

PROJECT NARRATIVE

As stated earlier in the Introduction, the primary purpose for this zoning amendment submittal is to satisfy a condition of approval for the Farmers Korner Treatment Plant North Plant Expansion project, which is currently under construction.

The Owner does not intend to propose another project specific to this amendment at this time, but changing it to PUD zoning affords flexibility for any development down the road. Future projects could consist of another employee housing unit (in addition to the five that the District currently maintains in the County), a pumping facility, equipment/vehicle storage, a treatment/disposal facility for sludge and compost, or alternative energy facilities (ie. wind turbine, solar panels, etc.). The intent is that any future project would be ancillary to the current use of the property, that being a wastewater treatment facility. Thus, the proposed design standards and development requirements may differ from the Code provisions because of the industrial nature of the projects. Of the property's 9.82 acres, about 25% of it is open space due to a combination of an existing 100' transmission line easement and the inaccessible portion of property along the north side of the easement. The PUD will maintain the existing road for public access to Lake Dillon.

The Proposed PUD Designation and Preliminary Development Plan in later sections provides more detail for how the PUD would work for this property. Included in this section is a portion of previous submittal that provides an overall description of the property.

FARMERS KORNER NORTH PLANT EXPANSION SITE PLAN SUBMITTAL

1.0 INTRODUCTION

This site development plan describes the proposed expansion of the Farmers Korner Treatment Plant (FKTP) for review by Summit County Planning. The expansion of the FKTP, which is located near the confluence of the Blue River and Lake Dillon Reservoir, will enable the Breckenridge Sanitation District (BSD) to meet increasing demand for treatment capacity resulting from continued planned development in areas of the Town of Breckenridge (Town) and unincorporated areas in Summit County (County). The project involves addition of a North Treatment Plant complex to the existing FKTP, but will not change the historical character or usage of the site.

This request for a Site Development Plan review is made pursuant to Chapter 12, "Development Review Procedures," of the Summit County Land Use and Development Code. The site plan review application form is included in Appendix A of this report and the checklist of submittal requirements provided by Summit County Planning during the Pre-submittal meeting with Lindsay Hirsh on January 14, 2008 and April 22, 2008 is included in Appendix B of this report.

2.0 PROJECT DESCRIPTION

The project is located at 59 Swan Mountain Road, Breckenridge, in Summit County Colorado. The site is currently zoned as A-1. The proposed expansion of the existing FKTP will not change the exclusive use of the existing site for wastewater treatment. The facility provides wastewater service to permanent residents and seasonal visitors in the Town of Breckenridge and in unincorporated portions of Summit County.

The property is approximately 9.81 acres in size. The legal description of the FKTP site is SE¼ of Section 31 T5S R77W; latitude and longitude location is N39° 34.022' and W106° 3.085' (Appendix C).

2.1 Background

A 1041 Pre-application Permitting Report for the Farmers Korner North Plant (FKNP) expansion has been submitted to Summit County Planning on October 24, 2008, and is currently under review.

The property lies within unincorporated Summit County, east of State Highway 9, north of Swan Mountain Road and on the south end of Dillon Reservoir. The property is used for the existing FKTP and will accommodate the addition of a new FKNP building at the north side of the existing FKTP for housing the Farmers Korner North Plant treatment train consisting

of one aeration basin, one secondary clarifier, an intermediate pump station, two High Rate Flocculation/Sedimentation process units, three tertiary filters, as well as ancillary facilities necessary for plant operations.

A new primary electric switchgear building, a fourth aerobic digester, and new headworks and grit equipment to replace existing units are also part of the project.

2.2 Implementation Schedule and Timing Issues

Final design of the proposed FKNP facility is scheduled to be completed by the end of December 2008. Pending approval of required plans and permits, the project has been scheduled to advertise for bid in early February 2009, with an anticipated bid opening in March 2009. The construction schedule will mandate completion in November 2010. Start-up of the FKNP facility will occur as early as at the end of 2010 or beginning of 2011.

2.3 Legal Description and Acreage

See Site Data and Legal Description as noted on the Architectural Title Sheet III-1 (Drawing No. 01-A-001).

2.4 Total Development Area - Proposed Land Use

There is currently an existing wastewater treatment facility located at the southwest corner of the property; it occupies approximately 1/3 of the site. The new facility, located at the northwest corner of the property, is between the existing building and north property line and will serve the same function; it occupies about 1/3 of the site as well. The remaining 1/3 of the site is undeveloped land to the east of both buildings.

2.5 Floor Area

See Site Data as noted on the Architectural Title Sheet III-1 (Drawing No. 01-A-001). The total building area is 47,634 square feet gross, and the net area is 47,059 square feet (excluding the exterior perimeter walls). The gross area of the existing East and West FKTP is approximately 53,850 sf.

2.6 Open Space

As mentioned under Total Development Area above, both the existing and new buildings occupy approximately 2/3 of the site, leaving about 1/3 of it as undeveloped land. There is not any dedicated open space for this project.

2.7 Proposed Phasing

It is intended to construct the new building in its entirety under one phase.

2.8 Preservation of Natural Features and Open Space

The existing site is a previously graded site and as such no natural features and open space will be impacted as part of the FKNP expansion (Appendix I).

2.9 Wetlands

As part of the Environmental Assessment (EA) conducted for this project (Appendix I), a wetland delineation was performed by Smith Environmental and Engineering, Inc. (Appendix G). The EA concluded that there would be no impacts to wetlands or riparian areas as a result of this project. Likewise, there will be no changes to the structure and function of existing wetlands near the expansion site (Appendix I).

A wetland area restricts the northeastern boundary of the proposed FKNP construction. According to the Summit County Development Code Chapter 7 Section 7105.01 A, "Soil disturbance and structures are prohibited within 25 feet of a wetland area." The proposed FKNP building and anticipated contour disturbances were therefore placed to maintain at least 25 feet distance from the existing wetland area.

A second wetland area is located to the south of proposed Digester No. 4 and the new eastern site driveway. The proposed digester tank and anticipated construction impacts through contour disturbances will not interfere with the 25-foot setback requirement for soil disturbances around the wetlands area. The distance between the southeast digester tank corner and the wetland 25-foot protection zone is sufficient to accommodate new contours and a new eastern access driveway around the southeast side of the building for fire truck access.

2.10 Floodplains

Although located near the Blue River, the FKTP expansion site is located away from, and up-gradient of, the river (Appendix I, Drawing I-4). Therefore, the floodplain will not be affected by the proposed expansion project (Appendix I). The elevation difference between the study area and surface water, as well as flood control measures implemented by the Dillon Reservoir Dam, eliminates the threat of flood to the study area and outfall pipe.

2.11 Design Criteria for Development

Please refer to the submitted architectural drawings. FKNP is designed to be compatible with the existing east and west plants, but enhanced architecturally. We have introduced elements that are compatible with the historical mining heritage of Summit County. In order to reduce building height and mass, part of the facility is located below existing grade.