



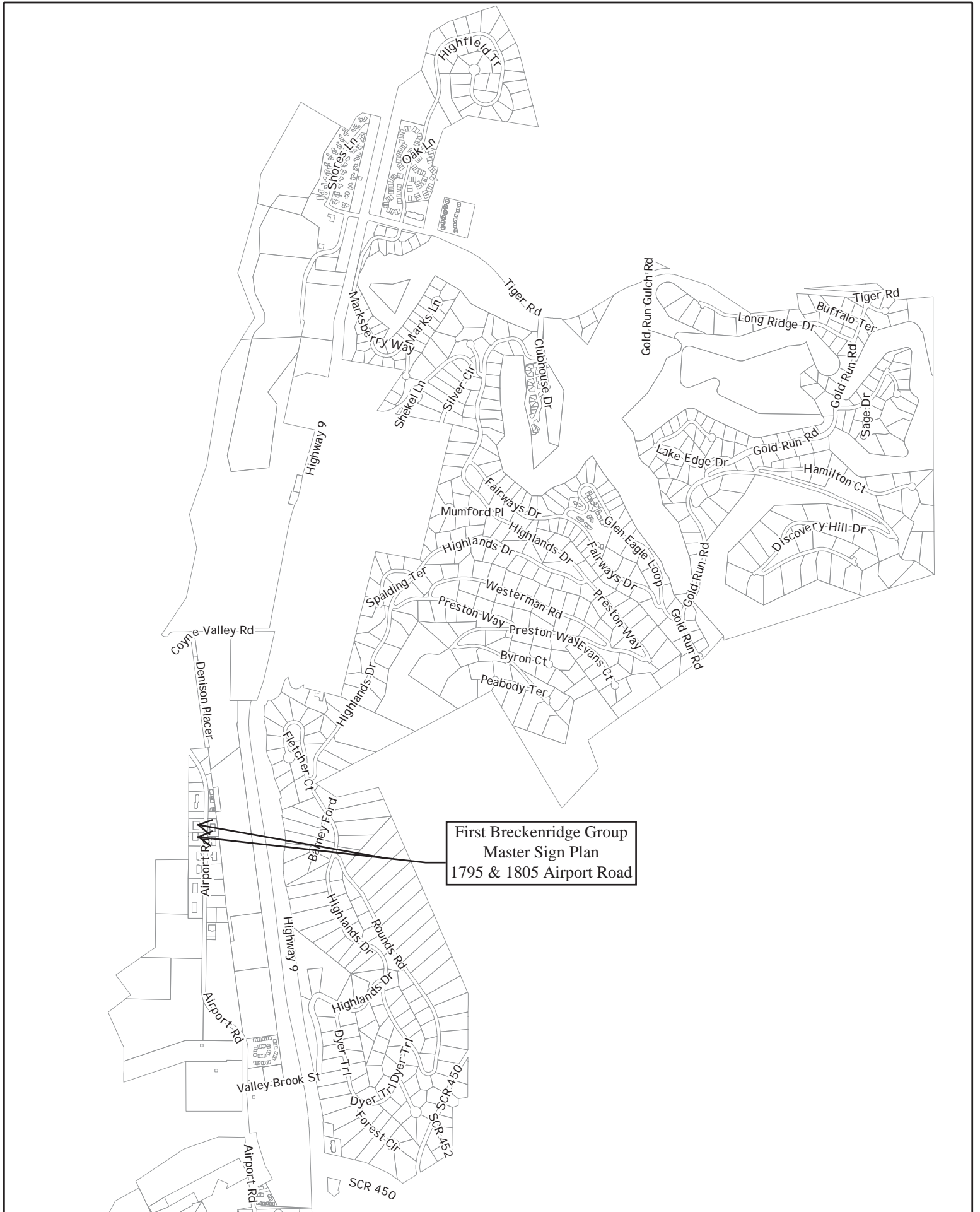
**PLANNING COMMISSION AGENDA**

Tuesday, August 18, 2015  
Breckenridge Council Chambers  
150 Ski Hill Road

|               |   |           |
|---------------|---|-----------|
| <b>7:00pm</b> | <b><i>Call To Order Of The August 18 Planning Commission Meeting; 7:00 P.M. Roll Call</i></b> |           |
|               | <i>Location Map</i>   | <b>2</b>  |
|               | <i>Approval Of Minutes</i>  | <b>4</b>  |
|               | <i>Approval Of Agenda</i>   |           |
| <b>7:05pm</b> | <b><i>Consent Calendar</i></b>  | <b>11</b> |
|               | 1. First Breckenridge Group Master Sign Plan (MGT) PL-2015-0341; 1795 & 1805 Airport Road     |           |
| <b>7:15pm</b> | <b><i>Worksessions</i></b>  | <b>19</b> |
|               | 1. Temporary Tents (JP)   |           |
| <b>8:15pm</b> | <b><i>Town Council Report</i></b>   |           |
| <b>8:30pm</b> | <b><i>Other</i></b>   | <b>26</b> |
|               | 1. Wakefield-Sawmill Landmarking (CK) PL-2015-0351; 775 Boreas Pass Road                      |           |
| <b>8:45pm</b> | <b><i>Adjournment</i></b>   |           |

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.**



First Breckenridge Group  
 Master Sign Plan  
 1795 & 1805 Airport Road



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

### Breckenridge North



Wakefield Sawmill  
 Landmarking  
 775 Boreas Pass Road



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

# Breckenridge South

Not to Scale

## PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

### ROLL CALL

Kate Christopher            Jim Lamb                    Ron Schuman  
Eric Mamula                Gretchen Dudney        Dan Schroder arrived at 7:03pm  
Dave Pringle arrived at 7:27pm  
Wendy Wolfe, Town Council Liaison

### APPROVAL OF MINUTES

With no changes, the July 16, 2015, Planning Commission Minutes were approved as presented.

### APPROVAL OF AGENDA

With no changes, the August 4, 2015, Planning Commission Agenda was approved as presented.

### TOWN COUNCIL REPORT:

Ms. Wolfe:

- Parking and Transit have been the recent themes. We did some re-designation of lots around Town to create more employee parking. These changes will happen at the end of August. One of the biggest changes is that entire East Sawmill lot will be employee parking with 89 spaces. The Wellington lot will be open to guest parking. The Horseshoe area of Tiger Dredge will be employee. Klack Placer will be a combo with employee and residential and same with French and after 3pm the lots will be open. Ice Rink parking will continue to be a work in progress we are adding 45 new spaces so some designated free employee permit parking here too. There will be an increased fee of \$15 for overnight parking. We are discussing making the rest of the Ice Rink lot be paid skier parking, but it will be looked at one more time by the parking lot task force. We hope to give employees more opportunities to park.
- Big discussion in the Wellington Neighborhood currently around transit issues. We are having an ice cream social in the neighborhood this Thursday at 6:30 pm to discuss transit alternatives. The residents are hesitant to have the buses go through the neighborhood. The arrangement that many want are for the bus route to go down Wellington to open space at the end and then come back, but this is a very costly solution. We don't have a great answer to this right now, but we know that this neighborhood does use transit a lot.
- (Ms. Christopher: What about if the parking lots for employees are oversold?) We don't have a good handle on the different shifts so the Breck PD is working on figuring this out; it will be oversold a little but we are hoping to find the balance and will continue to review to find a good balance. I am concerned that if employees don't park in the East Sawmill lot that they will lose it. The Town is foregoing \$50,000 in revenue by designating this as employee parking. Not sure yet if permits will be for multiple lots or just one designated lot. We are hoping to encourage employees to have a designated space and not be forced to use Main Street.
- Great joint session with Council and Planning Commission last week, thank you.

### PRELIMINARY HEARINGS:

1) Grand Colorado at Peak 8 East Building (MM) PL-2015-0215, 1595 Ski Hill Road  
Mr. Mosher presented a proposal to construct a 105 unit (units combined into 2 and 4 bedroom rentals) interval ownership resort condo-hotel at the base of Peak 8 ski area with associated amenities and underground parking. Additional off-site parking is proposed at the Grand Colorado at Peak 8 Building to the west and over the Stables Parking lot to the north. A Development Agreement for this proposal was approved by the Town Council on July 14, 2015. (There will be a separate application to modify the Fifth Amendment to the Amended Peak 7 & 8 Master Plan and to create a Subdivision).

In 2008, a proposal for a condo-hotel in this location had been submitted by Vail Resorts Development Company as "Building 804" (PC# 2008032). The Master Plan depicted the general size and general location of this building.

Building 804 was approved by the Town Council on November 25, 2008. The 48-unit condo-hotel included children's ski school, day care, restaurant, ticketing, group sales, ski rental, and support facilities. There was 54,442 square feet of residential use, 9,623 square feet of commercial use, and 22,453 square feet of guest (skier) services. The required meeting spaces and owner amenities (pool/spa, bowling alley, meeting rooms, etc.) for all the base Vail Resort Development buildings were to be located within One Ski Hill Place (shown as "802" & "803" to the east).

In 2010, the Town received a submittal to modify this building from a condo-hotel into a hotel (PC#2010048). Specifically, a 100 room hotel with 57,235 square feet of Guest Rooms, 9,012 square feet of commercial use and 20,757 square feet of guest (skier) services. The application was abandoned during the review process.

This development is subject to the Amendment of the original May 2003 Peaks 7&8 Master Plan and all subsequent Master Plan amendments. Most recently, the Fifth Amendment to the Amended Peak 7 & 8 Master Plan, PC#2013006 was approved by the Planning Commission on February 19, 2013 and the Town Council on February 26, 2013.

On July 14th, the applicants obtained an approval for a Development Agreement associated with this application (Council Bill NO. 21, Series 2015).

Density and Mass numbers are still being reviewed to confirm the exact numbers. Staff believes this application is off to a good start. The building appears to fit into the Master Plan criteria. The added density does not appear to impact the master plan for any future development. Staff would like to return at the next hearing and provide more detail and discussion on the policies listed at the beginning of the report. Staff has received public comment from a noticed property owner (included in the packet). Staff had the following questions for the Commission:

1. Did the Commission have any concerns regarding the view corridors as depicted compared to those of the Master Plan?
2. Did the Commission have any concerns about the proposed TDRs and their impact on the remaining Administration Lot shown on the Master Plan?
3. Did the Commission have additional concerns regarding internal and external circulation and do you support negative points under Policy 16R?
4. Did the Commission believe the building roof forms step down at the ends enough to warrant positive points?
5. Did the Commission support awarding positive one (+1) point for providing density in the roof forms?
6. Would the Commission support awarding positive three (+3) points for the ice rink as a Recreational Facility?

Staff also welcomed any additional comments.

*Commissioner Questions / Comments:*

Ms. Dudney: Please clarify the Admin lot; how many are left on SFE's? (Mr. Mosher: roughly 77 SFE's.) The additional parking spaces are 0.85 per unit? (Mr. Mosher: Yes, the plans show all the residential parking underneath the building with 27 extra. They have extra parking based on the building form.

Mr. Mamula: When will we discuss the 100-foot tall (+/-) retaining wall? (Mr. Mosher: The retaining wall will come back at the next meeting with Engineering comments and the raising Ski Hill Road.)

Applicant Presentation:

Mr. Mike Dudick, Breckenridge Grand Vacations, Applicant: We think that the 701 building made a great start for us in 2008 and helped us know what you liked as a Commission and what you didn't. The rendering is shown for Grand Colorado at Peak 8 that is under construction right now. There will be a pedestrian bridge to the lobby in Grand Colorado at Peak 8 for the new property. Once this bridge is built the pedestrian and vehicular circulation is really well retained inside our facilities. We want to keep the square footage per unit proportional to the rest of the buildings. This new building will be called Grand Colorado on Peak 8. Once all the buildings are done they will be Grand Colorado at Peak 8 South, North and East buildings.

Mr. Matt Stais, Architect for the Applicant: Thanks to the staff and Commission for all of the work. The architectural design priorities were based on the previous built buildings for my clients. Last time we had the Grand Colorado at Peak 8 approved and the plan was to have a future hotel developed by others with the priorities to create the best resort arrival for all skiers, increase functionality and work the best for the ski area overall. The first task for this plan was to relocate the transit function southeast so that the people taking the bus meet at the same location as the gondola. The circulation is unified despite how you arrive. This also creates some delineation between our operations and the ski area. We have some drop off areas but, we have some issues with the road and will be bringing back more detail and revisions.

Another priority is to design a sensible way-finding experience for all the guests at Peak 8. I respected the original 804 design but, we feel the new form responds better to people arriving at the Ski Area. We put the skating rink at this location to show people on the gondola that they are at the ski area. We will put ski school nearby so it also works in the summer for those guests. Substantial public amenities are our priority with new escalators, a fire pit meeting location with sunken seating, the skating rink. All will be will public amenities. Floor plans also show a large public restroom on the plaza level which will help congestion and we are putting in a coffee shop with entrance from plaza and the skating rink.

Another priority was to provide more space between buildings for people arriving at the ski area. We've moved the bulk of the building northward. We are trying to respond better with outdoor conditions and improve pedestrian flow. On the north side we have more room between the south building under construction now and the proposed building will now have 62-feet instead of the previously approved 45-feet of separation. We want to preserve the ability to see the mountain as people drive up Ski Hill Road. View corridors are important to us too. We have tried to make the building forms sympathetic on the east side and improve the views for the guests. We are providing a commensurate amount of amenities like the skating rink and coffee shop that are also different from the South and North building. We have a substantial amount of lockers and a new swimming pool on top of the roof above the ticket office. We are going to have a media lab and more private theaters that are used extensively. And, on top of the 4th floor there will be an additional amenity. We are still working on the concept for this.

The third priority to increase the base area functionality, the main thing we want to do is complete the base area at Peak 8. We will rebuild Ski Hill Road. It is very flat and then gets very steep at the switch backs. The Town staff has been working with my team to come up with schematics. The master plan has a wide shoulder to keep the snow off the road doesn't go into Cucumber Gulch and go into a drain. We would like to add parking to the stables lot and put in a pedestrian underpass under the raised portion of Ski Hill Road to get pedestrians from the stables lot safely. We want to provide a sensible way finding strategy for the pedestrian and vehicular guests.

Mr. Dudick showed the coffee shop, skier services, public restrooms, lockers, ice skate rentals. Kids Ski School is the level below. There will be 22,000 square feet of guest services housed in this building. Our focus for this evening's discussion is on the building and we will next have a more defined plan for parking.

We want to have an interim condition plan for regarding the road and it will take 4 or 5 years to build this project. We want to work closely with the resort. We are taking down 3 buildings and we want to have an interim plan, and this will be the focus of the next meeting with you. Our construction plan:

- 2016 plan installation for temp structures, demo of buildings, re-grade Ski Hill Road, mass excavation.
- 2017/ 2018 Vertical construction of entire superstructure.
- 2019 Continuing Construction: finish exterior of building and deliver space to the ski resort to finish.
- By 2019: fundamentally finish the Peak 8 Base Area with buildings wrapped and most of the ski area uses completed.
- Late Fall: occupancy by ski resort. The ice rink won't be open yet.
- If we can sell our units quicker, then the timeline will speed up.
- 2020-21 Completion of all residential units.

(Mr. Mamula: How does this mesh with other buildings under construction?) The first phase will obtain the Certificate of Occupancy in 2016 and then second phase, the fall of 2017 and then some around May of 2018. Our goal is to continue delivering during those years. (Mr. Stais: We would like to get Ski Hill Road done *before* Phase 1 the building opens in the Fall of 2016.) This is part of the development agreement with Town Council. (Ms. Dudney: You still have construction staging needed after you've wrapped the building? That's the way you've done other buildings?) Yes, that is how it is going right now. We've talked about vertical phasing or horizontal phasing. We've talked about this with the Town Building Department. We've got experience with this phasing as we did it on Peak 7. (Ms. Dudney: The amenities go in the first phase?) Yes.

Benefits (per Applicant, Mr. Dudick):

Grand Colorado completes Base Area of Peak 8 and provides a multitude of neighborhood benefits. 804 guests were going to use One Ski Hill Place; we will be foregoing this concept and have more of an exclusive use for the guests of Grand Colorado at Peak 8. The amenities are a big focus for us that help us sell to families and kids. We will have a check in process and won't be using any vehicular or pedestrian access to One Ski Hill Place. The arrival experience for Peak 8 visitor is vastly improved. Great amenity package at Grand Colorado at Peak 8 expanded to Grand Colorado at Peak 8 East Building; skating rink and coffee shop and rooftop pools and those people will see the ski slopes and the gondola people will see the pools. The Media Lab will allow kids to download their videos for the day and splice their Go-Pro videos. Private movie theaters have been a big hit in all our buildings; we will have a total of 7 in this grouping of properties. And then one more rooftop guest amenity.

Development Agreement is approved. We understand the Commission's concerns regarding how these agreements are interpreted. We have approval for up to 18 SFEs residential and 1.3 SFEs Commercial. All are subject to the Development Code review. We think the coffee shop on plaza level will be great amenity for ski area guests. There are 122.77 SFE's with the Ski Area; we are buying 45 from VRDC and VR is keeping 77.77 SFEs for a potential future hotel by the Ski Area. The density transfer was necessary to preserve hotel option for the Ski Area. We know we have to demonstrate to you that the SFE's fit. We buy the TDR's that we need and should generate over \$1 million to Open Space. The improvements to Ski Hill Road are called out in the Development Agreement. Grand Colorado at Peak 8 will provide early morning uphill skier parking prior to 8:30 am if the added deck over the Stable's Lot is approved.

View Corridors and Stepping of Buildings: (Mr. Dudick showed images illustrating how the proposed building opened up the views from One Ski Hill Place and compared this to the formerly approved 804 building.) We think our new design substantially increased the view corridor, with other 33-feet of view corridor. From perspective of stables lot with bridge still increased this view corridor by other 22-feet.

Density: We have 55% of the density at One Ski Hill Place. We are 69'-5" tall and lower than the 76'-0" of One Ski Hill Place. We feel like the Grand Colorado at Peak 8 East is at the core of Peak 8 Base as the point of ingress and egress of Gondola. Lesser in height and density and we've got the stepped building forms.

Summary:

- We think that we've greatly improved view corridors.
- TDR's and Admin Site: We can demonstrate that this can fit 91 and is under.
- Circulation and Parking: In a future meeting.
- Building stepping overall creates view corridors and we think we should get +1.
- We agree with staff on positive one (+1) for density in roof.
- We think that the positive points for ice rink should be positive six (+6) not positive three (+3) because this will be the only public amenity that we've done.

We want comments relative to density, massing, height, view corridors and general conformance to the Master Plan. This is a big project in relationship to the Community and fixing the Peak 8 base area.

*Commissioner Questions / Comments:*

Mr. Mamula: Who owns the escalators? (Mr. Dudick: The Mountain Master Association, everything in Peak 8 and Peak 7 that is.) Does the ski area agree to the 77 SFE's? (Mr. Frank, Breckenridge Ski Area: We are working with Mr. Mosher in a collaborative effort.) (Mr. Mosher: We will have this at the next meeting and it should be buttoned up then.)

Mr. Schroder: I feel like this is the middle of the base area. Mr. Mosher talks about buildings that show interesting stepped down roof forms. The Master Plan shows One Ski Hill Place as the central point. (Mr. Mosher: The Development Code addresses individual building roof forms stepping down. The Peak 7&8 Master Plan addresses overall building masses stepping down as they get further away from the Peak 8 Base core.) (Mr. Dudick: We aren't trying to do the shell game shuffle; we aren't trying to over blow it now in order to step down next meeting. We don't want to lose units.)

Mr. Mamula: This is a one point conversation. (Mr. Mosher: This issue was a concern with the last building (Grand Colorado at Peak 8) and the stepping down of roof forms.) There are multiple levels of conversation, if you don't want the positive one point than you don't have to go for that one point.

Mr. Mamula opened the hearing to public and reminded the public to please keep comments to the topic of tonight's presentation.

Mr. Richard Himmelstein, 19 Peak 8 Place: I submitted a letter (included in the packet) that speaks for itself. I'm concerned about the height of the building; this building has 8 levels, I believe it is one floor taller than One Ski Hill Place and I want some clarification. I heard that they were demoing three buildings and I just want to make sure about the Kids Kastle and the Sprung Structure on the slopes. (Mr. Dudick: The kids building will stay until this is complete.) In Mr. Mosher's report it lists them as one building. The stables parking lot: I know that there is a lot of concern about snow and the view corridor. If I could have my preference, I would rather have an underground parking lot and keep the stables lot the same height as it is. (Mr. Dudick: The stables deck will be deferred until the September hearing.) (Mr. Mosher: We will come back to the sprung structures and temporary buildings. Each will be a separate Class C application.) The actual U.S.G.S. elevations make this building taller than One Ski Hill Place too. (Mr. Stais: Will look at the elevation question raised between One Ski Hill Place and this to clarify for next meeting.)

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



*Commissioner Questions / Comments:*

- Mr. Pringle: I applaud you. The Commission visited the other ski area base areas and this is what we envisioned as a base area that was loaded with amenities and incorporated with the Town and added to the Town. I think you are building what we had envisioned. These are going to be big buildings but they will also be spectacular buildings. I think the view corridor starts at Four Mile Bridge north of Town and works its way up the valley. I think anything that you've done to allow that view through to the amenities and onto the mountain is good. I am sensitive to this and it just gets better coming up from Town. I don't have any negative comments for what has been presented. I don't think the height issue will be a problem; I think massing is right on the money, work with staff to work on details. I think the TDR thing will work out and has the right intent of the Master Plan. I think 801 and 804 are the apex of the base area and that is where the massing and density are supposed to be. I think you will work with the external circulation. You will work out the negative points of polity 16R, circulation. I noticed that the elevator towers on the elevations seemed a little high, is this the design? (Mr. Stais: These are "chimneys" that my staff added and we will work on this.) You will get the points for the ice rink I will let staff decide between positive three (+3) or positive six (+6) and I wouldn't advocate for either at this point.
- Ms. Dudney: The view corridors do comply with the Master Plan. I have no concerns with TDR's and very positive for the added density. Circulation, we defer on for now. I don't think the roof forms step down in terms of Development Code. I'm in favor for the positive one point for putting density in the roof and I'm in favor of more positive points for putting in the skating rink. The benefits are greater than that of a trail. I'm in favor of positive six (+6) points.
- Mr. Lamb: I think it is a good design. I think view corridors are improved from the previous 804 approval. The TDR's work. Circulation staff will be working on. I don't think the roof forms steps down quite enough for one point. I agree with positive one (+1) point for density in roof. I would lean with positive six (+6) points for ice rink if there is dedicated parking and free to public.
- Ms. Christopher: I have no concerns with view corridors they are better. No concerns on TDR. Circulation will be worked on. Building could step down more per our code...I think it needs to step down more. Positive one (+1) point for density within the roof forms. Positive points of ice rink, but to get positive six (+6) you really need to do more like what Jim said.
- Mr. Schroder: A lot of work has been done on this. I'm glad to see that we are going to conclude this base area. Development here is expected. The narrowing down is desirable; if the building were to step down then the view corridors open. The pedestrian bridge I don't have an issue with it even though no one said anything yet. I'm in support of the vitality that comes with the ice rink but I agree with Mr. Lamb that we need to make it free to the public to really be that type of positive six (+6) point amenity.
- Mr. Schuman: I think view corridors are improved. No concerns about TDR's; I look forward to reviewing Policies 16, 17, and 18 in regard to the circulation concerns. I think the building roof forms do step down and warrant the positive point. I support one positive point (+1) for density in the roof forms. I think that positive three (+3) points works for ice rink. I don't think we should put more parking up there but maybe increase gondola hours or bus service.
- Mr. Mamula: It is a much better plan than I expected; this is a more reasonable approach and I like that you flipped the building form to Ski Hill Road. The justification of this building height as part of the stepping is not there yet; this is a part of Master Plan. I would like to see a view from the Gondola cabs and a view corridor established along here too, this is an important view, the secondary view from the Gondola that tells you how busy Peak 8 is. I want to make sure you can see the corral-line at the two lifts and how busy it is. Nobody stands in the stable lots to view the building. The revised view corridor is good. The TDRs are fine you have a Development Agreement with the Town Council. I want to have a firm idea of what is left in TDRs and density. Roof forms will be fixed and the density works. As for the

ice rink, there needs to be more detail fleshed out for me to decide if this is worth more than positive three (+3) points. This is a great start.

**OTHER:**

1) Joint Planning Commission/Town Council Meeting Recap

Ms. Puester: I thought that meeting went really well. We went over the development agreements and that Council didn't want to double dip and these will be passed to Staff to give them a good idea of points. We will cover those policies with Council. Temporary Tents: we won't do the grandfather clause we will go with the duration of the entirety of the summer and one tent will be tied to a large lot hotel or lodging property we will work on this and a maximum square footage for a tent. We will clarify on upkeep and what "private events" means. Plan to bring this back to you at the next meeting.

*Commissioner Questions / Comments:*

Ms. Dudney: The Mayor summarized that this could be for a certain number of weeks from the end of ski season through September and you pick your number of weeks and try to accommodate. (Ms. Puester: I heard that it would be four months not between November and May. I also heard up to two times in the off season.)

Mr. Mamula: Main Street Station for musicians versus a commercial business wanting a tent for their own music venues.

Ms. Dudney: The Main Street Station anyone can sit down and listen, open to the public. The Burke and Reilly situation that Mark mentioned, you have to go and be a patron. I think it is a public space and the tent should go through the public process. It was my understanding that it was owned residentially and commercially.

Mr. Pringle: I think the one at Main Street Station it's an amenity for the entire area and would hate to see this hung up by a legal technicality.

Mr. Mamula: But the farmer's market is a commercial event; SEPA, not NRO. (Ms. Puester: Legally I think that the Main Street Station event qualifies under SEPA but they would have to take it down in between.)

Mr. Pringle: I never liked the thought of a heated tent up for New Year's Eve celebrations or more; that stretches the intent of what we are doing to allow a deck available in winter as density. (Mr. Truckey: We will do more research.)

Ms. Puester: Site Disturbance is another topic, steep slope sites and retaining walls. We need to schedule our Planning Commission field trip and this could be a topic. Usually this happens in October. (Mr. Truckey: Parking Garages might be another topic too.)

Mr. Mamula: This could be two separate days like one to Highlands and another on parking garages.

Ms. Dudney: Retaining walls in the Highlands are still on the HOA regulations as 4', so if we relax the policy then it will still be that the HOA does not allow. (Ms. Puester: It still affects other places in town that have steep lots.)

Mr. Pringle: A tall retaining wall is forever; multiple retaining walls can be softened with vegetation, I would hate that the tall retaining walls will be ok. (Ms. Puester: I think we are looking at the walls that are behind structures.) (Mr. Mosher: I think we need to look at being reasonable with lots.) (Ms. Puester: We are only going to look, we haven't proposed anything yet.)

**ADJOURNMENT:**

The meeting was adjourned at 9:04pm.

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Eric Mamula, Chair

## Planning Commission Staff Report

- Project Manager:** Matt Thompson, AICP
- Date:** August 12, 2015 (For meeting of August 18, 2015)
- Subject:** First Breckenridge Group Master Sign Plan  
(Class C Minor; PC#2013080)
- Applicant/Owner:** Mountain Business Center
- Agent:** Charlie Williams, HOA V.P.
- Proposal:** The applicant is proposing an overhaul of the original master sign plan, approved on February 10, 1987. The master sign plan will identify the allowed sign locations and sizes.
- Address:** 1795-1805 Airport Road
- Legal Description:** First Breckenridge Group
- Land Use District:** 31, Commercial

### Item History

Section 8-2-11 of the Breckenridge Sign Code requires a Master Sign Plan (MSP) for all commercial buildings containing three or more separate business.

All signs installed or maintained on the property must conform to the approved Master Sign Plan. The First Breckenridge Group property consists of two buildings; 1795 Airport Road and 1805 Airport Road. Both buildings have six tenant spaces. This Master Sign Plan identifies the total amount of signage that is allowed for the building, and how much signage is allocated for each tenant. The signs are proposed as wall signs, attached to, painted on, or erected against the building, with the exposed face of the sign in a plane parallel to the wall.

### Project Description

The purpose of the master sign plan is to establish design and construction standards which will result in overall visual appeal and quality, while allowing and encouraging individuality and creativity for each owner/tenant within the project. Other important aspects of this MSP are:

1. To establish a sign plan which results in the opportunity for each owner/tenant to display beneficial and effective signage for their retail space.
2. To provide guidance for new owners/tenants in the aesthetic design and locations of their exterior signs.
3. To conform to Town of Breckenridge Sign Code, 8-2-1.
4. Provide a certain uniformity of appearance through consistent application of color, shape, materials and mounting.

## Size Guidelines

Using guidelines defined in the Town of Breckenridge Sign Code, each retail space will be allowed the following sign area allowances:

### I. Wall Signage

A. Exterior Signage - Each of the twelve (12) units within the buildings of the First Breckenridge Group HOA at 1795 and 1805 Airport Road shall be allowed signage in accordance with the Breckenridge Town Sign Code Title 8 Chapter 2. **Each unit is 20' wide x .66 = 13.2 sq. ft. per unit. No single sign can exceed 20' per the Sign Code.**

B. The total allowable sign area for the structures of 1795 & 1805 Airport Road, shall not exceed 20 sq. ft. of combined area of the maximum allowable signage of the twelve (12) units within the development, as defined in the Breckenridge Town Sign Code Title 8 Chapter 2.

### C. Individual Unit Wall Sign Criteria:

1. Location - Each unit's wall sign shall be placed on the structure in a location approved by the Lessor. **(Below the parapet of the wall, roof signs are not allowed).**

2. Materials – Wall Signs shall be constructed of materials consistent with Town Sign Code Section 8-2-10A. **(Natural materials, ie: wood or material that imitates wood with wood grain).**

3. Maximum Area - Each unit shall be allowed a maximum wall signage area consistent with the Town of Breckenridge Sign Code Section 8-2-12. **(13.2 sq. ft. per tenant space; if units are combined no single business can have more than 20 sq. ft. of signage, and no single sign can exceed 20 sq. ft.)**

4. Lighting - The lighting of wall signs shall be allowed but must conform to the Town Sign Code Section 8-2-10 D. **(Fully enclosed light fixture, which forces light down).**

5. Number of Wall Signs – Each **unit** shall be limited to a maximum of one wall sign.

### II. Directory Signage

#### A. Directory Signs –

1. Two (2) separate lighted directory signs will be constructed to maximize the possible number and square footage of individual directory signs for the First Breckenridge Group HOA. One directory sign will be placed on the landscaped parking lot berm near each entrance to the parking lot. Directory signs shall not exceed ten (10) feet in height.

2. Directory signs are each limited to a maximum of twenty (20) square feet of aggregate signage per the Town Sign Code.

3. Individual directory signs shall be limited to one (1) per unit for a maximum total of twelve (12) individual signs.

4. Each business is entitled to a single individual directory sign of no more than three (3) square feet. The sign can be double sided, but not more than (3) square feet per side, no bonus is allowed for double sided signs or signs with relief.
5. To meet the Town Sign Code requirements for common design elements and to maximize the allowances for wood relief and double sided signs, individual directory signs must be rectangular double sided, wood with relief signs, not to exceed (3) square feet per side for a double sided sign, or simply (3) square feet for a single sided sign.

### III. Window Signage, Window Wraps & Window Treatments

- A. Window Signs shall be allowed in accordance with the requirements of the Town Sign Code Section 8-2-6(S).
- B. Window Sign Wrap shall be allowed in accordance with Town Sign Code Section 8-2-6 (Y).
- C. Window Treatments including curtains, blinds, shades, window tinting, window frosting and other similar means of limiting visibility into HOA units shall be allowed. Window treatments may contain imagery so long as the imagery does not propose a commercial transaction or include promotional materials and logos for the business. Inclusion of such promotional items will cause the town to consider the window covering to be a sign or window sign and thus subject to the limitations of the sign code.

#### **Recent Sign Code Changes that the Master Sign Plan will be using**

Per Town Sign Code Section 8-2-13-D: *Directory Signs: Directory signs may be wall mounted or free standing. The aggregate area of directory signs **does not** count toward each business's allowable sign area. The individual signs of a directory sign shall be of a coordinated design, with each of the individual signs sharing at least two (2) of the following as design elements in common: size, shape, materials, letter style and colors. Each individual business sign in a directory sign shall not exceed three (3) square feet in size. In no case may the aggregate area of a directory sign exceed twenty (20) square feet in size. Where the number of businesses to be listed on a directory sign would not fit onto the maximum size allowed for such directory sign, then additional directory signs may be allowed. Additional directory signs must be located at least twenty five (25) feet from other directory signs to avoid creating a cluttered appearance. Additional directory signs may also be allowed where a development containing more than one (1) business has multiple entrances. However, the maximum directory square footage allocated per business, regardless of the number of entrances, shall not cumulatively exceed three (3) square feet.*

Per Town Sign Code Section 8-2-6-Y: *Window Sign Wraps: **In addition to** the window signage square foot allowance provided in Section 8-2-12D11, each business is entitled to one (1) window sign wrap that may extend across the width of the storefront windows. The window sign wrap may be a maximum of twelve 12 inches in height and must be composed of materials that are affixed to the window in a semi-permanent manner that is not easily changed (e.g., paper cannot be used). The window sign wrap must be placed within six (6) inches of the top or bottom of the window so as not to detract from the inside display of merchandise.*

### **Signage Guidelines**

This MSP does not require specific materials (Town Sign Code requires either wood or HDU with wood grain), but signs with 3-dimensional relief are encouraged. The plan would allow for up to a 15% increase in size if sign(s) have relief-carved 3-D characteristics. This is consistent with what is allowed per the Town of Breckenridge Sign Code, Section 8-2-12 (D.3.) *Maximum Sign Area*. This additional signage allowance is intended to encourage quality design and materials by providing a bonus in size.

- All sign design, materials and locations must comply with approved MSP and Town Sign Code, and require approval of the property manager and the Town of Breckenridge Planning Department.
- Accurate color renderings of all proposed signs shall be presented to the landlord for his/her approval.
- A design/fabrication company with experience in outdoor custom signage must be used to assure the success of the sign program and the retail effectiveness for all of the tenants.
- All signs shall be maintained in a sound condition and neat appearance.
- Lighting of signs is optional. Signs may be lit using down-lit, fully shielded lighting fixtures.

### **Sign Approval Process**

Each individual tenant/owner must submit professional sketch renderings clearly identifying the total sign areas with dimensions, colors, materials, locations, and lighting details for review by the property management. Upon approval from management, the applicant will then take the approved copy to the Town for their approval and issuance of a Class D Sign Permit. All approvals and permits must be obtained prior to erecting any sign at the complex.

Staff has no concerns with the proposed sign area.

**Point Analysis:** Staff finds that the proposed Master Sign Plan amendment meets the requirements of the Breckenridge Sign Ordinance. We find all the Absolute Policies of the Development Code to be met. Staff does not believe the application warrants positive or negative points.

### **Staff Action**

The Planning Department has approved the First Breckenridge Group Building Master Sign Plan, PL-2015-0341, with the attached Findings & Conditions. We recommend the Planning Commission uphold this decision.

## TOWN OF BRECKENRIDGE

**First Breckenridge Group Master Sign Plan  
First Breckenridge Group  
1795 and 1805 Airport Road  
PL-2015-0341**

### FINDINGS

1. The proposed project is in accord with the Sign Ordinance and does not propose any prohibited use.
2. The signs will not have a demonstrative negative aesthetic effect.
3. This approval is based on the staff report dated **August 12, 2015**, and findings made by the Staff and/or Planning Commission with respect to the sign. Your sign was approved based on the proposed design of the sign 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 **August 18, 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 the provisions of Section 2-16 of the Sign Ordinance, may if appropriate, issue a stop order requiring the cessation of work, revoke this permit with costs to constitute a lien on the property and/or restoration of the property.
3. If this sign no longer advertises a bona fide business conducted on the premises, it shall be removed within fourteen (14) days of the closing of such business.
4. The signs shall be maintained in a sound condition and in a neat appearance.
5. Any lighting shall require staff approval. All sign lighting shall be from above, and shall include a fully shielded light source.
6. Any changes to the proposed square footages and/or location of any signs shall require submittal and approval of a new Master Sign Plan.
8. All new signs must comply with the current Master Sign Plan and shall require Town of Breckenridge staff approval.

ALPENGLOW  BOTANICALS  
*Herbal & Natural Products*











**TO: Planning Commission**

**FROM: Julia Puester, AICP, Senior Planner**

**DATE: August 11, 2015 for meeting of August 18, 2015**

**SUBJECT: Work Session: Temporary Structures (Policy 36 Absolute) Regarding Tents**

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The last update to the Temporary Structures ordinance was approved by the Town Council on April 8, 2014. That modification did not address temporary tents which were to be discussed further at a later time.

Recently, staff saw a request from Breckenridge Grand Vacations for a private function with a tent for thirty (30) plus days in duration which could not be approved under the current policy. There is a lack of detail in the Temporary Structures Policy as well as the Town Code Special Events Chapter (Chapter 13, Title 4-attached) for such private events, not allowing such tents. Currently, tents are not allowed either inside or outside of the Conservation District unless a permit has been issued per the Special Events Chapter (which applies only to public events).

The Planning Commission held work sessions on June 16 and July 21 and most recently, the Planning Commission discussed this topic at their July 28<sup>th</sup> annual joint work session with the Town Council. At those meetings, the following changes to the policy have been discussed with consensus:

- *In the Conservation District:* A 5 day limit for private event tents with a Class D minor permit, 30 days in between permit issuance, not to exceed 3 permits per year.
- *Outside of the Conservation District:* The Commission was not as concerned with the area outside the Conservation District as properties tend to be larger and do not have the historic character of the commercial core, which is protected by strong design standards. For the majority of properties, a 5 day limit for tents with a Class D minor permit, 30 days in between permit issuance, not to exceed 3 permits per year, was supported.
- *Permit reclassification clause:* To address concerns that may be property location specific, staff has included subsection (G) which allows the director to reclassify applications when deemed appropriate, and requires them to come before the Planning Commission with public notice required.

The following changes proposed to the policy which require Planning Commission input include:

- *Arts District and non-profit/Barney Ford Museum (In the Conservation District):*

The Commission and Council seemed to generally support allowing more than three annual private events on public property, such as weddings (based on past Council discussion during the design and planning phase of the Arts District and Old Masonic Hall). Staff would like confirmation from the Commission on this.

- *Seasonal Tents Outside of the Conservation District:* For large lots with a large number of lodging units (residential SFEs) outside of the District, such as Beaver Run, Breckenridge Grand Vacations, Vail Resorts, etc. support was voiced to allow for private events for up to 4 months between the end of ski season and the start of ski season, 1 per year with a Class C permit *or* up to 2 times per year for 45 days during between the end of ski season and the start of ski season with a Class C permit. (Note: The previously proposed grandfather clause was removed and replaced with this methodology). Staff has provided a chart below with larger lodging properties outside of the District. Staff has proposed the allowance for properties with a minimum of 50 residential SFEs and 4 acres minimum in size. The acreage limitation was added to allow properties which have more land area for tents which would not be adjacent to neighboring properties, or on required parking or landscaping. Staff would like the Planning Commission to weigh in on this.

| <b>HOTEL/LODGE</b>                          | <b>Residential SFEs</b> | <b># KEYS</b> | <b>ACREAGE</b> |
|---|-------------------------|---------------|----------------|
| Grand Lodge Peak 7                          | 166.5                   | 100           | 5.52           |
| Grand Timber Lodge                          | 113.5                   | 101           | 6.12           |
| One Ski Hill Place                          | 282                     | 67            | 1.9            |
| Beaver Run Resort                           | 513.16                  | 522           | 11.34          |
| Blue Sky Lodge                              | 65                      | 30            | 4.58           |
| Crystal Peak Lodge                          | 48.84                   | 27            | 14             |
| Marriott Residence Inn (under construction) | 46.9                    | 129           | 2.62           |
| Marriott Mountain Valley Lodge              | 80.2                    | 111           | 1.45           |
| Main Street Station                         | 122.9                   | 115           | 4              |
| Waterhouse                                  | 60                      | 55            | 1.5            |
| The Village                                 | 228                     | 198           | 5.78           |

- *Shade Tents:* A question was raised at the work sessions regarding shade tents for people at the Peak 8 Fun Park and Main Street Station. Staff has added a definition of shade tent and clarified under (1)(D) that shade tents will remain as an allowed use not to exceed 400 square feet.

Staff has attached the draft ordinance with changes to the existing policy in **bold and double underline** based on Commissioner and Council comments and would like to hear any comments or concerns, specifically on the Arts District, Seasonal Tents and Shade Tents.

## 9-1-5 DEFINITIONS

Class D - Minor:

H. Temporary structures to be used for three (3) days or less.

**I. Temporary tents to be used for five (5) days or less inside or outside of the Conservation District.**

Class C DEVELOPMENT: Any development which includes any of the following activities or elements:

C. Temporary structures to be used for longer than three (3) days.

**D. Temporary tents meeting the definition in section 9-1-36A (F(2)(c)).**

TEMPORARY STRUCTURE: A structure, other than a vendor cart, construction trailer, **temporary tent**, or seasonal noncommercial greenhouse, that is not designed as a permanent structure, but is instead designed to be utilized only for a specified and limited period of time of not more than two (2) years.

**TEMPORARY TENT STRUCTURE: A tent that is utilized for private events for a specified and limited period of time.**

**PRIVATE EVENT: An event not open to the general public such as a wedding or other private gathering.**

**SHADE TENT: A tent for the sole purpose of providing shade for people in a location accessible by general pedestrian traffic with no commercial activity within such tent, not to exceed 400 square feet.**

### 9-1-19-36A: POLICY 36 (ABSOLUTE) TEMPORARY STRUCTURES:

- A. Prohibited In Conservation District: The placement of temporary structures within the conservation district is prohibited, except when authorized **by subsection (F) of this policy or** by a special event permit issued pursuant to [title 4, chapter 13](#) of this code.
- B. Discouraged Outside Conservation District: The placement of temporary structures outside of the conservation district is strongly discouraged.
- C. Temporary Structures Or Uses: Temporary structures as defined in section [9-1-5](#) of this chapter are subject to the following conditions:
  - (1) Temporary structures shall only be utilized to replace an existing structure being demolished on site while a new, permanent structure on the same site is being constructed.
  - (2) The temporary structure shall have no greater floor area than the structure it is temporarily replacing.

(3) The temporary structure shall not be placed on site until a building permit has been issued for the new structure, and shall be removed once a certificate of occupancy for the new structure has been issued.

(4) The holder of the development permit for a temporary structure shall provide a monetary guarantee to the town, in a form acceptable to the town attorney, ensuring the complete removal of the structure, site cleanup, and site revegetation, once a certificate of occupancy for the new structure has been issued. In addition, the holder of the development permit shall enter into an agreement with the town authorizing the town to take possession of the temporary structure and to dispose of the structure, without the town being accountable for any damages for the loss or destruction of the structure, if the permit holder fails to remove the structure within a reasonable period of time after a certificate of occupancy for the new structure has been issued.

D. Other Permitted Temporary Structures: Subsection C of this section does not prohibit temporary tents, **shade tents**, air structures, or other similar temporary structures that are not designed and intended for office, retail, industrial or commercial uses, and such temporary structures may be approved subject to all other relevant development code policies.

E. Seasonal Noncommercial Greenhouses: Seasonal noncommercial greenhouses are not temporary structures but may be allowed subject to the following conditions:

(1) A seasonal noncommercial greenhouse may be erected and operated only from May 1 to July 1 of the same year. Not later than July 2, the seasonal noncommercial greenhouse (including frame) shall be completely removed from its location;

(2) A seasonal noncommercial greenhouse shall not exceed five hundred (500) square feet in size;

(3) A seasonal noncommercial greenhouse shall be located in the rear or side yard insofar as practical;

(4) A seasonal noncommercial greenhouse shall not be placed on a permanent foundation;

(5) A seasonal noncommercial greenhouse shall be constructed of materials which, taken as a whole, give the appearance of a unified and coordinated design;

(6) A seasonal noncommercial greenhouse shall be maintained at all times in a neat and orderly condition;

(7) All materials related to the operation of a seasonal noncommercial greenhouse shall be stored within the greenhouse. The outdoor storage of such materials is prohibited; and

(8) If a seasonal noncommercial greenhouse is located on land normally used for required off street parking, the greenhouse shall not occupy more than two (2) parking spaces.

A seasonal noncommercial greenhouse authorized by a permit issued under this policy shall not count as density or mass.

The director shall not collect an application fee in connection with a class D minor development permit application to construct a seasonal noncommercial greenhouse which is submitted by the owner of a single-family residential structure. (Ord. 10, Series 2014)

**F. Temporary Tents for Private Events: Temporary tents are not temporary structures as defined in Section 9-1-5 of the Development Code but may be allowed subject to the following conditions:**

**1. Inside the Conservation District:**

- a. **A temporary tent shall be limited to a five (5) day duration;**
- b. **A temporary tent shall obtain a Class D minor permit;**
- c. **Only one temporary tent permit may be issued per property or business within 30 consecutive calendar days;**
- d. **Temporary tents shall not exceed three (3) permits per year per property;**
- e. **A temporary tent may not be placed on required parking or landscaping; and**
- f. **Temporary tents may be located on public property with Town permission. These tents are exempt from subsections (F)(1)(b-d) above.**

**2. Outside the Conservation District:**

- a. **A temporary tent shall be limited to a five (5) day duration, with the exception of subsection (F)(2)(c) below;**
- b. **A temporary tent shall obtain a Class D minor permit;**
- c. **Lodging Properties four (4) acres or more with a minimum of fifty (50) residential single family equivalents:**
  - (1) **One temporary tent permit per calendar year may be issued per property for a maximum duration of one hundred twenty (120) consecutive days with a Class C permit; or**
  - (2) **Two temporary tent permits per calendar year may be issued per property for up to forty five (45) consecutive days each with a Class C permit; and**
  - (3) **Temporary tents within subsection (c)(1) or (c)(2) are allowed during the end of ski season at the Breckenridge Ski Resort until the start of ski season at the**

**Breckenridge Ski Resort; and**

**(4) No temporary tent may exceed 4,000 square feet.**

- d. A temporary tent may not be placed in a location that may cause impacts to applicable Development Code policies such as circulation, or be located on required parking or landscaping; and**
- e. Temporary tents shall not exceed three (3) permits per year.**

**G. Reclassification: Should a development permit application be reclassified per section 9-1-5 Classification, the application shall be processed as a class C development permit with public notice requirements per a class B development permit.**

**I. Conditions Of Approval: The Town may impose reasonable conditions when approving a development permit under this policy as provided in section 9-1-17-7 of this chapter. Such conditions may include, if appropriate, proper upkeep of the temporary tent, the requirement that the permittee provide a monetary guarantee to the town, in a form acceptable to the town attorney, ensuring the complete removal of the temporary tent, site cleanup, and site revegetation, when the permit expires without being renewed, or is revoked.**

**9-1-19-45A: POLICY 45 (ABSOLUTE) SPECIAL COMMERCIAL EVENTS:**

A class D minor development permit may be issued to authorize a special commercial event. An application for a development permit to authorize a special event shall be subject to the following: (Ord. 40, Series 2002; and Ord. 1, Series 2014)

- A.** A special commercial event permit issued pursuant to this policy may authorize the holder of the permit to do one or more of the following in connection with the special commercial event: erect temporary structures; **temporary tents**, display signs and banners to promote or advertise the special commercial event or its participants; have live or recorded, amplified music in connection with the special commercial event; conduct a live, remote radio broadcast at the site of the special commercial event, and distribute commercial handbills to promote and advertise the special commercial event and its participants.
- B.** No permit for a special commercial event shall be issued unless the reasonably anticipated impacts of such event are adequately mitigated. The town shall have the power to impose reasonable conditions on such permit in accordance with section [9-1-17-7](#) of this chapter when necessary to protect the public health, safety and welfare. Such conditions may include, without limitation: 1) restrictions on location, hours of operation, and parking; 2) requirements for trash collection, removal and disposal; 3) restrictions on noise; 4) requirements for sanitation; 5) requirements for traffic control and security; and 6) requirements for the cleanup of the site following the conclusion of the special commercial event.



C. If a special commercial event is to be held on property which does not belong to the nonprofit sponsor, written approval from the owner of the property where the special commercial event is to be held shall be submitted along with the development permit application. (Ord. 40, Series 2002)

D. If a special commercial event is to be held on property owned by the town, the nonprofit sponsor shall obtain permission to use the property from the town manager and shall, at its cost, obtain and maintain in effect throughout the special commercial event commercial general liability insurance with limits of liability not less than one million dollars (\$1,000,000.00), or such higher limits of liability as the town manager may require based upon the nature of the special commercial event and other relevant factors. The town shall be named as an additional insured under such insurance policy. (Ord. 28, Series 2013)

E. The following provisions of this code shall not apply to a special commercial event conducted pursuant to a development permit issued under this policy, unless the application of such provision is made an express condition of the permit:

- (1) Section [9-1-19-36A](#), "Policy 36 (Absolute) Temporary Structures", of this chapter (prohibition against use of temporary structures).
- (2) Section [9-1-19-44A](#), "Policy 44 (Absolute) Radio Broadcasts", of this chapter (pertaining to live, remote radio broadcasts).
- (3) Section [5-8-9](#) of this code (prohibition against the use of sound for advertising).
- (4) Section [8-2-15](#) of this code (prohibition against off premises signs and banners, prohibition against use of attention getting devices, and prohibition against use of sandwich board signs only).
- (5) Section [11-5-3](#), "Limitation On Manner Of Distributing Commercial Handbills In Public Places", of this code.

To the extent that any of the provisions set forth above conflict with the provisions of this policy, the provisions of this policy shall control. (Ord. 40, Series 2002)

F. One class D minor development permit may authorize more than one special commercial event, if all of the special commercial events will occur on the same property. No such permit shall be valid for more than six (6) months from the date of issuance. (Ord. 1, Series 2014)

## Staff Report

**Subject:** Wakefield Sawmill Historic Site Landmarking  
(Class B Minor; PL-2015-0351)

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

**Date:** August 12, 2015 (For meeting of August 18, 2015)

**Project Manager:** Chris Kulick, AICP

**Applicant/Owner:** Town of Breckenridge

**Agent:** Town of Breckenridge

**Address:** 775 Boreas Pass Road

**Legal Description:** TR 7-77 Sec 05 Qtr 3 Acres 20.3700 AKA TRACTS IN SECS 5 & 6 AND GOVT LOTS 32 & 68

**Site Area:** 20.84 acres (907,790 sq. ft.)

**Land Use District:** LUD 1, 41, 42

**Site Conditions:** The site is an interpretive park, which is owned by the Town of Breckenridge and operated by the Breckenridge Heritage Alliance. The property is 20.84 acres, with the interpretive facilities dispersed throughout the property. The facilities include a recreated sawmill and its protective shelter, a historic cabin, a gravel parking lot, and multiple displays of mining related artifacts. While the sawmill exhibits illustrate how sawmills were configured back in the period of historical significance, they are not replicas of the sawmill that existed on the property. Surrounding this developed area, the balance of the property is undisturbed and has a mixture of aspen forest and wetlands.

**Adjacent Uses:** North: Nannie Houston Claim  
East: Transamerica Property  
South: Wakefield Ranch  
West: Bekkedal Subdivision

## Item History



The Wakefield Sawmill on Boreas Pass Road was built in about 1938 by Marion Wakefield and operated until the fall of 1959. "Wakey", as he was known to locals during that period, came



west from St. Louis during the Depression with his wife Zella. He worked as a carpenter on the construction of the Green Mountain Reservoir and built the sawmill in the late 1930s. He also attempted to develop some small mines on the site.

The mill closed down in 1959, shortly before Wakefield's death. Within several hundred yards of the Wakefield site, another important sawmill - the Jacot mill - operated in the early 1900s.

Nationwide, very few sawmill exhibits exist to tell the story of the vital (but nearly forgotten) part sawmills played in early frontier history, such as providing lumber for homes, commercial, and mining buildings, lumber for gold mining, sluice boxes, and flumes, and underground support timbers.

## Staff Comments

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

**Chapter 11, Historic Preservation, 9-11-3: Designation Of Landmarks, Landmark Sites, Historic Districts And Cultural Landscape Districts:** The Town is seeking to locally landmark the historic site. A "landmark" is defined by the ordinance as follows:

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

The ordinance contains specific criteria that are to be used to determine whether a proposed landmark has the required special historical or architectural value. To be designated as a landmark, the property

must: (1) meet a minimum age requirement; (2) have something special about either its architecture, social significance, or its geographical/environmental importance as defined in the ordinance; and (3) be evaluated for its “physical integrity” against specific standards described in the ordinance.

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

| COLUMN “A”   | COLUMN “B”  | COLUMN “C”  |
|--|---|---|
| <p><b>The property must be at least 50 years old.</b> <i>(The Wakefield Sawmill provided lumber for many important local projects from 1938 through 1959.)</i></p> | <p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;"><b>ARCHITECTURAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>1. The property exemplifies specific elements of architectural style or period.</li> <li>2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</li> <li>3. The property demonstrates superior craftsmanship or high artistic value.</li> <li>4. The property represents an innovation in construction, materials or design.</li> <li>5. The property is of a style particularly associated with the Breckenridge area.</li> <li>6. The property represents a built environment of a group of people in an era of history.</li> <li>7. The property includes a pattern or grouping of elements representing at least one of the above criteria.</li> <li>8. The property is a significant historic remodel.</li> </ol> <p style="text-align: center;"><b>SOCIAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>9. The property is a site of an historic event that had an effect upon society.</li> <li>10. <b>The property exemplifies cultural, political, economic or social heritage of the community.</b> <i>(This property illustrates how sawmills operated in the 1930’s-1950’s in Breckenridge which provided lumber for many important local projects.</i></li> <li>11. The property is associated with a notable person or the work of a notable person.</li> </ol> <p style="text-align: center;"><b>GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>12. The property enhances sense of identity of the community.</li> <li>13. The property is an established and familiar natural setting or visual feature of the community.</li> </ol> | <p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> <li>1. <b>The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</b> <i>(This property illustrates how sawmills operated in the 1930’s-1950’s in Breckenridge).</i></li> <li>2. The property retains original design features, materials and/or character.</li> <li>3. The structure is on its original location or is in the same historic context after having been moved.</li> <li>4. <b>The structure has been accurately reconstructed or restored based on documentation.</b> <i>(The site includes the restored original cabin. The Town the restored the cabin in 2005).</i></li> </ol> |

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

**Staff Recommendation**

The Planning Department suggests the Planning Commission recommend that the Town Council adopt an ordinance to locally landmark the Wakefield Sawmill Historic Site located at 775 Boreas Pass Road, PL-2015-0351, based on the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.