



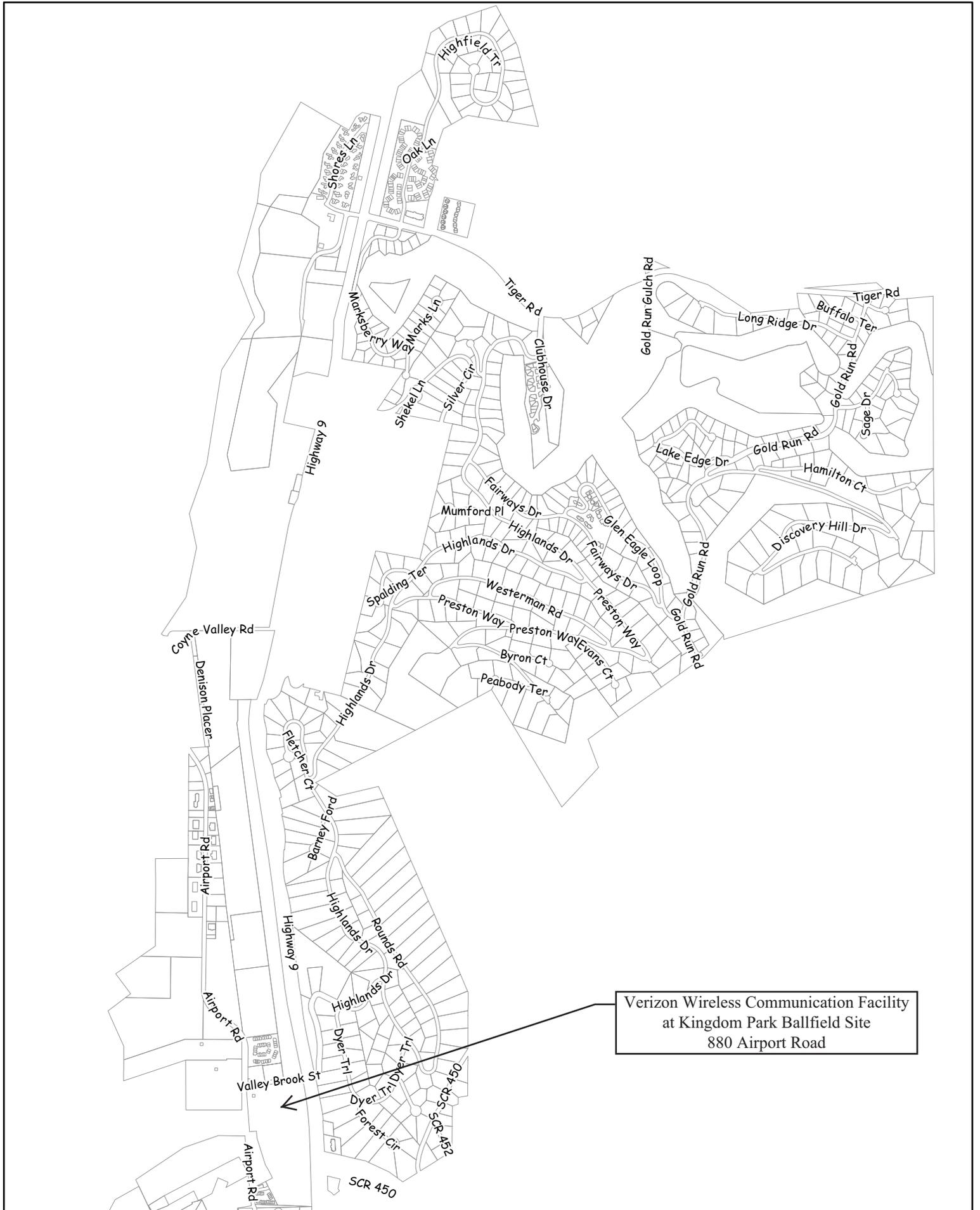
PLANNING COMMISSION AGENDA

Tuesday, February 17, 2015
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The February 17 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	4
	<i>Approval Of Agenda</i>	
7:05pm	<i>Worksessions</i>	
	1. Off Street Parking Chapter (JP)	16
7:45pm	<i>Town Council Report</i>	
8:00pm	<i>Final Hearings</i>	
	1. AT&T Wireless Temporary Communications Facility at Gold Creek Condos (JP) PL-2015-0009; 326 North Main Street	33
	2. AT&T Wireless Permanent Communications Facility at Gold Creek Condos (JP) PL-2015-0005; 326 North Main Street	52
8:30pm	<i>Combined Hearings</i>	
	1. Verizon Wireless Communication Facility - Kingdom Park Ball Field Site (SG) PL-2014-0177; 880 Airport Road	72
9:00pm	<i>Adjournment</i>	

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

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



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



AT&T Wireless Temporary Communication Facility
 at Gold Creek Condos
 AT&T Wireless Permanent Communication Facility
 at Gold Creek Condos
 326 North Main Street



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Breckenridge South

North Arrow
 Not to Scale

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 Dave Pringle arrived at 7:02
Ben Brewer, Town Council Liaison
Dan Schroder was absent.

APPROVAL OF AGENDA

With no changes, the February 3, 2015, Planning Commission Agenda was approved as presented.

APPROVAL OF MINUTES

With no changes, the January 20, 2015, Planning Commission Minutes were approved as presented.

TOWN COUNCIL REPORT:

Mr. Brewer:

- The Council had a second reading of measure concerning parking with persons with disabilities. Trying to address some loopholes.
- Looked at tobacco products, we updated Town Code for “vaping” devices and all of those fall under town code that regulates tobacco. Especially dealt with minors.
- Second reading of smoking ordinance in Town regards to business entrances and patios and almost heard the second reading, but a local restaurant that was originally a cigar bar attended and caused the Council to take a second look at the Town ordinance in regards to the State regulations for grandfathered establishment for cigar bars. Want to make sure there aren’t any unintended consequences for this business. The plan is to have a no smoking 10’ buffer around restaurant entrances and patios.
- New business: Looked at an ordinance that deals with enforcement of our sign code and we took into consideration from the Planning Commission not to change the code and then looked at how to enforce the code. We want to understand the sign code potential violations before we move forward. We want to take this slowly and deliberately.
- The Town Council abolished the Breckenridge Public Arts Commission and the Public Arts Committees, which are replaced with the Breck Create Board. As a result of the Breck Create efforts, the Fire Art festival was a new cool event that piggy backed nicely on the Snow Sculpture event.

FINAL HEARINGS:

1) Pinewood Village 2 (MGT) PL-2014-0170, 837 Airport Road

Mr. Thompson presented a proposal to construct a 45-unit affordable rental apartment building. There will be 9 studio units and 36 one-bedroom units. There will be 66 surface parking spaces for the project. The trash collection and recycling will be by way of a centralized dumpster enclosure. The exterior materials will include: cementitious board and batten, cementitious lap siding, natural stone veneer, heavy timber accents, and asphalt shingle roof. A material and color sample board is available for review.

Changes From Meeting on January 6, 2015

At the preliminary hearing both the Planning Commission and neighboring property owner comments were positive. The applicant has made the following changes after hearing the comments at the preliminary hearing.

- The west retaining wall behind the building used to retain the hillside for the parking has been broken up into two stepped walls instead of one sixteen (16’) foot wall at the tallest point. There will now be two walls, an eight (8’) foot wall, and a nine and half (9.6’) foot wall at the tallest

- point.
- A cross walk has been added across Airport Road, just south of the driveway into Pinewood Village 2, which will be striped.
- The proposed stone on the building has been changed from cultured stone to real stone.
- Storage lockers have been increased from 3' x 4' to 3' x 5'.
- Density decreased from 27,134 sq. ft. to 27,077 sq. ft.
- Mass increased from 33,800 sq. ft. to 34,452 sq. ft.
- Modified the board and batten siding to cementitious siding.
- Added gable to protect Xcel equipment.
- Added a 2' valley pan for drainage in the parking area.
- Added curb and gutter around the parking area.

Point Analysis (Section: 9-1-17-3): Staff believes the proposal warrants the following points:

- Policy 24/R Employee Housing positive ten (+10) points
- 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)
- Negative ten points (-10) under Policy 6/R as the building height is more than one half (1/2) story over the land use guidelines recommendation, but are no more than one (1) story over the land use guidelines recommendation
- 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 nineteen (+19) points.

The Planning Department recommends approval of Pinewood Village 2, PL-2014-0170, located at 837 Airport Road, Government Lot 47, with the presented Findings and Conditions, and with a passing point analysis of positive nineteen points (+19).

Want to ask Planning Commission:

Do you believe that the design of the retaining wall warrants negative points?

Commissioner Questions / Comments:

Ms. Dudney: Regarding the retaining walls, all of the precedences cite excessive paving, how does this relate to this plan? (Mr. Thompson: In all of the other examples, there were retaining walls because of excessive site disturbance, but in this case it is there to provide enough parking spaces. You can see the negative effects of having to do only 4' walls which would push the walls far up the hill and negatively impact the trail above.) The least amount of points is a multiple of 4? (Mr. Thompson: Yes.)

Ms. Christopher: What is the width of the entry driveway; can cars simultaneously go in and out? (Mr. John Payne, Applicant: It is 24' for in and out. Just two lanes without a turning lane.)

Mr. Mamula: What about a guardrail at the top of the retaining wall? (Mr. Thompson: I addressed this with Mr. Scott Reid from Open Space and Trail and we discussed constructing a buck and

rail fence below the trail, which is above the retaining wall.)

Applicant Presentation:

Mr. Tim Casey: We are here just to answer any questions. We have had a lot of positive conversations with staff. We did add real stone to the building and we think this is a big improvement and is the tradeoff for the surface of the retaining wall. (Mr. Schuman: Mr. Glen Morgan (Chief Building Official for the Town of Breckenridge) and I were talking about heating the system, will it be centralized or not?) We are going with a central system for heating and water.

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

Commissioner Questions / Comments:

Ms. Dudney: I am in favor of this project, it looks really good. I think that I am not in favor of the negative four (-4) points for the retaining wall because I don't think this is good precedent. I would change the point analysis to result in no negative points.

Mr. Pringle: You did a great job with this project. Because you don't hear any outcry from the community you have really done a great job. The best way to get a positive score is to not absorb the negative points. As for the retaining wall, I don't want to set precedent so I do support them remaining at negative four (-4) points.

Ms. Christopher: I applaud the Applicant for all the changes and I agree with the point analysis.

Mr. Lamb: I also agree with the point analysis and approve the project. Also, I think it is good we are addressing the 60 AMI, instead of a focus on 100% AMI.

Mr. Schuman: I do agree with this project and I think we do need to keep the point analysis for the retaining wall above 4'. The Code states up to 4' in height, so I believe the negative four (-4) points are warranted.

Mr. Mamula: I also support the project. I would caution that we make sure with the big walls that there will still be families and children here, take precautions with safety. I know where I would climb as a kid.

Mr. Pringle made a motion to approve the point analysis for Pinewood Village 2, PL-2014-0170, 837 Airport Road. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

Mr. Pringle made a motion to approve Pinewood Village 2, PL-2014-0170, 837 Airport Road, with the presented findings and conditions. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

PRELIMINARY HEARINGS:

1) AT&T Wireless Temporary Communication Facility at Gold Creek Condos (JP) PL-2015-0009, 326 North Main Street

Ms. Puester presented. AT&T Wireless is proposing a temporary wireless facility consisting of three steel skid mounting brackets with a total of twelve 8-foot tall panel antennas (four per skid) at the north, east, and west rooftop elevations for twelve months at which time the permanent installation would be constructed. The skids and antennas are proposed to match the building color. The mechanical room for this equipment will be located in the basement. The installation is temporary and would be replaced by a permanent, screened installation which is the subject of another application also on this meeting agenda.

AT&T Mobility has filed this application in reaction to extensive research and customer feedback on the lack of reliable AT&T wireless coverage and capacity at peak times for visitors, residents and businesses during the ski season and increasingly popular summer and fall seasons. Pinnacle Consulting, Inc. on behalf of AT&T has requested a twelve month period for the temporary installation to allow for adequate wireless coverage in Town while Gold Creek Condo HOA prepares for construction of the permanent exterior remodel

approved in 2013 as a Class C application which will house the antennas in dormers. A new wireless communication facility ordinance was reviewed by the Planning Commission in November. The first reading of the ordinance is scheduled for February 24th at the Town Council. This application was deemed complete January 14th and is being reviewed under the current polices.

The approved exterior remodel (May 21, 2013) included:

- Roof screening/parapet features to add architecture and screen future roof-top equipment;
- Extension of exterior walkways;
- Added heavy timber accents;
- New exterior stairs;
- New railing and balusters;
- New cementitious siding;
- New stone wainscoating; and
- New paint and stain.

Staff found no Relative policies under which positive or negative points should be assigned and found that the application meets all applicable Absolute policies.

Staff had one question for the Planning Commission on this preliminary hearing application for the AT&T Wireless Temporary Facility at Gold Creek Condominiums (aka Odd-Lot Condos) PL#2015-0009: *Did the Commission find that the temporary nature of the antennas do not warrant screening?*

The Planning Department recommended that the Planning Commission move this application forward for a Final Hearing.

Commissioner Questions / Comments:

Ms. Dudney: What does this installation have to do with the aesthetic modifications to the condo complex? (Ms. Puester: That is a better question for the applicant.)

Ms. Christopher: Why does there need to be three sectors rather than one in the middle of the roof? (Ms. Puester: Again this is better answered by the applicant.)

Applicant Presentation:

Ryan Sager, Pinnacle Consulting for AT&T:

We are happy to answer questions. This is a complicated project. The Gold Creek Condo HOA has tried to do renovations in the past but was financially challenged in the past and AT&T has looked for a good location and this offers a way to make the renovations to the condo happen. We have seen a 200% increase in demand for service here in town, so as more people are coming and people are using cell phones more it is dragging down the system. AT&T has three other facilities around the Town of Breckenridge. The struggle has been with those three facilities having dropped the service levels; they haven't kept up with demand. (Ms. Dudney: You are leasing the space and this is allowing the HOA to pursue the renovations?) Yes. (Ms. Dudney: But could you install this and Gold Creek still not do the renovations?) (Mr. Mamula: Let's address this in our discussion.) (Ms. Christopher: Why are there three antennas on the roof edge instead of one in the middle?)

The three sectors are pointing in the direction for where the users are now that are dragging down the system. They are needed to increase the level of service for those locations. There is scientific and mathematical calculations that go into this assessment by RF engineers. (Mr. Mamula: During the temporary phase is there any way that they can be pulled in the center of the building?) For every four feet you go in you have to go one foot higher. Our goal is to keep them as low as possible by keeping them at the edge of the building. AT&T has determined that the sectors can be cut down to two antennas instead of four as presented tonight and do 6' tall antennas instead of 8' tall (for the temporary application only). (Ms. Puester: We can put a condition on the permit that it be limited to 12 months.)

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

Commissioner Questions / Comments:

Ms. Dudney: I think it looks horrible. Once something like this goes up, you aren't going to take away phone service in 12 months if the remodel doesn't happen. I don't see what kind of certainty that the Town has that the exterior improvements go in. I do have big concerns regarding screening under policy 5A, particularly at the entrance to town.

Mr. Pringle: I don't think they are pretty but I do think they are necessary. Once they go up how do we get these two groups to make sure a final solution is found and clearly lay out that this is only temporary?

Ms. Dudney: Could we require that the renovation happens first or they happen simultaneously?

Ms. Christopher: I am not comfortable with the temporary antennae without the screening.

Mr. Lamb: Yes, I don't like the way they look but I think it is necessary. It would be nice to have some mechanism that the permanent plans do go through. I'm fine with the temporary plan but I would like to find a solution.

Mr. Mamula: I don't have a big problem with the temporary solution. I think the screening will look way worse than the two 6' antennas. I don't have as big of a problem removing them if they need to be. The outcry will go to AT&T not the Town Council when customers lose service. The pressure is on AT&T to make sure that this gets done the right way. (Mr. Artie Muscola, AT&T Wireless: How we are helping Gold Creek is with a 10 year contract which will help them get the financing. We can do something that will emulate what they were going to do with the dormers in case that they don't do their renovations. One antenna in the middle of the roof doesn't really work. For every 4' we go back in distance we have to raise them 1' in height. If we move them back too far they won't work. We are also willing to screen them on a temporary basis if needed. Still 3 sectors but two feet lower than you see which we just found out we could do from engineering this week. North elevation allows us to façade mount them but it doesn't work great on the other elevations. We are trying to keep identical coverage from the temporary to permanent locations.) Can we have an 8 month window where if in 8 months the HOA isn't doing what they are supposed to do to move to the exterior remodel, the Applicant has to come back in with a solution? (Ms. Puester: We will discuss a possible condition with the Town Attorney.) As the Applicant, will you put the 8 month time frame on your calendar? (Mr. Muscola: We will have this screened by the July 4th weekend even in the temporary locations. If we didn't so desperately need the coverage we would just wait for the remodel to happen.)

Ms. Dudney: I understand the need. I just want to press for what the temporary screening looks like.

Mr. Lamb: Doesn't this come down to if the situation flies with the financial arrangements?

Mr. Mamula: For the next meeting let's get an updated graphic and screening. (The Applicant presented images for the permanent screening and an example of the temporary screening.)

Ms. Dudney: I definitely like it with the screening better.

Mr. Pringle: I am agnostic.

Ms. Christopher: I like the screening.

Mr. Lamb: Some sort of screening as long as it can be affordable. (Mr. Muscola: This would be on AT&T to pay for which is fine. It's not a lot.)

2) AT&T Wireless Permanent Communication Facility at Gold Creek Condos (JP) PL-2015-0005, 326 North Main Street

Ms. Puester presented. AT&T Wireless is proposing a permanent wireless facility incorporated entirely inside three of the dormers associated with the Gold Creek Condo exterior remodel development permit (PC#2013034) at the north, east, and west elevations. The dormers in which the antennas are located would be

fiberglass manufactured to appear the same as the approved exterior remodel materials. The mechanical room will be located in the basement. The estimated time of construction will be in June. This permanent screened installation would replace the temporary antennas presented this evening.

The applicant has simultaneously applied for a temporary wireless facility application (PL-2015009). The removal of the proposed temporary wireless facility would occur once the exterior remodel is completed.

Staff found no Relative policies under which positive or negative points should be assigned and found that the application meets all applicable Absolute policies.

The Planning Department recommends that the Planning Commission move this application forward for a Final Hearing. Should the Commission have any questions or comments on the application or point analysis, staff would like to hear them at this preliminary hearing.

Commissioner Questions / Comments:

Ms. Dudney: Are you indifferent to the design that was approved from 2013 to the new design (dormers)? (Ms. Puester: We are fine with the new design. It is a simpler roof form than in 2013 that will blend well. The north end did change and get taller and more massing. The parapet is the same height. All the materials are the same as in 2013 except for the three dormers with antennas which will be fiberglass material. The northern dormer had to be bumped out 2' to allow for the antennas to be dropped over the roofline to stay within the 10' height exemption. We like the new design on the East and West elevation.) If you could attach the sectors on the façade of the building could you have a permanent solution?

Applicant Presentation:

Mr. Ryan Sager: I think AT&T is looking for the 8' antenna size for the permanent solution and the 6' are only for the temporary solution. We would like to defer to Mr. Sonny Neely, the architect, for the details on the exterior.

Mr. Muscola: We can certainly make the overall height; we prefer the 8' antenna for the capacity long term.

Mr. Sonny Neely, Neely Architecture, architect for Gold Creek HOA: We can't go any lower for the rooftop for the two main towers on the east and west elevations which also accommodate stairs to the roof. We were working with the larger antennas; this is the first I heard about the possibilities of smaller antennas. We think the larger updated dormer roof forms will look better in this new application. We accommodated the best we could to get the antenna inside the dormers. The HOA is doing the best they can to finance this renovation and this is a huge step to getting to the goal. (Ms. Dudney: The idea to put it on the façade; is this a good idea?)

Mr. Muscola: This one sector will always be setting out like an eyesore and we wouldn't put this in a permanent solution. The permanent solution is 3 sectors at 8'.

Commissioner Comments:

Ms. Dudney: I still don't like the design but I concede to the staff if they like the new one. I want the temporary screening.

Mr. Pringle: Make the deal, make it happen, I don't care if we screen the temporary.

Mr. Mamula: This conversation is about the permanent application so let's keep the discussion to that.

Ms. Christopher: I'm fine with this one.

Mr. Lamb: I like the new design. If the 8' antennas have more bandwidth, let's not do this halfway.

Mr. Mamula: I agree, let's do this right the first time. Since this is such a "stunning" building when you come into town, let's do this the right way.

3) Shock Hill Tract E Master Plan Modification (MM) PL-2014-0174, 260 Shock Hill Drive

Mr. Mosher presented an application to modify the existing Shock Hill Master Plan for Tract E only, which

currently identifies this site for multifamily/lodge with 60.7 Single Family Equivalents (SFEs) of residential density, plus 5,300 square feet of commercial density (retail shops, spa/health club, business center, and restaurant/bar). The proposed modification proposes a total of 31.25 residential SFEs for Duplex (at 1,600 square feet per SFE) or Cluster Single-Family use. Duplexes would be configured as 10 buildings. The number of Cluster Single-Family would be subject to the Policies (setbacks, building height, etc.) defined in the Town's Development Code. There is no commercial density proposed.

The following are the key points from the original Development Agreement approved by the Town Council in March 2007, and how these points relate to development of this site. The applicant and owner intend to abandon the Agreement upon approval of this master plan. The items from the Development Agreement not related to the lodge development will be created as Conditions of Approval for the Subdivision and Master Plan. Summarizing these key issues:

- Dedicate Tract E-2 to the Town as public open space.
- Design buildings using best efforts to mitigate the visual impacts of the development from the areas of Cucumber Gulch to the west of the Tracts to the extent practical.
- Implement all appropriate provisions of Section 11 and Section 12, Best Management Practices, of the Town's "Cucumber Gulch Overlay Protection District Ordinance".
- Construct a buck-and-rail fence on the downhill side of the Town's trail located to the west of Tract E to separate the development from the Gulch, if requested by the Town.
- Place signs on the property at key access points to Cucumber Gulch, containing information concerning the importance of the Gulch, its ecological function, the presence of the Boreal Toad, the prohibition of dogs and the importance of staying on established trails. Similar signs shall be placed in the individual units.

With two-thirds of the property being left as pervious, we are not suggesting any negative points under the Special Areas policy. Did the Commission concur?

Staff realizes that the change to duplexes and/or cluster single-family homes is a significant departure from the approved lodge. Though the development is less density and lower in building height, the site impacts may be greater. However, there should be plenty of permeable area for new plantings and review of the specific site impacts will be brought to the Commission with the individual Class C development permits.

1. The Master Plan notes describe larger minimum tree sizes. (Landscaping for each building shall include a minimum of (4) coniferous trees (12' tall min.), (8) deciduous trees (2" caliper min.), and (8) shrubs (5 gallon).) Did the Commission support these sizes?
2. Did the Commission believe any additional plantings are needed along the western edges of the development?
3. Did the Commission believe these quantities and sizes of the landscaping will adequately mitigate the impacts of illustrative development plan?
4. Did the Commission agree that no negative points should be awarded under Policy 37/R for impervious surfaces?

Staff recommended this application return for final review.

Commissioner Questions / Comments:

Mr. Schuman: Is there access to the Nordic trails in this area? (Mr. Mosher: With this development a played temporary access to the Nordic / non-motorized trails will be codified with the resubdivision as a non-motorized public trail.

Mr. Mamula: Please explain the density analysis in the report. (Mr. Mosher: The LUGs, at 2 UPA, represent the lowest density on the property: however, the 1998 master plan allocated over 60 SFE's for lodge use. With this proposal, they are looking to reduce the density and change the use from Lodge to Duplex and Cluster Single-Family.) What happens to the

remaining density? (Mr. Mosher: It sunsets.) Who enforces the spa not draining into the sewer? (Mr. Mosher: The Sanitation District has agreed with certain other properties. This is identified on the Master Plan and is policed with the review of each plan by Planning, the Building Department, and Town Engineering.) (Ms. Puester: The Sanitation District will review and comment with the next review.) The surface water monitoring; is this additional beyond what is typically done with the Town? (Mr. Mosher: Yes, the conditions listed go beyond the standard and closely follow the BMP of the Gulch.) At some point, residents get billed and the developer goes away. (Mr. Mosher: I imagine it is something that is written as a Condition for the HOA to continue monitor the surface water. This is similar to how the approval of the Breckenridge Mountain Lodge was handled.) Will the Planning Commission see every one of these units as they are submitted? (Mr. Mosher: Yes, the Applicant intends to have them reviewed as a Class C.)

Mr. Pringle: When I look at the density the total that is allowed is 78,400 sq. ft without the TDR's. It is 49,999 really there is a typo in the packet? (Mr. Mosher: Yes there is an error. The individual numbers are correct, but the sum at the bottom is incorrect.) (Ms. Puester: I don't think you will see these individually as Class C submittals unless these receive points.) (Mr. Mosher: I believe the Applicants plan on having these reviewed as Class Cs.)

Mr. Mamula: With the comments we are seeing on this, some of this stuff is site specific and I want to see that the neighbors get to make some comments on each submittal in a public hearing. (Mr. Mosher: Staff will have a clarification at the next meeting.)

Mr. Pringle: What guarantee will they have that they do come through our process with Planning Commission review? (Mr. Mosher: We will come back with more information.)

Ms. Dudney: The density is confusing, the existing has 66 SFE if that master plan lapsed, it would fall under the current Land Use Guidelines? (Mr. Mosher: Density and use on a Master Plan is vested and remains. This is true of all of the Shock Hill Master Plan.) If this vesting period went away? (Mr. Mosher: It doesn't go away.) But the use changes, doesn't it? The current master plan is like a new zoning and the difference in density is then sunset? (Mr. Mosher: Yes.) If no changes are approved in two years it just stays the lodge? (Mr. Mosher: Yes.) Was there anything specifically addressed with amenities with the current master plan? (Mr. Mosher: Amenities were identified in the Development Permit for the Lodge, not the Master Plan. This permit has a vesting period of three years and is set to expire next year.)

Mr. Pringle: Even if you have a significant change from what is approved, you would still be able to access that same density. (Mr. Mosher: I suppose this is an option if the Commission feels that this density is not appropriate for the site. Then it could be revisited.) But the density is tied to the concept of a lodge use; the concept of a lodge is going away but the density stays? (Mr. Mosher: You could say that the proposed density doesn't fit and ask for a modification of the density request.) We have the ability to not accept the density? (Mr. Mosher: As with any Master Plan, yes you can. There is never a guarantee that any development can use all of the allocated density.)

Applicant Presentation:

Chris Canfield, Breckenridge, represents the developer:

Thanks to Commission and Staff. We feel that we are bringing forth a proposal with no negative points. Our goal is to have a fine residential neighborhood added to this area.

Suzanne Allen, Allen-Guerra Architecture: The owners of the property are also in the audience. Originally we did come in and present to Mr. Mosher another site plan with two more units. When we originally proposed the lodge, we used some extra site area for the development and the visibility from the gulch increased. I think this proposal works nicely with the site. I disagree that this has more site disturbance than the previously approved lodge plan. We did work with Staff and tried to accommodate all concerns. We did a fit test with massing models and floor plans that were not intended to be included in the packet. They were for massing

study only. The planned architecture will be rustic with strict guidelines. We would be adhering to these guidelines. There are already a lot structures on Shock Hill that use exterior metal.

Mr. Mamula opened the hearing to public comment.

Mr. John Quigley, 67 Wildcat Road: I've been involved with each development on this property since 2000. I would like to thank Mr. Mosher for answering questions and thank you for reading the letters we all sent in. I want to talk about the process and how it impacted our owners. The process created a lot of heartburn when we realized we only had one week to react. The notification process limited to 300-feet from the property and, as a result of this major change, we are asking that you reconsider the Code to include all of the people of Shock Hill who are impacted not just the 300'. In addition, we were surprised at how easy it was to change a master plan. When many people bought here they were basing their decision to purchase on the approved master plan at the time. There is an expectation that there should be a very difficult process to change any master plan not a very easy method to change. We want to make sure that all impacted stakeholders have a chance to comment. Per the submitted letters, thirteen of our owners against and three in support of these changes. It is important to hear the opposing side. The people who were for the change to the Master Plan are those who are immediately next to this property. The Lodge hotel has been a part of the process since around 2000 and our neighbors saw this as an amenity to their property. This master plan with the lodge use has been there since day one; in every case the Shock Hill board in working with the applicants. The first I heard of this was when I saw the yellow public notice up by the gondola. I have sent you a document that was used to sell the original lodge and the amenities that it would include which was spelled out in a public document. All of our owners made a purchase decision based on a master plan that they thought would not be easy to change. The first concern was that the new developer could create their own design review board not affiliated with the Shock Hill design review team. This is crazy. Other tracts A, B and C have been developed by going through our review board. Many of these concerns are not the purview of the Commission but this should be something you bring up in your Top 10 list of the year. The lodge and hot beds were being created in the Town to spurn economic benefit and increased tax revenue; this must not be a concern of the Town any more. This proposal is wrong for the Town it takes away the hot beds. It is wrong for Shock Hill. The contemporary design would never pass our design review board. It is wrong for tract E that was supposed to be five star hotel that is needed in Breckenridge. I am disappointed and frustrated. I don't think this is the best thing for either the town or Shock Hill.

Mr. Dick Sosville, 36 Iron Mask Drive: I'm very involved with marketing the Town involved with Go Breck. This site is unique with the mid-station of the Gondola and its proximity to Cucumber Gulch. I'm viewing it through the eyes of our guests. This proposal has too much program for the lot. It is too dense. Its design isn't consistent with anything else in Shock Hill. No other area has this physical density and it is located at the most premier site. The spacing is different; the garage entrances are different than what we have in every other area of Shock Hill. This looks closer to something from Highlands Greens not Breckenridge. I want to address Policy 5; I think the Planning Commission needs to walk the site. The setbacks are too small to Cucumber Gulch. The separation from Shock Hill Drive is insufficient. Several buildings will literally be under the Gondola. The shared driveways and a mass of potential cars around this circle this isn't what Shock Hill or the Town are about. The setbacks and the separation between the units don't allow the driveways to seen as separate. This plan is about as bad as I can imagine. Not looking at the renderings, but if you look at the architecture review board being the owners of this tract so they will decide. You see they refer to this a mountain contemporary, which is totally inconsistent to the Shock Hill review board. The idea of mountain contemporary is not consistent to Shock Hill. This is inappropriate for this pristine very critical site for our guests.

Mr. Clark Nicholas, 560 Peerless Drive: I'm one of the closest units to this area. I'd like to thank John and Jan for helping the neighborhood. I think what I would like to see is the reduction in density. I'm in favor for one of the proposed plans. I have never gone through the Shock Hill Cottages or the other units that Breck Lands

has on the other side of the Gondola. John Swartz took me through these units and Breck Lands has done a phenomenal job; I would like to see something like this if this is approved. With the money we've spent on homes and how much we like Shock Hill we need to do something with quality.

Mr. Jeremy Fischer, Owner of Lot 56, Lot 23 and Lot 3 in Shock Hill and a builder working in Shock Hill: I looked at possible purchasing this parcel myself and generally speaking the proposal before us is what I was considering. I didn't think the hotel was viable at one time for the site. I believe this program generally works. I like this program better than the hotel due to the reduced footprint. I think that having any commercial space would bring a whole other entity with increased traffic and increased parking from visitors to the hotel that may not be staying there. Looking at what has been going on over the last several years with traffic gridlock in Town, I would hate to see that sort of traffic and activity in Shock Hill and I think the hotel use would bring that. I support this program. I think it is a big weight to come up with something brilliant; the site deserves this and I think Suzanne can bring this. It lends to the prestige of the development. I think she will bring creative ingenuity. I think this direction is the right direction.

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

Mr. Schuman: What is HOA doing for spa connections and the San District?

Mr. Mamula: This is really a PMA issue. This is so close to the PMA that we put specific conditions on it. (Ms. Suzanne Allen depicted on an aerial photo where Tract E is compared to the Gulch.) Could you clear up the question on the design and review board, I'm curious. (Mr. Mosher: Staff will discuss with the Applicant and have more clarity on the next review.)

Commissioner Questions / Comments (Tract E):

Ms. Dudney: I am sympathetic to the fact that you can't make a property owner develop a property that is not financially viable. But I also see the point of rezoning a property without taking everyone's input on who is affected with the master plan modification. I don't feel comfortable with approving this with this kind of disagreement of the neighboring property owners. I have a problems with Policy 5/A and 5/R. It appears that these are the critical aspects that the neighbors have issue with. How the site is viewed from neighbors and the circulation and the drive layout may be of concern.

Mr. Pringle: It just seems wrong. From the beginning of the Shock Hill Master Plan that this was always going to be the hotel site. With the last property owner, there were a lot of discussion points on how the people of the neighborhood could access some of the amenities so I'm sympathetic to the neighboring owners. When I made a purchase, I bought into the Shock Hill with the notion that there was going to be a very good hotel and this was good for the Town and that the Town desperately wanted to have a hotel. I don't want to say that accommodations were made to the whole Shock Hill development but it went into the calculus of it. Now that everything else is built, here comes the one jewel of the Town to be changed. I agree that this is a significant change to the total Shock Hill Master plan and I don't think it should be changed that easily. I don't know what benefit the Town gets on this proposal. I'm not inclined to endorse this modification. It is way over density. I would like you to start with the 13 SFEs per the Land Use Guidelines. Had we known at the time that the 60 SFE that the hotel got would be used for any other use, I doubt we would have approved this large amount of density. I can't see that we should have a great departure from the existing architecture. (Ms. Puester: Could the Commission please refer all of your comments to the Development Code policies? Staff and Applicant need this direction as Code based. As for the 300-foot notification, we have been advised by our attorney not to modify what is in the Code as for public notice. There are liability concerns. To the Applicant, please stay in touch with Mr. Mosher.)

- Ms. Dudney: Can't an Applicant have an impact and change how the Town notices? (Ms. Puester: The Town sends the notifications per Code, but the Applicant can do their own notification if they want.) (Mr. Grosshuesch: This is coming back for another hearing.)
- Mr. Shuman: Question 1: I think sizes are adequate. 2: I think more plantings are better. 3: I think the quantities meet the minimum marks and are adequate. I support no negative points for the open space. We do have a lot of other master plan points that the staff needs to sort out for our next hearing.
- Mr. Lamb: We are here reviewing this application against the Development Code for any comments. The hot bed issue will need to be brought up with the Council. 1. Landscaping is fine. The 45-55 foot trees on the western edge I think this is sufficient. 2: Yes. 3: I agree with no negative points for 37/R. I think we can figure out the architecture and will be addressed in future hearings.
- Ms. Christopher: Questions: No negative points and agree with all other. However, I don't feel that this fits the site, it is too dense, this may be the circle driveway effect. I feel that this is suburban feel. As for policy 5A/5R, this needs some work. I think the mountain contemporary is inappropriate and I think you should work with the Shock Hill design and review board in the neighborhood to make this continue to be our crown jewel.
- Mr. Mamula: The 300-foot limit on notice has always bothered me and I think it is important. I sympathize with the neighbors. So much has gone on since the original master plan, during the original Master Plan review, the reason I asked to push density to this site was so that we wouldn't end up with scattered townhomes. Something has gotten sideways. For the next iteration I would like to see how we got to this point for my memory and knowledge, because there were other lodge sites in Shock Hill that went away. I also agree that we don't see a lot of master plan changes; it seemed like after getting approval you wouldn't change it. The real question is how this fits in the site and how it fits in the neighborhood. I do think it is too dense. I would like to see the densities on the townhome tract, Cucumber Patch. That seems to fit. I can't tell you if the landscaping is going to work because I think that is site specific. I do think additional plantings are needed on the western edge. It is too prevalent from the rendering with the photo presented. It is a frontage that I don't like how it reads from the Gulch. I agree with Staff with no negative points with policy 37/R. I'm glad you said something about how the driveways work. Hopefully we get to the place where the neighborhood embraces this and we can have a nice project. I do like the architecture.
- Ms. Dudney: We have no obligation to change a master plan?
- Mr. Mamula: We do have the obligation to approve anything that doesn't violate the Development Code. You have the original master plan for the entire project, in my reading as long as all the layers have, you have... (Mr. Grosshuesch: Through the Development Code policies you have to address things like site buffers. That is how you address the "too much density" comments, not meeting setbacks.) (Mr. Mosher: Being more definitive would be helpful for us and the developer.)

4) Shock Hill Tract E Resubdivision (MM) PL-2014-0175, 260 Shock Hill Drive

Mr. Mosher presented a proposal to subdivide Tract E of Shock Hill into Tract E-1 (4.361 acres) as the development area and Tract E-2 (2.308 acres) which shall be dedicated as public open space.

The lodge development permit has been extended twice, and to date has not been constructed. A subdivision for this open space dedication (a condition of approval) was approved (PC#2008063) but the vesting for the subdivision has since expired and no plat was recorded and the property was never conveyed to the Town. The current owner and applicant intend to fulfill the Open Space dedication in conjunction with the Master Plan modification of this property as Duplexes and/or Cluster Single-Family homes (separate application). Any subdivision improvements associated with the proposed Duplexes and/or Cluster Single-Family homes will be required when any development commences on Tract E-1. Staff welcomed any Commissioner comments.

Staff finds that the proposed subdivision meets the requirements of the Subdivision Standards. Subsequent to approval and recordation of the subdivision plat, Tract E-2 will be dedicated to the Town. Special care will be taken to protect the Cucumber Gulch Overlay Protection District. Staff has added notes similar to those approved by the Commission for the development of the lodge. Did the Commission have any additional concerns to identify? Staff recommended this application return for final review.

Commissioner Questions / Comments (Subdivision):

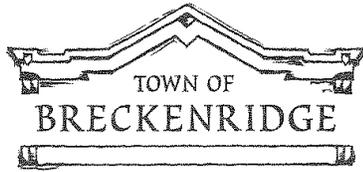
Ms. Dudney: No comments.
Mr. Pringle: No comments.
Mr. Schuman: No comments.
Ms. Christopher: No comments.
Mr. Lamb: No comments.
Mr. Mamula: No comments.

OTHER MATTERS: None.

ADJOURNMENT:

The meeting was adjourned at 9:51 pm.

Eric Mamula, Chair



MEMORANDUM

TO: Planning Commission

FROM: Julia Puester, AICP, Senior Planner

DATE: February 10, 2015 for meeting of February 24, 2015

SUBJECT: Off Street Parking (Chapter 3) Work Session

The last significant update to the Off Street Parking Chapter of the Development Code was in 1996. Staff has found that some standards within the Chapter need to be updated to be consistent with current Development Code policies and engineering requirements. The changes in the ordinance are intended to be cleanup items only and have been proposed in the attached draft in strike/double underline and bold. Staff has worked in conjunction with the Public Works Department/Engineering to determine these proposed modifications.

Primary corrections addressed in the ordinance include:

- Clarification on parking space calculations rounded up to a complete space (Sec. 9-3-8 (B)).
- The inclusion of change of use applications in parking recalculations (Sec. 9-3-8 (C)).
- Reduction of location of driveways separation requirements to have 30 foot separation rather than 35' (Sec. 9-3-9 (D)(1)).
- Modification of the maximum width of a driveway from a public street from 30 feet to 20 feet (Sec. 9-3-9 (D)(2)).
- Addition of standards for Private driveways (Sec. 9-3-9 (D)(2)).
- Clarification that circular driveways for new development are not permitted and nonconforming circular driveways must come into conformance with redevelopment (Sec. 9-3-9 (D)(3)).
- Additional detail to the grading section for driveways (Sec. 9-3-9 (F)).
- Addition of Heated Driveway standards (Sec. 9-3-9 (G)).

Staff has attached the draft ordinance as a work session item and would like to hear if there are any concerns or comments from the Planning Commission.

Chapter 3

OFF STREET PARKING REGULATIONS

9-3-1: TITLE

9-3-2: PURPOSE:

9-3-3: AUTHORITY

9-3-4: FINDINGS

9-3-5: APPLICABILITY

9-3-6: DEFINITIONS

9-3-7: PROCEDURES

9-3-8: OFF STREET PARKING REQUIREMENT

9-3-9: DESIGN STANDARDS FOR OFF STREET PARKING FACILITIES

9-3-10: MAINTENANCE OF OFF STREET PARKING FACILITIES

9-3-11: USE RESTRICTIONS FOR OFF STREET PARKING FACILITIES

9-3-12: AUTHORITY OF TOWN TO ACCEPT PAYMENT OF FEE IN LIEU OF THE PROVISION OF OFF STREET PARKING

9-3-13: USE OF IN LIEU FEES BY TOWN

9-3-14: REFUND OF IN LIEU FEE

9-3-15: IN LIEU FEE ACCOUNT

9-3-16: RELIEF PROCEDURES

9-3-17: RESPONSIBILITY

9-3-18: VIOLATIONS; PENALTIES

9-3-19: MULTIUSE AREA MAP

9-3-1: TITLE:

This chapter shall be known and cited as the *TOWN OF BRECKENRIDGE OFF STREET PARKING ORDINANCE*. (Ord. 9, Series 1996)

9-3-2: PURPOSE:

The purpose of this chapter is to: a) encourage the provision of adequate off street parking in connection with the development of real property within the town; b) establish standards and criteria pertaining to required off street parking in connection with the development of real property within the town; c) preserve and protect the air quality within the town; d) minimize the disruptions to traffic flow and pedestrian safety resulting from poorly designed or inadequate amounts of off street parking; e) provide the developer of commercial property located within a portion of the town's commercial core the option to satisfy the town's off street parking requirement by payment of a parking fee in lieu of providing required off street parking; f) establish the rules governing the accounting and use of all in lieu fees collected by the town; and g) generally implement the town's master plan and land use ordinances by requiring that new development provide its fair share of off street parking facilities. (Ord. 9, Series 1996)

9-3-3: AUTHORITY:

This chapter is adopted pursuant to one or more of the following authorities: a) the authority granted to home rule municipalities in Colorado by article XX of the Colorado constitution; b) the powers contained in the Breckenridge town charter; c) the powers contained in parts 2 and 3 of article 23 of

title 31, Colorado Revised Statutes; and d) the Colorado land use enabling act, article 20 of title 29, Colorado Revised Statutes. The provisions of this chapter shall not be construed to limit the power of the town to utilize other methods authorized under state law or pursuant to other local government powers to accomplish the purposes set forth herein, either in substitution or in conjunction with this chapter. (Ord. 9, Series 1996)

9-3-4: FINDINGS:

The town council hereby finds and determines that: a) new development within the town imposes increased demands for off street parking; b) studies conducted for the town by Felsburg, Holt & Ullevig show that there is currently insufficient public off street parking to meet the present and future parking needs of the town, its residents and visitors; c) studies conducted for the town by Felsburg, Holt & Ullevig further demonstrate that new commercial development will place ever increasing demands on the town to provide public parking facilities to serve new commercial development; d) the development potential and value of properties in the town are strongly influenced by town policies as expressed in the town's master plan and as implemented by the town in its development code and other land use regulations; e) the "service area" of downtown Breckenridge, as hereafter defined in this chapter, consists of a variety of land uses exhibiting parking demands which can vary by season as well as by time of day and, therefore, there is a significant potential for joint use of shared parking facilities; f) the parking demand ratios for the service area set forth in section 9-3-8 of this chapter have been verified by field observations and reflect the joint use aspect as set forth above; g) the parking demand ratios set forth in section 9-3-8 of this chapter yield reasonable total parking supplies when applied to the aggregate development totals for the entire geographic area encompassed by the service area; h) to the extent new development places demands upon the town's public parking facilities, those demands should be satisfied, at least in substantial part, by shifting the responsibility for providing off street parking from the public to the development creating the demands; i) the town is responsible for and is committed to providing public parking facilities at levels necessary to cure any existing deficiencies in already developed areas; and j) in lieu fees collected pursuant to this chapter may not be used to cure existing deficiencies in public parking facilities. (Ord. 9, Series 1996)

9-3-5: APPLICABILITY:

The provisions of this chapter shall apply to all new development of real property (as that term is defined in the town's development code) which: a) involves new construction for which a development permit is required; b) involves a change of use which causes an increase in the parking requirement; or c) involves a remodel of an existing building or structure for which a development permit is required; provided, however, that compliance with the requirements of this chapter is required for a remodel or change of use only to the extent additional off street parking is required (using the requirements of this chapter to determine the parking requirement for a preexisting use) as a result of the remodeling or change of use of the existing building or structure. There is no obligation on the part of a developer to cure any existing deficiency in the provision of off street parking for an existing structure in connection with the issuance of a development permit for the further development of such structure. (Ord. 9, Series 1996)

9-3-6: DEFINITIONS:

When used in this chapter, the following words, terms, and phrases, and their derivations, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Words, terms, and phrases, and their derivations, used in this chapter which are defined in the Breckenridge development code¹ shall have the meaning ascribed to them in that chapter, unless there is a conflict with a specific definition set forth in this section, in which case the specific definition in this section shall control.

CAPITAL REPAIR: A repair of a municipal parking facility which extends the useful life of such facility by five (5) years or longer.

COMMERCIAL USE: See definition of "commercial use" in section 9-1-5 of this title.

COMMITTED FOR EXPENDITURE: The earmarking of in lieu fees to fund or partially fund eligible parking improvements.

DEVELOPMENT CODE: See chapter 1 of this title.

ELIGIBLE PARKING IMPROVEMENT: Those uses for which parking fees collected by the town may be expended as provided in section 9-3-13 of this chapter.

GROSS FLOOR AREA (GFA): See definition of "floor area" set forth in section 9-1-5 of this title.

IN LIEU FEE: The optional fee authorized to be paid by a developer and collected by the town pursuant to section 9-3-12 of this chapter.

MASTER PLAN: See definition of "master plan" in section 9-1-5 of this title.

MIXED USE: See definition of "mixed use" in section 9-1-5 of this title.

MOTOR VEHICLE OR VEHICLE: Any self-propelled vehicle which is designed primarily for travel on the public highways and which is generally and commonly used to transport persons and property over the public highways.

MUNICIPAL PARKING FACILITY: A surface lot, parking structure or other facility owned, operated and maintained by the town to provide parking for the general public.

OFF STREET PARKING FACILITY: A privately owned surface lot, parking structure or other facility containing one or more off street parking spaces or stalls.

OFF STREET PARKING SPACE OR STALL: A parking space for a motor vehicle which is located on the property to be developed and not on or within any public property or public street, alley or right of way.

PARKING SPACE: An individual space designed to park a motor vehicle and meeting the minimum specifications of this chapter.

SERVICE AREA: The multiuse area of the town as depicted on the map maintained in the office of the director. Such map is incorporated herein by reference and made a part of this chapter. A copy of the map is located in section 9-3-19 of this chapter. The map shall be interpreted so that the boundaries of the service area follow the centerline of streets, roads, alleys and rights of way, and existing property boundary lines; provided that the boundary of the service area around the area commonly known as the "dredge pond" shall be indicated on the map irrespective of property boundaries. Disputes regarding the boundaries of the service area shall be determined by the town council. (Ord. 9, Series 1996; amd. Ord. 25, Series 1997)

STAGING AREA: A section of a driveway designed to allow vehicles to safely stop before entering the roadway. This is typically the first twenty feet of a driveway.

9-3-7: PROCEDURES:

- A. Applications, site plans and designs for off street parking shall be processed pursuant to the provisions of section 9-1-17 of this title.
- B. In addition to all information required under the development code, all applications for a development permit for which off street parking is required under this chapter shall be accompanied by an analysis of the number of off street parking spaces required under this chapter for the proposed development, together with a site plan meeting the requirements of subsection C of this section.
- C. Two (2) copies of a detailed site plan shall be submitted at the time of the application. The site plan shall be drawn in ink at a scale of one inch equals ten feet (1" = 10') unless another scale is authorized by the director. The site plan shall clearly indicate the direction north; the street or alley providing access; pedestrianways; public rights of way and setback lines affected by the parking facility; access points; bay and stall locations; other maneuvering areas; landscaped areas; snow stacking areas; signs; striping; traffic control devices; lighting structures; and the location of the uses or structures for which the parking is intended. (Ord. 9, Series 1996)

9-3-8: OFF STREET PARKING REQUIREMENT:

- A. Within The Service Area: In connection with the development of all property within the service area there shall be provided the following amount of off street parking:

Land Use Category	Number Of Required Off Street Parking Spaces (Per TSF-GFA* Unless Otherwise Noted)
Residential:	
Single-family	1.1
Duplex	1.1
Multi-family; efficiency, studio	1.1
Multi-family; 1 bedroom plus	1.1
Condominium; efficiency, studio	1.1
Condominium; 1 bedroom plus	1.1
Divisible unit	1.1
Lodging, hotel, motel	1.1
Dormitory	1.1

Commercial:		
	Retail sale, commercial:	
	General retail, commercial	1.4
	Supermarket	2.5
	Financial	1.9
Office:		
	General office	1.4
	Government office	2.2
	Auto service station	3.0 per bay plus 1 per pump
	Restaurant, sit down	3.5
	Auditorium, theater	0.3 per seat
	Church	0.5
	Convention center	3.1
	Library, museum	1.8
	Medical/dental clinic	3.3
	Commercial recreation	2.0

*TSF-GFA = 1,000 square feet of gross floor area.

Note: If the required parking is less than 1 space, and for any fractional parking space required, the applicant shall be required to pay the in lieu fee provided in section 9-3-12 of this chapter.

B. Outside The Service Area: In connection with the development of all property outside the service area there shall be provided the following amount of off street parking:

Residential:		
	Single-family	2.0 per dwelling unit*
	Duplex	1.5 per dwelling unit

	Multi-family:	
	Efficiency - studio	1.0 per dwelling unit
	1 bedroom and larger	1.5 per dwelling unit
	Divisible unit	+0.5 for each divisible room
	Condominium:	
	Efficiency, studio, 1 bedroom	1.0 per dwelling unit
	2 bedroom and larger	1.5 per dwelling unit
	Divisible unit	+0.5 for each divisible room
	Lodging, hotel, motel	1.0 per guestroom
	Dormitory	0.5 per bed
	Schools:	
	Elementary and junior high	2 per classroom
	High school	1 per 4 students and faculty
	College	1 per 4 students and faculty
	Commercial:	
	Retail sale, commercial and office	1 per 400 square feet GFA (minimum 2 per building)
	Construction - contracting	1 per 200 square feet plus 1 loading bay per 1,000 square feet
	Industrial use	1 per 400 square feet plus 1 loading bay per 1,000 square feet
	Auto service stations	3 per service bay plus 1 per pump
	Restaurants - sit down	1 per 4 persons capacity
	Restaurants - drive-in	1 per 100 square feet GFA
	Auditoriums - theaters	1 per 4 seats
	Churches	1 per 6 seats
	Convention center facility	By special review of the director and planning commission

Library and museum	1 per 500 square feet GFA
Medical and dental clinics	1 per 300 square feet GFA
Hospital	1 per 3 beds
Commercial recreation indoor and outdoor	By special review of the director and planning commission

*du = dwelling unit

Note: The required number of parking spaces shall be rounded up to the nearest whole number. **Required residential spaces shall be rounded up based on the the unit count if parking spaces are assigned.**

- C. Compliance With Parking Requirement Mandatory: No new development **or change of use** for which off street parking is required under this chapter may be approved unless compliance with the requirements of this section is achieved. (Ord. 9, Series 1996)
- D. Mixed Use Developments: The requirements of this section may be increased or decreased for a mixed use development containing not less than one hundred thousand (100,000) square feet. Such change shall be accomplished by a development agreement in connection with the approval or amendment of a master plan. Any request to vary the requirements of this section shall be supported by a written analysis paid for by the applicant and prepared by a qualified parking consultant. Once approved, the development agreement and master plan shall establish the off street parking requirement in lieu of that set forth in this section and shall serve as one of the controlling development policies for a site plan level development of the property which is the subject of the master plan as provided in section 9-1-19-39A, "Policy 39 (Absolute) Master Plan", subsection H, of this title. (Ord. 3, Series 1999)
- E. Unlisted Land Use Category: The director shall initially determine the appropriate land use category for any use not specifically listed in subsection A or B of this section. The director's initial determination of the appropriate land use category may be changed by the planning commission as part of its review of the development permit application. In determining the appropriate land use category for an unlisted land use, the director shall place the use in the land use category which most nearly approximates the nature and anticipated off street parking demands of such use. (Ord. 9, Series 2003)

9-3-9: DESIGN STANDARDS FOR OFF STREET PARKING FACILITIES:

Each off street parking facility constructed pursuant to the requirements of this chapter shall conform to the following design standards:

- A. Compliance With Codes Required: The design and structural quality of all off street parking spaces and facilities required by this chapter shall conform to: 1) all applicable standards contained in this chapter; 2) the development code; 3) the Breckenridge street standards ordinance²; and 4) other applicable town ordinances. Drainage facilities shall be constructed pursuant to the Breckenridge storm drainage **standards** ordinance³ and the town's water quality and sediment transport control ordinance⁴.

B. Width Of Parking Aisles: The following minimum aisle widths shall apply to all off street parking facilities within the town:

Angle Of Parking Stall	Aisle Width
45°	12'
60°	16'
75°	22'
90°	24'

C. Size Of Parking Stalls: The following minimum sizes shall apply to all off street parking stalls within the town:

	Length	Width
30° _ 90° parking	18'	9'
Parallel parking	25'	8'
Enclosed parking	18'	9'

D. Ingress And Egress: The ingress and egress provisions for off street parking spaces shall conform to the following standards:

1. Location Of Driveways: No portion of any entrance or exit driveway leading from or to a public street, highway or alley for the purpose of off street parking shall be closer than ~~thirty five feet (35')~~ **thirty feet (30')** to an intersection point of two (2) or more public streets, alleys or highways. The intersection point shall be determined by the crossing of two (2) rights of way, curb lines, or two (2) physically established edges of the public street, alley or highway, whichever is most restrictive.
2. Width Of Driveways: The width of driveway connecting an off street parking area with a public street, alley, or highway shall not exceed ~~thirty feet (30')~~ **twenty feet (20')** at its intersection with the property line, curb line, right of way or the physically established edge of the public street, alley or highway, whichever is most restrictive.

Private driveways shall follow the standards in Table 1 below.

Table 1
<u>Private Driveway Standards</u>

<u>Design Element</u>	<u>1 & 2 Family Residential</u>	<u>Multi-family Residential</u>	<u>Commercial</u>
<u>Minimum Width- (ft)</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>Maximum Width-including flares (ft)</u>	<u>20</u>	<u>25</u>	<u>35</u>
<u>Maximum Slope (%)</u>	<u>8</u>	<u>8</u>	<u>8</u>
<u>Maximum Slope for first 20 feet from Road Edge (%)</u>	<u>4</u>	<u>4</u>	<u>4</u>

3. Frequency Of Driveways: No two (2) driveways connecting a public street, alley or highway to an off street parking area shall be within thirty feet (30') of one another at their intersections with the property line, curb line, right of way line or the physically established edge of the public street, alley or highway, whichever is most restrictive.

One driveway shall be allowed per lot unless otherwise permitted by the Town Engineer. Circular driveways consisting of two curb cuts onto a street are not permitted. Existing circular driveways or multiple driveways shall be reduced to one driveway curb cut as a condition of the issuance of a development permit for future development of the subject property in accordance with the following schedule: a) within the conservation district, whenever a class B minor development permit or higher is issued; and b) outside the conservation district, whenever a class D major development permit or higher is issued.

4. Angle Of Intersection: All driveways serving off street parking facilities shall intersect public streets and alleyways and other driveways at a ninety degree (90°) angle.

5. Accessibility: All off street parking stalls shall have legal, unobstructed access to a public street or alleyway.

6. Backing On To Public Street: Excepting single-family and duplex parking areas all other parking stalls shall be so designed, located and served by maneuvering lanes or spaces that their use will under no circumstances require a backing movement onto any public street.

7. Visual Clearance: All driveways leading to and from off street spaces that intersect possible pedestrianways shall be visually unobstructed for such distances as not to imperil pedestrians or interfere with vehicular traffic on the street.

~~8. Traffic: The location and number of driveways must be so arranged that they will reduce the possibilities of traffic hazards as much as possible.~~

E. Lighting: All parking facilities containing ten (10) or more parking spaces shall have an average surface illumination of not less than 0.2 foot-candle or more than 1.5 foot-candles. All lights shall be designed, located and arranged so as to reflect the light away from adjacent streets and structures.

F. Grades: The sustained surface grades for parking areas shall not exceed a minimum of one-half percent (0.5%) or a maximum of four percent (4%). **Driveway grades shall not exceed a maximum grade of eight percent (8%). The first five feet of an driveway shall be graded to match the cross slope of the connecting street. For downhill sites, a twenty foot (20') staging area with a maximum grade of negative four percent (-4%) is required (Figure B). For uphill sites, a twenty foot (20') staging area with the first five (5) feet matching the cross slope of the connecting road and the next fifteen feet (15') at a maximum grade of four percent (4%) is required (Figure C).**

G. Heated Driveways: Driveway heat systems shall terminate at the property line. If the system extends into the ROW, a separate zone must be created for that portion of the system and accommodations must be made to reduce the impacts of the melted drainage at the snow/melted interface. A revocable License Agreement must be approved by the Town and executed prior to the issuance of a Certificate of Occupancy.

G. **H.** Drainage: All off street parking facilities shall be graded for proper drainage so that all surface discharge is channeled to a natural or improved drainageway without causing nuisance or damage to other properties or the improvements thereon.

H.**J.** Location: The location of all required off street parking facilities shall be as follows:

1. Residential Uses: For residential uses, except residences located in buildings adjacent to the "Riverwalk" as defined in section 9-1-19-37A, "Policy 37 (Absolute) Special Areas", of this title, all required off street parking spaces shall be provided on the same property as the residential units they are intended to serve.
2. Nonresidential Uses: Off street parking for nonresidential uses shall be placed totally on the same parcel of land as the use **or as provided in Section 9-3-12.**
3. Parking Space Location: No parking space shall be located closer than five feet (5') from any public street, public alley, public pedestrianway or public right of way.

I. Landscaping: A minimum of twenty five (25) square feet per parking stall shall be utilized for landscaping purposes. Any parking facility containing more than two (2) side by side loading spaces shall contain at least two hundred (200) square feet of landscaped area raised a minimum of six inches (6") above the parking surface for each two (2) side by side loading spaces. Landscaping shall be maintained according to the standards contained in the development code.

J. Snow Stacking: All off street surface parking facilities shall provide a minimum of sixty (60) square feet of snow stacking space for each parking space. Such space shall be so located as to reasonably facilitate the snowplowing process. The snow stacking space shall be landscaped in such a manner as not to interfere with the snow stacking process.

K. Signs: The placement of appropriate signs is encouraged according to the provisions of the Breckenridge sign ordinance⁵. Parking lot and circulation directional signs must be approved pursuant to the town's sign ordinance. All signs relating to off street parking facilities shall be reviewed according to the development code. (Ord. 9, Series 1996)

L. Paving:

1. Off Street Parking Spaces: All off street parking spaces shall be paved. (Ord. 6, Series 2000)
2. Driveways: All driveways shall be paved; provided, however, that any unpaved driveway which exists at the time of the adoption of this subsection L shall be paved as a condition of the issuance of a development permit for future development of the subject property in accordance with the following schedule: a) within the conservation district, whenever a class B minor development permit or higher is issued; and b) outside the conservation district, whenever a class D major development permit or higher is issued. (Ord. 1, Series 2014)

9-3-10: MAINTENANCE OF OFF STREET PARKING FACILITIES:

- A. It shall be the responsibility of the owner to maintain the off street parking facility in a state of good repair and in an unobstructed condition so as to assure that all required off street parking spaces are available for use on a daily basis. This shall include the facility as a whole and each of its component parts including surfacing, drainage, signs, striping, lights and landscaping.
- B. Upon an accumulated snow depth of four inches (4") of uncompacted snow all off street parking facilities shall be substantially cleared of snow within twenty four (24) hours. The removed snow shall be stacked in such a way so as not to impair lines of sight or disrupt the proper flow of vehicular or pedestrian traffic or drainage waters. (Ord. 9, Series 1996)

9-3-11: USE RESTRICTIONS FOR OFF STREET PARKING FACILITIES:

- A. Off street parking spaces required by this chapter shall be used for the parking of operable passenger vehicles of residents, customers, patrons, and employees only, and shall not be used as parking for vehicles which are being used as a residence, for storage of vehicles or materials or for the parking of trucks used in conducting the business or use. The parking requirements for such excluded vehicles shall be determined according to the provisions of this chapter relating to special reviews.
- B. In residential areas, required off street parking spaces may not be used by vehicles that do not fit entirely within the parking space.
- C. Required off street parking spaces shall not be used for the parking or storage of trailers, boats, detached campers, snowmobiles, disabled or inoperable vehicles or other types of vehicles or objects that render the parking space unusable for the parking of a motor vehicle.
- D. No required off street parking spaces shall be used for the sale, repair, dismantling or servicing of any vehicle, equipment, materials or supplies.
- E. An off street parking space that is not required by this chapter may be used for any lawful purpose. (Ord. 18, Series 2006)

9-3-12: AUTHORITY OF TOWN TO ACCEPT PAYMENT OF FEE IN LIEU OF THE PROVISION OF OFF STREET PARKING:

An applicant to develop property for a commercial use within the service area (and only within such area) may be permitted to pay a fee to the town in lieu of providing all or part of the off street parking required by section 9-3-8 of this chapter. The right of an applicant to make such payment, and the authority of the town to accept such payment, shall be subject to the following limitations:

- A. The amount of the in lieu fee shall be nineteen thousand two hundred thirty six dollars (\$19,236.00) per space, or fraction thereof, for each required off street parking space. The amount of the in lieu fee shall be adjusted annually, beginning in 2013, to reflect the percentage increase, if any, in the consumer price index (CPI-U) for all items for the Denver-Boulder, Colorado area produced by the bureau of labor statistics, or any successor index.
- B. No in lieu fee shall be imposed by the town or paid by the applicant without the consent of the applicant. Such consent may be evidenced by the applicant's signature on the development permit.

- C. An in lieu fee shall be collected prior to or at the time of the issuance of a building permit for the development.
- D. Except as provided in subsection 9-3-14D of this chapter, in lieu fees once paid are nontransferable and nonrefundable. Any in lieu fee paid in connection with the development of a particular lot, tract or parcel shall run with the land for which it is paid and is nontransferable to any other lot, tract or parcel.
- E. If the development permit for which an in lieu fee has been paid has expired, and a new application for a development permit is thereafter filed for the same development, the town shall credit any previous payment of in lieu fees against any in lieu fees due for the new application.
- F. If a change in use of a property results in a reduced requirement for off street parking under the provisions of this chapter, no compensation shall be paid or provided by the town with respect to off street parking spaces which are no longer required. (Ord. 8, Series 2013)

9-3-13: USE OF IN LIEU FEES BY TOWN:

- A. The in lieu fees collected by the town pursuant to section 9-3-12 of this chapter may be expended by the town only for the following purposes:
 1. Acquisition of, or recoupment of the cost of acquiring, real property for the construction of municipal parking facilities within the service area, or any area located immediately adjacent thereto if the town council determines that the service area will benefit from the provision of parking on such property;
 2. Development, expansion or capital repair of municipal parking facilities within the service area, or any area located immediately adjacent thereto if the town council determines that the service area will benefit from the provision of parking on such property, including, but not limited to, payment of any construction contract price, and surveying, engineering and similar expenses related thereto;
 3. Payment of the principal, interest, and other costs of bonds, notes and other obligations issued or undertaken by or on behalf of the town to finance the acquisition, development, expansion or capital repair of municipal parking facilities within the service area, or any area located immediately adjacent thereto if the town council determines that the service area will benefit from the provision of parking on such property; or
 4. The provision or operating expenses of transit facilities and equipment designed to reduce reliance on private automobiles; provided that such transit facilities or equipment shall, in the determination of the town council, provide a benefit to the service area.
- B. In lieu fees collected by the town shall not be used for any purpose except those enumerated in this section, nor shall such fees be used to cure existing deficiencies in the town's public parking facilities.
- C. The town shall annually update and identify the intended uses of in lieu fees collected pursuant to section 9-3-12 of this chapter.
- D. The town council shall determine which municipal parking expenditures may properly be paid for using in lieu fees collected by the town pursuant to this chapter. Such determination may be made either at the time of such expenditure, or within two (2) years thereafter. (Ord. 9, Series 1996)

9-3-14: REFUND OF IN LIEU FEE:

- A. Any in lieu fee or portion thereof collected pursuant to this chapter which has not been expended or which has not been committed for expenditure for an eligible parking improvement within ten (10) years from the date of payment shall be refunded, upon application, to the record owner of the property for which the in lieu fee was paid, together with interest thereon at the legal rate calculated from the date of collection to the date of refund.
- B. An in lieu fee collected pursuant to section 9-3-12 of this chapter shall be considered to be expended if the total expenditures for eligible parking improvements as described in section 9-3-13 of this chapter (including funds committed for expenditure) within ten (10) years following the date of payment equals or exceeds the total in lieu fees collected during such period.
- C. If a refund is due pursuant to subsection A or B of this section, the town shall divide the difference between the amount of expenditures for eligible parking improvements made by the town during such ten (10) year period and the amount of in lieu fees collected by the total number of density units for which in lieu fees have been paid in order to determine the refund due per density unit. The refund to the record owner shall be calculated by multiplying the refund due per density unit by the number of density units for the development for which the in lieu fee was paid, and interest due shall be calculated upon that amount.
- D. The town may refund in lieu fees by direct payment, by offsetting the refund against other fees or charges due for development projects by the owner on the same or other property, or otherwise by agreement with the owner. (Ord. 9, Series 1996)

9-3-15: IN LIEU FEE ACCOUNT:

- A. The finance director shall establish an interest bearing account into which all in lieu fees collected by the town pursuant to section 9-3-12 of this chapter shall be deposited. Interest earned on the account into which the in lieu fees are deposited shall be considered funds of the account and shall be used solely for eligible parking improvements as authorized in section 9-3-13 of this chapter. In lieu fees, and the interest earned thereon, shall not be commingled with any other funds of the town.
- B. The finance director shall establish adequate financial and accounting controls to ensure that the in lieu fees disbursed from the account are utilized solely for eligible parking improvements as authorized in section 9-3-13 of this chapter. Disbursement of funds shall be authorized at such times as are reasonably necessary to carry out the purposes and intent of this chapter; provided, however, that funds shall be expended or committed for expenditure within a reasonable period of time, but not to exceed ten (10) years from the date such fees are deposited into the account.
- C. The finance director shall maintain and keep financial records for in lieu fees which shall show the source and disbursement of all in lieu fees collected and expended. The records of the account into which in lieu fees are deposited shall be open for public inspection and copying pursuant to the Colorado open records act, part 2 of article 72 of title 24, Colorado Revised Statutes. (Ord. 9, Series 1996)

9-3-16: RELIEF PROCEDURES:

- A. The planning commission, or the town council if the decision of the planning commission is called up, may grant a variance, exception or waiver of condition from any requirement of this chapter,

upon written request by a developer or owner of property subject to this chapter, following a public hearing, and only upon finding that: 1) a strict application of such requirement would, when regarded as a whole, result in confiscation of the property or 2) that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal or requirement. No variance, exception or waiver of condition shall have the effect of nullifying the intent and purpose of these regulations. The planning commission or town council shall not approve a variance, exception or waiver of condition unless it makes findings based upon the evidence presented to it in each specific case that:

1. The granting of the variance, exception or waiver of condition will not be detrimental to the public health, safety, or welfare or injurious to other property;
 2. The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;
 3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and
 4. The relief sought will not in any manner vary the provisions of the development code, town master plan or other town law, except that those documents may be amended in the manner prescribed by law.
- B. The variance criteria set forth in this section shall control over the variance criteria set forth in section 9-1-11 of this title. (Ord. 8, Series 2013)

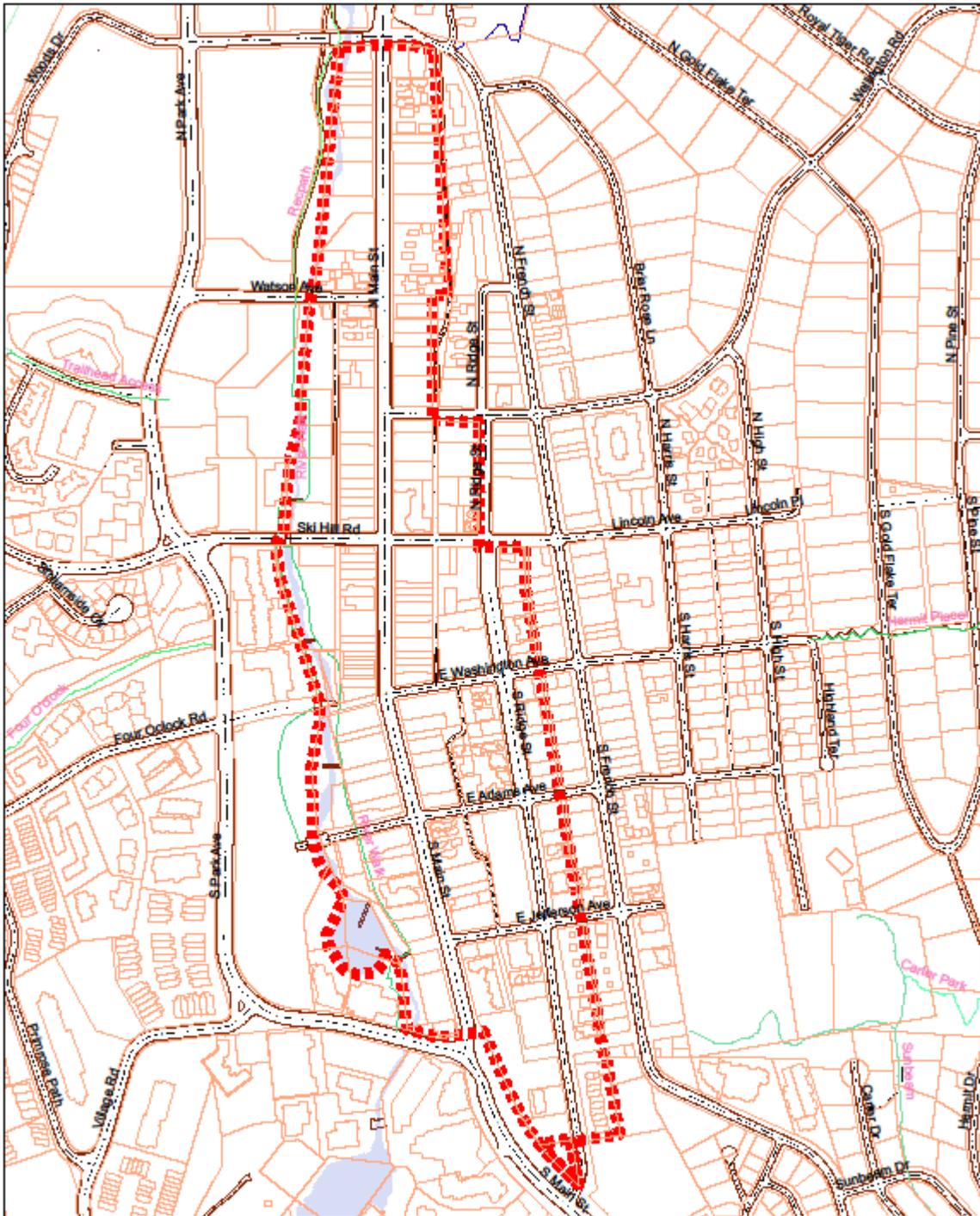
9-3-17: RESPONSIBILITY:

The duty to provide and maintain off street parking areas is, and shall be, the responsibility of the owners of land, structures or uses for which off street parking is required pursuant to this chapter. The duty is continuing in nature. (Ord. 9, Series 1996)

9-3-18: VIOLATIONS; PENALTIES:

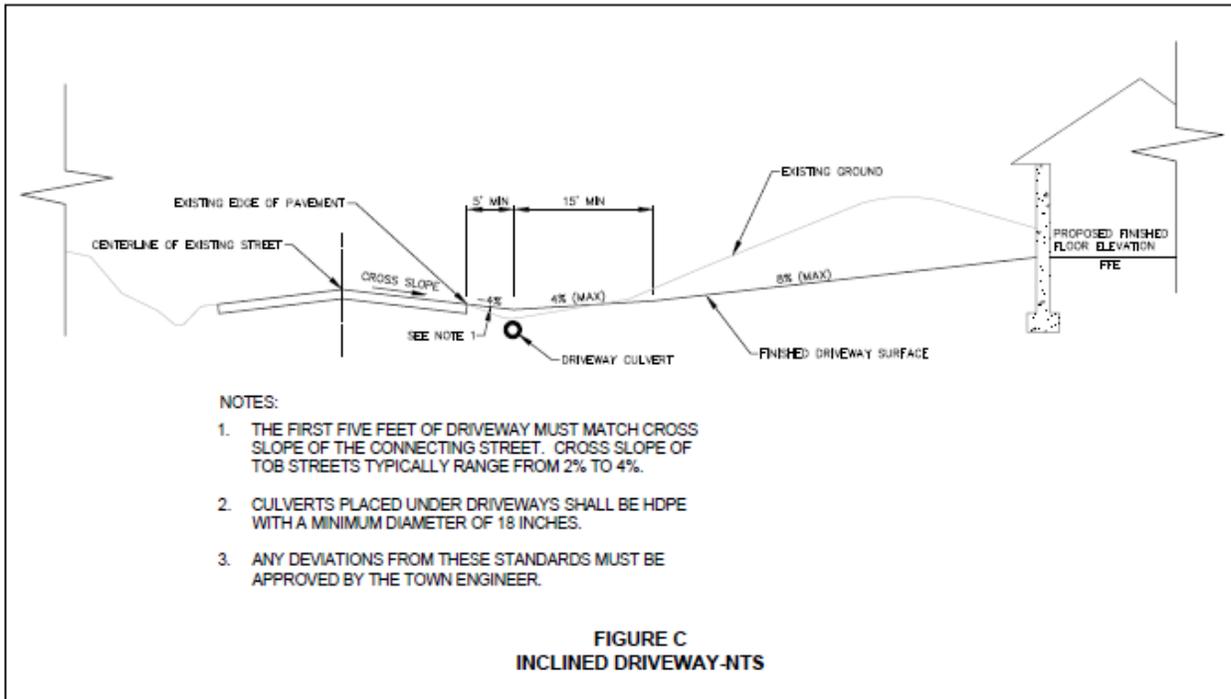
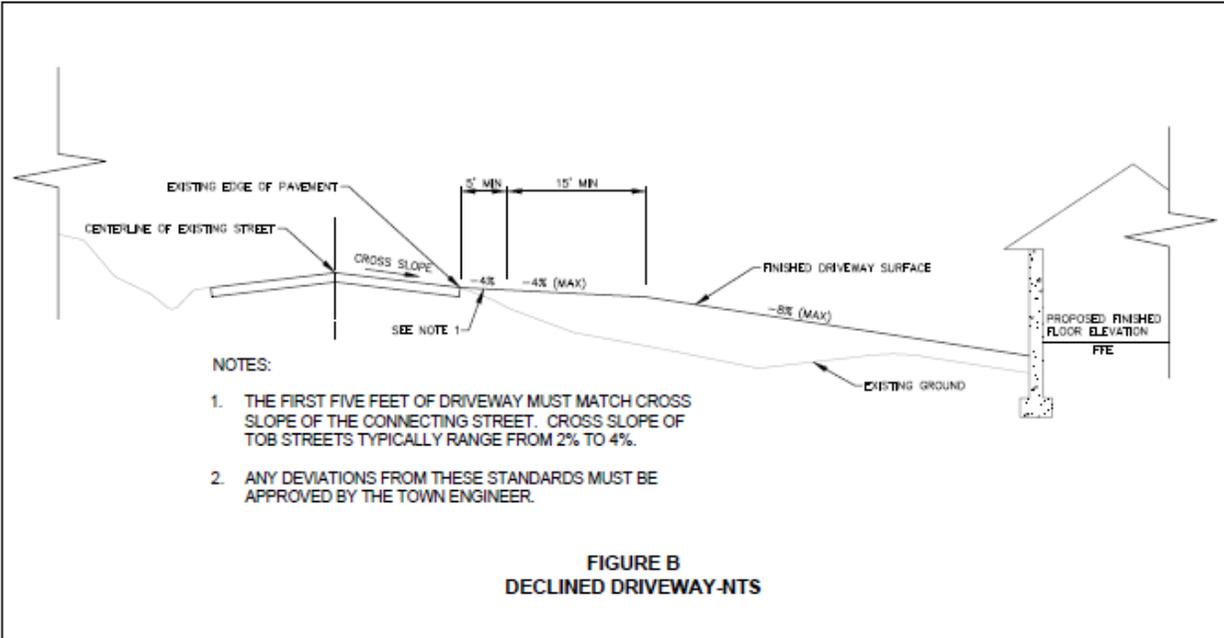
- A. It is an "infraction", as defined in section 1-3-2 of this code, for any person to violate any of the provisions of this chapter. Every person found liable for a violation of any provision of this chapter shall be punished as provided in section 1-4-1-1 of this code.
- B. During the duration of any development permit for a development for which off street parking is required pursuant to this chapter, the failure of the permittee to comply with the requirements of this chapter shall also be deemed to be a violation of the development permit, and such development permit shall be subject to revocation as provided in section 9-1-17-9 of this title.
- C. In addition to other remedies available to the town, the town may commence an action pursuant to section 1-8-10 of this code to enjoin the alleged violation of any provision of this chapter. (Ord. 18, Series 2006)

9-3-19: MULTIUSE AREA MAP:



Parking Service Area

Attachment - A



Planning Commission Staff Report

- Subject:** Temporary AT&T Wireless Facility at Gold Creek Condominium
(Class A, Final Hearing; PL-2015-0009)
- Proposal:** AT&T Wireless is proposing a temporary wireless facility consisting of three steel skid mounting brackets with a total of six screened 6-foot tall panel antennas (two per skid or sector) at the north, east, and west rooftop elevations for twelve months at which time the permanent installation would be constructed. The screening will cover the front face of each skid and will match the building color and mimic the building material appearance. The mechanical room for this equipment will be located in the basement.
- The installation is temporary and would be replaced by a permanent, screened installation which is the subject of another application also on this meeting agenda.
- Date:** February 10, 2015 (For meeting of February 17, 2015)
- Project Manager:** Julia Puester, AICP, Senior Planner
- Applicant/Owner:** Ron Schuman, Patriot Management, representing the Gold Creek Condominium Home Owner's Association
- Agent:** Ryan Sagar, Pinnacle Consulting (on behalf of AT&T Wireless)
- Address:** 326 N. Main Street
- Legal Description:** Odd Lot Condominiums
- Site Area:** 0.4 acres (17,404 sq. ft.)
- Land Use District:** 11- Residential and Commercial; 1:3 Floor Area Ratio (FAR); 12 Units per Acre (UPA)
- Historic District:** 9 - North Main Transition Character Area
- Site Conditions:** The existing building and parking areas occupy the entire property except for a small 3-foot strip of landscaping planter along the west property edge.
- Adjacent Uses:** North: Columbia Lode Multi-family residential
East: Andorra Condominiums
South: Legacy Place Townhomes
West: Main Street and Tract A Block 1, Parkway Center Sub
- Density:** No Change
- Mass:** No Change

Height:	Recommended by LUGs:	26.0 feet to parapet
	Existing:	34.2 feet to parapet
	Proposed:	44.1 feet to parapet
Parking:	Existing:	34 Spaces
	Proposed:	No Change
Setbacks:	Front:	64-ft.
	Sides:	0-ft.
	Rear:	21-ft.
	Proposed	No change

Item History

The Odd Lot Condominiums (now referred to as Gold Creek Condos) were constructed in 1971 and are legal non-conforming for their density, mass, height, parking, architectural finishes, and circulation.

A development permit was approved (but never constructed) by the Planning Commission on May 21, 2013 for an exterior remodel of the building (which will expire November 28, 2015). The height added was exempt from measurement as it contained no density. The added height of the dormers was found by the Planning Commission to fall within the Building Height exemption definition.

The approved exterior remodel (May 21, 2013) included:

- Roof screening/parapet features to add architecture and screen future roof-top equipment;
- Extension of exterior walkways;
- Added heavy timber accents;
- New exterior stairs;
- New railing and balusters;
- New cementitious siding;
- New stone wainscoting; and
- New paint and stain.

The Planning Commission held a preliminary public hearing on this application (PL-2015-009) on February 3rd. At that meeting, the applicant verbally modified the application, reducing the number of antennas from twelve to six and reduced the height of the antennas from eight feet tall to six feet tall. The applicant also agreed to screen the temporary antennas. The Planning Commission supported reductions and screening pending forthcoming plans and detail.

Changes From the Preliminary Hearing:

The applicant has proposed the following changes with this final hearing submittal:

- The number of antennas has been *reduced* from four antennas per skid to two per skid.
- The height of the antennas was *reduced* from eight (8') feet to six (6') feet.
- The clearance between the roof and the bottom of the antennas *increased* from 1'5" to 2'5" in height.
- The finished height of the antennas went from 44'1" (preliminary) to 43'1" (final) for a total of 12" *reduction* in overall height.
- The front view of the skid will be screened with a thick banner like material (RF transparent skin) wrapped around the front view of the skid to be the same color and mimic the appearance of the siding and trim on the building.

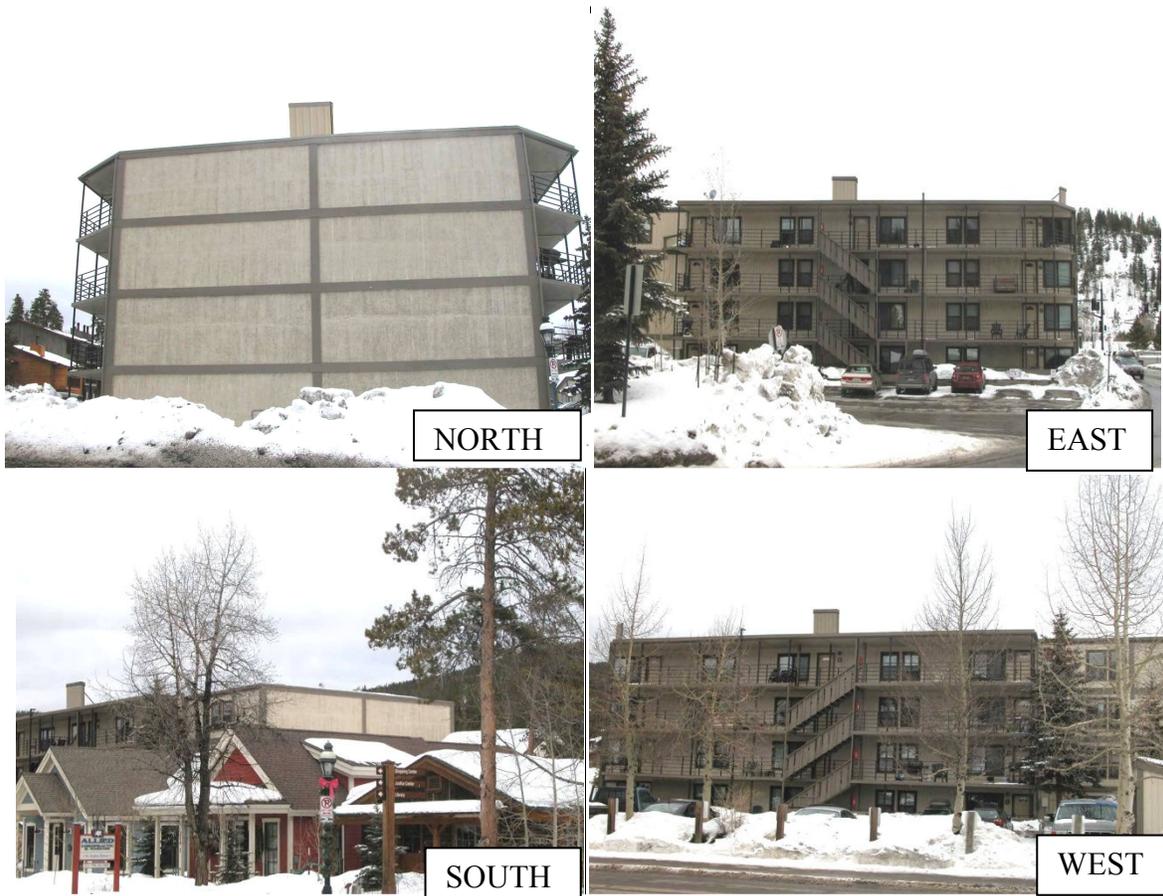
- A two (2') foot microwave dish installed behind the east skid.

Staff Comments

AT&T Mobility has filed this application in reaction to extensive research and customer feedback on the lack of reliable AT&T wireless coverage and capacity at peak times for visitors, residents and businesses during the ski season and increasingly popular summer and fall seasons. Pinnacle Consulting, Inc. on behalf of AT&T has requested a twelve month period for the temporary installation to allow for adequate wireless coverage in Town while Gold Creek Condo HOA prepares for construction of the permanent exterior remodel approved in 2013 as a Class C application which will house the antennas in dormers.

A new wireless communication facility ordinance was reviewed by the Planning Commission in November. The first reading of the ordinance is scheduled for March at the Town Council. This application was deemed complete January 14th and is being reviewed under the current polices.

See the illustrations below for the visual impacts of this proposal:



(Photo simulations of the proposed antennas with screening on front view of skids)

Architectural Compatibility (5/A & 5/R): This policy is intended to encourage building designs that are compatible with the desired architecture of the surrounding neighborhood. The existing building is out of character with the area, made of painted concrete slabs with metal tube guardrails for the exterior walkway decking. The flat roof, with no parapet, is also a concrete slab. The proposed temporary

installation measures nine feet six inches (9'6") above the existing roofline on the north, east and west elevations. The antennas are on steel mounted skids (or sectors) with two antennas per skid. There would be one- two (2') foot tall remote radio heads and two- two (2') foot tall surge protectors on each of the skids located behind the antennas and screened. A two (2') foot microwave dish would be located on the east skid. The skids will be screened with an RF transparent skin that will be manufactured to match the primary building and siding texture.

There are some code sections in the Handbook of Design Standards for the Transition Character Areas of the Conservation District which address incorporating mechanical and/or utilities into the structure.

Handbook of Design Standards for the Transition Character Areas of the Conservation District:

Roof and Building Forms

Priority Policy 261. *In residential areas, a gable roof should be the primary roof form in an individual building design.*

- *Mechanical and equipment should be hidden; incorporate it into roofs.*

Priority Policy 276. *Screen mechanical equipment, utility boxes and service areas.*

- *Use native plant materials or create screen walls with natural rock or wood.*
- *Consider locating utilities in "secondary structures"*
- *Locate mechanical equipment in secondary structures or in roof forms.*

#9 North Main Transition Character Area

Building and Roof Forms

Priority Policy 313. *Buildings should have residential forms*

- *The primary roof form should be a gable.*
- *They may be slightly larger in scale than seen traditionally.*
- *The primary ridge should orient perpendicular to the street.*

Items generally not as critical

Policy 316. *The character of windows, doors, and architectural details generally are not as critical in the North Main Transition Character Area.*

- *An exception is when such elements are so configured as to affect the overall scale or character of a building as it relates to other design standards in this document.*

From the Development Code regarding screening:

Storage (14/A &14/R):

B. Screening: All types of commercial storage must be screened in an aesthetic manner from public view and from the view of surrounding areas. This shall include the screening of materials and equipment used by the business. (Ord. 19, Series 1988)(Emphasis added)

The installation is temporary and the applicant has applied for a permanent solution simultaneously for review (also on this meeting agenda) therefore, staff has considered the request. We do not believe that this proposal for a temporary installation could be made to fully comply with this policy until the permanent solution is realized (PL-2015-0005). However in an effort to minimize the visual impact of

the temporary antennas, the applicant has proposed to wrap the front view of the skid in a thick banner like material referred to as RF transparent skin (sample will be at the hearing). The material will be the same color as the building with vertical siding appearance including darker “trim” to mimic the existing building. The other views of the skids structure will not be screened. Staff is glad to see the reduced number of antennas and some screening.

The applicant has requested a condition of approval be added to the development permit for an allowance of eight (8) weeks between the antenna installation and the installation of screening on the front view of the skids. This is to allow for the screening product to be manufactured which takes up to eight weeks. A condition has been added to the development permit for the Commissioners’ review.

Building Height (6/A & 6/R):

The existing building is currently over the maximum height for the Land Use District and Character area. The maximum height of the proposed antennas do not exceed the dormer heights on the previously approved 2013 Class C development permit for the exterior remodel. Further, the height policy does not directly address utilities. (For example, there are cases of electric and telephone utility poles taller than the recommended height in various areas).

Per the Development Code definition of Building Height:

(D.) Exceptions: Building height measurement shall not include:

(2.) For Non-residential structures and Multi-family structures: Elevator shaft extensions, chimneys, and focal elements such as church steeples, spires, clock towers or similar structures that have no density or mass, (in no instance shall any these structures extend over ten (10) feet above the specified maximum height limit) or the first five (5) feet of height within the first floor common area lobbies in Multi-Family structures. (Emphasis added).

As the antennas do not exceed the approved building height for the dormers with the approved remodel and since this is a temporary utility, staff is recommending that the Commission find this policy to be not applicable. With the exterior remodel, the rooftop dormers have been found to meet the exemption of the Building Height definition previously by the Commission and the Commission had no concerns at the preliminary hearing.

Utilities Infrastructure (26/A & 26/R; 28/A): Utilities for new construction projects are generally required to be placed below grade. This is not feasible for wireless communications towers, which are required to be above grade to be effective. Other wireless facilities have been approved above grade. The Commission had no concerns related to this policy at the preliminary hearing.

Density/Intensity (3/A & 3/R)/Mass (4/R): This proposal utilizes the existing laundry/mechanical room in the basement of Gold Creek Condos for the mechanical equipment for AT&T. There is no new square footage proposed. Locating the mechanical equipment in the basement will eliminate noise to the surrounding properties which was a problem on a past temporary cellular on wheels installation (PC#2010-006; AT&T Temporary Tower, 103 S. Harris Street). The Commission had no concerns at the preliminary hearing.

Temporary Structures (36/A & 36/R): Staff has reviewed the temporary structures policy with the Town Attorney and does not find that the policy is applicable for utilities as they do not meet the definition of a structure. This shows as not applicable on the point analysis.

Land Use (2/A &2/R): The recommended land use for this district is commercial or residential. The proposed use is a commercial utility. There are no land use districts that are specifically designed for wireless commercial facilities. Other existing and similar uses are generally co-located on tall buildings throughout town. The applicant has negotiated a lease with Gold Creek Condo HOA to convert the temporary antennas to a permanent concealed WCF completely within the dormers of their exterior remodel planned for construction this summer.

Timeframe Request: AT&T has requested a twelve (12) month permit for the temporary installation. Staff has included a condition of approval to limit the permit to the time period requested. The Commission also suggested a condition of approval for the applicant to come in with a new development permit application for an alternative permanent solution at eight (8) months should Gold Creek Condo HOA not be moving forward with their exterior remodel plan which would conceal these temporary antennas. A condition of approval has been added to address both the twelve (12) months and eight (8) month deadlines.

Point Analysis (Section: 9-1-17-3): Staff finds no Relative policies under which positive or negative points should be assigned. We find that the application meets all applicable Absolute policies.

Staff Recommendation

Staff recommends the Planning Commission approve the final development permit application for the AT&T Wireless Temporary Facility at Gold Creek Condominiums (aka Odd-Lot Condos) PL#2015-0009 with a passing point analysis of zero (0) and the attached finding and conditions.

Combined Hearing Impact Analysis				
Project:	AT&T Wireless Temporary Communication Facility at Gold Creek Condos	Positive Points	0	
PL#:	2015-0009	Negative Points	0	
Date:	2/17/2015			
Staff:	Julia Puester, AICP			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		Both residential and commercial use is permitted per the LUD.
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)	0	The mechanical room for the facility is located in an existing mechanical room in the basement.
4/R	Mass	5x (-2>-20)	0	The rooftop mechanical is located in open dormers, not counted as mass.
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)	0	The dormers proposed were approved with Class C permit for an exterior remodel on May 21, 2013. The additional height was considered architectural elements per the Building Height definition, permitted 10' above the existing structure. The antennas will not exceed this height.
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	N/A		Found to be not applicable with the temporary application.

14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking - Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	N/A		Found to be not applicable
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	N/A		Found to be not applicable
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)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		No lighting proposed
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

Temporary AT&T Wireless Facility at Gold Creek Condominium Odd Lot Condominiums 326 N. Main Street PL-2015-009

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **February 10, 2015**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **February 17, 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 twelve month term of this Development Permit is found and determined to be acceptable because: (i) the Permittee submitted an application for a permanent wireless communication facility in the same building concurrently with its application for a temporary permanent wireless communication facility; (ii) the Permittee's application for a permanent wireless communication facility in the same building was approved concurrently with the approval of this Development Permit; (iii) unusual circumstances preclude the construction of the permanent wireless communication facility in a time period of less than twelve months; (iv) the Permittee sufficiently mitigated the negative effects of its temporary wireless communication facility such that the public health, safety, and welfare will not be jeopardized by the twelve month term of this Development Permit.**

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. **This permit expires twelve (12) months from date of issuance, on February 24, 2016.**

4. **Not later than October 24, 2015, Permittee shall advise the Director of the Town's Department of Community Development as to whether the Gold Creek Condominiums Homeowners' Association is going forward with its building remodel plan as previously approved by the Town. If the Gold Creek Condominiums Homeowners' Association is not going forward with its building remodel plan Permittee shall, prior to the expiration of this Development Permit, file a new application with the Director to modify its development permit for its permanent wireless communication facility (PL-2015-0005), which application shall take into account the failure of the Gold Creek Condominiums Homeowners' Association to move forward with its building remodel.**
5. 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.
6. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of completion for the project covered by this permit. The determination of whether a certificate of completion should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
7. **Applicant shall screen the front view of the three skids by April 20, 2015.**
8. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. Applicant shall field locate utility service lines to avoid existing trees.
11. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

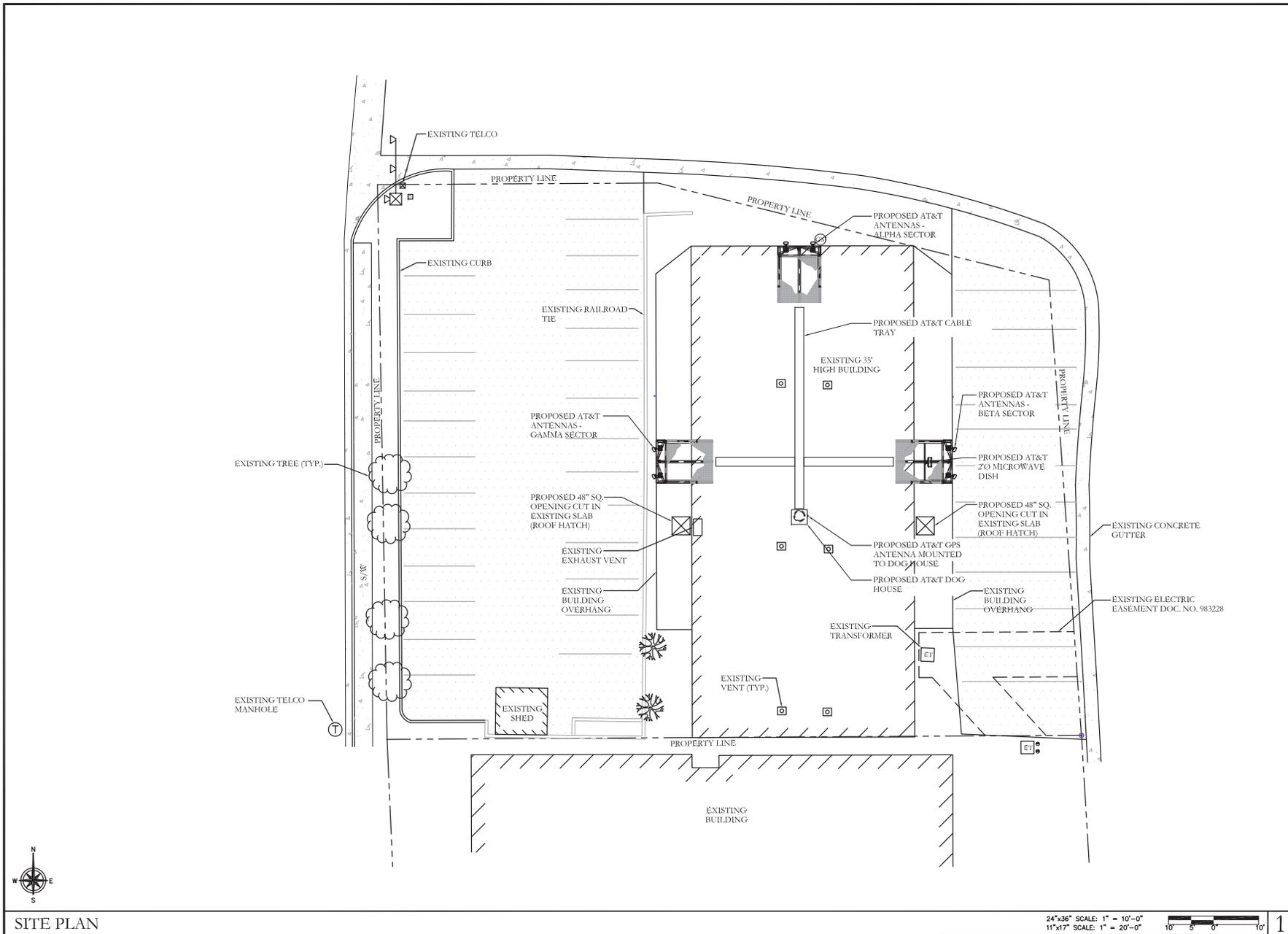
PRIOR TO ISSUANCE OF BUILDING PERMIT

12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
14. Applicant shall install construction fencing in a manner acceptable to the Town Engineer and Chief Building Official. An on site inspection shall be conducted.
15. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

16. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
17. Applicant shall screen all utilities.
18. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
19. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
20. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
21. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
22. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

(Initial Here)



PREPARED FOR:



188 INVERNESS DRIVE WEST, SUITE 400
ENGLEWOOD, CO 80112

CONSULTING FIRM:



8480 EAST ORCHARD ROAD
SUITE 3650
GREENWOOD VILLAGE, CO 80111

PROJECT NO: 0000
DRAWN BY: GH
CHECKED BY: GH

REV	DATE	DESCRIPTION
3	2/2/15	CLIENT COMMENTS
2	1/12/15	ISSUE FOR ZONING
1	12/29/14	CITY COMMENTS
0	12/04/14	ISSUE FOR ZONING
A	11/14/14	ISSUE FOR REVIEW

**FOR REVIEW
ONLY
NOT FOR
CONSTRUCTION**

HWY 9 AND MAIN ST.
(TEMP. SOLUTION)
COU4235
326 MAIN STREET
BRECKENRIDGE, CO

SHEET TITLE
SITE PLAN

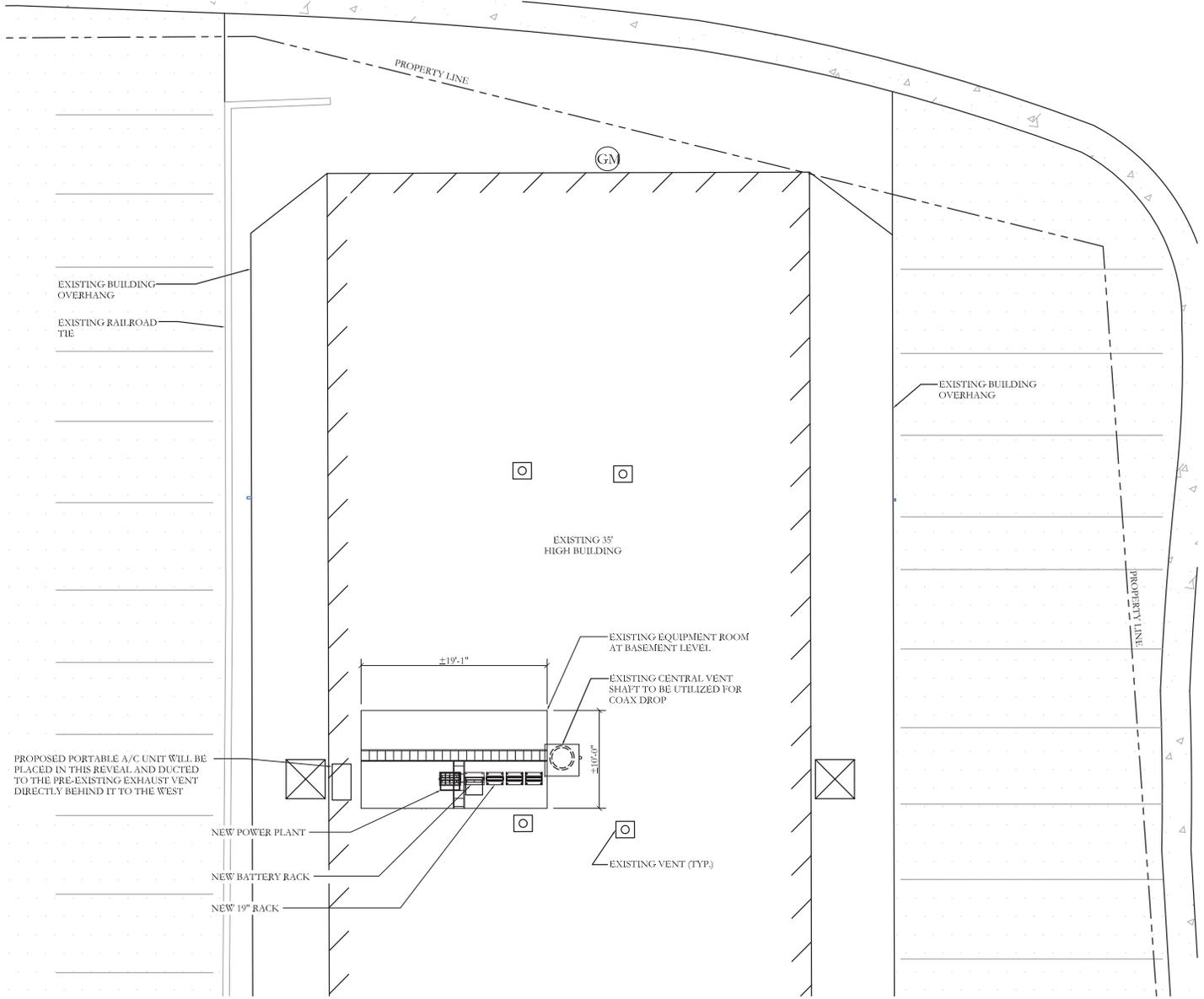
SHEET NUMBER
A-1

SITE PLAN

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"



1



ENLARGED EQUIPMENT PLAN (BASEMENT LEVEL)

24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"



1

PREPARED FOR:



188 INVERNESS DRIVE WEST, SUITE 400
 ENGLEWOOD, CO 80112

CONSULTING FIRM:



8480 EAST ORCHARD ROAD
 SUITE 350
 GREENWOOD VILLAGE, CO 80111

PROJECT NO: 0000
 DRAWN BY: GH
 CHECKED BY: GH

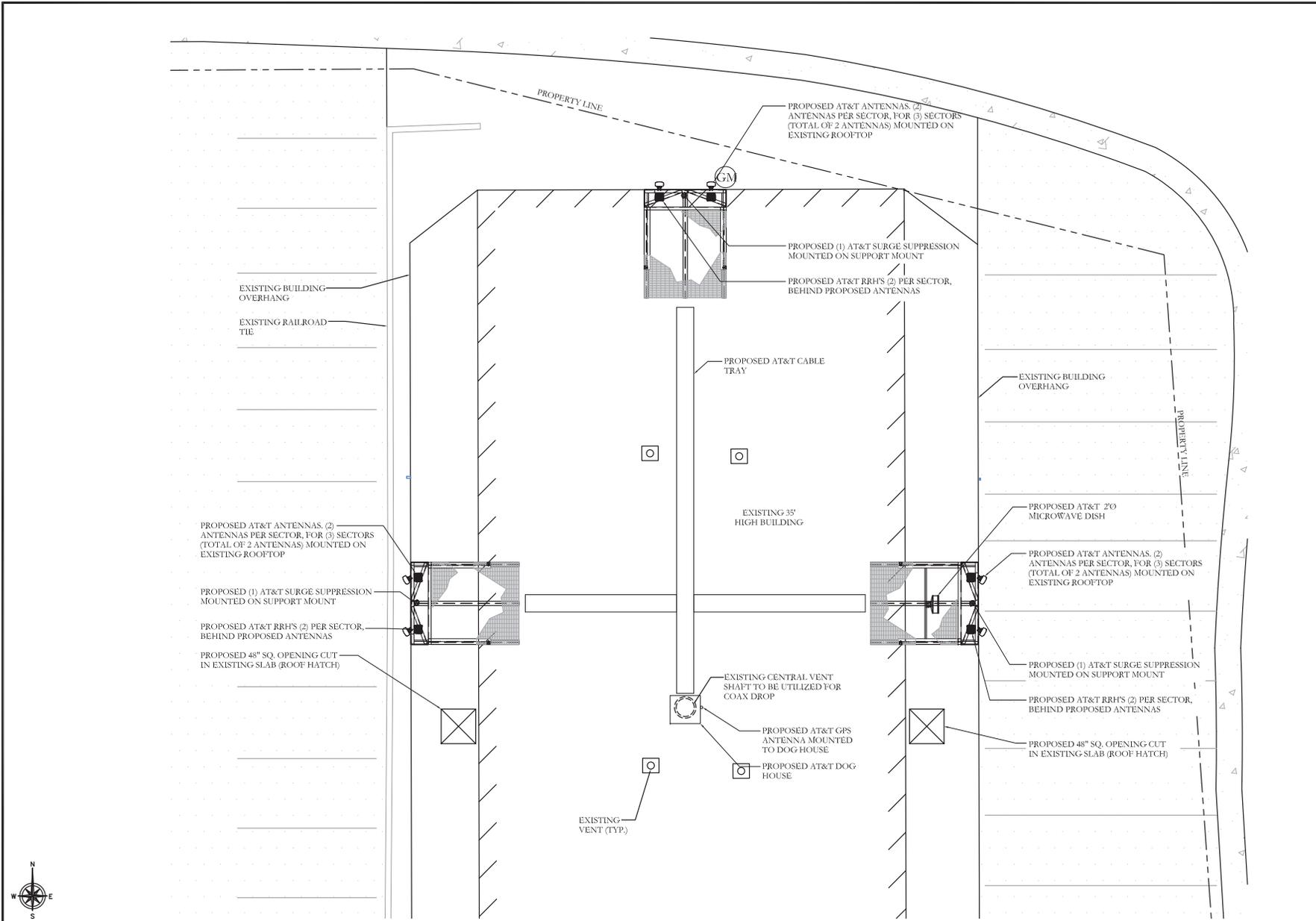
REV	DATE	DESCRIPTION
3	2/2/15	CLIENT COMMENTS
2	1/12/15	ISSUE FOR ZONING
1	12/29/14	CITY COMMENTS
0	12/04/14	ISSUE FOR ZONING
A	11/14/14	ISSUE FOR REVIEW

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HWY 9 AND MAIN ST.
 (TEMP. SOLUTION)
 COU4235
 326 MAIN STREET
 BRECKENRIDGE, CO

SHEET TITLE
**ENLARGED
 EQUIPMENT PLAN
 (BASEMENT LEVEL)**

SHEET NUMBER
A-2



ENLARGED ROOF PLAN



24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"

PREPARED FOR

188 INVERNESS DRIVE WEST, SUITE 400
 ENGLEWOOD, CO 80112

CONSULTING FIRM

8480 EAST ORCHARD ROAD
 SUITE 350
 GREENWOOD VILLAGE, CO 80111

PROJECT NO: 0000
 DRAWN BY: GH
 CHECKED BY: GH

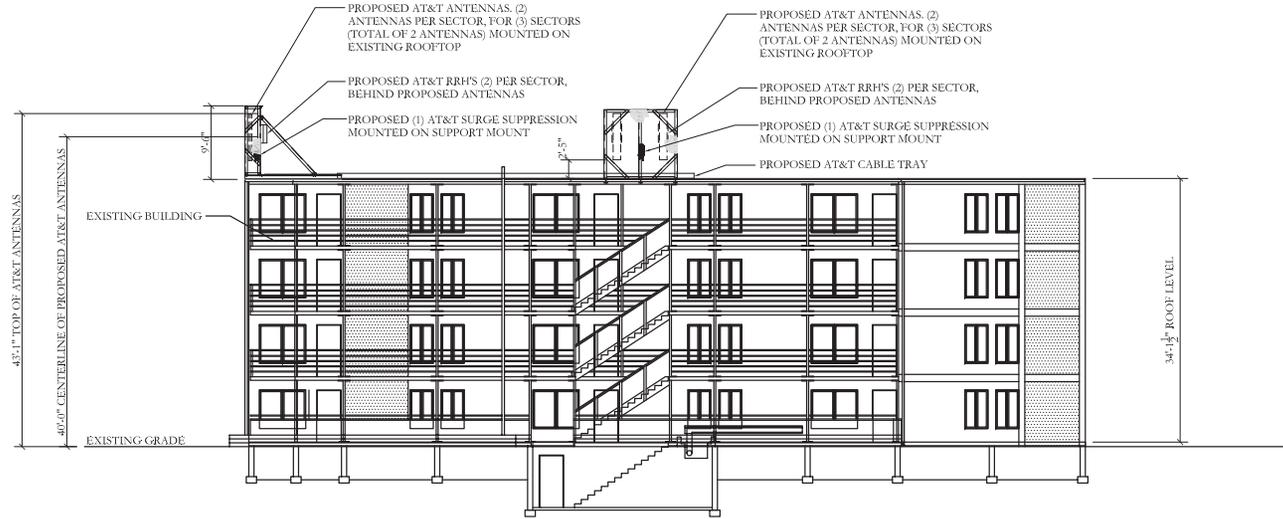
REV	DATE	DESCRIPTION
3	2/2/15	CLIENT COMMENTS
2	1/12/15	ISSUE FOR ZONING
1	12/29/14	CITY COMMENTS
0	12/04/14	ISSUE FOR ZONING
A	11/14/14	ISSUE FOR REVIEW

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HWY 9 AND MAIN ST.
 (TEMP. SOLUTION)
 COU4235
 326 MAIN STREET
 BRECKENRIDGE, CO

SHEET TITLE
**ENLARGED ROOF
 PLAN**

SHEET NUMBER
A-3



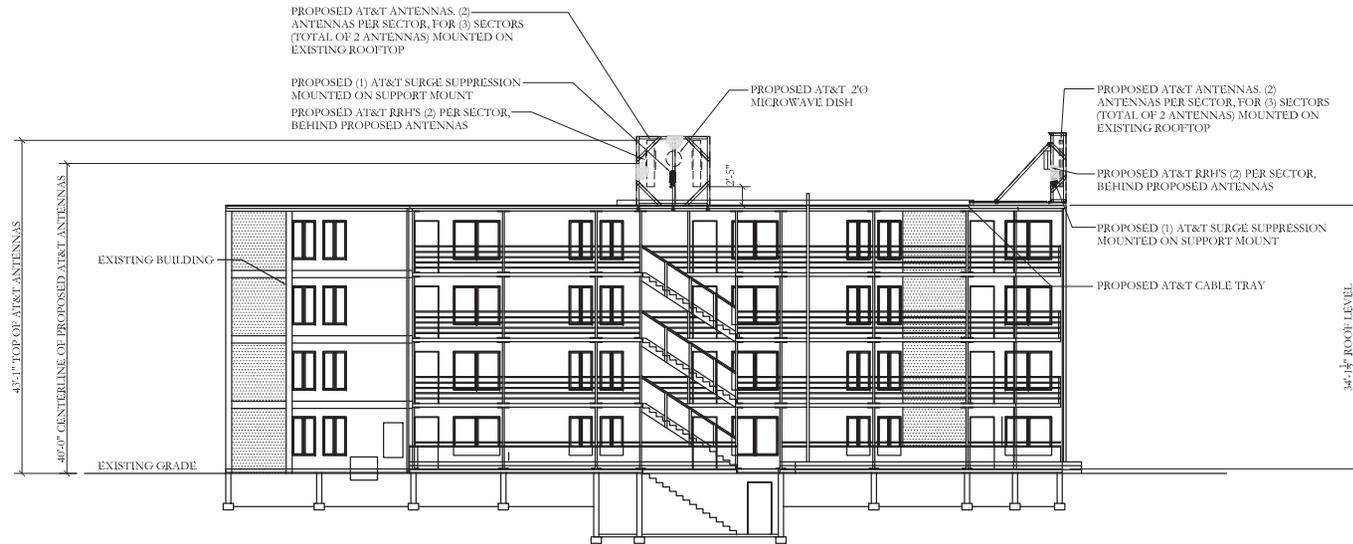
WEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



1

NOTE:
NEW SKIDS WILL BE SCREENED WITH MESH MATERIAL AND PAINTED TO MATCH THE BUILDING'S PRIMARY COLOR COATING.



EAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



2

PREPARED FOR:



188 INVERNESS DRIVE WEST, SUITE 400
ENGLEWOOD, CO 80112

CONSULTING FIRM:



8480 EAST ORCHARD ROAD
SUITE 350
GREENWOOD VILLAGE, CO 80111

PROJECT NO: 0000

DRAWN BY: GH

CHECKED BY: GH

REV	DATE	DESCRIPTION
3	2/2/15	CLIENT COMMENTS
2	1/12/15	ISSUE FOR ZONING
1	12/20/14	CITY COMMENTS
0	12/04/14	ISSUE FOR ZONING
A	11/14/14	ISSUE FOR REVIEW

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HWY 9 AND MAIN ST.
(TEMP. SOLUTION)
COU4235

326 MAIN STREET
BRECKENRIDGE, CO

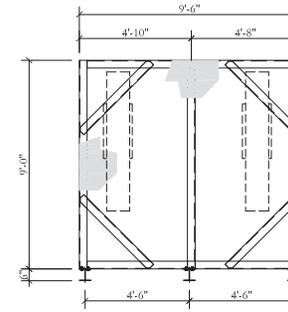
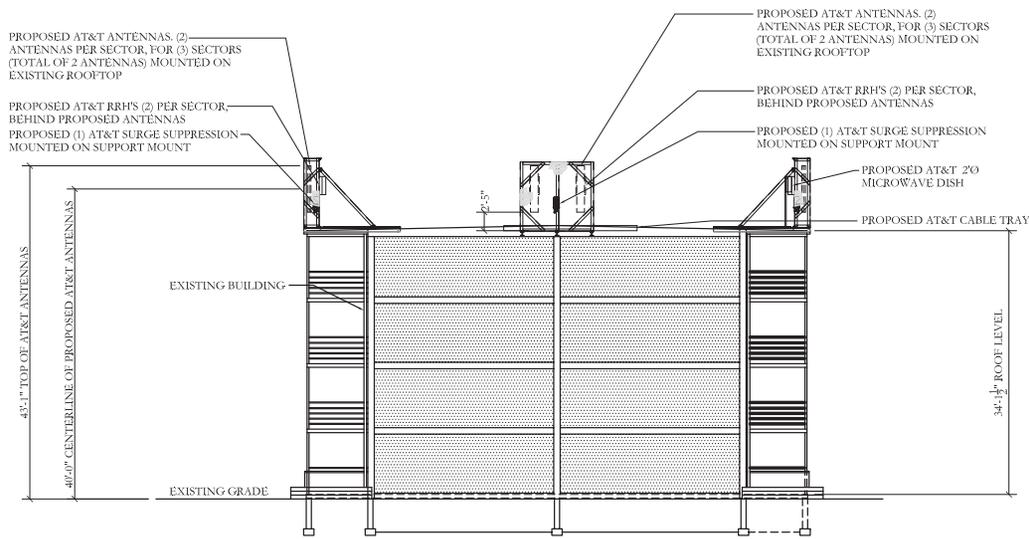
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

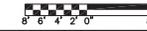
NOTE:
NEW SKIDS WILL BE SCREENED WITH MESH MATERIAL AND PAINTED TO MATCH THE BUILDING'S PRIMARY COLOR COATING.



ANTENNA SKID DETAIL
SCALE - N.T.S.

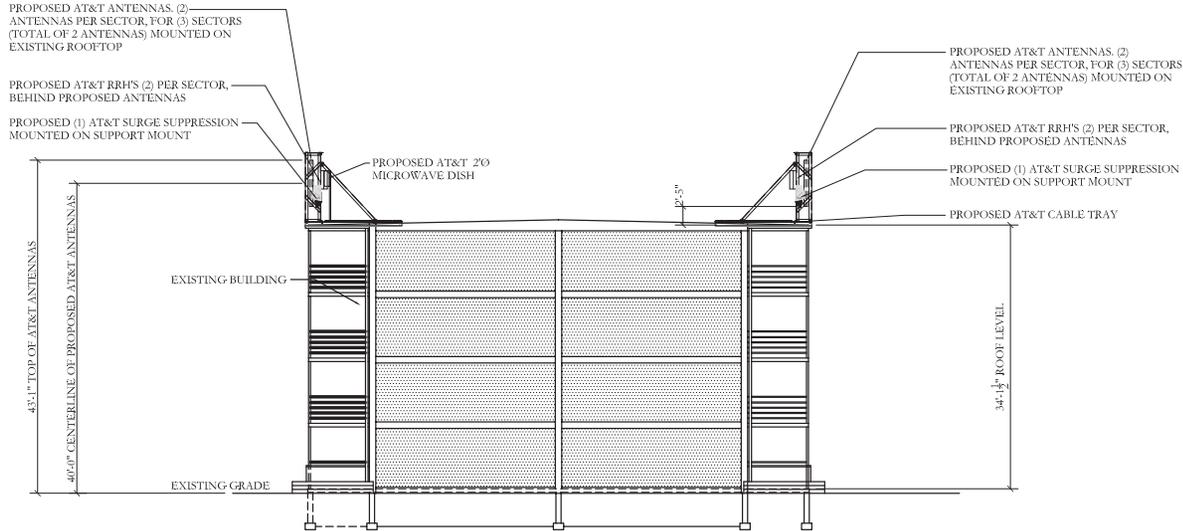
NORTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



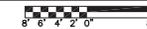
1

NOTE:
NEW SKIDS WILL BE SCREENED WITH MESH MATERIAL AND PAINTED TO MATCH THE BUILDING'S PRIMARY COLOR COATING.



SOUTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



2

PREPARED FOR:



188 INVERNESS DRIVE WEST, SUITE 400
ENGLEWOOD, CO 80112

CONSULTING FIRM:



8480 EAST ORCHARD ROAD
SUITE 350
GREENWOOD VILLAGE, CO 80111

PROJECT NO: 0000

DRAWN BY: GH

CHECKED BY: GH

REV	DATE	DESCRIPTION
3	2/2/15	CLIENT COMMENTS
2	1/12/15	ISSUE FOR ZONING
1	12/29/14	CITY COMMENTS
0	12/04/14	ISSUE FOR ZONING
A	11/14/14	ISSUE FOR REVIEW

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HWY 9 AND MAIN ST.
(TEMP. SOLUTION)
COU4235

326 MAIN STREET
BRECKENRIDGE, CO

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-5

February 5, 2015

Town of Breckenridge
Attn: Julia Puester, AICP
150 Ski Hill Road, PO BOX 168
Breckenridge, CO 80424

RE: Proposed Telecommunications Facility, Class A Development Permits; Temporary to Permanent Solution for AT&T Mobility Site: COU4235 Hwy 9 & Main, located at 326 North Main Street, Breckenridge, CO 80424

Dear Julia,

AT&T Mobility (AT&T) is a leading provider of wireless services with over 118 million subscribers and is in need of a new facility located at the above referenced address in order to ensure that adequate and uninterrupted service is maintained at all times per their License Agreement with the Federal Communications Commission (FCC). Through extensive research and customer feedback, AT&T has determined that wireless coverage and capacity in the Town of Breckenridge is inadequate to meet the increasing demands attributed with ski season, spring break, and the increasingly popular summer and fall seasons. Events such as the Dew Tour, Mountain Mardi Gras, USA Pro Challenge, and Oktoberfest lead to peak demand days, but it's the plethora of outdoor activities that keeps the demand high all year long.

AT&T engineers have run the numbers for service and capacity in the Town of Breckenridge in order to determine how consumer usage has changed over the past few years. They were shocked, yet not surprised, to learn that there has been an increase of over 200% on the effective minutes of use from end of year 2013 to end of year 2014, with service limiting peaks demonstrated during both winter seasons and spring break.

While AT&T has attempted to improve their existing networks through the splitting of sites and installation of today's latest technology, it remains that a new facility is necessary to solve the coverage and capacity issues that plague the town. Furthermore, expanded network coverage is a critical tool for local emergency operations, on alert for fire, flood, and avalanche hazards in the area. The FCC estimates that 70 percent of 911 calls are placed from wireless phones, a percentage that continues to grow annually. Additionally, as wireless devices become the primary means of communication the convenience of reliable service is increasingly important to permanent residents, local businesses, and visitors alike.

In order to continue providing a high level of service in the fastest means possible, AT&T, through its agent, Pinnacle Consulting, INC. is proposing a temporary rooftop solution, which will transition into a permanent solution in conjunction with the Gold Creek Condominium's Exterior Remodel Project. AT&T, through its agent and with cooperation of the parent parcel property owner, Gold Creek Homeowner's Association (HOA), is proposing the following temporary to permanent solution and process:

- AT&T will lease rooftop and basement space from Gold Creek HOA in order to provide additional coverage and capacity services in the Town of Breckenridge. The rental revenue received under the lease agreement is a critical step for Gold Creek HOA to secure the additional funding necessary to finance exterior façade and rooftop renovations.
- AT&T proposes to install equipment in the basement of the building. This equipment will not be visible from outside the room. This equipment room will serve both the temporary and permanent facilities.
- Xcel Energy will assist in the installation of a sub-meter in the existing meter room of the building. Comcast currently serves the building and will be coordinating with AT&T to bring the necessary fiber connections to the building. At the time of this writing, Comcast has initially indicated that existing infrastructure is in place, but needs to verify the number of available fiber strands in place. All utility specifics including the routing and installations of power and fiber will be further addressed in construction drawings that will be submitted to the Town of Breckenridge Building Department.
- Since the availability of fiber has not yet been determined, AT&T is proposing a 2' microwave dish to be located on the rooftop behind the east skid. Further details in regards to the placement of the microwave will be discussed below. If the available fiber infrastructure is available at the time of construction, than AT&T will not install the proposed microwave dish. If the available fiber infrastructure is not in place at the time of construction, than AT&T will move forward with the installation of the microwave dish. Please note that fiber connections provide the fastest and most reliable data so it is entirely in the best interest of AT&T to bring fiber connections to the building as soon as possible. Once fiber connections are in place, AT&T will remove the microwave dish.

- AT&T proposes to install three (3) 9'-6" steel skids and related materials on the existing rooftop. The screening will completely cover the front of the skid as well as two feet back on both sides of the skids. This additional 2' side screening will ensure that equipment is not visible from the general public. The screening material will be painted to match the primary color of the building with a top trim to match the secondary color of the building. The main portion of the screen walls will resemble the wood panel texture on the building. The description of the screening is best understood by reviewing the photo simulations provided in the application materials.
- The screening is being completed by Larson Camouflage who is also supplying the skid mounts. The fabrication and shipping of the screening material requires a six to eight week turnaround. Because providing reliable service and capacity in the Town of Breckenridge as quickly as possible is a critical component of the project, AT&T would like to know if the planning commission would accept a two month deferral for the requirement to screen the skids. This deferment would allow AT&T to install skids and related equipment in time for the high demand spring break season, while also addressing the needs for screening the sleds.
- AT&T proposes to install two (2) 6' panel antennas, four (4) 2' remote radio heads, and one (1) 2' surge protector on each of the skids. All antennas, remote radio heads, and surge protectors will be located behind the sled screening ensuring that they are hidden from view from the general public. As noted earlier, AT&T proposes to install a microwave behind the east skid which will also be located behind the screening.
- The skids are truly temporary in the sense that AT&T Mobility, in coordination with the property owner, can relocate the skids or take a sector offline as needed during the construction of the remodeling project that will accommodate the AT&T permanent facilities. The exterior remodeling project is pending additional financing, but is expected to begin in the summer of 2015.
- The exterior renovations include façade improvements, stair well upgrades, and new dormers on the flat rooftop that will help the building blend in with the character of the neighborhood. Three of the new dormers will accommodate the installation of AT&T antennas in essential the same location as the proposed skids. This design will allow AT&T to have a permanent solution to the data and coverage issues that the Town of Breckenridge has recently experienced, while also allowing AT&T to be in compliance with the development codes set forth that have limited previous AT&T attempts to provide additional facilities.

AT&T is formally asking for a one year permit approval on the temporary installation. Because of Breckenridge's location in the high elevations of the Rockies, construction windows are short and subject to harsh weather conditions throughout the year. A one year approval of the temporary installation will allow for a successful transition of the temporary to permanent solution. AT&T is amenable to conditions imposed on this approval as the planning commission sees fit including a written response within eight months on the progress of the permanent solution.

AT&T is fully committed to the transition of the temporary installation into the permanent installation as soon as the remodeling project is completed by the Gold Creek HOA. The architect of record for the remodeling project is Sonny Neely with Neely Architecture. His revised exterior renovation drawings will be similar to those approved originally by the Town of Breckenridge in May 2013, with the exceptions being larger dormers and the introduction of radio frequency transparent materials.

Lastly, this is not the first time AT&T has looked for solutions that can meet their coverage and capacity issues in the Town of Breckenridge. In the past, they have considered a cell on wheels as well as other permanent sites. This temporary to permanent solution proposal is their best foot forward to a complete and long term solution that will benefit all parties. The Gold Creek HOA and residents of 326 North Main Street are relying heavily on the additional revenue from AT&T in order to complete the façade and rooftop improvements that will help modernize their building to the design standards seen throughout Breckenridge.

Please let me know if there is anything else I can provide you with to aid in the zoning process.

Sincerely,



Pinnacle Consulting, Inc.
8480 East Orchard Road | Suite 3650
Greenwood Village, CO 80111

Planning Commission Staff Report

- Subject:** Permanent AT&T Wireless Facility at Gold Creek Condominium
(Class A, Final Hearing; PL-2015-0005)
- Proposal:** AT&T Wireless is proposing a permanent wireless facility incorporated entirely inside three of the dormers associated with the Gold Creek Condo exterior remodel development permit (PC#2013034) at the north, east, and west elevations. The dormers in which the antennas are located would be fiberglass manufactured to appear the same as the approved exterior remodel materials. The mechanical room will be located in the basement. The estimated time of construction will be in June.
- This permanent screened installation would replace temporary antennas, which is the subject of another application also on this meeting agenda.
- Date:** February 11, 2015 (For meeting of February 17, 2015)
- Project Manager:** Julia Puester, AICP, Senior Planner
- Applicant/Owner:** Ron Schuman, Patriot Management, representing the Gold Creek Condominium Home Owner's Association
- Agent:** Ryan Sagar, Pinnacle Consulting (on behalf of AT&T Wireless)
- Address:** 326 N. Main Street
- Legal Description:** Odd Lot Condominiums
- Site Area:** 0.4 acres (17,404 sq. ft.)
- Land Use District:** 11- Residential and Commercial; 1:3 Floor Area Ratio (FAR); 12 Units per Acre (UPA)
- Historic District:** 9 - North Main Transition Character Area
- Site Conditions:** The existing building and parking areas occupy the entire property except for a small 3-foot strip of landscaping planter along the west property edge.
- Adjacent Uses:** North: Columbia Lode Multi-family residential
East: Andorra Condominiums
South: Legacy Place Townhomes
West: Main Street and Tract A Block 1, Parkway Center Sub
- Density:** No Change
- Mass:** No Change
- Height:** Recommended by LUGs: 26.0 feet to parapet

	Existing:	34.2 feet to parapet
	Proposed:	45.8 feet to parapet
Parking:	Existing:	34 Spaces
	Proposed:	No Change
Setbacks:	Front:	64-ft.
	Sides:	0-ft. (ROW encroachment)
	Rear:	21-ft.
	Proposed	No change

Item History

The Odd Lot Condominiums (now referred to as Gold Creek Condos) were constructed in 1971 and are legal non-conforming for their density, mass, height, parking, architectural finishes, and circulation.

A development permit was approved by the Planning Commission on May 21, 2013 for an exterior remodel of the building (which will expire November 28, 2015). Those changes however, have not been constructed. The height added was exempt from measurement as it contained no density. The added height of the dormers was found by the Planning Commission to fall within the Building Height exemption definition.

The approved exterior remodel (May 21, 2013) included:

- Roof screening/parapet features to add architecture and screen future roof-top equipment;
- Extension of exterior walkways;
- Added heavy timber accents;
- New exterior stairs;
- New railing and balusters;
- New cementitious siding;
- New stone wainscoating; and
- New paint and stain.

The applicant has simultaneously applied for a temporary wireless facility application (PL-2015009). The removal of the proposed temporary wireless facility would occur once the exterior remodel is completed.

Staff Comments

See the illustrations below for the visual impacts of this proposal:



AT&T Mobility has filed this application in reaction to extensive research and customer feedback on the lack of reliable AT&T wireless coverage and capacity at peak seasons for visitors, residents and businesses. With the demand on wireless coverage increasing at a rapid rates, AT&T finds this new facility necessary to solve the coverage and capacity issues in Town.

A new wireless communications facility ordinance was reviewed by the Planning Commission in November 2014. In late November, the Federal Communications Commission (FCC) issued new regulations that require changes to the proposed ordinance which are now being incorporated into the ordinance. The first reading of the ordinance by Town Council is scheduled for March. This application was deemed complete January 14th and is being reviewed under the current polices.

Architectural Compatibility (5/A & 5/R): This policy is intended to encourage building designs that are compatible with the desired architecture of the surrounding neighborhood. The existing building is out of character with the area, made of painted concrete slabs with metal tube guardrails for the exterior walkway decking. The flat roof, with no parapet, is also a concrete slab.

The applicants have proposed to modify three of the approved exterior remodel dormer elements (PC#2013034) that the antennas would be located within on the north, east and west elevations. Inside each of the three dormers there would be four antennas on a steel mounted skid (or sector), a two (2) foot tall remote radio head and a two (2) foot tall surge protector. None of the antennas would be

visible. The plans in the packet show three versions of each elevation. On each sheet, the top elevation portrays the existing elevation; the middle elevation shows the Class C exterior remodel approval from 2013; and the bottom elevation shows the modified dormer element (bubbled) to fit the antennas inside. Both the east and west dormers have remained the same height as the approved remodel however, the stepped roof design has changed to a simpler, singular roof line. The north dormer has increased in size and height (from six feet eight inches (6'-8") tall to ten (10) feet tall). The north dormer also projects two (2) feet from the wall.

Staff finds that the roof forms proposed are consistent with the intent of the Handbook of Design Standards for the Transition Character Areas (adopted March 2012):

Policy 261. *In residential areas, a gable roof should be the primary roof form in an individual building design.*

- *The use of dormers is encouraged to break up larger roof surfaces and thereby reduce their perceived scale. (bullet #2)*
- *Mechanical equipment should be hidden; incorporate it into roofs. (bullet #6)*

The proposed dormer changes are similar to the original 2013 approval. The majority of the Commissioners had no concerns with the dormers proposed.

To allow for the wireless signal to penetrate the walls, the dormer walls must be constructed of fiberglass material replicating corrugated metal and wood timber. This will match the approved exterior remodel material for all of the dormers. A material sample of the exterior materials will be available at the meeting. (Please note that the photo simulations depict dormers with cementitious siding which is incorrect. The dormers will remain corrugated metal which is consistent with the exterior remodel approval). The Commissioners had no concerns with the materials or colors presented at the preliminary hearing.

There are some code sections in the Handbook of Design Standards for the Transition Character Areas of the Conservation District which address incorporating mechanical and/or utilities into the structure.

Handbook of Design Standards for the Transition Character Areas of the Conservation District:

Roof and Building Forms

Priority Policy 261. *In residential areas, a gable roof should be the primary roof form in an individual building design.*

- *Mechanical and equipment should be hidden; incorporate it into roofs.*

Priority Policy 276. *Screen mechanical equipment, utility boxes and service areas.*

- *Use native plant materials or create screen walls with natural rock or wood.*
- *Consider locating utilities in "secondary structures"*
- *Locate mechanical equipment in secondary structures or in roof forms.*

#9 North Main Transition Character Area

Building and Roof Forms

Priority Policy 313. *Buildings should have residential forms*

- *The primary roof form should be a gable.*
- *They may be slightly larger in scale than seen traditionally.*
- *The primary ridge should orient perpendicular to the street.*

Items generally not as critical

Policy 316. *The character of windows, doors, and architectural details generally are not as critical in the North Main Transition Character Area.*

- *An exception is when such elements are so configured as to affect the overall scale or character of a building as it relates to other design standards in this document.*

From the Development Code regarding screening:

Storage (14/A & 14/R):

B. Screening: All types of commercial storage must be screened in an aesthetic manner from public view and from the view of surrounding areas. This shall include the screening of materials and equipment used by the business. (Ord. 19, Series 1988)(Emphasis added)

This WCF installation is completely concealed within the dormers. The Commission and staff were supportive of the applicant’s solution to conceal the antennas in the dormers at the last hearing.

Building Height (6/A & 6/R):

The existing building is currently over the maximum height for the Land Use District and Character Area. The maximum height of the proposed antennas do not exceed the dormer heights on the approved development permit for the exterior remodel.

Per the Development Code definition of Building Height:

*(D.) Exceptions: Building height measurement **shall not include:***

*(2.) For Non-residential structures and Multi-family structures: Elevator shaft extensions, chimneys, and focal elements such as church steeples, spires, clock towers or similar structures that have no density or mass, **(in no instance shall any these structures extend over ten (10) feet above the specified maximum height limit)** or the first five (5) feet of height within the first floor common area lobbies in Multi-Family structures. (Emphasis added).*

The Planning Commission previously weighed in that the dormers met the building height exception. Staff is pleased that the applicant has found an option that fits within the current policy. The modified dormers do not exceed the previously approved building height. The Commissioners did not voice any concerns at the last meeting.

Placement of Structures (9/A & 9/R): The existing building is at a zero (0) setback on both the north and south elevations which exceed the absolute and recommended setbacks. When the remodel application was approved, the dormer at the northeast corner encroached into the Town Right of Way by four (4) feet (unchanged with this application). This dormer does not have any antennas located within it and requires an encroachment license agreement as approved. A change with the proposal includes the middle northern dormer which contains the antennas to extend two (2) feet into the Right of Way. As this new encroachment is less than the one already approved, and the fact that the dormers are thirty four (34) feet above grade, the Town finds an encroachment license acceptable to include the middle northern

dormer as well. A condition of approval for the encroachment license agreement has been included as a condition of approval.

Density/Intensity (3/A & 3/R)/Mass (4/R): This proposal utilizes the existing laundry/mechanical room in the basement of Gold Creek Condos for the mechanical equipment for AT&T. There is no new square footage proposed. Locating the mechanical equipment in the basement will eliminate noise to the surrounding properties. The Commission has no concerns.

Utilities Infrastructure (26/A & 26/R; 28/A): Utilities for new construction projects are generally required to be placed below grade. This is not feasible for wireless communications facilities, which are required to be above grade to be effective. The utility is concealed in the dormers and equipment placed below grade in the mechanical room. The Commission has no concerns.

Land Use (2/A & 2/R): The recommended land use for this district is commercial or residential. The proposed use is a commercial utility. There are no land use districts that are specifically designed for wireless commercial facilities. These uses are generally co-located on tall buildings in town. The applicant has negotiated a lease with Gold Creek Condo HOA and plans to start construction this summer.

Point Analysis (Section: 9-1-17-3): Staff finds no Relative policies under which positive or negative points should be assigned. We find that the application meets all applicable Absolute policies.

Staff Recommendation

The Planning Department recommends that the Planning Commission approve the AT&T Permanent Wireless Communication Facility (PL-2015-0005) with a passing point analysis of zero (0) and the attached findings and conditions.

Combined Hearing Impact Analysis				
Project:	AT&T Wireless Permanent Communication Facility at Gold Creek Condos	Positive Points	0	
PL#:	2015-0005	Negative Points	0	
Date:	2/17/2015			
Staff:	Julia Puester, AICP			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		Both residential and commercial use is permitted per the LUD.
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)	0	The mechanical room for the facility is located in an existing mechanical room in the basement.
4/R	Mass	5x (-2>-20)	0	The rooftop mechanical is located in open dormers, not counted as mass.
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)	0	The dormers proposed were approved with Class C permit for an exterior remodel on May 21, 2013. The additional height was considered architectural elements per the Building Height definition, permitted 10' above the existing structure. The antennas will be concealed within these dormers.
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		

15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	N/A		Found to be not applicable
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	N/A		Found to be not applicable
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		No lighting proposed
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

AT&T Wireless Permanent Facility at Gold Creek Condominium Odd Lot Condominiums 326 N. Main Street PL-2015-0005

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **February 11, 2015**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **February 17, 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.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **February 24, 2018**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 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.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

- 10. Applicant shall obtain an Encroachment License Agreement in a form acceptable by the Town Attorney for the right of way encroachment of the two dormers on the north elevation.**
11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
13. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
14. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
15. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
16. Applicant shall install construction fencing and erosion control measures in a manner acceptable to the Town Engineer. An on site inspection shall be conducted.
17. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

18. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
19. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.

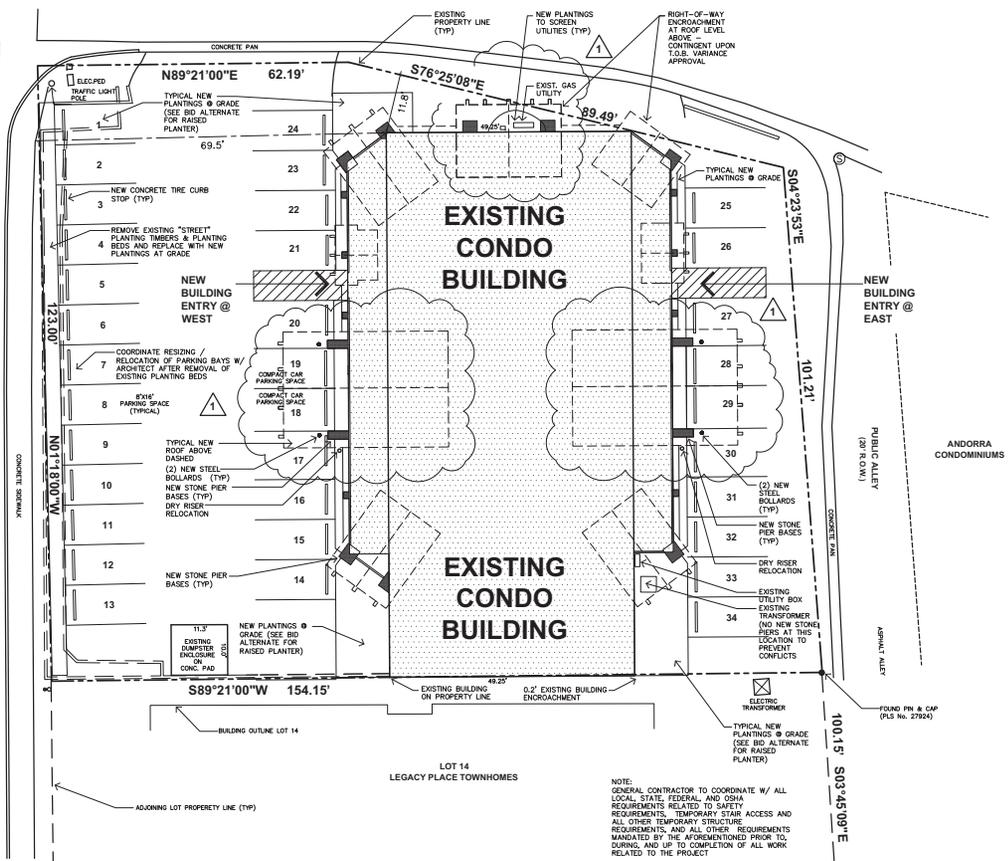
20. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
21. Applicant shall screen all utilities.
22. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
23. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
24. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
25. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
26. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
27. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)

GOLD CREEK CONDOS
0.40 ACRES
326 NORTH MAIN STREET

MAIN STREET

**FRENCH STREET
(45' R.O.W.)**



1/SP1.0 PROPOSED SITE PLAN

SHEET INDEX

- SP1.0 - SITE PLAN
- A-B1 - PROPOSED BASEMENT PLAN
- A-1 - PROPOSED ROOF LEVEL PLAN # 1'
- A-2 - PROPOSED HIGH ROOF LEVEL PLAN
- A-3 - WEST ELEVATIONS
- A-4 - NORTH ELEVATIONS
- A-5 - EAST ELEVATIONS

- PROJECT SITE NOTES**
1. ALL BOUNDARY, TOPOGRAPHY, SITE INFORMATION, SUBDIVISION AND PLAN INTERFERENCES BASED UPON INFORMATION AND TOPOGRAPHIC SURVEY MAP AS PREPARED BY SOMMET LAND SURVEYING INC. ON 04-30-10. PROJECT #18.
 2. ALL UTILITIES AND EXISTING CONDITIONS TO BE LOCATED AND FULLY PROTECTED BY GENERAL CONTRACTOR PER ALL LOCAL GOVERNMENT ENGINEERING AND GOVERNING BODIES REQUIREMENTS PRIOR TO, AND DURING THE COMPLETION OF, ANY NEW WORK (TYP). ALL UTILITIES TO BE UNDERGROUND PER ALL LOCAL GOVERNMENT AND GOVERNING BODIES REQUIREMENTS AND TYPICAL INDUSTRY STANDARDS FOR A PROJECT 8'00" ABOVE SEA LEVEL (TYP). CONTRACTOR TO COORDINATE ANY NEW WORK INVOLVING UTILITIES WITH THE APPLICABLE UTILITY COMPANIES AND FOR THEIR REQUIREMENTS AND APPROVAL (TYP).
 3. PRIOR TO THE START OF ANY PROJECT CONSTRUCTION, GENERAL CONTRACTOR MUST DETERMINE THE LOCATION AND SIZES REQUIRED FOR ALL CONSTRUCTION STAGING AREAS, LOCATIONS FOR TOPSOIL STORAGE AND EXCAVATED SOIL STORAGE, AND AREAS TO BE PROTECTED BY CONSTRUCTION FENCING (TYP). CONTRACTOR TO REVIEW THE ABOVE W/ ALL GOVERNING BODIES PRIOR TO OBTAINING APPROVAL FROM ALL GOVERNING BODIES.
 4. ALL EXISTING CONDITIONS ON SITE TO BE FULLY VERIFIED IN THE FIELD BY GENERAL CONTRACTOR PRIOR TO COMMENCING ANY NEW WORK (TYP).
 5. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING & NEW GRAVE INFO. GENERAL CONTRACTOR TO PROVIDE STRUCTURAL PLANS FOR ALL 8" WALL ELEVATIONS AT THE FOUNDATION AND ALL CONCRETE WORK AREAS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, AND MUST RECEIVE WRITTEN DIRECTOR'S APPROVAL FROM THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK IN AREAS WHERE DISCREPANCIES OCCUR (TYP).
 6. GENERAL CONTRACTOR TO INQUIRE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN IN-THE-FIELD DIMENSIONS/CONDITIONS AND THE DRAWINGS. AND MUST RECEIVE WRITTEN DIRECTOR'S APPROVAL FROM THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO MOVING FORWARD WITH ANY NEW WORK WHERE DISCREPANCIES MAY OCCUR (TYP).
 7. GENERAL CONTRACTOR TO PLACE ALL TREES FOR REMOVAL FOR OWNER AND ARCHITECT REVIEW AND WRITTEN APPROVAL, AND UPON RECEIVING WRITTEN APPROVAL, MUST OBTAIN APPROVAL FROM ALL GOVERNING BODIES AS REQUIRED PRIOR TO TRIMMING OR REMOVING. ALL TREES TO BE HUMAN OR NEW TREES TO BE PROTECTED BY CONSTRUCTION/FENCING/TOWNSHIP OR OTHER APPROPRIATE BARRIERS (TYP). DISCREPANCIES BASED BY AN EXPERT LANDSCAPING SUB-CONTRACTOR AND ALL NEW LANDSCAPING TO BE APPROVED IN WRITING BY THE ARCHITECT AND ALL LOCAL GOVERNING AUTHORITIES PRIOR TO COMMENCING WORK OR PLACING GRASS.
 8. GENERAL CONTRACTOR WILL ENSURE POSITIVE DRAINAGE IS PROVIDED AWAY FROM THE PROJECT @ ALL AREAS (TYP).
 9. GENERAL CONTRACTOR WILL PROVIDE A HIGH QUALITY DRAINAGE AND TRENCH DRAINS ETC TO PROTECT THE PROJECT AND FOUNDATIONS, AND ALL DRAINS WILL BE SLOPED & POSITIVELY DRAINED PER ALL LOCAL GOVERNING BODY REQUIREMENTS (TYP).
 10. GENERAL CONTRACTOR TO PROVIDE # 2 DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT GAVE AND VALLEY SWP LOCATIONS WHERE NO OUTLETS AND DOWNSPOUTS ARE INDICATED ON THE ROOF PLAN (TYP).
 11. GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL LOCAL CODES AND SUBDIVISION AND GOVERNING BODY REQUIREMENTS AND CONDITIONS (TYP).
 12. GENERAL CONTRACTOR TO ENSURE ALL EXISTING SLABS, PATHS, DRIVEWAYS, BALCONIES ETC. SLOPE 1/8" MIN PER FT AWAY FROM PROJECT (TYP).
 13. GENERAL CONTRACTOR TO PROVIDE 2'-3" OF NEW TOPSOIL AND TO RESEED DISTURBED AREAS W/ NATIVE GRASS MIX. MIN. OF PER LOCAL GOVERNING BODY REQUIREMENTS (TYP).

OWNER'S REPRESENTATIVE:

RON SCHUMAN
PATRIOT PROPERTY MANAGEMENT,
BRECKENRIDGE, CO 80424
OFFICE # - 970-367-5830
RON@BRECKENRIDGEPATRIOT.COM

GENERAL CONTRACTOR:

TO BE DETERMINED

PROJECT HEIGHT INDEX

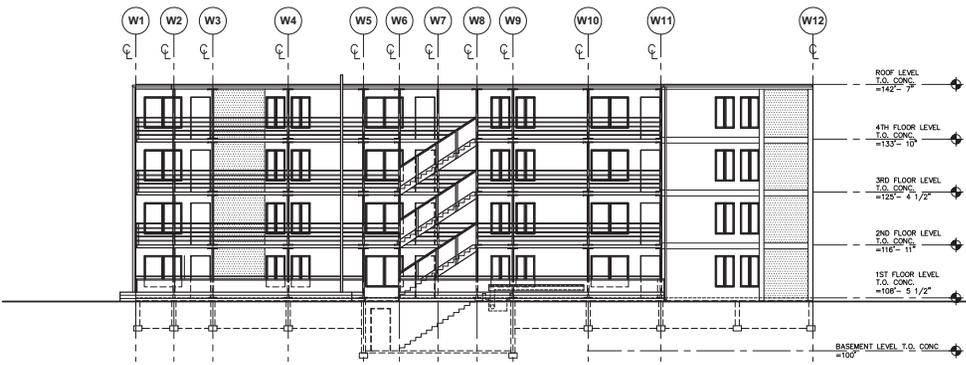
EXISTING BUILDING HEIGHT
= 34'-6"
NEW MAX BUILDING HEIGHT
= 45'-9" 5/8"

STRUCTURAL ENGINEER:

SHELL S. HODGSON, P.E.
LEADVILLE, CO 80461
(970) 409-8120

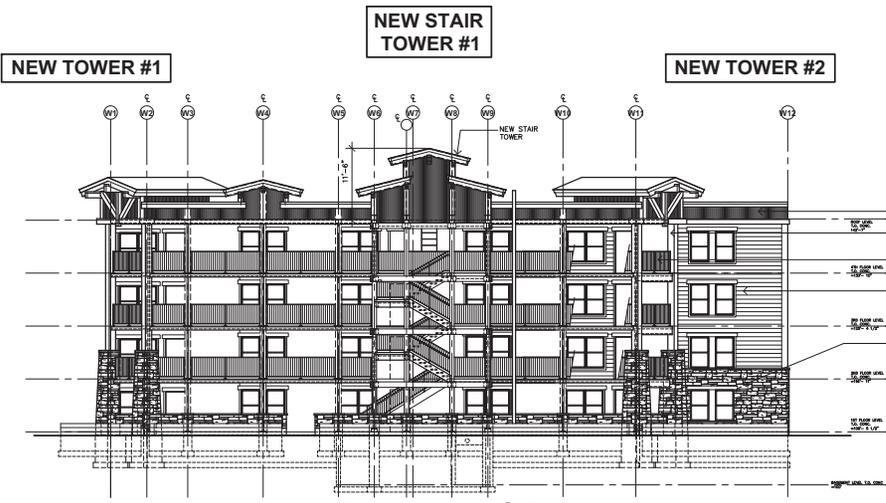
SURVEYOR:

SCHMIDT SURVEYING, INC.
P.O. BOX 5761
FRISCO, CO 80443
(970) 409-9963



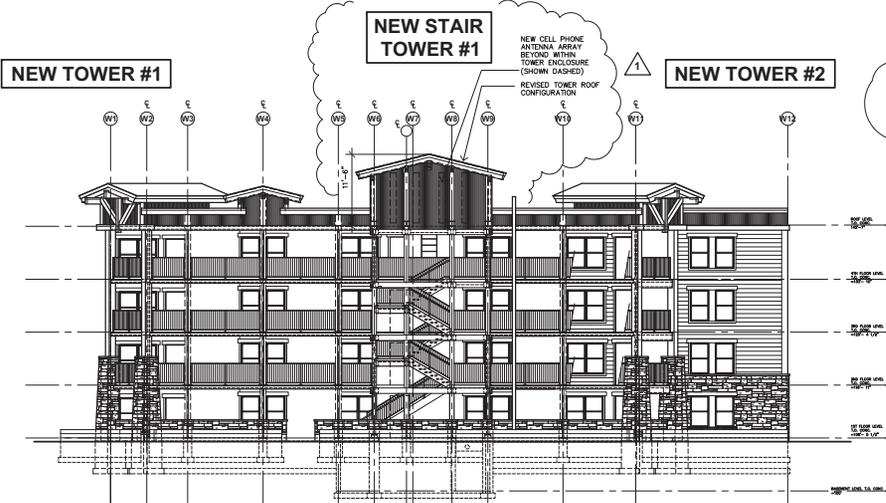
1/A6.0 - EXISTING WEST ELEVATION

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



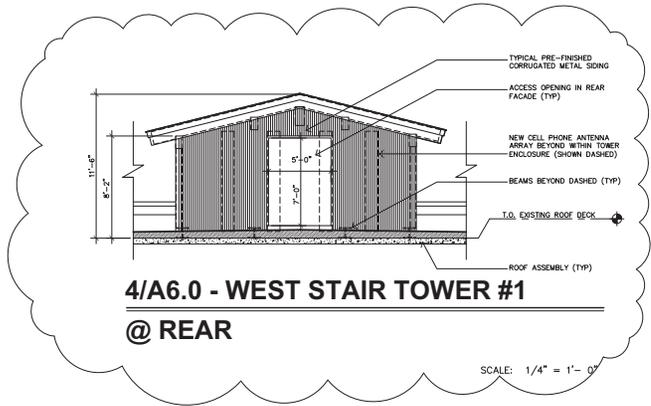
2/A6.0 - PERMIT APPROVED WEST ELEVATION

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



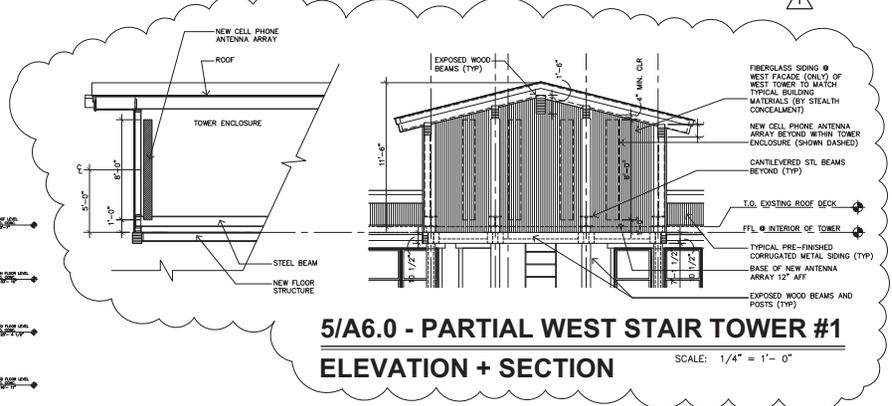
3/A6.0 - PROPOSED ADDENDUM #1 WEST ELEVATION

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



4/A6.0 - WEST STAIR TOWER #1 @ REAR

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



5/A6.0 - PARTIAL WEST STAIR TOWER #1 ELEVATION + SECTION

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

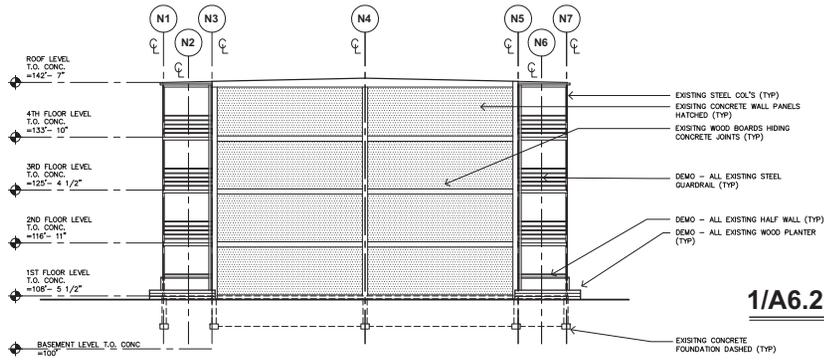
© 2015

NEELY ARCHITECTURE
 J. LEE NEELY - ARCHITECT
 P.O. Box 3887
 1000 1/2 Mile SW of
 Breckenridge, Colorado 80424
 jneely@neelyarch.com

ADDENDUM #1
GOLD CREEK CONDOMINIUMS REMODEL
 326 NORTH MAIN STREET, BRECKENRIDGE CO 80424

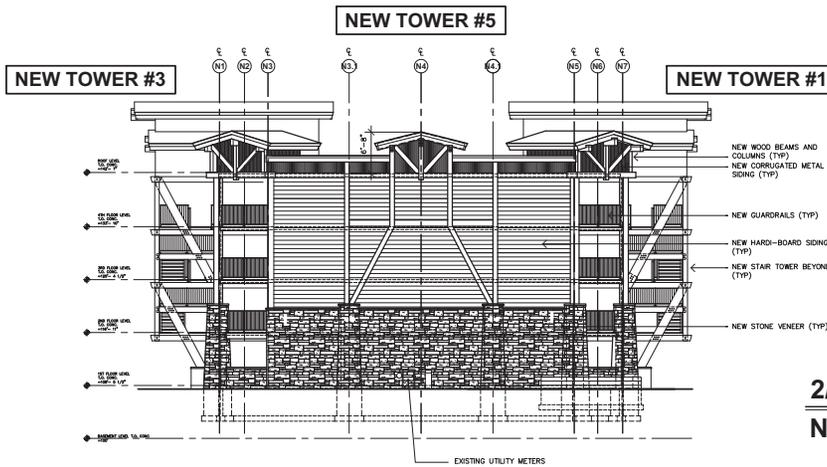
Job #
 Date: Jan. 4th, 2015
 T.O.B. REVIEW

A / 6.0
 ELEVATIONS



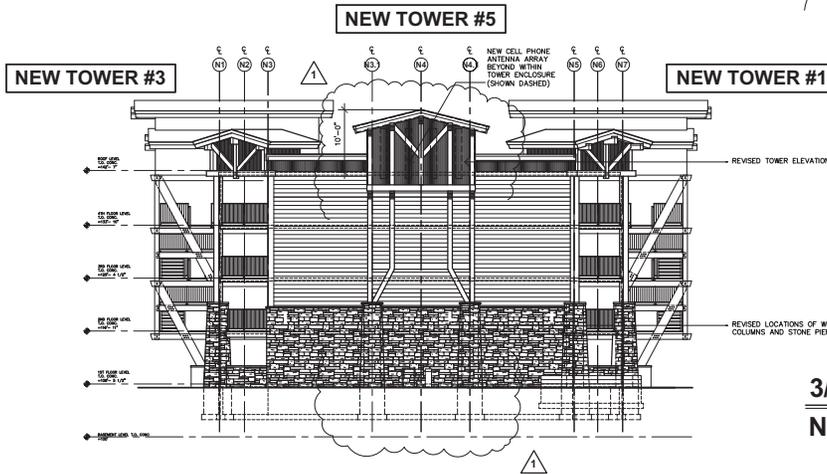
1/A6.2 - EXISTING NORTH ELEVATION

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



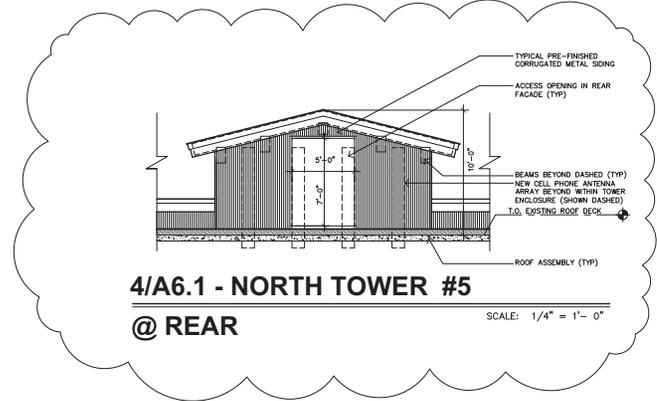
2/A6.1 - PERMIT APPROVED NORTH ELEVATION

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



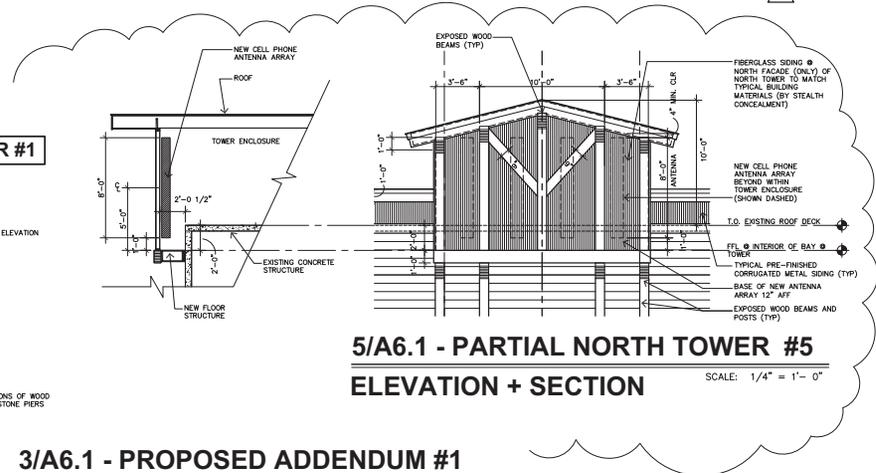
3/A6.1 - PROPOSED ADDENDUM #1 NORTH ELEVATION

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



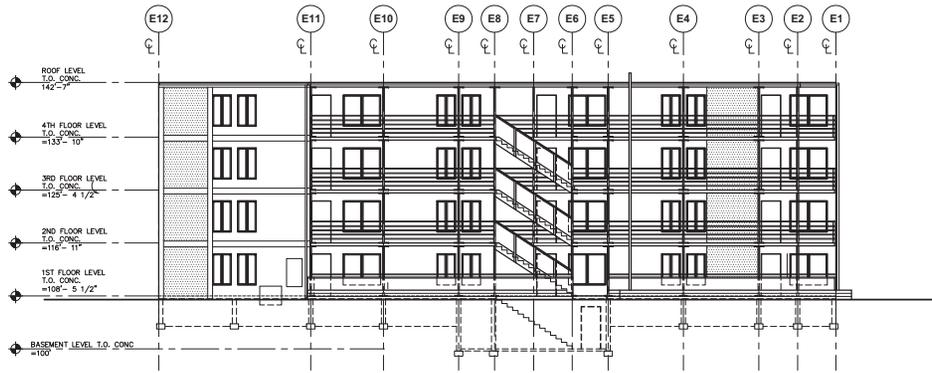
4/A6.1 - NORTH TOWER #5 @ REAR

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



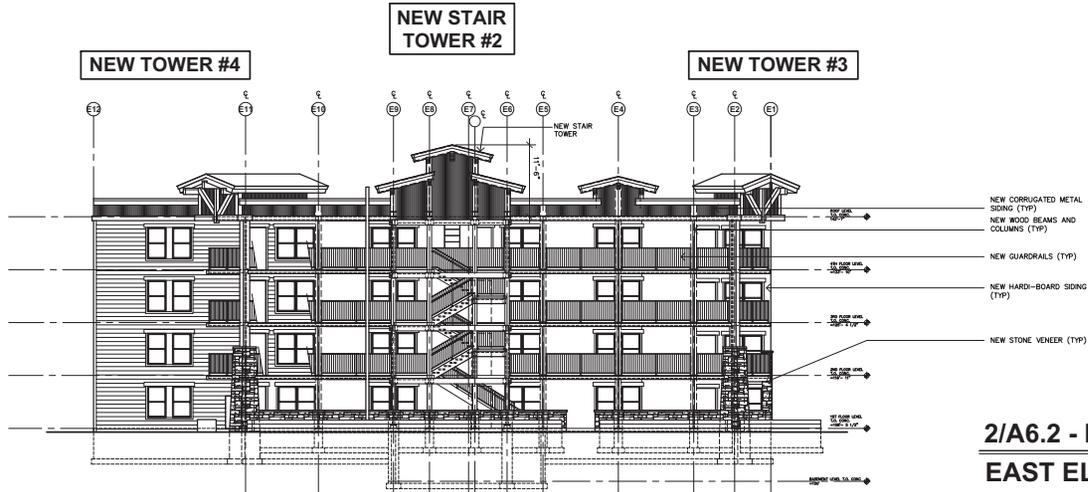
5/A6.1 - PARTIAL NORTH TOWER #5 ELEVATION + SECTION

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



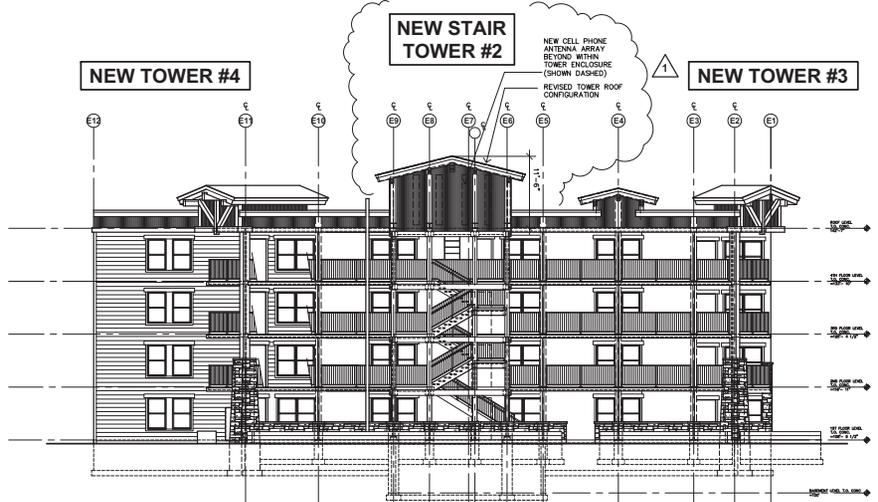
1/A6.2 - EXISTING EAST ELEVATION

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



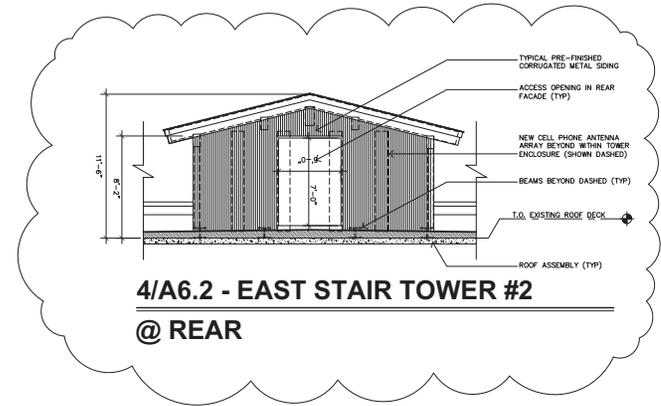
2/A6.2 - PERMIT APPROVED EAST ELEVATION

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

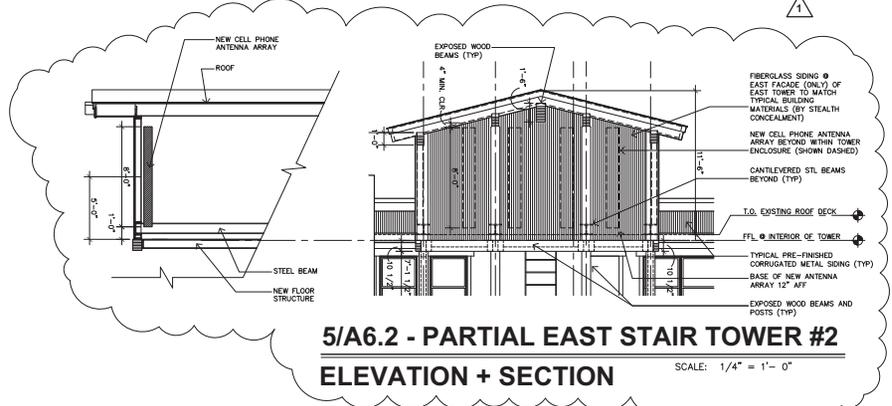


3/A6.2 - PROPOSED ADDENDUM #1 EAST ELEVATION

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



4/A6.2 - EAST STAIR TOWER #2 @ REAR

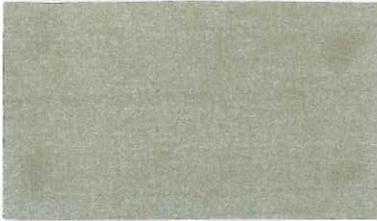


5/A6.2 - PARTIAL EAST STAIR TOWER #2 ELEVATION + SECTION

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

**Gold Creek Condominiums
326 North Main Street
Breckenridge, Colorado**

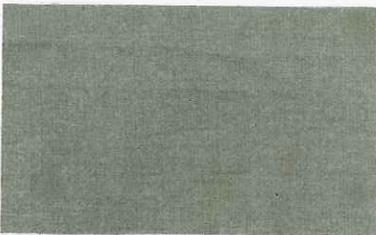
Siding - horizontal



Siding - metal



Trim/Fascia&Columns



Glu-Lam beams/columns



Roofing



Stone Veneer



Cladding



RECEIVED
JAN 06 2015

TOWN OF BRECKENRIDGE
PLANNING DEPT.



February 12, 2015

Re: Gold Creek Condos / AT&T Project Revisions
To: Planning Commission Members

The Project Description of the proposed revisions to the previously approved Gold Creek Condo Exterior Remodel project to accommodate the addition of the three (3) AT&T antenna arrays is as follows:

The two new stair tower roof elements, one on the West elevation and the other on the East elevation have been modified to incorporate the four (4) antenna arrays. Each antenna array contains four (4) 8' tall antennas at 4' on center. Each antenna is approximately 13" wide and located 1' above the floor system below. The height of the gable roof elements has remained the same at 11'-6" as approved. The two shed roof elements have been removed and the gable roof element has been widened to the same width as approved to house the AT&T arrays. The antenna array has been lowered to a position 6" below the existing roof in the new roof elements above the new stairs thereby maintaining the 11'-6" ridge height. (see detail 4/6.0 – Partial Tower Elevation + Section)

The North Elevation gable roof element has been widened and raised to the 10' ridge height as allowed by code. The four (4) antenna array has been lowered to 1' below the existing roof and located 1' above the floor system of the new cantilevered roof element below. (see detail 4/6.1- Partial Tower Elevation+Section) As a result of the roof element revisions the stone piers and the applied timber design elements on the North Elevation have been revised to align with the new roof element design.

The front wall facades of the three (3) roof elements, West, North and East elevations must allow the AT&T transmission signals to pass through the walls to the antennas. This is achieved by constructing the walls out of a fiberglass material to match the proposed timbers and the vertical prefinished corrugated metal siding. The fiberglass facades extend from corner to corner (side to side) and to the bottom of the roof soffit. In order maintain the structural integrity of the wall construction, as well as the roof construction, all framing shall remain metal as previously approved. The floor framing systems of the new roof elements shall be metal as well. The fiberglass facades shall be mounted to the metal framing system around the complete perimeter. The color and material match and fabrication of the façade elements shall be manufactured by StealthConcealments.com. Samples shall be available at the scheduled Planning Commission meeting.

The rear (or back) of the three (3) roof elements containing the AT&T equipment shall have an opening of 5' wide and 7' tall. We would appreciate the Planning Commissioners comments regarding the possible use of a roll down vinyl enclosure sheet attached at the four sides to protect the interior from the elements.

The scheduled start of the new construction is July, 2015.

Thank you very much for your consideration of the proposed revisions to the approved Gold Creek Condo Exterior Remodel.

J. Lee Neely, Architect

Planning Commission Staff Report

- Subject:** Verizon Wireless Facility at the Recreation Center Ball Field
(Class A, Combined Hearing; PC#20140177)
- Proposal:** Verizon Wireless is proposing to remove a 55' baseball net support pole and replace it with a new 75' canister pole to house a wireless antenna and build an associated 12' x 26' equipment shelter in the location of the current Recreation Center trash enclosure. A new trash enclosure will be built within the existing Recreation Center parking lot.
- Date:** February 11, 2015 (For meeting of February 17, 2015)
- Project Manager:** Shane Greenburg, Planner I
- Applicant/Owner:** Verizon Wireless / Town of Breckenridge
- Agent:** Colleen Nebel, Black & Veatch
- Address:** 880 Airport Road
- Legal Description:** Unsubdivided
- Site Area:** 29.01 acres (1,263,675.6 square feet)
- Land Use District:** 3: Recreation (Intensity of Use and Structural Type by Special Review)
- Site Conditions:** The proposed site sits between the recreation center and the baseball fields. In the areas to be disturbed, there is an existing trash enclosure, a retaining wall, a parking lot, and three medium sized trees, including two healthy bristlecone pines.



Figure 1 - Existing Trash Enclosure



Figure 2 - Existing Ball Field Poles

Adjacent Uses: North: The Breckenridge Rec Center South: Ball Fields
East: HWY 9 West: Kingdom Park Mobile Homes

Height (Pole):
Existing: 55'
Proposed: 75'

Height (Dumpster Enclosure):
Recommended: 26'
Proposed: 12' 8"

Height (Wireless Equipment Shelter):
Recommended: 26'
Proposed: 12'

Setbacks:
Front: 115 ft. (west)
Side: >500 ft. (south)
Side: >500 ft. (north)
Rear: 450 ft. (west)

Property History

On June 19, 1990, the Planning Commission approved the development permit for the Breckenridge Recreation Center. It was constructed in 1991.

On May 27, 2014, the Town Council approved a development agreement to allow for a transfer of density for the shed structure for the wireless facility (0.32 SFEs) and waived negative points associated with density and building height.

Staff Comments

Density/Intensity (3/A & 3/R)/Mass (4/R): The current proposal is to add 312 sq. ft. of mass in the new equipment shelter. 312 sq. ft. (rounded up to 320 sq. ft.) will need to be purchased and transferred to the site; this is a condition of approval. Town Council approved a Development Agreement with Verizon Wireless May 27, 2014. The Agreement includes a waiver from negative points from the Development Code Section 9-1-19-3 (Relative) *Density* and 9-1-19-6 (Relative) due to the addition of commercial density on the site. Staff has no concerns.

Architectural Compatibility (5/A & 5/R): The new equipment shelter and trash enclosure will match the style of the existing building elements on the Recreation Center. The exterior brick and stucco siding, green trim and brown shingles will match the existing building. The new canister pole will be painted black to match the existing baseball net support poles. Staff has no concerns with the proposed design.

Building Height (6/A & 6/R): The land use guidelines discourage buildings in excess of two stories in this district. Per the Town's conversion of stories to height, two stories are 26' to the mean. In this

case, the existing net support poles are 55'. The proposed pole is an additional 20' taller than the existing at 75'.

As this is a commercial use and not governmental, staff would typically review the application against the Development Code Policy 6/A and 6/R. In this case, the negative points for the proposed height of the canister pole would be too many points to realistically make up within the Development Code and thus the project would not be able to pass a point analysis. Therefore, Verizon Wireless obtained the aforementioned Development Agreement allowing the height limit to be waived in this case to allow for a concealed wireless facility. Staff has no concerns.

Site and Environmental Design (7/A & 7/R): A new retaining wall and guard rail will be built near the west side of the new equipment shelter. Any exposed concrete will be faced with a stone veneer. The guard rail will be non-reflective and painted black. The retaining wall will be stepped to lessen the visual impact and will remain under 4' tall. Staff has no concerns.

Landscaping (22/A & 22/R): The Development Code strongly encourages landscaping for all new development. Up to three medium sized trees (two Bristlecone Pines and one Aspen) will need to be removed for this project. Verizon has proposed to replace the trees in an area on the property where the town deems appropriate. Staff suggests Bristlecone Pine, Englemann Spruce or Blue Spruce at a minimum of 6' in height. The location of the proposed trees will be determined by the planning, parks, and recreation departments.

The impacts to the landscape are minimal and staff is comfortable with the landscaping plan. Staff will work with the applicant to make sure the landscaping plan is correct prior to issuance of a certificate of occupancy. This is a condition of approval.

Parking (18/A & 18/R): The new trash enclosure will result in the removal of 2 parking spaces, with a potential of 6 spaces being impacted in the winter due to snow shed from the roof. The recreation and public works departments had no issues with the placement of the structure. There is no set requirement for recreation facilities. The Recreation Department has reviewed this proposal and is comfortable with the loss of parking spaces for the placement of the dumpster in a more convenient location and design. Staff has no concerns.

Point Analysis (Section: 9-1-17-3): Due to the approved Development Agreement that addresses density and height; Staff believes the application warrants no positive or negative points and passes with a point analysis of zero (0). The application meets all absolute policies.

Staff Recommendation

The Planning Department recommends the Planning Commission approve the Verizon Wireless Facility at the Breckenridge Recreation Center Ball Field, PC#20140177, located at 880 Airport Road, with a passing point analysis of zero (0), and the attached Findings and Conditions.

Combined Hearing Impact Analysis				
Project:	Verizon Wireless Facility at Recreation Center	Positive Points	0	
PC#	20140177			
Date:	2/11/2015	Negative Points	0	
Staff:	Shane Greenburg			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0	Development Agreement waiving the negative points related to density for this application.
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)	0	Development Agreement waiving the negative points related to height for this application.
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		

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

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

TOWN OF BRECKENRIDGE

Verizon Wireless at Recreation Center Ballfield
Unsubdivided
880 Airport Rd
PC#20140177

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **February 11, 2015**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **February 17, 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.
8. **On May 27, 2014, The Town Council approved Council Bill No. 14, Series 2014, approving a Development Agreement with Verizon Wireless. Verizon Wireless and the Town have identified circumstances or conditions of the Property and features of the proposed construction that make it extremely difficult, to obtain the density permitted and reach the building height needed for the project without obtaining relief from provisions of the Town's Development Code through this Agreement.**

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **February 24, 2018**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 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.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

- 10. Applicant shall coordinate the timing of the trenching work for the fiber installation with the Town Engineer and Recreation Director.**
- 11. Applicant shall replace the trees removed elsewhere on site at a minimum height of 6' in a location approved by the Town.**
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
14. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
15. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
16. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.

17. Applicant shall install construction fencing and erosion control measures in a manner acceptable to the Town Engineer. An on site inspection shall be conducted.
18. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
19. **Per the approved Development Agreement between the Town of Breckenridge and Verizon Wireless, which allows the transfer of up to 0.32 SFEs, the applicant shall pay for and obtain a certificate from the Upper Blue Basin Transferable Development Rights Program for 0.32 Single Family Equivalents (SFEs) of density. A copy of the certificate shall be provided to the Town of Breckenridge.**

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

20. **Applicant shall repave all disturbed areas of asphalt and concrete caused by the installation of fiber for the installation in a manner acceptable by the Town.**
21. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
22. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
23. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
24. Applicant shall screen all utilities.
25. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
26. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
27. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
28. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the

estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

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

(Initial Here)



VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION

SITE NAME
CO3 CUCUMBER GULCH
SITE I.D.
21030905802
880 AIRPORT RD.
BRECKENRIDGE, CO 80424

A	03/04/14	ZONING REVIEW	DPL
B	03/31/14	ZONING REVISION	DPL
C	04/28/14	OWNER REVISION	DPL
D	05/02/14	CLIENT REVISION	DPL
E	06/30/14	OWNER REVISION	DPL
F	09/15/14	OWNER REVISION	DPL
G	12/10/14	ZONING ISSUE	DPL

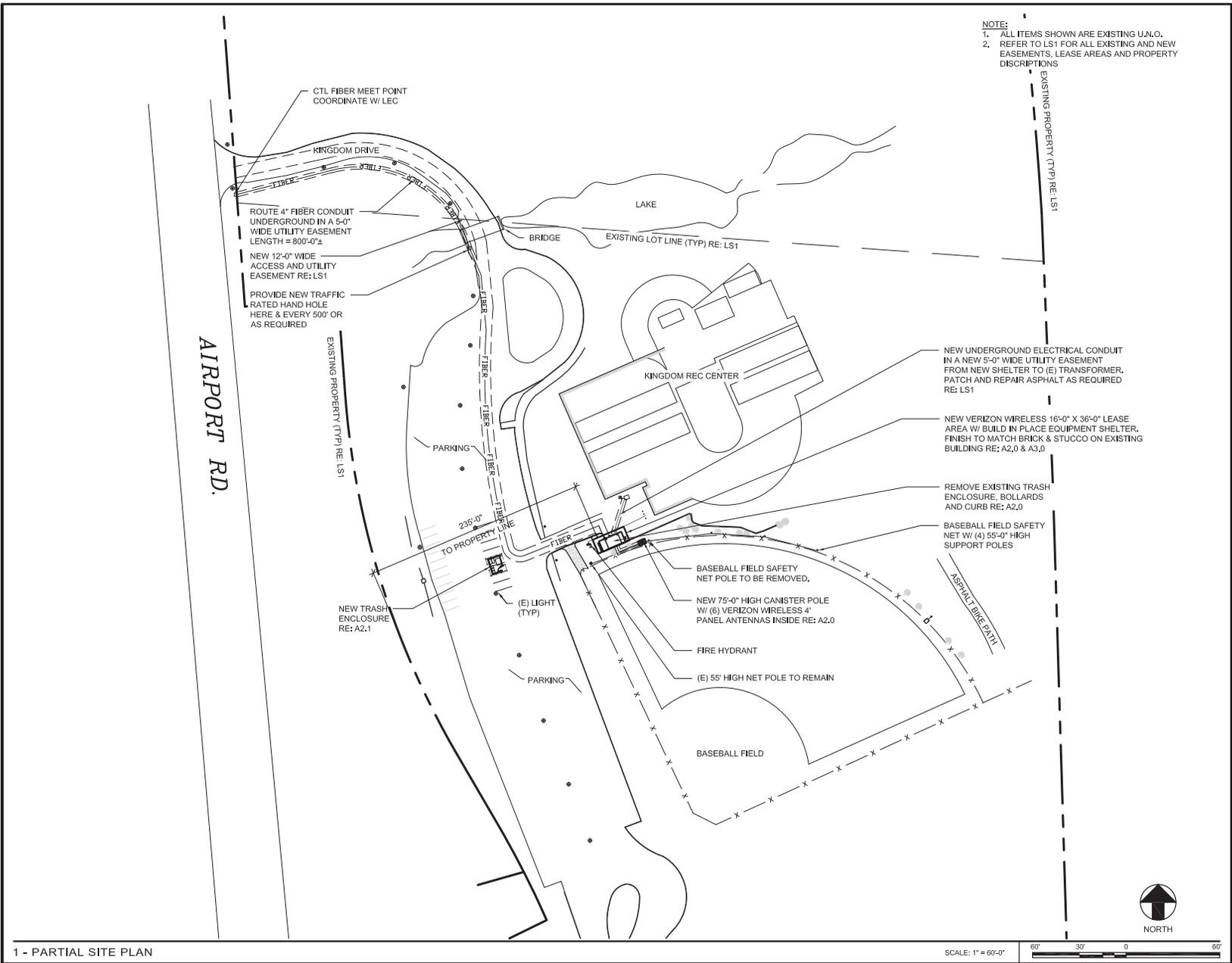
**CHARLES
STECKLY**

ARCHITECTURE

5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**PARTIAL SITE
PLAN**

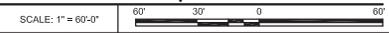
A1.0



NOTE:
1. ALL ITEMS SHOWN ARE EXISTING U.N.O.
2. REFER TO LS1 FOR ALL EXISTING AND NEW
EASEMENTS, LEASE AREAS AND PROPERTY
DISCRPTIONS



NORTH



1 - PARTIAL SITE PLAN

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PLOTTED Dec-10, 2014 AT 10:00am

PROJECT INFORMATION

SITE NAME
CO3 CUCUMBER GULCH
SITE I.D.
21030905802
880 AIRPORT RD.
BRECKENRIDGE, CO 80424

A	0304/14	ZONING REVIEW	DPL
B	0331/14	ZONING REVISION	DPL
C	0428/14	OWNER REVISION	DPL
D	0502/14	CLIENT REVISION	DPL
E	0620/14	OWNER REVISION	DPL
F	0915/14	OWNER REVISION	DPL
O	1210/14	ZONING ISSUE	DPL

**CHARLES
STECKLY**

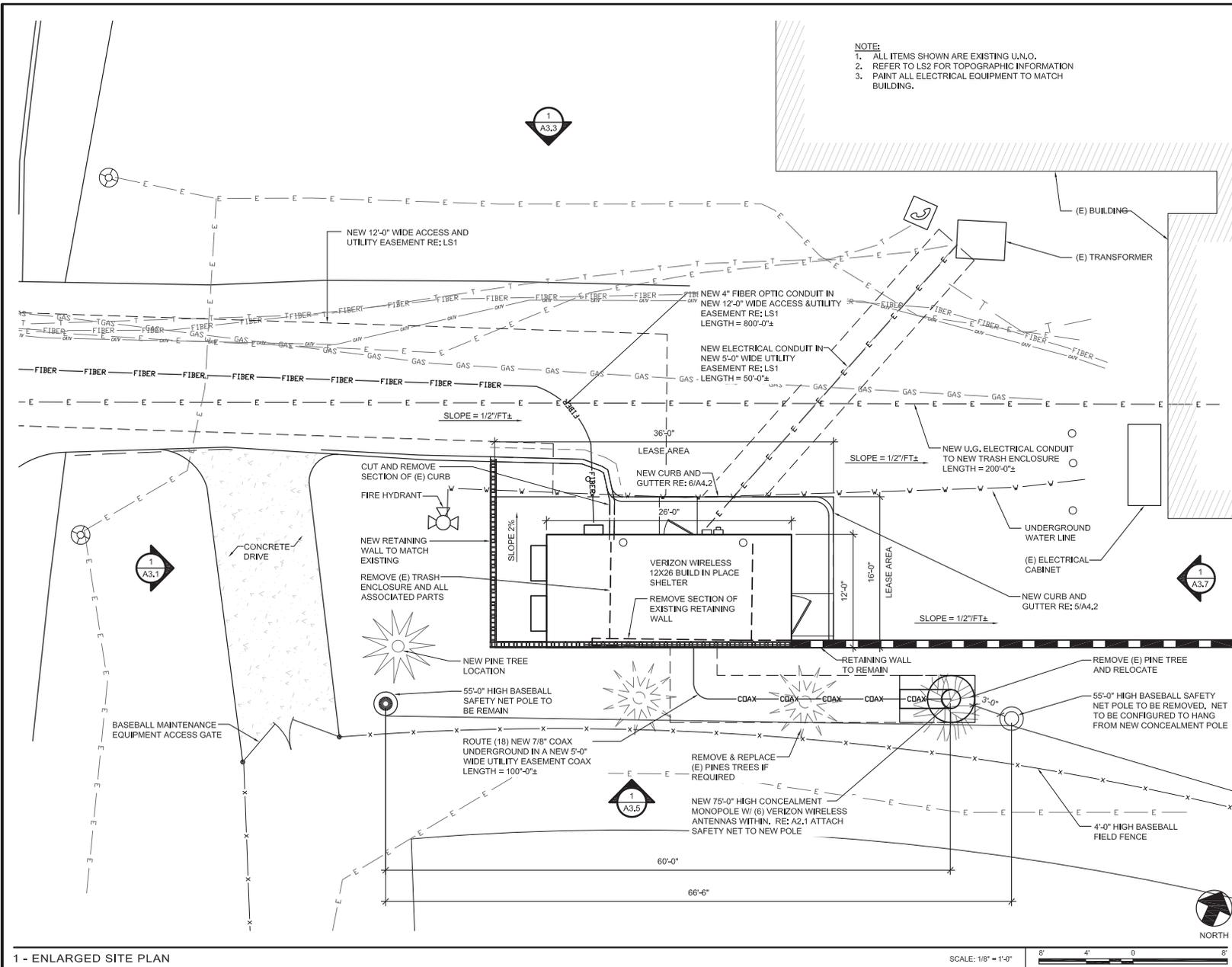
ARCHITECTURE

5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**ENLARGED
SITE PLAN @
SHELTER**

A2.0

- NOTE:**
1. ALL ITEMS SHOWN ARE EXISTING U.N.O.
 2. REFER TO LS2 FOR TOPOGRAPHIC INFORMATION
 3. PAINT ALL ELECTRICAL EQUIPMENT TO MATCH BUILDING.



1 - ENLARGED SITE PLAN

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





VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION

SITE NAME
CO3 CUCUMBER GULCH
SITE ID
21030905802
880 AIRPORT RD.
BRECKENRIDGE, CO 80424

A	03/04/14	ZONING REVIEW	DPL
B	03/31/14	ZONING REVISION	DPL
C	04/28/14	OWNER REVISION	DPL
D	05/02/14	CLIENT REVISION	DPL
E	06/30/14	OWNER REVISION	DPL
F	09/15/14	OWNER REVISION	DPL
D	12/10/14	ZONING ISSUE	DPL

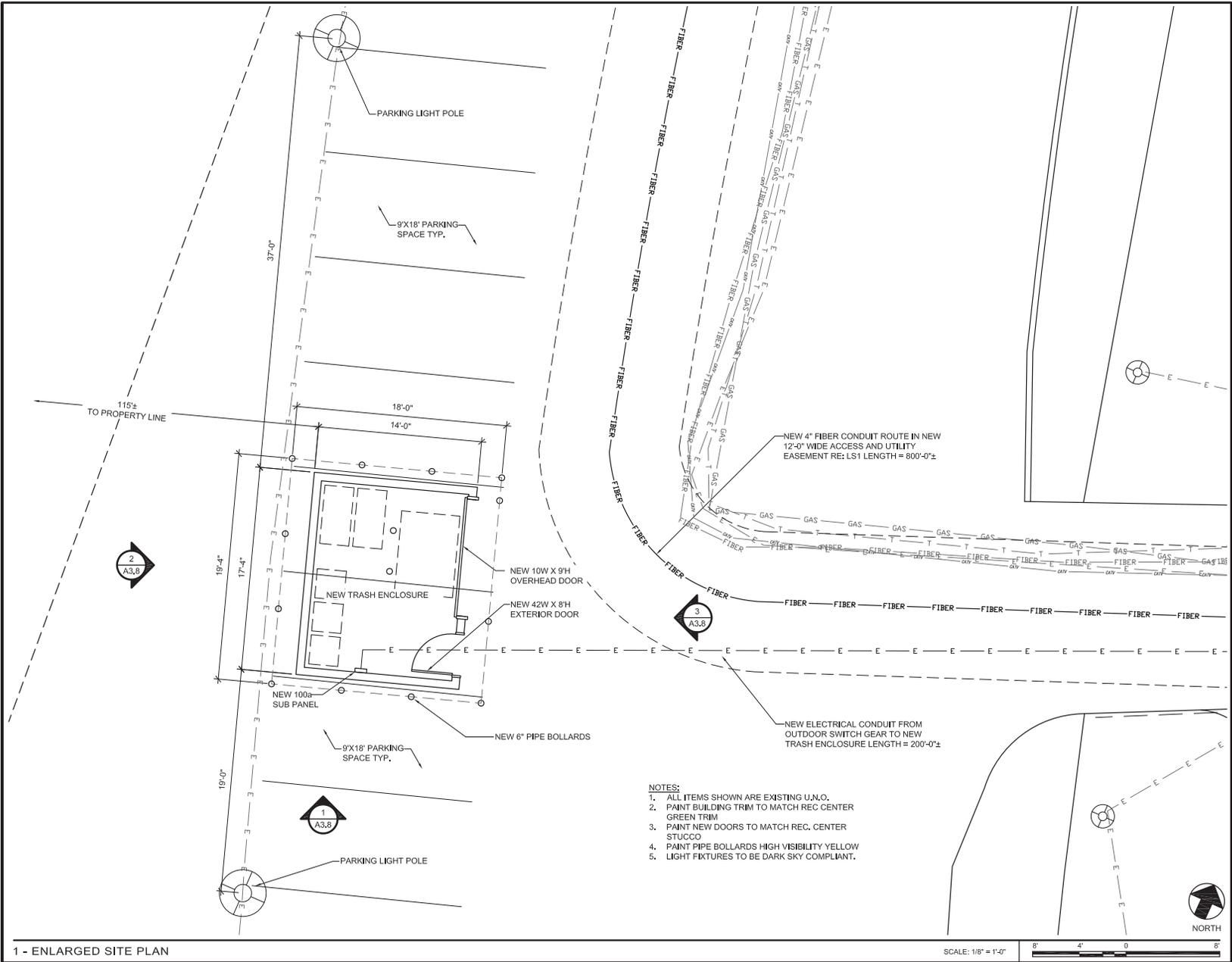
**CHARLES
STECKLY**

ARCHITECTURE

5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**ENLARGED SITE
PLAN @ TRASH
ENCLOSURE**

A2.1



- NOTES:**
1. ALL ITEMS SHOWN ARE EXISTING U.N.O.
 2. PAINT BUILDING TRIM TO MATCH REC CENTER GREEN TRIM
 3. PAINT NEW DOORS TO MATCH REC. CENTER STUCCO
 4. PAINT PIPE BOLLARDS HIGH VISIBILITY YELLOW
 5. LIGHT FIXTURES TO BE DARK SKY COMPLIANT.

1 - ENLARGED SITE PLAN

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PROJECT INFORMATION

SITE NAME
CO3 CUCUMBER GULCH
SITE I.D.
21030905802
880 AIRPORT RD.
BRECKENRIDGE, CO 80424

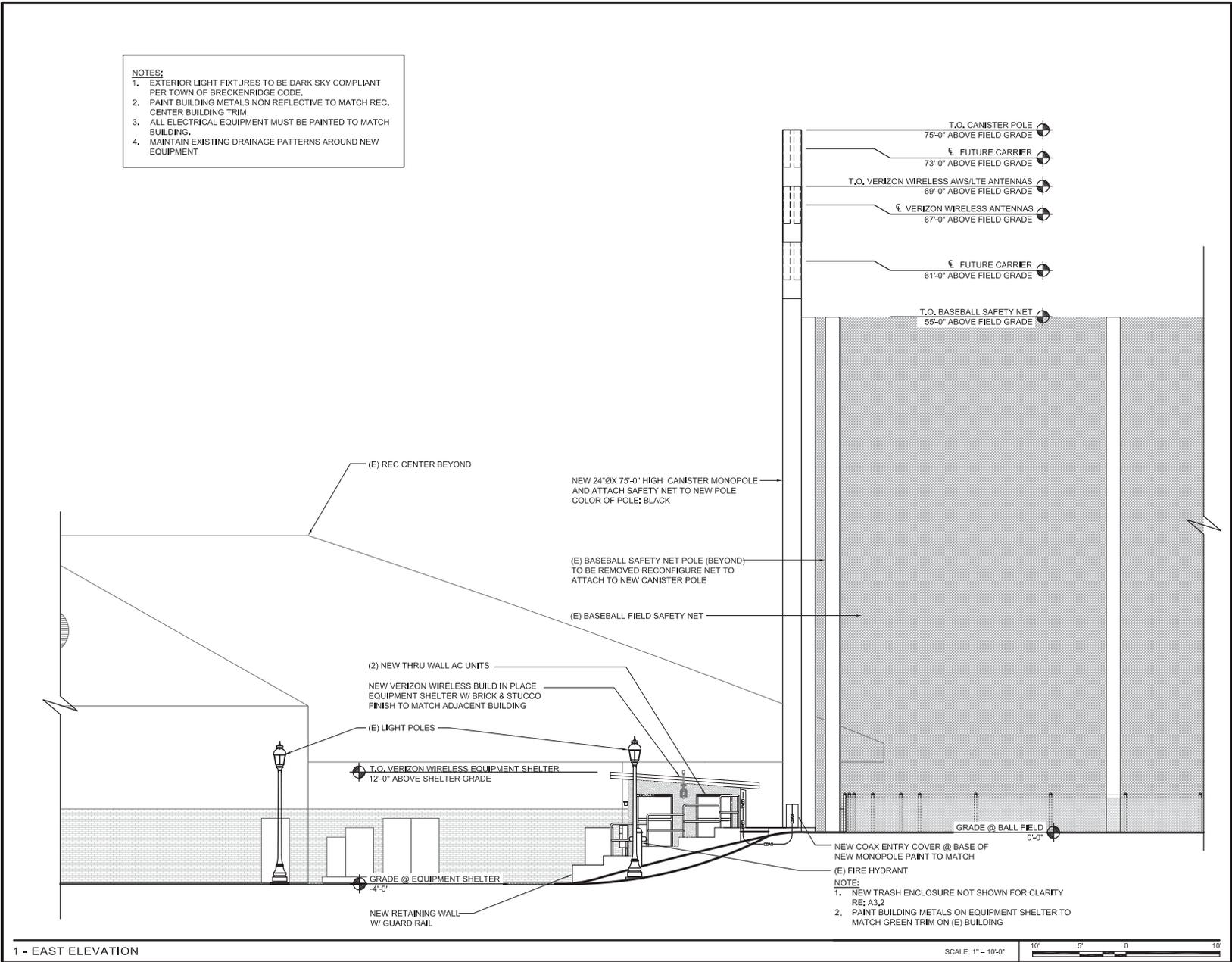
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C	04/28/14	OWNER REVISION	DPL
D	05/02/14	CLIENT REVISION	DPL
E	06/30/14	OWNER REVISION	DPL
F	09/15/14	OWNER REVISION	DPL
O	12/10/14	ZONING ISSUE	DPL

CHARLES STECKLY
ARCHITECTURE
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

PROPOSED EAST ELEVATION

A3.1

- NOTES:**
1. EXTERIOR LIGHT FIXTURES TO BE DARK SKY COMPLIANT PER TOWN OF BRECKENRIDGE CODE.
 2. PAINT BUILDING METALS NON REFLECTIVE TO MATCH REC. CENTER BUILDING TRIM
 3. ALL ELECTRICAL EQUIPMENT MUST BE PAINTED TO MATCH BUILDING.
 4. MAINTAIN EXISTING DRAINAGE PATTERNS AROUND NEW EQUIPMENT



1 - EAST ELEVATION

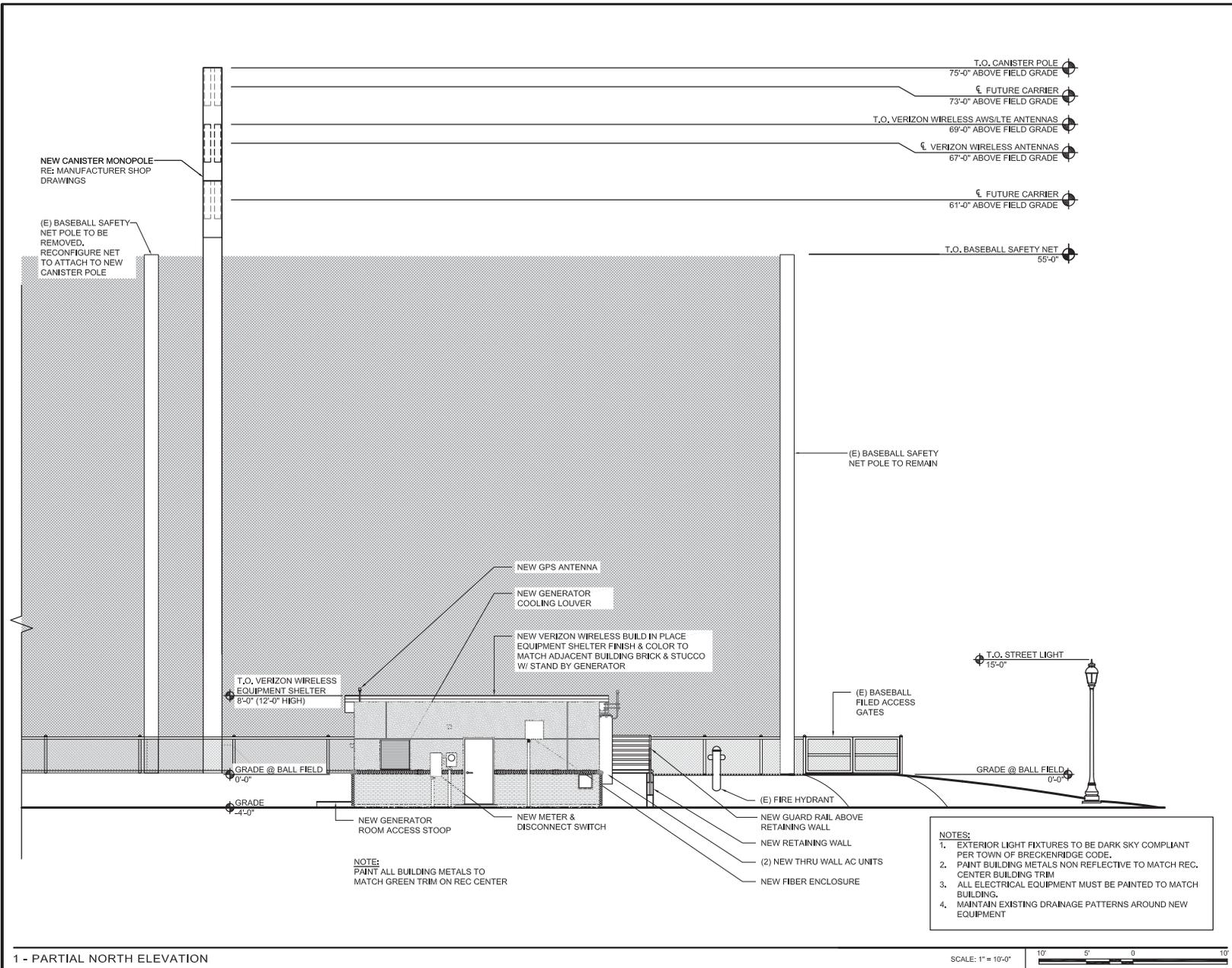
SCALE: 1" = 10'-0"



PROJECT INFORMATION

SITE NAME
CO3 CUCUMBER GULCH
SITE ID
21030905802
880 AIRPORT RD.
BRECKENRIDGE, CO 80424

A	03/04/14	ZONING REVIEW	DPL
B	03/31/14	ZONING REVISION	DPL
C	04/28/14	OWNER REVISION	DPL
D	05/02/14	CLIENT REVISION	DPL
E	06/20/14	OWNER REVISION	DPL
F	09/15/14	OWNER REVISION	DPL
G	12/10/14	ZONING ISSUE	DPL



1 - PARTIAL NORTH ELEVATION

NOTES:
1. EXTERIOR LIGHT FIXTURES TO BE DARK SKY COMPLIANT PER TOWN OF BRECKENRIDGE CODE.
2. PAINT BUILDING METALS NON REFLECTIVE TO MATCH REC. CENTER BUILDING TRIM
3. ALL ELECTRICAL EQUIPMENT MUST BE PAINTED TO MATCH BUILDING.
4. MAINTAIN EXISTING DRAINAGE PATTERNS AROUND NEW EQUIPMENT

NOTE:
PAINT ALL BUILDING METALS TO MATCH GREEN TRIM ON REC CENTER

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PLOTTED Dec 10, 2014 AT 1:03:04pm

PROJECT INFORMATION

SITE NAME
CO3 CUCUMBER GULCH
SITE I.D.
21030905802
880 AIRPORT RD.
BRECKENRIDGE, CO 80424

A	03/04/14	ZONING REVIEW	DPL
B	03/31/14	ZONING REVISION	DPL
C	04/28/14	OWNER REVISION	DPL
D	05/02/14	CLIENT REVISION	DPL
E	06/20/14	OWNER REVISION	DPL
F	09/15/14	OWNER REVISION	DPL
G	12/10/14	ZONING ISSUE	DPL

CHARLES STECKLY
ARCHITECTURE
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

PROPOSED SOUTH ELEVATION

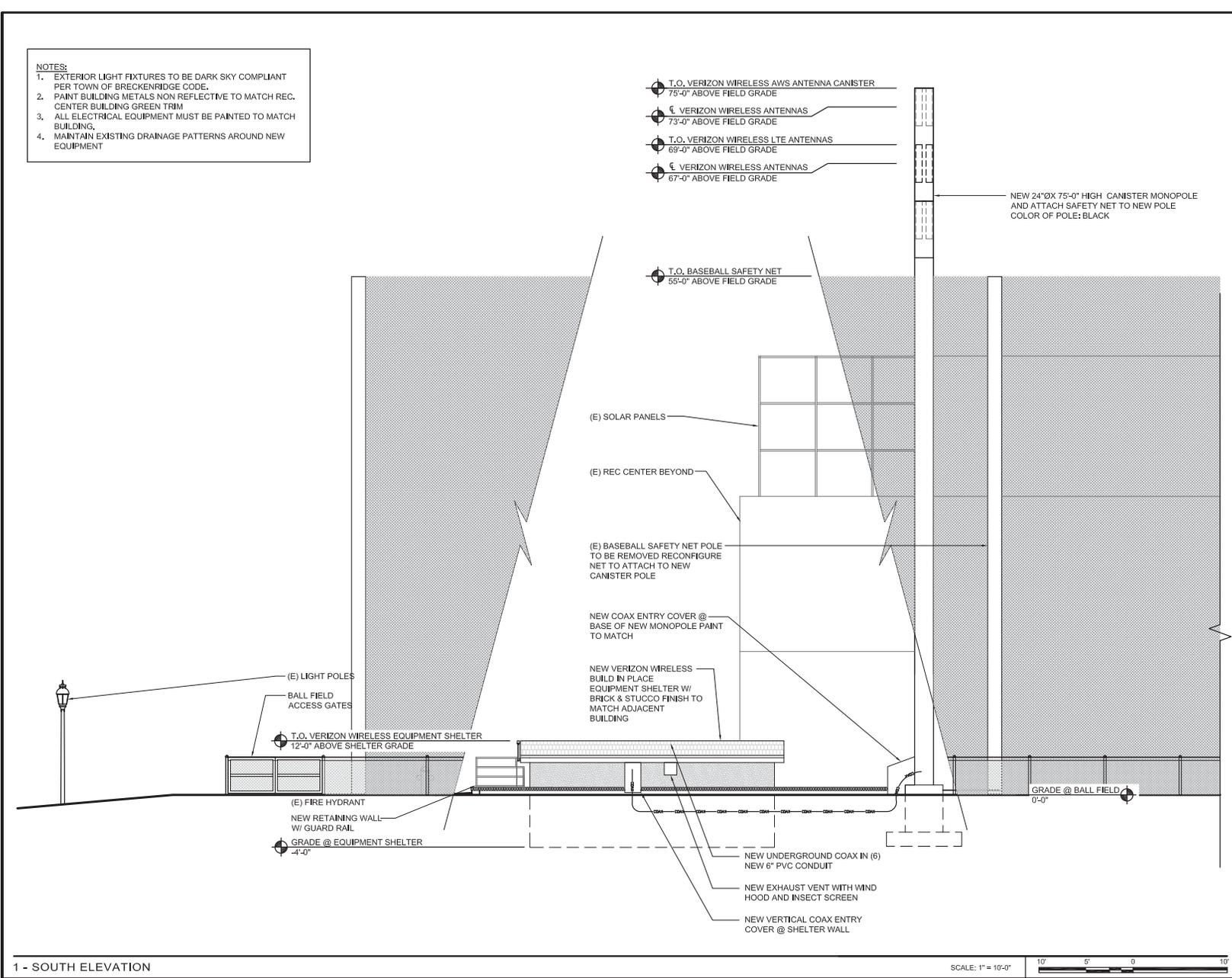
A3.5

- NOTES:**
1. EXTERIOR LIGHT FIXTURES TO BE DARK SKY COMPLIANT PER TOWN OF BRECKENRIDGE CODE.
 2. PAINT BUILDING METALS NON REFLECTIVE TO MATCH REC. CENTER BUILDING GREEN TRIM
 3. ALL ELECTRICAL EQUIPMENT MUST BE PAINTED TO MATCH BUILDING.
 4. MAINTAIN EXISTING DRAINAGE PATTERNS AROUND NEW EQUIPMENT

- T.O. VERIZON WIRELESS AWS ANTENNA CANISTER
75'-0" ABOVE FIELD GRADE
- VERIZON WIRELESS ANTENNAS
73'-0" ABOVE FIELD GRADE
- T.O. VERIZON WIRELESS LTE ANTENNAS
69'-0" ABOVE FIELD GRADE
- VERIZON WIRELESS ANTENNAS
67'-0" ABOVE FIELD GRADE

T.O. BASEBALL SAFETY NET
55'-0" ABOVE FIELD GRADE

NEW 24"ØX 75'-0" HIGH CANISTER MONOPOLE AND ATTACH SAFETY NET TO NEW POLE
COLOR OF POLE: BLACK



1 - SOUTH ELEVATION

SCALE: 1" = 10'-0"



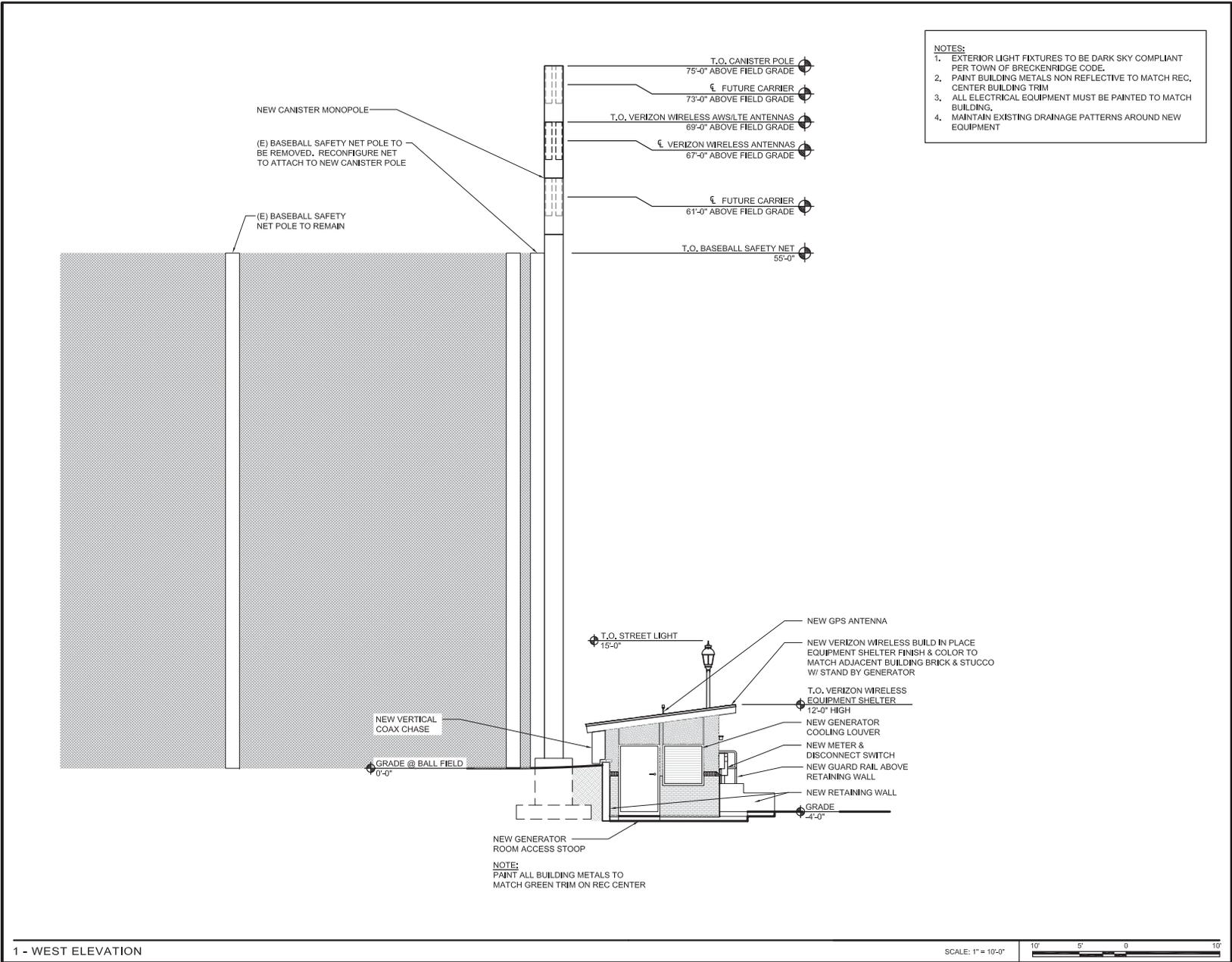
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C	04/28/14	OWNER REVISION	DPL
D	05/02/14	CLIENT REVISION	DPL
E	06/20/14	OWNER REVISION	DPL
F	09/15/14	OWNER REVISION	DPL
G	12/10/14	ZONING ISSUE	DPL

CHARLES STECKLY
ARCHITECTURE
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**PROPOSED
WEST
ELEVATION**

A3.7

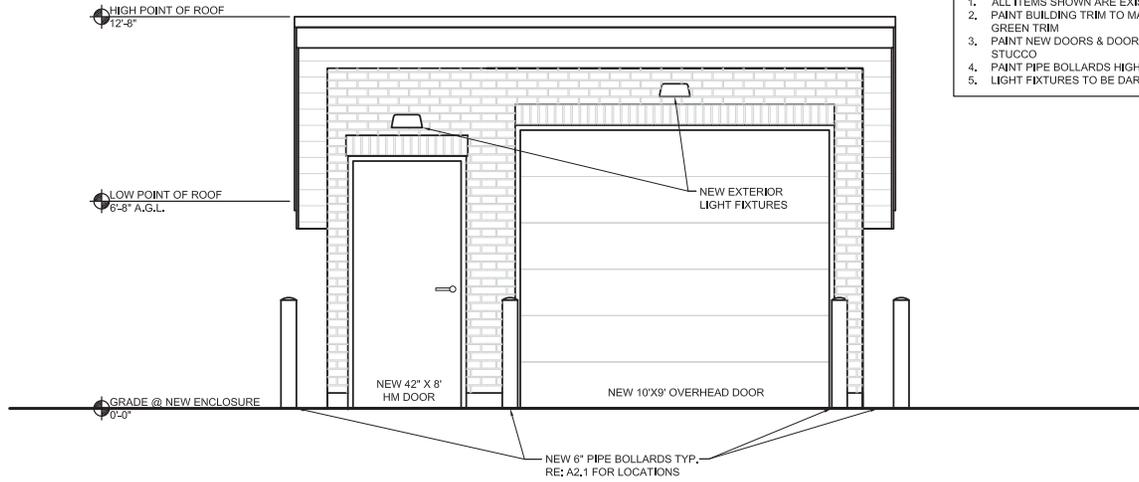
- NOTES:**
- EXTERIOR LIGHT FIXTURES TO BE DARK SKY COMPLIANT PER TOWN OF BRECKENRIDGE CODE.
 - PAINT BUILDING METALS NON REFLECTIVE TO MATCH REC. CENTER BUILDING TRIM
 - ALL ELECTRICAL EQUIPMENT MUST BE PAINTED TO MATCH BUILDING.
 - MAINTAIN EXISTING DRAINAGE PATTERNS AROUND NEW EQUIPMENT



PROJECT INFORMATION

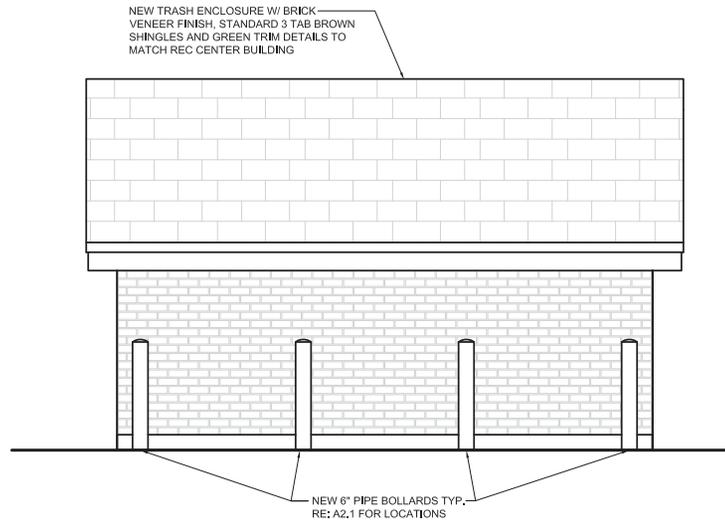
SITE NAME
CO3 CUCUMBER GULCH
SITE I.D.
21030905802
880 AIRPORT RD.
BRECKENRIDGE, CO 80424

- NOTES:**
1. ALL ITEMS SHOWN ARE EXISTING U.N.O.
 2. PAINT BUILDING TRIM TO MATCH REC CENTER BUILDING GREEN TRIM
 3. PAINT NEW DOORS & DOOR TRIM TO MATCH REC. CENTER STUCCO
 4. PAINT PIPE BOLLARDS HIGH VISIBILITY YELLOW
 5. LIGHT FIXTURES TO BE DARK SKY COMPLIANT.



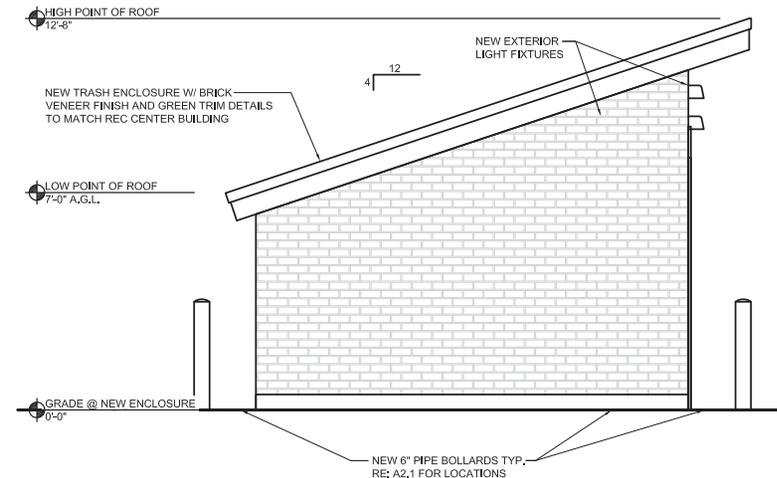
3 - EAST ELEVATION

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



2 - WEST ELEVATION

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



1 - SOUTH ELEVATION

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



EXISTING CONDITIONS





PROPOSED CONDITIONS

(This photo simulation is for illustrative purposes only)



EXISTING CONDITIONS





PROPOSED CONDITIONS

(This photo simulation is for illustrative purposes only)