



PLANNING COMMISSION AGENDA

Tuesday, May 19, 2015
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The May 19 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>Consent Calendar</i>	
	1. Flip Side Burger Change of Use (SG) PL-2015-0129; 320 South Main Street	8
	2. Campbell Residence Addition (MGT) PL-2015-0096; 206 Briar Rose Lane	18
8:30pm	<i>Preliminary Hearings</i>	
	1. Miller-Huntress Restoration (MGT) PL-2015-0075; 309 South Main Street	26
9:30pm	<i>Other</i>	
9:45pm	<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.**



Miller-Huntress
Restoration
309 South Main Street

Campbell Addition at 206
Briar Rose Lane

Flip Side Burger
Change of Use
320 South Main Street

Breckenridge South

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



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Kate Christopher Gretchen Dudney Jim Lamb
Ron Schuman Eric Mamula (7:04) Dan Schroder
Dave Pringle (7:14)

Wendy Wolfe, Town Council Liaison

APPROVAL OF MINUTES

With no changes, the April 21, 2015, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the May 5, 2015, Planning Commission Agenda was approved as presented.

TOWN COUNCIL REPORT:

Ms. Wolfe:

- Council recognized Gary Roberts for 39 years of service.
- Council approved off street parking code amendments on second reading.
- New ordinance for special events in Town—ordinance will give town better process to review events with a committee made up of reps. Will define special events at less than 5 days. Will limit tents being up for long time.
- New marijuana businesses—Council decided to move out to July 2016 before Town considers any new licenses. Some concerns about handling more businesses on Airport Road without some infrastructure improvements.
- First reading on cable television franchise renewal and lease with Comcast. This has finally been prepared after many months of discussion.
- The Council approved the final authorizations for the low income housing tax credits for Pinewood 2. Construction has begun out there.
- The Lincoln Park call up hearing was the focus of the evening meeting, which didn't end until midnight. Council voted unanimously to accept the Planning Commission's point analysis. But the phasing portion of the plan sparked much discussion and public input. After weighing all comments the Council decided to change the phasing plan: the park will now be completed in phase 2 and the bridge will not go in until phase 4. They still need to work out an acceptable transit plan. The transit plan is back in the hands of staff to come up with some creative options.
- Ms. Puester: Also the Summit Recycling Center project was approved. The Council agreed that a fence was needed along Coyne Valley and did not require lighting.
- Mr. Truckey—The Council also approved the consent agenda and thus upheld the Planning Commission's decision on Shock Hill Tract E. Mr. Mamula—appreciated the Council upholding this decision after all the effort the Planning Commission had put into it. Ms. Dudney: Do the opponents still have opportunity to challenge the decision and what is that time frame? Mr. Truckey: They have 30 days to appeal to District Court.

TOWN PROJECT HEARINGS:

- 1) Breckenridge Outdoor Education Center (BOEC) Exterior Remodel and Addition (JP) PL-2015-0052, 524 Wellington Road

Ms. Puester presented a 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.

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 recommended negative five (-5) points under 6/R-Building Height for a building height up to ½ story above the recommended height of 35 feet to the mean. Staff recommended 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.

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 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 presented Findings and Conditions.

The Planning Commission received a couple comment letters today concerning increasing the buffer along Wellington Road from the building height and parking lot. In response, the applicant has proposed 6 extra evergreen 8-10’ in height and 18 large caliper aspen trees to address this concern. This would result in a total new landscaping plan of 15 evergreen and 32 aspen of large sizes. Staff believes +2 points is warranted.

Ms. Puester acknowledged two public comments from Corkscrew residents submitted earlier that day which was forwarded to the Planning Commission.

Commissioner Questions

Ms. Dudney: Does the Town have the density it is required to transfer to the project? (Ms. Puester: Yes the Town has a pool of density it owns to use for purposes like this. It will be permanently

extinguished once transferred). What about the BOEC's commitment to transfer 3,000 square feet of density? (Applicant, Tim Casey: Our partnership at Cucumber Creek Estates gave land to the Town for the Nordic center and there was density leftover. As part of the agreement we were allowed to transfer 3,000 square feet of that leftover density to this project.) What is your budget? (Tim Casey: We have a \$2.3 million capital campaign, which does include some expenses related to the Griffith Lodge also. We haven't launched the campaign yet.)

Mr. Pringle: Who will own the property? (Ms. Puester: BOEC has option to purchase the building and land.) (Tim Casey: BOEC has a 50 year land lease and three years left with an option to purchase the building and land. They will do fundraising to try to purchase it. The old parking lot is about the same grade as the new.)

Mr. Mamula: What is the elevation of new parking lot in relation to Wellington Road? (Applicant's Architect, Jon Gunson: About 15 feet above Wellington Road. It shouldn't be that visible from Corkscrew with the proposed elevation—perhaps a minute of a headlight, not much. Also, there is no parking lot lighting proposed.) Can you do any landscaping towards Campion Trail to screen the view from homes there? (Tim Casey: Yes but there is a drainage swale there that would have to be dealt with but then we could do landscaping.) There is a vertical drop next to Campion—any thought of putting fencing in? (Tim Casey: They could do something there, maybe some trees).

Mr. Schroeder: Likes all of the new landscaping proposed in reaction to the neighbors' concerns. Did you take a walk with the neighbors? (Tim Casey—yes on Sunday and added more trees in response. We upped the ante on landscaping. Don't think you can get much more landscaping in there than what we added.)

Mr. Schuman: How long will operation be down during construction? (Tim Casey: We can work around it and use some temp space at Griffith Lodge. Not doing a lot to the existing spaces on the first and second floors.)

Applicant Presentation: Mr. Tim Casey, Breckenridge Outdoor Education Center:

Mr. Casey has walked site with neighbors (the Martinezs') and addressed their concerns regarding buffering hopefully with the additional landscape shown. There is a 2:1 slope so we can't do a berm. BOEC has a big need for staff housing for course directors. They are living in their cars, etc. and trying to find interim housing. Housing will only be for BOEC employees. Summit Huts and CAIC office space is also in the building. They will move downstairs to better location. Adding an elevator will add accessibility, right now there is none which is pretty bad for the BOEC. We were able to work out arrangement with Xcel where Xcel will deed a small portion of their land that they are not using to make the site function better for the BOEC. They have verbally agreed to carve off this portion of land. Rob Andrews is preparing the survey work on behalf of the BOEC to allow the subdivision of the property. Overall, we need this project to happen to improve BOEC's programming.

Jon Gunson, Architect for the Applicant:

Berm—because of steep slope it would have to exceed 2:1 slope so we are not proposing one. The trail is only 18 inch wide single track. We tried to put as many trees as we could in that area for screening from the road and Corkscrew. Not removing any existing trees towards Wellington.

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

closed.

Commissioner Questions / Comments:

Ms. Dudney: Big improvement to existing building.

Mr. Pringle: Wonderful looking building. Supports it. Better landscaping is more important than quantity. Work with staff to create a great landscape plan.

Mr. Lamb: Great that you worked with neighbors' concerns. Good to see this improvement.

Mr. Mamula: The building was falling down 20 years ago. High time to see something done here. Would be good to have landscaping to screen the couple lots on Campion.

Ms. Christopher: Fully support.

Mr. Schroeder: Supports.

Mr. Schuman: Supports 100 percent.

Mr. Pringle made a motion to approve the point analysis for the Breckenridge Outdoor Education Center (BOEC) Exterior Remodel and Addition, PL-2015-0052, 524 Wellington Road. Ms. Christopher seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to recommend the Town Council approve the Breckenridge Outdoor Education Center (BOEC) Exterior Remodel and Addition, PL-2015-0052, 524 Wellington Road, with the presented Findings and Conditions. Ms. Christopher seconded, and the motion was carried unanimously (7-0).

OTHER MATTERS:

- 1) Lomax Mine Landmarking (Lot 1, Christie Heights Sub #1 Amended) (MGT) PL-2015-0109, 301 Ski Hill Road

Mr. Thompson presented a 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. The property is at least 50 years old. Lomax Gulch was a productive panning and hydraulic site in the early 1860's through the 1880's. The property exemplifies cultural, political, economic or social heritage of the community. The property illustrates how miners worked and lived in the 1860's to 1880's in Breckenridge. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. The property illustrates how miners worked and lived in the 1860's to 1880's in Breckenridge.

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.

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

Commissioner Questions / Comments:

Mr. Pringle: Is it clarified we are landmarking the site and not the structures? (Mr. Thompson: yes—the

landmarking is focused on the eligibility of the property.) Make sure it is landmarking only of property and not the buildings. (Ms. Puester: We will make sure it's clear in the Council's ordinance that it's the property and not structures.)

Mr. Schroeder: Is there reason that we are landmarking this now? (Mr. Thompson: The Town just acquired the property). What does town get out of landmarking? (Mr. Thompson: Landmarking status helps with grants that we apply for and formally designates the site's importance as well as provides some additional protection.)Do we have more of these? (Ms. Puester: We have a list of Town owned properties that we have been directed to landmark by the Town Council. We are working our way down that list).

Mr. Pringle made a motion to recommend 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. Ms. Christopher seconded, and the motion was carried unanimously (7-0).

Ms. Puester reminded the Commission of the Planning Summit for Planning Commissioners being held in Frisco on May 13 5-7 p.m. and encouraged commissioners to attend.

ADJOURNMENT:

The meeting was adjourned at 8:12 pm.

Eric Mamula, Chair

new Timberhill building. Over the years the buildings have had many commercial uses; however, there has never been a restaurant use approved in the area in question.

Staff Comments

Land Use (Policies 2/A & 2/R): The applicant proposes to change the use of the space from a retail use to a restaurant. This is a commercial Land Use District, hence the use is allowed. Staff has no concerns with the proposed use.

Water Plant Investment Fees: The fees due to the Town will be the difference between the retail rate paid and restaurant rates.

The difference between the rate paid per 1,000 sq. ft. for retail use and the restaurant use proposed is: restaurant rate of 4.50 – 0.40 = (credit for retail rate paid in the past) = 4.1 x 1.07 SFE's (1,065/1,000) x \$6,655 = **\$29,195.49** total in water PIF's to convert the retail space into restaurant use.

This fee will need to be paid to the Town of Breckenridge upon issuance of a building permit. This has been added as a Condition of Approval.

Site Plan/Parking: There is an existing parking lot behind the building with thirteen (13) spaces available. A restaurant use requires more parking than retail. Due to the change of use from retail to a restaurant, an additional 2.25 parking spaces (1,065/1,000 = 1.07 SFE's x 2.1 (3.5 – 1.4 credit for retail) = 2.25 are required per Section 9-3-8 of the Town's Off-Street Parking Regulations.

In 1992, eleven (11) onsite spaces were proposed (including one handicap accessible site) and ten (10) spaces were purchased into the parking service area in lieu of providing parking on site. Upon visiting the site, staff counted fourteen (14) on-site parking spaces. However, none of the parking spots are currently handicap accessible, so as part of this application, it is required that the parking lot be reconfigured to provide at least one handicap accessible parking spot with accessible access to the building. This will bring the total on-site parking to thirteen (13) spaces which is two (2) spaces above the originally approved eleven (11) spaces. Given that this change of use requires 2.25 additional parking spaces, the property is deficient .25 parking spaces and therefore the applicant must pay an in lieu parking fee of **\$5,072.00** (.25 x \$20,288) per Section 9-3-12 of the Town's Off-Street Parking Regulations.

Point Analysis (Section: 9-1-17-3): Staff conducted an informal point analysis and found all the Absolute Policies of the Development Code to be met, and no reason to assign positive or negative points to this project under any Relative policies.

Staff Decision

The Planning Department has approved the Flip Side Burger Change of Use located at 318-320 S. Main Street, Block 3, Parcel A, Stiles Addition (PL-2015-0129), and recommends the Planning Commission uphold this decision.

TOWN OF BRECKENRIDGE

**Flip Side Burger Change of Use
320 S. Main Street
Parcel A, Block 3, Stiles Addition
PERMIT PL-2015-0129**

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 **May 12, 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 **May 19, 2015**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. Complies with the statements of the staff and applicant made on the evidentiary forms and policy analysis form.
4. **The approved use of “Flip Side Burger” in The Timberhill Building at Prudential Court is for a 1,065 square foot “Restaurant” for the purpose of Water Plant Investment Fees and Parking Fees.**
5. **No signs are approved with this application. All signs visible from the exterior of the building shall be approved by the Town of Breckenridge under a separate sign permit application.**

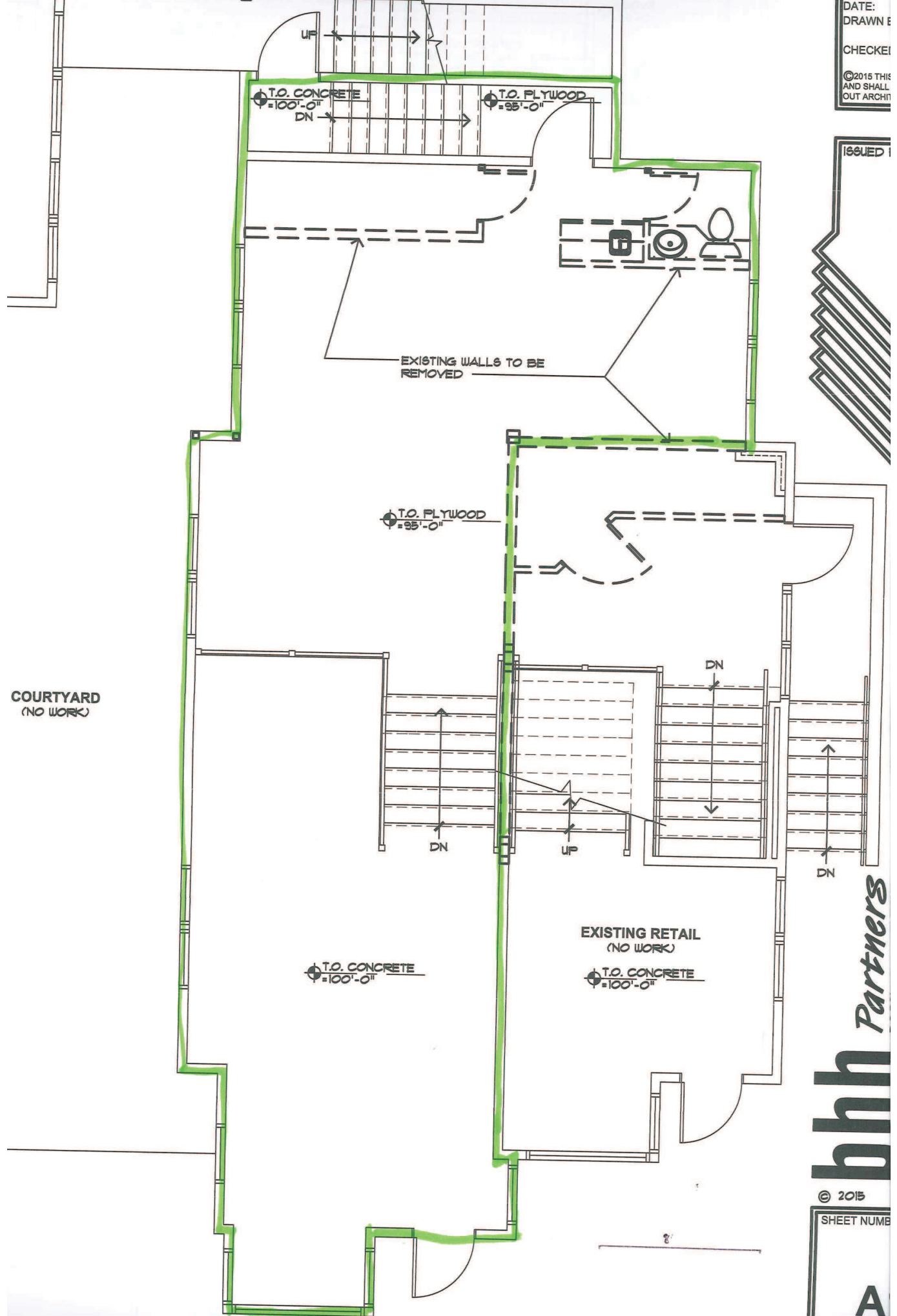
PRIOR TO ISSUANCE OF A BUILDING PERMIT

6. **Town of Breckenridge water tap assessments shall be updated and paid prior to issuance of a building permit and prior to the new use of the property. If paid on or prior to December 31, 2015, this fee shall be \$29,195.49. If paid after December 31, 2015, then the fee shall be determined based on the new Water Plant Investment Fee schedule in effect at the time of the payment.**

7. **Town of Breckenridge parking in-lieu assessments shall be updated and paid prior to issuance of a building permit and prior to the new use of the property. If paid on or prior to December 31, 2015, this fee shall be \$5,072.00. If paid after December 31, 2015, then the fee shall be determined based on the new Water Plant Investment Fee schedule in effect at the time of the payment.**
8. **The applicant shall provide the Town of Breckenridge Planning Department an updated parking plan to include one (1) handicap assessable parking spot.**
9. Upper Blue Sanitation District sewer tap assessments shall be updated and paid prior to issuance of a building permit and prior to the new use of the property.
10. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
11. 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.
12. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

DATE:
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AND SHALL
OUT ARCHIT

ISSUED 1



EXISTING WALLS TO BE REMOVED

COURTYARD
(NO WORK)

EXISTING RETAIL
(NO WORK)

bhh Partners

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SHEET NUMBER

A
EXISTING C
DEMOLI

EXISTING COND / DEMOLITION PLAN



Class C Single Family Development Review Check List

Project Title:	Campbell Addition	
Proposal:	Replace existing carport with a two car garage, an accessory apartment, and 1,000 sq. ft. of living area above garage on a lot with no platted building or disturbance envelope.	
Project Name and PC#:	Campbell Addition	PL-2015-0096
Project Manager:	Matt Thompson, AICP	
PC Meeting Date:	May 19, 2015	
Date of Report:	May 13, 2015	
Property Owner:	Scott Campbell	
Agent:	MJM Construction	
Address:	206 Briar Rose Lane	
Legal Description:	Weisshorn, Filing 1, Block 2, Lot 8	
Area of Site in Square Feet:	24,867 sq. ft.	0.57 acres
Existing Site Conditions:	The lot slopes uphill from Briar Rose Lane at 10%. The property is a moderately covered with lodgepole pine trees, which are concentrated behind the existing house. There is room for new landscaping along the front and sides of the property. There is a 10' utility easement along the rear property line.	
Areas of Building:	Proposed Square Footage	Existing Square Footage - If Applicable
Main Level:		1,892 sq. ft.
Upper Level:	1,000 sq. ft.	514 sq. ft.
Accessory Apartment:	512 sq. ft.	
Garage:	565 sq. ft.	
Total Gross Square Footage:	4,483 sq. ft.	2,406 sq. ft.
Code Policies (Policy #)		
Land Use District (2A/2R):	12	
Density (3A/3R):	Allowed: unlimited	Proposed: 3,918 sq. ft.
Mass (4A/4R):	Allowed: 6,216 sq. ft. above ground max	Proposed: 4,483 sq. ft.
F.A.R.	1:4.28 FAR	
No. of Main Residence Bedrooms:	5 bedrooms	
No. of Main Residence Bathrooms:	4.0 bathrooms	
No. of Accessory Apt. Bedrooms:	1 bedrooms	
No. of Accessory Apt. Bathrooms:	1.0 bathrooms	
Height (6A/6R):*	32 feet overall	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat		
Lot Coverage/Open Space (21R):		
Drip line of Building / Non-Permeable Sq. Ft.:	5,000 sq. ft.	20.11%
Hard Surface/Non-Permeable Sq. Ft.:	1,200 sq. ft.	4.83%
Open Space / Permeable Sq. Ft.:	18,667 sq. ft.	75.07%
Snowstack (13A/13R):		
Required Open Space:	200 sq. ft.	0.8% of paved surface is required

Proposed Square Footage:	300 sq. ft.	(25.00% of paved surfaces)
Outdoor Heated Space (33A/33R):		
	NO	
Parking (18A/18/R):		
Required:	3 spaces	
Proposed:	3 spaces	
Fireplaces (30A/30R):		
Number of Gas Fired:	1 Gas Fired	
Number of EPA Phase II Wood Burning:		
Building/Disturbance Envelope?	No Envelope	
Setbacks (9A/9R):	48' Front Yard Setback	
	18' Side Yard Setback	
	19' Side Yard Setback	
	69' Rear Yard Setback	
Architectural Compatibility (5/A & 5/R):	The residence will be architecturally compatible with the neighborhood and land use district.	
Exterior Materials:	Vertical cedar siding with brown stain to match the existing house.	
Roof:	Brown dull metal roofing.	
Garage Doors:	Custom brown garage doors with small windows.	
Landscaping (22A/22R):		
Planting Type	Quantity	Size
Aspen	7	(4) 2.5" - (3) 3" Caliper for deciduous trees (50% multi-stem)
Spruce	6	(4) 8'- (2) 10' tall
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive away from the residence	
Driveway Slope:	8.0 %	
Covenants:	N/A	
Point Analysis (Sec. 9-1-17-3):	The proposal warrants negative three (-3) points under Policy 9/R Placement of Structures for not meeting one relative side setback to the north; and positive two points under Policy 22/R Landscaping for a landscaping plan that provides some public benefit, and positive one (+1) under Policy 33/R Energy Conservation for obtaining a HERS index; for a passing point analysis of zero (0).	
Staff Action:	Staff has approved the Campbell Residence Addition, PL-2015-0096, located at 206 Briar Rose Lane, Block 2, Lot 8, Weissshorn Filing #1, with the attached findings and conditions.	
Comments:	This property is subject to Development Policy 4 (Absolute) concerning maximum above ground floor area ratio and maximum above ground square footage since there is no building envelope. Per Policy 4 (Absolute) B. <i>If a single family or duplex structure contains a garage, the measurement of above ground square footage in subsection A applies only to that portion of the garage that exceeds 900 square feet.</i> The garage is 565 sq. ft., hence not counted towards the total above ground sq. ft.	
Comments:	Staff met with Tim Berry, Town Attorney, concerning the existing side setbacks, which do not meet current Development Code requirements absolute combined side yard setback of 40'. Mr. Berry has advised Staff that this is allowed per Development Code Section 9-1-12 (G.) <i>Any addition to or alteration of a nonconforming structure shall be done only pursuant to a development permit obtained in accordance with the requirements of this chapter. All applicable absolute and relative policies of this chapter shall apply to any such development permit application. Exception: An existing nonconforming structure shall not be required to be brought into compliance with the absolute policies of this chapter in connection with an addition to or alteration of such structure.</i> Hence, the proposal cannot come closer than 19.1', which is the existing condition. The new addition is designed at 19.1' to the south property line, meeting this code section language.	
Additional Conditions of Approval:	The low 24" masonry wall will be either sided with real stone, or made of natural materials. Other materials that are similar in the nature of the finishes may be considered on a case by case basis. This low wall will not be highly visible and will be well screened by new landscaping	

Final Hearing Impact Analysis				
Project:	Campbell Addition and accessory apartment	Positive Points	+3	
PC#:	PL-2015-0096			
Date:	5/14/2015	Negative Points	- 3	
Staff:	Matt Thompson, 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)		
3/A	Density/Intensity	Complies		
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)		
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)	- 3	One side yard setback not being met.
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)	+2	Landscaping plan that provides some public benefit.
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	+1	One positive point for obtaining a HERS rating.
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

**Campbell Residence Addition
Block 2, Lot 8, Weisshorn Filing #1
206 Briar Rose Lane
PL-2015-0096**

STAFF RECOMMENDATION: Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **May 13, 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 **May 19, 2015**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. Staff met with Tim Berry, Town Attorney, concerning the existing side setbacks, which do not meet current Development Code requirements absolute combined side yard setback of 40'. Mr. Berry has advised Staff that this is allowed per Development Code Section 9-1-12 (G.) *Any addition to or alteration of a nonconforming structure shall be done only pursuant to a development permit obtained in accordance with the requirements of this chapter. All applicable absolute and relative policies of this chapter shall apply to any such development permit application. Exception: An existing nonconforming structure shall not be required to be brought into compliance with the absolute policies of this chapter in connection with an addition to or alteration of such structure.* Hence, the proposal cannot come closer than 19.1', which is the existing condition. The new addition is designed at 19.1' to the south property line, meeting this code section language.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **November 26, 2016**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.

4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
14. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
15. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
16. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
17. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the

Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.

18. Applicant shall install construction fencing and erosion control measures in a manner acceptable to the Town Engineer.
19. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.
20. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.
- 21. Applicant shall provide details on the low 24" retaining wall, which shall include natural materials or other material that is similar in the nature of the finishes per the satisfaction of Planning Department Staff.**

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

- 22. Applicant shall provide a final HERS index report prepared by a registered design professional to receive positive one (+1) point.**
23. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
24. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
25. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
26. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
- 27. 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. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.**
28. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
29. Applicant shall screen all utilities.
30. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.
31. 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.

32. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
33. 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.**
34. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
35. 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)



SITE PLAN



LOCATION PLAN

PROPOSED
CARPORT
REPLACEMENT WITH
FINISHED ADDITION

DRAWING INDEX

- A1.1 COVER SHEET
- A1.2 SURVEY AND SITE PLAN
- A2.1 MAIN FLOOR PLANS AND PARTITION TYPES
- A2.2 SECOND FLOOR PLANS AND PARTITION TYPES
- A3.1 EXTERIOR ELEVATIONS
- A4.1 BUILDING SECTIONS WINDOW TYPES

BUILDING CODES AND AMENDMENTS

- 2012 INTERNATIONAL RESIDENTIAL CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2006 ICC ELECTRICAL CODE-ADMINISTRATIVE PROVISIONS
- 2012 INTERNATIONAL FUEL GAS CODE (AND APPENDICES A & B)
- 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

ENGINEERING

HVAC, ELECTRICAL, AND PLUMBING IS DESIGN BUILD WITH DRAWINGS SUBMITTED SEPARATELY BY CONTRACTOR(S). STRUCTURAL ENGINEERING WILL BE INCLUDED WITH THE SIPS BUILDING SHELL PACKAGE, INCLUDING FOOTINGS AND FOUNDATIONS, SUBMITTED SEPARATELY.

PROJECT SUMMARY

THIS PROJECT INVOLVES AN ADDITION TO THIS HOME. WE ARE REQUESTING SOME "GREEN" CREDIT RELATED TO A RECENT KITCHEN AND BATHROOM ELIMINATION REMODELING PROJECT.

EXTERIOR ENVELOPE INSULATION VALUES

NEW CONSTRUCTION SHALL MEET OR EXCEED THE 2006 CHAPTER 4, 2012 CHAPTER 4 ENERGY C. RESIDENTIAL BUILDING CODE AND AMENDMENTS FOR BRECKENRIDGE, COLORADO:
NEW ROOF R-49 | EXTERIOR WALLS R-19
WINDOW U-VALUE MAX OF .35

Ron Powell
Architect
(314) 401-3739
Ron@rwpowell.com
www.RWPowell.com
1550 Wall Street Suite 222
Saint Charles, MO 63303

Ronald W. Powell - Architect
ARC 00403488

This drawing sheet is authenticated by my seal. The Architect of Record whose seal appears on this sheet disclaims any responsibility for all other plans, specifications, estimates, reports and other documents or instruments not sealed by the Architect of Record.

Home Addition:
206 Briar Rose Lane
Breckenridge, CO 80424

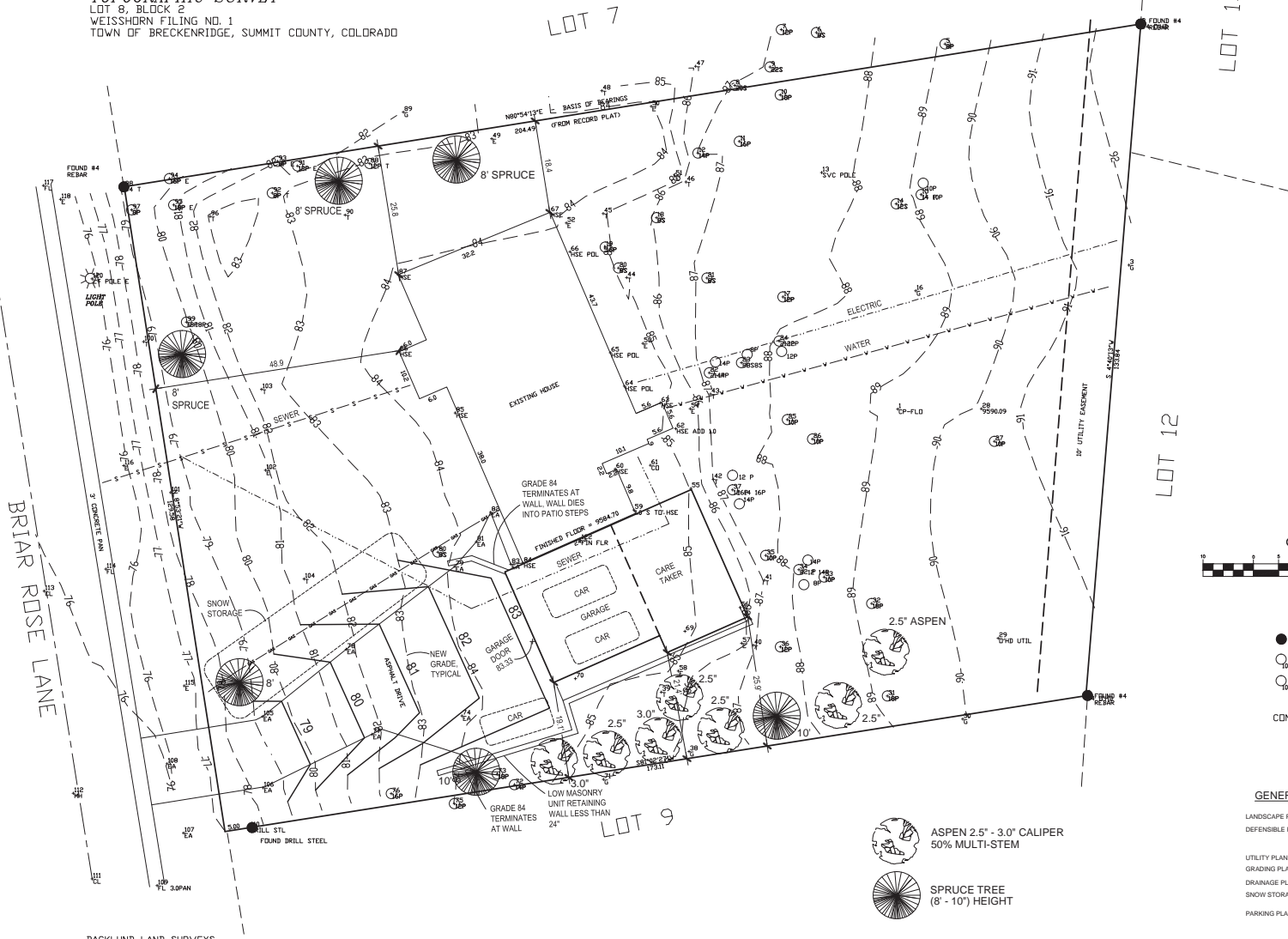
TITLE:
COVER SHEET

REVISIONS:

DATE: APRIL 13, 2015
SHEET NO.:

A1.1

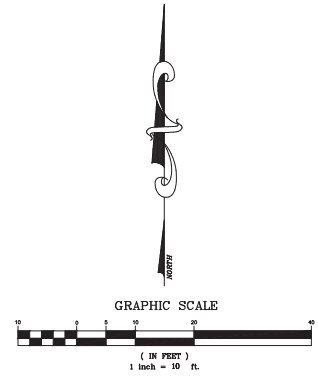
TOPOGRAPHIC SURVEY
 LOT 8, BLOCK 2
 WEISSHORN FILING NO. 1
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



BRIAR ROSE LANE

BACKLUND LAND SURVEYS



 P.O. BOX 814
 FRISCO, CO. 80443
 PHONE (970) 668-3730



- FOUND REBAR
 - 10" DIA. PINE
 - 10" DIA. SPRUCE
- CONTOUR INTERVAL = 1'

GENERAL SITE PLAN NOTES

LANDSCAPE PLAN	EXISTING PLANTS TO REMAIN
DEFENSIBLE PLAN	OVERHANGING LIMBS ARE TO BE TRIMMED BACK 10 FEET FROM BUILDING
UTILITY PLAN	AS NOTED ON SURVEY / SITE PLAN
GRADING PLAN	EXISTING FLOORS ARE TO REMAIN
SNOW STORAGE PLAN	SEE DASHED OUTLINE, 20% OF PAVEMENT
PARKING PLAN	3 CARS

-  ASPEN 2.5" - 3.0" CALIPER
50% MULTI-STEM
-  SPRUCE TREE
(8' - 10") HEIGHT

ARCHITECT NOT RESPONSIBLE
 FOR SURVEY INFORMATION
 GRADING IS APPROXIMATE

RWPowell Architecture LLC

 Ron Powell
 Architect
 (314) 401-3739
 Ron@rwpowell.com
 www.RWPowell.com
 1550 Wall Street Suite 272
 Saint Charles, MO 63301

Ronald W. Powell - Architect
 ARC 00403488

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Home Addition:
206 Briar Rose Lane
Breckenridge, CO 80424

TITLE:
 SURVEY / SITE PLAN

REVISIONS:

DATE: MAY 13, 2015
 SHEET NO.:

A1.2

This drawing sheet is authenticated by my seal. The Architect of Record whose seal appears on this sheet disclaims any responsibility for all other plans, specifications, estimates, reports and other documents or instruments not sealed by the Architect of Record.

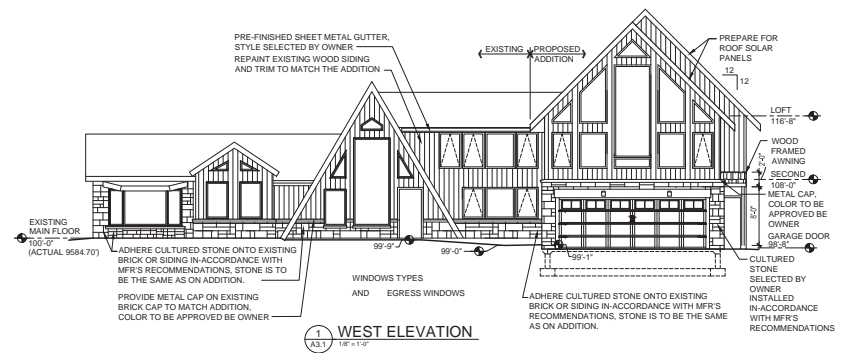
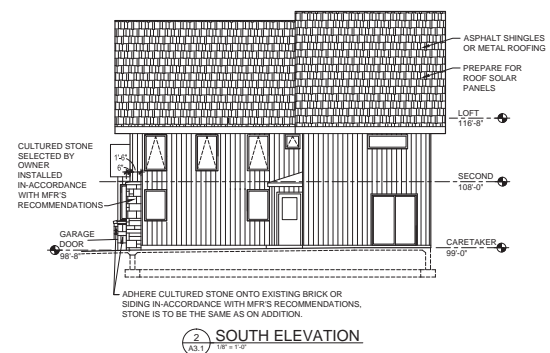
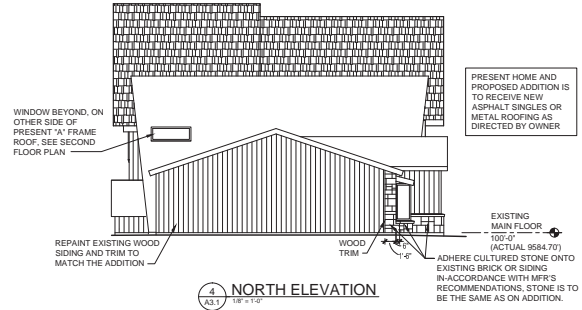
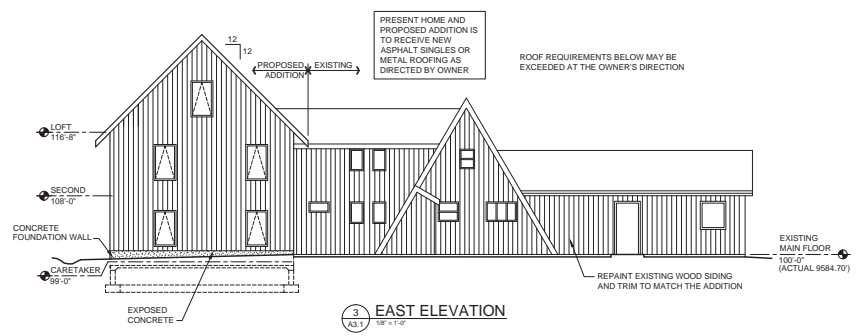
**Home Addition:
 206 Briar Rose Lane
 Breckenridge, CO 80424**

TITLE:
 EXTERIOR ELEVATIONS

REVISIONS:

DATE: MAY 13, 2015
 SHEET NO.:

A3.1





Planning Commission Staff Report

Subject: Miller/Huntress Restoration and deck addition
(Class B Historic, Preliminary Hearing; PL-2015-0075)

Proposal: Restore front façade of building per historic photo. Add ADA compliant door to north elevation. Add ramp with handrails and on grade patio/deck addition.

Date: May 11, 2015 (For meeting of May 19, 2015)

Project Manager: Matt Thompson, AICP

Applicant/Owner: Mountain Style Inc. (Barry Noam)

Agent: bhh partners (Marc Hogan)

Address: 309 S. Main Street

Legal Description: Lot 5, Lot 6, and part of Lot 7, Stiles Addition

Site Area: 0.27 acres (11,935 sq. ft.)

Land Use District: 19 – Commercial, 1:1 Floor Area Ratio (FAR); 20 Units per Acre (UPA)
Residential

Historic District: 7, South Main Street Residential

Site Conditions: The lot slopes gently towards the rear of the property. There are five large cottonwood trees near the north property line, which will remain. There are three mature evergreen trees just to the north of the existing porch of the Miller/Huntress House; the applicant proposes to move these three evergreen trees to the northern property line. There is a 10’ utility easement near the western portion of the lot. There is also a sewer line easement along the eastern property line.

Adjacent Uses: North: Vail Resorts Patagonia Store
South: Main Street Mall Condo
West: Riverwalk and Blue River
East: Main Street (Shops at Historic South Main Street)

Building Height: No change

Density: No change

Mass: No change

Total: Main Level: 1,424 sq. ft.
Upper Level: 488 sq. ft.
Total 1,912 sq. ft.

Lot Coverage:	Building / non-Permeable:	5,757 sq. ft. (% of site)
	Hard Surface / non-Permeable:	5,118 sq. ft. (% of site)
	Open Space / Permeable Area:	6,178 sq. ft. (% of site)
Parking:	Required:	3 spaces
	Proposed:	9 spaces
Snowstack:	Required:	1,280 sq. ft. (25%)
	Proposed:	1,617 sq. ft. (32%)
Setbacks:	Existing:	
	Front:	3.1 ft. over the east property line (deck into Town right of way)
	Side:	2.2 ft. over the north property line (Crepe Cart)
	Side:	10.5 ft. to the south property line
	Rear:	116 ft.
	Proposed:	
	Front:	Zero Front Lot line for bay window
	North side:	New deck 2'
	South side:	No change
	Rear:	No change

Item History

According to the February 15, 1881, edition of the Breckenridge *Daily Journal*, M.D. Miller had this house built for \$2,000 in 1880. M.D. Miller was the original owner of the Denver Hotel. Miller used the house as his residence and sold it in 1886 to Milton and Mary Huntress.

Milton Huntress' mining rewards were modest, so he spent his more profitable years as the manager of the Denver Hotel on Main Street. When the stress over came the rewards, he went into the furniture and undertaking business and Harry Rogers. Huntress & Rogers purchased the town's first horse-drawn hearse in 1891. During this time, this 1880 house served as Huntress' private home.

The Huntress family sold the property to P.L. Cummings in 1894, who had just acquired the official U.S. patent to the Wellington Mine in December of 1892. The mine eventually would become Breckenridge's longest and biggest producer. In 1911, P.L. Cummings sold the house to local clothing merchant Gus Bergman and his wife, Anna.

There have been many different owners since the early 1900's. In more recent years, the building has housed ski shops and other general retail businesses. The existing crepe cart deck was approved as the Gitanos Wagon Deck in 1989; Condition number 5 of the Findings and Conditions (Permit #89-5-5) required: *All portions of the deck and rail shall be setback at least one (1) from the east property line.*

Staff Comments

Social Community / Employee Housing (24/A &24/R): Staff notes that the Development Code policies that related to the Handbooks of Design Standards for the Historic and Conservation districts

(and all Character areas) has been moved from Policy 5, Architectural Compatibility to Policy 24, The Social Community.

For all Priority Policies (absolute):

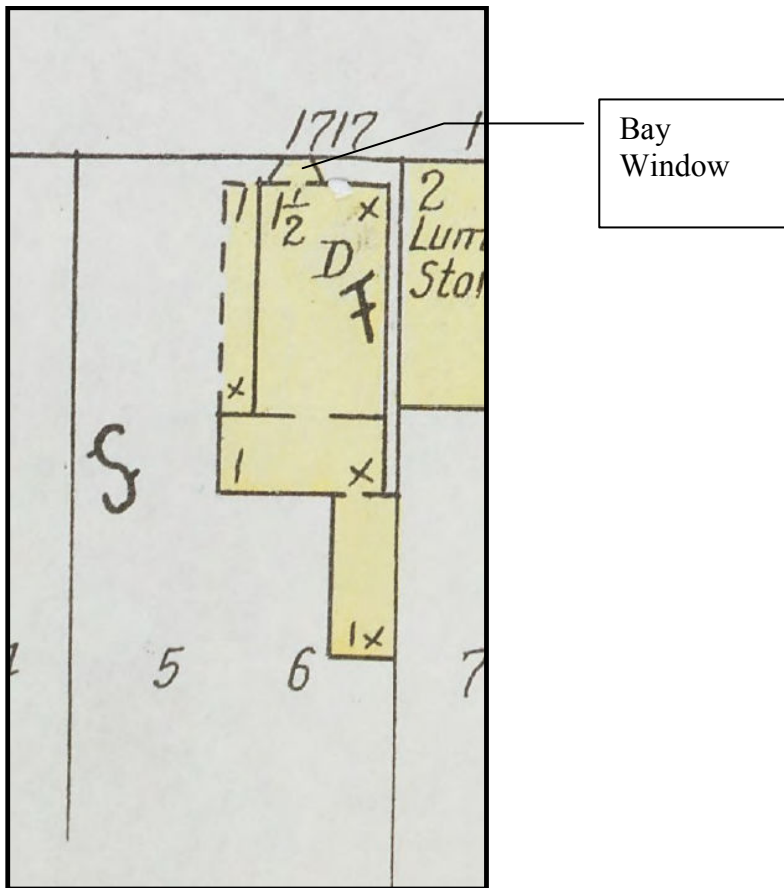
Historic And Conservation District: Within the conservation district, which area contains the historic district (see special areas map10) substantial compliance with both the design standards contained in the "handbook of design standards" and all specific individual standards for the transition or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the district structures, sites and objects significant to its history, architectural and cultural values.

For all Design Standards (relative):

3 x (-5/+5) E. Conservation District: Within the conservation district, which contains the historic district, compatibility of a proposed project with the surrounding area and the district as a whole is of the highest priority. Within this district, the preservation and rehabilitation of any historic structure or any "town designated landmark" or "federally designated landmark" on the site (as defined in chapter 11 of this title) is the primary goal. Any action which is in conflict with this primary goal or the "handbook of design standards" is strongly discouraged, while the preservation of the town's historic fiber and compliance with the historic district design standards is strongly encouraged. Applications concerning development adjacent to Main Street are the most critical under this policy.

The applicant is proposing to bring the front (east) elevation of the structure back to the historic appearance using historic photos of the building. Staff appreciates the applicants attempting to bring this back to the correct historic appearance. However, the dimensions of the proposed windows are larger than the historic windows. Staff has scaled the historic photo, and measured the historic windows on the side of the house, and the windows historically were 2'-6" wide, however the proposed windows are 2'-10". Staff prefers to see all the doors and windows restored to their historic sizes.

Window sizes are also an issue because the bay window appears to be over the property line (applicant needs to provide Staff with an accurate stamped survey to confirm). The bay window should only extend out as far as it did historically. As proposed, the bay window comes out further than the historic bay window. (See Sanborn Map image below)



Per the *Handbook of Design Standards for the Historic and Conservation Districts*:

Windows

Policy: The basic character-defining elements of windows are their proportions, the number of divisions, and the dimensions of the frames. They should be preserved wherever feasible.

Design Standards:

Priority Policy 77: Maintain the original window proportions.

- *Most windows have a vertical emphasis.*
- *Do not close down or enlarge the original opening to accommodate smaller or larger windows.*

Staff has redlined the east elevation, which is in your packet, showing the correct dimensions of the historic windows. They are smaller than proposed on each window, and when taken as a whole makes a significant difference on recreating the historic appearance of this front elevation. This is a priority policy, hence failing an absolute policy.

Does the Commission concur?

If the architect revises the windows to this correct historic size (as red lined in your packet), Staff would support positive one (+1) point for: *On site historic preservation/restoration effort of minimal public benefit. Examples: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details.* Does the Commission concur?

Placement Of Structures (9/A & 9/R): No changes are proposed for the placement of structures. However, there are existing encroachments. The existing crepe cart is over the north property line by 2.2'. The property owner has said they have an agreement with the property owner to the north to allow for this encroachment. Staff has requested a copy of the agreement for the final hearing submittal. It also appears that the upper level deck is currently encroaching over the eastern property line (which is proposed to be removed as part of this development). Furthermore, the existing deck is 3.1' over the eastern property line, encroaching into the right of way. The Public Works Department has requested this deck encroachment be pulled back to the property line. The Public Works Department had six property owners on Main Street pull back their improvements, which were over the front property line, during the Main Street improvement project when accurate surveys were done over the past few years. The Town is requesting that this encroachment be rectified during this process. Encroachment License Agreements are only granted when there is a public benefit (example: landscaping) and Staff does not see a public benefit in allowing this encroachment to remain. The deck encroachment forces the crepe cart customers to line up on the sidewalk blocking a portion of the sidewalk and makes snow plowing operations more difficult. Staff would like to have the encroachment removed as this fails the Absolute setback of zero (0) feet. Land Use District 19 does allow structures to be built at the property line, but not over the property line. Hence, this fails an absolute policy on placement of structures.

Does the Commission concur?

Snow Removal And Storage (13/R): There is 5,118 sq. ft. of proposed paving for the parking lot and new concrete walkway. The required snow storage is 25% or 1,280 sq. ft. The proposal is for 32% or 1,280 sq. ft., hence exceeding the required 25% snow storage. Staff has no concerns.

Access / Circulation (16/A & 16/R; 17/A & 17/R): There is currently a dirt driveway and dirt parking lot behind the Miller/Huntress House. The circulation pattern has been working all these years; however it will need to be paved as part of this proposal. The applicant has proposed a new concrete sidewalk that leads from the back of the new proposed deck to the parking lot and to the rear door of the building. Staff has no concerns and is happy to see this pathway formalized.

Parking (18/A & 18/R): The required parking for the building is three (3) parking spaces. The applicant proposed nine (9) paved parking spaces, including one ADA parking space. Staff has no concerns with the number of spaces proposed.

Per Section 9-3-9: *Design Standards for Off Street Parking Facilities, L. Paving: 1. Off Street Parking Spaces: All off street parking spaces shall be paved. 2. Driveways: All driveways shall be paved; provided, however, that any unpaved driveway which exists at the time of 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.* Hence, the applicant has proposed to pave the driveway and parking lot. The Engineering Department has requested a drywell in the lower northwestern corner of the lot, instead of a detention area as shown. The Riverwalk experiences problems with surface water running across the sidewalk, then freezing, which becomes dangerous for pedestrians. Furthermore, the appearance of a dirt detention area full of mud next to the Riverwalk is not a Riverwalk compatible improvement. With the addition of a drywell acceptable to the Engineering Department, staff has no concerns.

Special Areas (37/A & 37/R): This policy addresses Riverwalk compatible improvements.

Per Policy 37: *Blue River*: An applicant whose project is adjacent to, or separated by only an alley from, the Blue River shall comply with the following special conditions:

A. Applicant Participation In Riverwalk Area Improvements: An applicant whose project is within the Riverwalk area as defined below shall participate in the construction of those improvements set forth in the "Riverwalk improvement plan", as amended from time to time, or shall participate in any improvement district established by the town to develop the Blue River corridor.

(1) *Definitions*: As used in this subsection A:

OTHER RIVERWALK IMPROVEMENTS: An improvement constructed on private property within the Riverwalk which is not a Riverwalk compatible improvement.

RIVERWALK: The area bounded by French Street on the north, South Park Avenue on the south, Main Street on the east and the easterly bank of the Blue River on the west where the town has constructed or intends to construct public improvements in order to make the area more attractive for use by the residents of, and visitors to the town.

RIVERWALK COMPATIBLE IMPROVEMENT: An improvement constructed on private property which is necessary or useful in order to provide greater visibility of or pedestrian access to the Riverwalk, and which helps a building to achieve a functional and aesthetic compatibility with the Riverwalk. Examples include, without limitation, a rear entry improvement, such as a porch; door; vestibule; window; landscaping; outdoor seating area or public gathering place, such as a deck or patio; or other decorative features consistent with design policies appropriate for the area.

The property owner has proposed Riverwalk compatible improvements, including: new landscaping along the Riverwalk, a new wood deck attached to the existing crepe cart deck, a rear concrete walkway which leads from the deck addition to the parking lot and to the back door of the Miller/Huntress House, and new landscaping along the northern property line.

Staff supports the proposed Riverwalk compatible improvements.

Landscaping (22/A & 22/R): Proposed landscaping plan consists of nine (9) new aspen trees 2"-3" caliper, six (6) of those aspens would be planted adjacent to the Riverwalk, and the remaining three (3) aspens would be planted just north of the new walkway behind the existing crepe cart; there would also be two (2) new spruce trees of 12'-14' in height along the Riverwalk, three existing spruce trees are proposed to be removed from the north side of the Miller/Huntress House to the northern property line. This will allow for the deck addition, and a possible future beverage cart (required to be a separate application and review process, which has not been submitted).

There will be a condition of approval that if the three (3) spruce trees that are to be moved die, they will have to be replaced on a caliper per caliper basis with new spruce trees. All three areas that are shown as snowstack (S.S. on plans) will need to be revegetated, with native grass seed or sod and cannot be left un-vegetated, which would not meet the requirements of Riverwalk compatible improvements or the landscaping policy. Staff requests these areas be labeled as reseeded or sod prior to the final hearing submittal.

Does the Planning Commission concur?

Drainage (27/A & 27/R): The proposed plans have been shared with the Engineering Department. Their preliminary review of plans identified the need for a drywell in the north west corner of the property, in the area designated as “detention area” on the site plan.

Community Development Staff and the Engineering Department will be meeting on-site prior to the meeting to discuss drainage improvements with the architect and general contractor. Staff will continue to work with the applicant on the drainage, and applicant will have full details prior to the final hearing.

Is the Planning Commission comfortable with this approach?

Staff Questions

1. Does the Planning Commission agree that as designed the east elevation fails *Priority Policy 77: “..maintain the original window proportions..”*, hence failing an absolute policy and should be modified to match the historic openings?
2. Does the Planning Commission agree that the existing deck encroachment 3.1’ over the property line into Town ROW fails the absolute Policy 9 (Absolute) placement of structures for going beyond the private property line?
3. Does the Planning Commission agree that areas labeled as snow storage on the site plan need to be seeded with native grass seed or sod?

GENERAL NOTES

1) **COPYRIGHT:**
All plans, designs, and concepts shown in these drawings are the exclusive property of BHH Partners, Planners/Architects and shall not be used, distributed, or reproduced for any purpose whatsoever without the Architect's written permission.

2) **CODES:**
The project is governed by the International Building Code, 2003 Edition as adopted by the State of Colorado, Breckenridge, Colorado. Code compliance is mandatory. The drawings and specifications shall not permit work that does not conform to these codes. The General Contractor and Subcontractors shall be responsible for securing all applicable codes and obtaining all permits and required approvals. Building areas are shown for code purposes only and shall be recalculated for any other purposes.

3) **FIELD VERIFICATION:**
Verify all dimensions, conditions, and utility locations on the job site prior to beginning any work or ordering any materials. Notify Architect of any conflicts or discrepancies in the drawings immediately.

4) **DIMENSIONS:**
Unless otherwise stated take precedence over scaled dimensions. DO NOT SCALE DRAWINGS. Verify all dimensions shown prior to beginning any work and notify Architect of any conflicts or discrepancies for interpretation or clarification. Plan dimensions are to the face of framing members. Face of wood framing or face of concrete shall unless otherwise noted. Section or elevation dimensions are to top of concrete, top of plyform or top of wall plates or beams unless otherwise noted.

5) **DISCREPANCIES:**
The Owner has requested the Architect to provide limited architectural and engineering services. In the event additional details or guidance is needed by the contractor for construction of any aspect of this project, he shall immediately notify the Architect. Failure to give timely notice shall relieve the Architect of responsibility. Do not proceed in areas of discrepancy until all such discrepancies have been fully resolved with written direction from the Architect.

6) **DUTY OF COOPERATION:**
Release of these plans constitutes further cooperation among the Owner, His Contractor, and the Architect. Design and construction are complete. Although the Contractor and the Architect may perform their services with due care and diligence, they cannot guarantee perfection. Construction is subject to change. Any change in the drawings or specifications, any ambiguity or discrepancy discovered by the use of these plans shall be the responsibility of the Contractor. Failure to give timely notice shall constitute a release of the Architect from responsibility for any and all consequences resulting from such changes.

7) **CHANGES TO THE WORK:**
Any items described herein that impact project budget or time shall be requested from the Contractor via a written change order request prior to such work. Performance of such work without approval by change order constitutes the Contractor's acknowledgment of no increase in contract sum of time. Changes from the plans or specifications made without consent of the Architect are unauthorized and shall relieve the Architect of responsibility for any and all consequences resulting from such changes.

8) **WORKMANSHIP:**
It is the intent and meaning of these drawings that the Contractor and each Subcontractor provide all labor, materials, transportation, supplies, equipment, etc., to obtain a complete job within the recognized standards of the industry.

9) **SUBSTITUTIONS:**
Substitution of "equal" products will be acceptable with Architect's written approval. See specifications.

10) **CONSTRUCTION SAFETY:**
These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the safety, care of utilities and adjacent properties during construction, and shall comply with state and federal safety regulations.

11) **FIELD CUTTING OF STRUCTURAL MEMBERS:**
The General Contractor and Subcontractors shall field coordinate and obtain approval from Engineer before any cutting, notching or cutting of any cast-in-place concrete, steel framing, or any other structural elements which may affect the structural integrity of the building. Refer to the appropriate Code Requirements, Manufacturer's or Supplier's instructions, and structural drawings for additional requirements.

12) **DECONTAMINATION:**
The work involves demolition of existing materials. To the greatest extent possible, reuse all salvaged materials for the new construction.

13) **REMODELING:**
The Owner has been advised that since this work involves remodeling existing conditions that are concealed and cannot be examined by the Architect without damage to the existing building, the details and methods of repair may need to be adjusted to incorporate additional items of work. The Contractor shall notify the Architect when such conditions are encountered. A reasonable change in the scope of the work will then be negotiated.

NOTES

1. ACCESSIBLE ENTRY DOOR / NEW 3'-0" DOOR TO MATCH FRONT DOOR
2. PROVIDE DETENTION AND PARKING CONSTRUCTION AS APPROVED BY T.O.E.B. ENGINEERING DEPARTMENT

3. **WATER VALVE**
4. **TRANSFORMER AND UTILITY PEDESTALS**
5. **BOLLARDS**
6. **DETECTION AREA**
7. **RECEPTION**
8. **UTILITY EMBEMENT**
9. **RECEPTION**
10. **UTILITY EMBEMENT**
11. **SANITARY SEWER MANHOLE**
12. **CONC. WALK**
13. **TRANSFORMER AND UTILITY PEDESTALS**

14. **CREPE CART CORNER IS 2.2' PERPENDICULAR TO PROPERTY LINE**
15. **CREPE CART AND SHED**
16. **UTILITY PEDESTAL**
17. **ELEC. METER**
18. **FOUND REBAR AND RED PLASTIC CAP L89939**
19. **DECK CORNER 3.1" EAST OF PROP. LINE**
20. **HISTORIC NEW FACADE SEE PLANS**
21. **BOX WINDOWS**
22. **SET REBAR AND YELLOW PLASTIC CAP L89939**

23. **NEW PAVED DRIVE (10'-0" WIDE)**
24. **NEW WOOD DECK**
25. **EXISTING WOOD DECK**
26. **NEW WOOD PORCH**
27. **ACCESSIBLE ENTRY28. **MULTI-LEVEL FRAME #309****

29. **MULTI-LEVEL FRAME**
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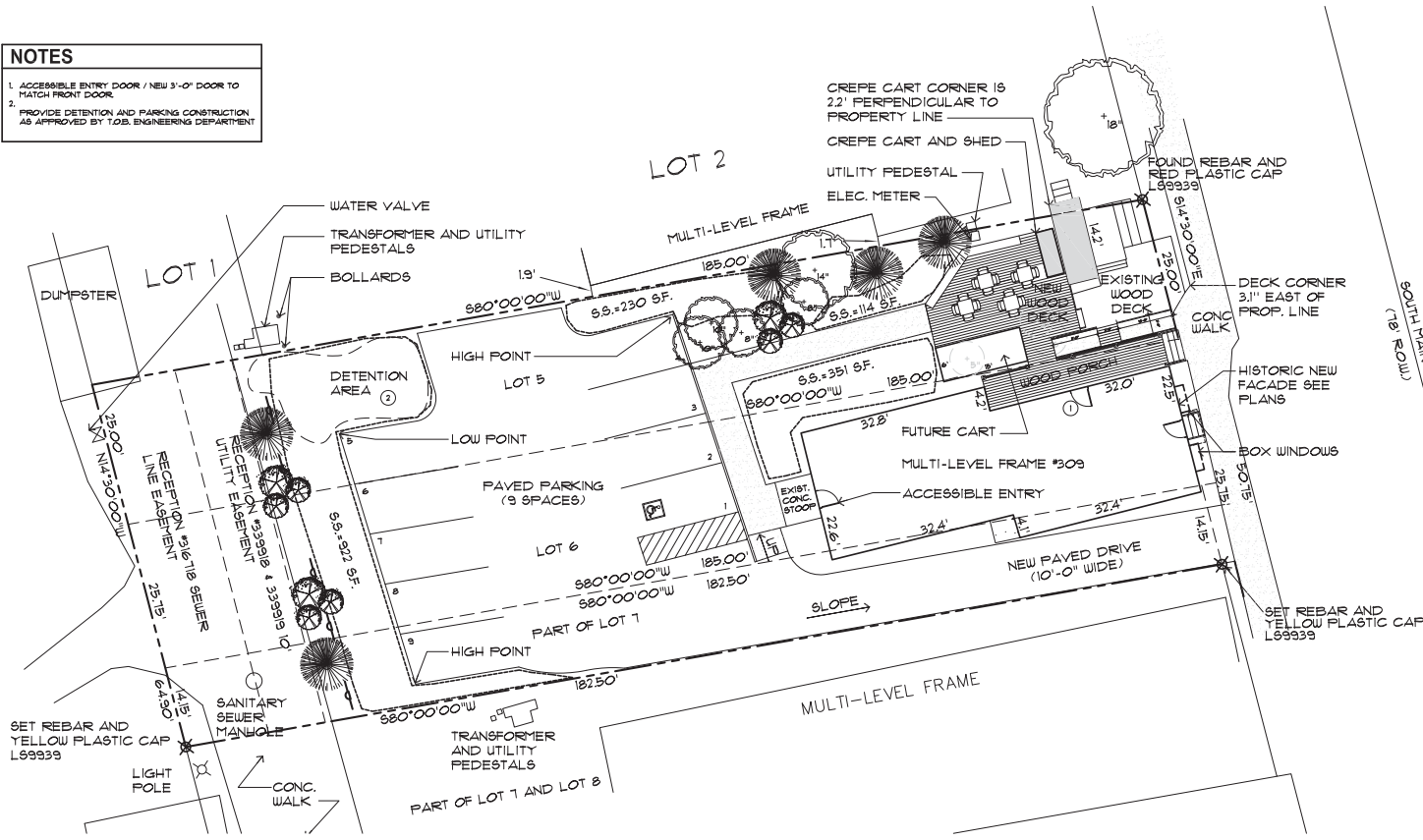
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MILLER/HUNTRESS RESTORATION

309 SOUTH MAIN STREET, BRECKENRIDGE, COLORADO 80424



EXISTING CONDITIONS SITE PLAN - PARKING PLAN

SCALE: 1" = 10'-0"

PLANTING LIST & NOTES

KEY	COMMON	BOTANICAL	NO.	SIZE
○	EXISTING TREES	VARIABLES -	--	SEE SITE PLAN
○	TREES TO BE REMOVED	VARIABLES -	--	SEE SITE PLAN
●	COLORADO SPRUCE	PICEA PUNGENS OR PICEA ENGELMANNI	1	16" & 10" TO 12" TALL
●	ASPEN	POPPULUS TREES/ALDES	1	12" TO 14" TALL
●	SHRUBS/GROUND COVERS	PERENNIALS	1	10" & 12" TALL
●	POTENTILLA	FRUTICOSA	-	9 GAL.
●	ALPINE CURRANT	RIBES ALPIMUM	-	9 GAL.
●	CRICK	COCCONIA	-	9 GAL.
●	COTONEASTER	COCCONIA	-	9 GAL.
●	NATIVE GRASS	PROVIDE	-	1 FLAT
●	COVER	PERENNIALS	-	1 FLAT

REQUIRED SNOWSTACK

	SQ. FT.	%
HARDSCAPE (WALKS & DRIVEWAY)	9,116 SF.	100%
REQ'D SNOW STACK (75% OF HARDSCAPE)	1,280 SF.	25%
TOTAL SNOW STACK	1,617 SF.	32%

OWNER:	ARCHITECT:	CONTRACTOR:	ENGINEER:	SURVEYOR:
BARRY NOAT MOUNTAIN STYLE INC. P.O. BOX 8166, BRECKENRIDGE, CO 80424 (719) 453-6277 moun189@yahoo.com	BHH Partners, Planners and Architects 160 EAST ADAMS STREET P.O. BOX 931 BRECKENRIDGE, CO 80424 (719) 453-6880 (719) 453-6888 - FAX			CARDINAL LAND SURVEYS P.O. BOX 478 FAIRPLAY, CO 80440 (719) 376-4583

SHEET INDEX

SP1.1	EXISTING CONDITIONS SITE PLAN
SP1.2	SITE PLAN/LANDSCAPE PLAN
A1.1	FLOOR PLANS
A2.1	ELEVATIONS
A4.1	DETAILS

REVISIONS:

JOB NO: 5142
DATE: 04/28/09
DRAWN BY: ALH
CHECKED BY: MPA

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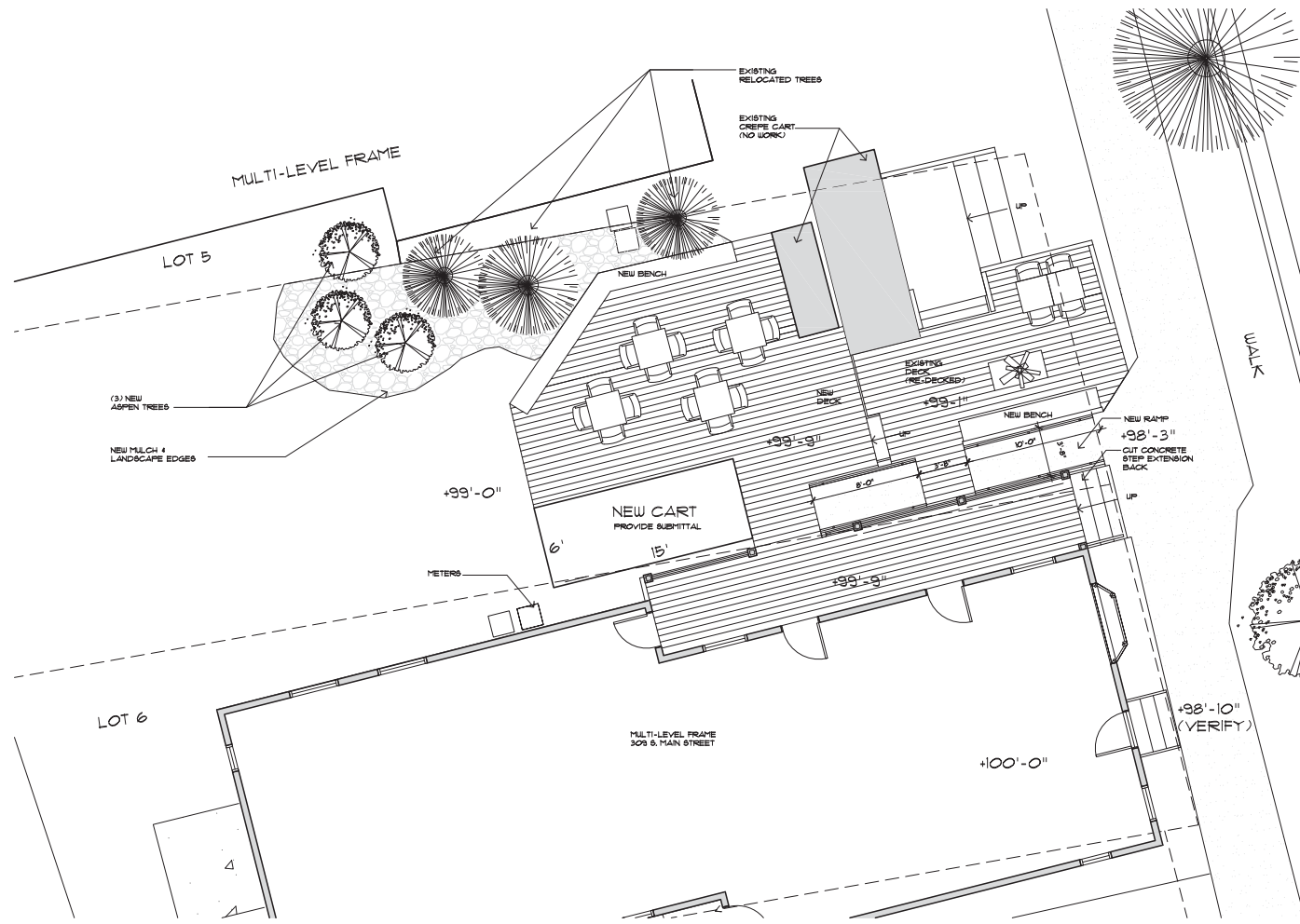
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REVISED PARKING PLAN: 04/28/15

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160 EAST ADAMS STREET BRECKENRIDGE, CO 80424 (719) 453-6880

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309 SOUTH MAIN, LOT 5, 6, PART OF 7, STILES ADDITION, BRECKENRIDGE, COLORADO

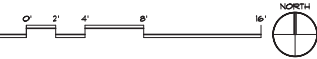
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SP1.1
EXISTING CONDITIONS SITE PLAN
OF: 5



SITE PLAN/LANDSCAPE PLAN

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



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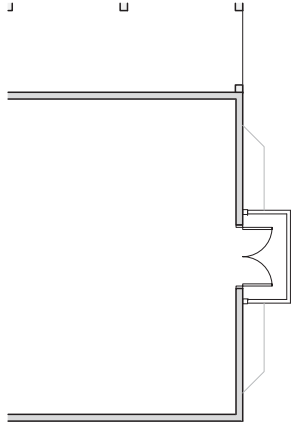
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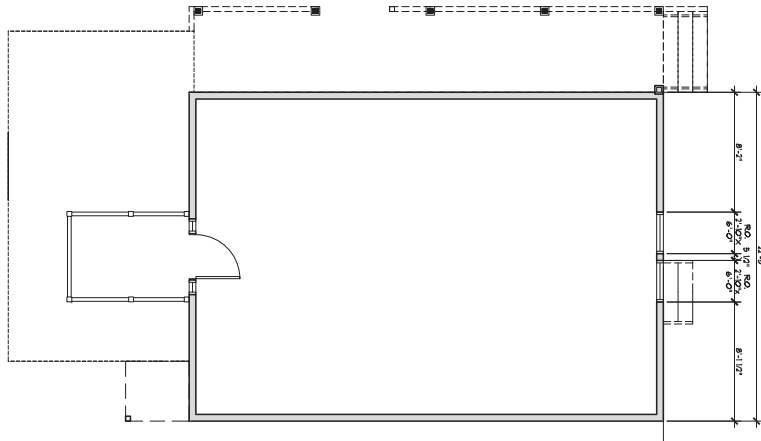
SP1.2
 LANDSCAPE PLAN

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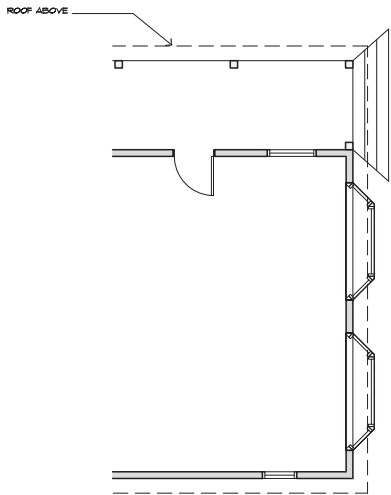
EXISTING UPPER LEVEL PLAN

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



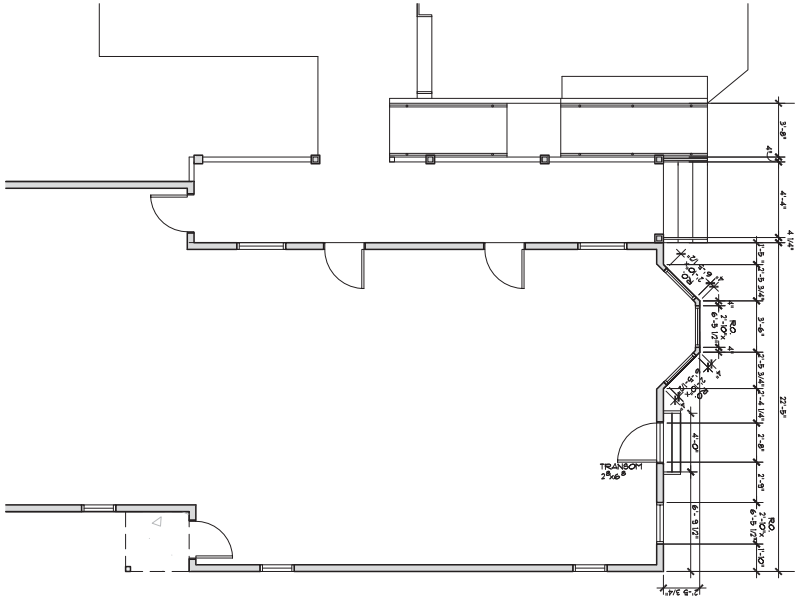
PROPOSED UPPER LEVEL PLAN

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



EXISTING MAIN LEVEL PLAN

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



PROPOSED MAIN LEVEL PLAN

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

REVISIONS:

JOB NO: 5142
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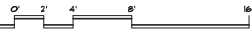
A1.1
 FLOOR PLANS

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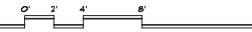
EXISTING EAST ELEVATION

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



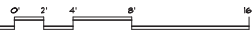
PROPOSED EAST ELEVATION

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



EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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



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A2.1
ELEVATIONS

OF: 5

