



PLANNING DEPARTMENT

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www.SummitCountyCO.gov

0037 Peak One Dr. | PO Box 5660
Frisco, CO 80443

TEN MILE PLANNING COMMISSION AGENDA December 8, 2016 - 5:30 p.m.

**Buffalo Mountain Room, County Commons
0037 Peak One Dr., SCR 1005, Frisco, CO**

Commission Dinner: 5:00pm

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF SUMMARY OF MOTIONS:** November 10, 2016
- IV. APPROVAL OF AGENDA:** Additions, Deletions, Change of Order
- V. CONSENT AGENDA: None**
- VI. PUBLIC HEARINGS:**
PLN16-119 Union Creek and Green Acres Food Trucks
Temporary Use Permit (TUP) for the 2016-2017 winter season to allow for a Food Truck to be located adjacent to the Schoolhouse at Union Creek and for a Food Trailer to be located on the Green Acres learning area. The Food Truck is proposed on Parcel 6 of the PUD; Lot 2, Copper Mountain Subdivision #4, an 11.133 acre parcel. The Food Trailer is proposed on Parcel 24 of the PUD; Lot 3, Block 2, Copper Mountain Subdivision #2, a 3.56 acre parcel; both parcels are zoned Copper Mountain PUD.
- VII. WORK SESSION ITEMS: None**
- VIII. DISCUSSION ITEMS:**
 - Suggested Revisions for Consideration in Next Master Plan Update
 - Countywide Planning Commission issues
 - Follow-up of previous BOCC meeting
 - Planning Commission Issues
- IX. ADJOURNMENT**

* Allowance for Certain Site Plans to Be Placed on the Consent Agenda: Site plan reviews consisting of three (3) to a maximum of 12 multi-family units for the total development parcel or project may be placed on a Planning Commission's "consent agenda", which allows for expeditious review and approval of these smaller projects. Site plans may only be placed on the consent agenda if the recommendation does not include any conditions. Single-family and duplex development that are required to have a site plan review by a Planning Commission due to a plat note, PUD requirement or other regulatory mechanism may also be placed on a Commission's consent agenda. A Planning Commission member may pull such agenda item off the consent agenda to allow staff or the applicant to address issues or questions related to the site plan review criteria for decision prior to taking action.

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

COMMISSION MEMBERS PRESENT: Mark Sabatini, Beverly Breakstone, Donna Skupien, Tom Connolly

STAFF PRESENT: Don Reimer, Planning Director, Kate Berg, Senior Planner, Jessica Potter, Planner II

Others Present: Graeme Bilenduke, Director of Planning and Development for Copper Mountain Resort and Bryan Webinger, Copper Mountain Consolidated Metro District

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

Announcement: None

Approval of Summary of Motions: The Summary of Motions of September 8, 2016 was approved as presented.

Approved on a 4-0 vote

REGULAR AGENDA: None

PUBLIC HEARINGS: None

DISCUSSION

Ten Mile Master Plan: Don Reimer, Kate Berg, and Jessica Potter began a conversation with the Ten Mile Planning Commission regarding updates to the Countywide and Basin Master Plans. Staff informed the Commission that this meeting would initiate the process for updating the Ten Mile Plan; however, it is likely that due to staffing constraints, the Countywide Comprehensive Plan and likely another basin plan would be updated before the Ten Mile.

Highlighted elements from the discussion with the Planning Commission included:

- The need to address Senior Housing in the County Comp Plan, but perhaps not in the Basin Plan
- Better coordination and collaborative planning with the Town of Frisco, Copper Mountain, etc.
- The possibility of streamlining the Ten Mile Basin Plan to incorporate the Bill's Ranch Neighborhood Plan and the Copper Mountain Sub-Basin Plan
- General discussion about the 'carrying capacity' of Summit County

ADJOURNMENT

The meeting was adjourned at 7:02 p.m.

Respectfully submitted,

Jessica Potter
Planner II



STAFF REPORT

TO: Ten Mile Planning Commission

FROM: Jessica Potter, Planner II

FOR: Meeting of December 8, 2016

SUBJECT: PLN16-119 – Union Creek Food Truck and Green Acres Food Trailer

APPLICANT: Graeme Bilenduke, Director of Development and Construction, Copper Mountain Resort

OWNER: Powdr - Copper Participation LLC

REQUEST: Temporary Use Permit (TUP) for the 2016-2017 winter season to allow for a Food Truck to be located adjacent to the Schoolhouse at Union Creek and for a Food Trailer to be located on the Green Acres learning area. The Food Truck is proposed on Parcel 6 of the PUD; Lot 2, Copper Mountain Subdivision #4, an 11.133 acre parcel. The Food Trailer is proposed on Parcel 24 of the PUD; Lot 3, Block 2, Copper Mountain Subdivision #2, a 3.56 acre parcel; both parcels are zoned Copper Mountain PUD.

PROJECT DESCRIPTION

Location:	Green Acres and Union Creek, Copper Mountain Resort	
Legal Description:	Union Creek Food Truck - Lot 2, Copper Mountain Subdivision #4 Green Acres Food Trailer - Lot 3, Block 2, Copper Mountain Subdivision #2	
Existing Zoning:	Copper Mountain Resort PUD	
Proposed Use:	Temporary Use Permit for Food Truck / Food Trailer	
Total site area:	Union Creek Food Truck – 11.133 acres Green Acres Food Trailer – 3.56 acres	
Adjacent land uses:	<u>Food Truck</u>	<u>Food Trailer</u>
East:	Schoolhouse	Open Space
West:	Cafeteria	Open Space
North:	Schoolhouse	Vacant Parcel
South:	Access Drive/Walkway	Gem Ski Run

BACKGROUND

Copper Mountain Resort (Copper) is applying for a Temporary Use Permit (TUP) to operate a Food Truck and Food Trailer for the 2016-17 winter season. Since mobile food vending is not listed as an allowed use in the Copper Mountain Resort PUD (PUD), the applicant is requesting a TUP in order to permit these uses. Should Copper wish to continue to operate Food Trucks/Trailers beyond this winter, they will be required to add mobile food vending as a permitted use in the PUD.

A Food Truck is proposed at the Union Creek/West Village Base Area and a Food Trailer is proposed at Green Acres (Attachment A). According to the applicant, they are experiencing increased visitation to the beginner areas and expect this trend to continue for the 2016-17 winter season. The resort wishes to supplement the existing food services at Union Creek with the Food Truck and provide “grab and go” food and beverage services to the Green Acres learning area, where currently there are none.

CRITERIA FOR DECISION

The Criteria for Decision for a TUP is found in Section 12403.01 of the Code

- A. The proposed use meets the definition of temporary or seasonal.
- B. The use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure.
- C. The location of the proposed use is appropriate and rezoning to allow the use on a permanent basis is not advisable.
- D. The proposed temporary use is in compliance with the County’s Zoning Regulations.
- E. The use complies with any specific criteria stated in this Code for the use.
- F. Adequate services and infrastructure are available to serve the use or the applicant has obligated himself to provide services and infrastructure in sufficient time to serve the proposed use.
- G. The proposal 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.

Criterion A: The proposed use meets the definition of temporary or seasonal

The Summit County Land Use and Development Code defines temporary or seasonal uses as uses that:

1. Do not require any new permanent structures or improvements for their operation
2. May use existing buildings or improvements.
3. Are active only on a seasonal or short-term basis.
4. Do not result in any negative long-term impact on surrounding properties.
5. Are situated to minimize the negative short-term impact on surrounding properties.
6. Do not exceed the following time limits (except for uses listed in Section 12401.01):
 - a. A maximum of six (6) months annually for seasonal uses.
 - b. A maximum of one (1) year if the use will exceed six (6) months annually for temporary uses.

The proposed use satisfies the criteria above for temporary/seasonal. The Food Truck and Food Trailer do not require any permanent improvements, patrons will be able to use existing bathrooms and facilities, there will be no long term negative impacts on surrounding properties, short-term impacts will be mitigated, and the proposal is for less than a 6 month period.

Criterion B: The use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure

Union Creek Food Truck:

The Food Truck is requested in order to supplement existing food and beverage offerings at the Union Creek/West Village Base Area. The Union Creek Base Area is already designed to accommodate cafeteria, retail, commercial, as well as resort support uses; services such as tables and bathrooms are nearby. The Truck, approximately 8 feet by 12-14 feet will be parked between the hours of 7 am and 4 pm on asphalt in a pedestrian through-way, as roughly depicted below. The location will not impede the

established vehicular flow to the north, drainage through the site, or pedestrian movement (Attachment B). An example of a truck Copper is contemplating is contained within their narrative and submittal (Attachment D). This use is in harmony with the surrounding and there is no adverse impact on adjacent properties.



Green Acres Food Trailer:

The proposed Food Trailer at Green Acres is requested because there are no similar uses nearby. At Green Acres there is currently a warming hut, trash receptacles, and portable toilets that are installed seasonally, but no food or beverage services exist (see photo below). Copper is proposing a trailer be parked near the warming hut for the winter season in order for beginner skiers/snowboarders to have access to “grab and go” items such as hot chocolate, bottled beverages, and pre-wrapped food items. The Food Trailer is intended to enhance user experience for beginner skiers, and the addition of some basic food and beverage services is in harmony with what one would expect at the base of a beginner skier area. The closest residential development is approximately 200 feet from the proposed location and there will be no negative adverse impacts on adjacent properties or infrastructure. A photo of the Food Trailer is contained within the applicant’s submittal documents (Attachment D).



Criterion C: The location of the proposed use is appropriate and rezoning to allow the use on a permanent basis is not advisable

At this juncture, rezoning to allow mobile food vending on a permanent basis is not advisable as the request is only for the 2016-17 winter season. Should Copper propose to add this use on a permanent basis, a Major PUD Amendment will be required. The applicant is aware of this requirement should they wish to continue this use beyond the upcoming winter season.

Criterion D: The proposed temporary use is in compliance with the County's Zoning Regulations

The proposed Food Truck and Food Trailer will be in compliance with both the PUD and all applicable sections of the Land Use and Development Code. Per the definitions in the PUD, this use will constitute commercial density as it does not satisfy the definition for cafeteria which is specifically described as self-service. The locations for the Food Truck (PUD Parcel 6) and Food Trailer (PUD Parcel 24) both contain ample un-built commercial density. Parcel 6 contains 5,651 square feet of un-built commercial density and Parcel 24 contains 63,340 square feet of un-built commercial density.

There are no concerns related to exterior lighting, steep slopes, setbacks, wetlands, or any other zoning standard contained in either the PUD or the Land Use Code. The Engineering Department submitted comments that should there be any ground disturbance associated with the Food Trailer, that disturbed soil should be properly revegetated at the expiration of the TUP. This should not be a concern as the Food Trailer will be on snow; however, if there is any ground disturbance the applicant is aware of this requirement.

All signage at Copper is governed by the Copper Mountain Resort Sign Program. Prior to installation of signs for the proposed Food Truck and Trailer, the applicant shall obtain the requisite sign permits.

Criterion E: The use complies with any specific criteria stated in this Code for the use

Section 3816 of the Code addresses Outdoor Vendors:

Outdoor vendors are permitted as an accessory use in the A-I Zoning District and with approval of a temporary use permit in the CG and CN zoning districts and in the B-1, B-3 and PUD zoning districts that have commercial development. Notwithstanding the foregoing, a ski resort or commercial PUD may have specific provisions regarding outdoor vendors that supersede the requirements of this section.

Section 3816.05 of the Code addresses the Use of Vehicles for Outdoor Vending:

The sale of goods from vehicles as provided for in this section is not permitted in any zoning district except on parcels of 35 or more acres in the A-I Zoning District.

Section 3816.07 of the Code discusses a Temporary Use Permit for Outdoor Vendors:

The procedures for review and action on temporary use permits are stated in Section 12400 et seq. Additionally the following criteria shall be used in reviewing temporary use permit applications for outdoor vendors:

- A. Placement relative to existing structures, pedestrian and vehicular circulation or parking areas.
- B. Adequacy of parking.
- C. Adequacy of trash control.
- D. Design of any stand, pushtrailer, or structure to be used by an outdoor vendor.
- E. Permission of property owner.
- F. Evidence that any required State or local permits, such as Colorado Department of Health permits for food service, have been obtained.

The Code notes that PUDs, specifically Ski Resort PUDs, may have different regulations in regards to Outdoor Vendors than the Land Use Code, which prohibits vending from vehicles with the exception of A-I properties 35 acres or more in size. While Outdoor or Mobile Vending is not a use explicitly discussed in the Copper Mountain Resort PUD, the PUD zoning and the request for review under a TUP allow Staff to process this request for a Food Truck and Trailer. In regards to Section 3816.07 A – F, all of the criteria are satisfied by this application and discussed within this report.

Criterion F: Adequate services and infrastructure are available to serve the use or the applicant has obligated himself to provide services and infrastructure in sufficient time to serve the proposed use.

This application was sent to both the Copper Mountain Consolidated Metro District as well as the Summit County Environmental Health Department for review. Both the Metro District, which reviews this application for fire code compliance and potable/gray water compliance, and County Environmental Health which ensures food safety, have their own permitting and approval process which must be completed prior to the commencement of operations. In conversations with both entities, neither anticipated specific hurdles. The applicant has been in communication with these entities and understands their regulations. Should the Commission approve this application, Staff proposes a condition be added that, prior to commencement of operation, the applicant secure the proper

approvals from the County Environmental Health Department and Copper Mountain Consolidated Metro District.

Food Truck:

The Food Truck at Union Creek is surrounded by tourist infrastructure and facilities. Bathrooms, tables, and trash receptacles already exist adjacent to the location of the proposed Food Truck.

Food Trailer:

Copper already installs portable toilets, and provides hand-sanitation and trash receptacles at the Green Acres Site. There is an existing warming hut with seats and Copper has discussed installing a picnic table outside.

Criterion G: The proposal 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.

The following goals/actions/policies found in the Countywide Comprehensive Plan and the Copper Mountain Subbasin Plan are applicable to this request:

Countywide Comprehensive Plan

- Goal A. Sustain and create opportunities conducive to growth in tourism and recreation.
- Policy/Action 1. Promote tourism and recreation as a major industry
- Policy/Action 2.1 Encourage and support the use of a wide-range of community and resort facilities that make up the tourism industry infrastructure.

Copper Mountain Sub-Basin Plan

- Goal B. Provide for commercial uses in a manner that is visually attractive, provides interest to pedestrians, promotes economic viability and is consistent with or improves the character of the subbasin and the overall needs for growth in the subbasin.
- Policy/Action 2. New commercial retail and service uses should be located in a manner that provides convenient pedestrian access and creates pedestrian activity and interest. Special attention should be given to creating attractive commercial uses at the pedestrian level.

The goals/policies/actions discussed above encourage economic activity by promoting tourism and working with the resorts to support commercial development that is appropriate and pedestrian in scale. Both the Food Truck and Food Trailer will be in conformance with these goals stated in the applicable Master Plans.

STAFF RECOMMENDATION

Staff recommends that the Ten Mile Planning Commission approve PLN16-119, a request for a Temporary Use Permit (TUP) for the 2016-2017 winter season to allow for a Food Truck to be located adjacent to the Schoolhouse at Union Creek and for a Food Trailer to be located on the Green Acres learning area, with the findings and conditions below.

Findings

1. The proposed Food Truck and Food Trailer meet the definition of temporary/seasonal in that the requested TUP is for this winter only, no permanent structures are required, and the use will utilize existing facilities. This use will not result in any long term negative impacts, and there are no short term negative impacts.
2. The proposed Food Truck and Food Trailer will be in harmony with the surrounding land uses and will not create a substantial adverse impact on the adjacent properties since infrastructure including trash, bathroom facilities, and hand-washing is properly accounted for at these sites.
3. Rezoning is not recommended since this request is only for the 2016-17 winter season.
4. The proposed use is in compliance with all zoning regulations including but not limited to, the density allowances as set forth in Copper Mountain Resort PUD and applicable sections of the Land Use and Development Code.
5. The proposed use is in compliance with the criteria for outdoor vending as found in Section 3816 et. seq. of the Land Use and Development Code.
6. Upon compliance with the conditions listed below, adequate services and infrastructure to support this use will be provided since permits relating to food safety, as administered by the Summit County Environmental Health Department, and inspections relating to potable/gray water as well as fire code compliance will be performed by the Copper Mountain Consolidated Metro District.
7. The requested TUP is consistent with the Goals and Actions/Policies of the applicable Master Plans relating to commercial development and tourism.

Conditions

1. Prior to commencing operations, the applicant shall satisfy all requirements of the Summit County Environmental Health Department and the Copper Mountain Consolidated Metro District.
2. Prior to the installation of signs for the Food Truck or Trailer, a Sign Permit will be required.

ATTACHMENTS

Attachment A: Vicinity Map

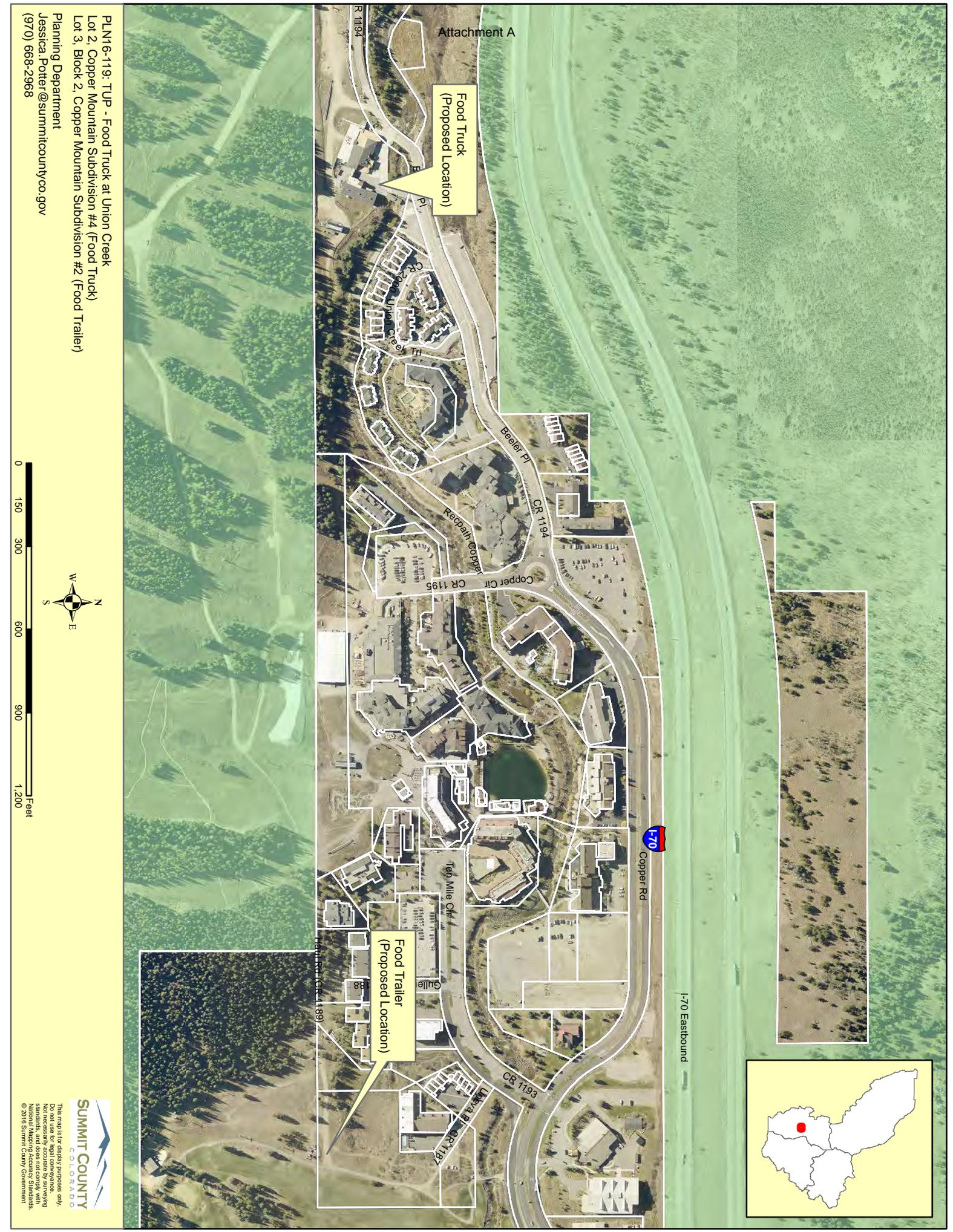
Attachment B: Existing Conditions Plan – Food Truck

Attachment C: Site Plan, Green Acres Site – Food Trailer

Attachment D: Narrative and Relevant Documents from Applicant

Attachment E: Proposed Resolution

cc: Graeme Bilenduke, Copper Mountain Resort, gbilenduke@coppercolorado.com
Laura Hunter, Copper Mountain Resort, lhunter@coppercolorado.com



Attachment A

Food Truck
(Proposed Location)

Food Trailer
(Proposed Location)



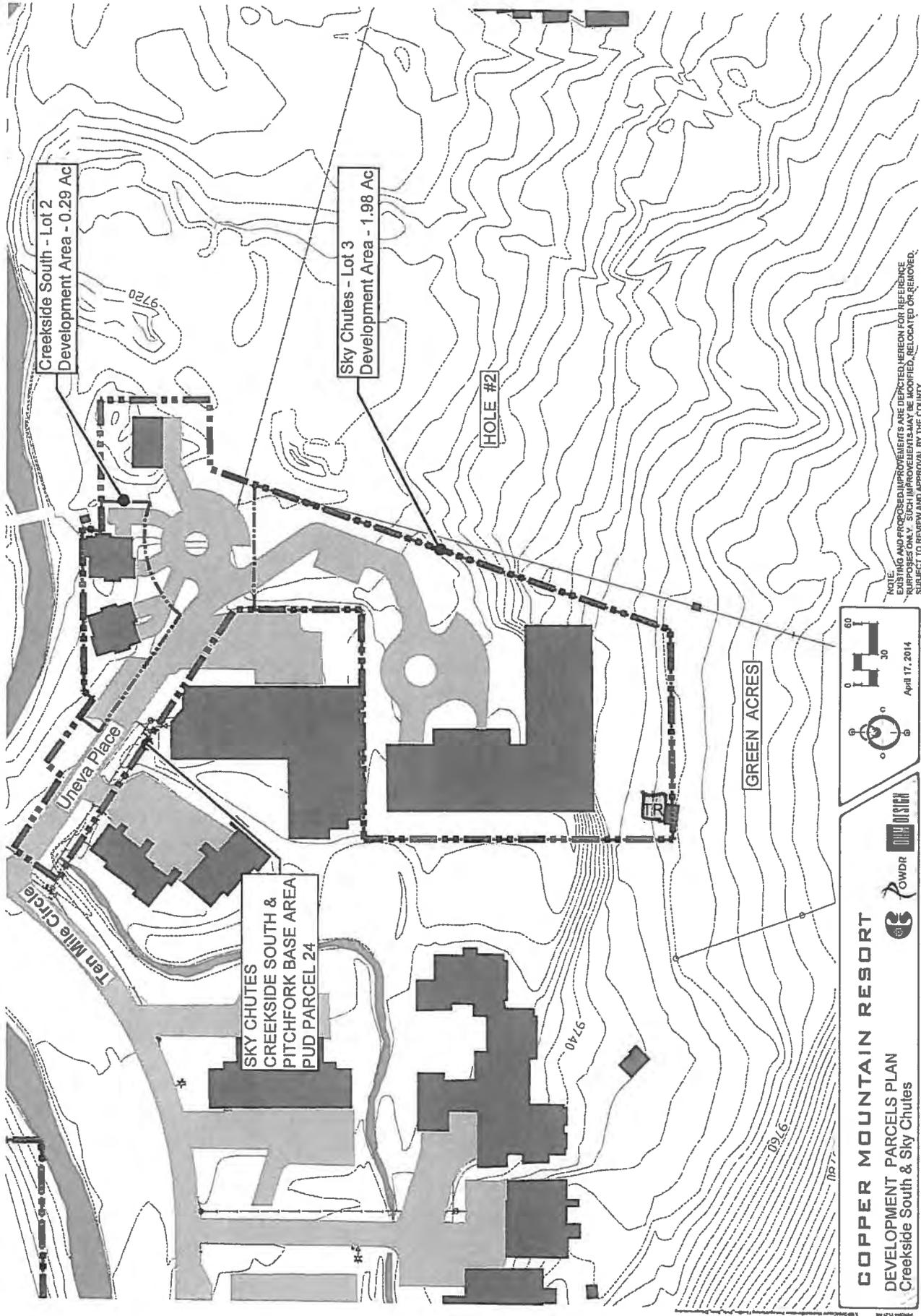
PLN16-119: TUP - Food Truck at Union Creek
Lot 2, Copper Mountain Subdivision #4 (Food Truck)
Lot 3, Block 2, Copper Mountain Subdivision #2 (Food Trailer)

Planning Department
Jessica.Potter@summitcountyco.gov
(970) 668-2968



SUMMIT COUNTY
COLORADO

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NOTE:
 EXISTING AND PROPOSED IMPROVEMENTS ARE DEPICTED HEREON FOR REFERENCE PURPOSES ONLY. SUCH IMPROVEMENTS MAY BE MODIFIED, RELOCATED OR REMOVED, SUBJECT TO REVIEW AND APPROVAL BY THE COUNTY.

COPPER MOUNTAIN RESORT
 DEVELOPMENT PARCELS PLAN
 Creekside South & Sky Chutes

POWDR
 DESIGN

April 17, 2014



Wednesday, October 19, 2016

Ms. Jessica Potter
Summit County Planning Department
0037 Peak One Drive
Summit County Road 1005
Frisco, Colorado 80443

NARRATIVE FOR TEMPORARY USE PERMIT AT COPPER MOUNTAIN RESORT

Dear Jessica,

1. Copper Mountain Resort is submitting a proposal for a temporary (6 month) use permit for a West Village food truck and a Green Acres food concession trailer. The new food truck will sit adjacent to the West village school house across from the ticket windows. The Green Acres food concession trailer will sit beside the warming hut on parcel 24.
2. The truck will operate from 7am to 4pm daily. The trailer from 8am to 3pm on Friday-Sunday
3. The truck is app. 12-14 ft. in length and 8 ft. wide. It has a 2 foot step up to get inside. The trailer is 8 ft. by 22 ft. and has a 2ft step up to get inside.
4. The truck has all its own equipment inside, including a grill, flat top, deep fryer, sandwich cooler, refrigeration and storage. The trailer has a 3 bay sink, a sandwich prep table, hot beverage machine.
5. The truck will be driven over each morning from our conference center on copper circle. The trailer will sit at its location for the winter.
6. The menu for the truck will include, hot chocolate, coffee, soda, waffles made to order, fried chicken, nachos and hot dogs. The trailer will be grab and go items.
7. The closest bathrooms are in the school house and are app. 15ft away. The closest bathrooms for the trailer will be port a potties, app. 25 ft. away.
8. The food truck does not require any other utilities; it will be on its own generator. The trailer does require a 220 volt power source.

The SOP for the water supply and hand washing station for the West Village food truck are as follows:

West Village food truck SOP's for opening and closing:

West Village food truck Hand sink is NEVER to be used for drinking water, just hand washing station.

OPENING Daily

1. Fill clean portable 5 gallon water carries from designated water faucet at Ice machine in Banquet kitchen each morning before truck is driven over to west village.
2. Fill clean water receptacle for truck until full
3. Food truck hand sink needs to run HOT water through sink daily and keep sink clean and free from debris.

Weekly Maintenance on the Food trucks hand sink and water system:

1. Empty Grey water tank weekly or more often whenever, pour into Blue portable grey water tank from drain, stored at top of stairs behind conference center back entrance, before ski patrol.
2. Only Empty this Blue portable grey water tank in the designated drain behind the pots and pan open floor sewer drain. (Never into the roof water drainage system on the food truck)
3. Pour .5 gallons of bleach down the food trucks hand sink drain weekly to minimize mold.

4. Portable Grey water tank on wheels needs to be rinsed out at least once per month and sanitized with bleach.

The SOP for the water supply and hand washing station for the Green Acres food trailer are as follows:

Green Acres trailer SOP's for opening and closing:

Green Acres trailer Hand sink is NEVER to be used for drinking water, just hand washing station.

OPENING Daily

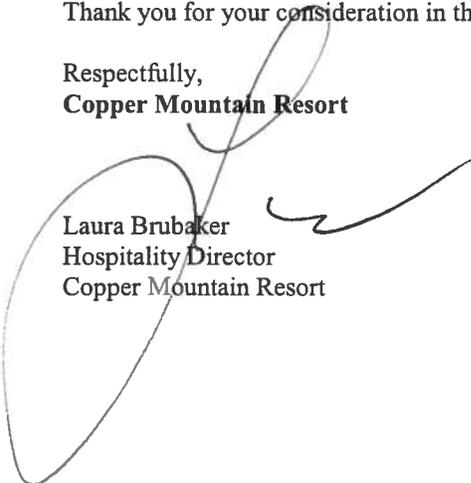
1. Fill clean portable 5 gallon water carries from designated water faucet at Ice machine in Banquet kitchen each morning and driven over in banquets van each weekend day
2. Fill clean water receptacle for trailer until full
3. Food Trailer hand sink needs to run HOT water through sink daily and keep sink clean and free from debris.

Weekly Maintenance on the Food trailer hand sink and water system:

4. Empty Grey water tank weekly or more often whenever, pour into Blue portable grey water tank from drain, stored at top of stairs behind conference center back entrance, before ski patrol.
5. Only Empty this Blue portable grey water tank in the designated drain behind the pots and pan open floor sewer drain. (Never into the roof water drainage system on the food truck)
6. Pour .5 gallons of bleach down the food trucks hand sink drain weekly to minimize mold.
7. Portable Grey water tank on wheels needs to be rinsed out at least once per month and sanitized with bleach.

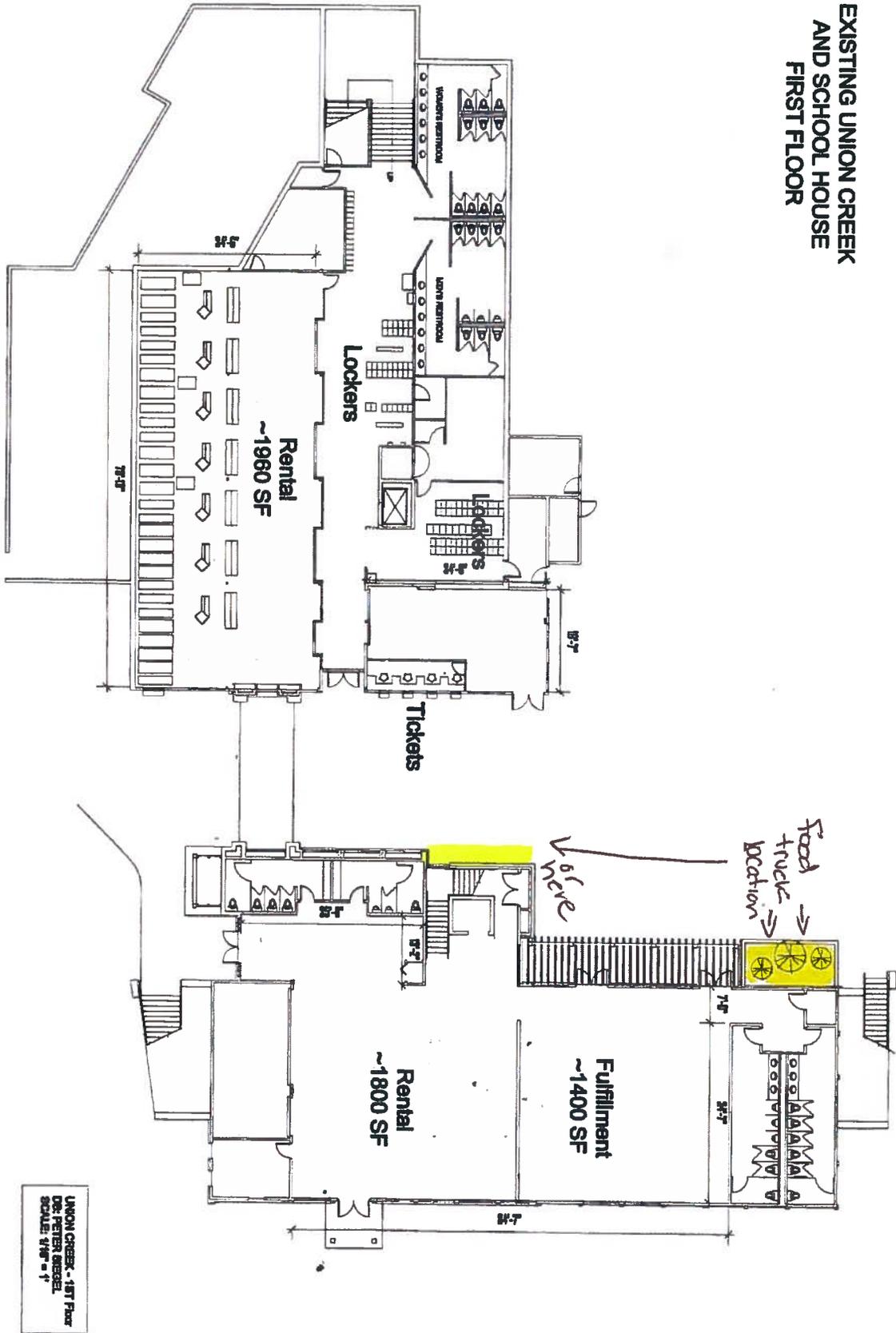
Thank you for your consideration in this matter.

Respectfully,
Copper Mountain Resort

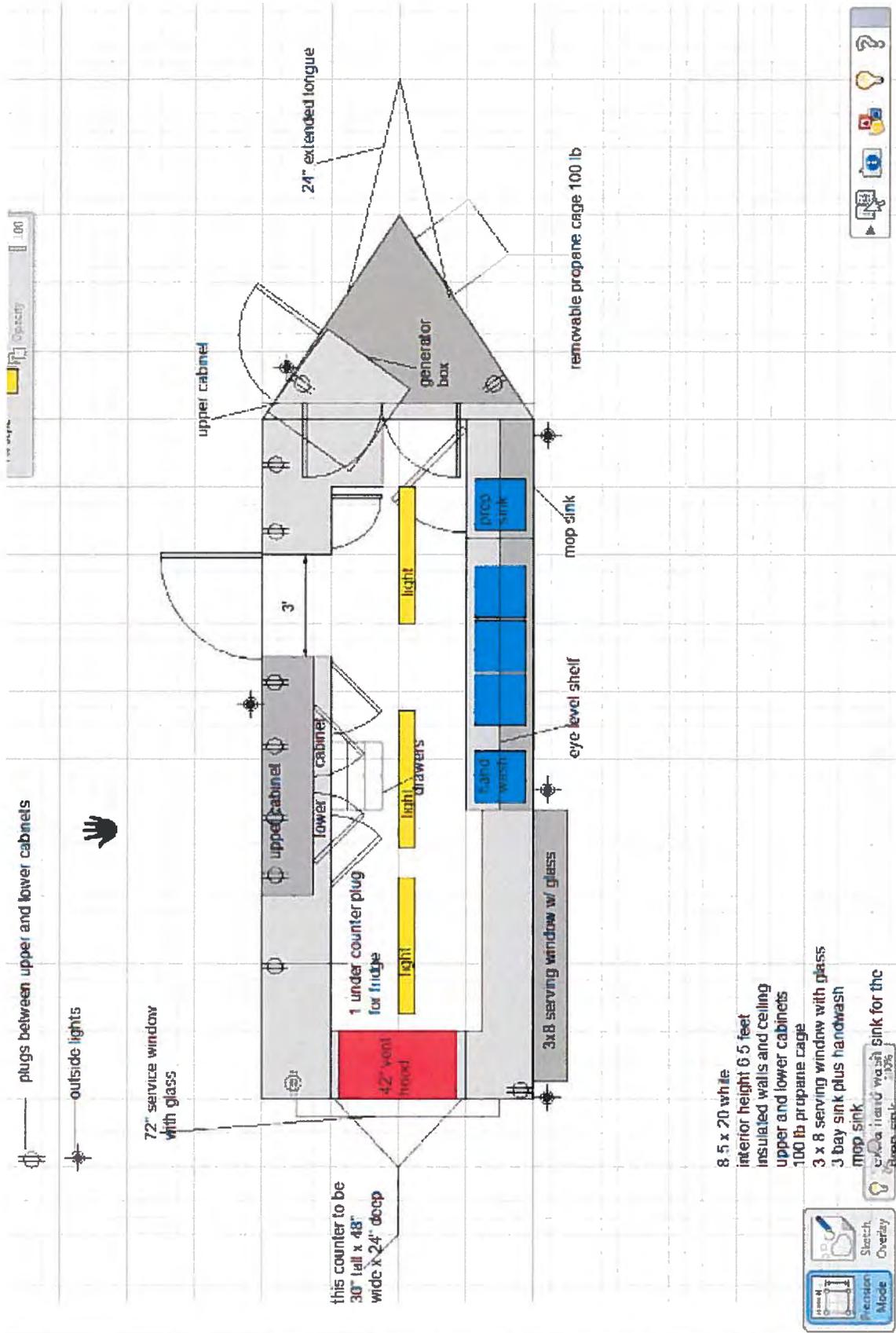


Laura Brubaker
Hospitality Director
Copper Mountain Resort

**EXISTING UNION CREEK
AND SCHOOL HOUSE
FIRST FLOOR**



Food trailer layout.



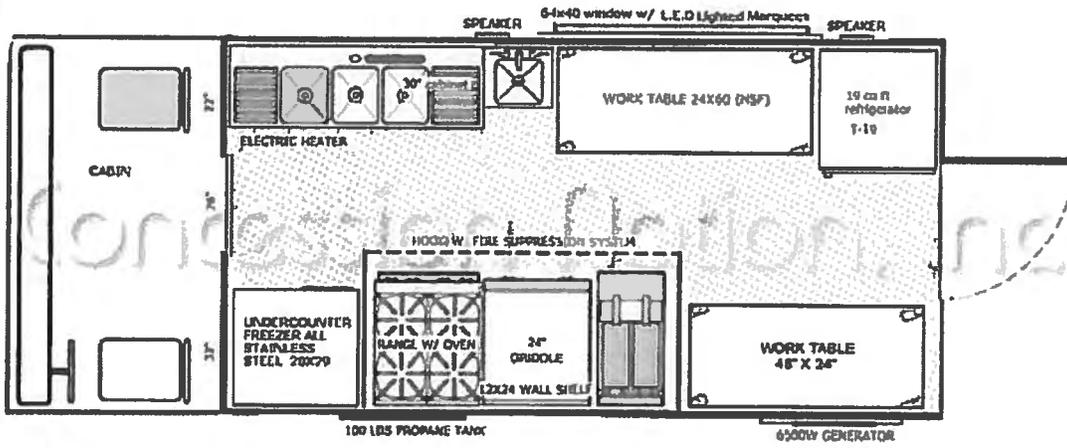
Food trailer



Food truck



Food truck



RESOLUTION NO. 2016 -

**TEN MILE PLANNING COMMISSION
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO**

A RESOLUTION APPROVING PLN16-119, TEMPORARY USE PERMIT (TUP) FOR THE 2016-2017 WINTER SEASON TO ALLOW FOR A FOOD TRUCK TO BE LOCATED ADJACENT TO THE SCHOOLHOUSE AT UNION CREEK AND FOR A FOOD TRAILER TO BE LOCATED ON THE GREEN ACRES LEARNING AREA. THE FOOD TRUCK IS PROPOSED ON PARCEL 6 OF THE PUD; LOT 2, COPPER MOUNTAIN SUBDIVISION #4, AN 11.133 ACRE PARCEL. THE FOOD TRAILER IS PROPOSED ON PARCEL 24 OF THE PUD; LOT 3, BLOCK 2, COPPER MOUNTAIN SUBDIVISION #2, A 3.56 ACRE PARCEL; BOTH PARCELS ARE ZONED COPPER MOUNTAIN PUD; (Applicant – Graeme Bilenduke, Copper Mountain Resort);

WHEREAS, Graeme Bilenduke of Copper Mountain Resort has submitted an application to the Ten Mile Planning Commission for a Class 4 Temporary Use Permit to allow for a Food Truck and Food Trailer for the 2016-17 winter season; and,

WHEREAS, the Ten Mile Planning Commission has reviewed the application at a public hearing on December 8, 2016 with public notice as required by law and considered the evidence and testimony presented at that hearing; and,

WHEREAS, in light of such considerations, the Ten Mile Planning Commission of Summit County, Colorado finds that:

1. The proposed Food Truck and Food Trailer meet the definition of temporary/seasonal in that the requested TUP is for this winter only, no permanent structures are required, and the use will utilize existing facilities. This use will not result in any long term negative impacts, and there are no short term negative impacts.
2. The proposed Food Truck and Food Trailer will be in harmony with the surrounding land uses and will not create a substantial adverse impact on the adjacent properties since infrastructure including trash, bathroom facilities, and hand-washing is properly accounted for at these sites.
3. Rezoning is not recommended since this request is only for the 2016-17 winter season.
4. The proposed use is in compliance with all zoning regulations including but not limited to, the density allowances as set forth in Copper Mountain Resort PUD and applicable sections of the Land Use and Development Code.
5. The proposed use is in compliance with the criteria for outdoor vending as found in Section 3816 et. seq. of the Land Use and Development Code.
6. Upon compliance with the conditions listed below, adequate services and infrastructure to support this use will be provided since permits relating to food safety, as administered by the Summit County Environmental Health Department, and inspections relating to potable/gray water as well as fire code compliance will be performed by the Copper Mountain Consolidated Metro District.
7. The requested TUP is consistent with the Goals and Actions/Policies of the applicable Master Plans relating to commercial development and tourism.

NOW, THEREFORE, BE IT RESOLVED BY THE TEN MILE PLANNING COMMISSION OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT: a Temporary Use Permit (TUP) for the 2016-2017 winter season to allow for a Food Truck to be located adjacent to the Schoolhouse at Union Creek and for a Food Trailer to be located on the Green Acres learning area is hereby approved subject to the following conditions:

1. Prior to commencing operations, the applicant shall satisfy all requirements of the Summit County Environmental Health Department and the Copper Mountain Consolidated Metro District.
2. Prior to installation of signs for the Food Truck or Trailer, a Sign Permit will be required.

ADOPTED THIS 8TH DAY OF DECEMBER, 2016.

**COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
TEN MILE PLANNING COMMISSION**

Donna Skupien, Chair

ATTEST:

Jessica Potter, Planner II