

**TEN MILE PLANNING COMMISSION  
SUMMARY OF MOTIONS  
April 11, 2019**

**REGULAR MEETING**

**Commission Members Present:** Lesmes, Connolly, Franken, Beerntsen, Wahl, Withrow, Gongloff,

**Commission Members Absent:** Sheely

**Staff Present:** Don Reimer, Planning Direction; Sid Rivers, Planner II; Jessica Potter, Planner II

**Meeting Commencement:** Lina Lesmes, Vice Chair, called the meeting of the Ten Mile Planning Commission to order at 5:34 p.m.

**Election of Officers:** Commissioner Franken and Commissioner Lesmes were unanimously appointed chair and vice-chair, respectively.

**Approval of Summary of Motions:** The Summary of Motions from the March 14, 2019 meeting was approved as submitted. Commissioners Withrow and Gongloff abstained as they was not present at the March meeting.

**CONSENT AGENDA:** None

**WORK SESSION:** None

**PUBLIC HEARINGS:**

PLN18-122 Copper Mountain Sub-basin Master Plan Amendment

A request to modify the Copper Mountain Sub-Basin plan as follows: 1) amend Goal F to include hotel/lodging and condos/townhomes, 2) amend Goal T to allow minor changes in the location of open space areas provided specific standards are met, and 3) modify the Land Use Map in the A-Lift vicinity that is contained within the Sub-Basin plan as it relates to Goals T and F, and other minor amendments to accomplish the foregoing.

Commissioner Lesmes made a motion to approve the application with the following findings and added conditions below:

1. The modifications fulfil the purpose of creating coordinated and harmonious development in the Copper Mountain Subbasin as the allowance for more intense development is proposed in concert with Policies/Actions that ensure connectivity and inclusivity.
2. The amendment promotes the health, safety, prosperity, and general welfare of the County's residents, as well as efficiency and economy in the use of land and its natural resources with the inclusion of diverse offerings in the A-Lift Neighborhood.
3. The amendment promotes a well-balanced, prosperous economy for the in the Ten Mile Basin, the Copper Subbasin, and Summit County as a whole by encouraging the development of a unique neighborhood not found elsewhere in the County.
4. The modifications preserve and enhance the Subbasin's unique mountain character and protect its natural environment by ensuring no loss in the amount of open space and emphasizing that all development is reviewed with the applicable standards in the Code and PUD.
5. The amendment furthers the goals and guidelines established in the Countywide Comprehensive Plan for Summit County, as the Subbains plan echoes the goals of the Countywide Comprehensive Plan, yet is more specific geographically.
6. The amendment maintains consistency within Copper Mountain Subbasin Plan.

Conditions:

1. The words "such minor" shall be added to Policy/Action 1 under Goal T in the last line of the first paragraph to provide clarity.
2. For consistency, unless beginning a sentence, the word "resort" should not be capitalized.

3. In Policy/Action 6 under Goal “with the rest” should be replaced with “within”.

Commissioner Gongloff seconded the motion.

The motion was approved by a vote of 6-1. Commissioner Connolly dissented.

PLN19-001 Site Plan review to convert 2,600 s.f. of existing commercial space to three residential units; Units D106, D103, Snowbridge Square Condos, Copper Mountain PUD

Commissioner Beerntsen made a motion to approve the application with the following findings:

1. The application complies with County Zoning Regulations, including but not limited to permitted uses, density, the Copper Mountain PUD requirements, design standards and other development regulations and standards.
2. The application complies with County Road & Bridge standards since existing vehicular access to the building is provided from Copper Road.
3. The application complies with County Subdivision Regulations. Water, sewer, and fire suppression services are available for this development.
4. There are no prior outstanding conditions of approval still in effect for this site.

Commissioner Gongloff seconded the motion.

The motion was approved with a vote of 7-0.

**DISCUSSION ITEMS:**

Don Reimer discussed the Short Term Rental permitting process that has recently started.

**ADJOURNMENT**

The meeting was adjourned at 6:14 p.m.

Respectfully submitted,

Sid Rivers,  
Planner II