

**TEN MILE PLANNING COMMISSION
SUMMARY OF MOTIONS
March 10, 2016**

COMMISSION MEMBERS PRESENT: Mark Sabatini, Deborah Shaner, Lina Lesmes, Michael Grady, and Donna Skupien

STAFF PRESENT: Keely Ambrose, Assistant County Attorney, Lindsay Hirsh, Planning Manager, Sid Rivers, Planner II, Alan Hanson, Senior Planner, Jim Curnutte, Community Development Director

Mark Sabatini, Temporary Chairman, called the meeting of the Ten Mile Planning Commission to order at 5:35 p.m.

Approval of Summary of Motions: The Summary of Motions of January 14, 2016 was approved as presented.

REGULAR AGENDA

PUBLIC HEARINGS:

1. PLN14-055 Copper Mountain PUD, Major Sign Program

Comprehensive amendment to the Copper Mountain Sign Program regulating all signage within Copper Mountain, zoned Copper Mountain PUD; Sections 25, 29, and 30, T. 6 S., R.78 W. of the 6th P.M.

Motion:

Commissioner Lesmes moved to approve PLN14-055 as proposed with the modified findings listed below, the removal of the condition listed in the staff report, and the provision that temporary event signs can be displayed 14 days prior to an event and three days after.

FINDINGS

1. The proposed sign program is consistent with the County's Zoning Regulations, and other applicable regulations of the Code and the Copper Mountain PUD. The proposed sign program would prohibit the interior illumination of signs within the PUD.
2. The proposed sign program insures the use of sign styles and materials that are consistent and coordinated within all areas of the Copper Mountain PUD.
3. The proposed sign program specifies the number of signs, method of illumination, and location of signs that would be allowed within the Copper Mountain PUD.
4. The proposed sign program conforms to the basic sign requirements contained in Section 9100 et seq. of the Code.
5. The proposed sign program will prevent visual clutter and the disruption of important scenic corridors or vistas. The view shed within the Interstate 70, Highway 91 corridor will not be compromised.
6. The proposed sign program facilitates communication in a manner compatible with the surrounding environment as it proposes improved wayfinding signage in pedestrian and vehicular areas throughout the Copper Mountain PUD.
7. The proposed sign program protects the safety of motorists and pedestrians in a manner compatible with the surrounding environment. The Sign Program as proposed improves wayfinding for both vehicle users and pedestrians.
8. The proposed sign program is compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or infrastructure. The Sign Program was specifically designed for all neighborhoods and areas within the Copper Mountain PUD.
9. The proposed sign program is in general conformance with the applicable goals, policies/actions and provisions of the Countywide Comprehensive Plan, the Ten Mile Master Plan, and the Copper Mountain Subbasin Plan.

Commissioner Grady seconded the motion and the motion passed on a unanimous vote of 4-0. Commissioner Skupien abstained as she did not attend the January meeting when this item was first discussed.

2. PLN15-107/108 Copper Point Townhomes Site Plan and Preliminary Plat

Preliminary plat to subdivide 167.162 acre Lot 2, Copper Mountain East Neighborhood Subdivision into Lot 2A, a 1.665 acre parcel for the Copper Point Townhomes project and Lot 2B, a 165.497 acre remainder parcel that accommodates the Alpine Parking Lot and part of the Copper Mountain Golf Course; as well as a site plan for 15 workforce townhomes on the proposed 1.665 acre Lot 2A, East Lake Development Parcel (Parcel 29), Copper Mountain East Village, Copper Mountain Resort

Motion:

Commissioner Grady moved to approve PLN15-107, a site plan for 15 workforce townhomes on the proposed 1.665 acre Lot 2A, East Lake Development Parcel (Parcel 29), Copper Mountain East Village, Copper Mountain Resort with the following findings and subject to the following conditions:

FINDINGS

1. The application complies with all applicable County Zoning Regulations, including but not limited to the use, density limitations, and development standards of the Copper Mountain PUD addressing setbacks, building height, workforce housing requirements, wetland buffers, access, parking, snowstorage, and site coverage.
2. With compliance with the condition of approval noted below, the application complies with applicable County Road & Bridge standards regarding driveway access onto Copper Road.
3. The application complies with County Subdivision Regulations regarding the avoidance of development constraints, provision of adequate water, sewer, and fire protection, and avoidance of sensitive wildlife habitat such as East Lake and its associated wetland complex.
4. There are no previous approved plans or conditions of approval for the site still in effect.

CONDITIONS

1. Prior to issuance of any permits by the County, the applicant shall provide a sign and circulation plan for review and approval by the Engineering and Road & Bridge Departments that mitigates atypical and potentially unsafe traffic conflicts between vehicles entering and existing the project and busses using the "Shark Lane" to the maximum extent feasible.
2. Prior to the issuance of any permits the applicant shall prepare a traffic safety plan, including use of the Alpine Lot's southern entrance for construction vehicle access to the site instead of using Copper Road to address safety issues for cyclists and pedestrians when driveway improvements to the Shark Lane and Copper Road are constructed.

Commissioner Shaner seconded and the motion passed on a unanimous vote of 5-0

Motion:

Commissioner Grady moved to recommend that the BOCC approve PLN15-108, a preliminary plat to subdivide 167.162 acre Lot 2, Copper Mountain East Neighborhood Subdivision into Lot 2A, a 1.665 acre parcel for the Copper Point Townhomes project and Lot 2B, a 165.497 acre remainder parcel that accommodates the Alpine Parking Lot and part of the Copper Mountain Golf Course with the following findings:

FINDINGS

1. The proposed subdivision of Lot 2, Copper Mountain East Neighborhood into Lot 2A (1.665 acres) and Lot 2B (165.497 acres) will facilitate construction of 15 workforce townhomes as required pursuant to §2.7 et seq. of the Copper Mountain PUD. The proposed workforce housing project meets all other applicable requirements of the Copper Mountain PUD and the County's Zoning Ordinance.
2. The proposed preliminary plat is consistent with the County's subdivision regulations as water and sewer service will be provided by the Copper Mountain Consolidated Metro District, access will be provided from Copper Road in compliance with County Road & Bridge standards, fire protection will be provided by the Copper Mountain Fire Department,

and all necessary utilities and associated easements are in place to serve the proposed Copper Point Townhome development. The project would avoid sensitive wildlife habitat such as East Lake, its associated wetlands, and result in enhancement of the wetland buffer. There are no development constraints onsite such as steep slopes, geological hazards, or overly problematic soil conditions.

3. The proposed preliminary plat is in conformance with the applicable goals, policies and actions of the Countywide Comp Plan regarding; providing affordable and workforce housing, focusing new development within existing urban areas, protecting sensitive wildlife habitat such as East Lake and its associated wetland complex, supporting more transit oriented development, avoiding impacts to visually important natural features and public views, and protection of cultural resources such as the two historic cabins on the property that will be relocated and preserved as part of the overall development project. The project conforms to applicable goals, policies, and actions of the Ten Mile Basin Master Plan including; increasing the supply of affordable and workforce housing in the Basin, protecting the mountain character of the Basin by focusing new development within the Copper Mountain urban area, and protecting sensitive habitat areas by creating an enhanced wetland buffer around the East Lake wetlands complex. The proposed preliminary plat conforms to the goals, policies, and actions of the Copper Mountain Subbasin Plan because it will facilitate the provision of workforce housing at the resort that is well designed and in compliance with all applicable design standards (e.g. setbacks, height limits, architectural design character of the Copper Mountain PUD).
4. The Copper Mountain Consolidated Metro District has indicated that they have adequate water and sewer capacity to supply the proposed 15-unit Copper Point Townhome project.
5. There are no problematic soil or geological conditions that cannot be feasible addressed through proper engineered designs. There are no steep slopes or geological hazards onsite.
6. Access to the State highway and Summit County road systems will be provided via a private driveway off Copper Road.

Commissioner Lesmes seconded the motion and the motion passed on a unanimous vote of 5-0

DISCUSSION

The Planning Manager Lindsay Hirsh presented an update on the County's progress on planning for the Lake Hill property.

ADJOURNMENT

The meeting was adjourned at 8:12 PM.

Respectfully submitted,

Sid Rivers,
Planner II

Alan Hanson,
Senior Planner