

## PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

### ROLL CALL

Kate Christopher            Gretchen Dudney            Jim Lamb  
Ron Schuman                Dan Schroder                Eric Mamula arrived at 7:04pm  
Dave Pringle arrived at 7:14pm  
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: I 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.

On 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 of 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 positive two (+2) points is warranted.

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

*Commissioner Questions / Comments:*

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? (Mr. Tim Casey, Applicant: 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? (Mr. 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.) (Mr. 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? (Mr. Jon Gunson, Applicant's Architect: 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? (Mr. 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? (Mr. Casey: They could do something there, maybe some trees.)

Mr. Schroder: I like all of the new landscaping proposed in reaction to the neighbors' concerns. Did you take a walk with the neighbors? (Mr. 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? (Mr. 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:

I have walked site with neighbors (the Martinez') 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.

Mr. Jon Gunson, Architect for the Applicant:

Regarding the 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. Support 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. Schroder: 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).

**OTHER:**

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

**ADJOURNMENT:**

The meeting was adjourned at 8:12 pm.

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Eric Mamula, Chair