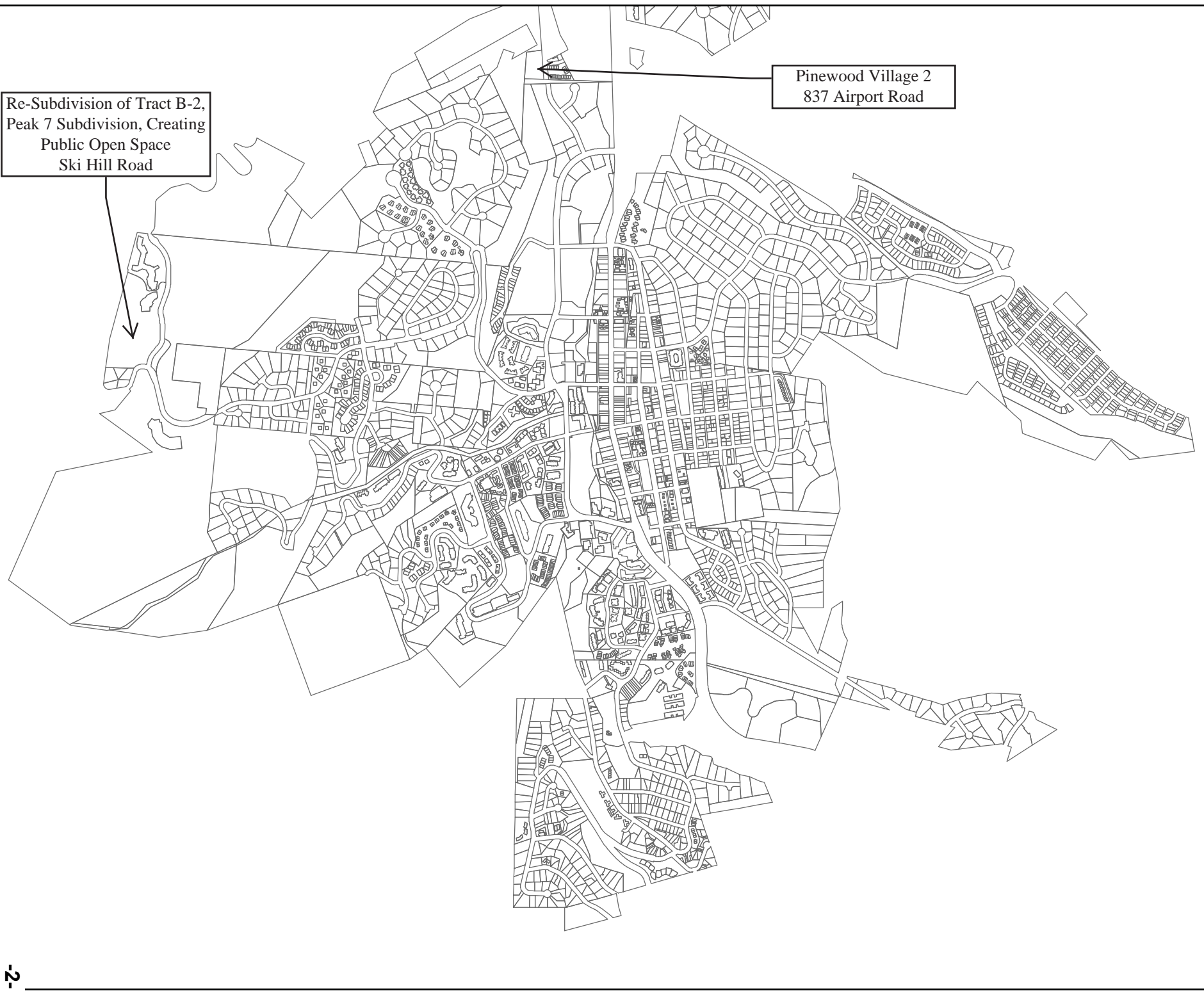
7:00pm	<i>Call To Order Of The January 6 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	3
	<i>Approval Of Agenda</i>	
7:05pm	<i>Worksessions</i>	
	1. Planning Commission 2015 Top Ten List (JP)	15
7:45pm	<i>Town Council Report</i>	
8:00pm	<i>Preliminary Hearings</i>	
	1. Pinewood Village 2 (MGT) PL-2014-0170; 837 Airport Road	17
9:30pm	<i>Combined Hearings</i>	
	1. Re-subdivision of Tract B-2, Peak 7 Subdivision creating Public Open Space (MM) PL-2014-0164; Ski Hill Road	56
10:00pm	<i>Other Matters</i>	
	1. Class C Subdivisions Fourth Quarter Report (Memo Only)	64
	2. Class D Majors Fourth Quarter Report (Memo Only)	68
10:15pm	<i>Adjournment</i>	

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

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

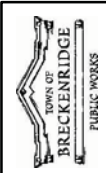
Re-Subdivision of Tract B-2,
Peak 7 Subdivision, Creating
Public Open Space
Ski Hill Road

Pinewood Village 2
837 Airport Road



Breckenridge South

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PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Eric Mamula Jim Lamb Gretchen Dudney
Kate Christopher Ron Schuman Dan Schroder arrived 7:02 pm
Dave Pringle arrived at 7:15 pm
Ben Brewer, Town Council Liaison

APPROVAL OF AGENDA

With no changes, the December 2, 2014, Planning Commission Agenda was approved as presented.

APPROVAL OF MINUTES

Mr. Brewer: I was quoted as saying that the Cannabis Club was to move by January 2; it is really February 2 that the Cannabis Club would need to move.

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

CONSENT CALENDAR:

- 1) The Elk Mixed Use Building Permit Modification (MM) PL-2014-0159, 103.5 North Main Street
- 2) Fischer Residence Redevelopment (MM) PL-2014-0158, 214 Morning Star Drive

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

TOWN COUNCIL REPORT:

Mr. Brewer:

- Passed on second reading an increase in municipal water fees by a vote of 4-3. The first vote split on gender lines even though that had nothing to do with things.
- We approved the mill levy of 5.07 mills which is very low; no added mills in our current mill levy.
- We approved on second reading a lease with Verizon. As you are standing on home plate on the northern most softball field it is the second pole on the left that will be extended to be the home of a new Verizon tower; the pole will be black.
- We passed the Grand Vacation Community Center Landmark and the McNamara-Eberlein Landmark.
- We extended the moratorium on new marijuana shops until July 1.
- We passed the fourth extension of the Comcast franchise agreement because there are complicating factors that make the negotiations difficult. We have alternatives to Comcast but it is very complicated. We could go with another provider but it will make people upset. If we can't come to terms, we will look to move to another provider. Every town except Breckenridge and Summit County that haven't come to an agreement with Comcast.
- We passed a resolution to adopt the budget, second public reading.
- We named the Main Street Park "Prospector's Park" through a public process that didn't produce a lot of names that we liked; Council decided on this one.
- We passed a new contract with CDOT so that the Town of Breckenridge maintains the portion of Park Avenue that comes through Town and we get paid to do this. There is not increase in fees for more money than the last time we negotiated this arrangement.
- You asked to discuss signs last time which is your next topic as a worksession.

WORKSESSIONS:

1) Sign Code: Sandwich Board Signs and Outdoor Display (MT)

Mr. Truckey presented. The SustainableBreck Business Task Force along with some additional participants, comprised of numerous retail and restaurant owners, met and discussed sign issues at two meetings in August and September. The Task Force eventually came to general agreement on a strawman proposal for addressing the sandwich board sign issue, along with certain outdoor display provisions in the Code, although there were opposing minority opinions from a couple of the Task Force members. The Town also conducted two surveys to gather public input on the sandwich board sign issue. Respondents in both surveys were generally evenly split on the issue of allowing sandwich board signs to be placed outside of businesses. The Town Council also discussed the issue on November 11 and requested that the issue be referred to the Planning Commission for their review and input.

Mr. Grosshuesch presented a Powerpoint presentation discussing the existing Sign Code in which provisions were adopted years ago by the Town Council, with a primary intent being to maintain the Town's character. Given the intent of the existing Sign Code, the Code sets forth a number of restrictions, including limits on the square footage of signage allowed. The Code also prohibits the use of sandwich/chalk board signs. The outdoor display of merchandise section of the Code also limits businesses in the downtown core to displaying a maximum of one piece of merchandise outside, which can include a mannequin. The focus of the recent discussions regarding Code amendments have been on the sandwich board signs and outdoor display of merchandise.

Based on recent discussions, the Task Force reached some consensus on the following:

1. Each business is entitled to display one of the following outside of their business:
 - a. One sandwich board; or
 - b. One piece of outdoor display (e.g., mannequin, one item of for-sale merchandise).
2. Where a business has a front and rear entrance (e.g., one entrance on Main St., a second entrance on the Riverwalk) then one display (as provided in #1 above) may be provided at an entrance at each end of the store.
3. The following parameters apply to outside display:
 - a. Sandwich board sign areas shall not exceed five square feet per side.
 - b. Sandwich board signs should consist of high quality material such as wood and/or chalkboard.
 - c. Sandwich boards and other items of outdoor display must be placed on private property.
 - d. Exemptions:
 - i. Where a business is located in a building that sits on the "build-to-line", then a one-sided "leaner" sandwich board will be allowed to be placed on the sidewalk and rested against the building.
 - e. In no case shall sandwich boards or other outside display items be placed in a method that impedes pedestrian movement or snow removal operations.
 - f. Sandwich boards and other outside display items may not contain any type of illumination
 - i. No lighting, attachments or other decorations shall be hung on sandwich boards or outside display items.
 - g. Sandwich boards and other outside display items shall only be placed outside during the hours a business is open.
 - h. Sandwich board signage shall not be displayed during snow removal operating hours.
4. Sunset clause

- a. If Council acts to amend the Code to address these issues, a one-year trial period is recommended.

The Town Council reviewed the recommendations of the Task Force at their November 11 meeting. The Council had discussions regarding the recommendations, but did not come up with any formal conclusions. Instead, they requested Planning Commission input. Council did talk about the size of signs, and decided that 5 square feet was probably more appropriate than six square feet, and that there probably should be some provision for outdoor display of more than one item, but limited by a square footage area.

Planning Commission feedback is requested, specifically on the Task Force Recommendations and Town Council Input. The Commission's recommendations will be forwarded to the Town Council for further consideration.

Mr. Tim Berry, Town Attorney, made a presentation on first amendment issues. The first amendment says that government shall not impede free speech and signs come directly under this. The local government can legislate sign design (materials and size) but can't address content displayed on the signs. For example, we should not prohibit logos on the sandwich boards. We need to stay away from content regulations.

Commissioner Questions / Comments:

- Ms. Dudney: If we keep the ordinance written as written now, do we risk any problems with first amendment violations? (Mr. Berry: Yes, there is some existing issues out there. A sign code case is also in front of the Supreme Court right now regarding this. That case has to do with how the courts interpret what is content neutral. Depending on how the court explains content neutrality, we may need to revise the code.) If we prohibit sandwich boards, does this violate? (Mr. Berry: No, we can do that because it is the designation of the material and size that is allowable.) Can you prohibit obscene language? (Mr. Berry: Yes.)
- Mr. Schroder: Using Tuaca as an example, could we remedy that there wasn't advertising on the signs? (Mr. Berry: That is content and we shouldn't regulate that, as you get more and more on what people can write or say, unless it is obscene, it gets into difficult territory.)
- Mr. Schuman: How many businesses are there on Main Street if each could put a sign out? (Mr. Truckey: I'm going to guess 150.) So we are looking at approximately 150 signs if everyone had one? (Mr. Grosshuesch: That was one of the concerns of the task force members.) Is it my understanding from the photos you displayed that there are certain exceptions in the code that you can have up to 3' displayed in windows? (Mr. Grosshuesch: The enforcement is really tough. That is why we are here, we stepped up enforcement 9-10 months ago and jumped into an advisory and educational mode and that didn't work so we went to Town Council.)
- Mr. Pringle: Did this start with the businesses off of Main Street? (Mr. Grosshuesch: There is a zone district in the downtown core that does not allow for anything except one item of merchandise displayed outside, but in places like City Market outside of downtown core multiple items may be displayed outside. We've been enforcing as best we can but each day someone else is putting something out.) Is it a foregone conclusion that the strawman proposal from the Task Force is something the Council wants to proceed on? (Mr. Brewer: We are split and we are seeking the input from the Planning Commission. This is tricky because the Heritage Alliance has a sandwich board. Also, enforcement is very complicated between day use and night use. The Council is interested in the input from both the task force and the Commission.) (Mr. Truckey: I know that some Commissioners are opposed to sandwich boards but it would be good to get some input from you on the proposal as a whole.)
- Ms. Dudney: Is there any first amendment issue with merchandise displayed outside? (Mr. Berry: No.) You have lumped these two issues together, merchandise and signs? (Mr. Truckey: Not

really; these are the two issues that came up during the education and enforcement.) Do you have any reason to believe that almost everyone will have to have a sandwich board? (Mr. Truckey: Some people, including Task Force members, were concerned that is exactly what will happen.)

Mr. Mamula opened the worksession for Public Comment:

Mr. Jeff Palomo: I own Breckenridge Tap House and Oscars. No difference than in any other location Durango, Telluride, Denver, a sign gets people in the door. The Planning dept only regulates sign size. Sandwich boards are no different than adding to the size.

There was no further public comment.

Commissioner Questions / Comments:

Mr. Lamb: My concern is that we are fixing something that isn't broken. I feel that we are addressing this because people are not obeying the law.

Ms. Dudney: When you have a situation when the body is unable to enforce the law then there is a situation to address it. (Mr. Grosshuesch: If the Council doesn't change the law, then we move to a much more stepped up enforcement policy and write tickets.) What are the current penalties? (Mr. Berry: I think it is up to \$1,500 in fines.) I think that the merchandise outside is more objectionable. If the sign boards can be regulated to be high quality to be tasteful and neat, but having all that stuff outside that bothers me more.

Mr. Lamb: I think the one year review is excellent.

Mr. Schroder: It would be good if the vendors and realtors could continue the efforts of Town to make the Town look good. I wonder about the display items, we are blending two issues here.

Mr. Mamula: I sat on the committee/ task force and I was in the minority being against sign boards and Mr. Palomo was on the other side. Let's focus our comments on should the code be changed for sandwich boards, the Task Force recommendations, and do you think there will be a proliferation, then next we will talk about the merchandise.

Ms. Dudney: I think a primary consideration on my part is if the current law can be enforced. It seems like the enforcement is not there. I think there will be massive proliferation if this is approved. I'm in favor of go slow and then enforce the current law first. I don't like it when it isn't fair. On the merchandise outside, I think it should be limited to one item.

Mr. Pringle: I was on the Committee when we stopped the proliferation of additional signs and there was a cry back then that this was going to hurt business and I can't see any reason why we open ourselves up to allowing the sandwich board signs being on Main Street again. There will be incremental creep and there will be signs all over town. Mr. Palomo made a great comment that they are found in Telluride, Durango, Denver-we don't want to be like them. We want to be like Breckenridge. New post by Wendy Wolfe on article that calls out Breckenridge as one of the most picturesque towns in the country and the world. We don't need to look like any other place, it is clean and sharp here, don't muddy that. It may give someone a short term competitive advantage but it won't give someone or the Town as a whole a long term competitive advantage. I am very much opposed to opening this up. We should not be lured into the idea that sandwich board signs are going to help anything. As for illegal merchandising, we worked hard to get this cleaned up too in the past. We need to fight hard to hold the line and keep the town looking good and to do that we need to keep the rules. I would like to see a 30-day grace period and then, everyone is on notice to remove the signs if they don't comply.

Mr. Schroder: The merchants that are not following the rules; I don't think we should change the rules for what is not being done unlawfully in the first place. We may have an elevator appearance with outdoor display getting higher and higher with a small square footage allotment, I'm

concerned about the straight square footage. I'm not supportive of more than the current code of one display item.

Ms. Christopher: I'm opposed to the changing of the code to allow for illegal activity currently. If the Council decides to approve sandwich boards then I'm in complete agreement with the Task Force recommendations. I think the town should design a set sandwich board that is big, heavy and perhaps expensive to make. Merchandise I agree one item not a square footage amount.

Mr. Lamb: I think the code works as it is. The proliferation is a concern is that everyone will have one. I feel bad for the town to be the enforcer and we should give whatever support is necessary to staff in order to do it. The one item outside display is good.

Mr. Schuman: I think the current code is fair as it is. I'm in favor of enforcing the current code. I don't want us to look like New York or anyone else. I don't want to see a town standard designed board; I like the variety. I think the Town Council has to give the Planning Department the tools to enforce the current code. This is needed not just in signs, I think the Town should help them overall with enforcement. If sandwich boards are approved we will see a huge proliferation. I also agree with the one piece of merchandise.

Mr. Mamula: I agree with the rest of the Planning Commission.

2) Lincoln Park Master Plan Modification (MM) PC#2014038, Stables Road

Mr. Berry presented. The Town Council adopted a new ethics code. You need to have the facts. The standard contained is one of financial benefit. Does the Planning Commission's decision have the potential to have a financial benefit on the Planning Commissioner, his or her spouse, his or her business, etc.? You should have a discussion with Mr. Schuman and understand his role in this matter.

Mr. Schuman: I live in the Wellington neighborhood and have lived there for 14 years. A vacancy became open on the Wellington Neighborhood Board of Directors; I'm currently the Board Treasurer. I don't see how any of these issues talking about tonight would present any financial gain to me, my spouse or my property. I was appointed by David O'Neil; we did not have any quid pro quo when I was appointed to deliver any outcome on the Board. In addition, when I was appointed to the Wellington Board, I was not on the Planning Commission.

Ms. Dudney: Do you get any compensation to be on the board? (Mr. Schuman: No.) Is everyone appointed? (Mr. Schuman: There are 3 appointed and 2 members voted in with HOA elections. The bylaws declare that the 3 additional positions get turned over to the homeowners when the entire Wellington Neighborhood subdivision is built out.) Are your duties dealing with what is built or do you have any influence on the whole project? (Mr. Schuman: There has been no discussion amongst the BOD on any issues regarding Lincoln Park. Ms. Courtney Kenady has been very specific of not discussing Lincoln Park. There has been no discussion whatsoever of future plans. There is right now a move to replace the HOA Manager and I'm involved in those conversations. There may be a point as to who is actually managing the fiscal responsibility of the HOA.)

Mr. Pringle: I was hearing that the HOA does not have any influence on the inbuilt sites? (Mr. Schuman: David O'Neil has accepted some input from individual people, but the HOA has not been asked as a whole to be giving input on phase 2.) No exparté discussions on your part? (Mr. Schuman: No.)

Mr. Mamula: Is there a chance that you will be in the running for the property management contract for the HOA? (Mr. Schuman: There is a chance.)

Ms. Dudney: Do you live on any streets that have the potential for increased traffic? (Mr. Schuman: No.)

Mr. Berry: If you become the management company, would you be compensated related to any additional housing units added to the neighborhood? (Mr. Schuman: Yes, that is typically how the contracts work.) If it is foreseeable that Mr. Schuman would or could become the

manager and that he could make more income from the development of additional units this may be a financial benefit. (Mr. Schuman: The current property manager has no interest in being a licensed property manager as the state law is requiring on July 1, 2015.) The term of the benefit is “reasonably foreseeable”. (Mr. Berry: The Council states that reasonable foreseeability is more than a real possibility but less than a complete certainty. In considering the circumstances that Mr. Schuman has laid out, the Commission will need to make the determination.)

Ms. Dudney: Does it matter that we are not voting on this matter we are making an opinion on design? (Mr. Berry: Yes, this is still a meeting that could be considered a conflict of interest.)

Mr. Schuman: The unfortunate thing for me is that if I don't participate in this process as a Commissioner then I also can't be an audience member either.

Mr. Mamula: But you could participate that the Town Council meetings. Let's ask the other Commissioners to decide if this is a conflict.

Mr. Lamb: I think what Mr. Berry said that there is a foreseeable possibility of a future benefit for Mr. Schuman financially and that there is the potential for a conflict of interest.

Mr. Schroder: I agree.

Ms. Dudney: I agree.

Mr. Pringle: I think Mr. Schuman may have to step down because it is reasonable and foreseeable that he may benefit from the further development of Wellington Neighborhood.

Mr. Mamula: I agree too.

Mr. Berry: If circumstances change for Mr. Schuman this could be reconsidered.

Mr. Schuman recused himself from the meeting and left the room. (There were no other items on the agenda requiring his presence.)

Mr. Mosher presented. This review is being conducted as a work session to discuss vehicular and pedestrian circulation for the remaining phase of the Wellington Neighborhood. The Class A proposal is to amend the approved Wellington Neighborhood Phase II Master Plan (PC#2006082) modifying the site circulation, lot layouts, trails, bus stop locations, and unit types. This portion of the neighborhood is to be called “Lincoln Park”. There is no change in the approved density or uses.

Staff notes to achieve this original Wellington Neighborhood “vision”, the Town has provided sizable subsidies (providing all SFEs except the 4 that existed on the property, waiving all annexation fees, planning and building permit fees, and water fees for the deed-restricted properties). The Town also provided variances and waivers to many of the Engineering and Subdivision standards for the Master Plans in association with the design concepts of the Wellington Neighborhood in reliance on this plan being constructed for workforce housing.

The purpose of this worksession is to review the vehicular connection at Midnight Sun, the overall phasing (with proposed bus service) and the French Creek pedestrian crossing to Central Park. The discussion and Commission direction revolves around Policy 35/A, Subdivision, which stipulates *a safe, efficient circulation system and convenient movement of traffic, effective fire protection, efficient provision of utilities, and/or where such continuation is compatible with the Breckenridge Comprehensive Plan.*

This proposal is for a modification to the approved Wellington Neighborhood Phase II Master Plan (PC#2006082). As this application moves forward with reviews, Staff will identify the specific policies of the Code that will need to be addressed with possible changes, waivers, or variances to policies that were identified with the original Master Plan and any new requests.

Based on the submitted revision, Staff does not believe the proposed revision to the pedestrian and vehicular layout satisfies *“a safe, efficient circulation system”* and *“convenient movement of traffic, effective fire protection, efficient provision of utilities”* identified in the policy above. This design would therefore fail

Absolute Policy 35, Subdivision.

Staff supports the vehicular and pedestrian circulation shown on the approved Master Plan. This includes two vehicular crossings at French Creek. Staff also supports the approved pedestrian bridge connecting directly to Central Park. Staff believes the reduction in vehicular and pedestrian connections shown on the proposed Master Plan (Option B) modification does not meet the intent of Policy 39, Subdivision as it relates to: *EXISTING AND PROPOSED STREETS: 3. Topography and Arrangement and 4. Location of Roads and Dead End Roads.*

Staff had the following questions for the Commission:

1. Based on direction from Planning and Engineering Staff and the Red White and Blue Fire District as it relates to Policy 35/A, Subdivision, Does the Commission support the vehicular crossing shown at Midnight Sun?
2. Does the Commission support the proposed phasing plan showing the showing a cul-de-sac across French Creek at Bridge Street in Phase 2 that might allow bus service to the eastern portion of the neighborhood as soon as 2016?
3. Does the Commission support maintaining the pedestrian bridge connecting directly to Central Park?

Mr. Tom Daugherty, Public Works Director for the Town: The original grid design of the Wellington Neighborhood went through a lot of discussion and design review with Staff, Commission and Council. The grid design helped alleviate the negative impacts of the narrow roadways, traffic and vehicular conflicts. We wanted the traffic to be dispersed throughout the neighborhood. What I was arguing about and the mitigation with the grid system worked very well, dispersing traffic and therefore allowed for a reduced road width.

Mr. O'Neil came back in 2006 and staff re-did the design but we didn't know why we were diverting away from the overall new urbanism design. When we reviewed the proposal we saw that it adds more traffic on one road instead of diverting it away to several. A stand alone Bridge Street at 20-foot wide is a non-starter; that is a fundamental piece that we don't want to compromise on. We will need the connection or a wider paving section. We talked with David about when the connection from Bridge Street to Wellington Road would happen. When we redid this we wanted to maintain the connections to help disperse the traffic. From my standpoint, I want to go back to the previously approved (current) Master Plan design plan or go back to roads that are 24-foot wide and not give variances of the past. This design has deviated so far from the original concept. I think it is much better to provide more connections to mitigate the traffic. I think it is more for Public Works to take care of but, it will be better in the long run for the neighborhood.

Commissioner Questions / Comments

Mr. Schroder: Red, White and Blue memo it was mentioned that are there any alleys that are longer than 150' because that is a code violation? (Mr. Mosher: That dimension is not provided, I think if there was an alley too long, the applicant will modify the plan at subdivision review. I think what is shown here (pointing to site plan), there is a back alley that connects along the back, but it is not a right of way collector road like French Gulch road is.)

Ms. Dudney: The current Wellington works in terms of traffic. Is that true that it works for vehicular movement? (Mr. Mosher: I have not heard any complaints of too much traffic on any road in the current neighborhood.) The northern part is built out? (Mr. Mosher: Yes, All of phase I and about half of Phase II.) The people who live there now don't need the connections across the creek, right? (Mr. Mosher: Correct.) For the new neighborhood's safety extra connections might be wise. (Mr. Daugherty: The idea of the original Master Plan is to provide multiple ways for people to move around. The narrow roads don't need to carry the traffic there; with only one French Creek crossing, Bridge Street would need to go to a 24-foot wide paving section. If there is only one connection then you are saying that Bridge Street needs to be wider? (Mr. Daugherty: Yes.) Is there another way for the new neighborhood to get to French Gulch road in the new plan? Without having to go through

downtown Breckenridge? (Mr. Mosher: Yes. (He showed this on the map.) Part of the problem is the intensity of the density on this property. 200+ homes this tight together present problems not seen in the Highlands for instance.)

Applicant Presentation:

Mr. David O'Neil, Applicant: We've been doing "places" in Summit County since 1999. We care and are passionate about our developments. We stick it out and are passionate about it. We have a phenomenal team. The vision of Wellington has been to provide a sense of neighborhood, a sense of place, provide community housing, give life back to disturbed lands, and encourage sustainable development. My impression is that people love the neighborhood. We have a walk-able neighborhood with 10% of the total residents of the Town of Breckenridge living in Wellington. We've also increased local occupancy by 10%. We care about the details and we don't always agree with Staff and that is why we are here tonight. Things change over the years, traffic patterns are a great example. After the 2006 Master Plan was approved and we had bus service and we changed the plan to encourage more people to ride the bus. We saw more kids playing on the streets, people walking the dog, the streets have been taken over by people and that is a result of the design. Because they are narrow and work. (Mr. Mosher pointed out the current configuration of Bridge Street does not accomplish this. It is not "kid-friendly").

Our suggestions regarding Midnight Sun respond to the changes. Feltzburg, Holt & Ullevig have done a traffic study that doesn't see additional need for additional vehicular connections across the creek. (Showed a comparison with the 2006 Phase II Master Plan and the 2104 Phase II Master Plan from a vehicular, pedestrian, trail/sidewalks, carports, and parks.) We think we are going in the right direction.

If only one creek crossing is approved then Public Works won't support the narrow street widths. I don't think the Staff has recognized appropriately the overall design of pedestrian and vehicular circulation and haven't demonstrated technically how it is going to work.

The tension with our team and Public Works has been there from the get go. I think they are much more relaxed now. It is a good thing because it is a balance of interest. Council specifically wanted to complete the development of an affordable residential neighborhood it will be necessary to allow for flexibility and design to continue. We come here to pitch our plan to you and it has worked as we've seen over time. We feel strongly that making the Midnight Sun bridge a pedestrian bridge. It is the right way to go. (Mr. Daugherty: Pedestrian connection to catch up with a 3-way stop sign?) It is now a pedestrian bridge at Rodeo Drive. I want to make sure that the people have the opportunity for a crosswalk. I just want to make sure it works.

Commissioner Questions / Comments:

Ms. Dudney: Why did you eliminate the vehicular bridge? (Mr. O'Neil: Over time, cars have become secondary now in the neighborhood, so pedestrian connections are more desirable.) We received a letter saying that the Bridge is closed to commuter traffic. (Mr. O'Neil: If you ever been to Hanalei Hawaii, my original vision was make it a one-way one lane bridge, but that doesn't meet any modern guidelines. It is something that it would be so charming if one was to do a single lane truss bridge.) They were suggesting a road that would be accessible for snow removal. What if you put arms on it so that you prevented these problems? (Mr. O'Neil: So that wouldn't be a problem.) (Mr. Daugherty: That would be a very functional aspect for the roadways. If he would return in 1999 with this plan I would have approved it, but now I'm a fan of the dispersal; we need to keep this as a two-way road.)

Mr. Mamula: The question is not a two-lane road; what is the reason not to gate it? (Mr. Daugherty: It would turn into a big maintenance problem for the Town, as people won't respect them. Also, the bus will go through every 30 minutes if not more with plows, it would turn into a maintenance headache. There will also be traffic that goes back there and try to get through. The grid system works very well. The dispersing of traffic is more beneficial to the new

neighborhoods. I'm very strongly in favor of the two lane road.)

Mr. Mamula opened the worksession to public comment.

Mr. Steve Wilson, 63 Bridge Street: We were one of the original people on this street. It is already a raceway. If you only have one way to go across the traffic will intensify. I'm in favor of the Town's recommendation of two vehicular bridges and one pedestrian bridge.

Mr. Bob Christie, 9 Midnight Sun: I don't see how a bridge on Midnight Sun is going to be good, more traffic, more use of alleys. Want only one bridge at Bridge Street. Two lanes on Bridge Street; don't need to put gates, put a sign saying so.

Ms. Gretchen Hamilton, 111 Bridge Street: I live right in front of Bridge Street and next to the proposed bridge. Is that a for sure thing, to have a bridge? (Mr. Mosher: Yes.) Is there still something we are trying to figure out about that? (Mr. Mamula: The bridge is going to happen and the two lane is not up for debate.) There are a lot of people driving fast along Bridge Street, I don't understand why adding both of these roads is adding to the safety of the new neighborhood. I think the kids are more endangered with this design. (Mr. Mamula: In case there was a helicopter crash on Rodeo and an ambulance needs to get in, this will allow for additional access points for emergency vehicles.) (Mr. Daugherty: There also may be a time that we will close the road for utility reasons; we need the second access for that reason. It is just good planning to have multiple connections.)

Ms. Mary Gervais, 67 Rodeo Drive: At the last meeting, I was concerned that the pedestrian bridges didn't have walkways and I'm relieved to see the walkways now. Has anyone looked at the traffic count impacts and the effect on Bridge Street that shows the addition of a bridge at Midnight Sun? (Mr. Daugherty: Most people will go out of the new subdivision on the road by the Rodeo Grounds. The traffic numbers are not going to severely affect Bridge Street on the upper side but maybe on the lower side. But not hugely. I think that the bulk of the traffic will be on Bridge Street regardless of the second access.) The greater need is for the people on the south side of the creek to get to the recreational activities to the east. (Mr. Daugherty: It is more for the new development to get out, help disperse traffic and provide multiple options.) Are you thinking that most traffic will head towards town? (Mr. Daugherty: I would say 95% of this traffic is headed towards town regardless if it is the current neighborhood.) So, in a lot of ways that is less impact? We are a real walking neighborhood. I like the fact that our walks around our neighborhood could be longer now; having the two sections connected will be a good thing. When can we talk about parks? (Mr. Mosher: Wait for the next hearing.) "It ain't over until the fat lady has a park". I have mixed feelings; I would like to see safety for everyone, so that if someone needs an ambulance I would like to see that emergency vehicles can get in. I do understand that no one wants the street with the bridge and that is why I'm asking about impact.

Mr. Alex Blank, 32 Midnight Sun: I have 2 small kids with 12-15 additional kids along my block. I have real concerns for possible higher speeds on our street. It may be a little selfish but, I understand that Bridge Street would have a Bridge. But when I purchased my home on Midnight Sun I did not believe there would be a bridge.

Mr. Ryan Sanders, 83 Bridge Street: The bus will come down Bridge street, turn around in the interim until it will be connected through in the last phase. When will we see the bridge at Midnight Sun. People still come down Bridge Street, turn around and drive quickly back out. If we are going to do one connection then we should go ahead and do two to help disperse the traffic. Why is there no connection between Corkscrew Flats and Vista Point? (Mr. Mamula: The difference is that there are two different developers.)

Mr. Peter Hanson, 52 Midnight Sun: Pedestrian bridge versus vehicular on Midnight Sun. I live right at the west end of Wolf Lyon Road. If there was a crash pad for kids it's at my house. This is a straightaway

downhill slope for kids on bikes and skis. They come rocketing down, year round straight across the Midnight Sun right of way towards my house. I've had buses, kids crash into my yard. My biggest concern is that if there is a bridge on Midnight Sun is for the kids who fly down on the road with the additional traffic. I sit on my porch and yell at kids to watch out for cars as it is now. I think a pedestrian bridge will alleviate concerns for kids but if there is a vehicular bridge there will need to be changes for safety. I think this increases the chance for kid and vehicular accidents.

Mr. Jeff Cospolich, 68 Bridge Street: Wellington works very well, thank you to the Town and everyone. But, I don't think there is a need for a secondary vehicular bridge. Initially I thought the gated bridge at Bridge Street would be great, it seems that the Town is flush with cash, but I understand that. I'm not opposed to have vehicular traffic both directions but with speed control like speed bumps, there would still be some traffic increase on the existing north end of Bridge Street. I thought it was a shame when Impatient Green went in, it is a whole bunch of pavers and different level. I feel that it is unfortunate that we don't have a useable green along Bridge Street for our neighborhood kids.

Mr. Dave Rossi, 6 Cedar Green: I love this neighborhood and I echo Mr. Cospolich when he thanks the Town for this development. Midnight Sun has 22 houses on it and I believe at least 14 of these houses also have kids. If you look at my handout (photographs of different views of Midnight Sun Road). On page two, my concern is that the proposed will force a hard left and then an immediate right to get onto Midnight Sun. I question if someone can see traffic in the summer. I'm not in support of this bridge on Midnight Sun. I feel like there is a lot conversation about connectivity, but Valley Brook has only one access, Corkscrew Vista Point, the Wellington Neighborhood on Reiling is only one way in. That is what would be continued on the South. There are 204 homes in the existing neighborhood, and this portion is a much smaller neighborhood. I trust that David will make this a pedestrian village. The fact is, that he fights for the details that this neighborhood has benefitted as a result. I don't think the additional bridges make things better. I believe that the neighborhoods are geographically different. The Town of Vail has automated gates, this is not a novel idea. From the last worksession, I brought up this idea to my neighbors. The little bulb out for transit service the Bridge Street residents needs to understand that this bus is going to back and forth for years. So I think the turnaround should be in Phase 1 and not Phase 2. The Bridge street Bridge, hammerheads into a house, no natural traffic flow. I would like the Planning Commission of emergency first responder, plow with emergency gates. Let's stay flexible.

Ms. Ellen Reid, 108 Bridge Street: I have a question on the turnaround. You are putting them in on Phase 2 on Bridge Street. The bus route when we tested them on Logan Road seemed to work fine. I don't know why we need to put them in until Bridge Street is completed. What is the thinking on this? (Mr. Daugherty: The idea is that the neighborhood has only bus stop. But it is on the far west end. This is the idea to help service the rest of the neighborhood. We've always had in the plan to come across Bridge Street, it was never intended to have the bus go through on the other streets. This gets us to closer proximity sooner.) (Mr. Mosher: Pull outs for the buses are needed. This can't be done along Logan Road.) Concerns were expressed that it may take years for the bus pullouts. (Mr. Daugherty: During Phase 2, we will require that the bridge will be complete.) Is it up for discussion on when the bridge is built? I would suggest that the bus be used longer on Logan Road if possible. I agree with the idea of the gate at Bridge Street. I feel like it could be done. Would neighbors have a way to get through it? (Mr. Daugherty: We had this discussion back and forth.) (Mr. Mosher: A gate has never been part of any proposal from the applicant or Staff.) (Mr. Mamula: It may be in some of our comments.)

Mr. Mosher noted that an email for public comment had been received today, December 2nd, from John Champoux, resident at 29 Midnight Sun Road. A copy of that email was placed at each Planning Commissioner's seat prior to the meeting this evening.

There was no further public comment, and the hearing was closed.

Commissioner Questions / Comments

- Mr. Pringle: Basically we are talking about a bridge on Midnight Sun and if we don't have a bridge then the Bridge Street roadway is 24-feet wide? (Mr. Daugherty: Yes.) Is it possible to have the pedestrian bridge on Midnight Sun that would allow emergency vehicles? (Mr. Daugherty: I think the full connection is good, it allows for the disbursement of traffic. If we are only going to rely on one road then we need 24-feet of width. If we have two roads crossing the creek then we can go back to 20-feet wide.)
- Mr. Mamula: Midnight Sun and Bridge Street are irrelevant when you say that. (Mr. Mosher: Part of the concern is having more connectivity for emergency services as described in the memo from Red White and Blue. Also, the Commission needs to make sure that this measures up to Policy 35, Subdivision of the Development Code.)
- Ms. Christopher: Why has it moved from Rodeo to Midnight Sun? (Ms. Courtney Kenady, works with Mr. O'Neil: The riparian corridor on Rodeo is beautiful and it is desired to keep this. So a connection at Midnight Sun makes more sense.)
- Mr. Mamula: At what point did the residents know there would be a bridge on Midnight Sun? (Mr. Mosher: It has always existed as a future right of way on all of the Master Plans since 1999 but, it was removed on the 2006 Master Plan modification.)
- Mr. Pringle: The developer wants a variance to the 24-foot standard. What direction, Code wise, are we going on to make the variance? (Mr. Daugherty: We approved it in the beginning with the multiple vehicular connections and with the affordable housing caveat. If we get any less than the two access points than we need to increase the road width to 24-feet.) You are asking us to influence the discussion between you and Mr. O'Neil. (Mr. O'Neil: When you widen the road you totally change the character of the neighborhood and you increase vehicular speeds.)

Final Comments:

- Mr. Schroder: Policy 35 is the policy to meet. We will need the additional vehicular crossing over French Creek. And I think the pedestrian connection to Central Park should be added. Q.2: I appreciate the comments on Bridge Street and I don't think that the bus going back and forth twice every 30 minutes is a good. I appreciate the cul-de-sac but I think something else has to be alleviated. Q.3: Pedestrian bridges, I like the idea of adding one pedestrian and two vehicular bridges.
- Mr. Pringle: I agree with both Mr. Daugherty and Mr. O'Neil. I am not quite sure how I feel about this design and options. I think you need to figure this out. I am going to agree with the Engineering Staff. I think the Midnight Sun bridge could be an emergency vehicular access for the neighborhood but, shouldn't be a full use vehicular bridge. I don't know about the bus service. Err on the side that it was proposed to be on with the approved Master Plan. Go with the Bridge Street solution, get the bridge in as soon as possible and the road in sooner so that a permanent. The pedestrian access between the two neighborhoods is critical and that is important.
- Ms. Dudney: I agree with Mr. Pringle. I think by not having the bridge on Midnight Sun is safer and the negative impact for those homes is bigger than the negative impact on Bridge Street since most of the traffic won't be going north. I think we go with the 24-foot wide roads. Q.2: I think the phasing is never perfect, I think it is fair to have the cul-de-sac in Phase 2. Q.3: I think the pedestrian bridge is good.
- Ms. Christopher: I think that a second bridge is good. Align with the road. But, I don't think it is great to be on Midnight Sun. Maybe it could be designated as emergency access only. Q.2: I'm with engineering and whenever that needs to go in. On Q.3: I think as many pedestrian bridges as possible the better.
- Mr. Lamb: I like the idea of the second vehicular crossing and have a hard time going against planning,

engineering and the fire department. On the buses, I think the diesel is going away soon. Electric will be quieter. Q.3: I agree with the added pedestrian bridges.

Mr. Mamula: Overall, this modification is poorly thought out. For me this phase does not work. There are negative impacts to the old neighborhood because of the new neighborhood. This is unfair. There needs to be more consideration for traffic. I don't think the design is fair or Code based, the study doesn't actually show anything about impacts of traffic on Midnight Sun or the load base on Bridge. I would like to see a different solution, if there is one bridge and the result is a 24-foot wide road, then there needs to be some calming effects. This phase to me looks like an add-on that was not thought out. It is so different than the other one. I don't really know which I lean other than the fact that I think it unfair on the old neighborhood. I think the agreement about not having to do all of the infrastructure at once and putting a bus on a street is awkward. I would rather see people have to wait longer for a bus. We don't have bus service everywhere in Town. We service Vista Point with only one stop. I think it is unfair for those 14 houses to have the bus there. I think the gate at Bridge Street (which is what I proposed at the last meeting) is still a decent solution. I think we are setting up for failure for a car accident or a kid getting killed. We can use traffic calming measures and more stop signs. You can come up with something brilliant right now which I know you are capable of.

OTHER MATTERS:

Ms. Puester: Our next planning Commission meeting (second meeting in December) is canceled. Also, Saving Places Conferences is coming up in February.

ADJOURNMENT:

The meeting was adjourned at 10:05 pm.

Eric Mamula, Chair



MEMORANDUM

TO: Planning Commission
FROM: Julia Puester, AICP, Senior Planner
DATE: December 22, 2014 for meeting of January 6, 2015
SUBJECT: Planning Commission 2015 Top Ten List

Each year the Planning Department creates a list of the Top Ten most important policy issues and code amendments for staff to focus on in the upcoming year. Following are the accomplished items from the past Top Ten list within the last year.

- Planning Classification Class A-D modifications- COMPLETED; Adopted January 28
- Condo Hotels Update- COMPLETED; Adopted October 14
- Historic Connector Elements- COMPLETED; Adopted March 25
- Temporary Structures- COMPLETED; Adopted April 8
- Other-Local Landmarking Status of Red, White and Blue Fire Museum; Valley Brook Cemetery; Iowa Hill Site; Old Masonic Hall; Breckenridge Grand Vacations Community Center; Milne House; and Eberlein House

The following items were included in the 2014 Top Ten List which are either in process or have not been started:

- Wireless Communication Towers/Antennas-IN PROCESS
- Mass Policy: Airlock Entries and other mass consuming energy conservation features
- Employee housing annexation positive point allocations
- Transition Standards Near Carter Park-WITHDRAWN; *School District not interested in pursuing.*
- Wildlife Policy
- Public Art (off site improvements)
- Parking: Residential parking in garages (positive points)

Staff would like to discuss the following items for inclusion in the 2015 Top Ten list (in no particular order).

1. Wireless Communication Towers/Antennas-*Currently in process*
2. Amenity Bonus Square footage/positive points (Policy 24/R Social Community)
3. Shuttles/positive point reallocation (Policy 25/R Transit)
4. Wood Shake Shingles
5. Local Landmarking- Klack Placer Cabin; County Courthouse; Tin Shop; Mikolitis Barn; Barney Ford House; ; Sawmill Wakefiled site; Lomax Placer; Dipping Station

6. Policy 7R regarding retaining wall heights and site disturbance
7. Parking: Residential parking in garages (positive points)
8. Public Art (off site improvements)
9. Mass Policy: Airlock Entries and other mass consuming energy conservation features
10. Employee housing annexation positive point allocations
11. Sandwich board signs/Outdoor display of merchandise
12. Development Agreement provisions relationship with point generating Development Code policies.

Staff would like direction from the Planning Commission on the Top Ten list recommended above. Staff intends to pursue work on the approved top ten list as soon as time and resources allow. The order that they are forwarded to Planning Commission and Town Council will partly depend on the complexity of the project.

	<u>Third Floor:</u>	10,386 sq. ft.
	Total	33,800 sq. ft.
Height:	Recommended:	38' (mean)
	Proposed:	36.75' (mean); 42'(overall)
Lot Coverage:	Building / non-Permeable:	11,927 sq. ft. (9.4% of site)
	Hard Surface / non-Permeable:	33,188 sq. ft. (26% of site)
	Open Space / Permeable Area:	82,344 sq. ft. (64.6% of site)
Parking:	Required:	63 spaces
	Proposed:	66 spaces
Snowstack:	Required:	8,301 sq. ft. (25%)
	Proposed:	8,400 sq. ft. (25%)
Setbacks:	Front:	35 ft.
	Side (north):	60 ft.
	Side (south):	165 ft.
	Rear:	157 ft.

Item History

This property was part of the Town of Breckenridge Land Exchange with the U.S. Forest Service, which was completed in the spring of 2012, and the patent was recorded on March 23, 2012. Annexation Parcel 1 is 8.979 acres, of which this proposal is on 2.926 acres of those 8.979 acres.

The Planning Commission reviewed a previous application, Pence Miller Village, at a work session on August 21, 2012 and again at a second work session on October 16, 2012. The Town Council has reviewed the former proposal in two work sessions; first on March 19, 2013 and then again on September 10, 2013. The Pence Miller Village proposal was withdrawn by the applicant.

Changes From the Previous Submittal

The applicant heard the concerns of the neighbors, Planning Commission, Town Council, and Staff. Hence, the applicant has revised the 2012 proposal significantly.

- The proposal has been reduced from an 81-unit affordable rental apartment project down to a 45-unit proposal.
- Density has been reduced from 61,054 sq. ft. down to 27,134 sq. ft.
- The total sq. ft. of the building(s), including hallways, stairways, and common areas has been reduced from 104,522 sq. ft. down to 33,175 sq. ft.
- The height of the building has been reduced from 54.7' (4 ½ stories) to the mean down to 36.75' (three stories).
- Two and three-bedroom units have been removed, now the proposal is for all studio and one-bedroom units.
- The previous submittal included underground parking, now all of the parking will be surface spots.
- The previous submittal was for two buildings, which has been reduced to one building.

- Previously the buildings had long unbroken rooflines, now the roofline is broken up in two spots and steps down on the edges of the building.

Staff Comments

Social Community / Employee Housing (24/A & 24/R): Policy 24 (Relative): *A. Employee Housing: It is the policy of the town to encourage the provision of employee housing units in connection with commercial, industrial, and multiunit residential developments to help alleviate employee housing impacts created by the proposed uses.*

The proposal is for the entire project to be 100% affordable rental units. Hence, per Policy 24/R, (A). Social Community (1) *Point Assessments*: the proposal warrants the maximum ten positive points (+10) under this policy. Per this policy, any application for 9.51-100 percentage of project density in employee housing receives positive ten (+10) points.

Furthermore, an additional six positive (+6) points are warranted under section *B. Community Need: Developments which address specific needs of the community which are identified in the yearly goals and objectives report are encouraged. Positive points shall be awarded under this subsection only for development activities which occur on the applicant's property.*

Past Precedent

1. Gibson Heights, PC#2001011, 8/21/2001. Need for affordable housing is a primary community need. (+10 points awarded)
2. Colorado Mountain College (CMC) Site Plan, 7/17/2007. Education an established Council Goal. The development of a new Breckenridge campus for CMC furthers this goal. (+6 points).
3. Valley Brook Childcare Facility, PC#2007107, 8/21/2007. Meets community need for daycare centers and nurseries. (+6 points).
4. McCain Solar Garden, PC#2011065, 10/18/2007. Use of renewable sources of energy for the community is a priority for the Town Council. (+6 points).

Affordable housing on this parcel has been identified by the Town Council in their yearly goals and objectives report. Past precedents and Policy 24/R (B) warrants positive six (+6) points. One hundred percent of the 45-units will be rented at 60% or below AMI (Average Median Income).

Building Height (6/A & 6/R): The previous application in 2013 was nearly 18' taller to the mean than current proposed height. The proposed building is 36'-9" to the mean at its highest point.

The Development Code defines the story to height conversion specifically as: *"A conversion factor used in determining allowed building heights outside the Historic District for all structures except Single Family residences and Duplexes, where the first two stories of a building are allocated thirteen (13) feet in height each, and all subsequent stories are each allocated twelve (12) feet in height. One half story equals six (6) feet."* Staff believes the condition described above has been met by this design.

The tallest mean point of the building is 36'-9", which is a three story building per Code. The overall building height is 42' to the roof ridge.

Land Use Guidelines

Per Land Use District 9.2, regarding building heights states, “*Buildings in excess of two stories are discouraged. Buildings of three stories may be acceptable only if situated in such a way that the hill to the west provides an appropriate backdrop, and sufficient trees are left to the east to provide adequate screening.*”

Building heights should be appropriate to the structural type proposed, and will be determined through the development review process of the governing jurisdiction.”

Per Policy 6 (Absolute) Building Height: “*The maximum allowed height for structures shall be as follows: B. Outside The Historic District: (2.) For all structures except Single Family and Duplex Units outside the Historic District: No building shall exceed the Land Use Guidelines recommendation by more than two (2) full stories.*”

Staff believes this is a two story land use district because sufficient trees will not be left to the east to provide adequate screening. However, the proposed landscaping plan does provide adequate screening.

Per Policy 6 (Relative) Building Height: “*For all structures except single-family and duplex units outside the historic district: Negative points under this subsection shall be assessed based upon a project's relative compliance with the building height recommendations contained in the Land Use Guidelines, as follows:*

- 5 points Buildings that exceed the building height recommended in the land use guidelines, but are no more than one-half (1/2) story over the land use guidelines recommendation.*
- 10 points Buildings that are more than one-half (1/2) story over the land use guidelines recommendation, but are no more than one story over the land use guidelines recommendation.***
- 15 points Buildings that are more than one (1) story over the land use guidelines recommendation, but are no more than one and one-half (1-1/2) stories over the land use guidelines recommendation.*

Any structure exceeding two (2) stories over the Land Use Guidelines recommendation will be deemed to have failed Absolute Policy 6, Building Height.”

Staff believes this is a two story land use district. Hence, the building height of 36’-9” is between a half story and full one story over that which is recommended in the LUG’s. The height warrants negative ten (-10) points under the relative policy for being more than a one-half (1/2) story over the land use guidelines recommendation, but no more than one (1) story over the land use guidelines recommendation.

Per Section (B.) of this policy: *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.* At the suggestion of Staff, the architects worked on the roof form from the previous submittal. The long unbroken roof form has now been broken up in two places with light story elements and steps down at

the edges. Hence, Staff believes the proposal warrants positive one (+1) point for this design, per section (B) of Policy 6/R.

Density/Intensity (3/A & 3/R)/Mass (4/R): The proposed density is 27,134 sq. ft. The allowed density per LUD 9.2 for this 2.926 acre parcel is 38,170 sq. ft.

- This was calculated as follows: Area within **LUD 9.2** = 2.4 (acres) x 10 (UPA) x 1,200 (multiplier for apartment buildings) = 28,800 sq. ft.
- Area within **LUD 1** = 0.526 (acres) x .1 (UPA) x 1,200 (multiplier) = 63 sq. ft.
- 28,800 + 63 = 28,863 sq. ft. Policy 3/A Density/Intensity, Section D (3) allows: *“A project located outside of the conservation district which consists of all employee housing units as herein defined, shall be allowed one hundred and fifteen percent (115%) of its otherwise permitted density under the controlling development policy or document, including, but not limited to, the land use guidelines, master plan, planned unit development agreement or other controlling site specific rule, regulation or court order.”* This is calculated as follows: 28,863 sq. ft. x .15 = 4,329 + 28,863 = **33,192** sq. ft. of allowable density.

Mass 4/R: Section (A)(3)

- The Code allows another 15% bonus for common areas (including hallways and stairways): 33,192 x .15 = 4,978 sq. ft. + 33,192 = **38,170** sq. ft. of total building area is allowed.

The entire building is proposed at 33,765 sq. ft., hence this proposal is under allowable density and mass limits.

Placement Of Structures (9/A & 9/R): The absolute setbacks for residential multi-family apartment buildings are as follows:

Absolute setbacks

Front: 10' (garage no closer than 20')

Side: 3'

Rear: 10'

Relative setbacks

Front: 15'

Side: 5'

Rear: 15'

Per Policy 9/R: 3. (d.) *“Perimeter Boundary: The provisions of this subsection shall only apply to the perimeter boundary of any lot, tract or parcel which is being developed for attached units (such as duplexes, townhouses, multi-family, or condominium projects), or for cluster single-family use.”*

The proposed perimeter boundary setbacks around the project are measured as follows:

Front: 35'

Side: 60' (north)

Side: 165' (south)

Rear: 157'

Architectural Compatibility (5/A & 5/R) 3X(-2/+2): Pinewood Village 2 represents Colorado mountain style architecture. It has strong vertical elements on each face anchored by a cultured stone base that ties the building together. The architects use of brackets, lodge pole style posts at the balconies and board and batten siding help to tie the project to the typical mountain vernacular of the area.

The building steps down at both ends and has two light story elements that break up and bring relief to the roofline, which creates a more dynamic building form. The building creates outdoor living area with balconies or Juliette balconies for all units. Also, an outdoor amenity area has been proposed, which will include picnic tables, a charcoal BBQ, and benches.

The architect has proposed the use of fiber cement siding and cultured stone. Policy 5/R encourages the use of natural materials: *Exterior building materials and colors should not unduly contrast with the site's background. The use of natural materials, such as logs, timbers, wood siding and stone, are strongly encouraged because they weather well and reflect the area's indigenous architecture. Brick is an acceptable building material on smaller building elements, provided an earth tone color is selected. Stucco is an acceptable building material so long as an earth tone color is selected, but its use is discouraged and negative points shall be assessed if the application exceeds twenty five percent (25%) on any elevation as measured from the bottom of the fascia board to finished grade. Such measurement shall include column elements, windows and chimneys, but shall not include decks and railing elements. Fiber cement siding may be used without the assignment of negative points only if there are natural materials on each elevation of the structure (such as accents or a natural stone base) and the fiber cement siding is compatible with the general design criteria listed in the land use guidelines. Roof materials should be nonreflective and blend into the site's backdrop as much as possible. Inappropriate exterior building materials include, but are not limited to, untextured exposed concrete, untextured or unfinished unit masonry, highly reflective glass, reflective metal roof, and unpainted aluminum window frames. This subsection A applies only to areas outside of the conservation district, but does not apply to the Cucumber Gulch overlay protection district (see section [9-1-19-5A](#), "Policy 5 (Absolute) Architectural Compatibility", subsection D, of this chapter). (Emphasis added.)*

All of the board and batten, trim and columns are proposed as natural cedar, which meets the requirements for allowing fiber cement board without the assignment of negative points. However, there appears to be more than 25% of the elevations shown as cultured stone. Staff believes this warrants negative three (-3) points under this policy.

Past Precedent

1. Preservation Homes at Maggie Point, PC#2008024, 8/18/2009. Some of the elevations exhibiting more than 25% unnatural materials (metal panels and metal siding. Negative three (-3) points.
2. Valleybrook Housing Site Plan, PC#2009030, 8/4/2009. Use of more than 50% non-natural material. Negative six (-6) points.
3. Colorado Mountain College Site Plan, 7/17/2007. The majority of the material is brick, there would be more than 25% of non-natural material. Negative six (-6) points.
4. Snodallion Condo Exterior Remodel, PC#2007008, 2/26/2007. Proposal is 28%-43% (depending on the elevation) non-natural material. Negative three (-3) points.
5. Park Place Condos Exterior Remodel, PC#2006025, 9/5/2006. The applicants are proposing to use 100% Hardiplank on the exterior of the building. The existing stonework (not to be replaced) on the buildings is also non-natural. Thus, with 100% non-natural materials for the exterior of all

the buildings negative six (-6) points under Policy 5/R, Architectural Compatibility, would be incurred for the use of non-natural materials.

Does the Planning Commission concur with negative four (-4) points for more than 25% of an elevation being proposed as cultured stone?

The colors are shown on the color elevations and meet the chroma requirements of the Code. Staff does believe the architecture is compatible with the surrounding properties in the neighborhood.

Transit (25/R): *Nonauto Transit System: The inclusion of or the contribution to a permanent nonauto transit system, designed to facilitate the movement of persons to and from Breckenridge or within the town, is strongly encouraged. Nonauto transit system elements include buses and bus stops, both public and private, air service, trains, lifts, and lift access that have the primary purpose of providing access from high density residential areas or major parking lots of the town to the mountain, etc. Any development which interferes with the community's ability to provide nonauto oriented transportation elements is discouraged. Positive points shall be awarded under this policy only for the inclusion of or the contribution to nonauto transit system elements which are located on the applicant's property. (Ord. 37, Series 2002)*

Applicant proposes to build a bus pull out and bus shelter for waiting guests. This bus stop and shelter will not only benefit the new residents of Pinewood Village 2, but also the rest of the neighborhood.

Past Precedent

1. Sundowner II Condominium Remodel, PC#2005148. awarded positive four (+4) points for providing a transit stop and shelter on the property. Valleybrook Site Plan, PC#2005148. Constructing a new transit stop and pullout along existing route. Positive four (+4) points.
2. Shock Hill Master Plan Revision, PC#2006176. Transit stop and bus shelter to be constructed.

Hence, this proposal warrants positive four (+4) points based on Policy 25/R Transit and past precedent.

Site and Environmental Design (7/R): *“The Town hereby finds that it is in the public interest for all sites within the community to be designed, arranged, and developed in a safe and efficient manner. The arrangement of all functions, uses, and improvements should reflect the natural capabilities and limitations of the property. This policy is also intended to discourage levels of development intensity that result in generally compromised site functions, buffering and aesthetics.”*

Staff believes the applicant has done a good job of blending the proposed buildings into the site. The site has been developed in a cohesive manner that provides privacy to the people living in Pinewood Village 2 and buffering for the neighbors. The applicant has left existing mature trees around the project. The landscaping plan is very strong and will provide screening and buffers for the proposed development.

There is a fairly tall retaining wall proposed behind the building to create the parking area. The retaining wall starts out at less than one foot on the north end, but then gains height to eleven (11'), then fifteen (15'), and finally sixteen (16'-4") at the tallest point. The retaining wall is proposed to be sided with Versa Lok modular concrete blocks (see photo on page L002). There is also a small three (3') tall retaining wall, proposed with stone veneer to match the proposed building stone veneer, in front of the building to help create the driveway.

Per Policy 7/R, Section C. 2X(-2/+2): *Retaining Walls: Retaining wall systems with integrated landscape areas are encouraged to be provided to retain slopes and make up changes in grade rather than cut/fill areas for slope retention. Retaining wall systems made of, or faced with, natural materials such as rock or timbers are preferred. Other materials that are similar in the nature of the finishes may be considered on a case by case basis, but are not recommended for use in highly visible locations. Smaller retaining wall systems, up to four feet (4') tall, that incorporate vegetation between walls without creating excessive site disturbance are preferred. **It is understood that, depending on the slope of the site, the height of retaining walls may vary to minimize site disruption. If an alternative site layout that causes less site grading and complies with all other relevant development code policies is viable, then it should be strongly considered. (Emphasis added.)***

Staff believes that are two issues to consider regarding the retaining wall. First this policy encourages the wall to be faced with natural materials if located in highly visible locations.

The majority of the retaining wall would be behind the new building, and would not be highly visible from Airport Road. The versa lok blocks are proposed in the similar color to the cultured stone proposed on the building. This policy does allow other materials that are similar in nature of the finishes to be considered if not in a highly visible location, and this does seem to be the case here.

Smaller retaining wall systems, up to four feet (4') tall that incorporate vegetation between walls without creating excessive site disturbance are preferred. However, in this case Staff believes stepping the wall up the steep slope would create excessive site disturbance; the section of sixteen (16') tall wall would require four steps up the hill of four (4') tall retaining walls. It would push the single track trail, tree cutting, and disturbance up into LUD 1, which Staff would like to avoid.

Staff has done the research and found that at the Skypark Business Center Condo, located at 1915 Airport Road (PC#1999-105), did not received negative points for a 25' tall retaining wall using concrete blocks behind the building used to create driveway access behind the building. In this case the retaining wall allowed for the retention of trees above the wall for screening.

Staff believes that due to the west retaining wall being behind the building and not highly visible; and, to reduce the amount of site disturbance the design of the retaining wall is acceptable.

Does the Planning Commission believe the design of the retaining wall and the materials warrants negative four (-4) points under this policy, or is this site layout that causes less site grading and complies with all other relevant development code, and hence does not warrant negative points?

Access / Circulation (16/A & 16/R; 17/A & 17/R): Per Policy 16 (Absolute) Internal Circulation: *A. Emergency Access: All developments shall provide adequate access for emergency vehicles and for those persons attempting to render emergency services.*

An emergency access is proposed to connect Pinewood Village 2 to Airport Road by the use of grass pavers. This access will have bollards that only emergency services can open.

Policy 16 (Relative) Internal Circulation:

A. Accessibility: It is encouraged that internal circulation systems provide the types, amounts, and locations of accessibility needed to meet the uses and functions of the movement of persons, goods,

services, and waste products in a safe and efficient manner, with maximum use of pedestrian orientation, and a minimum amount of impervious surfaces. Internal circulation elements should be designed in such a manner that the elements are integrated with each other as well as possible, and that conflicts between elements are minimized. The following represent the criteria utilized to analyze how well the project has met this particular policy.

(1) Pedestrian Circulation: Whenever appropriate to the type and size of the development, the inclusion of a safe, efficient and convenient pedestrian circulation system is encouraged. The provision of pedestrian circulation areas adjacent to and at the same level as adjacent sidewalks is strongly encouraged.

(2) Separation Of Systems: The separation of circulation systems and patterns which are basically incompatible is encouraged.

(3) Delivery Areas: Delivery areas and refuse pickup should be located away from public spaces.

There is a single track soft surface trail proposed that will go above Pinewood Village 2. This trail will connect to a proposed sidewalk along Airport Road. If the Town can gain an access easement from Claimjumper Condos this trail will connect to the Pence Miller Trail in the future.

There are 5' wide pedestrian sidewalks all the way around the proposed building, which connect to the new sidewalk along Airport Road. The Town is committed to then building a new sidewalk on the west side of Airport Road, which will connect to the existing bus stop at Pinewood Village 1 to Pinewood Village 2. Also, an 8' pedestrian trail is proposed to connect the parking lots of Pinewood Village 1 and 2.

Staff believes the internal circulation system proposed warrants positive three (+3) points. Does the Planning Commission concur with three positive (+3) points under this policy?

Landscaping (22/A & 22/R): *All developments are strongly encouraged to include landscaping improvements that exceed the requirements of section [9-1-19-22A](#), "Policy 22 (Absolute) Landscaping", of this chapter. New landscaping installed as part of an approved landscape plan should enhance forest health, preserve the natural landscape and wildlife habitat and support firewise practices. A layered landscape consistent with the town's mountain character, achieved through the use of ground covers, shrubs, and trees that utilize diverse species and larger sizes where structures are screened from viewsheds, public rights of way and other structures, is strongly encouraged. The resulting landscape plan should contribute to a more beautiful, safe, and environmentally sound community.*

(1) At least one tree a minimum of eight feet (8') in height, or three inch (3) caliper, should be planted at least every fifteen feet (15') along all public rights of way adjacent to the property to be developed.

The proposal exceeds minimum requirements for landscaping as described in Policy 22 Absolute. The landscaping proposal warrants positive two (+2) points under this policy. The language for positive two points is:

+2: Proposals that provide some public benefit. Examples include: the preservation of specimen trees as a result of a new building footprint configuration to preserve the trees; preservation of groupings of existing healthy trees that provide wildlife habitat; preservation of native ground covers and shrubs significant to the size of the site; xeriscape planting beds; the planting of trees that are of larger sizes

(a minimum of 2.5 inch caliper for deciduous trees and 8 feet for evergreen trees); utilizing a variety of species; and the layering of ground covers, shrubs, and trees that enhances screening and assists in breaking up use areas and creating privacy. In general, plantings are located within zone one.

+4: Proposals that provide above average landscaping plans. Examples include: all those noted under +2 points, in addition to the planting of trees that are of larger sizes (a minimum of 3 inch caliper for deciduous trees and 10 feet for evergreen trees); utilizing a variety of species and the layering of ground covers, shrubs, and trees that enhances screening and assists in breaking up use areas and creating privacy. Fifty percent (50%) of all new planting should be native to the town and the remaining fifty percent (50%) should be adapted to a high altitude environment. In general, plantings are located within zone one and zone two.

The proposed landscaping plan includes:

- 19 Colorado Spruce Trees (8'-12' in height nursery grown)
- 22 Engelmann Spruce Trees (8'-12' in height collected)
- 21 Bristlecone Pine Trees (8'-12' in height collected)
- 35 Aspen Trees (2.5" minimum caliper and 50% multi-stem)
- 7 Schubert Chokecherry trees (2.5" caliper)
- 118 Native Shrubs (5 gallon)
- 325 sq. ft. of perennial/annuals
- Per this policy one tree every fifteen (15') is required along the public right of way. This would require twenty nine (29) trees to be planted. Applicant is proposing sixty nine (69) trees.

Past Precedent

- Breckenridge Nordic Center Lodge, PC#2011050. 105 trees proposed, only 51 were required. Positive four points (+4) points.

Applicant has proposed a wall of trees along the north property line with Claimjumper Condos and along Airport Road. The project will be well screened on all four sides. Staff believes the proposed landscaping plan meets the requirements of some public benefit for landscaping and warrants positive two (+2) points.

Parking (18/A & 18/R): The required parking for this number of units is sixty three (63) parking spaces. The Off-Street Parking Regulations of the Town Code require one (1) parking space for studio apartments, and one and a half (1.5) for one bedroom and larger. There are nine (9) studio apartments proposed, which require nine (9) parking spaces. There are thirty six (36) units proposed as one bedroom, which will require fifty four (54) parking spaces, ($36 \times 1.5 = 54 + 9 = 63$ total required parking spaces).

There are sixty six (66) parking spaces surface parking spaces proposed on-site.

Staff believes the parking situation proposed will work well for the residents living at Pinewood Village 2. Staff has no concerns with the proposed parking plan.

Utilities Infrastructure (26/A & 26/R; 28/A): Policy 26 (Relative): *A. Off Site Improvements:*

B. *Capital Improvements: The implementation of capital improvement needs listed in the land use guidelines or town's capital improvements five (5) year program is encouraged; while any action to impede the implementation of any of these items is discouraged.*

A sidewalk is proposed to be added along the west side of Airport Road along the property, which will be connected to the sidewalk at Pinewood Village I. This connection was envisioned in the Town's five (5) year capital improvements program.

Past Precedent

1. Brittany Place Modifications (304 N. Main Street), PC#1998031. Sidewalk adjacent to Main Street constructed and connected to existing sidewalk to the south (off-site). This includes the sidewalk in front of the Enyeart house, which is why positive points were originally given. Positive three (+3) points were awarded.
2. Breckenridge Design Center (1605 Airport Road), PC#1998044. Construction of a transit shelter and stop. Positive three (+3) points were awarded.

Staff believes this off site improvement warrants positive four (+4) points under Policy 26/R. Does the Planning Commission concur?

Storage (14/R): *General: All developments are encouraged to provide the types and amounts of storage that are appropriate to the development. Storage areas shall include storage space for vehicles, boats, campers, firewood, equipment and goods, and shall be located where they are most convenient to the user, and least offensive to the community. Interior storage of at least five percent (5%) of the building is encouraged. (Ord. 19, Series 1988)*

Applicant has proposed 8.1% of the project as storage, which exceeds the minimum requirements of this policy.

Recreation Facilities (20/R): *The community is based, to a great extent, on tourism and recreation; therefore, the provision of recreational facilities, both public and private, is strongly encouraged. Each residential project should provide for the basic needs of its own occupants, while at the same time strive to provide additional facilities that will not only be used for their own project, but the community as a whole. Commercial projects are also encouraged to provide recreational facilities whenever possible. The provision of recreational facilities can be on site or off site, public or private. (Ord. No. 9, Series 2006)*

The proposed single track trail above and to the south of the proposed building will be used by not only occupants of Pinewood Village 2, but also by the community as a whole. There is also a proposed outdoor gathering place, which will have picnic tables, charcoal BBQ, and benches for seating.

Past Precedent

1. Summit County Justice Center Expansion, PC#2003084. Providing at grade bike path connection at N. Park Avenue. Positive three (+3) points were awarded.
2. Main Street Junction Condo/Hotel, PC#1999081. Project provides two hard surface trails, sidewalk along Main Street, picnic/barbecue area, & two exterior hot tub areas. Trails realigned, upgraded, signed & available to public. Positive three (+3) points were awarded.

3. Wellington Neighborhood Master Plan, PC#1999139. All open space (private and public) available to public with trails. Positive three (+3) points were awarded.

Based on this policy and the precedent Staff believes the proposed single track trail and the outdoor gathering place warrants positive three (+3) points. Does the Planning Commission concur?

Snow Removal And Storage (13/R): This policy encourages that functional snow storage area be provided which is equal to approximately twenty five percent (25%) of areas to be cleared of snow. In this case that would require: 33,205 sq. ft. of paved areas x .25 = 8,301 sq. ft. The applicant has proposed 9,342 sq. ft. of snow storage area, some of which will be pushed down into a detention pond behind significant proposed landscaping. The landscaping and below grade detention pond will help shield the snow storage from public view.

Staff believes that two or three trees will need to come out from the landscaping plan near the detention pond to allow for the snow storage and plowing to function properly. If those trees are removed from the site plan and proper signage is installed informing people that this area has to be kept clear for snow removal, then Staff has no concerns with the proposed snow removal and storage.

Drainage (27/A & 27/R): Policy 27 (Relative): *A. It shall be the responsibility of the applicant to provide drainage improvements as required by the town of Breckenridge municipal drainage standards, including downstream improvements necessary to adequately serve the project. The applicant shall provide engineered data, sufficient to indicate that the drainage from the proposed development will not adversely affect any downstream properties or the community as a whole.*

The proposal is for all the site drainage to flow to the detention pond, which will then slowly release into the ditch on the side of Airport Road. Then the water will flow to culverts under Claimjumper Condos driveway, and the dirt driveway (Theobald property) to the north of Claimjumper's Condos driveway, then into the Cucumber Creek drainage. This proposal will require a ditch to be created next to Airport Road, and two culverts to be added under the existing driveways. The Town's Engineering Department and the applicants engineer are working on the details of this drainage plan. At this preliminary review Staff has no concerns with the proposed drainage plan.

Point Analysis (Section: 9-1-17-3): Staff believes the proposal warrants the following points: Policy 24/R Employee Housing positive ten (+10) points and positive six (+6) for meeting a Council Goal, Policy 6/R Height positive one (+1) for providing an interesting roof form that steps down at the edges, Policy 22/R Landscaping positive two (+2) points, Policy 25/R Transit positive four (+4) points for a bus pull out with shelter for waiting guest, Policy 26/R Infrastructure positive four (+4) for installation of a sidewalk to the bus stop and installation of street lights, Policy 16/R Internal Circulation positive three (+3), Policy 20/R Recreation Facilities for the single track trail and outdoor gathering place positive three (+3), and negative ten points (-10) under Policy 6/R as the building height is more than one half (½) story over the land use guidelines recommendation, but are no more than one (1) story over the land use guidelines recommendation, negative three (-3) points under Policy 5/R Architectural Compatibility for use of cultured stone that exceeds 25% of an elevation, and negative four (-4) points under policy 7/R Site and Environmental Design for a retaining wall over 4' in height that is not faced with natural materials, for a total passing point analysis of positive sixteen (+16) points.

Staff Recommendation/Questions

1. Does the Planning Commission agree with Staff's preliminary point analysis?

2. Does the Planning Commission have other concerns or comments on the proposal?

The Planning Department believes that Pinewood Village 2, PL-2014-0170, located at 837 Airport Road, Government Lot 47, with a passing point analysis is ready to be scheduled for a Final Hearing.

Final Hearing Impact Analysis				
Project:	Pinewood Village 2	Positive Points		+33
PC#	PL-2014-0170			
Date:	12/31/2014	Negative Points		- 17
Staff:	Matt Thompson, AICP			
		Total Allocation:		+16
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / (Historic Above Ground Density)	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	- 3	More than 25% of an elevation proposed with cultured stone.
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)	- 10	Building is more than one-half (1/2) story over the land use guidelines recommendation, but no more than one story over the land use guidelines recommendation.
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	+1	Interesting roof form broken up in two locations with a light story element, and steps down at the edges.
	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)	- 4	Design of the retaining wall (16' in height at tallest point) and not faced with natural materials.
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		

15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)	+3	Walkways all the way around the building, connections to parking lot, and connections to the new sidewalk along Airport Road.
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking - Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+3	Proposed single track trail (open to the community) and outdoor gathering place.
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+2	Sixty nine (69) new trees proposed. All deciduous trees at least 2.5" caliper, all evergreen trees 8'-12' in height.
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	100% of the 45-units will be affordable rental housing.
24/R	Social Community - Community Need	3x(0/+2)	+6	Affordable housing on this parcel has been identified by the Town Council in their yearly goals and objectives report.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
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)	+4	Applicant proposes to build a bus pull out and bus shelter for waiting guest.
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)	+4	Sidewalk is proposed to be added along the west side of Airport Road.
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		

33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

PINEWOOD VILLAGE 2 DEVELOPMENT PLANS

LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 77 WEST, WITHIN THE TOWN OF BRECKENRIDGE, SUMMIT COUNTY, STATE OF COLORADO



SITE DATA

LAND COVERAGE	SF	ACRES	% OF SITE
BUILDING	11,527	0.28	9.4
PAVING (DRIVES, PARKING, SIDEWALKS)	33,188	0.76	25.0
OPEN SPACE	82,344	1.89	64.4
TOTAL	127,459	2.93	100

PARKING STANDARDS	REQUIRED PARKING	PROVIDED TYPE	PROVIDED PARKING
OUTSIDE THE SERVICE AREA			
M/R RESIDENTIAL			
1.5/2U	54	SURFACE	66
1/1.5/2U	9		
TOTAL	63		66

OVERALL UNIT MIX

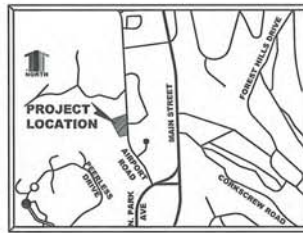
UNIT TYPE	UNIT DESCRIPTION	AREA	OCCURRENCES	TOTAL AREA	MIX
S1	STUDIO	526 SF	8	4,217 SF	3.3%
S2	STUDIO	596 SF	6	3,576 SF	2.8%
	SUBTOTAL		14	7,793 SF	6.1%
A1	1 BED/1 BATH	598 SF	24	14,349 SF	11.3%
A2	1 BED/1 BATH	592 SF	5	2,959 SF	2.3%
A2-TYPE A	1 BED/1 BATH	592 SF	1	592 SF	0.5%
A3	1 BED/1 BATH	598 SF	6	3,586 SF	2.8%
	SUBTOTAL		36	21,486 SF	16.7%
TOTAL			45	26,638 SF	20.8%

AREAS FOR DENSITY CALCULATIONS

FLOOR	AREA
R1	9,127 SF
R2	5,010 SF
R3	6,997 SF
TOTAL	27,134 SF

DENSITY AND TOTAL SF ALLOWED

ALLOWED DENSITY	28,863 SF
15% BONUS (EMPLOYEE HOUSING)	4,329 SF
TOTAL ALLOWED DENSITY	33,192 SF
15% BONUS (COMMON AREAS/HALLWAYS/STAIRS)	4,978 SF
ALLOWED TOTAL AREA FOR ALL ENCLOSED AREAS	38,170 SF



VICINITY MAP
N.T.S.

SHEET INDEX

0201	COVER SHEET
C100	EXISTING CONDITIONS
C101	SITE PLAN IMPROVEMENTS
A001.0	ARCHITECTURAL SITE PLAN OPTION 1
A001.1	ARCHITECTURAL SITE PLAN OPTION 2
A002	ROOF HEIGHT EXHIBIT
A003	COLOR SITE PLAN/LANDSCAPE PLAN
A004	SUMMER SHADOW PROJECTIONS
A005	WINTER SHADOW PROJECTIONS
A006	SITE PLAN OVERLAY
A007	SITE SECTION
A100	LEVEL 1 - LAYOUT PLAN
A101	LEVEL 2 - LAYOUT PLAN
A102	LEVEL 3 - LAYOUT PLAN
A103	ANCILLARY BUILDINGS
A200	ELEVATIONS
A201	ELEVATIONS
A300	COLOR ELEVATIONS
A301	COLOR ELEVATIONS
A400	PERSPECTIVES
L001	LANDSCAPE PLAN
L002	LANDSCAPE DETAILS

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CONTACT: KURT HEFFLER

PARCEL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SW ¼ OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

GOVERNMENT LOT 47, LOCATED IN SECTION 30, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF COLORADO, AS DESCRIBED IN UNITED STATES PATENT RECORDED MARCH 23, 2012 UNDER RECEPTION NO. 989212 OF THE RECORDS OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO.

FURTHER DESCRIBED AS BEGINNING AT CORNER NO. 3 OF THE RANCON PLACER, M.S. 1384, ALSO BEING THE NORTHWEST CORNER OF LOT 5, BLOCK 1, THE AMENDED PLAT OF PARKWAY CENTER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 30 BEARS S84°02'41"W 147.75 FEET DISTANT; THENCE S19°52'02"W A DISTANCE OF 13.20 FEET TO A POINT ON THE SOUTH LINE OF THE SW ¼ OF SECTION 30; THENCE S89°50'26"W ALONG THE SOUTH LINE OF THE SW ¼ OF SECTION 30, A DISTANCE OF 151.50 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE N02°22'13"W ALONG THE WEST LINE OF THE SW ¼ OF SAID SECTION 30, A DISTANCE OF 301.73 FEET TO A POINT ON THE 2-3 LINE OF THE DORA L. LODGE M.S. 16068; THENCE N02°56'12"E ALONG THE 2-3 LINE OF THE DORA L. LODGE M.S. 16068, A DISTANCE OF 302.13 FEET TO A POINT ON THE AIRBORN ROAD RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES:

1.) S04°32'41"E, A DISTANCE OF 428.50 FEET;
2.) S22°59'10"E, A DISTANCE OF 34.84 FEET TO A POINT ON THE 3-4 LINE OF THE RANCON PLACER, ALSO BEING THE NORTHEAST CORNER OF LOT 5, BLOCK 1, THE AMENDED PLAT OF PARKWAY CENTER;

THENCE S88°40'54"E ALONG THE 3-4 LINE OF THE RANCON PLACER, ALSO BEING THE NORTH LINE OF LOT 5, BLOCK 1, THE AMENDED PLAT OF PARKWAY CENTER, A DISTANCE OF 204.45 FEET THENCE S08°41'14"W A DISTANCE OF 783.37 FEET TO THE POINT OF BEGINNING, CONTAINING 127,459 SQUARE FEET OR 2.926 ACRES MORE OR LESS.

PROJECT BASIS OF BEARINGS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE WEST LINE OF THE KINDDOM PARK TOWNHOMES (REC. NO. 589574) AS BEARING NORTH 04°32'41" WEST

NOTE

UPON THE ISSUANCE OF A DEVELOPMENT PERMIT BY THE TOWN OF BRECKENRIDGE, THIS SITE PLAN SHALL BE BINDING UPON THE APPLICANT, AND THE APPLICANT'S SUCCESSORS AND ASSIGNS, UNLESS SUCH TIME AS THE TOWN HAS ISSUED A FINAL CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE, THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN AND IN THE BRECKENRIDGE PERMIT FOR THIS SITE. ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY IN ACCORDANCE WITH THE BRECKENRIDGE DEVELOPMENT CODE. THIS DOCUMENT REPRESENTS THE ENTIRE UNDERSTANDING BETWEEN THE APPLICANT AND THE TOWN OF BRECKENRIDGE WITH REGARD TO DEVELOPMENT RIGHTS AND DENSITY REMAINING ON THIS SITE.

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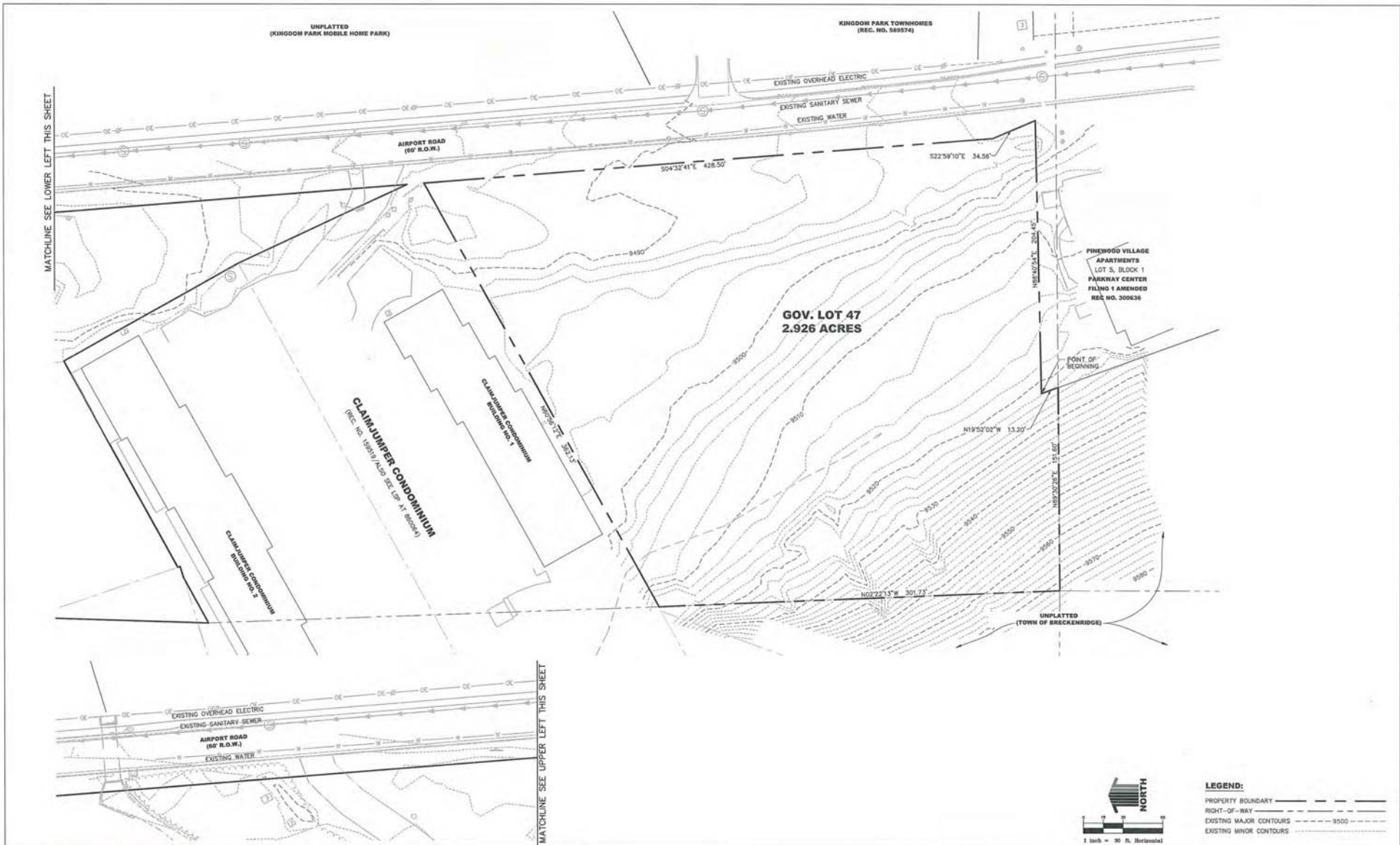
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PINEWOOD VILLAGE 2

Breckenridge, Colorado CLASS "A" PRELIMINARY SUBMITTAL 12/22/14

COVER SHEET

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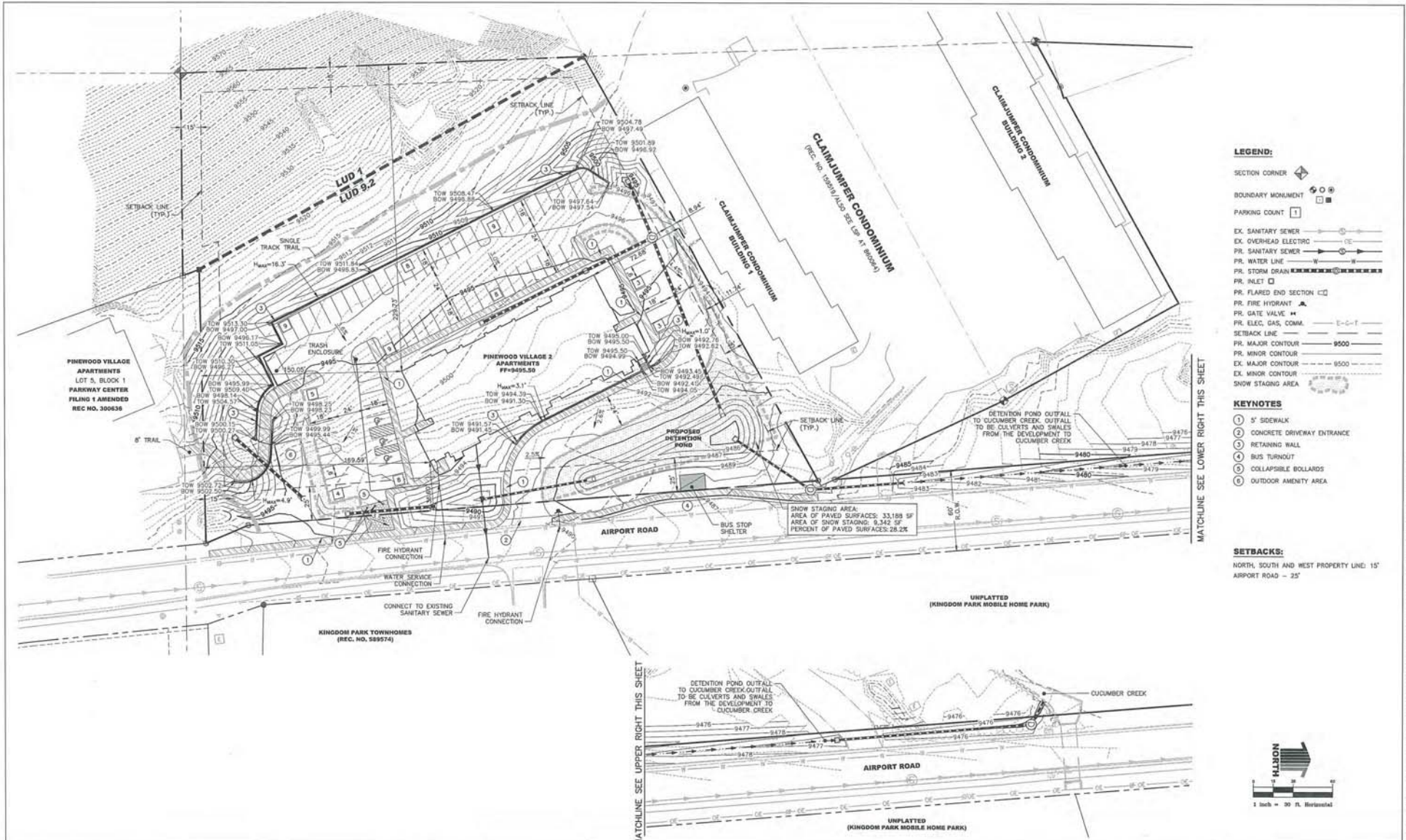
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EXISTING CONDITONS

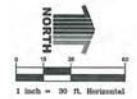
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- LEGEND:**
- SECTION CORNER
 - BOUNDARY MONUMENT
 - PARKING COUNT
 - EX. SANITARY SEWER
 - EX. OVERHEAD ELECTRIC
 - PR. SANITARY SEWER
 - PR. WATER LINE
 - PR. STORM DRAIN
 - PR. INLET
 - PR. FLARED END SECTION
 - PR. FIRE HYDRANT
 - PR. GATE VALVE
 - PR. ELEC. GAS, COMM.
 - SETBACK LINE
 - PR. MAJOR CONTOUR
 - PR. MINOR CONTOUR
 - EX. MAJOR CONTOUR
 - EX. MINOR CONTOUR
 - SNOW STAGING AREA
- KEYNOTES**
- 1 5' SIDEWALK
 - 2 CONCRETE DRIVEWAY ENTRANCE
 - 3 RETAINING WALL
 - 4 BUS TURNOUT
 - 5 COLLAPSIBLE BOLLARDS
 - 6 OUTDOOR AMENITY AREA

SETBACKS:
 NORTH, SOUTH AND WEST PROPERTY LINE: 15'
 AIRPORT ROAD - 25'



MATCHLINE SEE LOWER RIGHT THIS SHEET

MATCHLINE SEE UPPER RIGHT THIS SHEET

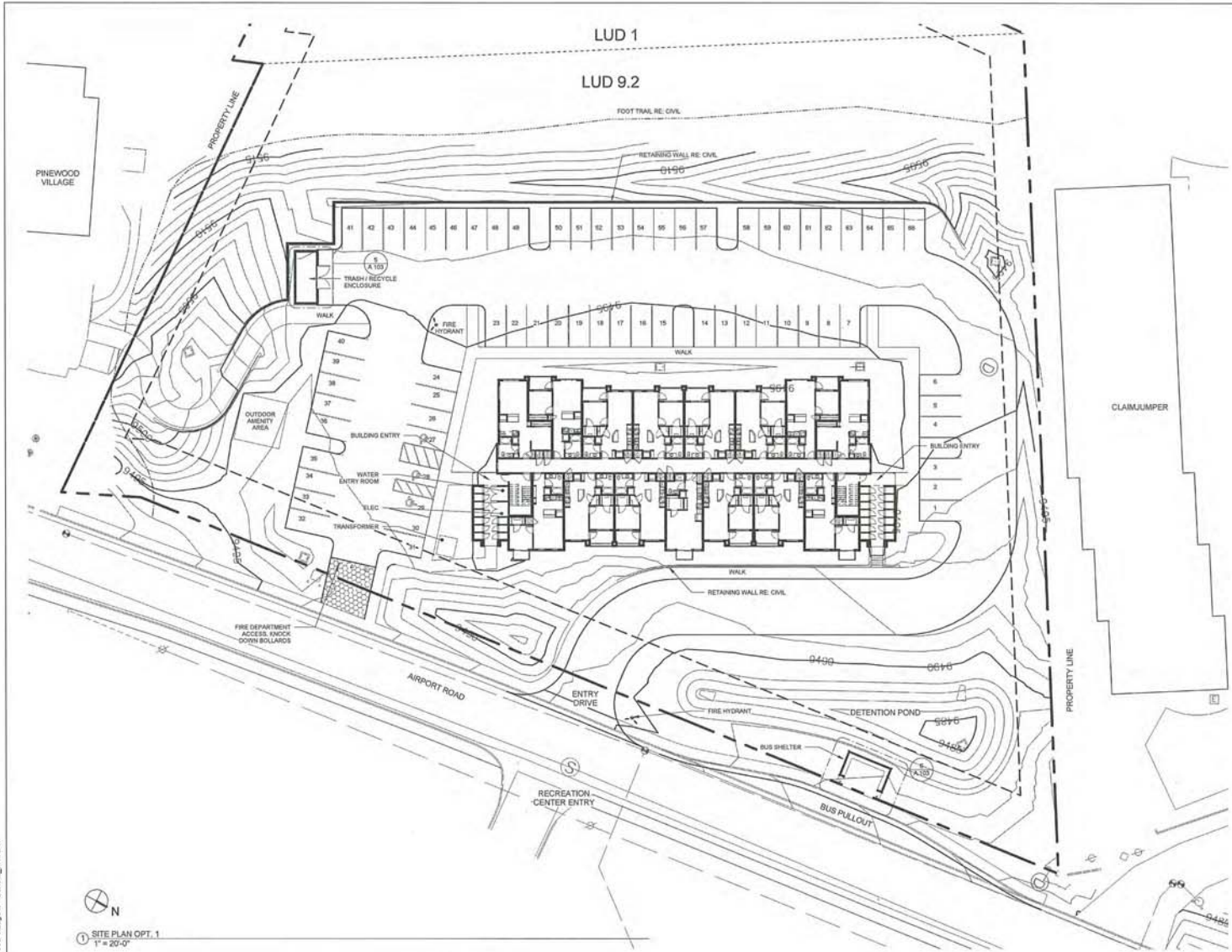
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PINEWOOD VILLAGE 2
 Breckenridge, Colorado CLASS "A" PRELIMINARY SUBMITTAL 12/22/14 **C101**
 SITE PLAN IMPROVEMENTS



OVERALL UNIT MIX

UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	TOTAL AREA	OCCURRENCES	MIX
B1	1 Bedroom	908 SF	1077 SF	3	13.1%
B2	1 Bedroom	966 SF	2076 SF	41	51.8%
			5153 SF	3	20.0%
A1	1 Bedroom / 1 Bath	538 SF	1036 SF	20	12.7%
A2	1 Bedroom / 1 Bath	562 SF	3069 SF	51	11.1%
AD-TYPE A	1 Bedroom / 1 Bath	562 SF	562 SF	1	2.2%
A3	1 Bedroom / 1 Bath	556 SF	3068 SF	41	12.3%
			2148 SF	38	65.0%
			3808 SF	40	100.0%

GROSS BUILDING AREA SCHEDULE BY FLOOR

Name	LEVEL	AREA
BUILDING DRIVEWAY	R1 T.O. SLAB	483 SF
BUILDING DECK	R1 T.O. SLAB	960 SF
BUILDING HORIZONTAL CIRCULATION	R1 T.O. SLAB	819 SF
BUILDING STORAGE	R1 T.O. SLAB	452 SF
BUILDING UNITS	R1 T.O. SLAB	8911 SF
BUILDING VERTICAL CIRCULATION	R1 T.O. SLAB	367 SF
MECHANICAL	R1 T.O. SLAB	82 SF
R1 T.O. SLAB		11776 SF
BUILDING DRIVEWAY	R2 T.O. SUBFLOOR	421 SF
BUILDING DECK	R2 T.O. SUBFLOOR	572 SF
BUILDING HORIZONTAL CIRCULATION	R2 T.O. SUBFLOOR	918 SF
BUILDING STORAGE	R2 T.O. SUBFLOOR	389 SF
BUILDING UNITS	R2 T.O. SUBFLOOR	8911 SF
BUILDING VERTICAL CIRCULATION	R2 T.O. SUBFLOOR	387 SF
MECHANICAL	R2 T.O. SUBFLOOR	31 SF
R2 T.O. SUBFLOOR		11860 SF
BUILDING DECK	R3 T.O. SUBFLOOR	112 SF
BUILDING HORIZONTAL CIRCULATION	R3 T.O. SUBFLOOR	271 SF
BUILDING UNITS	R3 T.O. SUBFLOOR	8911 SF
BUILDING VERTICAL CIRCULATION	R3 T.O. SUBFLOOR	387 SF
R3 T.O. SUBFLOOR		10360 SF
GRAND TOTALS		38477 SF

PARKING BY TYPE

PARKING TYPE	COUNT	RATIO
8' X 18' H.C. SPACE # ASBL	21	1.33
8' X 18' H.C. SPACE # ASBL	11	1.86
8' X 18' SURFACE	881	1.85
GRAND TOTAL	912	

2.5% ACCESS (107,469 SF) FOR THE TOTAL AREA, THEN THE SITE IMPROVEMENTS WOULD COVER 25.1% LEAVING 84.9% AN OPEN SPACE.

DENSITY* AREA CALCULATIONS

FLOOR	NAME	AREA
FIRST FLOOR		8137 SF
SECOND FLOOR		8210 SF
THIRD FLOOR		8307 SF
GRAND TOTAL		24,654 SF

*DENSITY EQUALS TOTAL SQUARE FOOTAGE OF THE RESIDENTIAL PORTIONS OF THE BUILDING. DENSITY DOES NOT INCLUDE COMMON AREAS SUCH AS LOBBIES, HALLWAYS, AND AMENITY AREAS PER TOWN OF BRECKENRIDGE DEVELOPMENT CODE.

STORAGE SCHEDULE

Area	Level	Area Type
36 SF	T.O. SLAB	STORAGE
33 SF	T.O. SLAB	STORAGE
56 SF	T.O. SLAB	STORAGE
121 SF	T.O. SLAB	STORAGE
24 SF	T.O. SLAB	STORAGE
104 SF	T.O. SLAB	STORAGE
634 SF		
96 SF	R2 T.O. SUBFLOOR	STORAGE
103 SF	R2 T.O. SUBFLOOR	STORAGE
96 SF	R2 T.O. SUBFLOOR	STORAGE
121 SF	R2 T.O. SUBFLOOR	STORAGE
94 SF	R2 T.O. SUBFLOOR	STORAGE
121 SF	R2 T.O. SUBFLOOR	STORAGE
981 SF		
103 SF	R3 T.O. SUBFLOOR	STORAGE
96 SF	R3 T.O. SUBFLOOR	STORAGE
121 SF	R3 T.O. SUBFLOOR	STORAGE
94 SF	R3 T.O. SUBFLOOR	STORAGE
500 SF		
2196 SF		

PERCENTAGE OF TOTAL DENSITY FOR STORAGE
2196 SF / 27,133 SF = 8.09%

1 SITE PLAN OPT. 1
1" = 20'-0"

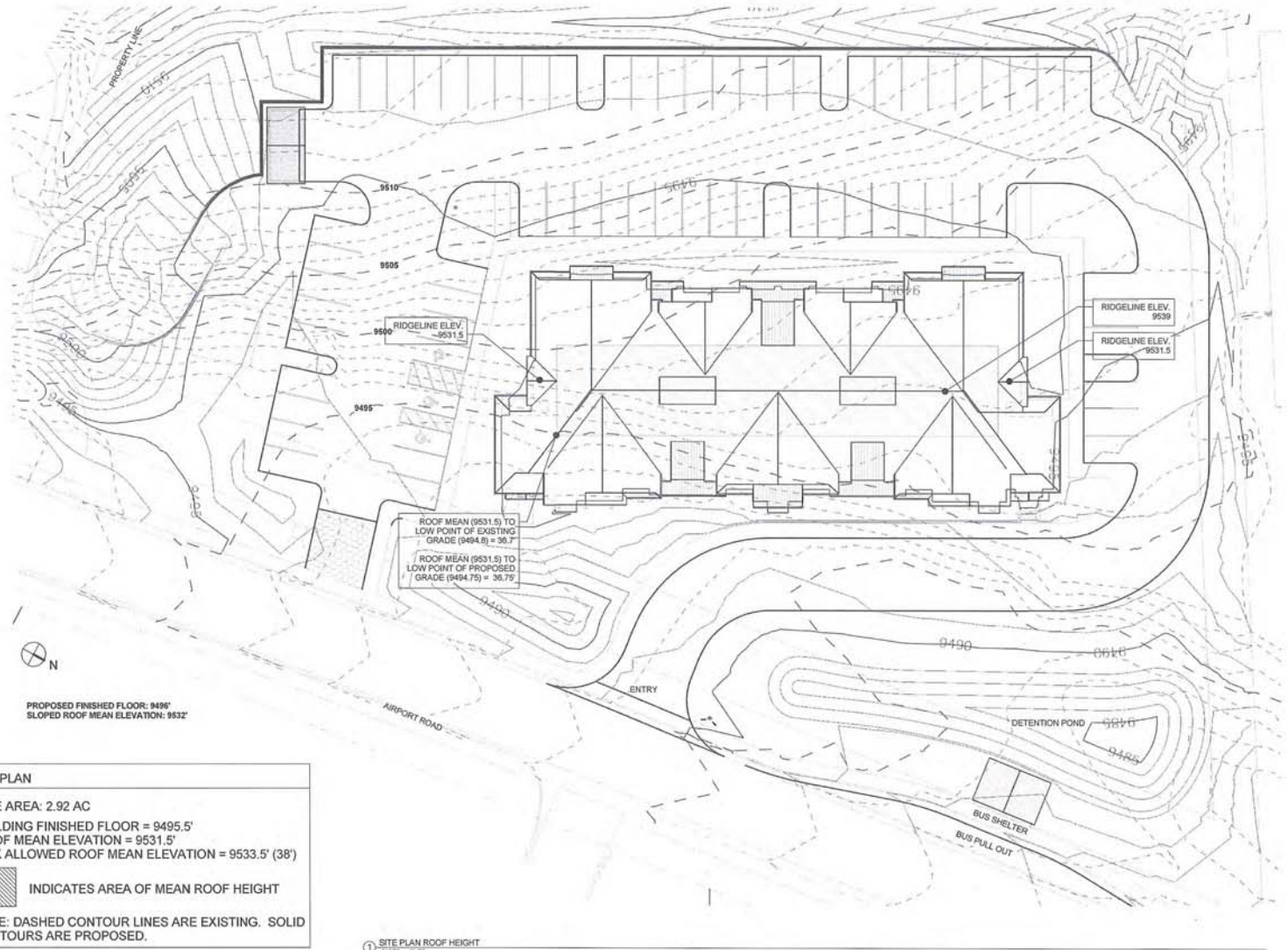
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PINEWOOD VILLAGE 2
Breckenridge, Colorado PRELIMINARY CLASS A SUBMITTAL 12/22/14
A 001.0
SITE PLAN
As indicated



PROPOSED FINISHED FLOOR: 8495'
SLOPED ROOF MEAN ELEVATION: 9532'

KEYPLAN

SITE AREA: 2.92 AC
 BUILDING FINISHED FLOOR = 9495.5'
 ROOF MEAN ELEVATION = 9531.5'
 MAX ALLOWED ROOF MEAN ELEVATION = 9533.5' (38')

 INDICATES AREA OF MEAN ROOF HEIGHT

NOTE: DASHED CONTOUR LINES ARE EXISTING. SOLID CONTOURS ARE PROPOSED.

① SITE PLAN ROOF HEIGHT
1/16" = 1'-0"

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PINEWOOD VILLAGE 2
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ROOF HEIGHT EXHIBIT
 As indicated

A 002

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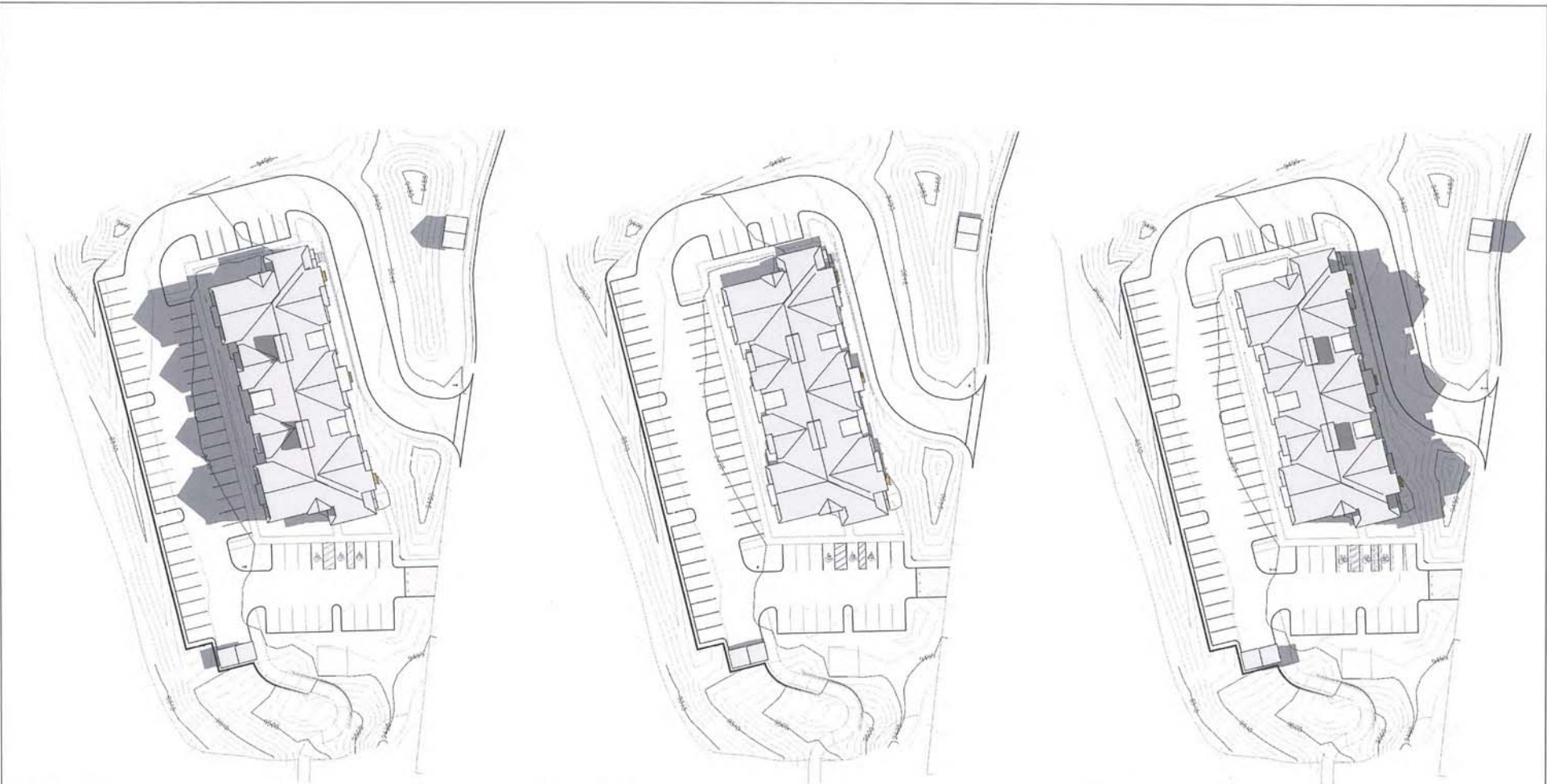
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PINEWOOD VILLAGE 2
Breckenridge, Colorado PRELIMINARY CLASS A SUBMITTAL 12/22/14 **A 003**

COLOR SITE PLAN/LANDSCAPE PLAN



1 SUMMER SOLSTICE 8 AM
1" = 30'-0"

2 SUMMER SOLSTICE 12 PM
1" = 30'-0"

3 SUMMER SOLSTICE 4 PM
1" = 30'-0"

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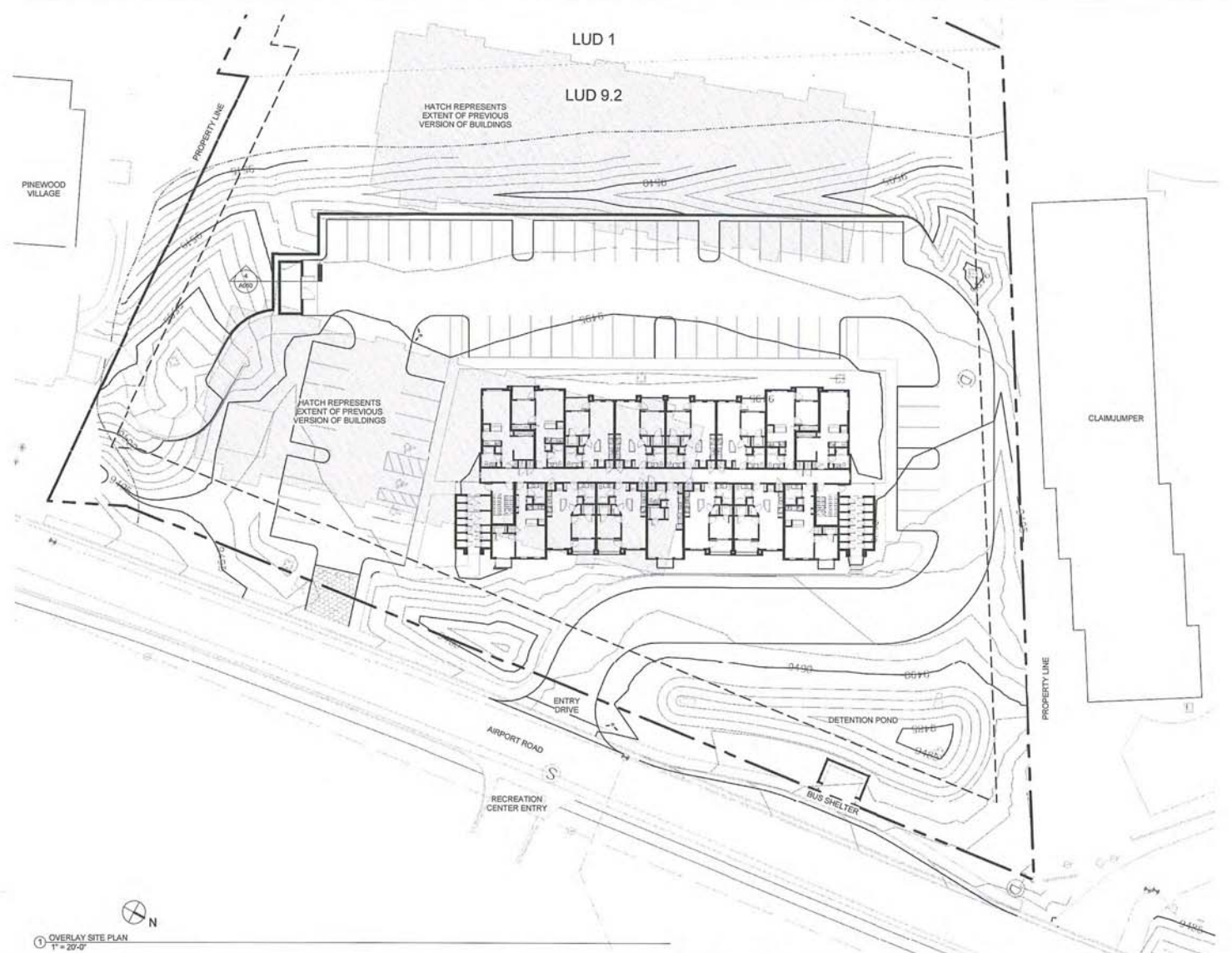
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PINEWOOD VILLAGE 2
Breckenridge, Colorado PRELIMINARY CLASS A SUBMITTAL

SUMMER SHADOW
PROJECTIONS
1" = 30'-0"
12/22/14
A 004

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1 OVERLAY SITE PLAN
1" = 20'-0"

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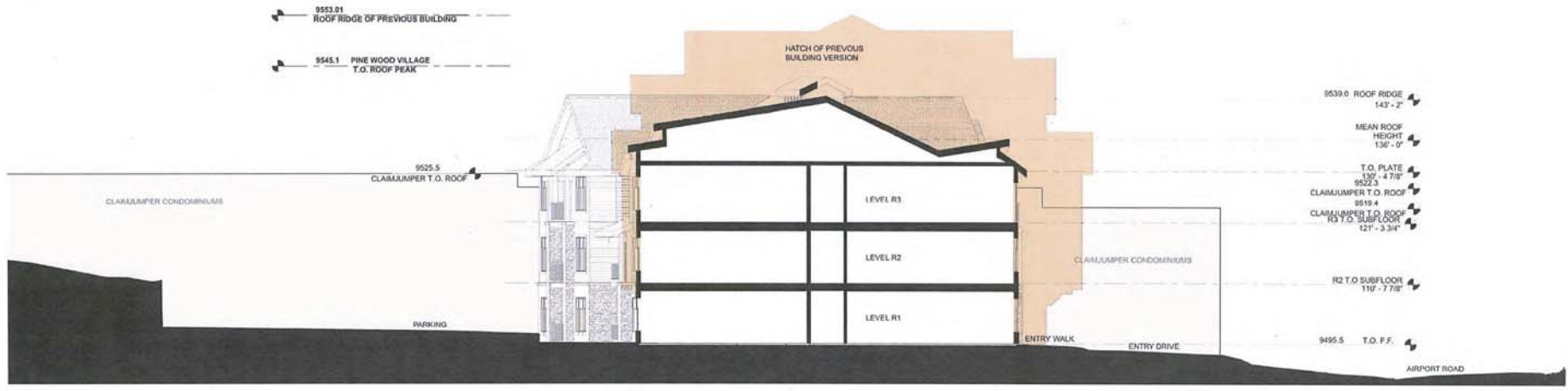
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PINEWOOD VILLAGE 2
Breckenridge, Colorado PRELIMINARY CLASS A SUBMITTAL 12/22/14
SITE PLAN OVERLAY
1" = 20'-0"
A 006



1 SITE SECTION
A 007
1/8" = 1'-0"

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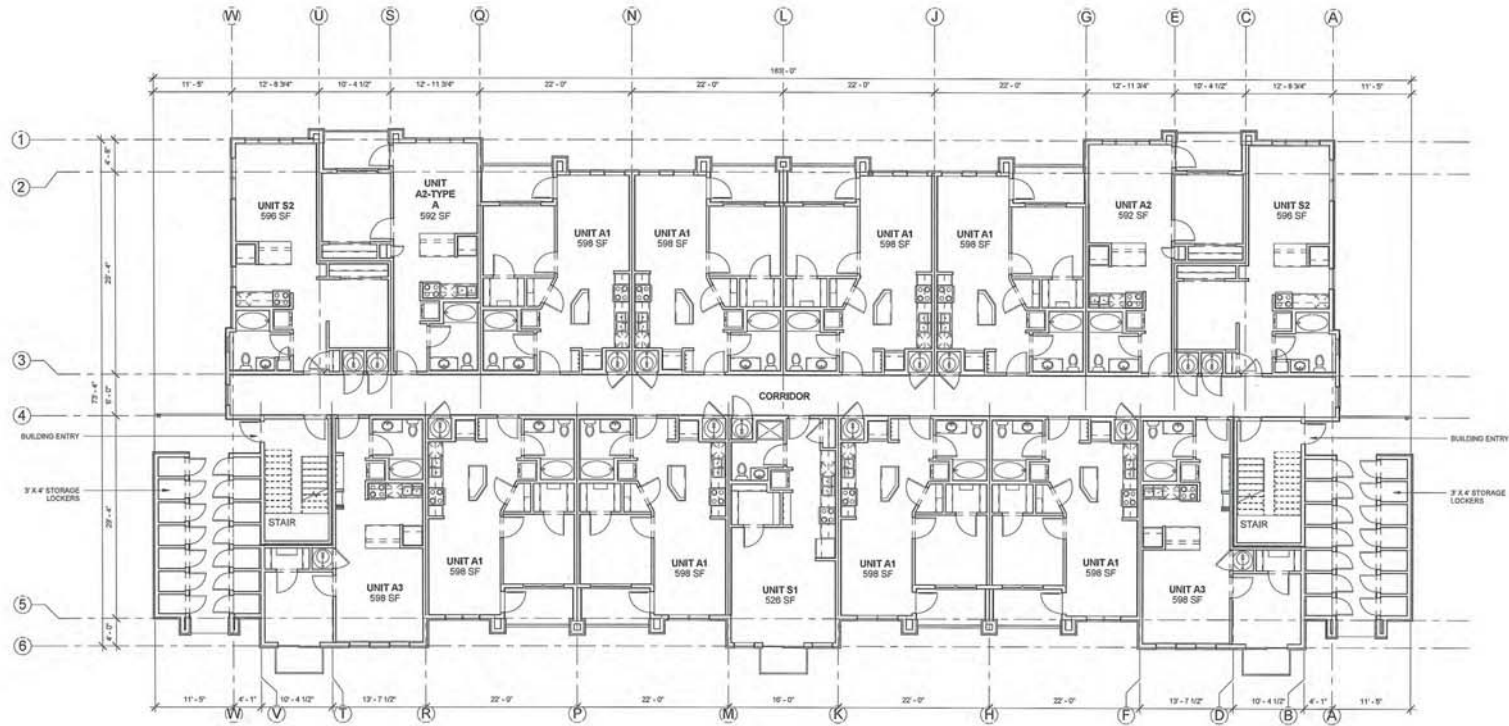
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PINEWOOD VILLAGE 2
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SITE SECTION
12/22/14
A 007



① R1-CD
1/8" = 1'-0"

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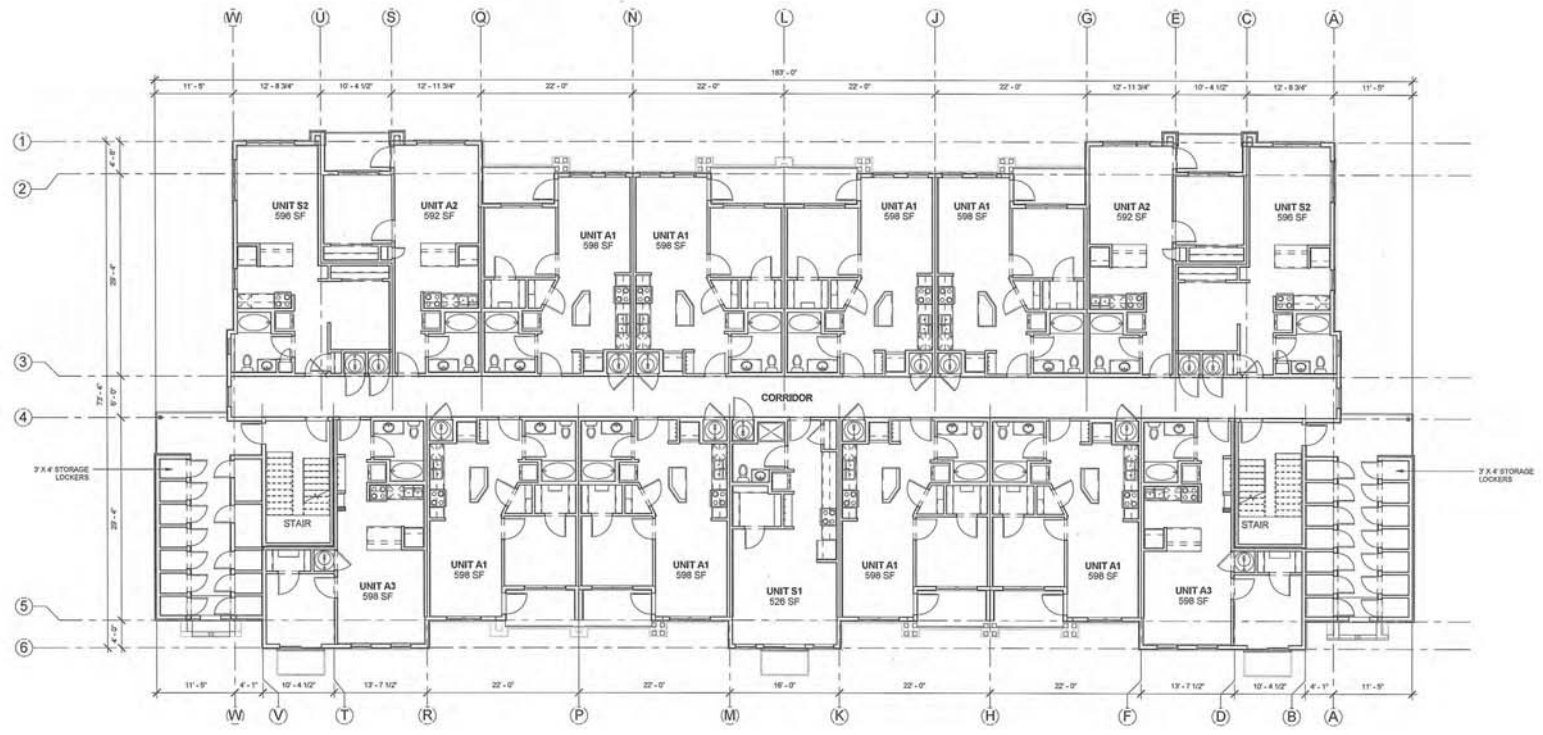
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LEVEL 1 - LAYOUT PLAN
1/8" = 1'-0"
A 100

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1 R2 - CD
 1/8" = 1'-0"

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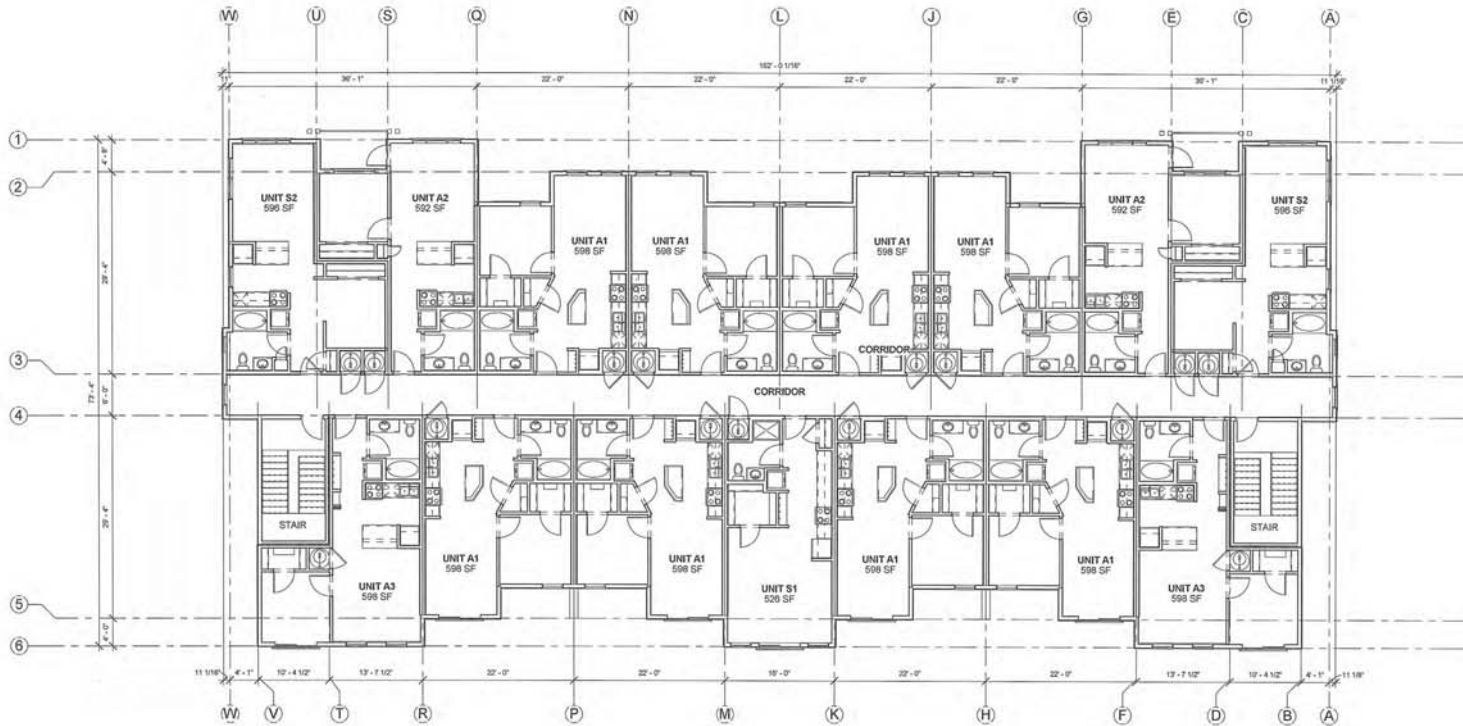
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PINEWOOD VILLAGE 2
 Breckenridge, Colorado CLASS A PRELIMINARY SUBMITTAL

LEVEL 2 - LAYOUT PLAN
 1/8" = 1'-0"
 11/14/14
A 101



1 R3 - CD
1/8" = 1'-0"

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LEVEL 3 - LAYOUT PLAN
1/8" = 1'-0"
A 102

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1 NORTH ELEVATION-P
1/8" = 1'-0"

MATERIAL KEYNOTE LEGEND	
KEY VALUE	NOTE
201	CEDAR BOARD AND BATTEN SIDING, COLOR: NATURAL WOOD, SEALED
202	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE PAINTED, COLOR: COLORLIFE ANGLE CL 3248A
203	CORNADO STONE, STYLE: OLD COUNTRY LEDGE, COLOR: CARMEL MOUNTAIN
204	VINYL SINGLE HUNG WINDOWS, COLOR: TO MATCH TERRAZZO BY ANDERSON
205	1" X 6" CEMENTITIOUS TRIM PAINTED, COLOR: COLORLIFE TURBO CL 3244M
206	ASPHALT SHINGLE ROOF-CLASS A, STYLE: TIMBERLINE, COLOR: BARKWOOD
207	METAL ROOF, STYLE: R PANEL, COLOR: BERIDGE COPPER
208	1" X 12" CEMENTITIOUS FASCIA PAINTED, COLOR: COLORLIFE ANGLE CL 3245A
210	METAL BALCONY RAILING 42" 1-1/2" X 1-1/2" TOP AND BOTTOM RAILS & 3/4" PICKETS 4" O.C. COLOR: BLACK
213	8"X2-1/2"X38" CORNADO STONE CAP, COLOR:
214	EXPOSED HEAVY TIMBER WOOD TRUSS, COLOR: NATURAL WOOD, SEALED
215	HEAVY TIMBER COLUMN, COLOR: NATURAL WOOD, SEALED



2 EAST ELEVATION-P
1/8" = 1'-0"

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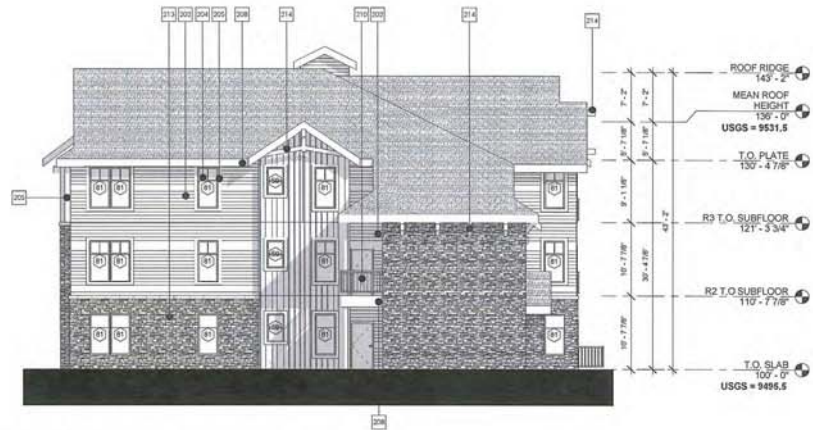
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100 S. Ridge Street #105
Breckenridge, CO 80424
MAIN (970) 453-2571
FAX (970) 453-5490

PINEWOOD VILLAGE 2
Breckenridge, Colorado
Class A Preliminary Submittal 11/14/14

ELEVATIONS
1/8" = 1'-0"
A 200

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1 SOUTH ELEVATION-P
1/8" = 1'-0"

MATERIAL KEYNOTE LEGEND	
KEY VALUE	NOTE
201	CEDAR BOARD AND BATTEN SIDING, COLOR: NATURAL WOOD, SEALED
202	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE PAINTED, COLOR: COLORLIFE ANGLE CL 324BA
203	CORONADO STONE, STYLE: OLD COUNTRY LEDGE, COLOR: CARMEL MOUNTAIN
204	VINYL SINGLE HUNG WINDOWS, COLOR: TO MATCH TERRAZZO BY ANDERSON
205	1" X 6" CEMENTITIOUS TRIM PAINTED, COLOR: COLORLIFE TURBO CL 324AM
206	ASPHALT SHINGLE ROOF-CLASS A, STYLE: TIMBERLINE, COLOR: BARKWOOD
207	METAL ROOF, STYLE: R PANEL, COLOR: BERIDGE COPPER
208	1" X 12" CEMENTITIOUS FASCIA PAINTED, COLOR: COLORLIFE ANGLE CL 324BA
210	METAL BALCONY RAILING 42" 1-1/2" X 1-1/2" TOP AND BOTTOM RAILS & 3/4" PICKETS 4" O.C. COLOR: BLACK
213	8"X2-1/2"X3/8" CORONADO STONE CAP, COLOR:
214	EXPOSED HEAVY TIMBER WOOD TRUSS, COLOR: NATURAL WOOD, SEALED
215	HEAVY TIMBER COLUMN, COLOR: NATURAL WOOD, SEALED



2 WEST ELEVATION-P
1/8" = 1'-0"

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PINEWOOD VILLAGE 2
Breckenridge, Colorado
Class A Preliminary Submittal 11/14/14
ELEVATIONS
1/8" = 1'-0"
A 201

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WEST ELEVATION



EAST ELEVATION

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PINEWOOD VILLAGE 2
 Breckenridge, Colorado

COLOR ELEVATIONS
 Preliminary Submittal 11/14/14
A 300

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NORTH ELEVATION



SOUTH ELEVATION

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PINEWOOD VILLAGE 2
Breckenridge, Colorado

COLOR ELEVATIONS
Preliminary Submittal 11/14/14
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PINEWOOD VILLAGE 2
Breckenridge, Colorado

PERSPECTIVES
DD PRICING SET 11/14/14
A 400

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PINEWOOD VILLAGE 2
Breckenridge, Colorado CLASS A PRELIMINARY SUBMITTAL 11/14/14
PERSPECTIVES
A 401

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PINEWOOD VILLAGE 2
Breckenridge, Colorado CLASS A PRELIMINARY SUBMITTAL 11/14/14
PERSPECTIVES
A 403

Short Grass Seed Mix

Revegetate all disturbed areas on site.

Short-Dry Grass Seed Mix:

Hard Fescue, VNS	30%
Creeping Red Fescue, VNS	30%
Sheep Fescue, Mecklenberger	25%
Canada Bluegrass, Rubens	10%
Canby Bluegrass, Canbar	5%

Sow @ 2 lbs/1000s l.f.

Slopes over 3:1 shall be hayed and tacked or netted.

Native Grass Seed Mix

Native High Country Grass Seed Mixture:

Slender Wheatgrass	15%
Bluebunch Wheatgrass	15%
Sandberg Bluegrass	10%
Indian Ricegrass	10%
Idaho Fescue	10%
Western Wheatgrass	10%
Blue Wildrye	10%
Rocky Mountain Fescue	5%
Tufted Hairgrass	5%
Canby Bluegrass	5%

Revegetate all disturbed areas with Grass Seed Mix @ 2lbs/1000 s.f. Slopes over 3:1 shall be hayed, tacked, or netted.

Wildflower Seed Mix

Summit County Sunny Wildflower Mix:

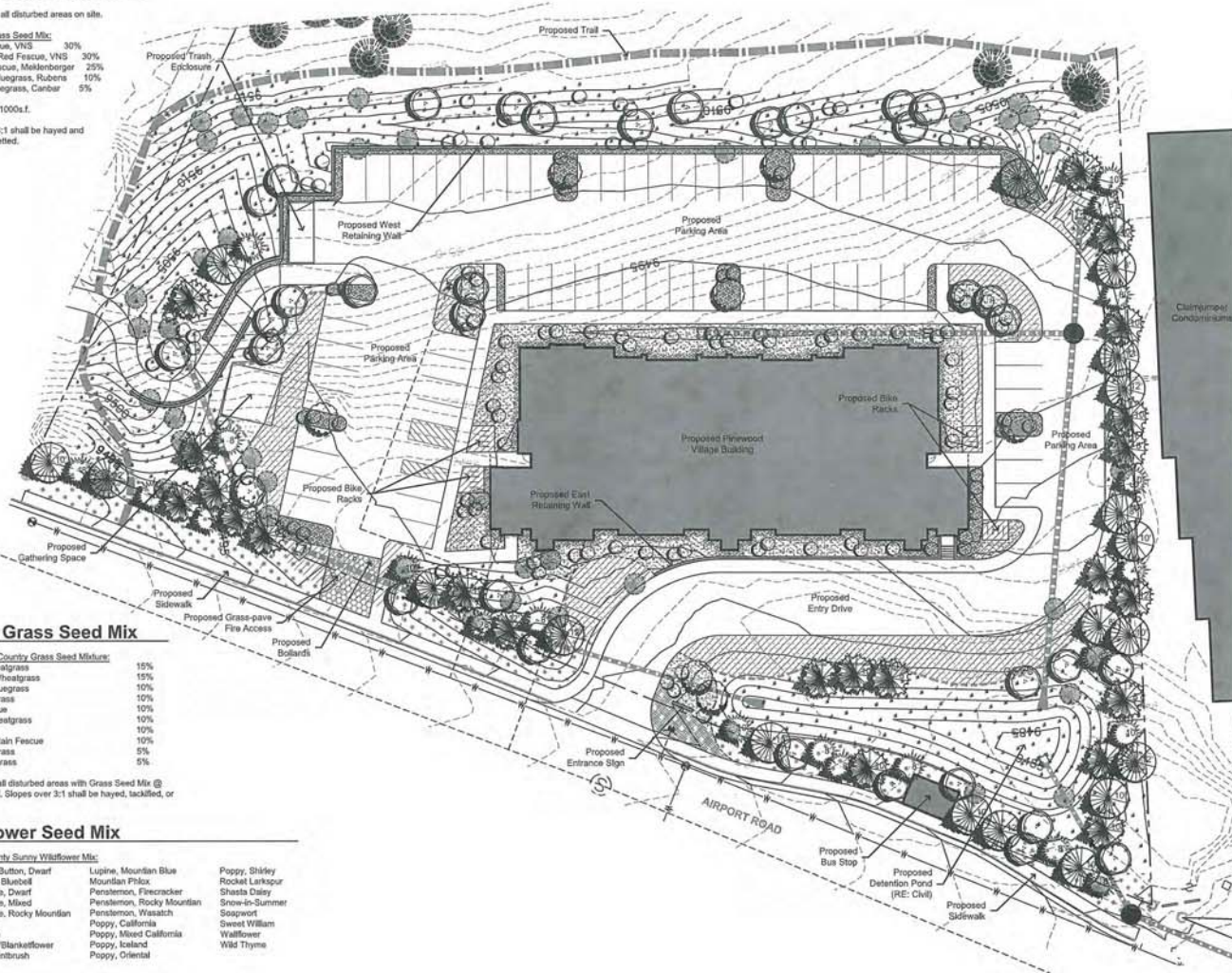
Bachelor Button, Dwarf	Lupine, Mountain Blue	Poppy, Shirley
California Bluebell	Mountain Phlox	Rocket Larkspur
Columbine, Dwarf	Penstemon, Firecracker	Shasta Daisy
Columbine, Mixed	Penstemon, Rocky Mountain	Snow-in-Summer
Columbine, Rocky Mountain	Penstemon, Wasatch	Sagebrush
Five Spot	Poppy, California	Sweet William
Flax, Blue	Poppy, Mixed California	Wallflower
Gallardia/Blanketflower	Poppy, Iceland	Wild Thyme
Indian Paintbrush	Poppy, Oriental	

Landscape Legend

- Existing Evergreen Tree
- Existing Evergreen Tree (to be removed)
- (22) Proposed Engelmann Spruce Tree 8-12' Collected
- (19) Proposed Colorado Spruce Tree 8-12' Nursery Grown
- (21) Proposed Bristlecone Pine Tree 8-12' Collected
- (35) Proposed Aspen Tree 2.5" Cal. (50% multi-stem)
- (7) Proposed Schubert Chokecherry Tree 2.5" Cal.
- (118) Proposed Shrub #5 Containers
- (325 sqft.) Proposed Perennial Annuals 4" pots @ 18" O.C.
- (3,446 sqft.) Proposed Cobble over Fabric 4"-6" Cobble
- (4,970 sqft.) Proposed Short Grass Seed
- (27,762 sqft.) Proposed Native Grass Seed
- (5,907 sqft.) Proposed Wildflower Seed
- (3,985 sqft.) Proposed Shredded Wood Mulch over Fabric
- (7,067 sqft.) Proposed Snow Storage Area
- (428 sqft.) Proposed Grass Pave Area
- Proposed Mow Line
- (250 linft.) Proposed Steel Edger

Landscape Notes

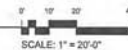
1. Install 6" depth of plant mix in perennial beds. Topsoil to be installed to a depth of 3" in all disturbed areas. All soil must be approved by Landscape Designer prior to installation.
2. Tree and shrub wells to be back filled with 50% native soil and 50% organic amendment.
3. Location of all trees shall be staked by Contractor and approved by the Landscape Designer prior to installation.
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 tacked 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.



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 www.neilslunceford.com



Preliminary Landscape Plan



Not for Construction

LANDSCAPE PLAN

1" = 20'-0"

L 001

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Calibre



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PINEWOOD VILLAGE 2

Breckenridge, Colorado

Preliminary Class A Submittal

12/22/14

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Planning Commission Staff Report

- Subject:** Tract B-2 Resubdivision creating Tract B-4 as Public Open Space (Class B Combined Preliminary and Final Hearing, PL-2014-0164)
- Proposal:** Pursuant to the terms of the Annexation Agreement dated August 12, 2003 (reception number 730690, Section 5. 2.), the applicant is required to transfer the 8.166 acre property (Tract B-4) to the Town as public open space. This subdivision will codify this requirement.
- Applicant/Owner:** Vail Summit Resorts
- Agent:** Steve West, West, Brown, Huntley, Hunter, Teodoru, P.C.
- Project Manager:** Michael Mosher, Planner III
- Date:** December 16, 2014 for the January 6, 2015 Planning Commission Meeting
- Address:** South of 1891 Ski Hill Road
- Legal Description:** Tract B- 4, a Resubdivision Plat of the Remainder of Tract B-2, Peak 7 Subdivision
- Total Site Area:** 8.166 acres (355,711 square feet)
- Land Use District:** 39, Residential, Lodging 4 UPA, subject to the Amendment of the Peaks 7 & 8 Master Plan
- Site Conditions:** The property is heavily wooded and lies within the Cucumber Gulch Protected Management Area. Many of the trees have been hit by the pine beetle. Uphill from this property, to the west, lies the reclaimed County Road 3 wetlands area.
- Adjacent Uses:**
- | | |
|--------|--|
| North: | Crystal Peak Lodge |
| East: | Ski Hill Road |
| South: | Peak Eight Place Subdivision |
| West: | Abandoned C.R. 3, wetlands, Ski slopes - USFS Property |

Item History

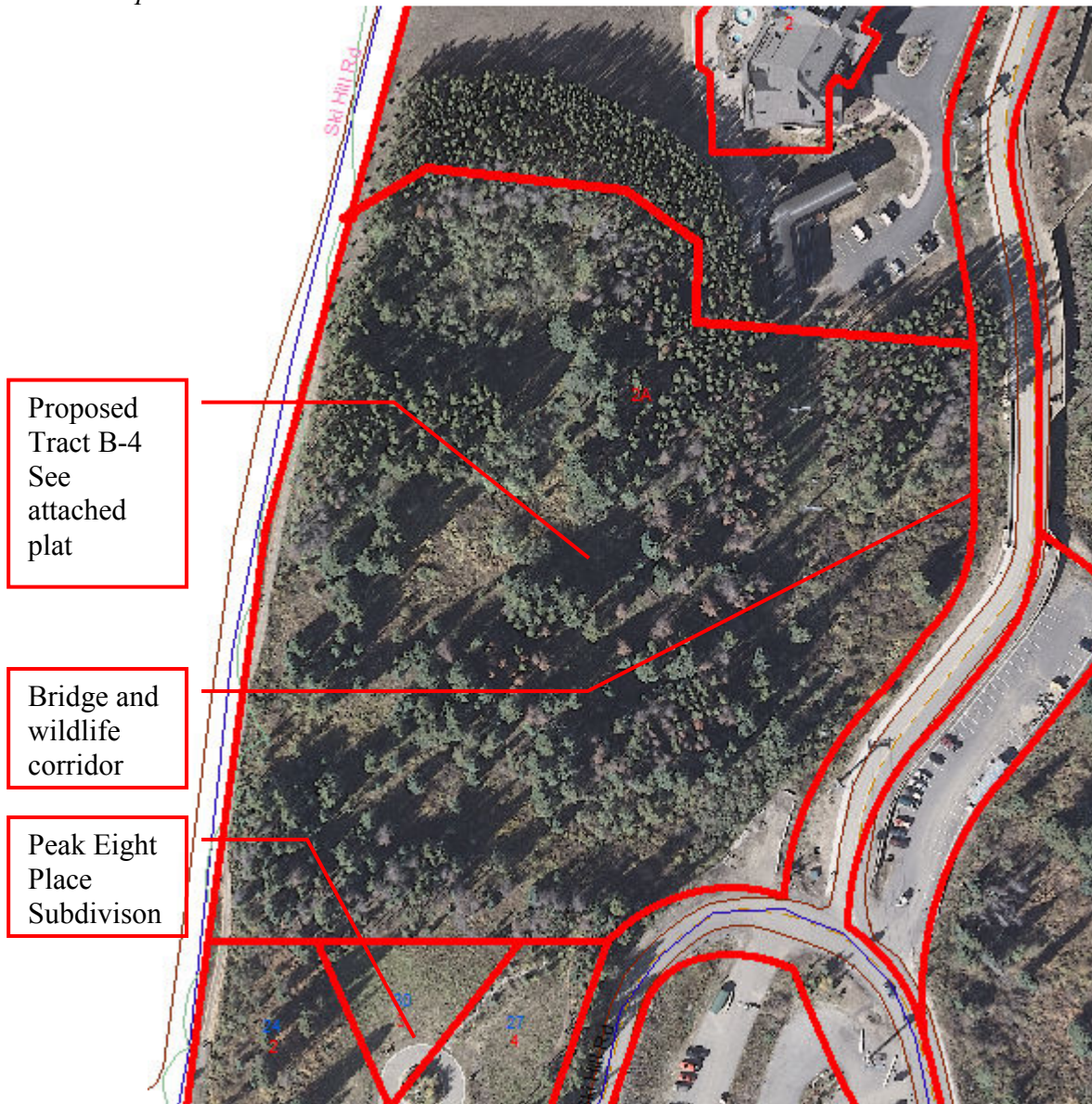
In conjunction with the Peak 7 and 8 Subdivision Plan (PC#2003014) and the Peaks 7 and 8 Master Plan Annexation Agreement (Rec.# 730690), the applicant is required to transfer the subject property as Public Open Space in conjunction with applications for development permits within 5-years of the recordation of the Annexation Agreement. This transfer of this open space should have occurred in 2008, but the dedication is being processed now. Staff has no concerns.

Staff Comments

9-2-4-1: General Requirements:

D. Character of Land: Land which the town determines to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth

formations or topography, utility easements, adverse visual impacts, or other features which could be harmful to the safety, health and welfare of the inhabitants of the subdivision, its surrounding area, or the town in general shall not be subdivided or developed unless adequate methods acceptable to the town are formulated to solve the problems created by the unsuitable land conditions or development. Development, including the placement of public improvements and the creation of sites for the placement of structures, shall be provided on slopes in excess of fifteen percent (15%) if no other reasonable alternatives exist and the subdivider mitigates the negative impacts created by development on these slopes.



The property is heavily wooded with wetlands and a wildlife corridor bisecting it west to east (and beneath the bridge). It is located within the Town's Cucumber Gulch Preventive Management Area ("PMA"). It lies directly below the reclaimed County Road 3 wetlands reclamation structures and at the topmost portion of the PMA. As dedicated Public Open Space, none of this property will be developed. Open Space and trails staff has visited the site and observed about 100 dead standing trees.

9-2-1-2: Purpose:

G. Assuring that all subdivisions, plats, and dedications of land are in conformance with the Breckenridge master plan, land use guidelines, handbook of design standards, urban design plan, street standards, storm drainage standards, flood damage prevention regulations, water quality and sediment transport control standards, Breckenridge development code; (Ord. 13, Series 2012) (Emphasis added.)

Essentially, this states that all subdivisions must be in conformance with the Development Code Title 9, Chapter 1. Specifically, Staff is seeking compliance with Absolute Policy 22, Landscaping which states:

(2) The following maintenance is required of all landscaping located on a property, regardless of whether such landscaping is described in an approved landscaping plan:

a. Selective tree cutting/thinning to maintain the health of the tree stand and to allow for greater species diversity is appropriate; provided that effective screening is maintained to protect viewsheds, blend the development into the site, and provide privacy between properties.

b. Dead and terminally diseased trees shall annually be: 1) cut as close to the ground as possible; 2) removed from the property; and 3) disposed of properly. (Refer to the "Landscaping Guidelines" for references on common diseases and infestations that affect vegetation at a high altitude.) (Ord. 1, Series 2011)

Before accepting this parcel, Staff is seeking compliance with Absolute Policy 22, Landscaping. We have added a Condition of Approval, Prior to Recordation of the Plat, that the applicant shall submit a proposal and obtain approval from the Town a plan to hand remove all dead trees avoiding the use of any heavy equipment.

9-2-4-2: Design Compatible with Natural Features:

C. The design of every subdivision shall make adequate provision for the use and maintenance of open space. (Ord. 23, Series 1992)

D. Every subdivision shall strive to conserve existing features which add value or are of benefit to the development or the town as a whole, such as trees, watercourses, ridgelines and hillsides visible from an area of concern, historic sites, and similar irreplaceable assets.

As open space, the public value and benefit is being preserved. Staff has no concerns.

9-2-4-3: Drainage, Storm Sewers And Flood Prevention:

A. General Requirements:

1. Runoff: The town shall not approve any subdivision which does not make adequate provision for storm or flood water runoff control. The stormwater management system shall be separate and independent of any sanitary sewer system and shall, wherever possible, utilize techniques designed to recharge groundwater, minimize downstream flooding, and enhance the water quality of the community.

2. Drainage: Lots shall be laid out so as to provide positive drainage away from all possible building sites, individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentrations of storm drainage waters onto adjacent lots. All drainage courses shall be protected by covenants and deed restrictions preventing alteration, building upon, or obstructing of the drainageways.

The Peak Eight Places Subdivision lies to the south of this site. As part of that subdivision, special conditions were placed to preserve the underground and surface water flows of this tract. "...foundations

greater than eight feet (8') below natural grade shall not be permitted, unless site specific piezometers are installed and permission, through a Class B Application, to exceed eight feet (8') below natural grade is granted by the Planning Commission and approved by the Town Council. "Natural grade" shall mean the ground elevation directly above the proposed foundation prior to construction on individual lots but after construction of the subdivision improvements, pursuant to a grading plan submitted by the applicant and approved by staff. The Town shall be granted enforceability of this restriction in the Declaration of Covenants, Conditions and Restrictions. The following language shall also be incorporated into the Special Covenants in the Declaration of Covenants, Conditions and Restrictions for the project, and shall appear as a note on the final plat."

The function of the open space is preserved as land that contributes to the general health of the Cucumber Gulch Preventive Management Area. The water quality of both ground water and surface drainage from above are maintained with this subdivision. In addition, the Peak Eight Place Subdivision protects the infrastructure of the drainage courses. Staff has no concerns.

Staff Recommendation

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

This subdivision proposal is in general compliance with the Subdivision Standards. Staff recommends approval of Tract B-2 Resubdivision creating Tract B-4 as Public Open Space, PL-2014-0164, with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

**Tract B-2 Resubdivision creating Tract B-4 as Public Open Space
Tract B- 4, a Resubdivision Plat of the Remainder of Tract B-2, Peak 7 Subdivision
South of 1891 Ski Hill Road
PL-2014-0164**

STAFF RECOMMENDATION: The staff recommends the Planning Commission approve this application with the following Findings and Conditions

FINDINGS

1. The proposed project is in accord with the Subdivision Ordinance and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **December 16, 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 **January 6, 2015** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

CONDITIONS

1. The Final Plat of this property may not be recorded 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, refuse to record the Final Plat, issue a stop order requiring the cessation of any work being performed under this permit, 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 will expire three (3) years from the date of Town Council approval, on **January 18, 2018** unless the Plat has been filed. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

PRIOR TO RECORDATION OF FINAL PLAT

5. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements and the terms of the subdivision plan approval.
6. Applicant shall submit and obtain approval from the Town Engineer of final grading, drainage, utility, and erosion control plans.
7. **The applicant shall submit a tree removal plan to remove dead trees on the property in a form acceptable to the Open Space and Trails Department.**
8. Per Section 9-2-3-5-B of the Subdivision Standards, the following supplemental information must be submitted to the Town for review and approval prior to recordation of the final plat: title report, errors of closure, any proposed restrictive covenants, any dedications through separate documents, and proof that all taxes and assessments have been paid.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE

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

A RESUBDIVISION PLAT OF THE
REMAINDER OF TRACT B-2
PEAK 7 SUBDIVISION

ACCORDING TO THE PLAT RECORDED 05/15/2013 AT REC. NO. 1026373
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

SHEET 1 of 2

WHITE RIVER
 NATIONAL FOREST

WHITE RIVER
 NATIONAL FOREST

WHITE RIVER
 NATIONAL FOREST

REMAINDER OF TRACT C
 PEAK 8 SUBDIVISION
 FILING NO. 1
 (REC. 1026374)

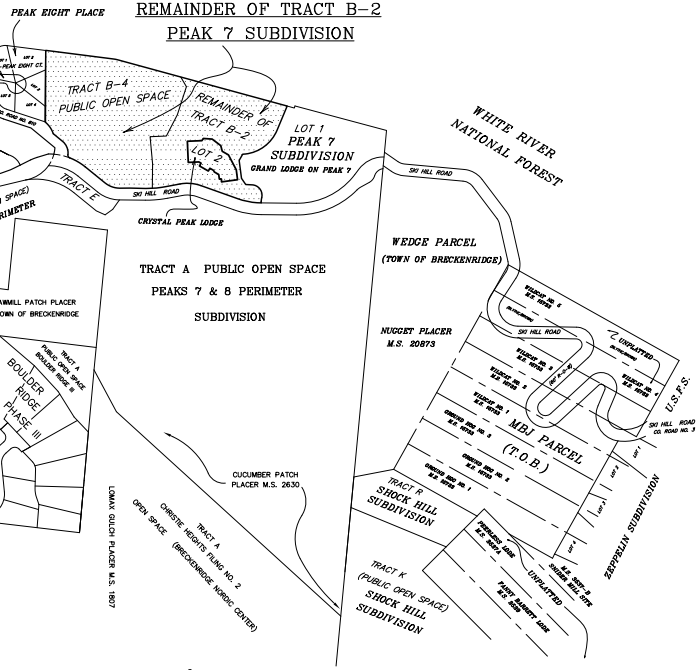
REMAINDER OF TRACT B-2
 PEAK 7 SUBDIVISION

TIMBER TRAIL
 FILING NO. 2
 UNPLATED

UNPLATED

UNPLATED

PLAT NOTES (CONT.):



NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, TERRY C. BARNES, BEING A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "A RESUBDIVISION PLAT OF THE REMAINDER OF TRACT B-2, PEAK 7 SUBDIVISION" WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO SECTION 38-51-103, C.R.S.

DATED THIS _____ DAY OF _____, A.D. 2014.

TERRY C. BARNES
 P.L.S. NO. 15242



CERTIFICATE OF TAXES PAID:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF _____ 20____ UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 2014

SIGNATURE _____
 SUMMIT COUNTY TREASURER (OR DESIGNEE)

TITLE COMPANY'S CERTIFICATE:

_____ DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON, AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT, AND TITLE TO ALL SUCH LANDS IS IN THE OWNER NAMED ABOVE FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, A.D., 2014

BY: _____

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT VAL SUMMIT RESORTS, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO: ALL OF THAT TRACT OF LAND SHOWN AS THE REMAINDER OF TRACT B-2, ACCORDING TO THE RESUBDIVISION PLAT OF THE REMAINDER OF TRACT B-2, PEAK 7 SUBDIVISION, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO, RECORDED ON MAY 15, 2013 AT RECEPTION NUMBER 1026373, IN THE COUNTY RECORDS AND CONTAINING 587,591 SQUARE FEET OR 13.489 ACRES, HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF: "A RESUBDIVISION PLAT OF THE REMAINDER OF TRACT B-2, PEAK 7 SUBDIVISION" AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, VAL SUMMIT RESORTS, INC., A COLORADO CORPORATION, HAS CAUSED ITS NAME TO BE HEREINTO SUBSCRIBED THIS _____ DAY OF _____, A.D. 2014.

VAL SUMMIT RESORTS, INC., A COLORADO CORPORATION

BY: _____
 ALEX ISKENDERIAN
 AS VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF COLORADO }
 COUNTY OF SUMMIT }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014, BY ALEX ISKENDERIAN AS VICE PRESIDENT OF VAL SUMMIT RESORTS, INC., A COLORADO CORPORATION.

MY COMMISSION EXPIRES: _____
 WITNESS MY HAND AND SEAL _____

NOTARY PUBLIC

TOWN OF BRECKENRIDGE CERTIFICATE:

THIS PLAT IS APPROVED THIS _____ DAY OF _____, A.D. 2014

BY (s-n-h) _____
 DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT
 TOWN OF BRECKENRIDGE

NOTICE:

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY THE TOWN. UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED BY THIS SUBDIVISION.

TOWN CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2014 AND IS DULY RECORDED _____

TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
 COUNTY OF SUMMIT }
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2014, AND FILED UNDER RECEPTION NUMBER _____

SUMMIT COUNTY CLERK AND RECORDER

PLAT NOTES:

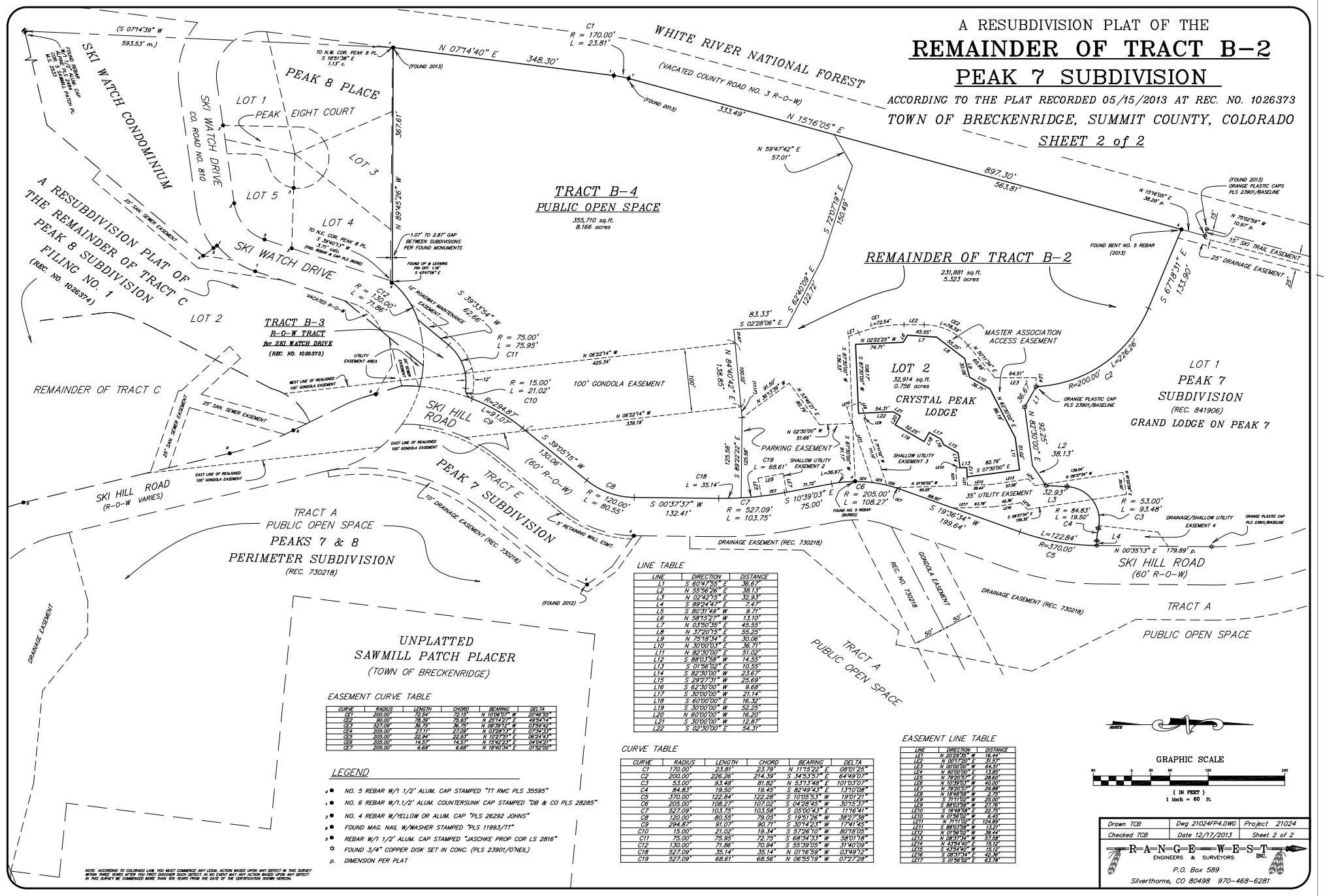
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT OR SIX YEARS FROM THE DATE OF THIS SURVEY, WHICHEVER IS EARLIER. IF THIS SURVEY HAS COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT OR SIX YEARS FROM THE DATE OF THIS SURVEY, WHICHEVER IS EARLIER.

Drawn TCB	Dwg 21024FP3.DWG	Project 21024
Checked TCB	Date 01/03/2014	Sheet 1 of 2
R-A-N-G-E-W-E-S-T ENGINEERS & SURVEYORS INC. P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

A RESUBDIVISION PLAT OF THE
REMAINDER OF TRACT B-2
PEAK 7 SUBDIVISION

ACCORDING TO THE PLAT RECORDED 05/15/2013 AT REC. NO. 1026373
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

SHEET 2 of 2



TRACT B-4
 PUBLIC OPEN SPACE

REMAINDER OF TRACT B-2

LOT 2
 CRYSTAL PEAK
 LODGE

LOT 1
 PEAK 7
 SUBDIVISION
 GRAND LODGE ON PEAK 7

TRACT A
 PUBLIC OPEN SPACE
 PEAKS 7 & 8
 PERIMETER SUBDIVISION
 (REC. 730218)

UNPLATTED
 SAWMILL PATCH PLACER
 (TOWN OF BRECKENRIDGE)

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 60°47'55" E	36.67'
L2	N 55°56'26" E	38.13'
L3	N 02°22'25" W	74.01'
L4	S 89°24'47" E	7.47'
L5	S 80°31'48" W	9.71'
L6	N 58°19'57" W	13.10'
L7	N 03°50'35" E	45.55'
L8	N 37°20'15" E	55.25'
L9	N 75°18'34" W	30.06'
L10	N 30°00'03" E	36.71'
L11	N 82°30'00" W	51.60'
L12	S 08°13'58" W	14.05'
L13	S 01°56'02" E	10.55'
L14	S 82°30'00" W	24.67'
L15	S 29°27'51" W	25.69'
L16	S 62°30'00" W	9.68'
L17	S 30°00'00" W	21.14'
L18	S 60°00'00" E	16.32'
L19	S 30°00'00" W	22.25'
L20	N 60°00'00" W	16.30'
L21	S 30°00'00" W	12.87'
L22	S 02°30'00" E	54.31'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	170.00'	23.81'	23.79'	N 117°25' E	08°01'25"
C2	205.00'	226.26'	214.19'	S 143°15' E	64°49'07"
C3	53.00'	93.48'	81.82'	N 53°14'48" E	101°03'07"
C4	84.83'	19.50'	19.45'	S 82°49'43" E	131°07'08"
C5	170.00'	125.84'	122.28'	S 102°56'14" W	19°01'21"
C6	205.00'	108.27'	107.02'	S 04°28'45" W	30°15'37"
C7	527.09'	103.75'	103.58'	S 05°10'43" E	11°16'41"
C8	120.00'	80.55'	79.05'	S 19°12'28" W	38°27'38"
C9	284.87'	91.07'	90.71'	S 301°23" W	17°41'45"
C10	15.00'	21.02'	19.34'	S 82°26'10" W	80°18'05"
C11	75.00'	75.95'	72.75'	S 68°54'13" W	84°01'18"
C12	130.00'	71.86'	70.94'	S 83°39'05" W	31°40'09"
C18	527.09'	35.14'	35.14'	N 01°16'55" W	03°49'12"
C19	527.09'	68.61'	68.56'	N 06°55'10" W	07°27'28"

EASEMENT LINE TABLE

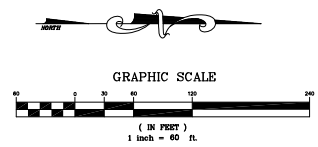
LINE	DIRECTION	DISTANCE
LE1	N 20°00'00" E	16.84'
LE2	N 05°15'00" E	31.57'
LE3	N 03°00'00" E	13.85'
LE4	N 30°00'00" W	26.00'
LE5	N 05°15'00" E	31.57'
LE6	N 10°00'00" E	40.00'
LE7	N 15°00'00" E	49.99'
LE8	N 20°00'00" E	60.00'
LE9	S 05°15'00" W	31.57'
LE10	S 10°00'00" W	63.96'
LE11	S 15°00'00" W	97.95'
LE12	S 20°00'00" W	131.94'
LE13	S 25°00'00" W	165.93'
LE14	S 30°00'00" W	200.00'
LE15	S 35°00'00" W	234.00'
LE16	S 40°00'00" W	268.00'
LE17	S 45°00'00" W	302.00'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CE1	200.00'	12.54'	12.19'	N 108°03'30" W	21°04'30"
CE2	200.00'	26.30'	26.83'	N 28°14'27" E	48°54'14"
CE3	571.88'	36.75'	36.81'	N 85°59'51" E	04°00'09"
CE4	200.00'	37.11'	37.09'	N 03°28'13" E	09°14'43"
CE5	200.00'	22.81'	22.83'	N 102°17'51" E	06°24'23"
CE6	200.00'	22.81'	22.81'	N 14°51'21" E	06°24'23"
CE7	205.00'	6.68'	6.68'	N 18°40'14" E	01°52'00"

LEGEND

- NO. 5 REBAR W/1 1/2" ALUM. CAP STAMPED "TT RMC PLS 35595"
- NO. 6 REBAR W/1 1/2" ALUM. COUNTERSUNK CAP STAMPED "DB & CO PLS 28285"
- NO. 4 REBAR W/YELLOW OR ALUM. CAP "PLS 26282 JOHNS"
- FOUND MAG. NAIL W/WASHER STAMPED "PLS 11993/JT"
- FOUND W/1 1/2" ALUM. CAP STAMPED "JASCHKE PROP COR LS 2816"
- FOUND 3/4" COPPER DISK SET IN CONC. (PLS 23901/ONEIL)
- p. DIMENSION PER PLAT



Drawn TCB Dwg 21024FP4.DWG Project 21024
 Checked TCB Date 12/17/2013 Sheet 2 of 2

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

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

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



MEMORANDUM

TO: Planning Commission
FROM: Julia Puester, Senior Planner
DATE: December 22, 2014 (for meeting of January 6, 2015)
SUBJECT: Approved Class C Subdivision Semi-Annual Report
(Twelve Class C Subdivisions)

Section 9-2-3-3 of the Breckenridge Subdivision Code authorizes the Director to review and approve Class C subdivisions administratively without Planning Commission review. *“Administrative Review: The processing of a class C subdivision application shall be an administrative review conducted by the director. No public hearing shall be required”.* (Section 9-2-3-3 B)

Class C Subdivisions are defined as follows:

“CLASS C SUBDIVISION: A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, footprint lots in conjunction with an approved master plan, and duplexes when done in accordance with a previously approved subdivision plan, site plan, development permit or site specific development plan; the modification or deletion of existing property lines resulting in the creation of no additional lots (lot line adjustment); an amendment to a subdivision plat or plan which does not result in the creation of any new lots, tracts or parcels; or the platting or modification of easements, building envelopes or site disturbance envelopes. A class C subdivision application may be reclassified by the director as either a class A or class B subdivision application within five (5) days following the submission of the completed application if the director determines that the application involves issues which make it inappropriate for the application to be processed administratively as a class C application”.

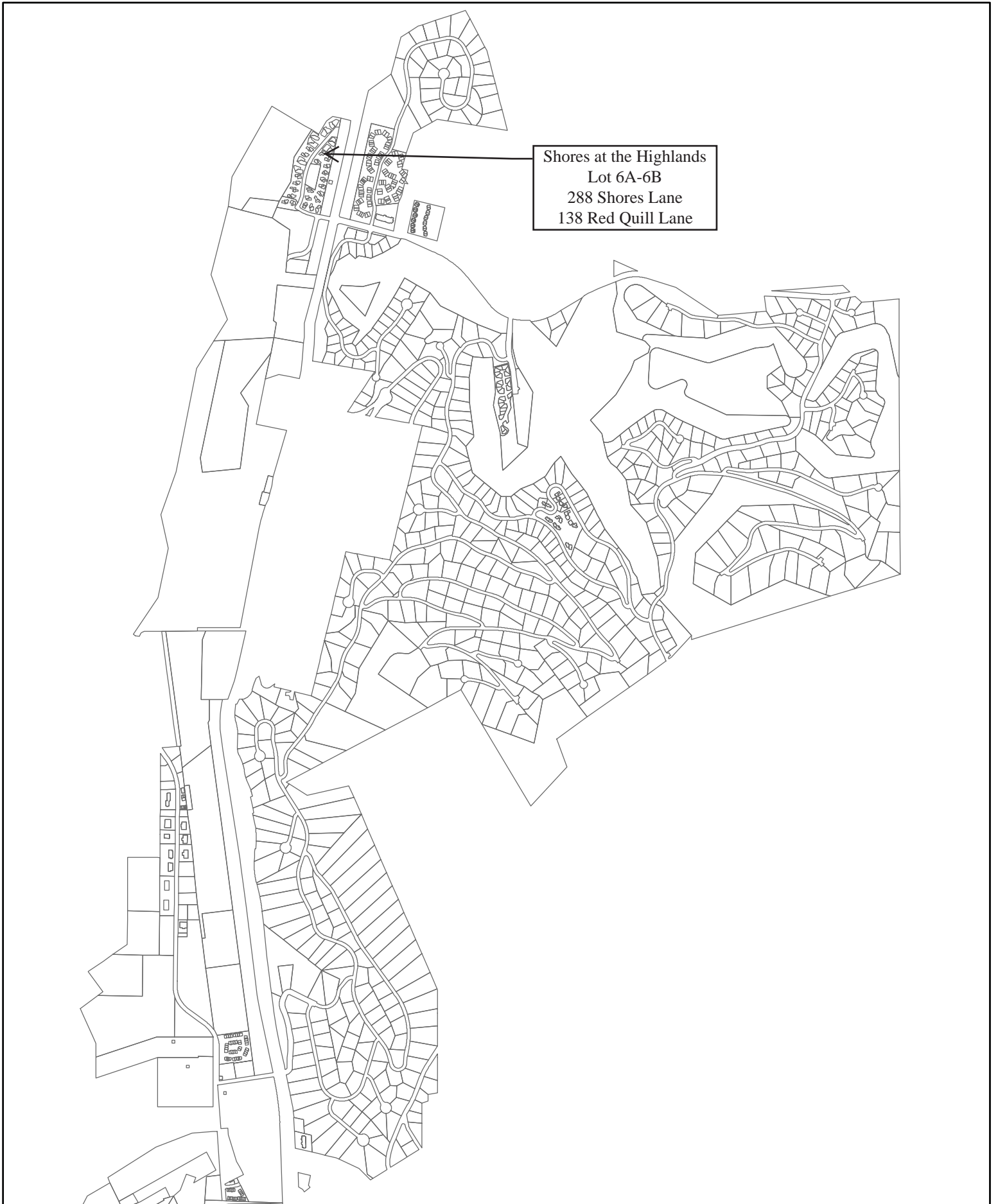
The Subdivision Code indicates that the decision of the Director on Class C Subdivisions shall be forwarded to the Planning Commission:

“D4. Decision Forwarded to Planning Commission: All of the director's decisions on class C subdivision applications which are not appealed shall be forwarded to the planning commission for its information only”.

As a result, we have included a list of the twelve Class C Subdivisions that have been approved since you were last updated in July of 2014. If you have any questions about these applications, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.



Permit #	Project Name	Address	Description	Approval Date	Planner
2014054	One Ski Hill Place Units 8419-8421	1521 Ski Hill Road, Units 8419-8421	Resubdivide to create one unit (8421) out of two units (8419 & 8421)	07/21/2014	Mosh
2014056	Shores at the Highlands Lot 6	138 Red Quill Lane, 288 Shores Lane	Resubdivision of duplex building and lot	07/23/2014	Mosh
2014064	Corkscrew Flats Lots 27, 28 & 29	420, 428 & 472 Corkscrew Drive	Resubdivision to relocate a drainage easement	08/12/2014	Shane
2014071	Shock Hill Landing Lots 15 & 16	25 & 21 Union Trail	Resubdivision of duplex building and lot	09/03/2014	Matt
2014073	Arts District Lots 1 & 2	127 South Ridge Street	Resubdivision of various lots to create Lots 1 & 2, Arts District Sub	09/09/2014	Matt
2014074	Andorra Condos	325 North French Street	Resubdivision of condo building to correct site plan and garage ownership	09/16/2014	Julia
2014076	Shock Hill Landing Lots 1 & 2	12 & 16 Union Trail	Resubdivision of duplex building and lot	09/17/2014	Matt
PL-2014-0169	Shock Hill Landing Lots 11 & 12, 13 & 14	Union Trail	Resubdivision of duplex lots	11/21/2014	Matt
PL-2014-0160	Tyra Block 2, Lots 6, 7 & 8	955, 965 & 975 Four O' Clock Road	Resubdivision of existing lots	11/24/2014	Mosh
PL-2014-0167	Timber Trail Lot 21	422 Timber Trail Road	Resubdivision to relocate the platted disturbance envelope 5 feet to the west	12/02/2014	Mosh
2014083	Judge Silverthorne Subdivision	300 North Main Street	Resubdivision of existing property into 5 lots to correspond with the approved site plan	12/05/2014	Julia
PL-2014-0173	Homes at Maggie Point Lots 1-3, 4-6, 16-18	Maggie Placer Loop	Resubdivision into lots 1-3, 4-6, 16-18 for individual sale	12/23/2014	Mosh

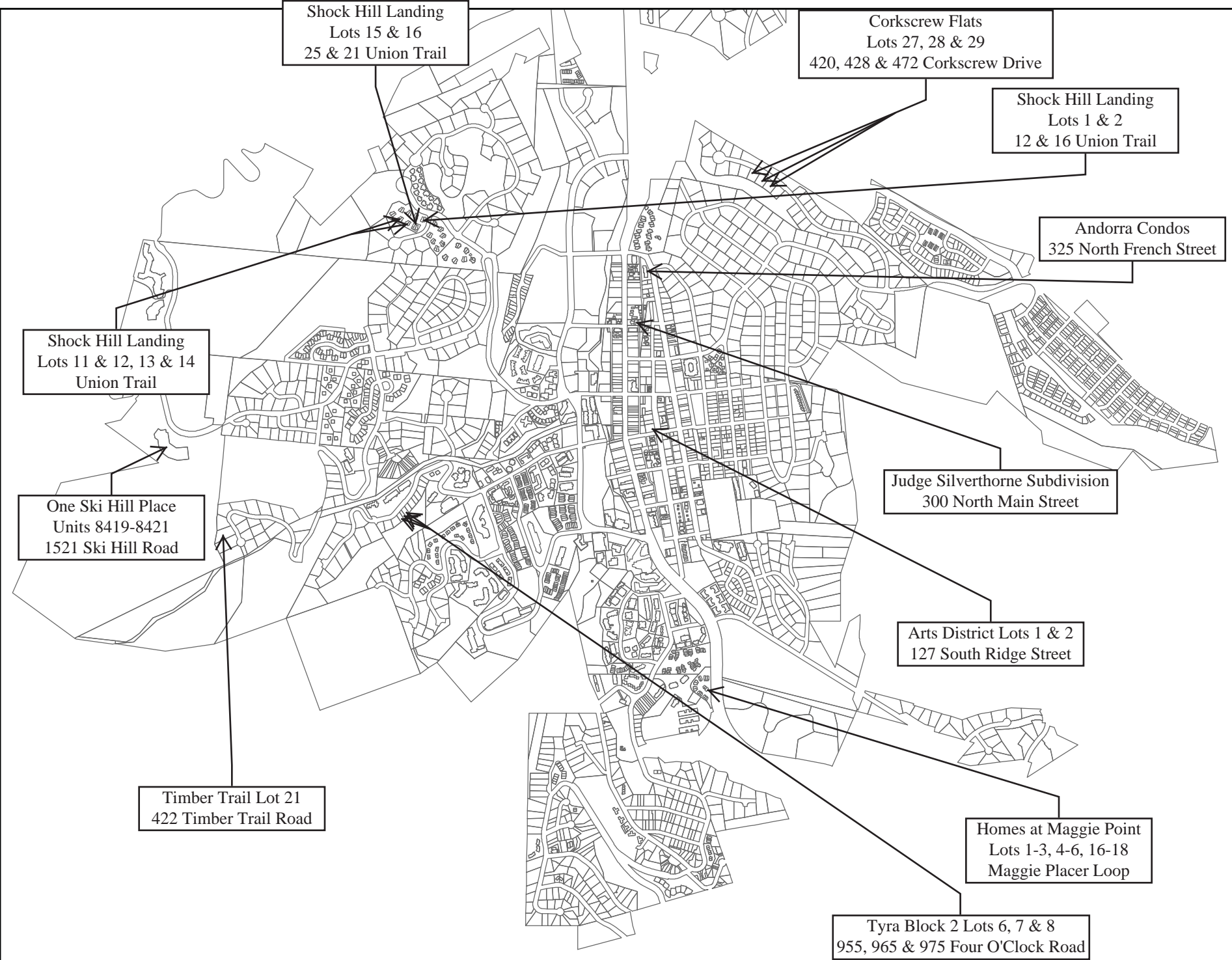


Shores at the Highlands
Lot 6A-6B
288 Shores Lane
138 Red Quill Lane



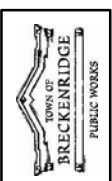
Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.

Breckenridge North



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.





MEMORANDUM

TO: Planning Commission

FROM: Julia Puester, Senior Planner

DATE: December 22, 2014 (for meeting of January 6, 2015)

SUBJECT: Approved Class D Major Single Family Homes-August to December, 2014 Report
(Fourteen Class D Majors)

Effective January 1, 2014, Section 9-1-18-4-1 of the Breckenridge Development Code authorized the Director to review and approve Class D Major applications for single family or duplex structures outside of the Conservation District administratively without Planning Commission review. For an application to be classified as a Class D Major development permit, the property must have a platted building or disturbance envelope and warrant no negative points under Section 9-1-19 *Development Policies*. Staff regularly reports recently approved Class D Major development permits to the Planning Commission. This is the third report to the Commission since the ordinance became effective.

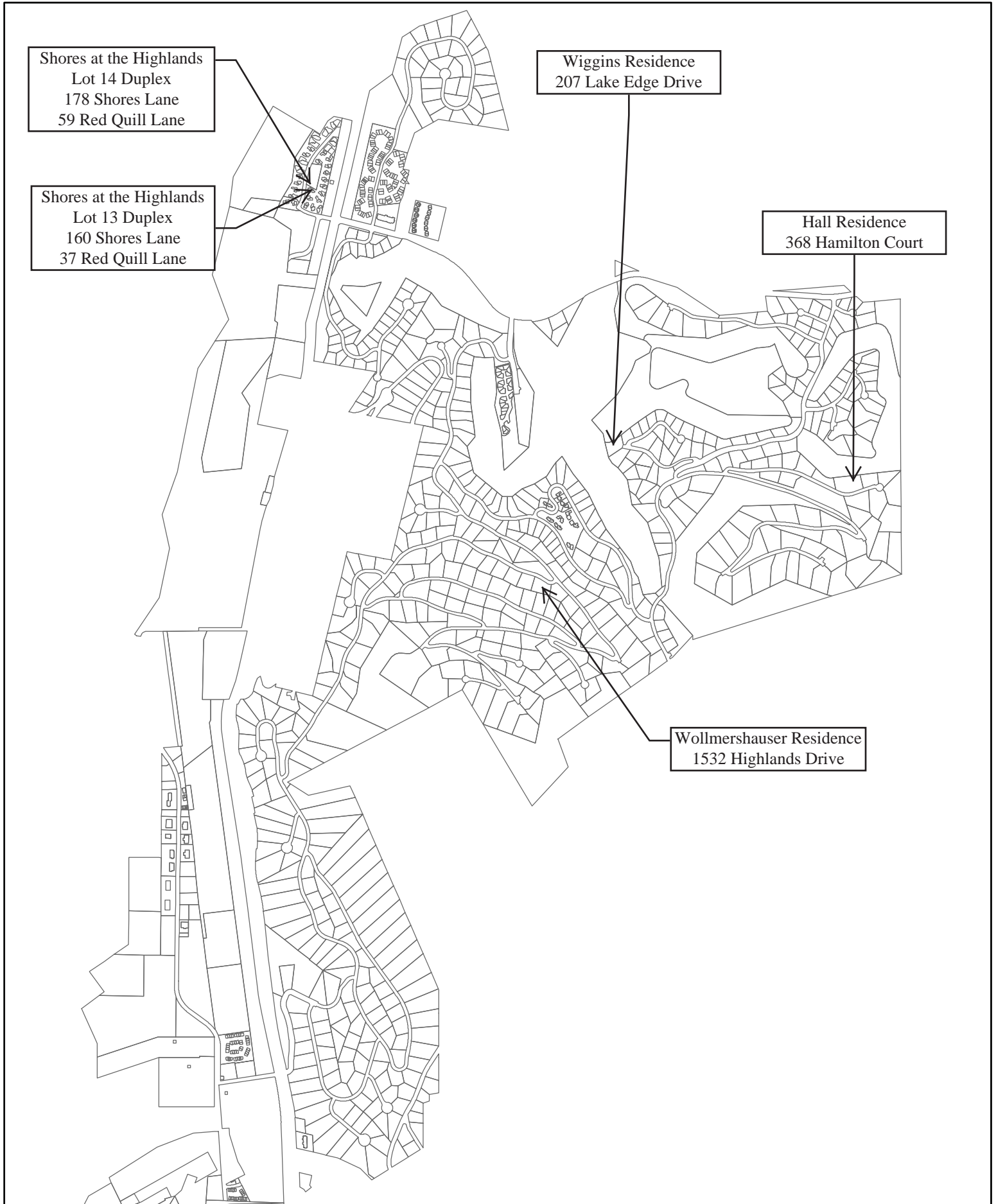
As a result, we have included a list of the fourteen Class D Major development permits that have been approved since we last reported to you, in addition to two (PC#2014016 & PC#2014029) that were inadvertently left off the second quarter report in July. If you have any questions about these applications, the reporting, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.



Permit #	Address	Project Name	Description	Approval Date	Planner
2014016	0368 Hamilton Court	Hall Residence	New single family home (4 bed, 6.5 bath), 6,436 sq. ft. density, 7,484 sq. ft. mass.	04/09/2014 (missed reporting last update)	Shane Greenburg
2014029	96 Luisa Drive	Columbia Lode Bldg 14	New single family home (4 bed, 3.5 bath), 2,273 sq. ft. density, 2,659 sq. ft. mass.	04/15/2014 (missed reporting last update)	Michael Mosher
2014062	160 Shores Lane / 37 Red Quill Lane	Shores Lot 13 Duplex	New duplex home (3 bed, 3.5 bath each side), 4,998 sq. ft. of density, 6,188 sq. ft. mass.	08/12/2014	Michael Mosher
2014067	178 Shores / 59 Red Quill Lane	Shores Lot 14 Duplex	New duplex home (3 bed, 4 bath each side), 4,998 sq. ft. of density, 6,108 sq. ft. mass.	08/21/2014	Michael Mosher
2014066	29 Luisa Drive	Columbia Lode Bldg 2	New single family home (4 bed, 4.5 bath), 2,269 sq. ft. density, 2,932 sq. ft. mass.	08/21/2014	Michael Mosher
2014069	38 Wild Cat Road	Pals Residence	New single family home (5 bed, 5.5 bath), 4,791 sq. ft. density, 5,599 sq. ft. mass.	08/21/2014	Shane Greenburg
2014072	283 Timber Trail Road	Irwin Residence	New single family (5 bed, 6.5 bath), 4,994 sq. ft. density, 5,947 sq. ft. mass.	08/22/2014	Matt Thompson
2014075	509 Wellington Road	Black Garage and Storage	New 2 level detached garage, 880 sq. ft. mass.	09/05/2014	Michael Mosher
2014068	198 Timber Trail Road	Ski Vista Residence	New single family home (6 bed, 6.5 bath), 6,062 sq. ft. density, 6,786 sq. ft. mass.	09/17/2014	Shane Greenburg
2014077	1532 Highlands Dr	Wollmershauser Residence	New single family home (4 bed, 3.5 bath), 2,883 sq. ft. density, 3,423 sq. ft. mass.	09/26/2014	Shane Greenburg
2014079	95 Bridge Street	Florio Carriage House	Expand existing garage to include living space above (1 bed, 1 bath), 576 sq. ft. density, 1,152 sq. ft. mass.	10/09/2014	Matt Thompson



Permit #	Address	Project Name	Description	Approval Date	Planner
PL-2014-0168	32 & 38 Union Trail	Shock Hill Landing Lot 3-4 Duplex	New duplex home (4 bed, 4 bath each side), 4,758 sq. ft. density, 5,762 sq. ft. mass.	11/24/2014	Matt Thompson
PL-2014-0161	132 & 128 Union Trail	Shock Hill Landing Lot 5-6 Duplex	New duplex home (4 bed, 4.5 bath each side), 4,758 sq. ft. density, 5,762 sq. ft. mass.	12/16/2014	Matt Thompson
PL-2014-0165	103 Victory Lane	Germain Residence	New single family home (3 bed, 3.5 bath), 3,017 sq. ft. density, 4,123 sq. ft. mass.	12/16/2014	Matt Thompson
PL-2014-0176	207 Lake Edge Drive	Wiggins Residence	New single family home (5 bed, 5 bath), 6,111 sq. ft. density, 6,997 sq. ft.	12/18/2014	Matt Thompson
PL-2014-0172	79 & 87 Union Trail	Shock Hill Landing Lot 9-10 Duplex	New duplex home (4 bed, 4.5 bath each side), 4,758 sq. ft. density, 5,762 sq. ft. mass.	12/29/2014	Matt Thompson



Shores at the Highlands
 Lot 14 Duplex
 178 Shores Lane
 59 Red Quill Lane

Wiggins Residence
 207 Lake Edge Drive

Shores at the Highlands
 Lot 13 Duplex
 160 Shores Lane
 37 Red Quill Lane

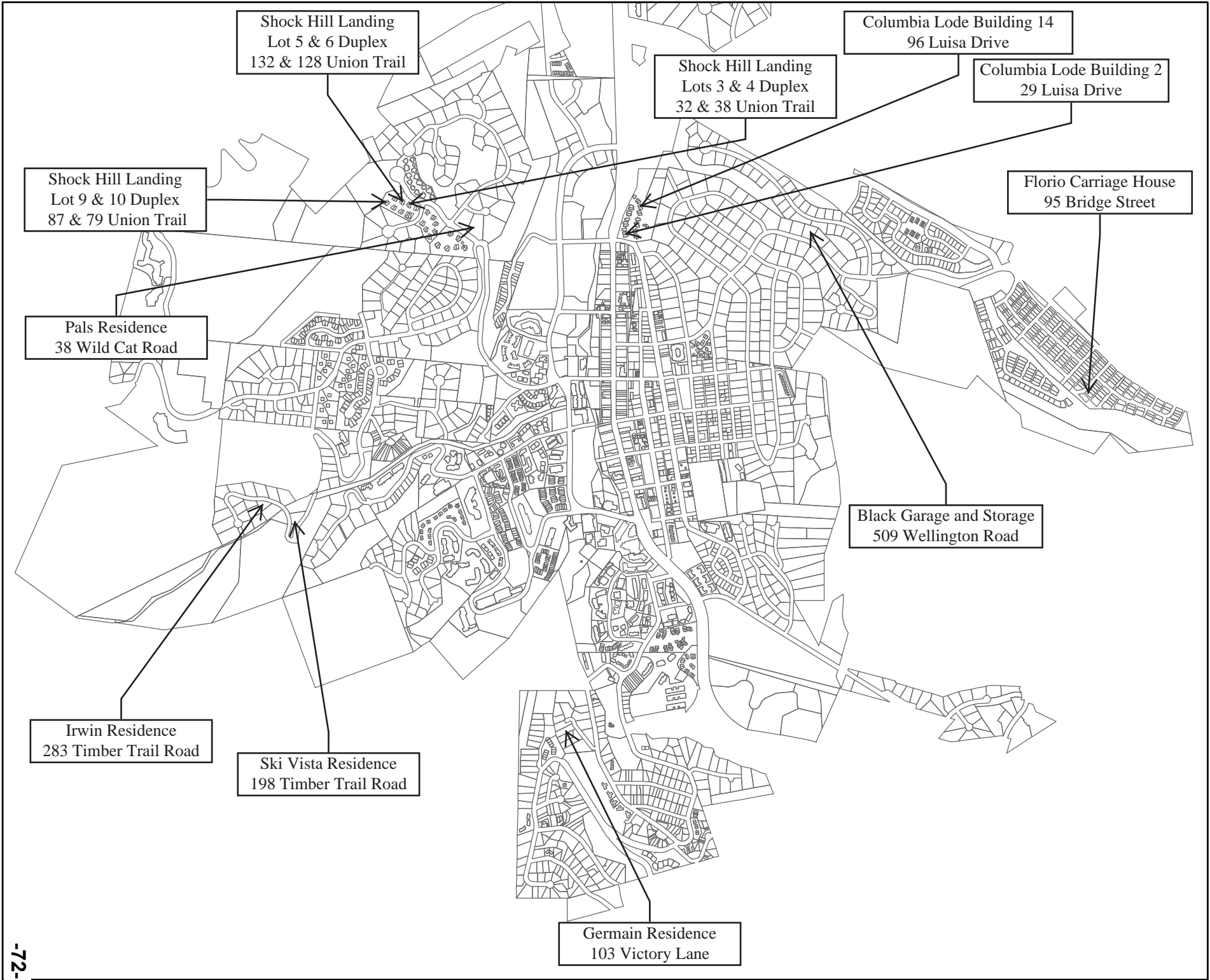
Hall Residence
 368 Hamilton Court

Wollmershauser Residence
 1532 Highlands Drive



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Breckenridge North



Shock Hill Landing
Lot 5 & 6 Duplex
132 & 128 Union Trail

Shock Hill Landing
Lots 3 & 4 Duplex
32 & 38 Union Trail

Columbia Lode Building 14
96 Luisa Drive

Columbia Lode Building 2
29 Luisa Drive

Florio Carriage House
95 Bridge Street

Shock Hill Landing
Lot 9 & 10 Duplex
87 & 79 Union Trail

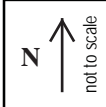
Pals Residence
38 Wild Cat Road

Black Garage and Storage
509 Wellington Road

Irwin Residence
283 Timber Trail Road

Ski Vista Residence
198 Timber Trail Road

Germain Residence
103 Victory Lane



Breckenridge South

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