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Kathleen Neel – Summit County Recorder

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5/12/2016 2:31 PM
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RESOLUTION NO. 2016-14
BOARD OF COUNTY COMMISSIONERS
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO

A RESOLUTION APPROVING PLANNING CASE #PLN15-108, a preliminary plat to subdivide the 167.162 acre Lot 2, Copper Mountain East Neighborhood Subdivision into Lot 2A, a 1.665 acre parcel for the Copper Point Townhomes workforce housing project and Lot 2B, a 165.497 acre remainder parcel that accommodates the Alpine Parking Lot, maintenance facilities, additional parking, Copper Stables, and a portion of the Copper Mountain Golf Course, (Applicant: Graeme Bilenduke); and,

WHEREAS, Graeme Bilenduke has applied to the Board Of County Commissioners for approval of a preliminary plat to subdivide the 167.162 acre Lot 2, Copper Mountain East Neighborhood Subdivision into Lot 2A, a 1.665 acre parcel for the Copper Point Townhomes workforce housing project and Lot 2B, a 165.497 acre remainder parcel that accommodates the Alpine Parking Lot, maintenance facilities, additional parking, Copper Stables, and a portion of the Copper Mountain Golf Course; and,

WHEREAS, the Ten Mile Planning Commission has reviewed the application at their March 10, 2016 meeting and recommended that it be approved; and,

WHEREAS, the Board of County Commissioners has reviewed the application at a public hearing held on April 12, 2016 with public notice as required by law and considered the evidence and testimony presented at the hearing; and,

WHEREAS, the Board of County Commissioners finds as follows:

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 including its marketing and deed restriction provisions 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT a preliminary plat to subdivide the 167.162 acre Lot 2, Copper Mountain East Neighborhood Subdivision into Lot 2A, a 1.665 acre parcel for the Copper Point Townhomes workforce housing project and Lot 2B, a 165.497 acre remainder parcel that accommodates the Alpine Parking Lot, maintenance facilities, additional parking, Copper Stables, and a portion of the Copper Mountain Golf Course is hereby approved.

ADOPTED THIS 12TH OF APRIL, 2016.

COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

Thomas C. Davidson, Chair

ATTEST:

Kathleen Neel

Kathleen Neel, Clerk & Recorder