

July 22, 2010

CLASS 4 DEVELOPMENT PERMIT APPLICATION FOR A CONDITIONAL USE PERMIT AT 86 GOLD HILL ROAD, BRECKENRIDGE COLORADO

1. APPLICATION FORM: See attached.
2. LETTER FROM PROPERTY OWNER: See attached.
3. LEGAL DESCRIPTION AND ACREAGE: See attached survey
4. PRELIMINARY TITLE REPORT: See attached
5. PROJECT NARRATIVE: The H.O.P.E. Foundation was established in the spring of 2010 as a facility for equine assisted activities and therapy, with an emphasis on hippotherapy. Hippotherapy is a physical, occupational, and speech language therapy treatment strategy that utilizes equine movement as part of an integrated intervention program to achieve functional outcomes for individuals facing developmental disorders, neuromuscular disabilities, skeletal impairments and emotional or mental challenges. Equine movement provides multidimensional movement, which is variable, rhythmic and repetitive. The horse provides a dynamic base of support, making it an excellent tool for increasing trunk strength and control, balance, building overall postural strength and endurance, addressing weight bearing, and motor planning. Equine movement offers well-modulated sensory input to vestibular, proprioceptive, tactile and visual channels. During gait transitions, the patient must perform subtle adjustments in the trunk to maintain a stable position. When a patient is sitting forward astride the horse, the horse's walking gait imparts movement responses remarkably similar to normal human gait. The effects of equine movement on postural control, sensory systems, and motor planning can be used to facilitate coordination and timing, grading of responses, respiratory control, sensory integration skills, and attentional skills. Equine movement can be used to facilitate the neurophysiologic systems that support all of our functional daily living skills.  
Specially trained therapy professionals evaluate each potential patient on an individual basis to determine the appropriateness of including hippotherapy as a treatment strategy. The therapy professional works closely with the horse professional to manipulate various aspects of the horse's movement, position, management style, equipment and types of activities to generate effective remediation protocols and to promote functional outcomes.

DESCRIPTION OF DEVELOPMENT: This application is for a conditional use on an already developed lot. No additional construction or development is required.

TOTAL DEVELOPMENT AREA: The lot consists of 13.6 acres.

LAND USES PROPOSED: No new land use is proposed. Proponent presently has horses on the property, a barn, arena and water rights for the horses. The property has

been host to horses since shortly after the time the existing home was built, 1991. The use proposed would be to utilize the existing facilities and buildings as a venue for professional Equine Assisted Activities (EAA) and equine assisted therapy.

NUMBER OF RESIDENTIAL UNITS PROPOSED: No additional residential units are being proposed.

FLOOR AREA OF PROPOSED RESIDENTIAL DENSITY: No additional floor area is proposed.

RESIDENTIAL DENSITIES PROPOSED: No additional residential density is proposed.

FLOOR AREA OF NON-RESIDENTIAL USES PROPOSED: No additional floor area of non-residential use is proposed. The use of the existing covered arena, measuring 72' x 160' is mainly where the proposed use as the EAA Center would occur.

NUMBER OF LODGING UNITS PROPOSED. No lodging units are being proposed.

AMOUNT OF OPEN SPACE PROPOSED. No additional open space is proposed.

PROPOSED PHASING: No phasing, no further development.

COMMITMENTS FOR PRESERVATION OF NATURAL FEATURES AND OPEN SPACE. n/a

COMMITMENTS FOR PROVIDING TRAILS. n/a

DESIGN CRITERIA FOR DEVELOPMENT PER THE APPLICABLE PROVISIONS OF THE CODE. n/a . No further development is proposed.

METHODS OF OPERATION: The program utilizes specially trained horses for therapy sessions with individuals faced with developmental challenges, i.e. Downs syndrome, MS, Muscular dystrophy, etc. The therapy is performed under the care and direction of licensed therapists and a staff of volunteers.

HOURS OF OPERATION: The program would run in the summer only, and consist of two, 6 weeks sessions. The sessions would be held two days per week. Two therapist and attendant volunteers would each meet with 4 patients in the two-hour period.

CHARACTERISTICS HAVING IMPACT ON ADJACENT PROPERTIES: This program has been operational for over ten years on a neighboring property. Therefore, any impact on adjacent properties, such as traffic on the road, will be no different than it has been. All parking for therapists, patients, volunteers, and etc will be on-site in a designated parking area.

PROPOSED TIME LIMITS FOR USE: none

6. MASTER PLAN CONFORMANCE STATEMENT. This facility meets the criteria established in the Countywide Comprehensive Plan, "COMMUNITY AND PUBLIC FACILITIES ELEMENT, Policy/action 3. Encourage and provide for expanding health care facilities to serve area residents". The program has proven vital to the healthy development of physically or mentally challenged Summit residents, for many, at an age prior to entering the Public School system.

7. CRITERIA FOR DECISIONS STATEMENT:

8. WATER SUPPLY. Existing well. See permit attached.

9. SEWAGE DISPOSAL. Existing septic system in place. Accessible port-o-let will be made available to participants, right by the arena during the program time period.

10. PROVISION OF OTHER UTILITIES. n/a

11. STATEMENT ON COMPLIANCE WITH SPECIFIC CODE CRITERIA. n/a

Section B. GRAPHIC MATERIAL.

1. Vicinity Map. See attached.

2. EXISTING CONDITIONS PLAN. See attached survey and photos.

3. PRELIMINARY CONCEPTUAL DEVELOPMENT PLAN: n/a

Section 4. ARCHITECTRUAL PLANS. n/a no new development. See existing conditions.

Section 5. WILDLIFE HABITAT OVERLAY DISTRICT REQUIREMENTS: n/a

Section 6. EXTERIOR LIGHTING FIXTURES: n/a. No new development. See existing conditions.

## PROJECT DESCRIPTION

This project is known as The Mountain H.O.P.E. Foundation. (Horses Offering People Empowerment). This is an organization established as a 501( c ) 3 to provide an opportunity for licensed therapists and certified trainers a place to practice equine therapy for individuals faced with physical, mental, or developmental challenges. This program is intended to replace (or supplement)a similar type operation that has been functional in the county for over ten years, The T.A.M.E. FOUNDATION, which, as of March of this year, announced it will cease operations for an indefinite period of time.

The Mountain Hope Foundation has an opportunity to establish a new Equine Assisted Activities Center at the residence of Ron and Jeni Shelton, where the current zoning allows for the current residential use and for keeping up to 6 horses on the property. There is a 4000 s.f. barn that houses the horses and equipment and an existing 72'x160' covered arena that will be used for the therapy sessions. No new development will be necessary to run the organization and operation. Because the TAME foundation has been operational on the same street, no new impacts to the neighbors would be anticipated.

The applicant has been informed that the conditional use permit is required as the program functioning under the direction and instruction of the therapists or trainers would involve them getting paid, therefore this would be a "commercial" use, which is not allowed under current zoning.