TEN MILE PLANNING COMMISSION  
AMENDED AGENDA  
September 14, 2017 - 5:30 p.m.

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

A. 3:30: Site Visit to Proposed A-Lift Neighborhood Project Site (item added to this agenda)

Commission Dinner: 5:00pm

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF SUMMARY OF MOTIONS: March 9, 2017

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

V. CONSENT AGENDA: None

VI. PUBLIC HEARINGS: None

VII. WORK SESSION ITEMS:

PLN17-058 Copper Mountain Major PUD Amendment (A Lift)

Work session for a Major Amendment to the Copper Mountain Planned Unit Development (PUD) to accommodate a 50 room hotel with accessory uses, 8 townhomes, 15 condominiums, 3 single family homes, and an event barn on an approximately 8.5 acre parcel located in the A-Lift Neighborhood, A Portion of Lot 2B, Copper Mountain East Neighborhood Subdivision.

VII. DISCUSSION ITEMS:

- Elect Vice Chair
- Suggested Revisions for Consideration in Next Master Plan Update
- Countywide Planning Commission issues
- Follow-up of previous BOCC meeting
- Planning Commission Issues

VIII. 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
March 9, 2017

COMMISSION MEMBERS PRESENT:  Mark Sabatini, Tom Connolly, Lina Lesmes, Donna Skupien

STAFF PRESENT:  Sarah Meggison, Planner I; Lindsay Hirsh, Senior Planner

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 of February 9, 2017 was approved as presented.

Approved on a 4-0 vote;

Announcements:  Commissioner Skupien moved explained that there was only one Planning case on the public hearings and that the new Planning Commissioner interviews would take place after.

PUBLIC HEARINGS:
PLN17-004: Climax Mine/T-Mobile Temp Cell Tower: A Class 4 Conditional Use Permit for a 37 foot temporary (aprx. 5 years) Cell Tower to improve cellular reception for employees within the Climax Mine and which will also improve public cellular coverage in the area; Climax Mine, Section 27, T7S, R76W, 6th PM

Revised Condition in Resolution:
The Commission discussed amending the proposed condition to state the exact date of March 9, 2017 instead of the language “approved on date”.

Motion:
Commissioner Connolly made a motion to approve PLN17-004 with the findings as submitted in the Staff Report and the specifications to change the condition as discussed.
Commissioner Sabatini seconded the motion.  The request was approved unanimously 4-0.

Findings:
A.  The proposal is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan and Ten Mile Master Plan because, without limitation: a) no new density is being created: b) the telecommunication tower and equipment storage building avoid areas of steep slopes, wetlands, and other environmental hazards: and c) approving the Conditional Use Permit will ensure that there is improved cell phone service for the public traveling the Highway 91 corridor, and will improve the safety of employees of Climax Mine.

B.  The proposed conditional use is in compliance with the County’s Zoning Regulations because, without limitation: a) the use is consistent with public health, safety and welfare: and b) the temporary telecommunications tower unit complies with the applicable setback, height, and permitted use standards set forth in the Code.

C.  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 because, without limitation, the use supports mining activities allowed within the M-I zoning district without negatively impacting adjacent uses within White River National Forest surrounding the Climax Mine.

D.  Adequate services and infrastructure are available to serve the proposed use.  The electricity necessary for a wireless telecommunications facility is being provided through existing power infrastructure and will not require new power lines.  Access is obtained via Colorado State Highway 91.
Condition:

1. The temporary telecommunications tower and improvements associated with this application shall be removed within five years of March 9, 2017.

DISCUSSION

Lindsay Hirsh, Senior Planner, updated the Commissioners on the progress of the Master Plan Update process. There were a few questions regarding timing and when they would possibly begin to work on the update. There was a discussion regarding all of the open positions in the commission and how many seats are open. The process for interviews was discussed with the applicants and the interviews proceeded.

The Commission interviewed three candidates (Robert Franken, Mike Beersnsen, and Jeannette Gongloff). They also reviewed the resume for Steven Wahl. The commission recommended that all 4 candidates be appointed to the planning commission by the BOCC.

ADJOURNMENT

The meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Sarah Meggison
Planner I
STAFF REPORT

TO: Ten Mile Planning Commission
FROM: Jessica Potter, Planner II & Lindsay Hirsh, Senior Planner
FOR: Meeting of September 14, 2017
SUBJECT: PLN17-058, Major Amendment to the Copper Mountain PUD- A-Lift Neighborhood
APPLICANT: Graeme Bilenduke, Copper Mountain Resort & Mike Anderson, Continuum Partners
OWNER: Powdr-Copper
REQUEST: A Class 3 Work session for a Major Amendment to the Copper Mountain Planned Unit Development (PUD) to accommodate a 50 room hotel with accessory uses, 15 condominiums, 8 townhomes, 3 single family lots and an event barn on an approximately 8.5 acre parcel located in the A-Lift Neighborhood, A Portion of Lot 2B, Copper Mountain East Neighborhood Subdivision

PROJECT DESCRIPTION

Location: A-Lift Neighborhood
Legal Description: A portion of Lot 2B, Copper Mountain East Neighborhood Subdivision
Existing Zoning: Copper Mountain Resort PUD, Parcel 32 and Parcel OS-X
Proposed Use: 50 room hotel with accessory uses, 15 condominiums, 8 townhomes, 3 single family homes, 8,300 sq. ft. of Commercial, and an approximately 9,100 sq. ft. event barn (Resort Support)
Density Transfer: The proposal includes increasing the density on the site to 60 EUs and 10,000 sq. ft. of Commercial (This is an increase of 30 EUs and 9,000 sq. ft. of Commercial being transferred to this site.)
Total site area: Approximately 8.5 acres
Adjacent land uses:
   East: Highway 91
   West: White River National Forest (Ski Resort Operations)
   North: Maintenance and Storage Area, Copper Mountain PUD (Parcel 31)
   South: Alpine Lift, Copper Mountain PUD (Parcel OS-X)

Overview of Proposal:
Powdr-Copper, the resort owner, and Continuum Partners, the developer for this project, have requested a work session with the Ten Mile Planning Commission (Commission) and Board of County Commissioners (BOCC) for a Major Amendment to the Copper Mountain Planned Unit Development (PUD). This request is in order to facilitate a new development at the base of the Alpine Lift. The proposal includes a 50 room hotel with accessory uses, 15 condominium units that will be privately owned but can be incorporated into the hotel stock for short term rental, 8 townhomes, and 3 single family homes. The proposal also includes a flexible event space, referred to as an “event barn” of approximately 10,000 square feet, as well as approximately 8,300 square feet of commercial space. The vast majority of the commercial area will be incorporated into the hotel with a small amount reserved for a proposed snack shack, operated by the resort, at the base of the A-Lift.
The PUD divides the resort into development parcels and specifically lists the uses allowed on each parcel. PUD Parcel 32, the subject parcel, is approximately 3.35 acres and is zoned for 30 equivalent units (EUs), equating to between 12 and 30 actual units as well as 1,000 square feet of commercial area. The range in number of units represents the EUs as assigned by the PUD – a single family or duplex dwelling less than 2,500 square feet accounts for 1 EU whereby a single-family or duplex dwelling greater than 2,500 square feet accounts for 2.5 EUs. However, the Conceptual Development Plan in the Copper PUD shows the A-Lift Neighborhood containing 12 single-family homes. (Staff will also note that current development trends in resort communities favor development over 2,500 square feet per unit, meaning that despite the zoning of 30 EUs, it is most likely that according to current zoning, this neighborhood would be developed with 12 units as opposed to 30.) The proposal would enlarge the size of Parcel 32 to approximately 8.5 acres and transfer 30 EUs and 9,000 square feet of commercial to this site in order to facilitate the proposed development.

**General Purpose and Intent of Work Sessions:**
Because work sessions provide informal opportunities for applicants to obtain input from the Planning Commission and the BOCC before a detailed application is submitted, the Regional Planning Commission Bylaws and the County’s Land Use and Development Code (“Code”) restrict their content to a general discussion of the proposal, potential issues and areas of concerns, and possible alternatives. Any comments or actions by the Commission/BOCC cannot be considered binding or represent any promises, warranties, guarantees, and/or approvals in any manner or form. In addition, the proponent must realize that the work session cannot be construed as a comprehensive review of the proposal under discussion and as such, additional issues and/or concerns may arise as part of the formal review process. While not a public hearing, it is noted that staff has prepared a notice to adjacent property owners, posted the property, and published a legal notice for the work session. These measures are taken so that although no approvals will be granted via the work session, adjacent property owners and citizens of the County have the opportunity to provide input to the Commission/BOCC at a very early stage in the development review process.

**Format of this Report:**
The applicant is using this work session to proceed with a Class 5 submittal for a Major PUD Amendment. The purpose and intent and criteria of approval for a Major PUD Amendment from the Code are copied below. This report does not delve into a detailed discussion of the individual criteria of approval for this request since plans are not finalized. Rather, this report is organized by topic such as land use, height, connectivity, etc., and Staff has included accompanying master plan discussion and analysis. Staff believes that this broader level discussion of the project is most appropriate in order to provide the applicant with the needed feedback from Staff, the Commission, and BOCC. The close of this report discusses overall compliance with the criteria of approval for a Major PUD Amendment. Staff suggests that consideration of the purpose and intent and criteria of approval for the upcoming application, copied below, will assist in providing feedback on the proposal to the applicant.

**12202.01: Purpose and Intent of Major PUD Modification Zoning Amendments**
To further the policies constituting the purpose and intent allowing for the initial establishment a of Planned Unit Development, as set forth in §12200.01 of this Code, the BOCC may allow a major PUD modification in order to promote the following goals and policies:

A. Ensure that development on the site reflects a logical land use pattern, in consideration of: compatibility with the site’s natural features, natural topography and terrain, the amount of environmental disturbance that would result, avoidance of areas subject to environmental hazards and development constraints to the extent practicable, and the availability of services and infrastructure.

B. Ensure that development on the site further promotes the public health, safety, integrity and general welfare, by means of addressing any increase or modifications to the demand upon existing infrastructure, including both cumulative and prospective impacts on public services and infrastructure, and furthering the overall public
benefit realized by the proposed development in light of and to counterbalance such increased burdens and demands.

C. Ensure that any proposed PUD modification which results in an increase in density, rearrangement of land uses or other alterations to the PUD that significantly affect the land use plan of the PUD, provided an effective means to: allow for innovations in land use, preserve the natural features of an area to the extent practicable, and promotes the clustering of development and the preservation of open space, more effective land utilization and more cost effective and efficient extensions of infrastructure.

D. Ensure that any proposed PUD modification further promotes the purpose and intent allowing for the establishment a of Planned Unit Development, as set forth in §12200.01 of this Code, and consistency with the findings supporting the approval of the original PUD.

12202.05: Findings for Major PUD Modification Zoning Amendments
The Planning Commission may recommend approval of a major PUD modification, and the BOCC may approve a major PUD modification zoning amendment, only if the application meets all relevant County regulations and standards (unless unique provisions have been created per the provisions of this Code) and provided the Review Authority makes the following findings:

A. The modification is consistent with the efficient development and preservation of the entire PUD.
B. 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.
C. The modification is not granted solely to confer a special benefit upon any person.
D. The proposed PUD modification is in general conformance with the goals, polices/actions and provisions of the Summit County Countywide Comprehensive Plan and any applicable basin or subbasin master plans.
E. The proposed PUD modification is consistent with the purpose and intent of the County’s Zoning Regulations.
F. The proposed PUD modification is consistent with the County’s Rezoning Policies.
G. 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.
H. 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.
I. 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.
J. The Review Authority has reviewed and approved the PUD text and any revised exhibits, and, for the BOCC’s review, the PUD is suitable for the Chairman’s signature and recordation.

Development Proposal:
As discussed, the proposed development area consists of approximately 8.5 acres within PUD Parcels 32 and OS-X. The proposal includes a 50 room hotel, 15 condominiums, 8 townhomes, and 3 single-family lots. The 15 condominiums will be privately owned; however these units may be short-term rented by the hotel operator. The hotel amenities include a fitness center and pool. The hotel restaurant, bar, and spa will be open to the public. The approximately 10,000 square foot event space, described as the "event barn", will be available to hotel and resort guests upon reservation for special occasions. The restaurant will also cater a light food and beverage menu to a proposed snack shack to be operated by Copper Mountain at the base of the Alpine Lift. The hotel also includes a club affiliation program for members.

The A-Lift Neighborhood is located to the west of Highway 91 in the southeast portion of the PUD. The resort’s existing maintenance and storage area and golf holes 12, 16, 17 and 18 are located to the north of the project site. The Triple Treat day skier parking lot and golf hole 15 are located within the proposed project area, and would be relocated. The existing Alpine Lift terminal is located south of the Triple Treat Parking Lot and is proposed to be relocated approximately 100 feet up the hillside from its current location. Four black diamond ski runs connect to the Alpine Lift.
Existing natural features include forested wetlands, steep slopes, and other wetland areas. The largest existing wetland lies between the proposed single-family homes and townhomes. Slopes of 30 percent or greater are mostly located to the southwest of the project area with some smaller areas of steep slopes located within the project area.

**A-Lift Neighborhood Background:**
In 1993, Copper Mountain rezoned three parcels of land acquired from the US Forest Service in the Homestake Land Exchange (a congressionally approved land exchange) that were zoned NR-2 (Natural Resource) to incorporate them into the Copper Mountain Resort PUD. One of the three parcels was the East Trade (A-lift area) parcel. At this time the A-Lift Neighborhood was allocated for 69 equivalent units and 5,000 square feet of commercial space. Subsequently in 2008, as part of a major PUD amendment, density on the A-Lift Neighborhood was reduced to 30 EUs and 1,000 square feet of commercial density, which is what is it zoned for today. This proposal, although it does not increase the overall density of the PUD or add new uses, could be considered an upzoning of Parcel 32 as it is increasing both the types and intensity of uses permitted on Parcel 32.

Figure 1: Vicinity Map
Figure 4: Aerial of Development Site (Approximate location of single-family shown in yellow, townhomes in orange, and hotel/condos/event barn in red)

Figure 5: Artistic Rendering of the Proposal
Access to Site:
Access to the site has not been finalized. The materials submitted for this work session contemplate a new access point from Highway 91 into the development (Figure 3). From a design perspective, this is the preferred option for applicants; however, there are constraints concerning the feasibility of this access point in terms of compliance with Colorado Department of Transportation (CDOT) standards. In order to allow another intersection within a ½ mile of an existing intersection, Highway 91 would need to be reclassified from R-A (rural arterial) to NR-A (non-rural arterial). This reclassification is a lengthy process whereby there is a degree of uncertainty. Furthermore, Summit County is required to act as the applicant to CDOT. The developer and Copper Mountain Resort have been exploring alternatives that will meet CDOT standards. The applicants have included the County in these conversations and all parties met with CDOT on August 14, 2017 to discuss alternatives. While Staff and the applicants are confident that there is a solution that will meet CDOT and County standards, modifications to access will pose varying degrees of impacts to the golf course, connectivity within the PUD, PUD-wide parking and snow storage, proposed landscaping/buffering, as well as implications for the maintenance yard and maintenance parking lot.

As a work session is not intended to be a detailed review of the project, it is not necessary to have a finalized access plan. Staff has emphasized to the applicants that the impacts as discussed in the above paragraph will be fully analyzed when a final application is submitted. Both the County and CDOT have underscored that automobile connectivity from this development to the rest of the resort via an internal road, without the need to use Highway 91, is a priority. Additionally, Staff has reiterated that bike and pedestrian connections from this development into the rest of the resort are crucial. These connections will be discussed in greater depth in subsequent sections of this report.

Density and Land Use:
Parcel 32 is currently zoned for 30 EUs and 1,000 square feet of commercial density. The applicant proposes to transfer an additional 30 EUs and 9,000 square feet of commercial density from Parcel 18 (Chapel Lot) to Parcel 32 as well as add hotel/lodge, hotel/condo, and condominiums as allowed uses on Parcel 32. The proposed changes to Table 1 of the PUD are shown below. Additions are shown in red and deletions are shown in blue strikethrough.

<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>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 18</td>
<td>Chapel Lot</td>
<td>Multi-family dwelling units, Hotel/Lodge, Hotel/Condo, duplexes,</td>
<td>209</td>
<td>19,149</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Integrated Employee Housing Units, Commercial, Resort Support Facilities,</td>
<td>239</td>
<td>28,149</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Conference Facilities, Community Facilities, Active Recreation Uses, Day Use</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Parking and Short-Term Parking</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel 32</td>
<td>Copper Mountain Club</td>
<td>Single-family dwelling units, accessory apartments, caretaker units,</td>
<td>60</td>
<td>10,000</td>
<td>0</td>
</tr>
<tr>
<td>A-Lift-Residential</td>
<td></td>
<td>Affordable Housing, duplexes, Day Use Parking, Commercial uses and a</td>
<td>30</td>
<td>1,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>commercial equestrian trail system, Hotel/Lodge, Hotel/Condo, Condominiums</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Residential and hotel density in terms of EU conversions are specified in Table 2 of the PUD. The required residential EUs for the proposed development are summarized below. The proposal, as
submitted, will require 58.7 EUs. The proposed 60 EUs on the site will be sufficient, based on the current proposal; however, these calculations will be re-analyzed with subsequent submittals.

Chart 2: Residential EU Allocation

<table>
<thead>
<tr>
<th>Residential EU Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Single Family</td>
</tr>
<tr>
<td>Townhomes 2,495 sq. ft.</td>
</tr>
<tr>
<td>Condos</td>
</tr>
<tr>
<td>2 BR Type Corner</td>
</tr>
<tr>
<td>2 BR Type Interior</td>
</tr>
<tr>
<td>3 BR Type Corner</td>
</tr>
<tr>
<td>3 BR Type Interior</td>
</tr>
<tr>
<td>Condo Total</td>
</tr>
<tr>
<td>Hotel</td>
</tr>
<tr>
<td>Less than 520 sq. ft.</td>
</tr>
<tr>
<td>Greater than 520 sq. ft.</td>
</tr>
<tr>
<td>Total EUs</td>
</tr>
</tbody>
</table>

Chapter 1 of the PUD defines Commercial, Resort Support, and Conference Facilities; the definitions are copied below:

**“Commercial”** shall mean space where merchandise, products or services are purchased by the general public, including, without limitation, space used as retail sales establishments, restaurants, bars and lounges, farmer’s markets, flea markets, rental shops, for-profit day care, public lockers, ticket windows, professional offices, season pass offices, and real estate sales offices, excluding space that is a Community Facility, Resort Support Facility, Lodging Services, Cafeteria, Conference Facility or free to use recreational facility.

**“Resort Support Facilities”** shall mean the buildings or spaces that are provided or occupied by services or operational facilities, which are used in connection with the operation of a destination resort, excluding Cafeterias. Examples of such facilities include maintenance facilities, utility facilities, storage facilities, transportation facilities, lift terminals, ski school facilities (limited to areas for staff, equipment and guest warming), non-commercial laundry facilities, Lodging Services, public restrooms, Employee Housing support facilities, Employee cafeterias, and administrative offices related to any of the foregoing.

**“Conference Facilities”** shall mean the facilities used for professional or private meetings or gatherings. These facilities shall be limited to banquet halls, conference rooms, exhibit halls, meeting rooms, boardrooms, and other spaces used for conference services, and administrative offices related to the foregoing.

The commercial density on the site will consist of the restaurant, bar, and spa within the footprint of the hotel and a 1,000 sq. ft. snack shack near the base of the A-Lift and along the golf cart path. There is an existing cabin on the site that will be repurposed as the snack shack and is intended for both summer and winter use. The applicant has stated that there will be approximately 8,300 square feet devoted to commercial uses as defined within the PUD. The request for a total of 10,000 square feet on the site will be sufficient, but will be re-analyzed with subsequent submittals as plans are further defined.

The definition of commercial (see above) specifically exempts lodging services and conference facilities from commercial density. The PUD does not limit the size of resort support uses. The approximately 10,000 square foot event barn meets the definition of conference facilities which falls under the umbrella of resort support. According the applicant, there is approximately 12,000 square feet devoted to resort support on the site. As this application moves forward, these numbers will be re-evaluated.
**PUD Parcel Boundary Changes:**
The project proposes to redraw the boundaries of Parcel 32 and Open Space X (Figures 6 & 7, below). Parcel 32 is shown in the PUD Conceptual Development Plan at approximately 3.35 acres and is proposed to increase to approximately 8.5 acres. OS-X is unplatted and the precise size is undefined; however, the resultant size of OS-X will be the existing size minus approximately 5.15 acres.

**Figure 6: Parcel Map in Current PUD**

**Figure 7: Proposed Parcel Map**
Impacts to Open Space
Table 13 of the PUD titled Open Space Tabulation lists all of the open space parcels in the PUD. Currently the Golf Course Parcels, south of Copper Road, (OS-P, OS-U, OS-V, OS-W, and OS-X) are listed as containing 124.48 acres. Despite increasing Parcel 32 by approximately 5 acres and decreasing OS-X by 5 acres, the applicant contends that there will not be a reduction of open space within the PUD. The following is excerpted from the applicant’s proposal:

Chart 3: Excerpted Section from PUD Table 13: Open Space Tabulation

<table>
<thead>
<tr>
<th>Area*</th>
<th>Open Space</th>
<th>Public OS Acres</th>
<th>Private OS Acres</th>
<th>Maintained By</th>
<th>Implementation Mechanism</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS-P, U, V, W, X</td>
<td>Golf Course (south of Copper Road)</td>
<td>124.48 (a)</td>
<td>Owner</td>
<td>Recording of Subdivision Plat and subdivision of Parcel 32, A-Lift Neighborhood (A-Lift) and Parcel 22 Village Center Neighborhood (Creekside North)</td>
<td></td>
</tr>
</tbody>
</table>

a. Platted acreage at time of A-Lift PUD Amendment exceeds the amount of private open space required for Parcels OS-P, U, V, W and X. At no time shall the private open space acreage for Parcels OS-P, U, V, W, X be less than a total of 124.48 acres.

As part of Staff’s analysis of the proposal, Staff requested more detail in the accounting of open space that would be impacted by the PUD Amendment, as it is unclear how enlarging a development parcel will not reduce the Open Space area shown in the PUD Conceptual Development Plan.

The applicant has provided two responses – first, that actual size of these parcels is in excess of 124.48 acres. According to the applicant, based on updated surveys, Table 13 may not be accurate. It is the applicant’s reading of the PUD that the cumulative size of these parcels was listed in error, so they only need to maintain the number listed, despite the inaccuracy in Table 13. Secondly, the applicant has stated that the resort controls the platting of the development parcels, and they will not allow the cumulative size of these golf course parcels to drop below 124.48 acres.

It is Staff’s opinion that Table 13 is intended to depict totals based on the information known at the time the Conceptual Development Plan was approved, not minimums required to be maintained. It is titled ‘Open Space Tabulation’, not ‘Open Space Minimums’, meaning if something was calculated in error, it is just that, an error. Staff will continue to work cooperatively with the applicant to reach a common understanding and accounting of open space within the PUD.

Staff will also acknowledge that the golf course parcels are listed as private open space parcels in the PUD; the County holds no easements, and these parcels are owned by the resort. Despite this acknowledged private ownership, the proposed outline of the new development parcel will pose impacts to high-functioning wetlands and steep slopes (discussed in greater depth in subsequent sections of this report) that were otherwise restricted from development within a parcel designated as open space. Additionally, there will be impacts to the open character of the area.

Impacts to Recreation:
The proposed development will impact the golf course and pose a minor impact to the bottom of Formidable Ski Run. At this time, the specific changes to the golf course are unknown since access plans to the site have not been finalized. The submitted materials show modifications to holes 12, 13, 15 (which will be an entirely new hole), and 16. The total decrease in length for the golf course is estimated at 236 yards. Again, these numbers may change since modifications to the access plan will impact the final redesign of the golf course.
The applicant in their narrative has stated that they while they are shortening holes, they will add landscaping, water features, and screening from both the maintenance facility and Highway 91 so that the aesthetic experience on the course will be more attractive. Staff agrees that there are opportunities to improve the aesthetic experience in this area and acknowledges that the golf course is owned by the resort and essentially subject to the applicant’s business decisions regarding its location, design, and amenities. Staff will analyze a final plan when one is submitted, but will underscore that regardless of the final access, the development will result in the shortening of the golf course.

Staff Analysis Concerning Density and Land Use
Staff would like the Commission to weigh in on their interpretation of the open space accounting. It is Staff’s opinion that the proposal will result in a net reduction in open space (see Figures 6 and 7 for reference). The reduction in open space in itself is not a fatal flaw for this application to move forward, but Staff does believe that with a reduction in open space, impacts to recreation, and development proposed in wetlands and steep slopes, it will be necessary for the applicant to engage with the County and offer mitigation measures, potential public benefits, and strengthen areas of master plan compliance to compensate for these impacts. A potential mitigation measure to help in compensating for the impacts to the golf course and disturbance of wetlands includes the prioritization of improvements to wetlands within the golf course in Stream Reach 3 (see figure below). Currently, this improvement is triggered with the development of Creekside North; however, given the current application’s impacts to the golf course and to open space, and resort’s admission that the development of Creekside North will likely not be contemplated in the near or even medium term, the prioritization of this improvement may be appropriate.

Figure 8: Excerpted Exhibit P from the PUD

Land Use from a Master Plan Perspective:
Criterion D of the criteria of approval for a Major PUD Amendment requires general conformance with Master Plans. Reference shall be made to the Countywide Comprehensive Plan (CCP), the Ten Mile Master Plan (TMMP), and the Copper Mountain Subbasin Plan (CSP). This analysis is not intended to
discount the areas where there is conformance with plan policies, but instead highlights areas where Staff is concerned there are inconsistencies with the current proposal and the applicable master plans. This is in order to assist the applicant in bolstering their application by identifying the areas where there are concerns regarding master plan conformance.

While the A-Lift is not currently envisioned for this level of intensity of use, the proposed development is still within an “urban area” as discussed in the land use element in each of the plans. Water and sewer is available as the Copper Mountain Consolidated Metropolitan District (CMCMD) has submitted will serve letters for water and sewer. Within the CSP, Goal F, Policy/Action 1 states that the “A-Lift Neighborhood shall have a lower intensity of land uses than the Village Center and East Village Neighborhoods.” The applicant recently provided a density diagram that shows the A-Lift neighborhood as maintaining a lower intensity of residential use. The diagram below depicts the West, Center, and East Villages and the A-Lift Neighborhood with their percentage of residential EUs – for instance, A-Lift is proposed to contain 60 EUs, which is 2.8% of all the EUs within the PUD.

Figure 9: Residential Density Analysis (Source: Applicant)

Staff believes that the following land use oriented master plan goals/policies/actions are most applicable to the subject work session application. There is a sentence from Goal A within the CSP that Staff has bolded; this sentence is highlighted in order for the Commission to weigh in on its relevance to this proposal.

**CCP – Goal A:** Focus development within existing urban areas.

Policy/Action 1.1 When determining the location of urban areas, the basin planning commission shall consider the following factors:

Policy/Action 1.1.1 Areas with existing or planned public sewer and water facilities.

Policy/Action 1.1.2 Areas zoned for higher density uses.

Policy/Action 1.1.3 To the greatest extent possible, urban areas should be located in areas that avoid the following:

- Environmentally sensitive areas
- Productive agricultural lands

Policy/Action 1.1.4 Community input and support

Policy/Action 2. Future urban development should be focused within existing urban areas.
Policy/Action 8. Public spaces, open space, and environmentally sensitive areas should be maintained within urban areas to provide connection to the outdoor environment.

**TMMP – Goal A:** Reflect a respect for the natural environment of the Basin in land use decisions, with an emphasis on focusing urban growth in identified areas so that the undeveloped mountain character of the Basin’s rural areas is preserved.

Policy/Action 1. Locate urban development only within defined Urban Areas in the Basin, as identified on the Basin Land Use Map.

Goal G. Preserve and protect the open space values and backcountry character of the Basin, and minimize the negative impacts on open space values associated with developments.

**CSP- Goal A.** Ensure that new development and redevelopment is compatible with the character of the neighborhood in which it is located and cumulative impacts of the proposed development are evaluated.

Goal F. Allow limited residential and commercial uses in the A-Lift Neighborhood that complement the Neighborhood’s recreational amenities.

Goal T. Promote and where appropriate preserve open space areas within the Copper Mountain Subbasin to enhance the area’s environmental, aesthetic and recreational qualities.

Policy/Action 1. Areas to be used for open space purposes are identified on the Subbasin Plan Land Use Map. The overall intent of the map is to identify environmentally sensitive areas and other features important for open space values. **Any proposals that would significantly deviate from the open space land use designations on the Land Use Map will require an amendment to the subbasin plan.** Minor encroachments in areas identified as open space on the Land Use Map should be allowed without an amendment to the subbasin plan. These minor encroachments are limited to the following exceptions:

- Crossings for roads and utilities may be allowed within open space areas, provided they are designed in a manner that minimizes visual and environmental impacts and no other practical alternative exists.
- Minor encroachments of resort support structures that serve active recreational uses may be allowed within open space areas, provided that the encroachment does not significantly diminish the value of the open space area being preserved.

Policy/Action 2. Land uses in open space areas identified on the Subbasin Plan Land Use Map are generally restricted to open space and recreational activities. Two types of open space and recreational land uses are identified:

- Open space and active recreation uses (e.g., golf course, ski area, tennis courts, soccer fields).
- Open space and passive recreation uses (e.g., river corridor, trails, wetlands, critical habitat areas, hiking, nordic skiing, horseback riding)

Policy/Action 3.1 Visually important lands should be preserved as open space whenever practicable.

Staff’s initial concerns stem from the proposed expansion from approximately 3 acres of planned residential development to utilizing approximately an additional 5 acres of private open space to facilitate additional unanticipated uses (i.e. expanded resort support, expanded commercial and lodge facility). Per the CSP the area is identified for limited residential and commercial use. The area surrounding it is designated for open space and active recreation. This constitutes a significant inconsistency with the CSP land use map and will be subject to a more detailed compatibility density analysis, which the applicant has begun to provide in Figure 9. In addition, the subbasin plan specifically states that it is not intended for the A-Lift Neighborhood to become a major portal to the ski area, nor for it to have high density or intensity of land uses.
Additionally, nearly the entire proposed development area is identified on the Visually Important Lands Map within the Ten Mile Master Plan as located in an area of highest visual importance. The existing boundary for Parcel 32 is also located in an area of highest visual importance. Visual concerns will be discussed in greater detail in the height and visual impact section of this report, but is relevant in regards to Policy/Action 3.1 noted above, to preserve these areas of highest visual importance as open space.

![Section of the Visually Important Lands Map from the Ten Mile Master Plan (Approximate location of the single-Family homes are shown in yellow, the townhomes in orange, and the hotel/condos/event barn in blue)](image)

Regarding the issues raised with the land use element, the applicant contends that there is no reduction in open space being proposed. Staff questions where and of what quality this previously “uncounted” open space will come from and if areas were not previously tabulated in the PUD, staff has concerns about the accuracy of the Land Use Table and associated land use neighborhood maps in the approved and recorded PUD designation. The applicant also indicates that while the proposal results in an increase in density/units, it will still remain the least dense neighborhood within the PUD. Staff agrees with this statement, yet still has concerns about the overall vitality of Center and East Villages as a result of this unanticipated use. Additionally, staff notes that Goal T, Policy/Action 1 of the Copper Mountain Subbasin Plan specifically notes that any proposals that would significantly deviate from the open space land use designations on the Land Use Map would require an amendment to the subbasin plan.

**Development Constraints:**
Development constraints are discussed within the Code, PUD, and Master Plans as areas to avoid whenever practicable and if avoidance is impossible, mitigation is required. Section 3202.02 of the Code discusses development constraints in the context of a rezoning application, including Major PUD Amendments; sub-sections A and C are copied below:

**3202.02: Development Constraints**
A. General Provisions:
1. It is the BOCC's intent to obtain the best possible harmony between the physical characteristics of a site and the type and intensity of development proposed for the site. Accordingly, land having development constraints shall be reasonably avoided, and if development of such land cannot be reasonably avoided, it may be allowed by the County only if the impacts to land with development constraints are justified based on the implementation of a master plan policy, and the impacts to land with development constraints are mitigated to the satisfaction of the BOCC (Potential development constraints are described below).
2. If it can be demonstrated that areas with development constraints were previously graded and/or disturbed and do not exist in a natural state, then the BOCC may allow disturbance of such areas for development, provided the applicable provisions of this Code are met (e.g. Wetland and Floodplain Regulations) and such impacts are mitigated to the satisfaction of the BOCC. Figure 3-1 contains elaboration on the basis for the County's concerns regarding development constraints.
3. Notwithstanding the foregoing, isolated areas or pockets of naturally occurring land with development constraints, determined to provide limited functional preservation value, may also be used for development provided the applicable provisions of this Code are met (e.g. Wetland and Floodplain Regulations) and such impacts are mitigated to the satisfaction of the BOCC.

C. Treatment of Development Constraints: If avoiding lands with development constraints is not reasonably possible, applicants proposing a zoning amendment that would impact land with development constraints shall provide an analysis of how 1) it is impractical to avoid land with development constraints; and 2) the proposed development plan meets the general provisions contained in Section 3202.02.A. An applicant proposing development on land with development constraints shall propose mitigation measures to reduce hazards or make development on such lands more compatible with the physical conditions on the property. Figure 3-1 contains a list of potential mitigation measures for the different types of development constraints. This list is not all-inclusive. An applicant may propose other methods of mitigation. Proposed mitigation measures shall be included in the applicant's zoning amendment submittal.

Specific constraints relevant to this project include disturbance to wetlands, wetland setbacks, and slopes of over 30%. At this time surveyed topography and current wetland delineation are forthcoming. Based on the best available data, the figure below shows existing wetlands in blue, an outline of the 25-foot wetland setback, and proposed replacement areas to the east and north of the development. Slopes of over 30% are shown in gray.
Section 3.12 of the PUD discusses steep slopes and is copied below:

Slopes in excess of 30% shall be avoided to the greatest extent practicable. The Owner is permitted to build on slopes greater than 30% on the following development parcels: Parcels 6 (Union Creek) and 24 (Sky Chutes) of the Village Center Neighborhood, Parcel 29 (East Lake Housing) of the East Village Neighborhood and Parcel 32 (A-Lift) of the A-lift Neighborhood as illustrated in the Technical Appendix Tab 8. The proposed mitigation measures to compensate for building on slopes in excess of 30% shall be reviewed by the County with the Development Review application.

The Technical Appendix describes these slopes of over 30% in the area of the proposed hotel as the result of prior grading, with minimal negative impacts. However, because development was not previously contemplated on what is currently OS-X, the 30% slopes that are proposed for disturbance with this application were not previously evaluated.

Section 7.4 of the PUD discusses wetlands, section A is copied below:

A. Development shall avoid wetlands wherever practical. There is a twenty-five foot (25’) setback from all wetland areas within the Property. The County, in accordance with the Wetland Regulations of the Code, shall review any proposed disturbance within wetland and/or wetland setback areas.

As mentioned, the access road to the single family homes interrupts a highly-functioning wetland complex. The applicant proposes a bottomless culvert system to facilitate the crossing. There is existing disturbance to this wetland complex approximately 40 feet to the north, lower down the hillside to accommodate snow cat operations. According to the applicant, they did explore using this crossing; however, it did not prove feasible since the lower topography cannot accommodate access to the proposed single family homes which are higher up on the hillside. Additionally, this crossing is used for snow cat operations and the mixing of private vehicles would present conflicts to resort operations.
The applicant has contracted with Claffey Ecological Consultants to prepare a wetland mitigation and replacement plan. A final plan is forthcoming, and a conceptual plan is shown below in Figure 12. The Summit County Engineering Department submitted comments that the displacement of high-functioning wooded wetlands and replacement with the proposed detention basin around the hotel does not appear to be an equitable replacement. The County Open Space and Trails Department also shared these concerns.

Figure 12: Potential Wetland Replacement

<table>
<thead>
<tr>
<th>WETLAND LOCATION SUMMARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>WETLAND SETBACK AREA</td>
</tr>
<tr>
<td>EXISTING WETLANDS DISTURBED</td>
</tr>
<tr>
<td>WETLAND</td>
</tr>
<tr>
<td>AREA</td>
</tr>
<tr>
<td>DISTURBED</td>
</tr>
<tr>
<td>2,056 sf</td>
</tr>
<tr>
<td>3,055 sf</td>
</tr>
<tr>
<td>0 sf</td>
</tr>
<tr>
<td>728 sf</td>
</tr>
<tr>
<td>88 sf</td>
</tr>
<tr>
<td>2,550 sf</td>
</tr>
<tr>
<td>1,441 sf</td>
</tr>
<tr>
<td>9,913 sf</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
<tr>
<td>3,772 sf</td>
</tr>
<tr>
<td>16,157 sf</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>POTENTIAL ON-SITE WETLANDS CREATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>WETLAND</td>
</tr>
<tr>
<td>AREA</td>
</tr>
<tr>
<td>Disturbed</td>
</tr>
<tr>
<td>502 sf</td>
</tr>
<tr>
<td>8,900 sf</td>
</tr>
<tr>
<td>3,002 sf</td>
</tr>
<tr>
<td>2,792 sf</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
<tr>
<td>18,817 sf</td>
</tr>
</tbody>
</table>

The Colorado Geologic Survey (CGS) provided comments on this application. They expressed potential concerns regarding mudflow, debris flow, and avalanche hazards, potentially unstable slopes, shallow groundwater, uncontrolled fill, and seismic hazards. CGS also identified groundwater concerns related to development in the western portion of the site (the single-family homes) and sub-surface parking facility as the wetlands on the site are groundwater-fed. The CGS also mentioned a fault that passes close to the project area. The CGS strongly recommended that a site-specific geologic hazards investigation and site-specific geotechnical or soils investigation be performed by a qualified professional and submitted to the CGS for review. The applicant has responded that a study is in progress in order to address these concerns. Staff will review this report in consultation with the CGS and also recommends a site specific geotechnical study be performed as part of a building permit for any structure on the property.

Internal Access and Requested Variances

The applicant has stated that variances are requested from Road and Bridge / Engineering standards for 50-foot wide access easements where 60 feet is required, for road grade up to 8% where no more than 6% is permitted, and for a cul-de-sac. The requested variances from road grade and for a cul-de-sac are desired to serve the single-family homes in their proposed location and the 50 foot easements are requested throughout the entire development. The Engineering Department has responded that the proposed development will need to meet the required standards as contained within the Code.
Engineering Department has also stated that a final access plan will affect these requests and they will work with the applicant once a final access plan is submitted. For instance, the applicant is stating that their request is for access easements as opposed to publicly dedicated rights-of-way. Whether the Road and Bridge Department requires the access to be publicly dedicated while privately maintained or simply private easements will depend on the final access plan. Additionally, it may be a possibility to relax the required easement or right-of-way width to 50 feet; however, this will depend on a final access and road design.

**Staff Analysis of Environmental Impacts and Development Constraints**

Staff is concerned that the impacts related to the development of the three single family homes are disproportionate when analyzed with the overall development and these impacts can be avoided. The access road to the single-family homes interrupts a large wetland complex, poses impacts to the lower portion of Formidable ski run, and the homes and construction thereof will disturb slopes over 30%. The PUD, Code, and Master Plans each emphasize that steep slopes and wetlands should be avoided whenever practical. The proposed three single family homes are large, even by resort standards, between 6,900 and 9,000 square feet. Staff recommends that the applicant consider smaller homes and/or the relocation of the homes in order to reduce the impacts to both steep slopes and wetlands. Staff does not believe that this level of environmental disruption is warranted to serve this portion of the proposal.

**Development Constraints and Environmental Analysis from a Master Plan Perspective:**

Staff believes that the following environmentally based master plan goals are most applicable to the subject work session application:

- **CCP- Goal A.** Protect and preserve environmentally sensitive areas.
  - Policy/Action 3. Development in environmentally sensitive areas should be avoided to the maximum extent possible. Minimize and mitigate impacts where site conditions preclude the ability to avoid all environmentally sensitive areas.
- **Goal B.** Provide for the long-term protection and 'no net loss' of wetland functions and values.
- **Goal G.** Identify and protect important wildlife and habitat from adverse impacts of growth and development.
- **TMMP- Goal C.** Protect and enhance the Basin’s wetlands, water, wildlife, air, and land resources by maintaining a healthy ecosystem and sustaining the quality of life for community residents.
- **CSP- Goal J.** Support recreational growth in the Ski Area Neighborhood in a manner that protects the scenic and environmental resources found there.

As stated in the previous section, Staff’s concerns primarily stem from portions of the proposal encroaching into wetlands and wetland setbacks and areas with steep slopes. This is inconsistent with many policies and regulations located in all the master plans, the Copper Mountain PUD, and the Code. Staff strongly suggests that the applicant address these inconsistencies. Staff believes that reduction in size, relocation, or even elimination of the proposed three single family residences can reduce many of the environmentally based master plan concerns.

Regarding the issues raised with the environmental element, namely wetlands and steep slopes, the applicant has indicated that all wetland documentation, reports and permits will be provided with the formal application. Regarding the issue of disturbing slopes in excess of 30%, the applicant indicated that the proposal avoids steep slopes to the greatest extent possible. Staff questions why these identified areas should be disturbed when they could be entirely avoided by relocating, reducing the size of, or eliminating the proposed 3 single-family residences.
Height and Visual Impact:
Height is regulated by the PUD in Table 6: Building Heights. The current height limit in Parcel 32 is 35 feet. The applicant requests an increase in the height limit to 65 feet. Table 6 of the PUD is copied below, with the applicant’s proposed change to Parcel 32 shown with tracked changes.

<table>
<thead>
<tr>
<th>Parcel (5)</th>
<th>Maximum Height</th>
<th>Parcel (5)</th>
<th>Maximum Height</th>
<th>Parcel (5)</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>35’</td>
<td>13</td>
<td>20’</td>
<td>25</td>
<td>60’</td>
</tr>
<tr>
<td>2</td>
<td>35’</td>
<td>14</td>
<td>75’</td>
<td>26</td>
<td>60’</td>
</tr>
<tr>
<td>3</td>
<td>35’</td>
<td>15</td>
<td>30’/75’(2)</td>
<td>27</td>
<td>35’</td>
</tr>
<tr>
<td>4</td>
<td>35’</td>
<td>16</td>
<td>90’</td>
<td>28</td>
<td>35’</td>
</tr>
<tr>
<td>5</td>
<td>35’</td>
<td>17</td>
<td>75’</td>
<td>29</td>
<td>50’</td>
</tr>
<tr>
<td>6</td>
<td>100’(1)</td>
<td>18</td>
<td>135’(3)</td>
<td>30</td>
<td>35’</td>
</tr>
<tr>
<td>7</td>
<td>40’</td>
<td>19</td>
<td>30’</td>
<td>31</td>
<td>45’</td>
</tr>
<tr>
<td>8</td>
<td>75’</td>
<td>20</td>
<td>20’</td>
<td>32</td>
<td>35’/65’</td>
</tr>
<tr>
<td>9</td>
<td>75’</td>
<td>21</td>
<td>55’/75’(4)</td>
<td>33</td>
<td>25’</td>
</tr>
<tr>
<td>10</td>
<td>80’</td>
<td>22</td>
<td>45’/55’(7)</td>
<td>34</td>
<td>35’</td>
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<tr>
<td>11</td>
<td>75’</td>
<td>23</td>
<td>60’</td>
<td>35</td>
<td>55’/35’(6)</td>
</tr>
<tr>
<td>12</td>
<td>75’</td>
<td>24</td>
<td>40’/50/60’</td>
<td>(8)</td>
<td></td>
</tr>
</tbody>
</table>

The applicant has clarified that the 65 foot height limit will only apply to the hotel. The condos, which are connected to and can be used as short-term rentals by the hotel operator, are proposed at a maximum of 55 feet, and the single-family and townhomes are proposed at a maximum of 35 feet. These heights are consistent with similar development in the PUD. Staff recommends a footnote be added to this height table specifying the lower height limits for the condos, single-family, and townhomes.

The proposal involves development that is further from Hwy 91 and higher up on the hillside than is currently contemplated at the site. The applicant points out that the Conceptual Development Plan in the PUD shows 12 single-family homes on the existing location of the Triple Treat Lot, closer to Hwy 91 and on a flat site with limited existing landscaping. This proposal does allow the development to use existing tree cover and varied ridges to help break up the visual impacts. Staff agrees with the applicant’s assertion that there is opportunity to mitigate the visual impacts of this development with placement on the hillside, tree cover, landscaping, and this being a varied development consisting of different uses. Still there are some specific areas where Staff recommends the applicant pay special attention moving forward.

The applicant has provided visual simulations of the proposed development. It appears that landscaping, at maturity, has been added to the renderings. Additionally, Staff is concerned that some of the landscaping may be shown north of the development, specifically as related to townhomes 1 and 2, where wetlands and wetland setbacks exist which preclude the installation of landscaping. Additionally the construction of these townhome units will require the removal of some of the trees shown. The impacts may be greater than the visual simulations indicate.

The hotel is proposed at 65 feet in height. While this height limit is consistent with hotel use within the PUD, a 65 foot high structure is significant. Section 3.3.B of the PUD discusses specific requirements for
buildings over 4 stories in height. While the hotel is proposed at 4 stories, a 65’ foot tall structure is comparable with development over 4 stories in height. The relevant portion of 3.3.B is copied below:

Any building proposing to exceed four stories shall include unique architectural elements that provide visual interest and focus while “stepping back” the upper floors by reducing the floor plates to reduce the mass of the proposed building as it rises in height. Building Architectural Design Standards as stated in Section 3505.05 of the Code are especially critical and shall be specifically utilized to the maximum extent practicable to promote the reduction in apparent scale, massing and roof lines of structures greater than four (4) stories in height.

Staff has recommended to the applicant that they incorporate design guidelines for buildings over 4 stories in height, specifically in regards to the “stepping back” of the upper floors, into the proposal in order to help break up the façade, roofline, and reduce visual impact. The applicant has responded that they will submit more detailed design guidelines with their Class 5 application.

Design and Visual Resources from a Master Plan Perspective:
As mentioned in the Land Use section of this report, the project site is located within the area of Highest Visual Importance as identified on the Visually Important Lands Map within the Ten Mile Master Plan. The current outline of PUD Parcel 32 is also within this designation. Accordingly, Staff encourages the applicant to remain sensitive to this designation as they prepare their Class 5 submittal. Staff believes that the following design and visual resources based master plan goals/policies/actions are most applicable to the subject work session application:

**CCP - Goal F.** Preserve the Basin’s scenic beauty, backdrops, prominent ridgelines and mountain vistas through identification, protection, and sensitive design of development in visually important lands.
Policy/Action 1. New development should be subject to design standards and prescriptions for the mitigation of visual impacts to protect and preserve the rural landscapes.
Policy/Action 2. Ensure that development density is consistent with the goal of protecting views of visually important lands.
Policy/Action 7. Require building envelopes and/or disturbance envelopes to be established when necessary in new subdivisions to minimize visual and environmental impacts.
Policy/Action 10. Orient buildings to fit with the natural topography, clustering buildings when appropriate so that natural features and usable outdoor spaces are maintained and solar access is maximized.

**TMMP - Goal F.** Preserve the Basin’s scenic beauty, backdrops, prominent ridgelines and mountain vistas through identification, protection, and sensitive design of development in visually important lands.

**CSP - Goal P.** Protect key viewpoint, view corridors and visually important lands within the Copper Mountain Subbasin.

Staff’s concerns stem from the proposal’s overall potential visual impact from several vantage points surrounding the property. The overall height, scale and mass of the proposal are significantly greater than what was envisioned as depicted in the Conceptual Development Plan and current PUD designation. Implications of inconsistency with the Scenic Byway need to be considered as well.

The applicant agrees with Staff’s comments regarding the overall height, scale and mass being greater than what was previously envisioned for the A-Lift Neighborhood, however, they note that the previous plan would have been very impactful along the Scenic Byway and that the new location with higher
elevations and existing tree cover will assist in the mitigation of this issue. In addition, the applicant notes that the Scenic Byway between Copper and Leadville encompasses a variety of activities and uses and the proposal will not change the experience. Staff agrees with the “Scenic Byway experience” statement; however, an increase in permitted height from 35 feet to 65 feet (85.7% increase) is significant and the argument that the elevation/topography and tree cover will address some of these issues, however, trees die and are subject to fire mitigation, and the utilization of topography will only address a portion of the proposed increase in height, scale and mass. The reduction, relocation, or elimination of the single family component and reduction in height and/or detailed design standards for the hotel/condo portion of the application would go further to address this issue.

Transportation and Trail Connections within the PUD:
The A-Lift development will be served by an on-call shuttle service. No bus transit is planned, and no buses currently serve the A-Lift or Triple Treat Lot. The submitted materials do not show any bicycle or pedestrian connections to the rest of the resort. Staff provided referral comments to the applicant that bicycle and pedestrian connections must be contemplated and provided. Additionally, as this will be an application for a Major PUD Amendment, connections within the PUD may be evaluated. The applicant has responded that they agree with the importance of pedestrian and bicycle connections and will explore feasible routes. As access is finalized, bicycle and pedestrian connections can be explored and evaluated in additional detail.

Transportation from a Master Plan Perspective:
Staff believes that the following transportation based master plan goals/policies/actions are most applicable to the subject work session application:

**CCP - Goal A.** Develop an integrated and comprehensive transportation network that anticipates the future needs of residents, tourists, and businesses, and which promotes alternatives to automobile use.

Policy/Action 1.3 An emphasis on increasing bike and pedestrian use and accommodating those uses in new and existing developments.

A general emphasis on promoting alternatives to reliance on automobile use.

**Goal E.** Aggressively promote alternatives to automobile usage.

Policy/Action 2.1 Ensure that new developments are designed to encourage pedestrian use and that obstacles to pedestrian passage are not created.

Policy/Action 3. Pursue the development of new pedestrian paths in existing residential neighborhoods, where needed to access transit, adjacent commercial areas, and to tie into the county path network.

Policy/Action 4. Seek opportunities to improve pedestrian access in existing developments and to eliminate obstacles to pedestrian movement.

**CSP - Goal L.** Improve parking, mass transit, and vehicular circulation throughout the Copper Mountain Subbasin.

Policy/Action 1.2 Increase the effectiveness of shuttle service or other approved mass transit service for visitors, especially as inner parking lots are lost to development.

Trails Analysis from a Master Plan Perspective:
Staff believes that the following open space and trails goals/policies/actions are most applicable to the subject work session application:

**CCP – Goal A.** Develop an integrated and comprehensive transportation network that anticipates the future needs of residents, tourists, and businesses, and which promotes alternatives to automobile use.
Policy 1.3 An emphasis on increasing bike and pedestrian use and accommodating those uses in new and existing developments.
Policy 1.6 A general emphasis on promoting alternatives to reliance on automobile use.
Goal B. Maintain, preserve, and where appropriate, enhance trail management through providing for character, design, access, parking guidelines and protection of environmentally sensitive areas.
Policy/Action 1. Secure trail easements in efforts to carry out community visions, implement basin or subbasin master plans, and create a complete network of interconnected trails.
Protect nationally designated trails or trails of state recognized importance to the maximum extent possible, by using wide buffers, protecting visual resources, and considering the user experience. During the development review process, incorporate internal trail systems into the identified trail system of major development projects.

TMMP- Goal G. Preserve and protect the open space values and backcountry character of the Basin, and minimize the negative impacts on open space values associated with developments.
Policy/Action 4. Develop a bicycle route that connects the Tenmile Canyon Recpath to Fremont Pass.

CSP- Goal U. Promote the development of a linked open space and trails network in the Copper Mountain Subbasin.
Policy/Action 2. The recreation areas and facilities shown on the Copper Mountain Resort PUD Recreation Plan shall be preserved and maintained as important resort amenities and shall not be changed or eliminated unless such areas and/or facilities are replaced with other similar areas and/or facilities.

Goal W. Promote the development of a trail and pedestrian system that addresses the needs of multiple trail users in the Copper Mountain Subbasin.
Policy/Action 4. Copper Mountain Resort and Summit County should actively pursue U.S Forest Service approval to establish and construct a recreation path from an area near the intersection of Copper Road and Hwy 91 to the top of Fremont Pass.

The applicant plans to utilize a shuttle service to address the issue of connecting the proposed development to the other neighborhoods located with the PUD. This is in part to addresses the issue of circulation; however staff believes that a pedestrian connection to the other neighborhoods/villages is also needed to address the issue of this neighborhood being isolated from the rest of the resort. Again, as stated, Staff has some initial concerns about this proposal being isolated from the rest of the resort, taking some of the vitality away from both the Center and East Villages which have historically experienced a lack of commercial success.

Regarding the issues raised with the transportation element, the applicant agrees with staff on the importance of both pedestrian and bicycle connections to the Center and East Villages and is exploring feasible routes. Staff believes this is critical to connecting the proposed development to the other core areas located within the PUD. Open Space and Trails provided comments that the applicant may wish to explore linkages to the Colorado Trail/Continental Divide Scenic Trail, contemplate the Fremont Recpath spur, prioritize contemplated, but yet un-built linkages in the internal network, as well as explore new linkages for this specific development. Perhaps some unconventional methods (sleigh ride, above surface, etc.) of connection can be explored as well.

Parking:
Chapter 4 of the PUD discusses parking requirements concerning both site specific development standards and PUD-wide including existing and future day skier and employee parking.
Site Specific
The single-family and townhomes will be parked traditionally, meaning parking spaces provided on their respective lots. The condominiums and hotel rooms will be parked in a valet garage with stacked parking. According to the applicant, there will be approximately 47 stalls that can accommodate vertical stacks of 3 vehicles each as well as 23 spaces that can be parked without using the stacker.

Per Section 4.1.B.i of the PUD (copied below), no additional parking is required for employees or to accommodate the commercial and resort support components of the proposed development.

Excerpt as set forth in Subsection 4.1.A. above and Subsection 4.1.C. below, no parking shall be required for: (a) new development or redevelopment of Commercial space, Cafeteria space, Conference Facilities, Community Facilities, Recreational Facilities and Resort Support Facilities; or (b) Employees generated by new development or redevelopment within the Property. It is intended that parking for Employees within the Property and parking for day visitors to the Property (other than parking for persons residing within the Property) will be available within the Day Use Parking lots.

The application is consistent with the residential parking requirements in Table 9 of the PUD as depicted in the chart below.

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
<th>Parking Spaces</th>
<th>Minimum per PUD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>3</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Townhome / Duplex</td>
<td>8</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>Condos</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Hotel/Lodge</td>
<td>50</td>
<td>145</td>
<td>37.5</td>
</tr>
<tr>
<td>Guest Surface Parking</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Totals</td>
<td>76</td>
<td>188</td>
<td>74.5</td>
</tr>
</tbody>
</table>

PUD-Wide:
As this application evolves, specifically as access is finalized, impacts to parking throughout the PUD will be subsequently analyzed. The existing Triple Treat Lot will be replaced by the proposed development. Table 10 of the PUD summarizes the existing and proposed parking day use parking within the PUD. A new lot, Triple Treat East, is triggered in two phases, one by the development of Parcel 32 (A-Lift) requiring 154 spaces of new parking and also by the development of Parcel 12 (Copper Commons) or Parcel 18 (Chapel Lot) requiring 159 spaces. The applicant has stated that both parking and PUD-wide snow storage can be accommodated by the development; this will be analyzed in subsequent reviews.

Snow Storage:
The final access plan for this proposal will impact snow storage on a PUD-wide level. Additionally, site-specific snow storage is a more technical component of an application and final details are not expected for this broader level of review; however, Staff did express concern with some of the specific locations shown for the single family homes. Currently, PUD-wide snow storage is accommodated by an approximately 90,000 square foot area east of the existing Triple Treat Lot referred to as “Mt. Chomiak”. Future snow storage is planned south of the future Triple Treat Lot. The applicant has stated that future snow storage can be accommodated while also allowing for the expansion of the Triple Treat Lot. However, the construction of the future Triple Treat Lot, future snow storage, a final access plan, as well as existing topographical constraints will pose varying degrees of impacts to the golf course and one another. The applicant is aware of these concerns and will address them as the proposal moves forward.
Setbacks:
Chapter 3 of the PUD regulates setbacks; Table 7 of the PUD is excerpted below showing the existing setbacks in the A-Lift Neighborhood. Multi-family, Hotel/Lodge and Hotel/Condo parking areas shall comply with the Code requirements for setbacks from roads and access ways.

<table>
<thead>
<tr>
<th>Setback From</th>
<th>A-Lift</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side Property Line</td>
<td>10'</td>
</tr>
<tr>
<td>Rear Property Line</td>
<td>10'</td>
</tr>
<tr>
<td>USFS Property Line</td>
<td>10'(6)</td>
</tr>
<tr>
<td>Wetland Boundary</td>
<td>25'</td>
</tr>
<tr>
<td>Public Access Trail Easements(2)</td>
<td>25'</td>
</tr>
<tr>
<td>Roads</td>
<td></td>
</tr>
<tr>
<td>Local Access Road(1)</td>
<td>20'</td>
</tr>
<tr>
<td>Copper Road ROW</td>
<td>NA</td>
</tr>
<tr>
<td>L-70 ROW</td>
<td>NA</td>
</tr>
<tr>
<td>SH-91 ROW</td>
<td>50'(6)</td>
</tr>
<tr>
<td>Ski Lifts(7)(4)</td>
<td>20'</td>
</tr>
<tr>
<td>Shared Driveway(5)</td>
<td>NA</td>
</tr>
</tbody>
</table>

Again, the proposed work session is conceptual in nature; however it does appear that the setbacks were intended primarily for single family or duplex development. Given the proposed 8.5 acres of proposed development, these setbacks can likely be accommodated; however as this application moves forward, Staff may recommend increased setbacks in order to mitigate the negative effects of the development in regards to visual impact, and disturbance of wetlands and steep slopes.

Housing/Generation Rates
As some of the Planning Commissioners may recollect, the issue of providing employee housing has been a focal point of the PUD since its inception. Prior to 2008, the employee housing component of the PUD was relatively convoluted and cumbersome to administer. In 2008, the PUD underwent a major PUD amendment and a significant portion of the amendment was to simplify the employee housing component as well as introduce affordable housing as a requirement. Staff and the applicant did a very comprehensive analysis of all the requirements and generated a number based on assumed need at time of build-out. The PUD as it currently exists is reflective of that effort. The existing PUD stipulates that an annual survey be submitted to the County indicating an inventory of integrated employee housing units, additional employee housing units, and affordable housing units. It should be noted that most recently, the applicant completed 15 affordable housing units in the East Lake Neighborhood to partially fulfill this portion of their requirement. In addition, it should be noted that the Resort operator has submitted an application for another work session for a separate Major PUD Amendment to add additional deed restricted rental housing on the north portion of the Alpine Lot to fulfill Copper’s employee/affordable housing obligation.

This work session application is partially a relocation of existing allocated EU’s from Parcel 18 (Chapel Lot) to the subject property. No new density is being requested; however EUs are being converted from one type of use to another. As part of the formal application, Staff will want further analysis from the applicant on whether or not the conversion will result in the generation of additional employees more than was originally envisioned in the 2008 PUD amendment, and if so, whether additional employee housing will be required.
**PUD Compliance:**
The Copper Mountain PUD is currently in compliance. There are two minor items that should be noted. The first concerns the requirement in Section 5.2.A of the PUD that the stripe on Copper Road separating the bike path from vehicular traffic be milled. This has not occurred. The County has stated that if the stripe is not milled, then the resort will be required to repaint it on an annual basis and the PUD should be updated accordingly.

The second item of note is that Copper leases parking from CDOT in the North Ten Mile Lot, near the Conoco, and the lease expired on October 31, 2016. The PUD gives Copper until October 31, 2017 to renew the lease. Copper has been working with CDOT to finalize the lease and has been apprising Staff of their progress. Should this lease not be finalized, the PUD will be out of compliance.

**Criteria of Approval for a Major PUD Amendment:**
As discussed in the introduction to this report, it is not Staff’s intent to provide detailed analysis on the criteria of approval for a Major PUD Amendment since this application is for a work session which is a conceptual level review. Staff has addressed the various elements of the proposed development and evaluated them using the PUD, the Land Use Code, and Master Plans. Staff will also take this opportunity to emphasize the purpose and intent and criterion of approval for a Major PUD Amendment that are not addressed in the prior sections of this report.

12202.01: Purpose and Intent of Major PUD Modification Zoning Amendments
B. Ensure that development on the site further promotes the public health, safety, integrity and general welfare, by means of addressing any increase or modifications to the demand upon existing infrastructure, including both cumulative and prospective impacts on public services and infrastructure, and furthering the overall public benefit realized by the proposed development in light of and to counterbalance such increased burdens and demands.

12202.05: Findings for Major PUD Modification Zoning Amendments
C. The modification is not granted solely to confer a special benefit upon any person.

The applicant has not provided anything specific in regards to furthering the overall public benefit; they have, however, responded that they will consider suggestions identified by Staff, Planning Commission, and the BOCC to incorporate into their Class 5 application.

Staff would note that during the allocation of development rights across the PUD parcels, triggers for the delivery of public benefits associated with such development were also set. As the density for the development proposed in this application is coming from parcels other than the subject parcel, the public benefits associated with the development contemplated on those other parcels is not being delivered. This represents an opportunity for the applicant to consider other ways to compensate for the impacts of the proposed development.

As discussed in the Trails section of this report, Staff suggested the applicant explore the prioritization of specific connections within the PUD, such as but not limited to prioritizing T10, T10a, T11, and T19 or possible partnerships with the County to aide in the construction of the Fremont Pass Spur of the Recpath.

The Road and Bridge and Engineering Departments have identified areas where drainage can be improved along Copper Road as well as the prioritization of planned wetland improvements at the resort, such as Stream Reach 3. Additionally, the 2016 Water Quality Report made recommendations related to the cleaning of sediment and corresponding maintenance of drainage vaults within the Copper
Road right of way. Other priorities include the resort assuming maintenance of specific rights-of-way such as Wheeler Circle, Wheeler Place, and Ten Mile Circle.

**Staff Recommendation:**
This item is scheduled as a work session. It is not a formal development application. As such, nothing expressed by the Commission, the BOCC, or the Planning Department can be considered to provide any guarantees, warranties, approvals, or be binding in any manner. The purpose of a work session is to provide a project proponent with an informal opportunity to discuss potential issues and concerns of a **general nature** with the Commission/BOCC before a formal development application is submitted.

With the exception of Copper Point Townhomes, which is deed-restricted housing, this will be the first major development proposal at the resort since the early 2000’s. The applicant has been extremely responsive in promptly submitting revisions and requested materials in order to proceed with this work session. Staff provides the following suggestions to the applicant in consideration of a formal application, and requests the Commission discuss these comments, as well as any other relevant concerns not specifically noted here, to provide additional feedback to the applicant.

1. Carefully consider the impacts related to the development of the three single family homes. Wetlands, steep slopes, loss of open space, and variances to engineering standards for roads will be requested to accommodate these three units. If these homes are an integral component of the application, the applicant should consider enhancing mitigation measures and public benefits in order to offset these impacts and align more closely with master plans goals, policies, and actions.

2. Acknowledge the loss of open space, particularly open space that contains wetlands and steep slopes. As discussed, this is not a fatal flaw in this application, but common ground must be established in order to discuss appropriate mitigation.

3. Goal T, Policy/Action 1 within the CSP states that “Any proposals that would significantly deviate from the open space land use designations on the Land Use Map will require an amendment to the subbasin plan.” Staff would like Commissioner input on this request with respect to this statement. Does the current proposal constitute a significant deviation?

4. Explore bike and pedestrian connections, not just for this development, but evaluate what linkages are needed at the resort. The applicant has indicated that they plan to explore possible connections.

5. Provide analysis that can assist in assuring Staff, Planning Commission, the BOCC, and businesses at the resort that this development will not detract from the vitality of West, East, and Center Villages and that this development will aid in the vitality of the resort as a whole.

6. Continue to address visual concerns in the preparation of materials and design guidelines for the Class 5 submittal. Pay specific attention to the limitations of landscaping as a permanent visual screen as well as limitations of landscaping near and within wetlands.

7. Consider a proposal that will further overall public benefit as necessary to both meet the PUD Amendment criteria, and to mitigate the impacts of the development and upzoning of this parcel.

8. Staff has concerns that the A-Lift area may become a private, exclusive entry to the mountain. The applicant has stated the restaurant and bar are open to the public. Staff would like to explore concrete assurances that the public will be able to interact with this development and that there is no future where the A-Lift becomes an entirely private lift and development.
ATTACHMENTS
Attachment A: History of the PUD
Attachment B: Applicant’s narrative titled “2017 A-Lift Neighborhood PUD Amendment” – dated June 28, 2017
Attachment C: Public Comment Received as of midday September 7, 2017

cc: Design Workshop, c/o Darla Callaway, Associate
Copper Mountain Resort, c/o Graeme Bilenduke, Director of Planning and Development
Continuum Partners, c/o Mike Anderson, Senior Development Manager
Copper Mountain PUD Background:
A summary of the adoption and subsequent amendments to the Copper Mountain PUD are listed below.

1971  Zoning Amendment approved at Copper Mountain Resort for 6,000 beds and 170,000 square feet of commercial space. At this time, there was no PUD “designation” or document covering the zoning and land use requirements accompanying that approval.

1986  Copper Mountain PUD application resulted in adopting the first written PUD designation for the Copper Mountain Resort. The PUD included the following:
  • Changed the allowed density from 6,000 beds to 1,873,050 ft$^2$ of residential space (not including the existing square footage at Club Med).
  • Established a Conversion factor of 3.35 beds per multi-family unit, which was the average number of existing beds per unit within the PUD in 1985.
  • Permitted 170,000 ft$^2$ of commercial space.

1990  Copper Mountain PUD review converted 1,873,050 ft$^2$ of residential space back to 6,000 beds and converted the beds into equivalent units so as to have a common density accounting system throughout the County. The original conversion factor (1986) of 3.35 beds equating to one room was used to derive a total of 1,791 equivalent units (6,000 beds/3.35 average beds per unit = 1,791 equivalent units).

1993  Copper Mountain rezoned three parcels of land acquired from the USFS in the Homestake Land Exchange to incorporate them into the PUD.
  • This congressionally approved land exchanged consisted of the West Trade (West Neighborhood), Middle Trade, and East Trade (A-Lift Lift) Parcels
  • The A-Lift neighborhood was zoned for 69 equivalent units and 5,000 square feet of commercial space

1999  Copper Mountain received approval of a PUD modification (Planning Case #98-124) to:
  • Add 141 equivalent units to the existing approved 2,010 equivalent units to increase the residential EU count to 2,151 equivalent units.
  • Add 78,159 ft$^2$ of commercial to the existing approved 175,000 ft$^2$ to increase the commercial square footage to 253,159 ft$^2$.
  • Establish a maximum Cafeteria space footage limitation of 50,500 ft$^2$ (cafeteria square footage had not been regulated in the past).
  • Amend various policies of the PUD.
  • Redesign the West Neighborhood (now called the Lewis Ranch), including addition of design standards for that Neighborhood.
  • Add new development standards and parking requirements.

2000  Copper Mountain received approval of a minor PUD modification (Planning Case #00-031) to change the implementation trigger for highway improvements, to account for density transfers between the Village Center, East Village, and North Ten Mile Neighborhoods, and to establish a timeline for Intrawest to provide the required 60% seasonal employee housing.

2001  Copper Mountain received approval of a minor PUD modification (Planning Case #00-256) to allow for lot frontages of less than 50 feet in width, to include an updated accounting of density transfers approved to date, and to adjust for previously unaccounted for commercial density in the Club Med building.

2001  Copper Mountain Resort Development/Intrawest submitted a major PUD application (Planning Case #01-165) but that application was ultimately denied by the BOCC in July of 2004.
2006 Copper Mountain submitted and received approval of a minor PUD amendment (Planning Case #06-030) to modify the setback requirements within the West Neighborhood to correct situations where the platted building envelopes were in conflict with the PUD setback requirements for that specific neighborhood.

2006 Copper Mountain, Inc/Intrawest submitted a work session application to consider a Major Amendment to the Copper Mountain PUD including but not limited to:

- Relocation of 703 existing approved residential equivalent units (“EUs”) within the West Neighborhood and the Village Center Neighborhood.
- Addition of an additional 613 EUs to the PUD.
- Provide for utilization of Transferable Development Rights (TDRs) to offset residential density increases.
- Changes to Employee Housing requirements.
- Relocation, reduction and expansion of on-site parking lots.
- Relocation and stream restoration of West Ten Mile Creek, relocation, reconfiguration and reconstruction of the golf course ponds, and enhancement to the existing wetlands within the resort boundaries.
- Reduction of open space areas within the resort boundaries.

2007/2008 Copper Mountain, Inc/Intrawest submitted a work session application (2007) and subsequently a major PUD amendment application (2008) that was approved by the BOCC in August of that year and included the following (Planning Case #08-028):

- Transferred 420 EUs from the West Neighborhood, the Village Center Neighborhood and the East Village Neighborhood to the Village Center Neighborhood, East Village Neighborhood and the A-Lift Neighborhood, eliminated 42,528 ft² of commercial density, and reallocated the remaining 72,166 ft² of commercial density to areas with high pedestrian activity.
- Introduced a new Hotel/Condo use to Village Center Development Parcels B, H and N.
- Prohibited parking on Copper Road, increased the minimum required day use parking spaces from 2,666 to 4,284, established a new minimum of 5,699 day use parking spaces at build-out, and altered the existing surface improvements within the County’s public rights-of-way to allow for a separated bike path along Copper Road while improving skier drop-off and mass transit service.
- Increased the amount of public open space within the PUD from 27.7 acres to 57.63 acres primarily through the dedication of the North Parcels which consisted of 26.3 acres.
- Permitted disturbance within approximately 1.54 acres of existing wetlands and wetland setback areas, while providing wetland and wetland setback mitigation at a minimum ratio of 2:1 and 1:1 respectively.
- Permitted resource enhancements including stream restoration within three (3) reaches of West Ten Mile Creek, reconfiguration of the golf course ponds and wetlands, and enhancement to the existing wetlands.
- Amended employee housing requirements and added an affordable housing element.
- Included various public benefits to be provided by the applicant in support of the 2008 Major PUD Modification.
- Incorporated approximately 194 acres of mining claims located within the ski area permit boundary zoned BC into the Copper Mountain PUD designation.

2009 Copper Mountain/Powdr LLC applied for and received approval of a minor PUD Amendment to (Planning Case #09-108):

- Modify the triggers for various open space parcels.
• Modify the trigger dates and wetland mitigation areas to address the failed Masters wetland mitigation.
• Extend by one year the date for elimination of peak season parking on Copper Road.
• Allow future minor revisions wetland mitigation to be reviewed as a Class 2 review.

2010 Powdr LLC/Copper Mountain applied for, and the BOCC approved, a minor PUD Amendment (Planning Case #10-076) that:
• Changed the trigger date for the East Lake Lodge affordable housing development from 42 months from the Effective Date to 66 months from the Effective Date of the 2008 Copper Mountain Resort Major PUD Modification (5½ years or June 23, 2014).

2011 Powdr LLC/Copper Mountain applied for, and the BOCC approved, a minor PUD Amendment (Planning Case #11-103) to:
• Modify the specific development trigger dates established for Open Space Parcels OS 7, OS 13, and OS 14.
• Allow for short-term/ transient lodging in The Edge during the non-peak season or until December 15th; and,
• Modify PUD Designation and Technical Appendix 26 regarding the golf course operations and management.

2012 The BOCC approved (Planning Case #12-065) an amendment to Table 2 Equivalent Unit Table, Chapter 2 of the Copper Mountain PUD Designation to note that in the West Village Neighborhood, one single family residence of less than 5,000 ft² only accounts for 2 EUs instead of the current 2.5 EUs and in the West Village Neighborhood, one single family residence of 5,000 ft² or more would count as 2.5 EUs; The Lewis Ranch at Copper, a Re-subdivision of Lots 1 and 2, Copper Mountain West Neighborhood Subdivision.

2013 On July 23, 2013 the BOCC approved a major amendment to the Copper Mountain PUD. Aside from the minor PUD Amendments in 2015 and 2017, this is the PUD that is currently in effect. This approval affected the following four elements (Planning Case #13-036).
• Density Transfers, Land Use Changes, and Building Height Adjustments
• Employee and Affordable Housing
• Parking, Roads, and Transportation
• Trails, Open Space, and Recreation

2015 On June 23, 2015 the BOCC approved an amendment to the Copper Mountain PUD (Planning Case #15-024) to allow RV/tent camping for charity events hosted by Copper Mountain Resort as well as technical revisions to the maps and various land use prescriptions in the PUD Designation to accurately reflect existing conditions within the PUD.

2017 On July 25, 2017 the BOCC approved an amendment to the PUD (Planning Case #17-057) to add metro district domestic wells and pumping equipment to parcel OS-R.
Project Narrative

The A-Lift Neighborhood Plan proposes to activate a utilitarian and underutilized section of the mountain with a boutique hotel and complementary residential neighborhood. Since the 2008 PUD Amendment, no significant developments have been proposed at the Resort (with the exception of Copper’s continued commitment to providing Employee and Affordable Housing and on-mountain improvements). Included in this mixed-use land application are opportunities for an enhanced guest experience including additional event space, dining and hospitality services as well as a new neighborhood that is unique in character and scale. The proposed project location offers distinct views and direct mountain access in a natural wooded setting. The project will expand upon previous A-Lift Neighborhood concepts documented in the Copper Mountain PUD. The proposed boutique hotel, residential and commercial uses are not currently provided within Copper Mountain’s existing inventory. The single-family homes will be replaced with guest service and program-oriented land uses, further expanding the resort’s appeal to international, state and local guests. The ideas developed herein represent a unique opportunity for Copper Mountain Resort and Summit County to benefit from the addition of a vibrant boutique hotel at Copper Mountain’s Alpine Lift base area.

Existing Conditions

The area for the A-Lift Neighborhood is located to the west of State Highway 91 within the Copper Mountain PUD boundary. The Resort’s existing maintenance and storage area and golf holes 12, 16, 17, and 18 are located to the north of the site. In addition to State Highway 91, golf holes 13 and 14 are also located to the east. White River National Forest and ski areas identified by special use permits, are located to the west and to the south of the study area. The Far East Parking Lot is located east of State Highway 91 on US Forest Service land. The existing Triple Treat day skier parking lot and golf hole 15 are centrally located within our study area. Just to the northwest of the Triple Treat lot is a Ranger Station structure. (The previously considered A-Lift Neighborhood site was originally planned to overlay on the footprint of the current Triple Treat Lot.) The existing Alpine Lift terminal is located just south of the Triple Treat Parking Lot. Four ski runs connect to the Alpine Lift including Far East, Too Much, Triple Treat and Formidable. Some day-skiers park in the existing Triple Treat Lot to access the Alpine Lift, however the Resort does not provide shuttle service to this lot.

Existing natural features include forested wetlands, steep slopes and some other isolated instances of smaller wetland anomalies. The largest existing wetland is within a mostly wooded area to the north-west of the Alpine Lift. Slopes of 30 percent or greater are mostly located to the southwest of the project area with some smaller areas of steep slopes that are mostly the result of roadway grading, parking lot grading and golf facilities. The 2007 LIDAR survey utilized during the preparation of this submission has been found to be accurate during a 2017 spot grade confirmation exercise. The accuracy ranged from spot grades within 0.04’ and 0.85’ of the LIDAR survey. See Exhibit 22.

Existing golf, pathways and access exist at the site. A network of cart paths provide access to the golf holes. A cat road traverses through the dense forest from the Alpine Lift to the south of golf hole 18. A vehicular roadway connects the Alpine Lot to the north of the Maintenance Area to the Triple Treat Lot. The regional Colorado Trail traverses the mountain just outside the Copper Mountain PUD boundary from the southeast to the northwest - toward the Copper Mountain Village. A telecommunications and water utility corridor follows State Highway 91 and
then turns west and follows an existing cat road to the East Village Neighborhood (Refer to Exhibit 3).

**Location and Development Area**
The proposed development area is approximately 8.5 acres within Parcel 32 and Open Space Area OS-X. In the existing PUD, the A-Lift Neighborhood is shown as replacing the existing Triple Treat parking lot, an exposed visual condition from the scenic view corridors of HWY 91. This project site is located higher on the hillside and further to the west to maintain natural and vegetated views from the highway corridor and existing neighborhoods. Carefully planned roads and development footprints minimize earth disturbances and ensure a series of clustered buildings step and blend into the existing hillside. (Refer Exhibit 4.)

**Proposed Development Overview and Land Uses**
This mixed-use project includes hotel/ lodging, commercial, resort support facilities and residential land uses. The residential uses include condominiums, townhomes and single-family unit types. The condominium units are in a building attached to the hotel and therefore described within the hotel land use area. The total area and percentage of area devoted to each land use is:

<table>
<thead>
<tr>
<th>Table 1: Percent of Area Devoted to Each Land Use:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A-Lift Neighborhood Total Development Area</strong></td>
</tr>
<tr>
<td><strong>8.5 Acres (370,642 sf)</strong></td>
</tr>
<tr>
<td><strong>Land Use</strong></td>
</tr>
<tr>
<td><strong>Area - Acres (square feet)</strong></td>
</tr>
<tr>
<td><strong>Percent of Dev. Area</strong></td>
</tr>
<tr>
<td>Hotel (Condominiums Included)</td>
</tr>
<tr>
<td>3.2 acres (138,306 sf)</td>
</tr>
<tr>
<td>37%</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>2.4 acres (103,984 sf)</td>
</tr>
<tr>
<td>28%</td>
</tr>
<tr>
<td>Roads, Parking and Landscape</td>
</tr>
<tr>
<td>2.9 acres (128,352 sf)</td>
</tr>
<tr>
<td>35%</td>
</tr>
<tr>
<td>Total</td>
</tr>
<tr>
<td>8.5 acres (370,642 sf)</td>
</tr>
<tr>
<td>100%</td>
</tr>
</tbody>
</table>

**Development Density and Transfers**
The Copper Mountain Resort PUD provides the opportunity to transfer development densities between parcels. The Applicant intends to transfer equivalent units and commercial square footages densities from the Chapel Lot - Parcel 18. It is not the Resort’s goal to build out the Chapel Lot to the fullest density as allowed by the PUD. A full build-out of the density allowed at the Chapel Lot would result in a large building of a mass and scale not desirable to Copper Mountain Resort. Therefore, this parcel is ideal for density transfer to the A-Lift Neighborhood.

<table>
<thead>
<tr>
<th>Table 2: Density Transfer – Equivalent Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equivalent Units</td>
</tr>
<tr>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td><strong>Transfer</strong></td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
</tr>
<tr>
<td>Chapel Lot (Parcel 18)</td>
</tr>
<tr>
<td>239</td>
</tr>
<tr>
<td>- 30</td>
</tr>
<tr>
<td>209</td>
</tr>
<tr>
<td>A-Lift Neighborhood (Parcel 32)</td>
</tr>
<tr>
<td>30</td>
</tr>
<tr>
<td>+30</td>
</tr>
<tr>
<td>60</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 3: Density Transfer - Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial</strong></td>
</tr>
<tr>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td><strong>Transfer</strong></td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
</tr>
<tr>
<td>Chapel Lot</td>
</tr>
<tr>
<td>28,149 sf</td>
</tr>
<tr>
<td>- 9,000 sf</td>
</tr>
<tr>
<td>19,149 sf</td>
</tr>
<tr>
<td>A-Lift Neighborhood</td>
</tr>
<tr>
<td>1,000 sf</td>
</tr>
<tr>
<td>+ 9,000 sf</td>
</tr>
<tr>
<td>10,000 sf</td>
</tr>
</tbody>
</table>
The development program includes 50 overnight hotel rooms, 15 condominiums, 8 townhomes and 3 single-family lots. The hotel amenities include a fitness center and pool. The hotel restaurant, bar and spa are open to the public. The event space is intended to be available to hotel and resort guests upon reservation for retreats and other celebrations and special occasions. The restaurant will cater a light food and beverage menu to a proposed snack shack for Copper Mountain skiers near the Alpine Lift base. The hotel includes a club affiliation program for members to benefit from customized hospitality services.

The classification of uses within the proposed project includes the following:

- **Commercial**: This includes the Restaurant, Bar and Spa within the hotel and the snack shack outside. The definition is based on the Public use nature of the commercial space which allows for people who are not hotel quests to utilize the services. *From Copper Mountain PUD page 1-2*: “Commercial shall mean space where merchandise, products or services are purchased by the general public, including, without limitation, space used as retail sales establishments, restaurants, bars and lounges, farmer’s markets, flea markets, rental shops, for-profit day care, public lockers, ticket windows, professional offices, season pass offices, and real estate sales offices, excluding space that is a Community Facility, Resort Support Facility, Lodging Services, Cafeteria, Conference Facility or free to use recreational facility.”

- **Lodging Services**: This is the space that is used within individual lodging facilities that allows the facility to operate. The front desk is an example of this classification of use. This includes front desk, bell staff, valet, housekeeping, reservations, property management and Administration. *From Copper Mountain PUD page 1-5*: Lodging Services shall mean space used by the service personnel within the individual lodging facilities such as front desk area, bell staff, valet, housekeeping, central reservations, call centers, Property Management, security and administrative offices and storage related to the forgoing.”

- **Resort Support Facility**: This category includes space within buildings that are used in connection with the operation of a destination resort. Examples of these type of uses are transportation facilities, public restrooms, kitchen, and other back of house spaces. *From Copper Mountain PUD page 1-7*: “Resort Support Facilities shall mean the buildings or spaces that are provided or occupied by services or operational facilities, which are used in connection with the operation of a destination resort, excluding Cafeterias. Examples of such facilities include maintenance facilities, utility facilities, storage facilities, transportation facilities, lift terminals, ski school facilities (limited to areas for staff, equipment and guest warming), non-commercial laundry facilities, Lodging Services, public restrooms, Employee Housing support facilities, Employee cafeterias, and administrative offices related to any of the foregoing.”

- **Hotel/ Lodge**: The definition of this use is related to a facility held in common ownership offering transient lodging facilities to the general public. Example of this type of space proposed includes the hotel great room, check-in, fitness and lockers, events space, ski club Lounge and pre-function. *From Copper Mountain PUD page 1-4*: “Hotel/Lodge shall mean a facility held in common ownership offering transient lodging accommodations to the general public, and may provide additional services such as restaurants, in-building check-in/ check-out services, meeting rooms and recreation
facilities. Such facilities are generally smaller rooms, and shall not have kitchens. A wet bar or kitchenette as defined by the Code is a permitted use within such units.”

Table 4: Floor Area of Non-Residential Uses:

<table>
<thead>
<tr>
<th>Non-Residential Uses</th>
<th>Area (gross square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel</td>
<td>73,080 gsf</td>
</tr>
<tr>
<td>Event Barn</td>
<td>10,595 gsf</td>
</tr>
<tr>
<td>Structured Parking</td>
<td>33,780 gsf</td>
</tr>
<tr>
<td>Hotel Courtyard and Terrace</td>
<td>11,900 gsf</td>
</tr>
<tr>
<td>Total</td>
<td>129,355 gsf</td>
</tr>
</tbody>
</table>

Table 5: Floor Area Allocation of Hotel and Event Barn:

<table>
<thead>
<tr>
<th>Floor Area Allocation</th>
<th>Area (gross square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>8,300 gsf</td>
</tr>
<tr>
<td>Lodging Services</td>
<td>2,820 gsf</td>
</tr>
<tr>
<td>Resort Support Facilities</td>
<td>9,100 gsf</td>
</tr>
<tr>
<td>Hotel/Lodge</td>
<td>63,455 gsf</td>
</tr>
<tr>
<td>Total</td>
<td>83,675 gsf</td>
</tr>
</tbody>
</table>

The boutique hotel includes a mix of room types to serve a wide range of guest experiences. The rooms are sized to provide living spaces within the accommodation for guests to gather, relax and enjoy their resort experience. The rooms also provide space for the typical luggage that accompanies guests to recreation destinations. The variety of room accommodations meets the needs of guests traveling in small or large groups. The Champions Suite has the potential for 3 lock-off units. The types and number of lodge rooms are:

Table 6: Type and Number of Lodging Rooms:

<table>
<thead>
<tr>
<th>Boutique Hotel</th>
<th>Area (square feet)</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>King</td>
<td>515 sf</td>
<td>28</td>
</tr>
<tr>
<td>Queen</td>
<td>515 sf</td>
<td>10</td>
</tr>
<tr>
<td>Deluxe Suite</td>
<td>925 sf</td>
<td>9</td>
</tr>
<tr>
<td>Champions Suite (2 Lock-off Units)</td>
<td>2,000 sf</td>
<td>1</td>
</tr>
<tr>
<td>Champions Suite: Lock-off Unit 1</td>
<td>1,000 sf</td>
<td>1</td>
</tr>
<tr>
<td>Champions Suite: Lock-off Unit 2</td>
<td>1,000 sf</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>50</td>
</tr>
</tbody>
</table>

Connected to the hotel by a corridor and elevator, the condominium building consists of 15 condominium units for residential use. These units will be privately owned; however, owners will have the option of entering their residential unit into a rental pool for over-night lodging use managed by the hotel. This mixed-use option brings additional energy and vibrancy to the resort through year-round use and increase in turnover of the lodging bed base. The residential unit types include:
Table 7: Residential Uses: (8.5 Acres of Total Development Area)

<table>
<thead>
<tr>
<th>Residential Units</th>
<th>Unit Floor Area (SF)</th>
<th>Number of Units</th>
<th>Total Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condo (2-BR, Corner)</td>
<td>1,450 sf</td>
<td>6</td>
<td>8,700 gsf</td>
</tr>
<tr>
<td>Condo (2-BR, Interior)</td>
<td>1,383 sf</td>
<td>3</td>
<td>4,149 gsf</td>
</tr>
<tr>
<td>Condo (3-BR, Corner)</td>
<td>2,210 sf</td>
<td>4</td>
<td>8,840 gsf</td>
</tr>
<tr>
<td>Condo (3-BR, Interior)</td>
<td>2,133 sf</td>
<td>2</td>
<td>4,266 gsf</td>
</tr>
<tr>
<td>Townhomes</td>
<td>2,495 sf</td>
<td>8</td>
<td>19,960 gsf</td>
</tr>
<tr>
<td>Single-Family Lot 1</td>
<td>7,400 sf</td>
<td>1</td>
<td>7,400 gsf</td>
</tr>
<tr>
<td>Single-Family Lot 2</td>
<td>6,900 sf</td>
<td>1</td>
<td>6,900 gsf</td>
</tr>
<tr>
<td>Single-Family Lot 3</td>
<td>9,000 sf</td>
<td>1</td>
<td>9,000 gsf</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>26 units</strong></td>
<td></td>
<td><strong>69,215 gsf</strong></td>
</tr>
</tbody>
</table>

| Total Units Per Acre    | 3 units / acre       |

Table 8: Equivalent Unit Conversion:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Actual Units</th>
<th>Equivalent Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family (greater than 2,500 sf)</td>
<td>3</td>
<td>7.5</td>
</tr>
<tr>
<td>Townhome (less than 2,500 sf)</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>Multi-family/ (avg. exceeds 1,400 sf)</td>
<td>15</td>
<td>18.5</td>
</tr>
<tr>
<td>Hotel (less than 520 sf)</td>
<td>38</td>
<td>12.6</td>
</tr>
<tr>
<td>Hotel (greater than 520 sf)</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>76</strong></td>
<td><strong>58.6</strong></td>
</tr>
</tbody>
</table>

*"If the average size of the multi-family units within any individual buildings on a Development Parcel exceeds 1,400 square feet, then additional EUs will be allocated in order to compensate for the additional residential square footage at 1 Equivalent Unit per 1,400 square feet."*

Footnote D, 2-11. The average size of the multi-family (condominium) units exceed 1,400sf. The total square footage is 25,955/ 1,400 = 18.5.

Building Architectural Design Standards

The A-Lift Neighborhood will be an attractive neighborhood creating a quality living environment for guests and residents, increasing property values and complementing Copper’s natural assets. The collection of buildings is compatible in terms of scale, materials and forms within a mountain setting. The project design promotes a unique sense of place for the Copper community founded on historical traditions and natural character. The architectural detailing and proposed natural façade and landscape materials complement and enhance the perception of the environment. Variations are provided in mass and scale to ensure a contextual fit, visual interest and appropriate response to human scale. The architectural character of the building is designed to articulate distinctions in building mass, form and scale to break large volumes into multiple smaller volumes and is enhanced by variation in wall planes and roof forms. To accomplish this, the upper level guestrooms are contained within the slope of the main roof with smaller shed dormers providing light and views, as well as variation and rhythm in the roof scape. Further, guestroom windows will be setback from the façade to shift the wall plane and create visually interesting shadows. Additionally, the primary entrance of the hotel is clearly visible on approach and visually enhanced by a series of new ponds, wetlands and landscape. The single-family units are composed of natural materials and colors to blend into the hillside and existing trees. *(3505.05: Building Architectural Design Standards, Summit County Tenmile Master Plan/ Copper Mountain Subbasin Plan’s Built Environment Design Goals.)*
The hotel is 4 levels above grade and 1 parking level below grade. All other buildings are 2 to 3 stories. The building is calculated as set forth in the Summit County Development Code (3505.06: Height Limit) and designed as well to meet the height restrictions set forth in the International Building Code (IBC 2012: section 504). Per the Summit County Development Code, the building height is measured vertically from any point on the proposed roof (or eave) including the roofing material, to the natural or proposed finished grade (whichever is more restrictive). This distance is to be measured directly below each point on the afore-mentioned roof or eave. Per IBC, the building height is measured from grade plane to the average height of the highest roof surface.

There is a centralized garbage and recycling collection for the hotel, event space and condo buildings. Dedicated space is allocated within the loading / receiving area for roll-out bins for trash collection and recycling to sufficiently serve all three buildings. The single-family residences and townhomes will be contracted with waste management companies to haul trash and recycling away to regional centers. (3505.03: Dumpsters)

**Drainage Improvements**

Drainage of the proposed project will not exceed the level of runoff which occurred prior to construction and will be designed and constructed in accordance with the Summit County Land Use and Development Code. (3505.04 Drainage Improvements, 8152 Drainage Design Criteria).

**Steep Slopes**

Development on slopes in excess of 30% is permitted on Parcel 32 (A-Lift Neighborhood), however, proposed development on slopes in excess of 30% have been avoided to the greatest extent practical. (PUD 3.12: Steep Slopes). The 30% slopes or greater are identified on Exhibits 3 and 5. The 30 percent slopes disturbed are limited to 6,381 square feet and account for less than 2% of the development area.

**Open Space, Trails and Recreation**

This project maintains a surplus of open space and meets the PUD’s requirements. The proposed A-Lift Neighborhood falls within Open Space Areas P, U, V, W, and X and specifically within OS-X. The PUD requires 124.48 acres of private open space be retained with any proposed development within these parcels. The proposed plan maintains at minimum, 124.48 acres of open space. See Exhibit 16. (PUD Table 13: Open Space Tabulation). A high percentage of areas within the A-Lift neighborhood will be maintained with an open space character including compatibility with the adjacent golf course and forested wetlands. A series of proposed ponds add to this character, provide a public amenity and contribute to the site’s stormwater best management strategies. Areas of existing trees are preserved for screening and for their aesthetic value. (3505.10: Open Space Area, Summit County Tenmile Master Plan/ Copper Mountain Subbasin Plan.)

The trail system envisioned for the A-Lift Neighborhood provides an amenity in all the seasons. In winter, the single-family homes enjoy ski-in and ski-out opportunities to Bee Traverse ski return and the existing cat road. Nordic skiers are connected to the existing Nordic trails of the golf course. An internal walkway system connects the townhouse homeowners and single-family homeowners to the hotel. No trails (including the Summit County Recreation Paths and the Colorado Trail) are impacted by this proposed development.
### Table 9: Golf Layout Summary:

<table>
<thead>
<tr>
<th>Hole</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>No change</td>
</tr>
<tr>
<td>2</td>
<td>No change</td>
</tr>
<tr>
<td>3</td>
<td>No change</td>
</tr>
<tr>
<td>4</td>
<td>No change</td>
</tr>
<tr>
<td>5</td>
<td>No change</td>
</tr>
<tr>
<td>6</td>
<td>No change</td>
</tr>
<tr>
<td>7</td>
<td>No change</td>
</tr>
<tr>
<td>8</td>
<td>No change</td>
</tr>
<tr>
<td>9</td>
<td>No change</td>
</tr>
<tr>
<td>10</td>
<td>No change</td>
</tr>
<tr>
<td>11</td>
<td>No change</td>
</tr>
<tr>
<td>12</td>
<td>-29 yards (relocated tee and green)</td>
</tr>
<tr>
<td>13</td>
<td>-105 yards (relocated tee)</td>
</tr>
<tr>
<td>14</td>
<td>No change</td>
</tr>
<tr>
<td>15</td>
<td>-3 yards (new)</td>
</tr>
<tr>
<td>16</td>
<td>-99 yards (relocated tee)</td>
</tr>
<tr>
<td>17</td>
<td>No change</td>
</tr>
<tr>
<td>18</td>
<td>No change</td>
</tr>
<tr>
<td></td>
<td><strong>Total layout summary</strong></td>
</tr>
<tr>
<td></td>
<td>The course is reduced by approximately 236 yards</td>
</tr>
</tbody>
</table>

Residents and guests of the A-Lift Neighborhood are benefited by the golf experience offered at the Resort. The proposed plan anticipates minor adjustment to be made to the golf holes surrounding the development. The plan intends to enhance the experience of the golfer with these changes in the following ways:

1. Hole 12 is currently a par 3 that overlooks the maintenance and storage area. For this hole, the proposal will greatly improve the experience and playability of this hole through the addition of a fairway, a landform buffer, landscape screening, and a landscape backdrop to the green.

2. Hole 13 is located along State Highway 91 with little screening. Although this proposal shortens this hole by about 100 yards, the playability is improved with a landscape and berm buffer along the highway in addition to a landscape backdrop to frame the hole.

3. The next hole with proposed changes is perhaps the most significant improvement. Hole 15 is currently adjacent to the existing Triple Treat parking lot. This hole is to be relocated just to the north of Hole 14’s green. Hole 15 is more logically connected to the golf course and the playability is improved with the introduction of water hazards and a landscape backdrop that frames the green. Note that the changes to this hole also improve the previous Hole 14 by eliminating the large Triple Treat lot beyond the green.

4. Hole 16’s tee is relocated to reduce this hole by about 100 yards. The hole is improved with landscape enhancements that direct views.

From the perspective of the golfer, the proposed changes will only improve the visual quality of the surrounding landscape and increase playability of the course. Although the course anticipates a reduction of approximately 236 yards, the proposed changes offer opportunities to improve the golfing experience which may include landscape, water features and improvement to the playable characteristics of several golf holes (Refer to Exhibit 17).
The existing Alpine Lift bottom terminal is intended to be slightly adjusted as part of the project and be maintained within the Private Open Space. The Lift’s lower terminal is proposed to be moved horizontally by approximately 100’ and upgraded to a compact and efficient terminal design as part of the project and new location. Lift facilities are allowed on Private Open Space.

Wildlife Habitat Overlay
The proposed A-Lift Neighborhood site is not documented to contain Osprey, Golden Eagle or Bald Eagle nesting, roosting or winger range. It is not sited on sensitive winter range or winter concentration areas for wildlife. Copper Mountain Resort is described as a Black Bear and Human conflict area and therefor the proposed project will ensure trash is secure and windows and doors designed appropriately.

Wetlands
The wetlands in the vicinity of the A-Lift Neighborhood range in quality and size. The largest, and most highly functioning wetland, is a wooded area approximately 83,000sf in size. The remaining wetlands are small and fragmented, seemingly the result of their location as drainage basins for the previous development impacts of the parking lot and golf course. The site plan has been adapted around the existing wooded wetland and it’s corresponding 25’ setback and is avoided except in one location (Refer to Exhibit 18).

The wooded wetland is minorly disturbed at a narrow width to access portions of the higher buildable land areas of the neighborhood (Refer to Exhibit 19). Alternative access routes were considered in developing the site plan and road layout, however, these alternatives resulted in greater disturbance areas. One alternative studied use of the existing cat road and existing wetlands crossing. Utilizing the cat road for access to the higher, buildable land area was determined to not be a practical alternative for these reasons:

- The cat road is 35’ to 45’ lower than the higher, buildable land area of the neighborhood (Refer to Exhibit 20). Applying the County’s road design standards to this area of land resulted in significant disturbance of slopes greater than 30% and ultimately in a road design which did not ascend high enough to access these land areas.
- The existing cat road is used for ski access in the winter and as a walking trail in the summer. The A-Lift Neighborhood will maintain these uses. Even if a road was physically possible utilizing the County’s road design standards, the reassignment of the cat road for vehicle access is not congruent with its intended recreational use. If the cat road were to be used as a local access road, it would prohibit its intended use.
- In addition to the cat road’s recreational use, it is a utility corridor for the resort. A major water line follows the cat road’s alignment. Additional earth fill over the water line prohibits access for future maintenance. Relocating the water line results in additional disturbance impacts.

The Conceptual Development Plan anticipates preserving the flow of water in the wetlands crossing through a bottomless culvert system. A wetlands mitigation plan is anticipated in future phases of the project. It is premature to provide a wetland mitigation plan for a conceptual development plan; required mitigation ratios have not been identified. Opportunities to create wetlands are identified on the proposed conceptual development site plan, however, a detailed wetland mitigation plan will follow. The mitigation plan also will respond to the critical aspects such as of the nature of the impact, vegetation and wildlife values, water source, and the integration of the successful wetlands and the entire plan. (Refer to Exhibit 18).
An updated survey building upon the LIDAR data and a wetlands delineation map are in progress and anticipated to be complete over the next 4-6 weeks. In the meantime, the field-verified existing conditions data currently used in the Application will ensure a work session with the Tenmile Planning Commission and the BOCC is meaningful through an accurate depiction of the proposal and associated impacts. This approach is in alignment with the Land Use Code’s general description of the Class 3 development review process “The information provided by the applicant for a work session is less detailed.” (Section 12000C3.)

**Outdoor Storage Areas and Yards**
No such areas are proposed. *(3505.11: Outdoor Storage Areas and Yards)*

**Recreational Vehicles Storage Yards**
No such areas are proposed. *(3505.12: Recreational Vehicle Storage Yards)*

**Setbacks**
Building and parking setbacks are in conformance of the PUD’s setbacks for the A-lift Neighborhood and no changes are requested. *(PUD 3.4: Building and Parking Setback Standards, 3505.13: Setbacks)*

**Table 10: Building Setbacks:**

<table>
<thead>
<tr>
<th>Setback from</th>
<th>A-Lift Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side Property Line</td>
<td>10’</td>
</tr>
<tr>
<td>Rear Property Line</td>
<td>10’</td>
</tr>
<tr>
<td>USFS Property Line</td>
<td>10’</td>
</tr>
<tr>
<td>Wetland Boundary</td>
<td>25’</td>
</tr>
<tr>
<td>Roads</td>
<td>20’</td>
</tr>
<tr>
<td>SH-91 ROW</td>
<td>50’</td>
</tr>
<tr>
<td>Ski Lifts</td>
<td>20’</td>
</tr>
</tbody>
</table>

To minimize the overall site disturbance and development footprint, the Applicant is requesting the right-of-way minimum be 50’ instead of 60’ as described by the County’s Road and Bridge Standards. *(Chapter 5, Table 5.2 Summary of Road Standards)*. The proposed roads of the A-Lift Neighborhood anticipate traffic volumes well below 500 trips per day as defined by the definition of Local Access Road and Low Volume Road. *(5102.04: Local Access Road and 5102.05: Low Volume)*. This road standard will function within the proposed, reduced ROW.

**Site Area and Coverage**
The total proposed site coverage of the A-Lift Neighborhood is 28%. *(PUD 3.6: Site Coverage Standards)*
Table 11: Site Area and Coverage:

<table>
<thead>
<tr>
<th>Site</th>
<th>Lot/ Parcel Area (square feet)</th>
<th>Impervious Area (square feet)</th>
<th>Site Coverage (impervious areas/lot area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel/ Condominium</td>
<td>138,306 sf</td>
<td>74,000 sf</td>
<td>54%</td>
</tr>
<tr>
<td>TH Lot 1</td>
<td>5,844 sf</td>
<td>2,400 sf</td>
<td>41%</td>
</tr>
<tr>
<td>TH Lot 2</td>
<td>5,804 sf</td>
<td>2,400 sf</td>
<td>41%</td>
</tr>
<tr>
<td>TH Lot 3</td>
<td>6,545 sf</td>
<td>2,500 sf</td>
<td>38%</td>
</tr>
<tr>
<td>TH Lot 4</td>
<td>6,168 sf</td>
<td>2,500 sf</td>
<td>41%</td>
</tr>
<tr>
<td>TH Lot 5</td>
<td>5,845 sf</td>
<td>2,500 sf</td>
<td>42%</td>
</tr>
<tr>
<td>TH Lot 6</td>
<td>5,844 sf</td>
<td>2,500 sf</td>
<td>43%</td>
</tr>
<tr>
<td>TH Lot 7</td>
<td>5,984 sf</td>
<td>2,500 sf</td>
<td>42%</td>
</tr>
<tr>
<td>TH Lot 8</td>
<td>5,281 sf</td>
<td>2,500 sf</td>
<td>47%</td>
</tr>
<tr>
<td>SF Lot 1</td>
<td>18,361 sf</td>
<td>5,000 sf</td>
<td>27%</td>
</tr>
<tr>
<td>SF Lot 2</td>
<td>17,400 sf</td>
<td>5,000 sf</td>
<td>29%</td>
</tr>
<tr>
<td>SF Lot 3</td>
<td>20,907 sf</td>
<td>7,000 sf</td>
<td>33%</td>
</tr>
<tr>
<td>Total Development Area (8.5 Acres)</td>
<td>370,642 sf</td>
<td>106,468 sf</td>
<td>28%</td>
</tr>
</tbody>
</table>

Access
Residents and visitors to the A-Lift Neighborhood will arrive from State Highway 91 from a new intersection and road along Copper’s golf course. The entry road will bring guests to a drop-off at the hotel lobby for guest check-in and valet parking. A separate service drive brings vehicles to an underground parking garage where 160 parking spaces are planned. A mechanical vehicle stacking system (valet operated) inside the garage level will be utilized to efficiently manage the spaces. The service drive also allows for deliveries to be made to the hotel’s back of house receiving dock. Emergency access is allowed through the looped drive with ski patrol ambulance staging at the bottom of the Alpine Lift. An emergency “T” turn-around is also planned along the driveway to the single-family lots. The Applicant is requesting that roads be classified as private; to be maintained by a reserve funded by the neighborhood’s HOA annual dues.

Access to the A-Lift Neighborhood is proposed as a new access point along State Highway 91, south of the Alpine Lot entrance. Road grades and radii for the entrance road meet County Standards. To date, the development team has had an introductory meeting with Dan Roussin, Permit Unit Manager, CDOT Region 3 to discuss access to Hwy 91 for the A-Lift Neighborhood Project. The preferred access to Hwy 91 is a new full movement access at the location shown in the Class 3 application, which is what was presented to CDOT Region 3. At the meeting, we were informed that given the current Category of Hwy 91 (R-A) the only way to achieve a new access to Hwy 91 given the existing conditions would be to pursue a change to the Category of the roadway to a NR-A category. CDOT informed us that pursuant to the State Highway Access Code (Code of Colorado Regulations 601-1), Section 2.2 (3), the local authority must be the “applicant” for a request to change an assigned category. Once a request has been received CDOT staff will review the request and provide any feedback to the applicant. Once CDOT staff has reviewed and made a recommendation regarding the request, the request is then referred to the Transportation Commission of Colorado for consideration. The Commission will then act on the request no less than four times a year per Section 2.2 (3.b).
The roadway that provides access to the townhomes and single-family homes meets county standards for radii. Variances are requested for the road grades from the standards at the 65-foot radius switchback from the required 4 percent to a proposed 6 percent. The applicant explored 4 percent road grade concepts but the impacts were significant in these studies in terms of footprint of disturbance, number and height of retaining walls, and avoidable wetland disturbances. This variance on the road grade standards for a small portion of the access to three single-family lots will result in significantly reduced impacts. The proposed roadway will handle a very low volume of local access traffic and provide required snow storage areas. *(PUD 4.2: Access)*

A hammerhead turnaround as required for County dead end roads is provided. The hammerhead length is 65’. Snow storage areas are provided.

**Parking**

The proposed parking required to serve the hotel, event building and condominiums is located almost underground below the hotel. The parking garage will be 100% valet parked and is only accessible to valet operators. It will use a combination of surface spaces and a hydraulic lift car stack system which is only operated by trained valet. Each stack will be able to accommodate 3 cars and will be sized for large SUVs. In total, the garage will accommodate approximately 160 cars with 22 of those being traditional parking spaces. Six, self-park, surface spaces are provided for visitors and guests of the condominium units, which are located to be easily accessible to the condominium’s elevator access. Shuttle service to the Alpine Lift will be provided by the resort as requested. *(PUD 4.1: Parking, 3505.05: Building Architectural Design Standards)*.

Table 12: Parking Summary:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
<th>Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached (2 per unit)</td>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>Duplex/ Townhome (2 per unit)</td>
<td>8</td>
<td>16</td>
</tr>
<tr>
<td>Multi-Family/ Condominiums (1 per unit)</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Hotel/ Lodge</td>
<td>50</td>
<td>145</td>
</tr>
<tr>
<td>Additional Guest Surface Parking</td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>Total (2.47 per unit)</td>
<td>76</td>
<td>188</td>
</tr>
</tbody>
</table>

Current Day Use parking at Copper Mountain Resort includes 2,801 parking spaces on private land and 1,746 on public land. This is a total of 4,547 spaces, 263 spaces above the required 4,284. *(PUD 4.1: Parking)*. The project anticipates the replacement of the Triple Treat Lot and plans for 154 day use parking spaces. The proposed Triple Treat Lot is parallel to Highway 91 and is separated with a landscape buffer. *(Refer to Exhibit 14)*.

Regarding parking, shuttles and transit, we believe with the proposed parking provided at the A-Lift Neighborhood site (approximately 160 spaces below grade, 2 spaces per townhome/ single-family lots and 6 surface stalls), and the close proximity of day use parking lots (Alpine and Far East Lots) there will be ample parking for guests, employees and special events. Copper Mountain Resort Association (CMRA) intends to provide on-demand shuttle service to the project, and the hotel will provide its own on-demand shuttle service for all special events and guests. Per the PUD, employee parking needs generated by new development may be
accommodated in Day Use Parking areas. Additional options for employee parking are being reviewed as we advance the project design, and appropriate accommodations will be made to facilitate employee parking.

**Walls and Fences**

Townhome and single-family residential walls and fences will comply with height, location and design as outlined for residential zone districts. *(3505.17.A.2: Walls and Fences).* Hotel and condominium walls and fences will comply with height, location and design as outlined for commercial development. *(3505.17.A.3: Walls and Fences, Summit County Tenmile Master Plan/ Copper Mountain Subbasin Plan).*

All retaining walls will be designed by a Colorado Licensed Professional Engineer with adequate subsurface drainage, durable materials and will not exceed 8’ in height. Stepping of retaining walls and landscaping between steps will be used when practical. *(3505.17.D: Walls and Fences).*

**Garages**

Garages for the townhomes or single-family residences are below 900 square feet and will be attached to the primary residential structure. *(3505.18: Garages).*

**Lighting**

The lighting approach is to safely illuminate pedestrian walkways and the hotel arrival and entries with architectural exterior lighting. Exterior lighting fixtures will use full cut-off fixtures and PUD and Summit County standards. No warning signals, blinking or flashing lights or lighting which causes off-site glare is anticipated in the proposed plan. *(PUD 3.7 Lighting Standards, 3505.07: Lighting Regulations)*

**Snow Storage**

Snow storage maximizes snowmelt and drainage opportunities. Snow storage has been planned for a minimum of 25 percent of the paved and gravel areas that will be plowed. Snow storage areas are set back from buildings by a minimum of 10 feet and not located on steep slopes or wetlands. Refer to Exhibit 15. Public spaces are not proposed to be located below snow and ice shedding areas of roofs. *(3505.19: Snow Storage and Snow Shedding Standards).*

No changes to the snow storage concepts for the overall resort are impacted by the proposed A-Lift Neighborhood. The proposed Triple Treat Lot in Exhibit 15 has been shifted further to the north to accommodate the 2.1 acre snow storage site per Exhibit J in the PUD. Exhibit J references the overall snow storage / receiving site (aka “Mt. Komiak”) as 2.1 acres, located at the south end of the future Triple Treat East lot. The 2.1 acre site will be buffered from the property line and Highway 91.

**Solar Access and Orientation**

The proposed plan does not shade any existing neighborhoods. South-west building orientations maximize solar exposure and snowmelt opportunities on roofs. Landscaping will not impede solar access. *(3505.20: Solar Access and Orientation).*

**Outbuildings**

No outbuildings are proposed. *(3505.21: Outbuildings).*
**Special Events**
Special events are proposed to be held at the A-Lift Neighborhood which may exceed 50 attendees. The event building and outdoor courtyard will facilitate events such as ski racing receptions, resident and guest gatherings and other special occasion celebrations. Parking for events will be accommodated through the hotel’s valet underground parking garage. Events will not exceed 14 days in duration and adequate emergency and public services will be provided. *(PUD 2.9: Resort Special Events)*.

**Landscape**
The landscape approach at the A-Lift Neighborhood thoughtfully considers the surrounding vegetation context of alpine forest and meadows. The proposed landscape standard is achieved through preservation of plant communities and restoration of native species at the development area.

A landscape buffer is proposed within the 50’ setback of SH-91. The landscape buffer is planned to mitigate views from the scenic State Highway 91. Strategies for the landscape buffer are aligned with the PUD and consist of naturally-graded landforms and native vegetation. Planting design will follow standards from the Land Use Code including species mix and natural clusters. *(PUD 3.4: Building and Parking Setback Standards)* *(3603B: Flexible Landscaping Design Standards)*

Day use parking areas are proposed to be screened in accordance with the PUD standards. Surrounding each parking area, naturally-graded berms and native landscaping provide a visual buffer for off-site users. Berms are designed in accordance with the Land Use Code by incorporating horizontal and vertical undulations in addition to natural transitions to existing topography. *(PUD 4.1: Parking)* *(3604H: Mandatory Landscaping Design Standards)*

Restored landscaped areas in the development are envisioned to seamlessly transition into the surrounding landscape. In addition to restored landscapes, clusters of existing forest will be preserved and maintained within the development boundary through limiting grading. Preserving existing mature forest areas will further connect visually to the surrounding landscape. This approach of restoration and preservation will not only serve as an aesthetically pleasing environment but it will also serve as wildlife habitat. *(PUD 3.11: Landscape Design Standards)* *(3603C: Flexible Landscaping Design Standards)*

A native species landscape approach not only provides visual benefits but it contributes to reduced irrigation demands. In limited proposed locations at the development, such as the hotel entrance and events courtyard, more formal landscaping will be appropriate. In this condition, water conservation irrigation strategies will be employed such as establishing multiple irrigation zones and installing a rain sensor and timers. *(3604B: Mandatory Landscaping Design Standards)*

**Schedule and Proposed Phasing**
It is the project’s intent to break ground on first phases of the development beginning spring of 2018 after a 12-month review process. It is the Applicant’s intent to develop the project over 4 years in 2 phases. Phase 1 includes the roadways, single-family and townhome lots and the event barn. The hotel and condominium building will be built in phase 2.
Conformance with Countywide Comprehensive Plan

This section of the application is submitted to provide response to the goals of the County Comprehensive Plan and the Tenmile Master Plan and to demonstrate the general conformance of the A-Lift project proposal with these plans.

These Plans provide general policy direction for development within Summit County and the Copper Mountain area and contain many broad elements, goals and actions/policies all of which may not be applicable to a specific project. Additionally, an analysis of the A-Lift Project with the Copper Mountain Subbasin Plan has been included.

These documents have been consulted in the formulation of the Land Use proposal, and the Applicant is confident the A-Lift Project proposal is in conformity with, and in many aspects, exceed, the goals, requirements and expectations of these plans. The following Planning policies references are included:

FUTURE MASTER PLANS

Goal A. Develop master plans to provide guidance for future decisions in Summit County.

- This Goal and related policies are not applicable to the A-Lift Project.

LAND USE ELEMENT

GOAL A: Focus development within existing urban areas.

- Policy Action 2. The A-Lift Project will be located within an existing designated urban area; the Copper Mountain Resort and associated Copper Mountain PUD.
- Policy/Action 3. The A-Lift Project will not expand beyond the Copper Mountain PUD boundary nor into designated rural areas and landscapes. All development activity will be fully contained within the A-Lift Neighborhood.
- Policy/Action 5. The A-Lift Project will be the first commercial and residential development in the neighborhood and can be considered an infill development as encouraged by this policy. To date only skier parking, resort and ski mountain maintenance facilities and portions of the Copper Mountain Golf Course exist in this neighborhood.
- Policy/Action 7. The A-Lift Project proposal includes a mix of commercial and residential uses. The Hotel includes restaurant and bar facilities, a spa and an attached meeting and event space. The hotel operation and services will activate and energize this underutilized area of Copper Mountain.
- Policy/Action 8. Existing open space and important environmental areas will be maintained. A roadway crossing through a narrow area of one wetland is anticipated and will be fully mitigated and enhanced onsite per Summit County regulations.
Policy/Action 9. The project includes a mix of residential densities and diversity of housing types and sizes as encouraged by this policy. Approximately 50 hotel rooms, 15 condominiums, 8 townhomes and 3 single family units are included in the initial plans.

**GOAL B: Future land use decisions in rural areas should be consistent and harmonious with the rural character of the land.**

- This goal and related policies are not applicable to the A-Lift Neighborhood because this project is within the Copper Mountain PUD boundaries and is designated an urban area.

**GOAL C: Maintain the current level of density in Summit County.**

- No new density is required or requested for the project. The A-Lift Project will require the transfer of additional density beyond that already allocated in the PUD to this neighborhood from other areas within the PUD. Section 2.3 of the Copper Mountain PUD specifically allows for the “transfer of Equivalent Unit density, Commercial floor area, and Cafeteria floor area between Development Parcels within each Neighborhood, and between Development Parcels in different Neighborhoods”.

**GOAL D: Guide appropriate development of land through the County’s master plans and development regulations.**

- Policy/Action 1. The A-Lift Neighborhood is in conformance with the Tenmile Master Plan. An analysis of the alignment with this plan is provided within this application.
- Policy/Action 5. The A-Lift Neighborhood emphasizes separation between existing communities. The nearby Copper Mountain East Neighborhood is adequately separated from the A-Lift Neighborhood with open space and golf holes 12, 16, and 17.

**GOAL E: Encourage the use of TDRs as a means of protecting sensitive lands, directing growth to areas appropriate for accommodating growth or to mitigate other issues that may arise in development review applications.**

- Growth to accommodate the A-Lift neighborhood was previously anticipated in the PUD.

**GOAL F: Coordinate land use issues so that planning between different jurisdictions and agencies is consistent.**

- The planning for the A-Lift Neighborhood is in conformance with the Countywide Comprehensive Plan and the Copper Mountain Subbasin plan ensuring planning between the different jurisdictions is consistent.

**ENVIRONMENTAL ELEMENT**

**GOAL A: Protect and preserve environmentally sensitive areas.**

- Policy/Action 5. The A-Lift Neighborhood impacts environmentally sensitive areas such as steep slopes and wetlands in limited conditions. Refer to project narrative.
**GOAL B: Provide for the long term protection and “no net loss” of wetland functions and values.**

- Policy/Action 1 and 2. The A-Lift Neighborhood has previously had a wetland delineation completed. Claffey Ecological Consultants have been retained to review the existing delineation and revise to account for any changed conditions. With one minor exception, to allow reasonable access to a portion of the site for a roadway crossing, existing wetlands will not be disturbed. Mitigation of equal or greater quality and quantity will be provided to compensate for the crossing.

**GOAL C: Amend the Land Use and Development Code, where necessary, to provide for opportunities to enhance wetlands management in the County in a manner consistent with the recommendations set forth in the phased Environmental Protection Agency 104(b)(3) wetlands grant.**

- Policy/Action 2. The planning of the A-Lift Neighborhood site thoughtfully avoided many wetlands and wetland setbacks by organizing development around these features. See response to Goal A.

**GOAL D: Continue to work with appropriate agencies and organizations to protect and preserve wetlands.**

- Policy/Action 3. The A-Lift Neighborhood project has retained Claffey Ecological Consulting to assist with appropriate wetland mitigation strategies to effectively protect, restore and introduce new wetlands to the site.

**GOAL E: Further educate County residents, visitors, and appropriate agencies about wetland functions and preservation strategies to attain no net loss.**

- This goal and related policies are not applicable to the A-Lift Neighborhood.

**GOAL F: Incorporate wetland protection and conservation strategies for specific wetland areas into basin and subbasin plans.**

- This goal and related policies are not applicable to the A-Lift Neighborhood project.

**GOAL G: Identify and protect important wildlife and habitat from adverse impacts of growth and development.**

- This goal and related policies are not applicable to the A-Lift Neighborhood project. However, the team has documentation that Copper Mountain Resort is a Black Bear and Human conflict area. Precautions will be taken such as secure trash enclosures, and secure windows and doors.

**GOAL H: Protect and enhance quality and quantity of water resources in the County.**

- The A-Lift Neighborhood will enhance quality of water resources in the County by utilizing stormwater best management practices. A series of proposed ponds may be able to be used to treat stormwater before conveyance downstream.
GOAL I: Safeguard and enhance air quality in the County.
- Policy/Action 6. The A-Lift Neighborhood will employ rigorous air quality standards within construction mitigation plans, to be documented in a later phase.

GOAL J: Work cooperatively with appropriate agencies to provide interpretive environmental opportunities and other educational programs.
- This goal and related policies are not applicable to the A-Lift Neighborhood project because they are directed to Summit County to address.

GOAL K: Mitigate the adverse impacts of noise and light.
- Policy/Action 1. The A-Lift Neighborhood does not anticipate adverse noise impacts.
- Policy/Action 4. The outdoor lighting design is anticipated to be sensitive to the forested context and employ dark sky strategies to avoid adverse light impacts.

GOAL L: Promote alternatives that reduce resource consumption in Summit County.
- This goal and related policies are not applicable to the A-Lift Neighborhood project.

GOAL M: Support the County’s weed control plan.
- Policy/Action 2: The A-Lift Neighborhood team will work with Summit County to ensure that revegetation and landscaping is consistent with weed control practice at a more detailed level.

TRANSPORTATION ELEMENT

Goal A. Develop an integrated and comprehensive transportation network that anticipates the future needs of residents, tourists, and businesses, and which promotes alternatives to automobile use.
- This goal and related policies are not applicable to the A-Lift Neighborhood project.

Goal B. Promote and develop mass transit programs that are consistent with community values and the rural mountain character.
- This goal and related policies are not applicable to the A-Lift Neighborhood project.

Goal C. Promote programs that minimize vehicle trips.
- Refer to Response E below.

Goal D. Ensure that new roads and roadway improvements maintain safe and efficient traffic flow and maintain neighborhood character.
- Policy/Action 3. The A-Lift Neighborhood will consider the options for limiting impacts and allowing for wildlife movement, especially at the wetland road crossing. The final proposal for crossings will be coordinated with Claffey Ecological Consulting.
**Goal E. Aggressively promote alternatives to automobile usage.**

- Policy/Action 2. The future A-Lift Neighborhood residents will have adequate pedestrian access to a future hotel shuttle as well as Copper Mountain Resort Transit at the entrance to the hotel.

**HOUSING ELEMENT**

**Goal A. Summit County will have a mix of housing that supports visitors, second homeowners, and current and future local residents as their housing needs and conditions change over time.**

- Policy/Action 1. The A-Lift Neighborhood will contribute to the increased occupancy of properties by allowing the condominiums and townhouses to be included in the hotel rental pool.

**Goal B. Maintain and ensure an adequate and diverse supply of local resident and affordable workforce housing in the County.**

- Policy/Action 19. The A-Lift Neighborhood project developer will coordinate and follow the Copper Mountain PUD. Copper Mountain has recently delivered 15 units of Affordable Housing at the East Lake Parcel 29 and is in the process of updating the PUD with the County to plan for and provide additional Employee and Affordable housing options.

**COMMUNITY AND PUBLIC FACILITIES**

**Goal A. Ensure infrastructure is planned, funded, and built to support new development.**

- Policy/Action 3. The A-Lift project developer will work with CDOT, Copper Mountain Resort, and Summit County to contribute to the installation of necessary infrastructure.

**Goal B. Governmental services should be provided in a cost-effective manner.**

- This goal and the related policies are not applicable to the A-Lift Neighborhood project.

**Goal C: Promote the practice of the Three Rs: Reduce, Reuse, and Recycling, among County residents to lessen waste going to the landfill and for other environmental benefits.**

- Policy/Action 5. The A-Lift Neighborhood will utilize reduce, reuse and recycling best management practices into site operations and services.

**Goal D: Development of community facilities and the extension of services should be carefully planned and coordinated with the Towns, special districts, and appropriate agencies.**

- Extension of services will be planned with the Copper Mountain Metro District. Initial coordination meetings have already taken place with the CMMD and Fire Department.
**Goal E: Develop basin or subbasin plans to address and incorporate unique or specific community and public facility infrastructure issues.**

- This goal and related policies are not applicable to the A-Lift Neighborhood project.

**DESIGN AND VISUAL RESOURCES**

**Goal A. Visually important lands should be preserved and the rural mountain landscapes of the County should be maintained.**

- Policy/Action 4. The A-Lift Neighborhood is a clustered area development that preserves visually important lands. The project is adequately screened because it is located in a forested area.

**GOAL B: Ensure that new development is designed in a visually sensitive manner, complementing the surrounding natural environment.**

- Policy/Action 1.1, 1.2, 1.3. Architectural style and design guidelines for the Copper Mountain Resort are provided in Section 3 of the PUD as are “Visual Design Guidelines” in the Copper Mountain Subbasin Plan. These guidelines have been used by the applicant to develop the initial architectural renderings for the hotel, condominiums, townhomes and single family residences proposed for the A-Lift Neighborhood.
- Policy/Action 3. The A-Lift Project is designed to break up massing into several elements which natural step up/down with the existing grading of the hillside site. The architectural and proposed natural façade and landscape materials complement and enhance the perception of the environment. Variations are provided in mass and scale to ensure contextual fit, visual interest and appropriate response to human scale. The architectural character of the building is designed to articulate distinctions in building mass, form and scale to break large volumes into multiple smaller volumes and is enhanced by variation in wall planes and roof forms. Units are composed of natural materials and colors to blend into the hillside and existing evergreen trees.
- Policy/Action 4. The hotel and condominium buildings are the largest structures of the A-Lift Project and have been located on a portion of the existing golf course, primarily an open area with few existing trees (details of amendments to the golf course are provided elsewhere in this submittal). This locational decision avoids the need to clear significant forested areas. The townhome and single-family units proposed will require some tree removal. Consideration and steps to preserve significant trees and tree groupings will be developed with the final project design as will tree spacing and distance from structures for wildfire protection and mitigation.
- Policy/Action 5. All new utilities extended to and within the project site will be underground.
- Policy/Action 6. Design and placement of new utilities to the A-Lift site will take into consideration existing vegetation and landscapes for the least visual disturbance. All utilities will be installed underground.
- Policy/Action 8. Existing natural features and distinctive landforms will be avoided. None have been identified on the site.
• Policy/Action 9. The outdoor spaces of the hotel have been designed to be easily accessed by guests and the general public. Views from these spaces to surrounding lands of significant visual importance have been considered. Solar exposure has also been accounted for in locating outdoor places.

• Policy/Action 10. Structures within the A-Lift Project are primarily clustered a short distance up slope from the hotel and meeting/special events building. The Neighborhood will occupy approximately 8.4 acres at final build out. All structures have been designed to naturally step up/down with the hillside site.

• Policy/Action 11. Applicant has scheduled meetings with Summit County Engineering, Public Works and Planning Department staff to identify the most appropriate, functional access to the A-Lift Neighborhood. A new access is anticipated from Highway 91. Landscaping, berms and other measures will be utilized to minimize visual impacts of the access road as well as roads within the project site. Retaining walls will also be designed for the roads leading to the townhomes and single family areas of the project to further reduce site disturbance and visual impacts.

• Policy/Action 12. A mountain rural landscape design will be used to integrate the project into the site. Some structures will be naturally screened by existing vegetation and forested areas. A high percentage of areas within the A-Lift Neighborhood will be maintained as having open space character including compatibility with the adjacent golf course and forested wetlands. A series of proposed ponds add to this character, provide a public amenity and contribute to the site’s stormwater best management strategies.

**GOAL C: The open character of meadows and other open landscapes should be retained.**

• Policy/Action 1.1, 1.2. The originally envisioned residential development for the A-Lift Neighborhood was to be located on the Triple Treat parking lot site, an exposed area from the Highway 91 Scenic View Corridor. With this proposal the project site has been moved out of the open, valley floor location to the west onto the hillside. This provides a much greater opportunity for screening and less visual impact to Highway 91 and other adjacent/existing subdivisions. Builds will be clustered and designed to break up massing by stepping up/down the natural site grades. Existing forested areas will screen portions of the project.

**GOAL D: The visual dominance of forested areas should be retained.**

• Policy/Action 1. The A-Lift Project has been located primarily in the hillside area. The largest structures will occupy an open area currently part of the existing Copper Mountain Golf Course. This location minimizes the need for tree clearing, is further away from the highway and other ski operation maintenance facilities and allows other project structures to be located in forested areas that provide natural screening as anticipated by this policy.

• Policy/Action 2,3,4. The single family and townhome structures to be located in forested area should not penetrate the existing tree canopy. The final design for these structures
will, to the greatest extent possible, avoid this circumstance. No ridgelines will be affected by the A-Lift Project.

**GOAL E: Avoid or minimize development impacts on steep hillsides or ridgelines.**

- Policy/Action 1, 2, 3. None of the A-Lift Project will be located on ridgelines. Development on slopes greater than 30% is permitted on Parcel 32 (A-Lift Neighborhood), however, proposed development on slopes in excess of 30% have been avoided to the greatest extent practicable (PUD 3.12 Steep Slopes). The 30% slopes or greater are identified on the Existing Conditions Plan and Proposed Conceptual Development Plan. The 30% slopes expected to be disturbed are limited to approximately 6,381 square feet.

**GOAL F: Accelerate the adoption of green building practices, technologies, policies and standards in residential and commercial development.**

- Through an authentic, place specific design, the project respects the natural qualities and history of the site in terms of appropriate planning and scale, preservation of natural resources and use of natural building materials. Careful consideration has been given to site planning strategies which preserve existing trees and wetlands as well as allow for the buildings to step up the slope to minimize the impact of visual scale. Additionally, the project employs high performance building standards which maximize user wellness, energy efficiency, daylighting and regional materials. Strategies such as providing good indoor air quality, occupant views, LED lighting, high efficiency mechanical systems and the use of natural stone and wood will all contribute to a high performing building which celebrates Copper Mountain.

**HISTORIC AND CULTURAL RESOURCES**

*Goal A. Identify, protect, and enhance the important historical and cultural resources of the County, recognizing that the historic structures, archeological sites, and cultural resources are links to the County’s past and should continue to define the future.*

- This goal and related policies are not generally applicable to the A-Lift Neighborhood project. The only historic structure will be repurposed.

**OPEN SPACE**

*Goal A. Preserve and protect the County’s open space and minimize the negative impacts on open space associated with development.*

- Policy/Action 3. The A-Lift Neighborhood is located within Copper Mountain Open Space-X parcel. The required minimum open space is preserved within this parcel according the Copper Mountain PUD. The neighborhood is surrounded by open space including ski runs, golf facilities, and forested areas.
Goal B. Protect open space in Summit County through acquisition of property interests in addition to other incentive-based and regulatory techniques.

- This goal and related policies are not applicable to the A-Lift Neighborhood project.

RECREATION AND TRAILS

Goal A. Develop and manage recreational facilities to meet the growing needs of County residents.

- This goal and related policies are not applicable to the A-Lift Neighborhood project.

Goal B. Maintain, preserve, and where appropriate, enhance trail management through providing for character, design, access, parking guidelines and protection of environmentally sensitive areas.

- All existing trail access in the Copper Mountain area is maintained.

Goal C. Continue to develop and manage a complete network of interconnected and multi-use trails in cooperation with other public and private entities.

- All existing trail access in the Copper Mountain area is maintained.

Goal D. Develop a unique set of strategies to handle the impacts associated with urban interface areas and the national forest in order to manage impacts from high-density recreational use.

- This goal and related policies are not applicable to the A-Lift Neighborhood project.

Goal E. Provide public information to promote user awareness of appropriate trail use.

- This goal and related policies are not applicable to the A-Lift Neighborhood project.

Goal F. Maintain and, where appropriate, enhance, connect, and expand the recreational pathway in the County.

- The project is looking for opportunities to connect the neighborhood to existing recreational pathways at Copper Mountain.

Goal G. Maintain and improve trailhead and trail signage.

- This goal and related policies are not applicable to the A-Lift Neighborhood project.

Goal H. Preserve, maintain, and develop winter recreational and trail opportunities.

- Existing winter recreational and trails are maintained as part of the A-Lift Neighborhood project.
Goal I. Maintain and improve winter recreational access to trails through developing trailheads, as appropriate and to the extent practicable.

- Existing winter recreational and trails are maintained as part of the A-Lift Neighborhood project.

Goal J. Preserve and improve winter trails to provide for the needs of County residents and visitors.

- Existing winter recreational and trails are maintained as part of the A-Lift Neighborhood project. Use of the cat track will allow for ski returns to the base area.

Goal K. Plan and provide for the sustainable maintenance and regulations of trailheads and trails for winter travel management.

- This goal and related policies are not applicable to the A-Lift Neighborhood project.

Goal L. Develop basin or subbasin plans to address and incorporate unique or specific trail issues.

- This goal and related policies are not applicable to the A-Lift Neighborhood project.

ECONOMIC SUSTAINABILITY

GOAL A: Sustain and create opportunities conducive to growth in tourism and recreation.

- Policy/Action 1 and 2. The boutique hotel component will complement the other residential elements proposed in for the A-Lift Project and Copper Mountain Resort overall by attracting tourists, special events and business meetings on a year-round basis. It is designed for and planned to be a 4.5 star facility to attract a different tourist segment. The spa, restaurant and bar facilities also provide another option for personal care and fine dining to locals at Copper Mountain and greater Summit County. Additional full-time employment opportunities will also be generated.

Goal B. Diversify and update the County’s economic base to increase resilience to changing external conditions.

- The A-Lift Neighborhood is a new development unique to Copper Mountain Resort. This new development will diversify the County’s economic base by providing a new mixed-use neighborhood.
LAND USE

**GOAL A: Reflect a respect for the natural environment of the Basin in land use decisions, with an emphasis on focusing urban growth in identified areas so that the undeveloped mountain character of the Basin’s rural areas is preserved.**

- The A-Lift Project is proposed in the A-Lift Neighborhood of the Copper Mountain Subbasin Plan and Copper Mountain PUD. This is an area identified as Urban. Therefore, development in this area will not impact Rural Areas within the Tenmile Master Plan. The commercial uses proposed for the A-Lift Project will primarily be located in the hotel and include spa, restaurant bar services typical for hotel operations. An existing small, abandoned, USFS building will be renovated and relocated on the site to provide summer and winter snack and beverage sales related to golf and skier activities. These operations are well away from the Highway 91 corridor and in no way, create the appearance or feel of a commercial strip.

**GOAL B: Coordinate Basin land use issues so that planning between different jurisdictions is consistent.**

- The planning for the A-Lift Neighborhood is in conformance with the Countywide Comprehensive Plan and the Copper Mountain Subbasin plan ensuring planning between the different jurisdictions is consistent.

**GOAL C: Protect and enhance the Basin’s wetlands, water, wildlife, air and land resources by maintaining a health ecosystem and sustaining the quality of life for community residents.**

- The A-Lift Project is proposed in an Urban Area, the A-Lift Neighborhood. The Copper Mountain PUD anticipated and allows for development in this area.

**GOAL D: Increase the supply of local resident housing in the Tenmile Basin through promoting or facilitating opportunities, strategies and proposals that guide, plan for and provide affordable workforce housing.**

- The Applicant will coordinate and participate with Copper Mountain Resort to fulfill the requirements for construction of additional affordable housing units in the PUD.

**GOAL E: Ensure water and sewer infrastructure is planned, funded, and built to support existing or new development.**

- The A-Lift neighborhood has access to water and sewer infrastructure. (Refer to the Utilities and Services section of the narrative.)
**GOAL F: Preserve the Basin’s scenic beauty, backdrops, prominent ridgelines and mountain vistas through identification, protection and sensitive design of development in visually important lands.**

- The A-Lift Project is being relocated from the previously approved development site further to the west and onto the hillside. This will better protect key viewpoints and view corridors. Further, architectural, massing, building material, color palate and landscaping considerations will minimize visual impacts to the North-South Highway 91 view corridor and goals of the Top of The Rockies Scenic Byway plan. The A-Lift Project will not impact views of the Tenmile Range, other Copper Mountain Resort Neighborhoods, the North Parcel (hillside North of I-70) or any of the key viewpoints identified within the Subbasin Plan.

**GOAL G: Preserve and protect the open space values and backcountry character of the Basin, and minimize the negative impacts to open space values associated with developments.**

- The Policy/Action items associated with this goal list broader efforts that do not apply to the A-Lift Project. However, the initial design for the project maintains substantial open space areas and buffers to minimize possible impacts to the East Village Neighborhood and the Masters subdivision.

**GOAL H: Maintain and preserve public access to trails in the Basin.**

- The A-Lift Project plans are preliminary at this time but connectivity to other neighborhoods within Copper Mountain is a major goal to be incorporated into the final plans. The hotel, spa, meeting/special events facility and bar and restaurant services will be major new amenities and convenient, safe pedestrian and bicycle access to will be necessary. Other shuttle access will also be considered as final plans are developed.
Conformance with Copper Mountain Subbasin Plan

It is the project’s intent to comply with the Tenmile Master Plan and Copper Mountain Subbasin Plan (Plan). The following narrative introduces the development concept for the A-Lift Neighborhood (A-Lift Project) and describes consistency with each of the goals, policies/actions and Land Use Plan and Map contained within the Plan. (PUD 3.1.B: Architectural Style and Design Guidelines).

**GOAL A: Ensure that new development and redevelopment is compatible with the character of the neighborhood in which it is located and cumulative impacts of the proposed development are evaluated.**

- Policy/Action 1. This policy is not applicable as it applies to the Village Center and East Village Neighborhoods.
- Policy/Action 2, 2.1 and 2.1.1. A density analysis is required when increased density is requested, as anticipated for the A-Lift Project. However, this policy seems to be directly related to new development planned within neighborhoods where other residential and commercial development already exists. Currently, only maintenance and storage buildings, some parking, ski area operations and portions of the golf course are present in the A-Lift Neighborhood. There are no other surrounding developments to compare to nor neighborhood character other than the ski area uses mentioned above.
- Policy/Action 2.2. The A-Lift Neighborhood is somewhat isolated and at the outer terminus of the Copper Mountain PUD. It is not a transition area between higher and lower density areas. Although the formal application will request the transfer of additional density to this neighborhood, the overall density will remain relatively low.
- Policy/Action 3-4. For the same reasons listed in the previous section, these policies do not seem to apply. There is no other existing development in the A-Lift Neighborhood to be compatible with.
- Accounting for the intent of this goal, we believe the proposed A-Lift project as proposed, is compatible with the broader Copper Resort, it’s closest neighborhoods and the limited adjacent development in the area.

**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 1. There is a small amount of additional commercial density proposed for the A-Lift Project almost exclusively incorporated within the hotel and condominium building. A small cabin (abandoned by the U.S. Forest Service) is proposed to be renovated and relocated on the site for summer and winter snack and beverage sales use related to the existing recreational activities. It is our opinion that these commercial uses are consistent with the policy.
- Policy/Action 2. The commercial uses proposed on the pedestrian level of the hotel and at the cabin both will provide convenient access, activity and interest to support the hotel land use. The commercial density proposed will not compete with that contained within the Village Center and East Village Neighborhoods and adds a small amount of complimentary economic vitality to the neighborhood. We also believe this is consistent with the policy as stated.
GOAL C: Promote the transfer of development rights in the subbasin as a means to further goals of the subbasin plan.

- The A-Lift Neighborhood has been allocated both residential and commercial density within the Copper Mountain PUD. The PUD also allows for the transfer of density into and out of neighborhoods. This Goal doesn’t appear applicable to the A-Lift Project.

GOAL D: A concentration of commercial and residential growth should occur in the Village Center Neighborhood as a means to create a viable core area and limit sprawl caused by commercial and residential growth in other area in the subbasin.

- The commercial density proposed at the A-Lift neighborhood is intended to directly support hotel guests and the residential neighborhood. The proposed commercial types are unique to the A-Lift neighborhood and will not compete with the Village Center Neighborhood commercial uses. The A-Lift neighborhood will bring additional vitality to the Village Center Neighborhood.

GOAL E: Land uses in the East Village Neighborhood should be consistent with maintaining the area’s open character and creating an attractive entrance to Copper Mountain.

This goal and all the policies listed pertain to the East Village Neighborhood and is not applicable to the A-Lift Project.

GOAL F: Allow limited residential and commercial uses in the A-Lift Neighborhood that complement the Neighborhood’s recreational amenities.

- Policy/Action 1. The A-Lift Neighborhood is currently allocated 30 EU’s and 1,000 sf of commercial density. The A-Lift Project will require a total of approximately 60 EU’s and up to a maximum of 10,000 sf of commercial density. We anticipate transferring the EU’s from the existing Chapel Lot (Parcel 18) of the PUD. Although an increase, as shown in the Land Use and Density tables of the PUD these totals would be substantially less than the densities contained within the Village Center and East Village Neighborhoods and certainly would not result in in the A-Lift Neighborhood becoming a “major portal” to the ski area.
- Policy/Action 2. The uses envisioned in the A-Lift Project include residential (50 hotel accommodation units, 3 single family homes, 8 townhomes and 15 condominium units), resort support, skier services and ticket sales in the hotel and a small number of day skier parking spaces. These uses are envisioned by this policy and are complementary to the neighborhood’s ski and golf recreational amenities.
- Policy/Action 3. This policy encourages development of only low density single family or duplex units. The neighborhood would be much better served by a broader mix of residential units and hotel lodging that will add energy, interest and economic viability without challenging the intent of the Plan to maintain lower densities nor to create a major portal to the ski area. The single-family and duplex uses currently allowed for this neighborhood, though attractive, would most likely tend to sit dark a majority of the time. The addition of hotel rooms, restaurant, bar and spa uses and condominiums will generate a more interesting and vibrant neighborhood that also generates much needed economic benefits to Summit County and the Copper Mountain Resort. Finally, the request to transfer density to the A-Lift Neighborhood is supported by provisions
contained in the Copper Mountain PUD that anticipated and allows for the transfer of residential and commercial densities within and between neighborhoods.

- Policy/Action 4. Substantial open space areas/buffers are provided in the A-Lift Project plan to minimize impacts to the only adjacent neighborhood, East Village and the Masters Subdivision.
- Policy/Action 5. The A-Lift Project plan clusters the residential and hotel development within 8.5 acres of the much larger A-Lift area.
- Policy/Action 6. The A-Lift Project will be the first development in the neighborhood other than the resort support, transit, and storage and maintenance facilities already existing on a portion of the site. The initial architecture responds to the scale and natural contours of the site by breaking the mass into multiple buildings, with different heights and stepping with the natural grade of the slope to minimize visual impact. Additionally, the development of the access road and changes to the golf course will improve the visual character and attractiveness of the neighborhood by increasing and improving landscaping in the neighborhood.
- Policy/Action 7. This policy is not applicable to the A-Lift Project.
- Policy/Action 8. The A-Lift Project, as mentioned in Policy 6, is designed to break up the building massing and will be compatible with and step up/down with the natural grading of the site. It also incorporates natural building materials and adheres to the goals and objectives of the Top of the Rockies Scenic Byway Plan.

**GOALS G:** Plan development in the West Neighborhood to avoid impacts to and protect the sensitive environmental and visual resources found there. This Goal and related policies are not applicable to the A-Lift Project.

**GOALS H:** Allow for recreational, resort support, community facilities, employee housing, commercial uses and parking uses within the Tenmile Neighborhood provided the geotechnical constraints present in the area can be mitigated. This Goal and related policies are not applicable to the A-Lift Project.

**GOALS I:** Preserve the existing natural character of the North Neighborhood. This Goal and related policies are not applicable to the A-Lift Project.

**GOALS J:** Support recreational growth in the Ski Area Neighborhood in a manner that protects the scenic and environmental resources found there. This Goal and related policies are not applicable to the A-Lift Project.

**GOAL K:** Assure adequate parking is provided in the Copper Mountain Subbasin to meet the demands of Copper Mountain Resort over time.

- While the policy/action items of this goal don’t directly pertain to the A-Lift project, we would like to note that the project as proposed is parked per County code and almost entirely self-contained under the building’s, except for a small surface parking lot near the condo building.
GOAL L: Improve parking, mass transit and vehicular circulation throughout the Copper Mountain Subbasin.

- The A-Lift Neighborhood will not impact mass transit as currently operated at Copper Mountain. Proposed parking and vehicular circulation of the A-Lift Neighborhood complies with the PUD and Summit County Land Use Code. Replacement of the impacted Triple Treat Lot is included.

GOALS M and N: Encourage the provision of a variety of housing types in different affordability ranges in the Copper Mountain Subbasin. Maintain or improve affordable workforce housing opportunities in the Copper Mountain Subbasin.

- The A-Lift Project developer will coordinate and participate with Copper Mountain to comply with the existing housing requirements contained in the Copper Mountain PUD. Copper Mountain has recently delivered 15 units of Affordable Housing at the East Lake Parcel 29 and is in the process of updating the PUD with the County to plan for and provide additional Employee and Affordable housing options.

GOAL O: Provide those essential, and desired, community and public facilities necessary to support the needs of residents, guests and businesses within the subbasin.
This Goal is not applicable to the A-Lift Project.

GOAL P: Protect key viewpoints, view corridors and visually important lands within the Copper Mountain Subbasin.

- Policy/Action 1-2. As stated in Goal F, Policy 8, the A-Lift Project is designed to break up massing into three distinct elements which naturally step up/down with the natural grading of the site providing a seamless transition between the buildings and the natural environment and reducing visual impacts. Natural building materials and landscape features will be incorporated throughout the architectural character of the project to help enhance the area’s surrounding natural environment.

- Policy/Action 3. The A-Lift Project is being relocated from the previously approved development site in a manner that we believe better protects the key viewpoints and view corridors of the neighborhood. This relocation as well as the numerous architectural, massing, material and landscaping considerations mentioned above are significant improvements that will screen the development from adjacent neighborhoods and avoid any impacts to the North-South Highway 91 view corridor or Top of the Rockies Scenic Byway goals. Additionally, the limited Single Family home development on the slope was done in a manner to minimize environmental and visual impacts. Please refer to Exhibit 10 and 11 which demonstrate the new A-Lift Project minimizes impacts to views of the Tenmile Range, Copper Mountain, the North Parcel (hillside north of I-70) or any of the key viewpoints identified within the subbasin and significantly improve upon the existing approved development.
GOAL Q: Establish a quality and character of architecture, site development and landscape design that is appropriate to the Copper Mountain Subbasin.

Built Environment Design Guidelines:

- Policy/Action 1. Architectural massing is contemplated to be diverse in material character and detailing between the three main building masses evoking a historical mountain town feel of individual smaller buildings stepping up with the grade of the site.

- Policy/Action 2. Natural materials and landscape features will be incorporated throughout the architectural character of the project to provide a connection to the existing natural setting.

- Policy/Action 3. The project design will break up massing into smaller elements that will step up/down with the natural grading of the site. Some cut and fill with retaining walls will be required but excessive grading will be avoided. Where retaining walls are used, natural materials will be utilized to complement the existing natural setting.

- Policy/Action 4. Buildings will be oriented primarily east and west to control heat gain, maximize daylight and orient public spaces to the primary views of the Tenmile Range.

Building Mass and Design:

- Policy/Action 1-11. Most of these policies have currently been incorporated into the initial architectural plan for the project. Other details such as snow shedding, vehicular access and delivery considerations, placement of satellite dishes and other roof top mechanical equipment will be addressed and designed to meet these policies as the architectural design progresses.

Parking:

- Policy/Action 1-7. Parking will be fully incorporated underground below the hotel and condominium elements. A mechanized stacked parking system is being considered to minimize the space necessary for parking uses. A small outdoor surface lot will also be included and properly situated and landscaped to minimize visual impacts.

Landscaping Materials:

- Policies 1-4. These policies will be incorporated as the architecture, design and planning for the project progress.

Open Space/Natural Setting:

- Policy/Action 1-3. These policies will be addressed as the architecture, design and planning for the project progress. The architecture for the hotel and condominium elements already include breaking up massing, stepping buildings with the grade of the site, incorporating units within roof dormers in order to minimize the impacts of the overall building heights.

Signage/Lighting:

- These policies will be incorporated as the architecture, design and planning for the project progress.
GOAL R: The Village Center Neighborhood should be designed in a manner that is pedestrian friendly and provides an aesthetically attractive setting for its residents. This goal is not applicable to the A-Lift Project.

GOAL S: Encourage the improvement and the appearance of existing buildings and facilities within the Copper Mountain Subbasin.

- Policy/Action 1-2. This goal is not directly related to the A-Lift Project. However, in response to Policy/Action 2, we believe that the A-Lift Project will be a benefit and overall improvement to the A-Lift Neighborhood as some improvements to the existing buildings and landscaping are being considered as a part of the A Lift Project.

GOAL T: Promote and where appropriate preserve open space areas within the Copper Mountain Subbasin to enhance the area’s environmental, aesthetic and recreational qualities.

- Policy/Action 1-4. The A-Lift Project has been designed to avoid open space areas or encroachments. The open space requirement in the Copper Mountain PUD has recently been reviewed and the totals will continue to meet or exceed the requirement. The project will cause the relocation of, or minor changes to, Holes 12, 13, 15 and 16. This work will be scheduled to avoid any disruption to golf course play and operations.

GOAL U: Promote the development of a linked open space and trails network in the Copper Mountain Subbasin.

- Open space requirements of the PUD are maintained with the proposed A-Lift Neighborhood. No impacts to existing regional trails are proposed.

GOAL V: Provide for a wide range of recreational activities within the Copper Mountain Subbasin.

- The proposed project does not impact the resort’s existing wide range of recreational activities.

GOAL W: Promote the development of a trail and pedestrian system that addresses the needs of multiple trail users in the Copper Mountain Subbasin.

- The proposed project does not impact existing trails and pedestrian systems. Internal pedestrian circulation is provided within the A-Lift Neighborhood.

GOAL X: Foster economic vitality, a sense of community, and heightened cultural and civic consciousness.

- The A-Lift Project will have a positive impact on the “economic vitality” aspect of Goal X. Very little development has occurred at Copper Mountain other than a few single family homes within the Lewis Ranch subdivision, since 2008. All the real estate proposed in the A-Lift project will generate additional property tax revenues as well as future revenue from the Real Estate Transfer Assessment (RETA) that applies to the A-Lift Neighborhood. New sales tax revenues will also be generated from hotel and condominium rentals and restaurant, bar, spa and other miscellaneous sales. Additional year-round employment opportunities and related incomes will also be created. These economic benefits will not only accrue to Summit County but also the Copper Mountain
Metropolitan District (including the Copper Mountain Fire Department) and Copper Mountain Resort Association.
Utilities and Services

Water Supply
Water service for the proposed A-Lift Neighborhood will be provided by the Copper Mountain Consolidated Metropolitan District (CMCMD). A “will serve” letter has been provided by CMCMD verifying that water service can be provided to the project, a copy of the letter is included with this development application.

The development plan for the project includes 50 hotel rooms, 15 residential condominiums, a restaurant and spa. The project also includes 8 townhomes and 3 single family lots that are separated from the main club building and will have individual services to each unit. Based on these uses the preliminary estimate for average day water use is 18,000 gallons per day.

New water mains will be constructed in the road system for the A-Lift Neighborhood project to provide service to the proposed hotel and the residential buildings proposed along Road B. Connection to the existing CMCMD water system is anticipated to be provided to the north of the project site from the existing water mains in the vicinity of the Copper Mountain Maintenance Facility. More specific routing of water mains, services and water tap sizes will be provided for the Class 4 and 5 development reviews.

Sewage Disposal
Wastewater service for the proposed A-Lift Neighborhood will be provided by the Copper Mountain Consolidated Metropolitan District (CMCMD). A “will serve” letter has been provided by CMCMD verifying that wastewater service can be provided to the project, a copy of the letter is included with this development application.

The development plan for the project includes the mixed-use hotel area with 50 hotel rooms, 15 residential condominiums, a restaurant and spa. The project also includes 8 townhomes and 3 single family lots that are separated from the main club building and will have individual services to each unit. Based on these uses the preliminary estimate for average day wastewater generated is 18,000 gallons per day.

New sanitary sewer mains will be constructed in the road system for the A-Lift Neighborhood project to provide service to the proposed hotel and the residential buildings proposed along Road B. Sanitary sewer service is anticipated to be provided by a gravity system. Connection to the existing CMCMD sanitary sewer system is anticipated to be provided to the north of the project site from the existing mains in the vicinity of the Copper Mountain Maintenance Facility. More specific routing of new mains and sizing will be provided for the Class 4 and 5 development reviews.

Initial estimates for solid waste generation for the above uses is approximately 73 CY per week of uncompacted solid waste. The bulk of the solid waste (68 CY, uncompacted volume) will be generated in the hotel and will be handled with a trash compactor and trash receptacle inside the building. Provisions for recycling will also be provided inside the building. The 8 townhome
units and 3 single family lots will plan for trash service through the Village at Copper Association through individual containers.

**Provision of Other Utilities**

A “will serve” letter has been provided by Xcel Energy verifying that electric and natural gas service can be provided to the project, a copy of the letter is included in this development application.

Other communications based utility services including Cable Television and Internet will be provided through the Copper Mountain Consolidated Metropolitan District.
Dear Madam/Sir,

Please note that for a variety of sound reasons we as owners of a home in the Masters since 2006 are opposed to the proposed modification of the Copper Mountain PUD as proposed for the A-lift area.

While we will not be able to attend the work session on September 14 in person, please record our opposition to modifying the current PUD to accommodate this proposed development.

Please recite to the applicants that "there are other APPROVED sites that would accommodate the proposed development within the current Copper Mountain PUD".

Further please note that the A Lift site is not conducive to generating additional business in or around Center Village and by the nature of its location is isolated and services primarily expert skiing.

Please respond to this email to acknowledge that you have received it.

Thank you, Chris & Dawn Lissner

Chris & Dawn Lissner
75 Masters Drive
Copper Mountain, CO 80443

C: 314-517-8813
E: clissner1@outlook.com
Lindsay Hirsh

My wife, Judith Stover, and I are the owners of Unit 206 in Summit House East at Copper Mountain and received notice of the Copper Mountain/Powdr PUD Amendment proposal to allow a change of development at A-Lift.

We strongly object to the proposed changes. Mr. Malmgren of Carbonate Real Estate has explained to us the proposed changes and their repercussions. We find him to be very credible as he has a very long history with Copper Mountain, both as a resident and a business leader. He is well aware of and was instrumental in the creation of the existing PUD.

Following are some of the numerous reasons why this application should be objected to by our community and Summit County.

- The density being requested (transferred from Chapel Lot) is far in excess of anything ever envisioned for the A-Lift location.
- The economics of a HOTEL at this location have to be questioned due to the distance from Village activities and amenities.
- Buying decisions have been made based upon the existing PUD (zoning), not anticipating changes that would negatively impact neighboring properties.
- The golf course is planned to be reduced by 236 yards. Hole 13 would be much shorter, being planned for 105 yard reduction. Hole 15, one of the most scenic holes on the course, would be relocated parallel to #13 fairway and in my opinion would be quite dangerous. People teeing off of either hole have a strong possibility of hitting those on the tee box of the adjacent hole. Hole #15 would be 3 yards shorter. #16 would be reduced in length by 99 yards and #12 would be relocated and reduced by 29 yards. For the golfing community this is a radical change to the golf course. A 236 yard reduction has been compared to elimination of one hole. All to accommodate development and access. Seems unacceptable.
- Access to this site is off of Highway 91 about ¼ mile past the main entrance. From the site, one would have to enter Copper at the resort entrance after accessing Highway 91. This would create two dangerous intersections.
- View corridors from neighboring properties will be impacted dramatically.
- This location is at the bottom of some of the most challenging slopes at Copper adds more doubt to the potential success of high density housing.
- A restaurant/hotel at this location seems dubious at best when restaurants in Core Village struggle to survive.
- Failure of this neighborhood would be disastrous to the resort with no retreat back to natural beauty that now exists.
- Approved sites allowing a hotel development currently exist. They are more in the center...
village where a hotel makes sense and is needed.  
- Finally, the original PUD was developed with careful thought and a lot of community input. Adequate density exists at other proposed hotel locations in the current PUD.

We are also proposed to the second proposed PUD which advocates development of 80 units of 55 foot tall units at the north end of the Alpine Lot.

Thank you for taking the time to consider this communication.

Tom Stover
Mr. Scott:
Thank you very much for your comments and concerns. I will make sure they are entered into the record for the Review Authority’s consideration.

Lindsay L. Hirsh
Senior Planner
Summit County Planning Department
970-668-4206

I am very opposed to the development of this area. For several reasons:

1) The intrusion on wild life in the area

2) The shortening of the golf course

3) The closeness of the relocated holes on the golf course (Which is already tight)

4) The growth in an area that interferes with homes already in the area

5) There are much better areas for development on the west side of Copper Mtn.

Please consider these objections when deciding whether or not to develop the A-Lift area of Copper

Thanks for your consideration.

Ted Scott
Owner Anaconda 102
Good evening: I am an owner (in a partnership) of a condominium at Copper Mountain and write to communicate that I oppose the proposed amendments to the PUD to require modifications to the golf course, construction of a hotel, etc.

The center village at Copper struggles to remain viable, let alone vibrant. New development will detract for the Copper experience and once construction commences, it is hard to go back.

Copper Mountain does not need new development at its perimeter.

Thanks so much for your consideration of these remarks.

Kathy Hornaday
Partnership owner, Anaconda 211
Dear Ms. Hirsh,

As homeowners in East Village Copper Mt. we recently received notification of the subject proposed development. We welcome the opportunity to express to the Planning Commission our objection to this planned development and appreciate your time to take our concerns into consideration.

The proposed density being requested (transferred from Chapel Lot) is far in excess of anything ever envisioned for the A-Lift location. If allowed to go forward the resultant adverse impact will be forever etched on the natural beauty and cultural features of the landscape. And although we are not golfers, the impacts to the golf course on which so many people get vast enjoyment from the activity and beauty of the course, is unquestionably shortsighted and ill-conceived.

The original PUD was developed with careful thought and a lot of community input. Given that there already exists approved sites allowing a hotel development in Center Village, where a hotel makes greater sense and would benefit the Copper business community, we do not support the proposed amendment and urge the Planning Commission to reject PLN17-058.

Respectfully,

Robert and Linda Kaplan
104 Wheeler Place
Unit 307
Copper Mt., Co.
I am part of a group that bought Woods 39 100 Fairway Lane. I have come to Copper for over 20 years and stayed at this home and fell in love with the views. As a contractor, I love to see new developments but this goes against the original master plan for Copper. You are evaluating a “family” hotel being developed on an expert slope? We bought knowing that any future development would be limited to the 12 single family residences allowed on a 3.35 acre site. Now we are asked to consider a 50 room hotel, 15 condos, 8 townhomes and 3 single family residences. Talk about high density urban development that effects every current owner in the Woods. It blocks views, it alters a beautiful golf course and makes no sense when other sites are available.

As a property owner within 300 foot of the PUD, I strongly oppose this proposal and ask that you deny this development.

Thank you,

Steve Baker

Chairman of the Board

O: 972-285-8878
F: 214-217-1993
E: sbaker@bakertriangle.com
W: www.bakertriangle.com
Dear Ms Hirsh:

I am the owner of Summit House East, Unit 101 at Copper Mountain.

I am opposed to the proposed amendment to the PUD (PLN17-058) because:

- It alters the golf course, likely dropping par below 69 (current par), which will make it much less attractive to Summit County golfers and visitors.
  - It is currently the least costly golf course in Summit County, and therefore attractive to full-time residents.
- A hotel in the Alpine lift area is not likely to succeed, as it is too removed from the primary activities in Center Village, where there is already room for a hotel building.

Because of business travel, I cannot be at the hearings on September 14 and 26. Please consider these comments in my absence.

Thank you.

With kind regards,
John

John M. Finley II
Managing Director

CLEVECAP LLC
Developing Capital
www.clevecap.com
(303) 204 5375
Dear Lindsay,

I am vehemently opposed to the request for an increase to the acreage to build.

Barbara Taylor

Barbara E. Taylor
President
Between U.N.Me Designs
PO Box 3060 85 Wheeler Place #202
Copper Mountain, CO 80443-3060
Cell 303 898-3133
Home 970 968-2130
Fl 561 547-0703

Prayer should be our first resource, not our last resort
Hi!
I am a homeowner at Copper Mountain. I received the postcard regarding this project, and read through all of the material about the details of this.
I would like to see development at the base of Alpine lift. I believe it would benefit Copper.
I have two concerns:
- Alpine lift is one of the oldest, slowest on the mountain and accesses steep terrain. The developer will have to address this problem.
- The parking garage is underground and will stack cars. Many, if not most, cars have Thule boxes on top. They will not fit in an underground parking garage. I just experienced this problem myself on a trip. Another problem to ask them about.
If these problems can be addressed before moving ahead, I am all for this project!

Lisanne Wilson
125 Wheeler Pl. #209
Copper Mountain, CO 80443
Mr. Lindsay Hirsh  September 6, 2017  
Summit County Planning Dept.  
0037 Peak One Drive  
Frisco, CO 80443

Re: PLN 17-058

Dear Mr. Hirsh,

I am writing as a property owner in close proximity to the proposed change to an existing Planned Unit Development (PUD) submitted by Copper Mountain via PLN 17-058. I have serious concerns about the nature, extent and future viability of the proposed changes.

• The existing PUD, which was the subject of extensive community input, is for several single family units contained within a 3.35 acre site. The requested change in the PUD is a drastic change of use, from residential to commercial, to the existing plan set forth in the PUD. The proposed changes encompass an increase in area of over 250% and are highly commercial in nature with a plan to build a hotel, event center, and restaurant. This proposed change is not consistent with the residential nature of the East Village Neighborhood.

• The proposed development requires a separate entrance to CO Highway 9. This is a heavily trafficked highway from Summit County to Leadville. The addition of a new entrance would put additional strain on the roadway and may necessitate yet another traffic signal to prevent accidents and injury.

• The proposed changes require a rather significant change to Copper Creek Golf Course. Shortening the golf course by over 250 yards would represent a reduction in the commercial viability of the course. Most golf courses are currently increasing their overall lengths where possible. The proposed plan is contrary to current thinking. My residence adjoins the golf course. My decision to purchase was greatly influenced by having a golf course at my doorstep. If the viability of the course is adversely affected, the valuation of the homes adjoining the course would be similarly affected.

• The remote location of this development would not be commercially viable. The proposed hotel and event center is not in walking distance to any current commercial center of Copper Mountain. In order to get to the majority of shops and restaurants, guests will have to board a
bus and be shuttled to the East Village or Center Village. As a result, it is difficult to imagine that guests staying at the proposed hotel will patronize the current Center Village and East Village commercial businesses to any great extent. There is currently a high failure rate of independent businesses located in both the Center Village and East Village area. Dilution of potential business to this more remote site can only make a bad situation worse. This same problem exists for the proposed event center, hotel, and restaurant. The proposed new development is very out of the way of the rest of the villages at Copper Mountain. It is highly unlikely that someone staying in the East Village or Center Village would travel all the way out to the new development to conduct business. The proposed commercial uses of the development will most certainly fail.

• Because of the commercial and locational issues noted above, I would have serious doubts about the commercial viability of a hotel operation placed at this site. There are currently approved alternate hotel locations in the Copper Mountain PUD that are undeveloped and that are much closer to the current commercial operations. The current options in the existing PUD are consistent with the use of the neighborhood in which they are proposed and would be much more commercially viable. This proposed change in the existing PUD is a drastic change of use of the East Village Neighborhood.

I hope that you will consider my comments in making your decision about PLN 17-058.

Respectfully submitted,

Mark W. Fitch
Woods 37
0090 Fairway Lane
Frisco, CO 80443
mandkfitch@att.net
304-282-0918
FYI

Lindsay L. Hirsh
Senior Planner
Summit County Planning Department
970-668-4206

Lindsay, I appreciate your quick response. I decided to go ahead and address a couple of concerns at this time:

- Please ask the applicant to co-label The Colorado Trail as also the Continental Divide National Scenic Trail—see attached pdf map. The management of the congressionally designated CDNST corridor is much more stringent than that of the administrative designated The Colorado Trail, which could have implications for the further development of parking on National Forest System lands.
- Copper Mountain recently learned about surface water contaminated water wells. Please coordinate this proposal with plans for addressing the Copper Mountain domestic water needs as partial addressed in the PLN17-057. The question is can additional accommodations (hotels, condos, and homes) be added without triggering the need for a Copper Mountain water treatment plant?

I hope to be involved in the commenting on this project through both County and Forest Service processes. As such and before this gets further into specific planning steps, I’ve decided to change my contact information from gnwarren@comcast.net to nstrail@comcast.net. Future email correspondence from me will be from nstrail@comcast.net.

Please let me know if you have any questions.

Thank you,
Greg Warren
Greg and Nancy:
Thank you for your interest in this planning case. Since it is a major amendment to the Copper Mountain PUD, all property owners located within the PUD and 300 feet of the PUD will be notified via mail at a minimum of 15 days prior to the meeting date. In addition, a public notice will be put in the paper and signs will be placed throughout the PUD notifying all interested parties of the pending public hearing(s). We have not yet scheduled a meeting date for either the Ten Mile Planning Commission or the Board of County Commissioners. We will endeavor to keep you notified, but please try to keep in touch from your side to assist us in keeping you in the loop. If I can provide you with any additional information, please let me know.

Lindsay L. Hirsh
Senior Planner
Summit County Planning Department
970-668-4206

From: Greg and Nancy [mailto:gnwarren@comcast.net]
Sent: Friday, July 14, 2017 8:07 PM
To: Lindsay Hirsh
Cc: Greg and Nancy
Subject: PLN17-058 -- Copper Mountain Resort Major PUD Amendment (A Lift)

Please add me to the notification list for project PLN17-058. I am property owner at Copper Mountain and would like to comment on this proposal. Preferably, I would comment after the opportunity to attend a public meeting(s) and/or work session(s), including the applicant’s requested Class 3 Work Session with the Ten Mile Planning Commission and the BOCC to describe a development proposal for the A-Lift Neighborhood at Copper Mountain. Thank you, Greg Warren
Lindsay,

Please see my counter-comments to Tom’s comments below and know that I am supportive of approval of this PUD and will try to make the 9/14 and 9/26 meetings if my travel schedule permits. Thanks.

Regards,

Stephen

PO Box 4006 (USPS Only)
104 Masters Drive
Frisco, CO 80443-4006
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Tom,

Thank you so much for your note on this matter. I feel it is also important share some counter points on why this proposal should be accepted by our community and do encourage you to also share your positive comments with Lindsay as well. I could not access the actual plan from the links Tom sent below and encourage those how are interested in reviewing the attached http://www.co.summit.co.us/DocumentCenter/View/18775

- The density being requested (transferred from Chapel Lot) is far in excess of anything ever envisioned for the A-Lift location.

  Great to see the resort finally trying to develop the eastern side of the resort and reduce the concentration on the Center Village area. West Village seems to have benefited from the development on that side of the mountain so there is no reason to assume the Eastern side would not receive the same benefits.

- The economics of a HOTEL at this location have to be questioned due to the distance from Village activities and amenities.

  Agree completely but the economics and viability of the HOTEL are the risks of the developer who I have heard has a very solid track record of developing high-end boutique hotels so assume the developer knows his risks/rewards.
- Buying decisions have been made based upon the existing PUD (zoning), not anticipating changes that would negatively impact neighboring properties.

Agree but things change. This resort is stagnant compared to all our neighboring resorts except A-Basin. Copper property values compared to the rest of Summit County have not increased anywhere near at the same rate as evidenced by my successful proper tax rate increase appeal. You would have far better data on how poorly Copper properties have appreciated compared to the rest of the County.

- The golf course is planned to be reduced by 236 yards. Hole 13 would be much shorter, being planned for 105 yard reduction. Hole 15, one of the most scenic holes on the course, would be relocated parallel to #13 fairway and in my opinion would be quite dangerous. People teeing off of either hole have a strong possibility of hitting those on the tee box of the adjacent hole. Hole #15 would be 3 yards shorter. #16 would be reduced in length by 99 yards and #12 would be relocated and reduced by 29 yards. For the golfing community this is a radical change to the golf course. A 236 yard reduction has been compared to elimination of one hole. All to accommodate development and access. Seems unacceptable.

I have given up golf about 3 times in my life and only played this course once in the 20 years I have been at Copper so I can not comment on what the proposed changes do to the viability of the course but suspect the majority of golfers will have strong resistance to change to which I have only one comment ... with change comes opportunity.

- Access to this site is off of Highway 91 about ¾ mile past the main entrance. – From the site, one would have to enter Copper at the resort entrance after accessing Highway 91. This would create two dangerous intersections.

The addition of the traffic light at the main intersection has greatly reduced the danger of that intersection over the past years. This is a risk I personally am willing to accept in the name of developing the eastern side of the resort and no surprise, I can’t wait for the day they extend the resolution lift all the way down to Highway 91 and only dream of the day when the Forestry Service will grant permits to the closure area between the A-lift and resolution lift but reality is it won’t happen in my lifetime.

- View corridors from neighboring properties will be impacted dramatically.

Your home, and lot 16 for sure would have their views effected but not sure any of the views for the rest of the neighborhood would be effect at all.

- This location is at the bottom of some of the most challenging slopes at Copper adds more doubt to the potential success of high density housing.

Very valid point but again I am going to assume that the developer is smart enough to have already figured this out and that the deed-restricted folks either are going to be good enough skiers or won’t care given they don’t have many options for affordable housing in Summit County today.

- A restaurant/hotel at this location seems dubious at best when restaurants in Core Village struggle to
survive.

People like to have breakfast before heading out for the day and again I would assume the hotel operator will be smart enough to create a restaurant offering to match the needs of the guest.

- Failure of this neighborhood would be disastrous to the resort with no retreat back to natural beauty that now exists.

What would happen if it succeeded and Copper was actually able to compete more effectively with the other neighboring Vail resorts? The lack of economic progress in our resort seems like a far greater risk than losing a few yards on a golf-course and minimal natural beauty in the form of views.

- Approved sites allowing a hotel development currently exist. They are more in the center village where a hotel makes sense and is needed.

Just a reminder that the Hard-Rock hotel pulled out of the Center Village location in the 9th hour because of resistance to change. If the Center-Village location makes more sense – again – I would expect the developer to have pursued that option. It doesn’t make sense given the goals of also added employee and deed restricted affordable housing.

- Finally, the original PUD was developed with careful thought and a lot of community input. Adequate density exists at other proposed hotel locations in the current PUD.

Things change and should be re-evaluated. As a full-time resident with two teen-agers at Summit High, the need for affordable housing in our county is beyond expression! This project solves for two challenges simultaneously by furthering base-area development while providing affordable housing.

Regards,

Stephen
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From: Tom Malmgren <tjalmgren@aim.com>
Date: Sunday, September 3, 2017 at 6:04 AM
To: David & Johnnye Tony <email_1_july20@yahoo.com>, 
<leslie.mcgivern@georgetownmtg.com>, 'Rick Berkshire' <rberkshire@berkshire-law.com>, 
'Laurie' <lmeyers4884@gmail.com>, <leslie.berkshire@gmail.com>, "'Winn, Mike @ Denver" <Mike.Winn@cbre.com>, <jvburrow@gmail.com>, Carl Vogel <carl.vogel@comcast.net>, Brian Etheridge <briannetheridge@yahoo.com>, 'Tom Poehls' <tombuckets@gmail.com>, 'Cathy Beyer' <clb31@comcast.net>, <kjowensm@gmail.com>, <steve@marilynkohn.com>, Grant Whiteside
Dear Copper Mountain Owner:

As I’m pretty certain you are aware Copper Mountain/Powdr filed a PUD Amendment earlier this summer to allow a change of development at A-Lift. Currently 12 single family residences are allowed to be constructed on 3.35 acres. This is what the current PUD states. Essentially, the development would be where the triple treat lot is located. Proposed is a 50 room hotel, events building, 15 condominiums, 8 townhomes and 3 single family residences. This would encompass 7.73 acres, per maps; however the written application states 8.5 acres.

The Class 3 application filed with Summit County is seeking a modification to the current PUD to allow the above described development. While the additional residential capacity would benefit Copper, approval for that already exists in the current PUD. There is no reason to change it.

Following are some of the numerous reasons why this application should be objected to by our community and Summit County.

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The density being requested (transferred from Chapel Lot) is far in excess of anything ever envisioned for the A-Lift location.

The economics of a HOTEL at this location have to be questioned due to the distance from Village activities and amenities.

Buying decisions have been made based upon the existing PUD (zoning), not anticipating changes that would negatively impact neighboring properties.

The golf course is planned to be reduced by 236 yards. Hole 13 would be much shorter, being planned for 105 yard reduction. Hole 15, one of the most scenic holes on the course, would be relocated parallel to #13 fairway and in my opinion would be quite dangerous. People teeing off of either hole have a strong possibility of hitting those on the tee box of the adjacent hole. Hole #15 would be 3 yards shorter. #16 would be reduced in length by 99 yards and #12 would be relocated and reduced by 29 yards. For the golfing community this is a radical change to the golf course. A 236 yard reduction has been compared to elimination of one hole. All to accommodate development and access. Seems unacceptable.

Access to this site is off of Highway 91 about ¼ mile past the main entrance. – From the site, one would have to enter Copper at the resort entrance after accessing Highway 91. This would create two dangerous intersections.

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be impacted dramatically.

This location is at the bottom of some of the most challenging slopes at Copper adds more doubt to the potential success of high density housing.

A restaurant/hotel at this location seems dubious at best when restaurants in Core Village struggle to survive.

Failure of this neighborhood would be disastrous to the resort with no retreat back to natural beauty that now exists.

Approved sites allowing a hotel development currently exist. They are more in the center village where a hotel makes sense and is needed.

Finally, the original PUD was developed with careful thought and a lot of community input. Adequate density exists at other proposed hotel locations in the current PUD.

The next ‘community’ meeting (it actually will be a Ten Mile Planning Commission Meeting) will be held on September 14, 2017 at the County Commons – Buffalo Room at 5:30 PM.

Then, on September 26th a Board of County Commissioner’s Meeting will be held to review this application. I believe that meeting will be at 1:30 PM at a location to be announced.

Hopefully you will receive notice of both.

Based upon the schedule, I urge you communicate your thoughts and opinions to the planner, Lindsay Hirsh –

Mail comments to: Lindsay Hirsh
Summit County Planning Department
0037 Peak One Drive – Box 5660
Frisco, CO 80443
Phone: 970 668-4206
E-mail: Lindsay.Hirsh@SummitCountyCo.gov

Time is of the essence to communicate, so please do so today! (If convenient, you might copy me on your communication to make certain it gets there)

I appreciate you being involved with the future of our resort.

By the way a second PUD application has also been filed. This would allow development of 80 units of 55 foot tall units at the north end of the Alpine Lot. While it is hard to object to employee housing, the impact of this change will be important to Woods owners, immediately adjacent. The proposed elimination of the soccer field has contractual issues with our local Metro District as it was committed to when the District sold the golf course to Copper. Relocation of the Transportation Building needs to be studied by Woods owners. Surface parking (no garages) is being
suggested.

Both applications can be viewed by going to:

Refer to PLN17-058 and PLN17-086

Sincerely,
Tom Malmgren
Dear Lindsay,

As I’m pretty certain you are aware Copper Mountain/Powdr filed a PUD Amendment earlier this summer to allow a change of development at A-Lift. Currently 12 single family residences are allowed to be constructed on 3.35 acres. This is what the current PUD states. Essentially, the development would be where the triple treat lot is located. Proposed is a 50 room hotel, events building, 15 condominiums, 8 townhomes and 3 single family residences. This would encompass 7.73 acres, per maps; however the written application states 8.5 acres.

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Following are some of the numerous reasons why this application should be objected to by our community and Summit County.

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- Buying decisions have been made based upon the existing PUD (zoning), not anticipating changes that would negatively impact neighboring properties.
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- View corridors from neighboring properties will be impacted dramatically.
- This location is at the bottom of some of the most challenging slopes at Copper adds more doubt to the potential success of high density housing.
- A restaurant/hotel at this location seems dubious at best when restaurants in Core Village struggle to survive.
• Failure of this neighborhood would be disastrous to the resort with no retreat back to natural beauty that now exists.
• Approved sites allowing a hotel development currently exist. They are more in the center village where a hotel makes sense and is needed.
• Finally, the original PUD was developed with careful thought and a lot of community input. Adequate density exists at other proposed hotel locations in the current PUD.

As a current, permanent resident and long time former employee of Copper Mountain, I would like to state that I agree with all the previous reasons that make it obvious that a PUD change of this sort is not only stupid, but also any other pud changes that have not been previously approved should not be allowed. If you lived here, would you want your views living conditions changed?

I would like to make note that I strongly disagree with this and all other PUD changes that are currently being submitted by COPPER/POWDR CORP.

Thanks, Rainer Hertrich
#106 The Lodge at Copper
Copper Mtn., CO 80443

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