



Planning Commission Regular Meeting
Tuesday, November 18, 2025, 5:30 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

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. For further information, please contact the Planning Department at 970-547-3160.

- I. CALL TO ORDER, ROLL CALL (5:30PM)**
 - A. LOCATION MAP
 - B. APPROVAL OF MINUTES
 - C. APPROVAL OF AGENDA
- II. PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES (NON-AGENDA ITEMS ONLY; 3-MINUTE LIMIT PLEASE) (5:35PM)**
- III. WORK SESSIONS (5:40PM)**
 - A. NEIGHBORHOOD PRESERVATION POLICY
- IV. OTHER MATTERS (6:15PM)**
 - A. TOWN COUNCIL SUMMARY
- V. ADJOURNMENT (6:30PM)**

PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:30 pm by Chair Guerra.

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Matt Smith
Ethan Guerra	Elaine Gort	Susan Propper remote	

APPROVAL OF MINUTES

With no changes, the October 21, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the November 4, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

CONSENT CALENDAR:

1. Climax Jerky Small Vendor Cart Permit Renewal (CC), 100 S Main Street, PL-2025-0294

With no call-ups, the Consent Calendar was approved as presented.

WORK SESSIONS:

1. McCain Open Space Plan

Mr. Barlow, Open Space and Trails Manager, with Sam Spicer and Craig Karn from THK Associates and Laura Hickey from CDR Associates, presented an overview of the recent work by THK Associates on the concept plan for the open space parcels of the greater McCain property.

Commissioner Questions / Comments:

Ms. Gort: Will any of this be wheelchair accessible beyond the paved trail?

Mr. Spicer: There will be grading work to make all of the trails accessible. While the material can have some impacts on accessibility, when done correctly soft surface trails can also be accessible. The nature of the site lends itself to being accessible. With the nature of the site being flat and open, there are beautiful views throughout. We do have an accessible parking area planned that gives people a direct connection to the open space, as opposed to those parking in the skier parking where they will have to walk a bit further. This is based on feedback from the Breckenridge Outdoor Education Center (BOEC). There will be two spots in that area for ADA needs, but the area could also be used as a drop-off area. We tried to keep the area to a minimum to serve ADA needs but also not crowd the road edge.

Ms. Gort: Will there be a path connecting the skier parking to trail number 11? (Mr. Karn: We've talked about if the skier parking becomes more permanent looking at a better location for ADA parking and potential trail connections. Right now this is how we hope to accommodate it.) (Mr. Spicer: One of the things we've seen is creating access between the snow storage lot and the skier parking lot at the notch between the two berms. Access is definitely something we want to look at.)

Ms. Gort: There is an informal trail currently running very close to the river, why is the proposed trail further away from the river rather than sticking to the existing trail? (Mr. Spicer: We want to try to protect the river restoration and investment. Additionally, the river is constantly changing with sediment being deposited in some areas and eroding away in other areas so moving the trail further away protects those environmentally sensitive

areas. The trails also scale down in width getting closer to the river.) And will those still be wheelchair accessible? (Mr. Karn: Yes. We're trying to give people a destination rather than have them wander the banks indiscriminately. Our concepts are to create a natural fence and utilize the abundant cobblestone on the site. Without building actual fences, we'll do landscape and planting treatments to make it difficult for people to walk where we don't want them to. Especially with fish tending to congregate under those cut banks. The fish resource is already doing well out there and people are anxious to get out there and fish.)

Mr. Smith: If the rec path were to move then trail number 10 would be become the rec path? (Mr. Karn: Correct. Or it may stay in place and provide a safer alternative for non-cyclist users.)

Mr. Frechter: The number 14 is indicating a path that will continue behind Vista Verde? (Mr. Barlow: That path already exists and runs behind Vista Verde.) Would the meadow, indicated by number 8, be cut short so that you could walk on it? (Mr. Spicer: Not necessarily, there are seed types that we can plant that don't grow as tall.) And we wouldn't want people walking on the wildflower meadow. (Mr. Spicer: Correct, the Botanic Gardens does a great job of this as an example with several trails winding through the meadow.) (Mr. Karn: That combined with some signage will encourage people to stay on the trails.) In the current Rec Path alignment there's a lot of mature trees in the area providing screening from the surrounding uses. With the Rec Path going along the road you'll see the skier lot and other uses in the area that have a lot less screening, is there any thought to adding landscaping and screening in that area? (Mr. Karn: That's definitely something we'll work on but it's working with Public Works to determine what we can do and it's something we've talked about with future opportunities. We don't want to build a large berm that corrupts the views but we are trying to find a careful balance.) (Mr. Spicer: We are trying to improve some of that with the berms we currently have proposed with some supplementary planting, that will allow screening but will not be blocking the views.)

Mr. Leas: This was previously industrial space, and before that mining, but before that there was forest. Is there any thought to reforesting the site and what do you see in terms of vegetation there in 20 to 30 years from now? (Mr. Karn: That could be something that would be beneficial for the fish population along the river with the additional space. I think it could be good while still keeping some areas such as number 8 open to preserve some of those panoramic views. With the river reconstruction they created a barrier under it to keep the water from just running underground, so we've focused our plantings in that area where there is already additional moisture.) Other communities have reforestation in their planning and building process. There's an opportunity here to potentially have someone who's coming in to build a home in town to spend money to provide offsite trees to reforest this site as a condition of approval. (Mr. Karn: I've come from Arvada, and Denver and the Front Range have extensive tree mitigation requirements with their urban heat island effect issues. Arvada allows offsite mitigation which allows greater flexibility rather than squeezing all the trees in on one site.) From a financial standpoint it allows the town to mitigate money taxpayers would be putting in to do the work and instead put the burden on people coming in and building new homes. (Mr. Spicer: Having that continuous addition of new trees would also help fill in any dieback and help with the success rate of the reforestation.) There could be donation campaigns that the Town runs to promote tree planting. (Mr. Truckey: An additional thing to keep in mind is the tree placement is based on existing moisture levels and utilizing areas that at times receive overflow from the river, because we are not planning on having irrigation on the site.) (Mr. Karn: There's also systems for collecting rainwater and directing it to plantings.)

- Mr. Guerra: Would bikes be restricted to only the 8' soft surface trail? (Mr. Barlow: Bikes would be allowed on the internal soft surface trails, they would be restricted on the spurs.)
- Ms. Gort: Kids really like doing loops but the only loop shown on the site is a pretty large loop, have you thought about doing smaller loops on the skier parking site or the snow storage site? Additionally, the Vista Verde entrance is a pretty tight corner. (Mr. Spicer: The turn by Vista Verde is not as sharp as the turn on McCain Road which is a tighter turn with a bigger and faster vehicle. This is also a conceptual plan so the trails can adjust some.) (Mr. Karn: A general industry standard for a paved trail is not to have less than a 200-foot radius. Some of the trails behind Vista Verde are a little bit straight so this turn will help slow people down and integrate the more curved trails on the open space site.) And there are not concerns with the corner of the Vista Verde building blocking sight lines? (Mr. Spicer: Not 150' off the building. The use of the snow storage site also prevents any other programming on the site. The best opportunity for creating smaller loops may be something in the future between the snow storage and skier parking. There are some smaller loops further into the site that can be done, but with the limit of space we did try to provide many opportunities to double back on yourself.) I'm just not seeing a loop for really young kids. (Mr. Kulick: The primary goal of this site has been to keep the natural feel on the site and provide additional opportunities not found elsewhere. We've taken the snow storage space down to the minimum. It's a unique site but it's also a site of 15 acres in a valley with 100,000 acres of open space and 4,000 acres of urban development. This site is a nice, new complementary role in the existing open space and the final design will be feathered in, not so much as the distinct edges shown on the plan.)
- Mr. Leas: Are the two areas to the east of McCain Road privately owned? (Mr. Truckey: The Town owns that area, some of it is leased space and some is for additional snow storage.)
- Mr. Kulick: With the restoration that has already been done the site looks really good already and with THK's work they're adding to that.
- Mr. Smith: Is there a drainage plan for the snow storage site? (Mr. Karn: They've constructed a detention pond and a swale, and they plan on most of it infiltrating but some can run out to the river which is part of the reason behind the site alignment.)
- Mr. Giller: I'm working on Sol Center to the north of this site. We were surprised in the spring how little site percolation there was and the site is very silted out. We had standing water onsite for several weeks. (Mr. Karn: That's a good thing to know.)
- Ms. Gort: The area indicated by number 8 currently has a lot of cobblestone, will that be removed? To make it easier for kids to run? (Mr. Karn: That's something that we will work on as we get into Phase 1 of the implementation plans but that might be nice to have a less bumpy area.) (Mr. Spicer: The rock on the site could also be reused elsewhere.)

OTHER MATTERS:

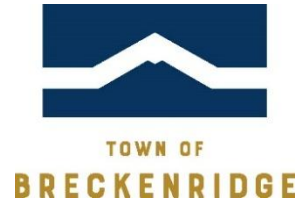
1. Town Council Summary
2. Chair & Vice Chair Appointments

Mr. Frechter made a motion to appoint Ms. Propper as the next Chair, seconded by Ms. Gort. Mr. Guerra made a motion to appoint Ms. Gort as the next Vice Chair, seconded by Ms. Propper. The motions both passed unanimously.

ADJOURNMENT:

The meeting was adjourned at 6:53 pm.

Ethan Guerra, Chair



Memo

To: Planning Commission
From: Chris Kulick, AICP, Assistant Community Development Director
Date: 11/13/2025 11/14/2025 (for 11/18/2025)
Subject: Neighborhood Preservation Policy Work Session

Town Council Goals (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> More Boots & Bikes, Less Cars | <input checked="" type="checkbox"/> Leading Environmental Stewardship |
| <input type="checkbox"/> Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> Hometown Feel & Authentic Character |
| <input type="checkbox"/> Organizational Need | |

Summary

This memo provides a framework for discussing potential Phase 2 neighborhood preservation policies (NPP) desired by the Town Council. Given the multi-layered potential impact to the community, staff will present information on steps taken and feedback collected following the adoption of the Phase 1 NPP code amendments on September 9, 2025.

Neighborhood Preservation Policy Mission Statement

The Town of Breckenridge values the diversity of homes throughout its neighborhoods, including diversity in home size, unit type, and architecture. The variety of different types of homes reflect the deep and colorful history of Breckenridge, from its small mining town roots through its evolution to a world-class resort destination. The recent trends of demolishing existing homes and replacing them with large residences that dominate the viewshed compromise the character of our town and neighborhoods and do not align with multiple Town goals and community values, including Community Character, Natural Resources, the Built Environment, and Sustainability.

Background

In fall 2024, the Town Council directed staff to revisit the Town's NPP policies in response to current development trends and identified concerns. Following a six-month public engagement process that incorporated feedback from local architects, builders, the Planning Commission, and community members, the Town Council adopted "Phase 1" NPP code amendments. These amendments reduced positive points for EV chargers, eliminated positive point opportunities for above-average landscaping on single-family properties, and made greater setbacks an Absolute Policy requirement for single-family homes.

Beyond the Phase 1 NPP amendments, the Council directed staff to explore additional Phase 2 amendments such as new positive point opportunities and the introduction of bulk plane regulations or floor area limits above the main level of single-family homes. In response, staff convened a work group of local architects, Andy Stabile, Mickey Florio, and Tim Gerken, along with Planning Commissioner Mike Giller to evaluate potential amendments. At this work session, staff will present recommendations compiled from the work group for the Planning Commission's consideration.

Work Group Recommendations

Bulk Plane/ Limiting Floor Area Above the Main Level

1

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

The Council suggested exploring bulk plane regulations as a means to control the perceived scale of a home without having to reduce allowed density or maximum height. Based on this suggestion, the work group reviewed bulk plane information from Frisco, Wheat Ridge, and the Spring Ranch Neighborhood in Evergreen, which all have differing policies related to bulk plane. The work group also reviewed policies that limit floor area above the main level from Pitkin County, Mountain Village, Denver, Mt. Crested Butte, Ft. Collins, and Menlo Park, California.

Typically, bulk plane regulations are implemented in more urbanized settings where the regulations are deployed to preserve solar access on smaller lots. Breckenridge does not generally have the same small lot size issue, with lots in the NPP neighborhoods mostly exceeding 12,000 sq. ft. Understanding that the main Council goal of instituting a bulk plane or similar policy is to reduce the appearance of size, the group suggested we consider establishing policy, such as the draft code amendments related to Policies 3A and 5R included in the attachment to this memo. The proposed amendments would regulate unbroken wall planes and limit floor area above the main level for homes that are larger than 4,500 sq. ft. as a means to address perceived scale. The group recommended this approach as an alternative to creating bulk plane regulations. Based on their experience, the group found that the combination of limiting floor area above the main level and regulating unbroken wall planes would be more effective for the Town's NPP neighborhoods based on the larger size of lots in those neighborhoods. The work group felt the combination of limiting upper floor space and unbroken wall planes would be the best method to use with larger homes to achieve the human scale that the Council is seeking.

The work group believes the recommended amendments could be successful as Absolute or Relative Policies. Adopting the amendments as Absolute Policies would require all homes to comply whereas adopting as a Relative Policies would incentivize a desired form but still allow some deviation from the recommended form for those that wished to overcome negative points. Staff recommend establishing floor area maximums above the main level as an Absolute Policy to limit bulk on upper-level floors and adopting regulations on unbroken wall planes as a Relative policy option to allow greater architectural diversity, which the majority of public engagement participants desired. Under a Relative policy, developments that choose to forgo unbroken wall plane compliance would likely have to eliminate other non-desirable design attributes such as excessive site disturbance or outdoor heated paving that would produce cumulative negative point totals difficult to offset. Additionally, most architectural compatibility regulations for development outside of the Conservation District have been adopted as Relative policies, not as required Absolute policies.

Does the Commission support adopting policy to regulate unbroken wall planes?

Does the Commission support adopting policy to limit floor area above the main level?

Does the Commission support adopting these regulations as a mixture of Absolute and Relative policies?

Policy 7R Revisions

The work group identified Policy 7R as the main source of negative points that were being applied to single-family homes. They find the policy as written to be redundant, that it does not provide allowances for unique lot conditions, that the policy features competing goals (e.g. the policy's emphasis on greater setbacks and physical screening encourages longer driveways as a by-product), and that the policy does not differentiate between mature tree removal and disturbing ground cover that can easily be reestablished. In response to this feedback, staff propose amendments to Policy 7R that include:

- Streamlined introductory language that directs the intent of the policy
- Combining "Site Design and Grading" with "Driveways and Site Circulation Systems" since both existing sections address minimizing site disturbance and reference access
- Eliminating repetitive language about minimizing disturbance
- Providing relief from the assignment of negative points for driveways that are necessary to achieve required grade on platted lots featuring steep slopes, have a designated building or disturbance envelope that is significantly setback from a public right-of-way or provides access to a more environmentally logical building site

- Balancing aesthetic character and visibility with site disturbance related to the location of garages
- Encouraging development on existing highly disturbed sites such as parking lots and dredge mined areas
- Consolidating similar concepts while maintaining all specific requirements

Does the Commission support the proposed amendments to Policy 7R?

Additional Opportunities for Positive Points

In addition to providing feedback on the topics above, the workgroup suggested additional positive point opportunities, as requested by the Town Council. Below is a list of their suggestions with potential point awards assessed by staff.

- Building Hardening - Feedback was provided at a previous worksession (+3)
- Positive points for interior sprinklers when not required (+3)
- Green Roofs or Walls - Points for projects that incorporate vegetated roofs or vertical landscaping (+3)
- Waste Diversion – Points for projects that complete a Materials Management Plan checklist for the recycling of construction site materials, coupled with verification that the materials are recycled at the Summit County Resource Allocation Park (+2)
- Below density development - Would require density sunset covenant to track and enforce (+2/ +4 based on amount sunsetting)
- Adaptive reuse positive points for not scraping - Only apply to buildings outside historic period of significance. (+2 for 50% or more of building materials maintained)
- Water conservation – gray water – deactivate irrigation after 2 summer seasons (+2)
- Enhanced Controls on Heat Tape – Similar to other design features that reduce energy usage (+1)
- Smart breaker panels – Similar to other design features, panels that educate the owner of energy use (+1)

Staff requests that the Commission review the above list and identify which suggestions in the list should receive priority for being included as positive point opportunities in the upcoming set of Phase 2 NPP code amendments.

Financial Implications

Staff anticipates work on the NPP in the short-term will result in more staff time dedicated to the topic from the Planning Division.

Equity Lens

Related to the Town’s Equity Blueprint, this policy does not further any of the Blueprint’s goals since it pertains to preserving the character of single-family neighborhoods that are among the Town’s most expensive and likely feature low levels of diversity. None of the potential possible outcomes, including no action to incorporating new development restrictions, will likely have any impact related to the four overarching goals of the Equity Blueprint.

Staff Recommendation

Staff look forward to receiving the Planning Commission’s direction on these topics. Staff will be available on Tuesday to answer any questions.

Attachment

9-1-19-3A: POLICY 3 (ABSOLUTE) DENSITY/INTENSITY:

I.

6. The floor area of any level above the main level of a single-family home or duplex outside of the conservation district that is larger than 4,500 sq. ft. in total density shall be limited to no more than 75% of the floor area of the level below it. This measurement excludes portions where the ceiling height is less than 5 feet.

For single-family homes and duplexes outside of the Conservation District with lofted areas with a floor to ceiling height greater than 12 feet, floor area density for this portion shall be included in the density calculation on all levels to which the height extends.

9-1-19-5R: POLICY 5 (RELATIVE) ARCHITECTURAL COMPATIBILITY:

3 x (-1/0) D. Single-family homes and duplexes outside of the Conservation District that are larger than 4,500 sq. ft. in total density should achieve a pedestrian scale by "breaking up" or differentiating parts of the building. Elements that help to create a pedestrian scale include individual rooms, wings, entries, or expressive elements such as balconies, porches, or dormers. An appropriate scale can also be achieved by expressing larger buildings as a series of smaller modules or as smaller modules attached to a larger central mass. Offsets or indentations in wall planes create visual interest and add depth via shadow lines. Unbroken wall planes should not exceed 40 feet in length. When the limit is reached, one of the following should occur:

1. The wall line must be offset a minimum of four feet (including projections for porches or entries, etc.)
2. The building must bend at least 15 degrees

Building walls should not extend more than 20 feet in height without an horizontal offset in the vertical plane. Offsets may include porches, decks, low roofs, and horizontal indentations of greater than 3 feet. Offsets must be structural and substantial rather than simply changing the texture of an exterior material. The use of two to four different exterior materials is encouraged to limit the apparent mass of a building.

9-1-19-7R: POLICY 7 (RELATIVE) SITE AND ENVIRONMENTAL DESIGN:

Statement of Intent:

~~2 x (-~~ The Town hereby finds that it is in the public interest for all sites within the community to be designed, arranged, and developed in a safe and efficient manner that reflects the natural capabilities and limitations of the property. ~~The arrangement of all functions, uses, and improvements should reflect the natural capabilities and limitations of the property.~~ This policy is also intended to discourage levels of development intensity that result in generally compromised site functions, buffering and aesthetics. Taking into

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consideration the basic character of the site and the nature of the proposed uses, the development should be visually harmonious as perceived from both the interior and exterior of the project. Platted lots with building envelopes, site disturbance envelopes, or designated building locations are still subject to the following rules and recommendations unless noted otherwise.

~~The existence of~~ Constraining physical conditions on some properties (including ravines, topography, adverse soils, shape, and existing easements) may render some portion(s) of these sites unsuitable for development. ~~Constraining physical conditions may consist of, but are not limited to: ravines, the shape or topographical conditions of the specific property involved, adverse soils conditions and existing easements.~~ As a result of these conditions, buildings and other aspects of development should be located elsewhere on the site. The development rights associated with the non-developed areas of the sites should either be transferred off site, in accordance with section 9-1-17-12 of this chapter, or incorporated into the remainder of the site. If they can be incorporated into the remainder of the site, it should be done in such a way to allow the development to remain consistent with the development character and function intent of the applicable land use district guideline(s) or approved master plan. Due to site characteristics, the acceptable intensities recommended in the land use guidelines or approved master plan may not be achievable.

The overall design objectives shall be:

- To blend development into the natural terrain and character of the sitesurrounding area.
- To minimize the negative impacts of offsite views of grading and building massing.
- To minimize site surface disruption; reduce the potential for erosion and other environmental degradation.
- To generally develop in a visually cohesive manner while providing privacy for the occupants of the site and buffering to the neighboring properties ~~as well~~.

Scoring Criteria

Development plans will incur points based upon the criteria above and their design so as to:

- 2 x (-2/+2)
- A. Site Design, ~~And~~ Grading and Circulation: ~~In order to reduce the amount~~ Developments should minimize of-site disturbance, including vegetative removal, ~~and developments should~~ be designed in a manner that minimizes the amount of cut and fill on a site, particularly those areas visible from adjacent properties and rights-of-way. Placement of buildings on the site should be accomplished in a manner that balances site buffering and further ~~minimizes new grading and any~~ vegetative removal with new grading necessary for site access, desired improvements and drainage. Grading large areas to create a flat "benched" building pad is strongly discouraged unless disruption is planned to be minimized with a-Town-approved mechanical shoring methods. ~~The Town must approve any such plan.~~

Driveways and circulation systems are encouraged to work efficiently with the existing topography rather than requiring excessive site disturbance to accommodate their installation. Vehicular circulation systems, including driveways,

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parking areas, and delivery areas should be designed in a manner that balances providing safe access to the site by adhering to Town's engineering standards with adequate site buffering through physical separation and tree retention not in conflict with required wildfire mitigation listed under section 9-1-19-22A(C). Long or double switchback drives are discouraged provided they are not necessary to achieve required grade on platted lots that feature steep slopes, have a designated building or disturbance envelope that is significantly setback from a public right of way, or provide access to a more environmentally logical building site. Garages should be sited in a manner that balances aesthetic character and visibility with site disturbance.

Development located in highly disturbed areas such as existing parking lots or previous dredge mining is encouraged and eligible for positive points.

- 2 x (-4/+4) B. Site Buffering: Developments should be buffered from adjacent properties and public rights-of-way ~~and should attempt to provide a maximum degree of~~ privacy for occupants of both the site and surrounding properties. ~~To achieve this, b~~ Buildings and other development impacts should be located in a manner that allows for site buffering, which should emphasize:- Buffering between the developments and neighboring properties may include, but are not limited to:
- Preservation of existing mature tree stands or specimen trees.
 - The physical distance from property edge to the development.
 - Landscaped berms at the property perimeter (neighborhood or multifamily level):

Providing greater buffers than those required by building envelopes, disturbance envelopes, designated building locations, and/or recommended setbacks are encouraged. However, no positive points may be awarded under this policy for new landscaping. Positive points for new landscaping shall only be awarded under section 9-1-19-22R, "Policy 22 (Relative) Landscaping", of this chapter of development.

- 2 x (-2/+2) C. Retaining Walls: Retaining wall systems with integrated landscape areas are encouraged ~~to be provided~~ to retain slopes and ~~make up~~ manage grade changes ~~in grade~~ rather than cut/fill ~~areas for slopes~~ retention.

Retaining wall systems made of, or faced with, natural materials such as rock ~~or timbers~~ are preferred. Other materials ~~that are with~~ similar ~~in the nature of the~~ finishes may be considered on a case by case basis, particularly if they are fire resistant, but are not recommended for use in locations visible from streets or public areas.

Smaller retaining wall systems generally not exceeding 4 feet in height that incorporate vegetation between walls without creating excessive site disturbance are preferred. ~~It is understood that,~~ Heights may vary depending on the slope of the site, ~~the height of retaining walls may vary~~ to minimize site disruption. ~~If an alternative site~~ Alternative layouts that incorporate retaining walls taller than 4 feet ~~but that~~ causes less site grading and complies with all other relevant Development Code policies ~~is viable, then it shall not be assessed negative points because of its~~ for height.

- 2 x (-4/+4) D. Driveways And Site Circulation Systems:
~~Driveways and circulation systems are encouraged to work efficiently with the existing topography rather than requiring excessive site disturbance to accommodate their installation. Vehicular circulation systems, including driveways,~~

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~~parking areas, and delivery areas should be designed in a manner that results in the minimum site disturbance possible to provide safe access to the site.~~

~~Garages should be located in a manner that eliminates the need for long or double switchback drives and reduces overall site disturbance. In some instances, this may require that a garage be placed in the front yard, or near a public right-of-way, rather than hidden behind a building.~~

2 x (0/+2) ~~ED~~. Wetlands: Enhance wetlands, if present, beyond the Town regulatory requirements ~~of the Town's applicable regulations~~. Enhancements may include: the reintroduction of natural water flow, flora, fauna, and wildlife habitat.

2 x (-2/+2) ~~FE~~. Significant Natural Features: Avoid development within areas of significant natural features, if present on site. Significant natural features may include, but are not limited to:

- Knolls or ridgelines.
- Rock outcroppings.

If development in these or similar areas can be avoided, then every effort should be made to do so. (Ord. 1, Series 2019)