



PLANNING COMMISSION AGENDA

Tuesday, May 05, 2015
Breckenridge Council Chambers
150 Ski Hill Road

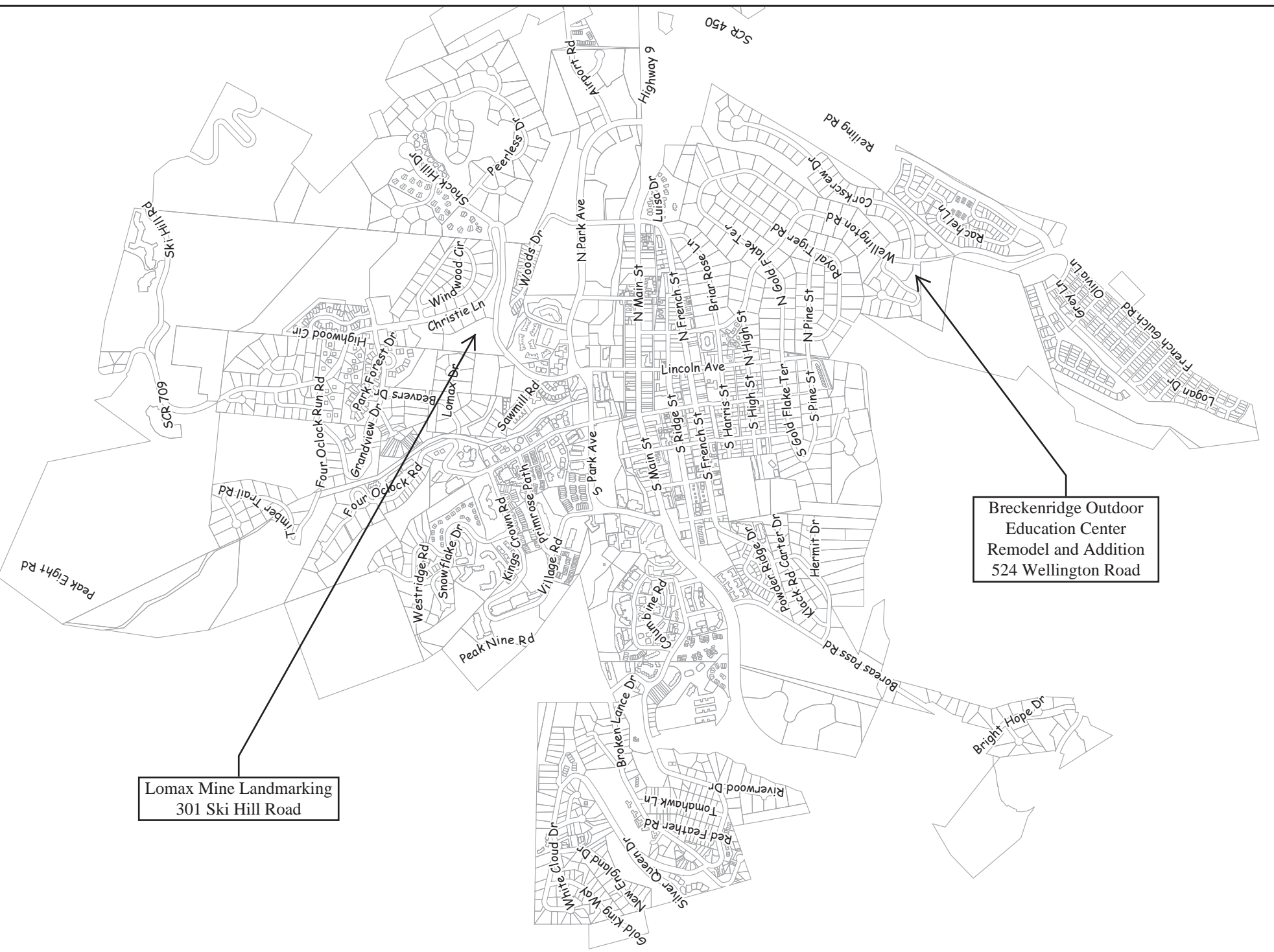
7:00pm	<i>Call To Order Of The May 5 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	3
	<i>Approval Of Agenda</i>	
7:05pm	<i>Town Council Report</i>	
7:15pm	<i>Town Project Hearings</i>	9
	1. Breckenridge Outdoor Education Center Exterior Remodel and Addition (JP) PL-2015-0052; 524 Wellington Road	
8:15pm	<i>Other Matters</i>	34
	1. Lomax Mine Landmarking (Lot 1, Christie Heights Sub #1 Amended) (MGT) PL-2015-0109; 301 Ski Hill Road	
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.**

Breckenridge South

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Lomax Mine Landmarking
301 Ski Hill Road

Breckenridge Outdoor
Education Center
Remodel and Addition
524 Wellington Road

PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Kate Christopher Gretchen Dudney Jim Lamb
Ron Schuman Eric Mamula Dan Schroder

Dave Pringle arrived at 7:03pm.

Wendy Wolfe, Town Council Liaison

Also in attendance was Ben Brewer, Town Councilman

APPROVAL OF MINUTES

With no changes, the April 7, 2015, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the April 21, 2015, Planning Commission Agenda was approved as presented.

CONSENT CALENDAR:

- 1) Hawks Hideaway (SG) PL-2015-0057, 86 New England Drive
- 2) Liberato Residence Addition (MGT) PL-2015-0065, 220 Royal Tiger Road

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

TOWN COUNCIL REPORT:

Ms. Wolfe and Mr. Brewer:

- Ms. Wolfe is the new Town representative for Planning Commission, but since she missed the last Town Council meeting Mr. Brewer updated Planning Commission and thanked the Planning Commission for the collaborative work over the past year.
- Discussed off street parking ordinance. Council had some questions, but didn't weigh in very heavily one way or another. Questioned why circular driveways are frowned upon and staff did a good job explaining why and Council was not concerned. Passed at first reading.
- Appointed the three returning candidates to BOSAC out of five great candidates.
- John Warner appointed Town Council members to their new committees. Mr. Brewer is off to sustainability, childcare and grants and Ms. Wolfe is on Planning Commission.
- In regard to the Wellington Neighborhood, there were only 4 members of Council who could vote and they voted unanimously to call up the Wellington Neighborhood master plan. Elizabeth Lawrence and Ben Brewer couldn't vote because they were on the list to buy a house in Lincoln Park, but now Elizabeth is buying a house in the existing neighborhood so there may be more voting Town Council members who can weigh in on the discussion.
- This will be the first call up that Mr. Brewer has experienced as a Council Member. The Planning Commission decision is completely vacated and Council hears the issues again to decide. The bulk of the Planning Commission's work will probably stay in place. Effectively the Town Council will become the Planning Commission in theory on this project now, hearing it all over again. The only thing that is really being considered for change is the phasing for the master plan. You made two decisions: the master plan and the points. The Call Up is next Tuesday at Town Council; it is a public hearing meeting so anyone can attend including Planning Commissioners.

COMBINED HEARINGS:

- 1) Shock Hill Overlook Master Plan Modification (MM) PL-2014-0174, 260 Shock Hill Drive

This project was presented at the April 7 meeting, and public comment was taken at that time. For this meeting, we will just hear final comments from the Commission, and then proceed to a vote on the project.

Commissioner Questions / Comments:

- Mr. Schroder: Since I was absent last meeting it I would like it to be noted that I read the meeting minutes and listened to the last meeting on tape as well as the executive session and read the staff reports.
- Mr. Mamula: I did the same and also spoke to Julia Puester and asked her some questions.
- Ms. Dudney: Question for the staff: was there a resolution to the issue of contemporary architecture? It seemed that the applicant said that it may be contemporary but this seemed like something that the neighborhood did not want. (Ms. Puester: I haven't had any other discussions with the applicant since the last meeting. We will be reviewing development permit application per the Development code policies for Architectural compatibility 5/A and 5/R.) There was also a concern about restricting the numbers of future building of duplex homes/ cluster single family. (Ms. Puester: No further discussions have occurred, but the master plan does allow for both duplex homes and single family as presented without specification of numbers of which type.)
- Ms. Christopher: During the last meeting, we said we would like to see 3 of those homes remain single family but Mr. Moser said you can't do that. (Ms. Puester: The Master Plan as presented would allow the applicant to change the type of housing between duplex and cluster single family homes which would likely happen based on market conditions. The intent of the master plan is not to be a site specific plan. That said, a master plan modification could specify the number of a type of structure such as single family or duplex if the applicant agreed however, again, you would not be locating specifically on the site.) (Mr. Berry: You can't ask the applicants a question at this point in the hearing). I don't think that the exact location was important but I would like to see a number of single family residences and duplex units.
- Ms. Dudney: The Master Plan allows for modifications for the future as long as it complies with density.

Commissioner Final Comments:

- Mr. Pringle: I understand the concerns of the neighbors and Shock Hill residences and I personally may share some of them, but I'm looking at plans tonight that comply with all of the Town requirements.
- Ms. Dudney: I agree with Mr. Pringle. The issue of viability came up and that is not relevant to the Commission decision. The issue with density which we received a legal opinion on it is allowable to use the density even though the uses have changed. Given that, I have to approve the plan. It is too bad that we can't stipulate the three single family homes as shown at this point, but that is the way a Master Plan operates. If they decide to come back and modify it this issue, it can be discussed again. The final issue is the guidelines of the HOA of which we have no control or role in relationship to promises to the HOA. I will vote to approve the Master Plan.
- Mr. Pringle: I didn't get the decision in the packet.
- Mr. Mamula: It came as a separate e-mail (read it now).
- Mr. Lamb: I agree that the economic viability and the HOA Design Standards is something we can't address. This meets code.
- Ms. Christopher: I really like how the development is set up to be heavy on one side and preserves the Cucumber Gulch. I encourage the applicant to build the three single families.
- Mr. Schroder: It meets the code and I support what has been presented by staff.
- Mr. Schuman: I want to thank everyone for their time and effort in being present at these meetings. I do approve this.
- Mr. Mamula: I want to thank Ms. Christopher for doing a good job in my absence last meeting. The applicant is allowed two units per acre, even with the 60 SFE's currently allowed on this property, this is under the 2 UPA for the entire subdivision. The plat going back to 1998 has this site shown as a multi-family and a lodge with 60 SFEs plus. The Master Plan and the

land use guidelines are satisfied. As for density, the 60.7 SFEs has been slated since the original Master Plan. I applaud that there is reduced density and commercial SFEs on this property. This plan has 50,000 sq. ft as compared to 96,000 sq. ft. currently approved as a lodge. This is similar UPA's to Shock Hill Condos and Landing next door and from the Gulch there is a height reduction of 55 feet to 35 feet. It's rare we get to see a reduction in density and this meets a goal of the JUMP (Joint Upper Blue Master Plan). I have a concern about the ridgeline. Sites 3, 4, 5 should come back as Class C's and I ask the Planning Staff to keep this in mind as permit come in. I think it is important that we get a close look at those potential locations. Water monitoring needs to be noted and called out as it is important, it's already a condition here. I understand that a lot of people want a lodge but that is not within our scope. I see no way that the Planning Commission can deny this plan.

- Mr. Pringle: I have one question, in the original drawing of Shock Hill subdivision was there ever a change to Tract E and the ridgeline and the subsequent PMA with a greater set back?
- Mr. Mamula: No I don't think so because with the subdivision of E1 and E2 this is a greater setback than before. The Cucumber Overlay District was done after it was already platted.

Mr. Pringle made a motion to approve the Shock Hill Overlook Master Plan Modification, (an amendment of Tract E of the 2007 Second Amended Shock Hill Master Plan for the Shock Hill Subdivision Property), PL-2014-0174, 260 Shock Hill Drive, with the point analysis and Findings and Conditions Mr. Berry sent under separate cover. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

2) Shock Hill Overlook Subdivision (MM) PL-2014-0175, 260 Shock Hill Drive

This project was presented at the April 7 meeting, and public comment was taken at that time. For this meeting, we will just hear final comments from the Commission, and then proceed to a vote on the project.

Commissioner Final Comments:

- Mr. Pringle: My only question is that the PMA regulations are being addressed with this subdivision. (Ms. Puester: It complies and would comply with development per code.)
- Ms. Dudney: No comment.
- Mr. Lamb: No comment.
- Ms. Christopher: No comment.
- Ms. Schroder: No comment.
- Mr. Schuman: No comment.
- Mr. Mamula: No comment.

Mr. Pringle made a motion to approve the Shock Hill Overlook Subdivision, P6-2014-175, 260 Shock Hill Drive, with the presented point analysis and findings and conditions. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

- Ms. Dudney: Is the opinion of the findings and conditions public, the email that we received?
- Mr. Mamula: Yes, it is public record. (Mr. Berry handed out the finding and conditions to interested parties).

TOWN PROJECT HEARINGS:

- 1) Summit County Recycling Center Drop Off (JP) PL-2015-0051, 284 Coyne Valley Road (The Agenda listed the plan case incorrectly. The correct plan case for this project is PL-2015-0051.)
- Ms. Puester presented a proposal to construct a new, twenty four hour recycling center drop off facility to replace the existing facility on County Road 450. This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any concerns with this project, and any code issues and make a recommendation to the Town Council.

Staff suggested that the Planning Commission recommend approval of the Summit County Recycling Center Drop Off (PL-2015-0051) located at 284 Coyne Valley Road with a passing point analysis of zero (0) points and the presented Findings. Staff welcomed questions from the Commission.

Mr. Mamula opened the hearing to public comment. He acknowledged a letter received from May Siekman Whatley and asked her if she would like to come to the podium to add to the letter. Declining, there was no public comment and the hearing was closed.

Commissioner Questions / Comments:

Ms. Dudney: Is the picture that shows simulated landscaping is that the truly the plan? (The Applicant explained the process of simulating. 6-12' tall trees are shown which is what they are proposing to plant upfront.) Is this possible to receive positive points if they bump up the number of deciduous trees? (Ms. Puester: Yes, if the size of the deciduous trees get larger. Have not addressed this with the applicant).

Ms. Christopher: Is the pedestrian walkway the same grade as the parking? (Ms. Puester: Yes.)

Mr. Schuman: Are you looking for any electricity? (Ms. Puester: Will let the applicant address that.)

Mr. Mamula: Can you explain the 30" wall in the front? (Ms. Puester: It is 30" high drop at the container side and it is a 3'5" tall wall total.)

Ms. Christopher: Will people be stepping up on the wall lip to drop off recyclables?

Applicant Presentation:

Mr. Don Leinweber, Engineer for the Applicant: The 30" drop on the back is with a 1'5" curb on pedestrian side. The 30" is so that it doesn't meet a building code condition for a handrail. We have open at grade access from the parking spaces; there would be no restriction on the site if someone is walking around it carrying recyclables. No trip hazard.

Mr. Leinweber: This is a scaled back version from the earlier plan and serves the recycling function. At the current location there is a lot of conflict for emptying the dumpsters so that was as a priority for designing this site. We over did the snow storage on purpose to show us internally how Aaron's staff can manage it. The fence is very important for Mr. Burn and his staff. Drainage and Water Quality, we worked on a specific site here where it is more industrial.

Commissioner Questions / Comments:

Mr. Pringle: Are you intending to have recycling for oil and how are we going to address spillage since this is adjacent to Blue River? (Mr. Burn: We are considering stopping the oil recycling here. Oil is not something we want to do here moving forward; we do have containment issues. We are seeing large quantities of oil; our intentions are to propose the existing recycling here without the oil.) The fence in front; since the wind comes from the north and northwest, I think it will be beneficial to have a 4 foot fence behind the landscaping also on the south side for trapping the trash. I use the recycling centers and I really like the one in Frisco. I don't know who made the decision to not have lighting. I think it is important to have some even though it should be low.

Ms. Dudney: I think Mr. Pringle makes excellent points.

Mr. Schuman: I do agree with the electricity and lighting. The corner at Airport; are you going to rebuild the entire corner to make it a four way stop? (Mr. Leinweber: Yes, the plan is to make it four way stop and I'd like to see it squared up, the cut is too big right now and tightening it up will make movements safer. On the utility question, we will need to run power for the irrigation system, so there will be a small amount of electricity for now. We did talk about low level pedestrian scale lighting but not proposed here. We may have compacting cardboard dumpsters down the road.)

Mr. Mamula: Please explain the wall. (Mr. Leinweber: At the County Road 450 site, there is a platform

between the dumpsters. With the wall proposed, you can effectively walk up and dump your recyclables. It is a 1' 6" wall on the front and 30" wall on the back by the dumpsters. It will have a structural concrete design with a full footing; it is an engineered retaining wall. One and a half foot curb on the front and screened by the dumpsters on the backside.) Could you stain the concrete? What will stop me from parking in the no parking area? (Mr. Leinweber: Nothing except your good conscience. The issue with putting a curb there is that it becomes a nightmare for snow removal. And we would need one handicap spot but we felt that was restrictive. We feel this is a good compromise, we will do our best to stripe it.) (Mr. Burn: The curb setup, I went to the Breckenridge recycling area and watched people carry so much that they couldn't see where they were walking and I didn't want there to be a trip hazard.) Vehicle / pedestrian conflicts would still be there even if we had a curb. What about bear proofing preventative measures? (Mr. Burn: We have not had any bear issues because recycling is clean at the existing Frisco and Breckenridge sites.)

Mr. Pringle: Are there going to be any duplications of recycling dumpsters? If I had to go to multiple dumpsters, honestly I would move my car. (Mr. Burn: We have more capacity here and we want to move the cans so that it can be as efficient as possible. We will be doubling the capacity of our most popular recyclables. We will be open 24 hours a day, 7 days a week.)

Ms. Dudney: What do you think about the winds blowing and the trash issue? (Mr. Thad Knoll, Assistant Summit County Manager: We originally proposed a fence all the way around and the Town Council said no fence. Yes, a fence is better for trapping trash.) If the Town Council doesn't want to add the fence now for budgetary or aesthetics, could a fence be added later? (Mr. Burn: Yes, we could add the fence later if needed, on the south side of the ditch.)

Ms. Christopher: Has the Town considered putting a regular trash dumpster at the recycling center? Because guests at condos don't have a place to put their trash. (Mr. Burn: Unmanned site, having that access that trash is accepted, we would see trash at that site 7 days a week and a potential bear issue.) There is a problem I see at the Welcome Center that guests are putting trash into the trashcans on the street. (Mr. Knoll: This is a big problem everywhere, but it is the responsibility of the guest.) (Mr. Leinweber: This would be tough.) The fence goes around the back of the property.

Mr. Lamb: I like Ms. Christopher's idea to have trash receptacle but you will have bears and a mess. The existing site doesn't have lighting and it seems to be functioning well without it. I think the screening is good and the layout. I like the size, I think this will work much better.

Mr. Pringle: I appreciate that the landfill is open on Saturday now, because town cleanup day is an issue without a place to put trash. I think we need to be proactive with having a location for oil. People will need to get rid of it. I do recycle late at night and I do like having it lit. The Frisco site is lit with nearby ambient light so I'm a proponent for some sort of subtle lighting even if it is solar. I think that if you put a 4' fence behind the front landscaping that would go a long way to trap the trash and as trees mature they will cover up the fence. I'm looking at the alignment and I don't have a good suggestion except for the barn fence non-defined parking situation; I hope we are not encouraging people to get in their cars and moving down to different spots to recycle. I think it is great. Why can't we find some way to get a fee to pay for this?

Ms. Dudney: No comments; I would encourage the Town Council to approve.

Ms. Christopher: I agree with Mr. Pringle to encourage some lighting and the fence.

Mr. Schroder: I support the project. Staff asked us if we had any issue with policy 7/R with that wall design and I say no concerns.

Mr. Schuman: I don't think policy 7/R applies here. I think it needs electricity. I think it needs better fencing; maybe a public art contest to make the fence look better? I don't think we should have a fee; I pay enough taxes.

Mr. Mamula: I would like to see the concrete wall stained but I'm the only one on that. I think the Council should think about the fence again because I'm worried about the trash blowing. I would like

to see lighting here and would like the oil stay at the landfill. I would like to see you put some cameras up; whether they work or not they will keep people from leaving items that they shouldn't be.

Mr. Pringle made a motion to recommend the Town Council approve the Summit County Recycling Center Drop Off, PL-2015-0052, 284 Coyne Valley Road Town Project, with the presented Findings. Ms. Christopher seconded, and the motion was carried unanimously (7-0).

OTHER:

- 1) Class C Subdivisions Approved for Q1, 2015 (JP) (Memo Only)
- 2) Class D Majors Approved for Q1, 2015 (JP) (Memo Only)

Commissioner Questions / Comments:

No questions or comments.

- 3) Staff Update: Ms. Puester noted that on May 13th, 2015, there would be a County wide Planning Commission training event presented by DOLA from 5:00-7:30pm in Frisco. Location to be announced. Light dinner will be served. Please let Ms. Puester or Ms. Brewster know if you plan to attend. A reminder will be sent out.

ADJOURNMENT:

The meeting was adjourned at 8:38pm.

Eric Mamula, Chair

Planning Commission Staff Report

Subject: Town Project-Breckenridge Outdoor Education Center Exterior Remodel and Addition
(Town Project Hearing – PL#2015-0052)

Proposal: To remodel the interior of the existing office and storage building, adding 2,397.5 square feet of new office and storage area. Implement an exterior remodel with natural materials and corrugated metal siding wainscoting and accents. An additional level is proposed for short term dormitory style housing totaling 2,500.5 square feet of new residential, with a gable roof. A new parking area with thirteen spaces to the north of the existing building is also proposed.

Date: April 28, 2015 (For meeting of May 5, 2015)

Project Manager: Julia Puester, AICP, Senior Planner

Applicant: Tim Casey, Breckenridge Outdoor Education Center

Owner: Town of Breckenridge

Address: 524 Wellington Road

Legal Description: Tract B, Revett’s Landing Subdivision

Land Use District: 13: Public Service Commercial or Residential
(Maximum 1:15 FAR for Service Commercial; 2 UPA for Residential and Structural Type by Special Review)

Site Area: 1.07 acres (46,984 square feet)
1.23 acres (53,594 square feet) *with portion of Public Service property*

Site Conditions: There is an existing two story office building with three large overhead commercial garage doors. There is an existing access driveway from Campion Trail and 15 space asphalt parking lot. The lot sits down from Campion Trail to the south and has disturbed rock from past mining activities and a few existing evergreen and aspen trees on site.

Adjacent Uses: North: Wellington Road, Open Space South: Revett’s Landing Residential
East: Public Service Substation West: Open Space, Revett’s Landing (Residential)

Density: Allowed per Development Agreement: 11,456 sq. ft. (excluding existing sheds)
Existing density: 6,320 sq. ft. (commercial)
Proposed density: 8,718 sq. ft. (commercial; 2,397.5 sq. ft. new)
2,500.5 sq. ft. (new residential)
Total proposed density: 11,218.5 sq. ft.

Mass: Allowed per Development Agreement: 11,456 sq. ft.

	Existing mass:	6,320 sq. ft.
	Proposed mass:	11,218.5 sq. ft.
F.A.R.:	1:4.8	
Total:		
	First Level:	4,048 sq. ft. (187 sq. ft. new)
	Second Level:	3,309 sq. ft. (850 sq. ft. new)
	Third Level:	<u>3,861 sq. ft. (3,861 sq. ft. new)</u>
	Total	11,218.5 sq. ft. (4,989 sq. ft. new)
Height:	Recommended per Development Agreement:	35 ft. to mean
	Proposed:	38 ft. (mean); 40 ft. (overall)
Lot Coverage:	Existing Lot Area:	46,984 sq. ft. (100% of site)
	Proposed Lot Area (with Public Service portion):	53,594 sq. ft. (100% of site)
	Existing Building / non-Permeable:	5,232 sq. ft. (11% of site)
	Proposed Building / non-Permeable:	5,419 sq. ft. (10% of site)
	Existing Hard Surface / non-Permeable:	14,300 sq. ft. (30% of site)
	Proposed Hard Surface / non-Permeable:	20,355 sq. ft. (37% of site)
	Existing Open Space / Permeable Area:	27,452 sq. ft. (58% of site)
	Proposed Open Space / Permeable Area:	27,850 sq. ft. (51% of site)
Parking:	Required:	23 spaces
	Proposed:	28 spaces + 3 garage bays
Snowstack:	Required:	5,089 sq. ft. (25%)
	Proposed:	5,127 sq. ft. (25.7%)
Setbacks:	Front:	120 ft.
	Sides:	17 & 45ft.
	Rear:	97 ft.

Item History

This building was once owned by the Upper Blue Sanitation District and utilized as their offices prior to the Town acquiring the property. The Town installed two wooden sided sheds to the southern portion of the parking lot over the years which house some of the Town's Information Technology (IT) data center. In 2007, the data center shed had solar panels installed. Since the Town has owned the building, it has been the home to the Breckenridge Outdoor Education Center, a nonprofit provider of services to disabled individuals.

June 10, 2014, the Town entered into a Development Agreement with the Breckenridge Outdoor Education Center (BOEC) related to making significant improvements to the property that provide the opportunity for children and adults with disabilities to experience the outdoors (reception # 1062268).

The development agreement allows for the Planning Commission to review the proposed project providing for:

- A height of the improvements to be constructed by the BOEC with a maximum of 35 feet to the mean without the assignment of negative points (Policy 6/R) as the Land Use District 13 Guidelines do not specify a recommended building height.
- Site buffering from the driveway access and the “North Parking Lot” of the property to gain access around the existing building of not less than zero (0) feet without the assignment of negative points (Policy 7R).
- The grading of the “North Parking Lot” without the assignment of negative points (Policy 7/R).
- A density maximum of 11,456 square feet (in addition to the 1,371 square feet of density for the two existing shed structures) without the application failing Policy 3/A (Density) or the assessment of negative points under Policy 3/R (Density).
- Density shall be transferred to the property per the Development Agreement. The BOEC shall provide 3,000 square feet and the Town shall provide up to 2.5 SFEs as needed.
- A restrictive covenant requiring that the seasonal housing be used to only house employees of the BOEC and no one else.

Staff Comments

Since this is an application for improvements on Town owned property by a nonprofit entity this project is being reviewed under the Town Project ordinance. This report will cover only those policies relevant to this application and the proposed scope of development.

*TOWN PROJECT: A project involving either: a) the planning, design, construction, erection, repair, maintenance, replacement, relocation, or improvement of any building, structure, facility, recreational field, street, road, path, public way, bridge, excavation or any other public project or work of any kind undertaken and paid for by the town; **b) the planning, design, construction, erection, repair, maintenance, replacement, relocation, or improvement of any building, structure, facility, excavation or any other project or work of any kind undertaken with the consent of the town council on town owned real property by a nonprofit entity** or the planning, design, construction, erection, repair, maintenance, replacement, relocation or improvement of an attainable work force housing project on town owned, leased, or controlled real property, regardless of whether the attainable work force housing project will be operated by the town or some other person. (Ord. 2, Series 2013)(**emphasis added**)*

Land Use (Policies 2/A & 2/R): This building is currently utilized by the BOEC for office and storage space. The BOEC is proposing to add residential use on a new third level. Staff has no concerns with the land use, finding that it meets the general land uses described in District 13.

Density/Intensity (3/A & 3/R)/Mass (4/R): The property is currently over the density allowed under LUD 13. The property is allowed to reach a maximum of 11,456 square feet per the Development Agreement. Density shall be transferred to the property per the Development Agreement. The BOEC shall provide 3,000 square feet and the Town shall provide up to 2.5 SFEs as needed. A total of 2.4 SFES of commercial (2,419 sq. ft./1000= 2.4 SFEs) and 2.1 SFEs (2,555 sq. ft./1,200=2.1 SFEs) of residential are required to be transferred to the site. This will be done prior to the issuance of a Building Permit. Staff has no concerns as 4.5 SFEs falls within the density allowance of the Development Agreement without failing an absolute policy and without the assessment of negative points.

Architectural Compatibility (5/A & 5/R): The current exterior of the building is (weathered) vertical wood siding. New materials include natural stained horizontal 1x10 wood siding, log accents, corrugated rusted metal siding wainscoting and accents under windows, and wood trim. Brown asphalt shingles will

comprise the roof material. Staff is supportive of improving this building and has no concerns with the materials proposed.

Building Height (6/A & 6/R): The building height is not specified in the Land Use Guidelines for Land Use District 13. The Development Agreement specified 35 feet to the mean of the roof allowed with no negative points warranted. The Development Agreement in essence serves as the recommended height in this case (as confirmed with the Town Attorney). With the additional third floor, the maximum mean height is 38 feet. As the height exceeds the recommended 35 feet to the mean per the Development Agreement but is no more than one-half ($1/2$) story over the 35 feet, negative five (-5) points are warranted.

The roof of the building is broken up with three small cupolas on the primary roof ridge and remains under 50 feet in unbroken length.

Site and Environmental Design (7/R): The building is in an existing location, utilizing an existing driveway access from Champion Trail. The small change to the building footprint on the east elevation is minimal and staff has no concerns with the addition.

The new parking lot expansion consisting of 13 spaces accesses from the existing parking lot which continues around the southern side of the building, encroaching onto a portion of Public Service property. The BOEC is in the process of acquiring the triangular portion of land (shown by a dashed line) from Public Service which requires a Class C subdivision permit. The new parking area is in a location which has been disturbed by past mining activity. The area is primarily uneven piles of dredge rock with no soil coverage and a few trees adjacent to the building or near the roadway (see photo of view from Wellington Road). A portion of this area is being benched to create a flat parking surface. A maximum of 2:1 slope is being maintained and a small section of retaining wall is needed at the southern corner of the new lot, which is supported by Engineering. Benching would typically result in a staff recommendation of negative points. However, the Development Agreement waives the assignment of negative points under Policy 7/R related to the parking lot. Staff has no concerns.



Landscaping (22/A & 22/R): There are many existing mature evergreen trees and a few aspen on site. Some aspen trees adjacent to the structure may need to be removed with the installation of the new driveway around the building. Tree removal will meet the defensible space policy and be reviewed in the field. The BOEC may also be required to remove and thin additional trees as appropriate to meet required defensible space distances. This site is disturbed from mining and lacks adequate buffers. Nine engelmann spruce trees 8'-10' in height and fourteen aspen trees 2.5"-3.5" caliper are proposed in addition to preservation of existing evergreens. This landscaping is proposed to screen the building and parking lot from the trail and Wellington Road? Right of Way, which staff finds serves a public benefit (see photo above). The area will be capped, top soiled, and seeded. Staff recommends positive two (+2) points for landscape of significant sizes and public benefit. Does the Commission concur?

Access / Circulation (16/A & 16/R; 17/A & 17/R): Access to the site from Champion Trail remains unchanged with this application. The existing parking lot to the west (front) of the building is existing and unchanged. A connection to an additional 13 parking spaces are shown to the south of the building.

The BOEC intends the added spaces to primarily be utilized for the residential use being added to the site. Staff has no concerns with the access or circulation within the site.

Recreation Facilities (20/A & 20/R): The proposed connection is part of the Town Trails Master Plan (Wellington and B&B Trail Connection) which will connect the trail easement on the adjacent Public Service property to the east acquired in March 2015. The BOEC has worked with the Open Space and Trails Department to locate a trail easement through the property which provides an important connection to the Town's trail system as well as to the expanding Wellington Neighborhood trail connections. The planning for the trail connection started several years ago as part of the original Wellington Neighborhood and is one of the last phases to bypass French Gulch Road once the pedestrian bridge connection in Lincoln Park (last phase of the Wellington Neighborhood) is installed. There is no formalized vehicular trailhead parking on site. Staff is supportive of the trail connection proposed.

Precedent:

Public Service Substation Expansion- three (+3) points for a trail easement dedication for a single track trail; approved March 17, 2015.

Pinewood Village II- Positive three (+3) points for a single track trail and outdoor patio space; approved February 3, 2015.

Summit County Justice Center- Positive three (+3) points for providing an at grade path that connects to Rec Path; approved September 2, 2003.

Wellington Neighborhood Master Plan (Phase I)- Positive three (+3) points for public trail access; approved June 6, 2006.

Consistent with past precedent and due to the trail connection being called out in the Trails Master Plan, staff finds that this is an important connection for the Town's trail network and recommends positive three (+3) points. Does the Commission concur?

Parking (18/A & 18/R): There is 6,779 square feet of commercial and office use (does not count garage parking) which equates to $6,779 \text{ sq. ft.} / 400 = 17$ spaces and 11 dormitory beds shown at $0.5 \text{ spaces} \times 11 \text{ beds} = 5.5$ spaces (rounded up to 6 spaces). Therefore, a total of 23 parking spaces are required on site. 28 surface parking spaces are provided plus 3 garage bay spaces. Staff has no concerns.

Exterior Lighting (Sec. 9-12): New lighting is proposed on the building which meets the Exterior Lighting Policy fixture type and fixture height limitations. Staff has no concerns.

Placement Of Structures (9/A & 9/R): The existing structure meets the absolute and relative setbacks. Staff has no concerns.

Drainage (27/A & 27/R): There should be no major significant drainage impact with the renovation and expansion. Drainage will flow away from the structure and toward Wellington Road. Right of Way. The Engineering Department has reviewed and approved the drainage plan. Staff has no concerns.

Utilities Infrastructure (26/A & 26/R; 28/A): All utilities are underground. Staff has no concerns.

Point Analysis (Section: 9-1-17-3): Staff recommends negative five (-5) points under 6/R-Building Height for a building height up to $\frac{1}{2}$ story above the absolute height of 35 feet to the mean. We

recommend positive three (+3) points under Policy 20/R-Recreation for the trail connection, and positive two (+2) points for landscaping for a passing point analysis of positive zero (0) points. The application was found to meet all Absolute policies.

Staff Recommendation

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

Staff suggests that the Planning Commission recommend approval of the Breckenridge Outdoor Education Center Addition and Exterior Remodel, PL#2015-0052 located at 524 Wellington Road, Tract B, Revett's Landing Subdivision with a passing point analysis of zero (0) points and the attached Findings.

We welcome questions during the meeting on Tuesday evening.

Town Project Hearing				
Project:	Breckenridge Outdoor Education Center		Positive Points	+5
PC#	20150052			
Date:	4/29/2015		Negative Points	- 5
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		
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)		
	Density/Intensity	per Development Agreement		
3/A				
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)	- 5	Height exceeds recommended 35 feet to the mean but is no more than one-half (1/2) story over the 35 feet.
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)	+3	Trail connection
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+2	Nine engelmann spruce trees 8'-10' and fourteen aspen trees 2.5"-3.5" caliper are proposed in addition to preservation of existing evergreens.
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

**Breckenridge Outdoor Education Center Addition and Exterior Remodel
Tract B, Revett's Landing Subdivision
528 Wellington Road
PERMIT #2015-0052**

FINDINGS

1. This project is "Town Project" as defined in Section 9-14-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on **May 5, 2015**, scheduled and held a public hearing on May 5, 2015, notice of which was published on the Town's website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council's final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on May 26, 2015. This Town Project was listed on the Town Council's agenda for the May 26, 2015 agenda that was posted in advance of the meeting on the Town's website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town's Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. **The "Town Project" is subject to the Development Agreement recorded at the Summit County Clerk and Recorder's Office under reception number 1062268.**
7. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.

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 eight years from date of issuance, on May 26, 2023, unless a building permit has been issued and substantial construction pursuant thereto has taken place per the Development Agreement, Section J under reception number 1062268. 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. **The “North Parking Lot” and associated driveway shall not be constructed unless and until the property has been resubdivided to include the 0.16 acre portion of property shown to the south on the site plan (“Public Service”, metes and bounds description).**

PRIOR TO ISSUANCE OF BUILDING PERMIT

10. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
11. 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.
12. **Prior to the issuance of a building permit 3,000 square feet of the unused density from the property known as the “Breckenridge Nordic Center Site” located at 9 Grandview Drive in Breckenridge, Colorado shall be transferred to the Property as authorized by that Lease With Option To Purchase Between the Town and the Breckenridge Outdoor Education Center dated June 24, 2013 and recorded July 23, 2013 at Reception No. 1032367 of the records of the Clerk and Recorder of Summit County, Colorado. The density transfer shall be evidenced by a written covenant that complies with the requirements of Section 9-1-17-**

12(A) of the Town of Breckenridge Development Code. The covenant shall be acceptable in form and substance to Town Attorney.

- 13. Prior to the issuance of a building permit up to 2.5 single family equivalents of density shall be transferred to the Property by the Town as needed. The Town shall determine, in its sole discretion, the source of the density to be transferred to the Property. The density transfer shall be evidenced by a written covenant that complies with the requirements of Section 9-1-17-12(A) of the Town of Breckenridge Development Code. The covenant shall be acceptable in form and substance to Town Attorney.**
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 execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property.
18. Applicant shall install construction fencing and erosion control measures at the 25 foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer. An on site inspection shall be conducted.
19. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
20. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

21. Applicant shall revegetate all disturbed areas 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 remove all vegetation and combustible material from under all eaves and decks.
24. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
25. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
26. Applicant shall screen all utilities.
27. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
- 28. Applicant shall execute and record with the Summit County Clerk and Recorder the dedication of a public, non-motorized trail easement to the Town substantially in the form provided on the plan documents or amended with staff approval in a form acceptable by the Town Attorney.**
29. Applicant shall construct all proposed trails according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.
30. 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.
31. 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.
32. 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.**

33. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
34. 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)



**Breckenridge
Outdoor
Education
Center**

**Wellington Offices
Before Remodel**



**Wellington Offices
Remodel & Expansion**

**B.O.E.C. WELLINGTON OFFICES
TRACT B, REVETTS LANDING SUB.
MATERIALS & COLORS**



1x10 LAP SIDING at LOG



**CORRUGATED RUSTED
METAL SIDING**



WINDOWS



WOOD TRIM



**ASPHALT SHINGLES
ROOFING**



EXTERIOR LIGHTS

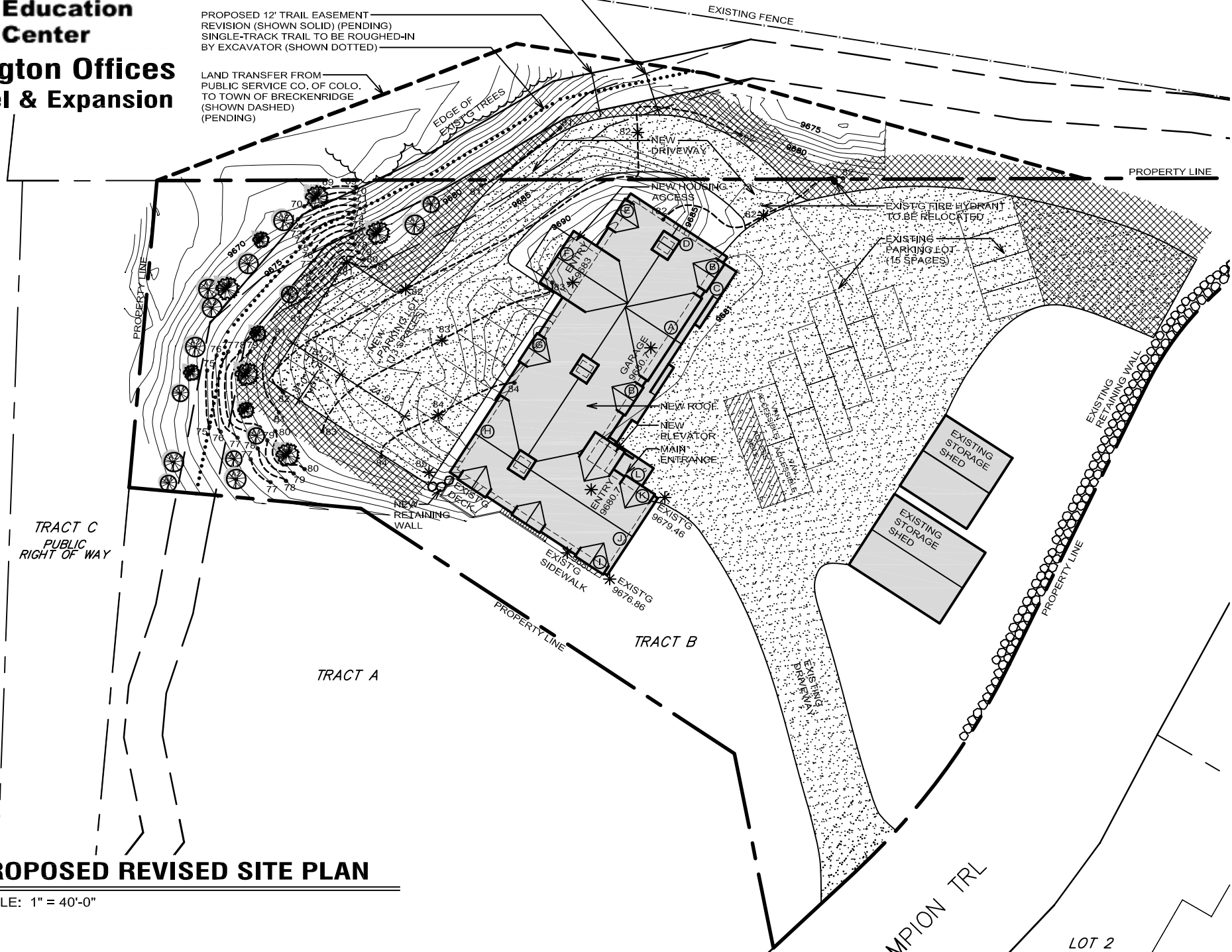


**Breckenridge
Outdoor
Education
Center**

**Wellington Offices
Remodel & Expansion**

PUBLIC SERVICE CO. OF COLORADO
(XCEL ENERGY)
562 WELLINGTON RD

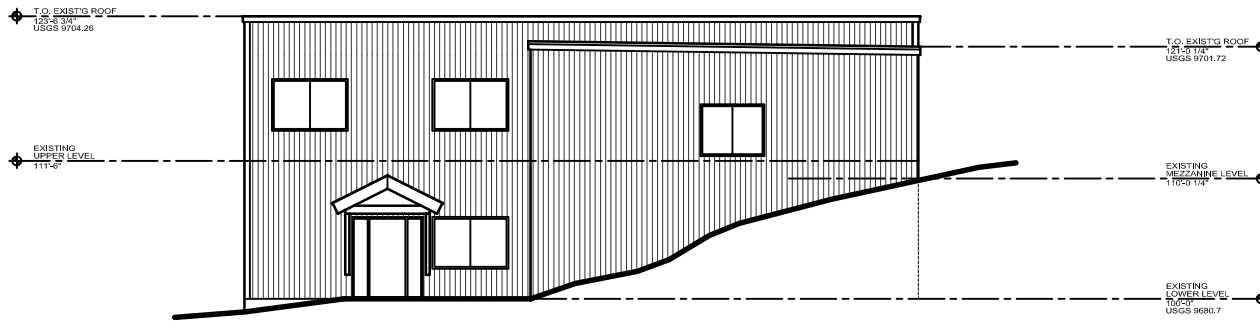
- EXISTING 12' TRAIL EASEMENT (SHOWN DASHED)
- PROPOSED 12' TRAIL EASEMENT REVISION (SHOWN SOLID) (PENDING)
SINGLE-TRACK TRAIL TO BE ROUGHED-IN BY EXCAVATOR (SHOWN DOTTED)
- LAND TRANSFER FROM PUBLIC SERVICE CO. OF COLO. TO TOWN OF BRECKENRIDGE (SHOWN DASHED) (PENDING)



PROPOSED REVISED SITE PLAN

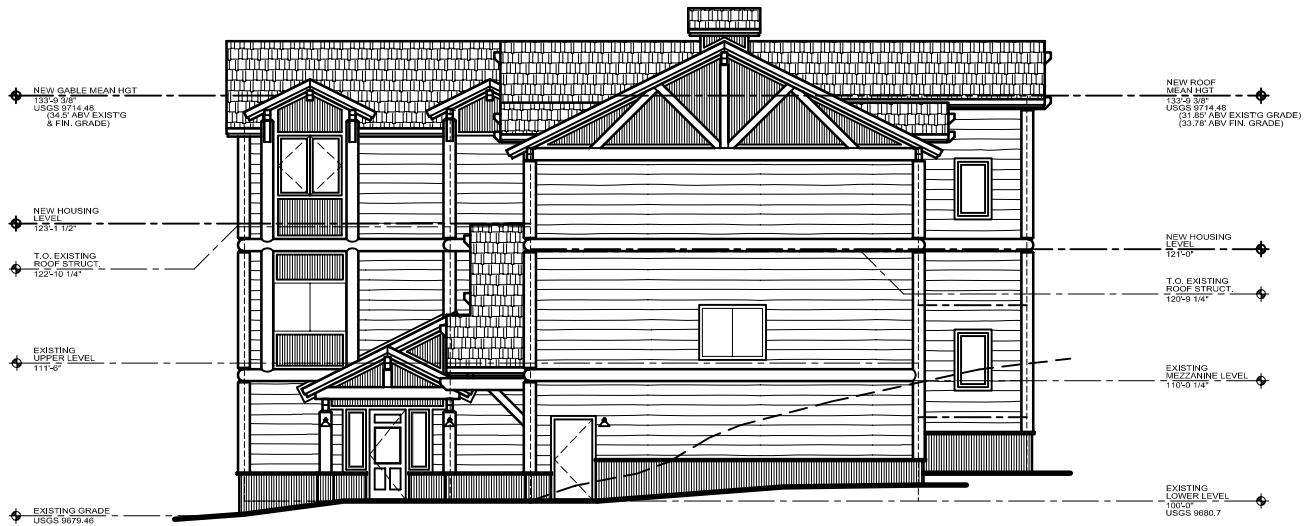
SCALE: 1" = 40'-0"

**Wellington Offices
Remodel & Expansion**



EXISTING SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



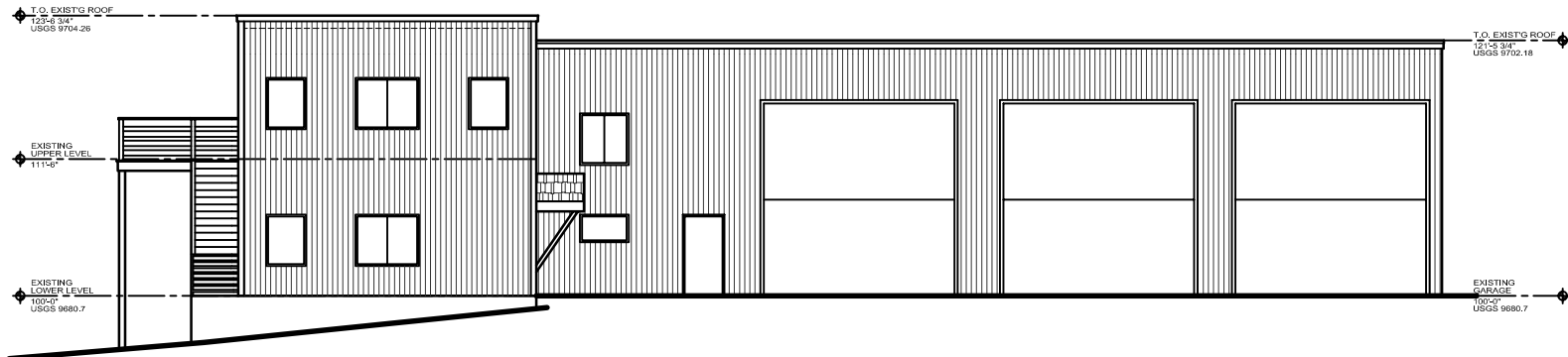
PROPOSED REVISED SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



**Breckenridge
Outdoor
Education
Center**

**Wellington Offices
Remodel & Expansion**



EXISTING WEST ELEVATION

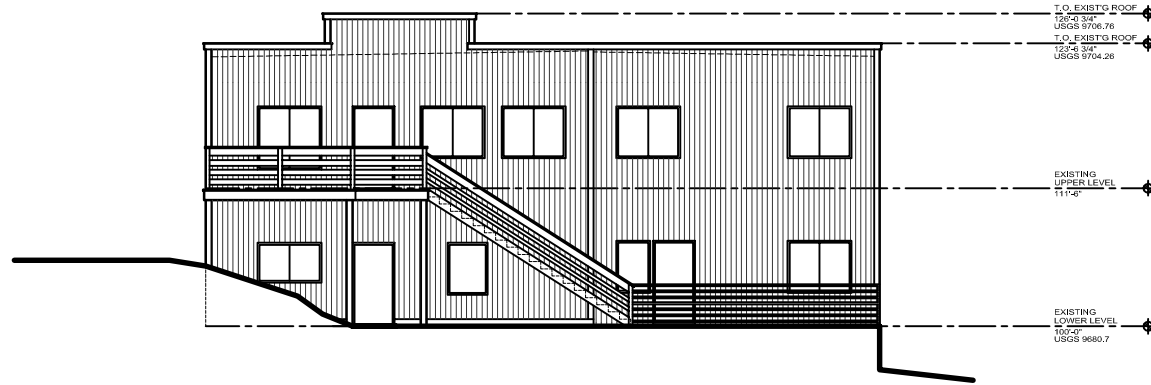
SCALE: 1/16" = 1'-0"



PROPOSED REVISED WEST ELEVATION

SCALE: 1/16" = 1'-0"

**Wellington Offices
Remodel & Expansion**



EXISTING NORTH ELEVATION

SCALE: 1/16" = 1'-0"



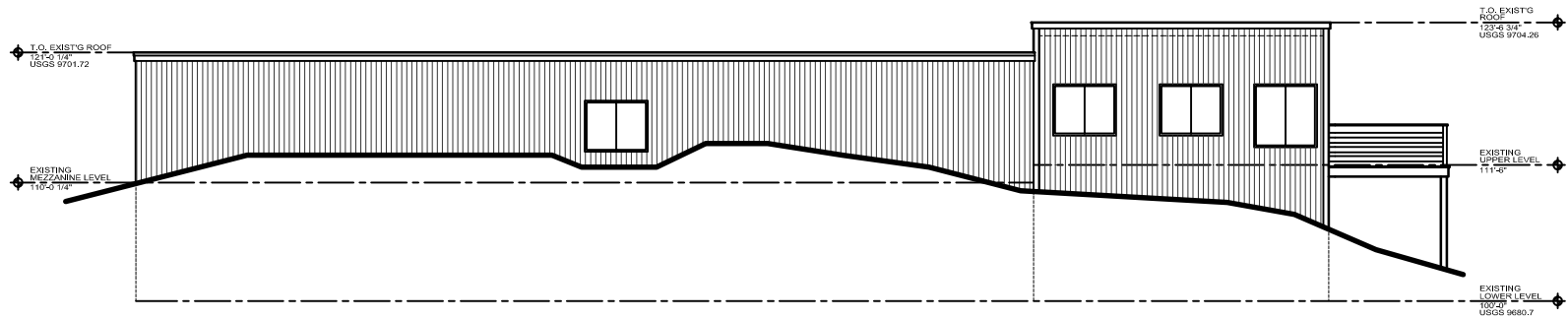
PROPOSED REVISED NORTH ELEVATION

SCALE: 1/16" = 1'-0"



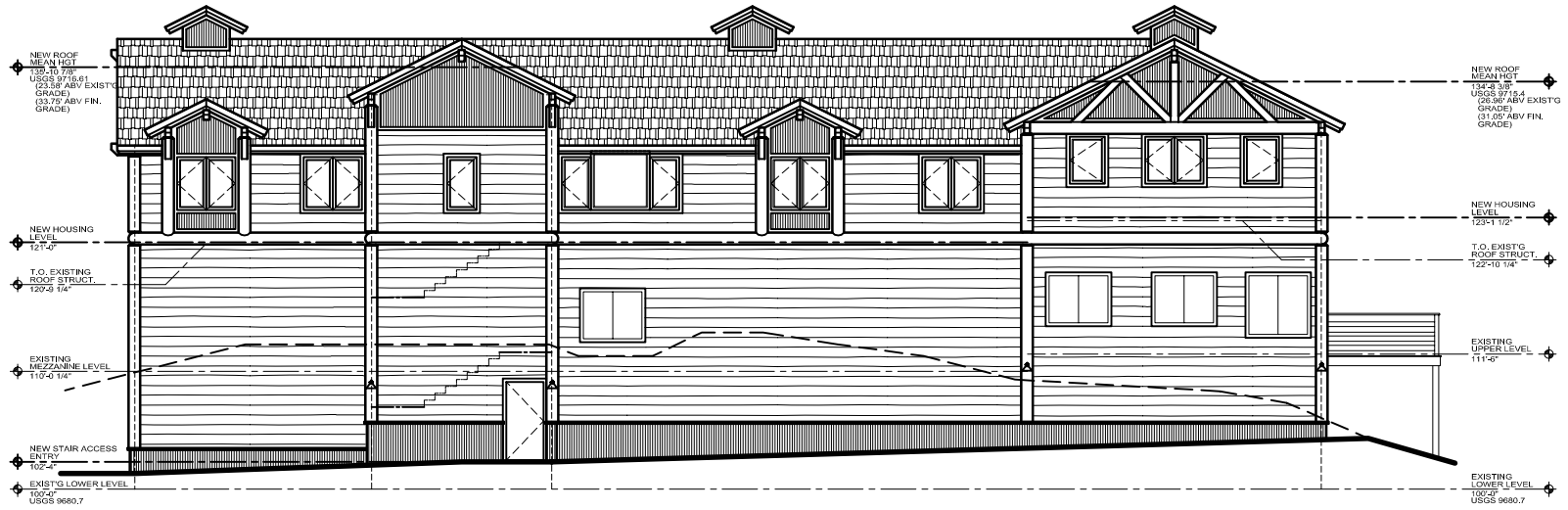
**Breckenridge
Outdoor
Education
Center**

**Wellington Offices
Remodel & Expansion**



EXISTING EAST ELEVATION

SCALE: 1/16" = 1'-0"



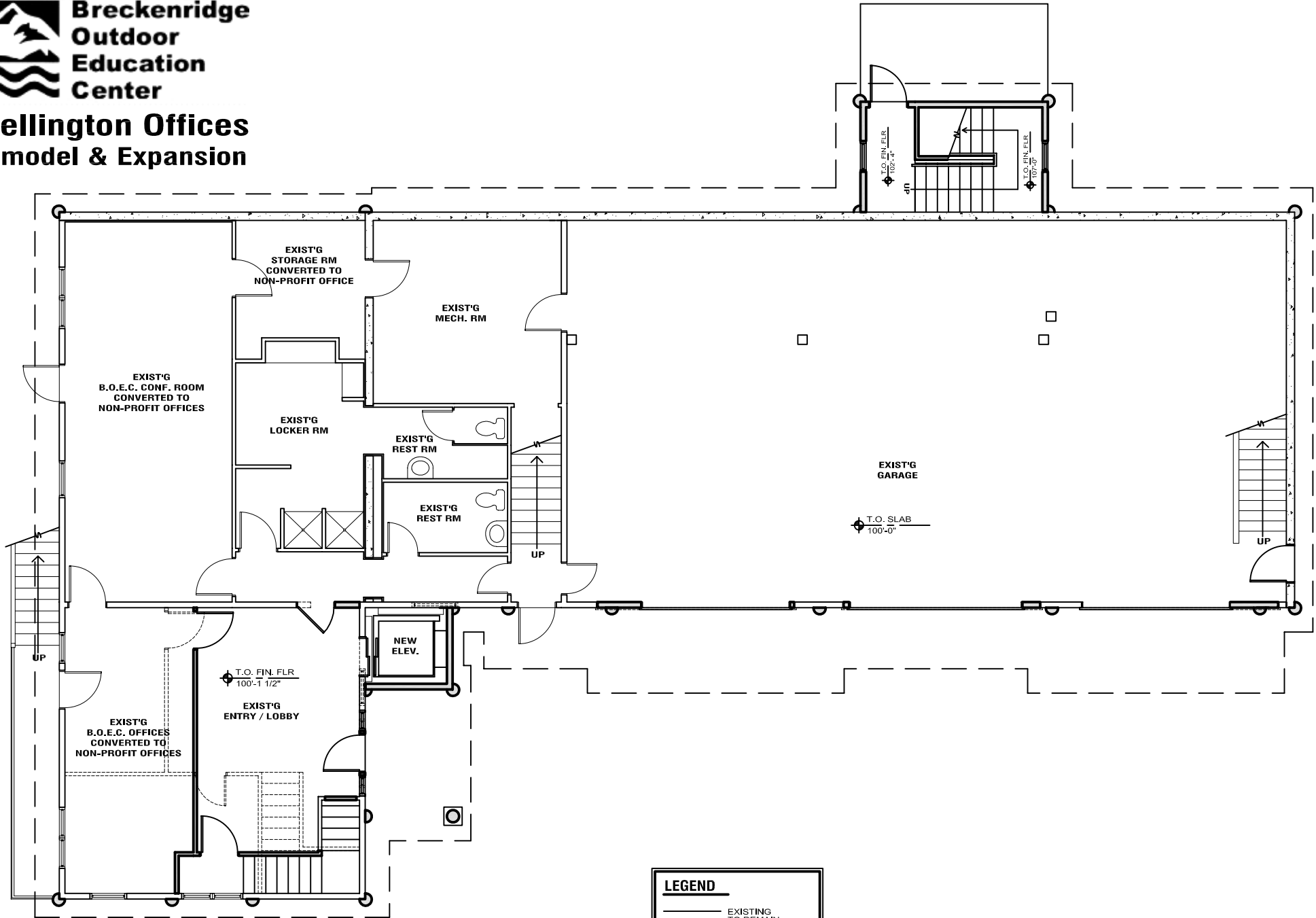
PROPOSED REVISED EAST ELEVATION

SCALE: 1/16" = 1'-0"



**Breckenridge
Outdoor
Education
Center**

**Wellington Offices
Remodel & Expansion**



LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW TO BE BUILT

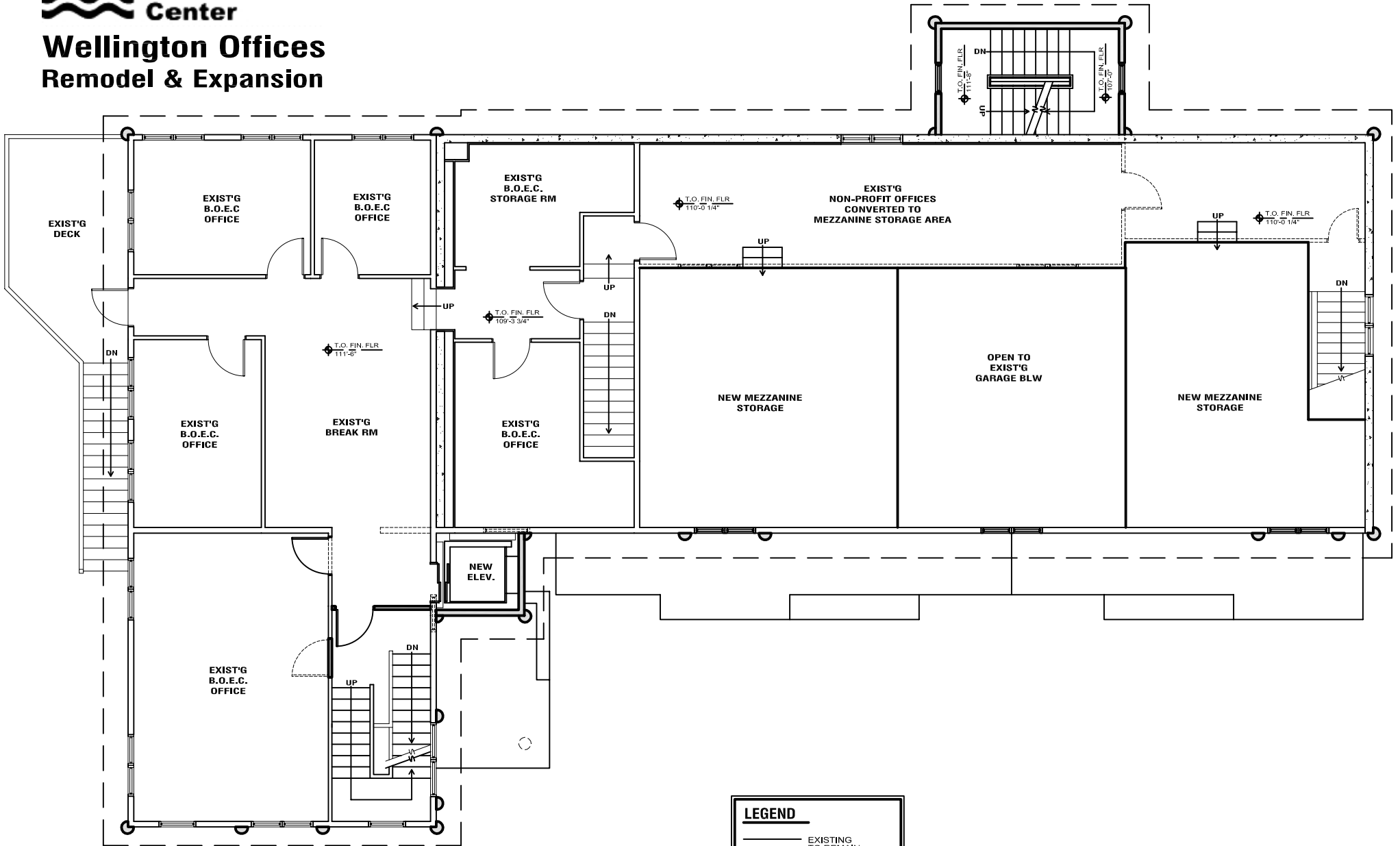
LOWER LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"



**Breckenridge
Outdoor
Education
Center**

**Wellington Offices
Remodel & Expansion**



UPPER LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"

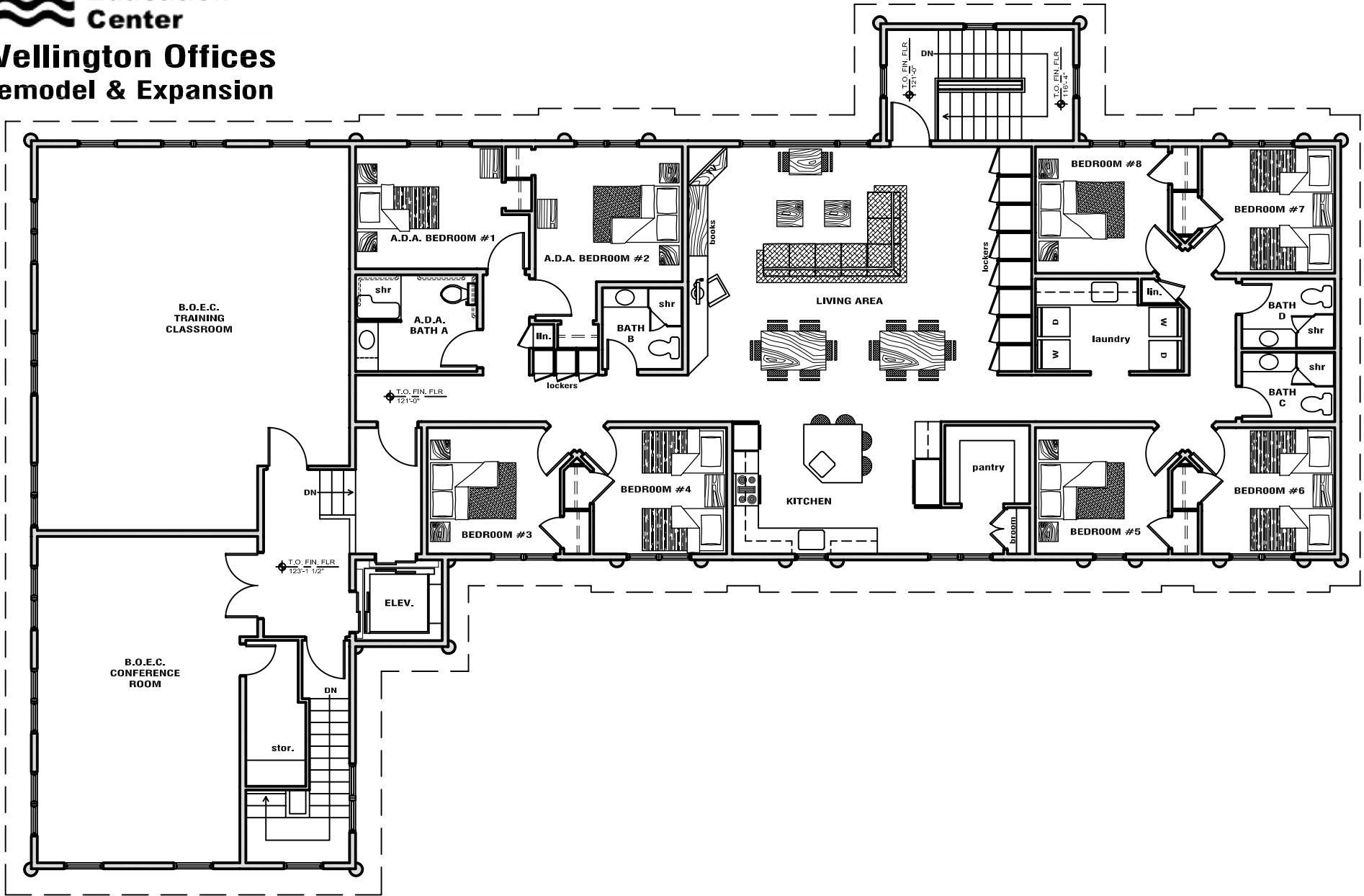
LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW TO BE BUILT



**Breckenridge
Outdoor
Education
Center**

**Wellington Offices
Remodel & Expansion**



NEW HOUSING LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"

Staff Report

Subject: Lomax Gulch Historic Site Landmarking
(Class B Minor; PL-2015-0109)

Proposal: To locally landmark the Lomax Gulch Historic Site per Section 9-11-3, Designation of Landmarks, Landmark Sites, Historic Districts and Cultural Landscape Districts, of the Town Code.

Date: April 28, 2015 (For meeting of May 5, 2015)

Project Manager: Matt Thompson, AICP

Applicant/Owner: Town of Breckenridge

Agent: Town of Breckenridge

Address: 301 Ski Hill Road

Legal Description: Christie Heights, Historic Center Site 1

Site Area: 4.89 acres (213,006 sq. ft.)

Land Use District: LUD 1

Site Conditions: The site in an interpretive park, which is owned by the Town of Breckenridge and operated by the Breckenridge Heritage Alliance. The property is 4.89 acres, with the interpretive facilities clustered at the bottom of the property. The facilities include a miner's cabin, an assay office, a barn, restroom facilities, a gravel parking lot, and miscellaneous displays of mining related artifacts. Surrounding this developed area, the balance of the property is undisturbed and quite steep and heavily treed. An intermittent stream runs south of the structures.

Adjacent Uses: North: Christie Heights Subdivision
East: Mountain Thunder Lodge Complex
South: Skiway Lodge
West: Christie Heights Subdivision

Item History



Lomax Gulch was a productive panning and hydraulic mining site in the early 1860's through the 1880's. The Lomax Placer Gulch currently serves as a historic park for the purpose of interpreting placer mining. Placer mining involved the removal of minerals from deposits of gravel, sand, and alluvial soil. It could include gold panning, open pit mining and/or hydraulic mining. It is differentiated from hard rock mining, which is characterized by veins, or lodes deposited in rock mass that often require vertical shafts, tunnels, and adits. Placer mining was the most common mining activity during the earliest gold rush in Breckenridge that began in 1859.

In 1986, two of the buildings were moved onto the property from French Street, although they were not originally from the Town of Breckenridge. A third structure was moved from the Town of Frisco to the historic site. A fourth structure was moved to the site from the historic mining town of Tiger.

Staff Comments

This report is intended to only discuss the local landmarking criteria associated with this property. There are no proposed changes to the property and therefore there is no discussion related to policies in the Development Code.

Chapter 11, Historic Preservation, 9-11-3: Designation Of Landmarks, Landmark Sites, Historic Districts And Cultural Landscape Districts: The Town is seeking to locally landmark the historic site.

A “landmark” is defined by the ordinance as follows:

A designated individual building, structure, object or an integrated group of buildings, structures or objects having a special historical or architectural value. Unless otherwise indicated in this chapter, the term "landmark" shall include both federally designated landmarks and town designated landmarks.

The ordinance contains specific criteria that are to be used to determine whether a proposed landmark has the required special historical or architectural value. To be designated as a landmark, the property must: (1) meet a minimum age requirement; (2) have something special about either its architecture, social significance, or its geographical/environmental importance as defined in the ordinance; and (3) be evaluated for its “physical integrity” against specific standards described in the ordinance.

Staff has included a chart below as a tool. To be designated as a landmark the property must: (1) satisfy the **sole** requirement of Column A; (2) satisfy **at least one** of the requirements of Column B; and (3) also satisfy **at least one** of the requirements of Column C. Suggested selections are in **bold** and Staff Comments on how the property meets the criteria are in *italics*.

COLUMN “A”	COLUMN “B”	COLUMN “C”
<p>The property must be at least 50 years old. <i>(Lomax Gulch was a productive panning and hydraulic site in the early 1860’s through the 1880’s.)</i></p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;">ARCHITECTURAL IMPORTANCE</p> <ol style="list-style-type: none"> 1. The property exemplifies specific elements of architectural style or period. 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3. The property demonstrates superior craftsmanship or high artistic value. 4. The property represents an innovation in construction, materials or design. 5. The property is of a style particularly associated with the Breckenridge area. 6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. <p style="text-align: center;">SOCIAL IMPORTANCE</p> <ol style="list-style-type: none"> 9. The property is a site of an historic event that had an effect upon society. 10. The property exemplifies cultural, political, economic or social heritage of the community. <i>(This property illustrates how miners worked and lived in the 1860’s-1880’s in Breckenridge).</i> 11. The property is associated with a notable person or the work of a notable person. <p style="text-align: center;">GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</p> <ol style="list-style-type: none"> 12. The property enhances sense of identity of the community. 13. The property is an established and familiar natural setting or visual feature of the community. 	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. <i>(This property illustrates how miners worked and lived in the 1860’s-1880’s in Breckenridge).</i> 2. The property retains original design features, materials and/or character. 3. The structure is on its original location or is in the same historic context after having been moved. 4. The structure has been accurately reconstructed or restored based on documentation.

Staff believes that the above required criteria have been met with this application and the historic site can be recommended for local landmarking.

Staff Recommendation

The Planning Department suggest the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Lomax Gulch Historic Site located at 301 Ski Hill Road, PL-2015-0109, based on the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.