

**TEN MILE PLANNING COMMISSION
SUMMARY OF MOTIONS
May 10, 2018**

REGULAR MEETING

Commission Members Present: Donna Skupien, Lina Lesmes, Robert Franken, Steve Wahl, Mike Beerntsen, Ross Sheely

Staff Present: Don Reimer, Lindsay Hirsh, Jessica Potter, Sid Rivers, Keely Ambrose

Donna Skupien, Chair, called the meeting of the Ten Mile Planning Commission to order at 5:30 p.m.

Approval of Summary of Motions: The Summary of Motions from the March 8, 2018 meeting was approved as submitted.

Announcements: None.

CONSENT AGENDA: None

PUBLIC HEARINGS:

PLN18-011 Summit Fire EMS/ Ambulance Services Building

Site Plan review of a new Administration building for Summit Fire EMS & Summit County Ambulance Services; Parcel 12, County Commons PUD/ Govt. Lots 22 & 23: Sec 35, T5, R 78, 6th PM, 59.0 acres, zoned County Commons PUD.

Motion: Commissioner Franken made a motion to approve PLN18-011, a Site Plan review of a new Administration building for Summit Fire EMS & Summit County Ambulance Services; Parcel 12, County Commons PUD/ Govt. Lots 22 & 23: Sec 35, T5, R 78, 6th PM, 59.0 acres, zoned County Commons PUD with the following findings:

Findings:

1. The application complies with County Zoning Regulations, including but not limited to permitted uses, density, landscaping, the County Commons PUD requirements, design standards and other development regulations and standards.
2. The application complies with County Road & Bridge standards since access to the building will be provided from County Shops Road.
3. The application complies with County Subdivision Regulations. Water will be provided by the Town of Frisco, and sewer services will be provided by the Frisco Sanitation District.
4. There are no previous conditions of approval still in effect for this site.

Commissioner Lesmes seconded the motion and the motion passed unanimously on a 6-0 vote.

PLN18-008 Major Amendment to the Copper Mountain-North Alpine

Major PUD Amendment to the Copper Mountain Resort PUD to accomplish the following:

1. Housing:
 - a. Extension of the delivery date for the required 30 credits of Affordable and 50 credits of Employee Housing from December 23, 2018 to a phased delivery of phase 1 (either 30 Affordable Housing bed credits or 50 Employee Housing bed credits or prior to certificate of occupancy for hotel or multifamily development on Parcel 32, (A-Lift), whichever comes first) by November 2021 and all units by December 2023.
 - b. The addition of Employee and Affordable Housing as permitted uses on Parcel 30, Alpine

- Lot, to facilitate up to 80 units of deed-restricted housing and the addition of design standards for North Alpine Housing Project.
- c. The increase in maximum building height from 35' to 55' on Parcel 30 for Affordable/Employee housing units.
 - d. Modification and clarification of minimum unit sizes for Employee and Affordable Housing.
 - e. Occupancy and common area increases to allow of up to 582 residents at The Edge.
 - f. The addition of Affordable Housing as an permitted use on Parcel 31, Maintenance Lot (Employee Housing is already a permitted use on this parcel)
 - g. The addition of a Qualified Occupant definition, in relation to Affordable Housing, to the PUD.
 - h. Contemplation for Affordable/Employee Housing in excess of the requirement in the PUD.
2. Parking:
 - a. The removal of the future Triple Treat East Parking Lot.
 - b. The removal of the requirement to provide a minimum of 50% of Day Use Parking on private property which would allow a greater percentage of parking on the National Forest.
 3. Amenities: the multi-use soccer field in the Alpine Lot is proposed for removal, the addition of a pocket park with public amenities in the North Alpine Lot is proposed as a replacement as well as additional amenities pending the results of a community survey.
 4. Non Housing New Uses: addition of Community Facilities as a permitted use to Parcel 22, for a heli-pad; and the addition of Outdoor Vendors allowing food trucks, stands, and carts, on Parcels 6, 12, and 24.
 5. Other amendments to accomplish the foregoing.

Zoned Copper Mountain PUD, approximately 673.53 acres, Township 6 South, Range 79 West, Sections 25 and 26; Range 78 West, Sections 29, 30, and 32, of the 6th P.M.

Motion: Commissioner Lesmes made a motion to approve PLN18-008, a Major PUD Amendment to the Copper Mountain Resort PUD with the findings and conditions as contained in the staff report with the addition of condition #3:

Findings:

1. The modification is consistent with the efficient development and preservation of the entire PUD since the modifications further aid in the functioning of a ski and year-round resort. Specifically, the proposed amendment is consistent in that it will allow the applicant to fulfill a previous commitment for both affordable and employee housing; the pedestrian improvements associated with Copper Road are recognized as serving the public; and the proposed new uses (i.e. outdoor vendors, helipad) help facilitate efficient development within the PUD.
2. The modification does not affect, in a substantially adverse manner, either the enjoyment of land abutting upon or across a street from the PUD or the public interest.
3. The modification is not granted solely to confer a special benefit upon any person.
4. The proposed PUD modification is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan and any applicable basin or subbasin master plans as stipulated in the PLN18-008 staff report.
5. The proposed PUD modification is consistent with the purpose and intent of the County's Zoning Regulations.
6. The proposed PUD modification is consistent with the County's Rezoning Policies.
7. The proposal is consistent with the policies constituting the purpose and intent allowing for the establishment of Planned Unit Development, as set forth in §12200.01 of this Code, as well as the policies supporting the purpose and intent of allowing a Major PUD Modification Zoning Amendment, per §12202.01 of this Code.
8. In light of the purpose and intent of PUD designations and modifications, the proposal furthers the public health, safety integrity and general welfare, as well as efficiency and economy in the use of land and its resources.

9. The applicant has provided final evidence of adequate water, sewer, access, utilities and other required infrastructure to serve present demands, and adequate access and infrastructure is also available to serve reasonably anticipated future demands.
10. The Review Authority has reviewed the PUD text and the revised exhibits and pending the BOCC's review, the PUD is suitable for the Chairman's signature and recordation, upon incorporation of the stated conditions.

Conditions:

1. Prior to the BOCC hearing the subject request the applicant shall summarize the results from the community recreational survey and propose a recreationally based package to further address the loss of the soccer field and bolster the public benefits portion of the subject application
2. Prior to the BOCC hearing the request, the applicant shall address the issue of adequate storage for the proposed affordable/employee housing units by either providing a minimum square footage or adding language to Section 3.1.E.ii.f that the review authority shall determine if adequate storage is provided.
3. Prior to the BOCC hearing the subject request the applicant shall work with Staff to refine the Section 3.1E of the draft PUD to add more specificity to the proposed Architectural Design Standards, including the stepping back of the buildings.

Commissioner Franken proposed to amend the motion with the addition of condition #4.

4. The language in Section 2.6.E of the draft PUD shall be amended to reflect that for any conversion of rooms above the 582 occupants currently requested, that the minimum size for double occupancy of a room shall be 150 square feet.

Commissioner Wahl seconded the motion and the motion to amend the original motion passed unanimously on a 6-0 vote. The amended motion was then approved unanimously on a 6-0 vote.

DISCUSSION ITEMS:

1. Election/Re-election of Chair and Vice Chair

Commissioner Franken nominated Donna Skupien and Lina Lesmes to continue as Chair and Vice Chair, respectively. Motion passed by acclamation.

2. Safe Passages for Wildlife Project Update - USFS

Ashley Nettles, Wildlife Biologist, USFS updated the Ten Mile Planning Commission on the wildlife linkages.

3. Suggested Revisions for Consideration in Next Master Plan Update
4. Countywide Planning Commission issues
5. Follow-up of previous BOCC meeting
6. Planning Commission Issues

ADJOURNMENT

The meeting was adjourned at 9:39 p.m.

Respectfully submitted,

Lindsay Hirsh,
Senior Planner