TEN MILE PLANNING COMMISSION
AGENDA
February 9, 2017 - 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: December 8, 2016

IV. APPROVAL OF AGENDA: Additions, Deletions, Change of Order

V. CONSENT AGENDA: None

VI. PUBLIC HEARINGS:
   PLN16-128 Copper Coaster
   A Class 4 Site Plan Review for the Copper Coaster base operations and other associated site improvements; Lots 15, 18, and Part of 17, Copper Mountain Subdivision #3, approximately 1.1 acres of site disturbance; PUD Parcels 12 and OS-I, zoned Copper Mountain PUD.

   PLN16-138 Well House #2 Expansion
   A Class 4 Location and Extent Review for the Expansion of Well House #2 by the Copper Mountain Consolidated Metro District; Part of Lot 1, Copper Mountain Subdivision #5; PUD Parcel 26, 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 multifamily 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.
COMMISSION MEMBERS PRESENT: Mark Sabatini, Beverly Breakstone, Donna Skupien, Tom Connolly, Lina Lesmes

STAFF PRESENT: Lindsay Hirsh, Senior Planner; Jessica Potter, Planner II

Others Present: Graeme Bilenduke & Chris Coleman, Copper Mountain Resort (Applicants) and Bryan Webinger, Copper Mountain Consolidated Metro District

Donna Skupien, Chair, called the meeting of the Ten Mile Planning Commission to order at 5:31 p.m.

Announcement: None

Approval of Summary of Motions: The Summary of Motions of November 10, 2016 was approved as presented.

Approved on a 4-0 vote; Commissioner Lesmes abstained as she was not present at the previous meeting.

REGULAR AGENDA: None

PUBLIC HEARINGS:

PLN16-119: Temporary Use Permit (TUP) for the 2016-2017 winter season to allow for a Food Truck at adjacent to the Schoolhouse at Union Creek and a Food Trailer 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.

Revised Resolution:
Prior to the motion, the Planning Commission, applicant, and Staff discussed that the resolution be made less-specific in order to allow for “Mobile Food Vending” at these sites as opposed to specifically a “Food Truck” at Union Creek and a “Food Trailer” at Green Acres. The resolution was rewritten with the Planning Commission and applicant to reflect these changes.

Motion:
Commissioner Connolly made a motion to approve PLN16-119 with the findings and conditions as submitted in the Staff Report with the changes from “Truck/Trailer” to “Mobile Food Vending” as discussed.
Commissioner Breakstone seconded the motion. The request was approved unanimously 5-0.

Findings:
1. The proposal for mobile food vending meets 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 proposal for mobile food vending 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 installation of signs for mobile food vending, a Sign Permit will be required.

DISCUSSION
The Commission inquired regarding new information on the Master Plan updates. Staff affirmed that it would recommend to the BOCC that efforts first be directed to updating the Countywide Master Plan.

ADJOURNMENT
The meeting was adjourned at 6:05 p.m.

Respectfully submitted,

Jessica Potter
Planner II
STAFF REPORT

TO: Ten Mile Planning Commission
FROM: Jessica Potter, Planner II
FOR: Meeting of February 9, 2017
SUBJECT: Planning Case PLN16-128, Copper Coaster
APPLICANT: Graeme Bilenduke, Copper Mountain Resort
OWNER: Powdr - Copper Participation LLC
REQUEST: A Class 4 Site Plan Review for the Copper Coaster base operations and other associated site improvements; Lots 15, 18, and Part of 17, Copper Mountain Subdivision #3, approximately 1.1 acres of site disturbance; PUD Parcels 12 and OS-I, zoned Copper Mountain PUD

PROJECT DESCRIPTION

Location: Center Village, West of the American Flyer Lift
Legal Description: Lots 15, 18 and Part of 17, Copper Mountain Subdivision #3
Existing Zoning: Copper PUD, Parcels 12 & OS-I
Proposed Use: Resort Support and Commercial
Total site area: Approx. 1.1 acres of site disturbance
Adjacent land uses:
  East: Copper Commons, Burning Stones Plaza, Open Space / Ski Area
  West: Lodge at Copper, Open Space / Ski Area
  North: Wheeler Parking Lot
  South: National Forest / Ski Area

DEVELOPMENT REQUIREMENTS

<table>
<thead>
<tr>
<th>Density limit</th>
<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Resort Support</td>
<td>is exempt</td>
<td>1,298 sq. ft. of Resort Support</td>
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<tr>
<td>17,000 sq. ft. remaining</td>
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<td>288 sq. ft. of Commercial</td>
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</table>

BACKGROUND

The Ski Area Recreational Opportunity Act of 2011 expanded the allowed uses within the permit boundary of ski areas operating within the National Forest to include year-round activities such as zip lines, mountain bike trails, and disc golf, among other attractions. The Forest Service is currently in the final stages of analysis of an Environmental Assessment application by Copper Mountain Resort (Copper) which includes a new mountain biking trail, increased snowmaking, as well as a gravity-fed mountain coaster (Attachment B). A final decision from the Forest Service is expected in February.

The majority of the proposed coaster is on land under Forest Service purview; however, the bottom terminal, ticket booth, and bull wheel shelter are in County jurisdiction. This request for a site plan review is to consider the coaster base operations and associated site improvements. Starting at the top of the site plan shown below, the coaster terminal consists of an unloading deck and ramp to exit the

PLN16-128 – Copper Coaster
ride, a coaster cart storage building, and a ramp and loading deck to board the coaster. The bull wheel shown to the right of the deck will be covered. There is a ticket booth shown near the bottom of the plans and landscaping improvements including a plaza and stepped landscape boulders.

A photo of the site is included below:
CRITERIA FOR DECISION

Section 12603.02 of the Summit County Land Use and Development Code states that the Review Authority may approve a site plan only if the application meets all relevant County regulations and standards and provided the Review Authority makes the following findings:

A. The application complies with County Zoning Regulations, including but not limited to use regulations, any applicable PUD requirements, design standards and other development regulations and standards.
B. The application complies with County Road & Bridge standards.
C. The application complies with County Subdivision Regulations.
D. The application complies with any previous plans approved for the site still in effect.
E. The application complies with any conditions imposed on development of the site through previous approvals.

Site plan review is considered a technical review. If a site plan meets all applicable County regulations and standards, is consistent with previous plans applicable to development of the site and complies with any applicable conditions, it shall be approved.

Criterion A: Compliance with Zoning Regulations

The site is zoned Copper Mountain PUD. This application is within PUD Parcels OS-1 (Lot 18) and Parcel 12 (Lots 15 and 17). The relevant sections from Table 1: Permitted Uses and Densities in the PUD are excerpted below:

<table>
<thead>
<tr>
<th>Neighborhood/Parcel</th>
<th>Parcel Description</th>
<th>Permitted Uses</th>
<th>Equiv. Units (EUs)</th>
<th>Comm. SF</th>
<th>Cafe. SF</th>
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<tbody>
<tr>
<td>Parcel 12</td>
<td>Copper Commons/Conference Center</td>
<td>Multi-family dwelling units, Hotel/Lodge, Hotel/Condo, Integrated Employee</td>
<td>120</td>
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<td></td>
<td></td>
<td>Housing Units, Affordable Housing, Resort Support Facilities, Conference</td>
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<td></td>
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<tr>
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<td></td>
<td>Facilities, Commercial, Active Recreation Uses, Day Use Parking and</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Short-Term Parking</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Open Space</td>
<td>Burning Stones Park</td>
<td>Open Space, Passive Recreation and Active Recreation Uses and Resort Support</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Parcel I</td>
<td></td>
<td>Facilities, snow cat staging and maintenance related to the foregoing and</td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>a seasonal pavilion from May 15 to October 15</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

Property Boundaries
Prior to delving into a zoning analysis, it is pertinent to note that the application as originally submitted triggered building code concerns as the loading deck and ramp of the coaster terminal building crosses over the property line between Lot 18 (PUD Parcel OS-I) and Lot 17 (PUD Parcel 12). In order to address the concerns raised by the Building Inspection Department during the referral period, the applicant will submit an application for a Lot Line Adjustment to ensure that the ramp and deck are entirely on Lot 18 (OS-I). The existing property line is shown with a dashed line on the site plan on the previous page. This discussion of the property lines is relevant to zoning as Section 2.5 of the PUD states that “The boundaries of the Development Parcels are generally shown on Exhibit B-1 (Attachment C). Development within these parcels shall be in accordance with the legal property line boundaries of the properties contained in the Development Parcel”. Thus, the boundary of the PUD parcel will follow that of the newly established property line. Currently the majority of the coaster terminal and bull wheel shelter is on OS-I and a portion on Parcel 12, once the property line is adjusted,
the entirety of these structures will be on OS-I. These uses are categorized as Resort Support which is a permitted use on both OS-I and Parcel 12, so there is no concern regarding use; however, it is relevant when discussing which components of the coaster operation are on which development parcel.

**Density / Use**
The ticket booth is located on Parcel 12. This use meets the definition of commercial as defined in the PUD. There is ample commercial density allotted to this site to accommodate the ticket booth as 17,000 square feet of commercial density remains to be built.

Once the property boundary between Lots 17 and 18 is adjusted, the coaster terminal building and bull wheel shed will be located entirely on Parcel OS-I. The coaster and bull wheel shed meet the definition of Resort Support as defined in the PUD. Resort Support is permitted on this parcel and the PUD does not limit the amount of Resort Support.

**Height**
The height limit on Parcel 12 ranges from 40 to 75 feet, so the ticket booth, proposed at 15 feet is in compliance with height.

There is no height limit listed in the PUD for Parcel OS-I. The existing structures on OS-I include the lift terminals for the American Flyer and American Eagle Lifts. When Copper originally approached the County in 2015 to discuss their preliminary plans for the coaster, staff made a determination that since the coaster terminal building is similar to a ski lift, the terminal building could be permitted without a Minor PUD Amendment to establish a height limit, provided the height of the terminal building does not exceed that of the lift terminals. The peak of the American Flyer terminal is 26 feet above grade, and the coaster building is proposed at 25.4 feet in height. Based on Staff's determination based on the existing, similar structures, the proposal is in compliance.

**Wetlands**
There is a small identified wetland complex on this site within County jurisdiction. The improvements will neither disturb the wetlands nor the 25-foot wetland buffer.

The Engineering Department has provided comments that no wetlands are shown within the coaster on Forest Service property, which is outside of County jurisdiction; however they recommend that wetlands outside of County jurisdiction are protected.

**Disturbance of 30% Slopes**
The proposal will disturb approximately 1,100 square feet of slopes in excess of 30% within the footprint of the coaster terminal building including additional disturbance for the walkway and associated grading. Section 3.2 PUD states that slopes in excess of 30% shall be avoided to the greatest extent practicable. The PUD also lists specific parcels where the disturbance of slopes in excess of 30% is permitted, of which OS-I is not listed. However, the PUD does not specifically prohibit the disturbance of slopes on parcels not listed. Thus, the disturbance of slopes of over 30% is permitted on other parcels than those explicitly listed in Section 3.2 on a case by case basis and with proper mitigation.

Staff is able to concur with the engineer of record from Tetra Tech that the disturbance of these slopes can be adequately mitigated with erosion control measures. The draft geotechnical study prepared by Cesare, Inc. does note that the test holes dug at the proposed coaster base terminal location reveal that the hillside was altered previously by fill. Thus the applicant is not proposing to disturb naturally existing slopes in excess of 30%. Staff does also acknowledge that this coaster is a gravity-fed operation and the design of the track as well as other considerations in the American Flyer base area led to the siting of the coaster base terminal at this location. All erosion control measures will be reviewed and enforced by the Summit County Engineering Department.
Parking
Per Section 4.1.B.i of the PUD, no additional parking is required. Visitors to the coaster will be served by the existing parking available at the resort. However, it shall be noted that at the time of the writing of this report, Copper has not yet renewed a lease with CDOT to secure parking at the North Ten Mile Lot. Footnote 3 in Table 10: Existing and Proposed Day Use Parking of the PUD states that should this lease not be renewed, Copper shall either replace the lost spaces or have amended the PUD within one year. Such resolution shall be required prior to October 31, 2017.

Landscaping
Ten trees will be removed from the site to accommodate the improvements and 23 are proposed to be planted. All disturbed areas will be revegetated with a native weed-free seed mix. The proposal includes landscape boulders to create steps up to the coaster building as well as a gravel walkway lower on the site leading to an accessible, 6 foot concrete sidewalk leading up to the coaster.

Architecture
The applicant has submitted renderings and sample colors and materials (Attachment E). The application will be reviewed by the Copper Mountain Resort Association (formally known as CMPACC) prior to issuance of a building permit.

Criterion B: Compliance with Road and Bridge Standards
There are no Road and Bridge regulations relevant to this application. The right-of-way for Copper Circle ends to the north of the parking lot, approximately 300 feet from the project location.

Criterion C: Compliance with Subdivision Regulations
Section 8002.01.B of the Code applies specific subdivision regulations to Site Plan Reviews including drainage, fire protection, streets and roads, trails, water, wastewater treatment and utilities, and subdivision naming conventions. The relevant regulations are discussed below.

Drainage
The Summit County Engineering Department has reviewed the submittal and has no concerns with the proposed grading plan, including mitigation to the areas of the 30% slopes disturbed by construction.

Fire Protection, Water, Wastewater
The Copper Mountain Consolidated Metro District (CMCMD) provides these services within the resort. The CMCMD was sent a referral and they commented that they are in support of this application and all life safety concerns, including safety lighting and fire extinguisher placement, will be addressed during plan review.

Visitors to the coaster will use the existing restroom facilities in Center Village. No additional water or sewer connections will be required. The landscaping will require water via a drip irrigation system during the establishment period. The applicant has indicated that they will connect to an existing tap.

Trails
Trails are not being affected by this proposal; there is an existing trail – Trail 13 which is shown on the site plan. The Open Space and Trails Department commented that they have no concerns with the proposal provided Trail 13 is not affected. Open Space and Trails also confirmed that no public use area fees are required.
Criteria D and E: Compliance with previous plans still in effect and compliance with conditions imposed on development through previous approvals

This application is consistent with the Copper Mountain PUD. There are no previous approvals on the site pertinent to this proposal. A Class 2 Site Plan (PLN15-097) was approved in November of 2015 to permit a shed for lift maintenance operations on the west side of the American Flyer. There are no outstanding conditions associated with this approval. In September of 2016 a Grading and Excavation / Wetlands Disturbance Permit (GE16-115) was issued for the removal of a water quality detention pond that was replaced by the installation of a storm water management vault. All the conditions of this permit have been satisfied and the permit has been closed.

STAFF RECOMMENDATION

Staff recommends that the Ten Mile Planning Commission approve this request for a Class 4 Site Plan for the Copper Coaster base operations and other associated site improvements; Lots 15, 18, and Part of 17, Copper Mountain Subdivision #3, approximately 1.1 acres of site disturbance; PUD Parcels 12, and OS-I, zoned Copper Mountain PUD, with the findings and condition below:

Findings
1. The proposal is in conformance with zoning including the applicable sections of the Copper Mountain PUD and Summit County Land Use and Development Code, including but not limited to use, density, and height.
2. There are no Road and Bridge standards relevant to this proposal.
3. The proposal is in compliance with subdivision regulations including but not limited to, drainage, water, wastewater, and fire protection.
4. This request is in conformance with the Copper Mountain PUD, there are no existing approvals relevant to this application.

Condition
1. Prior to the issuance of a building permit, an application to adjust the property boundary between Lots 18 and 17 will be required to ensure building code compliance.

ATTACHMENTS
Attachment A: Vicinity Map
Attachment B: Map of Environmental Assessment Activities
Attachment C: Exhibit B-1 of the PUD
Attachment D: Plans
Attachment E: Colors and Materials
Attachment F: Applicant’s Narrative
Attachment G: Draft Resolution

cc: Graeme Bilenduke, Copper Mountain Resort
    Chris Colman, Copper Mountain Resort
    Elena Scott, Norris Design
Coaster Improvements:
- Storage/Lift Terminal
- Ticket Booth
- Bull Wheel Shelter

American Flyer

PLN16-128: Site Plan Review
Copper Coaster
Lot 15, 18, and Part of 17, Copper Mountain Sub #3

Jessica Potter
Planning Department
(970) 668-2968
primary roof:
- asphalt shingles
- tamko heritage premium shingles
- 50 yr “weather wood”

primary siding:
- hardieplank select cedarmill lap siding
  “khaki brown”

secondary siding:
- hardiepanel select cedarmill vertical siding
  with batten boards
  “timber bark”

fascia / soffit / trim:
- 2x wood
- SW solid stain “charwood”

wood beams, posts, & rails:
- SW semi-solid stain “banyan brown”

window & door cladding:
- andersen “dark bronze”

accent siding:
- corrugated steel wall panel - 7/8” profile
- pac-clad “weathered zinc”
Background & Vision

The proposed mountain coaster and associated improvements are located in Center Village, on Private Open Space Tract I of the PUD adjacent to the American Flyer Lift. The mountain coaster is currently in review with the USFS and has been included with the Environmental Assessment (EA) for Resort Recreation Enhancement Projects. For more information regarding the EA, see the SE Group Memo included with this submittal package.

Copper's vision is to create year-round activation with proposed enhancements adjacent to the American Flyer Lift at the Copper Circle base. These enhancements will improve the arrival experience at Copper Circle and provide alternative recreation opportunities for summer enjoyment, while maintaining the functional operations of the site. This vision will be accomplished through the addition of the mountain coaster, winter beach, summer plaza, improved access and circulation, and additional support amenities. Through these improvements, Copper Mountain Resort seeks to bring the Copper Circle Base area up to par with the rest of the resorts guest experiences.

As part of the design and planning process, several informational public meetings and site visits were held. Site visits included agencies such as the USFS, wetland consultants, coaster designers and manufacturers and environmental consultants. Public meetings included a discussion with Copper Mountain Resort staff to inform them of the proposed improvements and gain feedback as it would relate to mountain operations. Additional meetings were held for all Copper Mountain residents and homeowners of The Lodge at Copper to inform them of the proposed improvements and listen to their potential concerns and input. General feedback regarding the coaster and improvements were supportive, with the biggest concern being maintaining a buffer and privacy from the coaster to the adjacent Lodge at Copper building. This has been included with the site plan.

Existing Conditions

The project site is an important operational hub for Copper Mountain Resort, but it currently has little in the way of guest attractions. Existing uses include snow cat staging, lift maintenance, ski patrol emergency operations, lower patrol room access, Sherpa access to the West Village beginner skier area (Trail 13), and the loading docks and trash enclosure for the conference center and Jill's Umbrella Bar. From the north, Copper Circle provides immediate vehicular access and parking for the site. And it links local bus drop offs to the Copper Circle base area. Pedestrians and skiers additionally have access to the site from the Burning Stones Plaza to the east along the pedestrian boulevard.
Snow from the Copper Circle parking lot will continue to be stored in the open space to the southwest of the lot. Snow throughout the rest of the site is maintained as part of winter mountain operations.

There is an existing large grouping of trees buffering the Lodge Condominiums to the west of the site. The existing trees are to remain and be protected as possible.

**PUD**

The mountain coaster and plaza improvements are located in Private Open Space Tract I which, per the Copper PUD, has permitted uses including passive recreation, active recreation, resort support facilities, snow cat staging and maintenance related to these uses. Also a designated trail, Trail 13, crosses through this open space tract. The proposed uses follow the designated recreation zone use guidelines. The total development area proposed is approximately one acre, and meets the PUD requirements for impervious area with approximately 27% proposed impervious surface primarily in the plaza improvement area. The site coverage is composed of:

- Bull-wheel Shelter – 338 SF (377 SF Roof Coverage)
- Coaster Service Building – 960 SF (2006 SF Roof Coverage)
- Ticket Booth – 288 SF (544 SF Roof Coverage)
- Impervious Surfacing – 10,239 SF

Per the PUD the following spatial guidelines are met with the proposed plan:

- Minimum building setback from USFS property line: 10'
- Minimum building setback from wetland boundary: 25'
- Minimum building setback from public access trail easement, T13: 10'
- Minimum building setback from ski lifts: 20'

**Wetlands**

There are no wetlands impacted by the proposed coaster improvements within the scope of work for this submittal. Existing wetlands are identified on the existing conditions plans. The only wetland within Powdr Co. property is adjacent to the Lodge at Copper; all others are located on USFS property.

**30% Slopes**

Within the PUD, construction is allowed on 30% slopes as long as it is in keeping with efforts to mitigate the effect of development. With this in mind some portions of the Coaster Service Building are proposed to be constructed on 30% slopes. The building was located uphill, into the steeper slopes, to accommodate operations below the coaster, to preserve views within the base area, and mitigate the impact of building heights. For proposed drainage and erosion mitigation, reference civil plans.
Building Height
The height of the proposed alpine coaster buildings will be approximately 20' tall, matching the heights of the American Flyer Life and Conference Center. This is significantly smaller than other adjacent residential condominiums surrounding Copper Circle. See architectural elevations for building height calculations.

Parking
Parking for the mountain coaster shall be available at the Alpine Lot (free, year-round) and at Copper's internal parking lots which are free in the summer months. The site is also conveniently located near Summit Stage bus services.

Water, Sewage and Facilities
The proposed improvements will utilize the existing guest and maintenance facilities located in the Copper Conference center. Native plantings will be used to revegetate disturbed areas, and they will only be irrigated through the establishment period. Electric will be sourced from existing transformers owned by Copper Mountain located adjacent the American Flyer lift.

Site Plan
A multi-use plaza area intended for year round use is located at the terminus of Copper Circle, accessed by either landscape stairs or an accessible ramp from the pedestrian boulevard which connects the Copper base areas. The plaza will be hardscape, and will be covered in snow for winter operations. As the mountain slopes up from the plaza space, terraces are utilized to transition grades and create usable summer space. West of the terraces, an accessible, concrete walk curves up the mountain to the loading ramp for the alpine coaster, providing all resort guests access to the proposed amenity. Although there is no accessible cart available at this time, the walk and ramp provide access to the view deck and loading area should the coaster be made accessible in the future.

The plaza design seeks to maintain and enhance views of Copper Mountain, minimize grading and site disturbance, and maximize solar gain. This is achieved by ensuring the coaster service building, associated decking and ramps, and bull-wheel shelter are tucked into the mountainside. The building location was strategically designed to minimize disturbance to existing vegetation between the coaster and The Lodge residences. Additionally, this location maintains circulation for mountain operations, ski patrol emergency access and visibility for guests from both Copper Circle and Burning Stones Plaza. Based on these requirements, the
Building location was also coordinated with the alpine coaster designers, Aquatic Development Group, through the EA process to ensure the least amount of grading on USFS property for the track to operate. At the north of the site plan is a ticket booth where visitors purchase alpine coaster and other amenity tickets. The ticket booth location is on an accessible route and creates a visible gateway to the proposed enhancements. As with the rest of the design, the ticket booth location maintains important emergency access and operations paths.

Other additional enhancements are visual screening of utilities and maintenance equipment at the American Flyer Lift with a fence. The fence will be muted in color and made out of natural materials in keeping with the character of the Copper Circle base area. The ramp entry into the plaza is proposed to be bordered by landscape planters and boulders to create a gateway into the plaza. Proposed trees create a visual buffer from the Sherpa path (Trail 13) and The Lodge Condominiums along the northwest edge of the coaster service building and bull-wheel shelter. Basic services are provided at the existing Copper Conference Center building, which will provide dumpsters and restroom facilities for guests and operators of the coaster.

**Architecture**

Three buildings are proposed as part of the coaster development: ticket office, storage building, and bull wheel enclosure. Our design intent is for these small-scale service buildings to blend harmoniously into their natural setting. Accordingly, they are proposed with shallow pitched roofs, generous porches and roof overhangs to provide shelter.

Proposed exterior finish materials include asphalt shingle roofing, composite siding and decking, and corrugated steel skirting to enhance sustainability by focusing on low maintenance over the life cycle of the project.

- No water or sanitary sewer service needed for the proposed buildings
RESOLUTION NO. 2017 -

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

A RESOLUTION APPROVING PLN16-128, A CLASS 4 SITE PLAN REVIEW FOR THE COPPER COASTER BASE OPERATIONS AND OTHER ASSOCIATED SITE IMPROVEMENTS; LOTS 15, 18, AND PART OF 17, COPPER MOUNTAIN SUBDIVISION #3, APPROXIMATELY 1.1 ACRES OF SITE DISTURBANCE; PUD PARCELS 12 AND OS-I, 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 Site Plan Review to allow for the Copper Coaster base operations and other associated site improvements; and,

WHEREAS, the Ten Mile Planning Commission has reviewed the application at a public hearing on February 9, 2017 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 proposal is in conformance with zoning including the applicable sections of the Copper Mountain PUD and Summit County Land Use and Development Code, including but not limited to, use, density, and height.
2. There are no Road and Bridge standards relevant to this proposal.
3. The proposal is in compliance with subdivision regulations including but not limited to, drainage, water, wastewater, and fire protection.
4. This request is in conformance with the Copper Mountain PUD, there are no existing approvals relevant to this application.

NOW, THEREFORE, BE IT RESOLVED BY THE TEN MILE PLANNING COMMISSION OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT: a request for a Class 4 Site Plan for the Copper Coaster base operations and other associated site improvements; Lots 15, 18, and Part of 17, Copper Mountain Subdivision #3, approximately 1.1 acres of site disturbance; PUD Parcels 12 and OS-I, zoned Copper Mountain PUD is hereby approved subject to the condition below.

1. Prior to the issuance of a building permit, an application to adjust the property boundary between Lots 18 and 17 will be required to ensure building code compliance.
ADOPTED THIS 9TH DAY OF FEBRUARY, 2017.

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

___________________________________
Donna Skupien, Chair

ATTEST:

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Jessica Potter, Planner II
STAFF REPORT

TO: Ten Mile Planning Commission
FROM: Jessica Potter, Planner II
FOR: Meeting of February 9, 2017
SUBJECT: PLN16-138, Well House #2 Expansion
APPLICANT: Rob Martin, Copper Mountain Consolidated Metro District
OWNER: Powdr - Copper Participation LLC
REQUEST: A Class 4 Location and Extent Review for the Expansion of Well House #2 by the Copper Mountain Consolidated Metro District; Part of Lot 1, Copper Mountain Subdivision #5; PUD Parcel 26, zoned Copper Mountain PUD.

PROJECT DESCRIPTION

Location: 0055 Golf Course DR (CR 1196)
Legal Description: Part of Lot 1, Copper Mountain Subdivision #5
Existing Zoning: Copper PUD, Parcel 26
Proposed Use: Resort Support – Expansion of Water Treatment and Distribution
Total site area: 1.11 acres
Adjacent land uses:
  East: Golf Course / Golf Course Drive
  West: Wheeler Parking Lot
  North: Woods at Copper Creek Townhomes / Golf Course Drive
  South: Golf Course

DEVELOPMENT REQUIREMENTS

<table>
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<tr>
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<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Density limit:</td>
<td>N/A</td>
<td>1,184 square feet of Resort Support</td>
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<tr>
<td>Lot size (minimum):</td>
<td>N/A</td>
<td>1.11 acres</td>
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BACKGROUND

The Copper Mountain Consolidated Metropolitan District (CMCMD) provides infrastructure services in Copper Mountain including water, sewer, and fire protection. In January of 2016, the Colorado Department of Public Health and Environment (CDPHE) reclassified two of the three groundwater wells serving the CMCMD as Groundwater Under the Direct Influence of Surface Water. Per the CDPHE regulations, Well No. 3 could no longer provide water to the system, and Well No. 1A was classified as a conditional groundwater source whereby it could remain in production but at a reduced capacity. This action by the CDPHE left the system with a fixed capacity of 925 gallons per minute (gpm) and a firm capacity of 250 gpm. Accordingly, the CMCMD, this is not adequate to meet demand. For reference, prior to the reclassification of Well Nos. 3 and 1A, the system produced a fixed capacity of 1,725 gpm and firm capacity of 1,000 gpm.
In order to replace the lost production, the CMCMD plans to incorporate two new wells into their system – Well No. 4 at Farley Park and Well No. 5 which is planned south of the Foxpine Condos, both in East Village (See Attachment B). To accommodate the piping for these wells including an expanded water treatment and distribution system, the CMCMD is requesting a Location and Extent review in order to expand their current water treatment and distribution system at Well House No. 2 from approximately 420 square feet to approximately 1,200 square feet.

On July 10, 2003, via PLN03-086, the Ten Mile Planning Commission approved a Location and Extent review for the CMCMD to expand Well House No. 2 from 123 square feet to 412 square feet. This expansion was requested in order to replace the gas chlorination system with a tablet chlorination system.

The existing facility is shown below:

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**CRITERIA FOR DECISION**

The Planning Commission is authorized by Colorado State Statutes C.R.S. 30-28-110, to review and approve the location of and extent of public utilities, among other improvements. The provisions for this review are outlined in Section 121000 of the Code. A Location and Extent review is not required to consider the underlying Copper Mountain PUD zoning, such as property line setbacks.

121003.01: Findings for Approval
The Planning Commission shall approve the location and extent of a proposed facility subject to this section only if it finds:
A. The proposal is in general conformance with applicable master plans.
B. The proposal is compatible with surrounding land uses.
C. Any substantial, adverse environmental or aesthetic impacts or adverse impacts on public services or infrastructure have been mitigated to the satisfaction of the Planning Commission.
D. The proposal is consistent with public health, safety and welfare.

121003.02: Conditions of Approval
The Planning Commission may impose any reasonable conditions on its approval of location and extent per Section 12000.13.D intended to mitigate adverse impacts of a facility or to protect public health, safety and welfare. Conditions may also include such items as:

A. Limitation on hours of operation.
B. Limitation on season of operation.
C. Mitigation of noise, glare, visual impacts.
D. Mitigation of impacts on wildlife habitat and species.
E. Requirement for revegetation and landscaping as appropriate.
F. Requirement for licenses or permits.

**Criterion A: The proposal is in general conformance with the applicable master plans**

This application is consistent with the following goals and policy/action found in the Countywide, Ten Mile, and Copper Mountain Subbasin Master plans:

**Countywide Master Plan: Community and Public Facilities**
Goal A. Ensure infrastructure is planned, funded, and built to support new development.

**Ten Mile Master Plan: Community and Public Facilities / Water and Sewer Infrastructure**
Goal E. Ensure water and sewer infrastructure is planned, funded, and built to support existing or new development.

**Copper Mountain Subbasin Plan: Community and Public Facilities**
Goal O. Provide those essential, and desired, community and public facilities necessary to support the needs of residents, guests and businesses with the subbasin.
Policy/Action 3. Land uses in the Ski Area Neighborhood are encouraged to be served by public sewer and water.

All of the above measures relate to ensuring that adequate infrastructure, including water infrastructure, is provided. This request for the expansion of Well House #2 is solely to ensure that potable water provided by the CMCMD is both sufficient in quality and quantity to serve the residents, businesses, and visitors at Copper. This request is in conformance with the applicable master plans.

**Criterion B: The proposal is compatible with surrounding land uses**

This request is to expand the existing well house. Well House #2 is already in operation at its current location and has operated without conflict with the surrounding land uses. The well house will not produce noise unless power is lost and the emergency generator is activated. The proposal includes lighting that will comply with Summit County Standards – fully shielded and down cast. Traffic is minimal as CMCMD staff spends approximately 30 minutes each day at the District’s well houses taking samples and ensuring everything is functioning properly.

The current structure is located within Parcel 26 of the PUD which specifically allows “Metro District domestic wells and associated pump house station equipment.” The site is on the same property as the Wheeler Parking Lot, which unlike some of the existing parking lots at Copper, is not anticipated by the Copper Mountain Conceptual Development Plan to be redeveloped. To the south and southwest is PUD Parcel OS-U where the golf course is located. The well house is across Golf Course Drive from residential development, specifically the Woods at Copper Creek Townhomes. The proposed expansion of the well house will have the most impact on this subdivision; however those impacts are
necessary for the successful operation of the structure and are relatively minor. These aesthetic impacts are discussed further in the next section of this report.

**Criterion C: Any substantial, adverse environmental or aesthetic impacts or adverse impacts on public services or infrastructure have been mitigated to the satisfaction of the Planning Commission**

The proposal to expand Well House #2 does involve aesthetic as well as environmental impacts. Staff is able to find that those impacts are necessary for the operation of the well house, are not substantially adverse, and will be adequately mitigated.

**Wetland Impacts**
There are two delineated wetland complexes in the project vicinity (See Attachment E). One is to the south along the proposed drive; the other is approximately 25 feet to the east. The construction of the new driveway disturbs the wetlands to the south as well as the 25 foot wetland buffer associated with the wetlands to the east. The location of the proposed driveway, which disturbs the southern wetlands, is necessary as the building expansion is located within the existing access (See Attachment C). The CMCMCD was not able to expand the access to the north and west through the Wheeler Lot, and accordingly the new access drive is proposed to the south. The proposal includes the 1:1 replacement of the approximately 310 square feet of wetlands lost by the access drive. The applicant has retained Claffey Ecological Consulting to prepare a plan for the creation of at least 310 square feet of wetlands adjacent to the wetland complex to the east. This plan will also address the impacts associated with the disturbance of the 25-foot wetland buffer. At the time of the preparation of this report, County Engineering has not yet received the mitigation plan; however, County review and approval of this mitigation plan will be required prior to the issuance of a grading permit. Additionally, a site improvements agreement and 5-year wetlands disturbance bond will be required.

**Aesthetic Impacts**
This expansion will triple the footprint of the existing well house and increase the height of the structure from 15 to 22 feet. The size of the addition is driven by the internal requirements of the system (See 3D rendering and Plans – Attachments C & D). While a Location and Extent review is not required to consider zoning, the height limit on Parcel 26 of the PUD is 60 feet, and the proposed 22 foot-high ridgeline is within this maximum. The applicant has provided renderings of the structure (Attachment F) and staff believes the colors and materials as well as the architectural features including a varied façade, ridgeline, and windows, help mitigate the negative aesthetic impacts of the utility building.

The installation of pipeline as well as the expansion of the facility will involve the removal of approximately 8 trees on the subject parcel. The applicant is working with the Copper Mountain Resort Association (formally known as CMPACC) which reviews all applications at Copper for architectural standards to determine the appropriate location for the replanting of these lost trees. At this time, the applicant does not have a proposed landscaping plan prepared; however they have indicated they will replace all removed trees on the site. Staff recommends a condition that the same quantity of trees removed be replanted on the site.

**Criterion D: The proposal is consistent with public health, safety and welfare**

The County Building Inspection Department will review the plans for the well house in conformance with the applicable building codes. The Building Inspection Department provided referral comments concerning required fire separation distance from property lines. At the time of the preparation of this report, the applicant is in contact with the Building Inspection Department and is working to finalize the
plans for their review. According to the applicant, the final building design will be minimally impacted by these code requirements.

Upon the approval of the required modifications as dictated by building code, this project is consistent with the public health, safety, and welfare. The purpose of the well house expansion is to provide potable water sufficient in both quality and quantity to users within the CMCMD.

**DISCUSSION / ISSUES**

The applicant is working with Powdr Inc. to secure an easement for the expanded operation. The CMCMD currently has an easement for their current operation, but a new agreement will be needed to accommodate the expansion. This will be required prior to commencement of construction via the building permit review process.

It is also worth noting that as this application involves the distribution potable water, the CMCMD is required to obtain the requisite permits from the Colorado State Engineer and the CDPHE. Furthermore, the CMCMD is required by the CDPHE to complete this project, including the incorporation of Well #4, by August 1, 2017.

The Copper Mountain PUD specifies allowed uses in each development parcel. Prior to Well #4 commencing operation, a Minor PUD Amendment will be required authorizing this use on Parcel OS-R (Farley Park).

**STAFF RECOMMENDATION**

Staff recommends that the Ten Mile Planning Commission approve this application for a Class 4 Location and Extent Review for the Expansion of Well House #2 by the Copper Mountain Consolidated Metro District; Part of Lot 1, Copper Mountain Subdivision #5; PUD Parcel 26, zoned Copper Mountain PUD; with the findings and condition contained below.

**Findings:**

1. The proposal is in general conformance with the Countywide, Ten Mile, and Copper Mountain Subbasin Master Plans as all plans discuss the importance of providing adequate infrastructure, including potable water.
2. The proposal is compatible with the surrounding land uses as this request is only to expand the existing well house and this use is already permitted by the underlying zoning.
3. There are no substantial, adverse negative impacts from the expansion of the proposed well house. The wetlands impacted by the proposal will be mitigated for at a nearby site and the aesthetic impacts have been mitigated by the design of the building.
4. The proposal is consistent with the public health, safety, and welfare as the purpose of the well house is to ensure safe drinking water to the users within the district.

**Condition**

1. Prior to Certificate of Completion for the well house, the CMCMD shall replace, or bond for the replacement of, the trees removed from the site due to construction of the well house and piping.

**ATTACHMENTS**

Attachment A: Vicinity Map
Attachment B: Overall Project Scope
Attachment C: Plans
Attachment D: 3D Rendering
Attachment E: Wetlands Exhibit
Attachment F: Architectural Renderings
Attachment G: Draft Resolution

cc: Rob Martin, CMCMD
    Graeme Bilenduke, Copper Mountain Resort
Attachment A

PLN16-138: Location and Extent
Well House #2 Expansion
Part of Lot 1, Copper Mountain Sub. #5

Jessica Potter
Planning Department
(970) 668-2968

This map is for display purposes only. Do not use for legal conveyance. Not necessarily accurate by surveying standards, and does not comply with National Mapping Accuracy Standards. © 2017 Summit County Government

Existing Well House
1. IMPACTED WETLANDS WILL BE REPLACED WITH NEW WETLANDS AS SHOWN PER MITIGATION PLAN.

2. EXISTING GRADING SHOWN AS DASHED. PROPOSED GRADING SHOWN AS SOLID.

3. WELL ACCESS DRIVE EASEMENT TO BE OBTAINED. REFER TO LETTER OF INTENT FROM COPPER POWER WHO OWNS THE PROPERTY.

NOTES:

WELL HOUSE #4 ADDITION AND WELL HOUSE #2/#4 EXPANSION
PLANNING DEPARTMENT OVERALL SITE PLAN

SCALE: 1" = 10'
SODIUM HYPOCHLORITE (12.5% SOLUTION) TANK CONTAINMENT AREA

2-HOUR FIRE BARRIERS (IBC 403.4.7.1) - 8" CMU WALL

2-HC ROOM 107 S.F. @ 300 S.F./OCC. = 1 OCC.

ELEC ROOM 53 S.F. @ 300 S.F./OCC. = 1 OCC.

#2 PIPING ROOM 165 S.F. @ 300 S.F./OCC. = 1 OCC.

#4&#5 PIPING ROOM 417 S.F. @ 300 S.F./OCC. = 2 OCC.

EMER. EYEWASH/SHOWER

HAZARDOUS MATERIAL STORAGE
STORAGE LOCATION: #4 & #5 PIPING ROOM
Sodium Hypochlorite (12.5% solution) storage of 1,000 gal (in approved storage tank) does not exceed the allowable amount of hazardous material storage as indicated in IBC Table 307.1 (2), including footnote (f). This allows the building to be classified as an F-2 Occupancy (not an H Occupancy).

Sodium Hypochlorite (12.5% solution) Properties:
- Non-Flammable
- Non-Combustable
- Non-Explosive
- Corrosive
- NFPA 704: health 3, fire 0, reactivity 0

Secondary containment is required per IFC Section 5004.2 and 5004.2.2 for the Sodium Hypochlorite tank.

A Manual Hazardous Emergency Alarm System is required per IFC 5004.9.

STORAGE LOCATION: GENERATOR ROOM
Diesel Fuel storage of a maximum 240 gallons (in approved storage containers) per control area is allowable in an F-2 Occupancy as indicated in IBC Table 307.1 (1), including footnote (e).

Diesel Fuel Properties:
- Class II Combustible Liquid (IBC 202 Definitions)
- Flash Point >100 degrees, < 150 degrees
- NFPA 704: health 1, fire 2, reactivity 0

CODES USED
- 2012 International Building Code
- 2012 Summit County Building Code Amendments
- 2012 International Fire Code
- 2012 International Energy Conservation Code
- 2012 International Mechanical Code
- 2012 International Plumbing Code
- 2012 International Fuel Gas Code
- 2011 National Electric Code

CODE PLAN LEGEND

Exit Path and Exit

BUILDING CODE ANALYSIS
- Occupancy Group: F-2
- Construction Type: Type V-B
- Building Area: 1,184 SF
- Building Height: 21'-5" Proposed Height (at peak of roof gable)
- IECC Climate Zone: 7
- ADA Accessibility: The new building is not required to be ADA accessible. The occupants of this building, by nature of their jobs, cannot perform their work with disabilities. Per IBC Section 1103.2.9, "spaces frequented only by personnel for maintenance, repair and monitoring of equipment are not required to be accessible...Such spaces include...water or sewage treatment pump rooms and stations..."
- Occupant Load: 1,184 SF/300 SF per occ = 4 occupants
- Exits: 4 Exits Provided at Grade
- Fire Protection: Non-sprinklered, not required for F-2 Occupancy
- Fire Ratings: 2-Hour Fire Barrier Walls at Generator Room

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RESOLUTION NO. 2017 -

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

A RESOLUTION APPROVING PLN16-138, A CLASS 4 LOCATION AND EXTENT REVIEW FOR THE EXPANSION OF WELL HOUSE #2 BY THE COPPER MOUNTAIN CONSOLIDATED METRO DISTRICT; PART OF LOT 1, COPPER MOUNTAIN SUBDIVISION #5; PUD PARCEL 26, ZONED COPPER MOUNTAIN PUD; (Applicant – Rob Martin, Copper Mountain Consolidated Metro District (CMCMD));

WHEREAS, Rob Martin of the CMCMD has submitted an application to the Ten Mile Planning Commission for a Class 4 Location and Extent Review to allow for the expansion of Well House #2; and,

WHEREAS, the Ten Mile Planning Commission has reviewed the application at a public hearing on February 9, 2017 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 proposal is in general conformance with the Countywide, Ten Mile, and Copper Mountain Subbasin Master Plans as all plans discuss the importance of providing adequate infrastructure, including potable water.
2. The proposal is compatible with the surrounding land uses as this request is only to expand the existing well house and this use is already permitted by the underlying zoning.
3. There are no substantial, adverse negative impacts from the expansion of the proposed well house. The wetlands impacted by the proposal will be mitigated for at a nearby site and the aesthetic impacts have been mitigated by the design of the building.
4. The proposal is consistent with the public health, safety, and welfare as the purpose of the well house is to ensure safe drinking water to the users within the district.

NOW, THEREFORE, BE IT RESOLVED BY THE TEN MILE PLANNING COMMISSION OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT: a Class 4 Location and Extent Review for the Expansion of Well House #2 by the Copper Mountain Consolidated Metro District; Part of Lot 1, Copper Mountain Subdivision #5; PUD Parcel 26, zoned Copper Mountain PUD is hereby approved subject to the condition below.

1. Prior to Certificate of Completion for the well house, the CMCMD shall replace the trees removed from the site due to construction of the well house and piping.
ADOPTED THIS 9TH DAY OF FEBRUARY, 2017.

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

__________________________
Donna Skupien, Chair

ATTEST:

__________________________
Jessica Potter, Planner II