

**TEN MILE PLANNING COMMISSION
SUMMARY OF MOTIONS**

January 14, 2010

COMMISSION MEMBERS PRESENT: Gary Wilkinson, Ruth Hertzberg, Mark Sabatini, Rich Dziomba, Deborah Shaner

STAFF PRESENT: Jim Curnutte, John Roberts

Gary Wilkinson, Chairman, 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 the Ten Mile Planning Commission from December 10th, 2009 was approved as submitted.

REGULAR AGENDA:

PLN09-054 Update to Ten Mile Master Plan

Proposed amendments to the Ten Mile Master Plan in order to incorporate changes needed to address the: 1) ability of the Review Authority to interpret County master plans, 2) importance of the general nature of the master plan and its function and purpose, 3) relationship and hierarchy of master plan documents, 4) relationship, adoption and use of provisions within the Land Use and Development Code and master plan goals and policies, 5) ability to impose more restrictive conditions regarding density than zoning, 6) use of Transferable Development Rights (TDRs) in subdivisions and other development applications as an effective means of mitigation, 7) TDR Sending and Receiving Areas Map, 8) land use designation in the Frisco Heights Subdivision, and 9) other amendments necessary to accomplish the foregoing.

MOTION: Commissioner Dziomba made a motion to approve Planning Case 09-054, an update to the Ten Mile Master Plan, with the following findings and conditions:

Findings: The Ten Mile Planning Commission finds that the Ten Mile Master Plan will:

1. Fulfill the general purpose of creating coordinated and harmonious development of the Ten Mile Basin by providing goals, policies/actions and implementation strategies that guide future growth decisions in the Basin.
2. Promote the health, safety, prosperity, and general welfare of the County's residents, as well as efficiency and economy in the use of land and its natural resources.
3. Encourage a well-balanced, prosperous economy for the Ten Mile Basin and Summit County.
4. Preserve and enhance the Ten Mile Basin's and County's unique mountain character and protect its natural environment.
5. Further the goals and guidelines established in the Countywide Comprehensive Plan for Summit County adopted October 5, 2009.
6. Maintain internal consistency in the document to the maximum extent feasible.

Conditions:

1. Planning staff shall make appropriate changes to the document in order to improve its appearance and readability.

2. The addition of photographs and graphics throughout the document to enhance its readability and to provide examples.
3. Excess spacing and other minor formatting and numbering corrections should be made.
4. Any spelling or grammatical errors in the text or maps should be corrected.
5. Minor wording changes to ensure consistency throughout the document should occur, provided such changes are not substantive in nature.
6. Change the Transferable Development Rights Map to identify the Frisco Heights Subdivision as a Receiving Area.
7. More thoroughly address affordable workforce housing opportunities on the Lake Hill / Dillon Dam Road parcel. Under Goal D, Policy 2, add a sub-policy to state:

“Continue to cooperatively work with appropriate entities (i.e. CDOT, Town of Frisco, U.S. Forest Service, Summit Combined Housing Authority, etc.) to explore opportunities and the feasibility of affordable workforce housing on the Lake Hill / Dillon Dam Road property.”

Additionally, this policy should be inserted into the Implementation Strategies and identified as a medium priority.

8. At the end of the Copper Mountain Subbasin Plan, add the following section, narrative, goal and policy regarding “economic and community sustainability”:

Economic and Community Sustainability

Many destination ski resorts are beset by a challenging economic situation. This situation is characterized by high visitation during peak ski season followed by low visitation in the shoulder seasons and summer (“off season”). As a destination resort, Copper Mountain Resort feels the effects of the fluctuations in seasonal visitation and lack of off season activity.

In this regard, it is felt measures could to be taken to bolster economic activity and create more year round opportunities at Copper Mountain Resort. This in turn could make the Resort more sustainable. Strategies that may be developed to guide the Resort toward being more sustainable could be based on an underlying premise of the need to develop a heightened sense of community. Existing residents, property owners, Resort Operator, The Village Company and other stakeholders at Copper should continue to engage in and expand discussions on means to broaden economic opportunities and sustainable community development activity. Encouraging civic and cultural activities, and community events that better balance social, cultural and economic goals could make the Resort a more livable and vibrant year round community in the future.

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

Policy/Action 1. Stimulate activities or actions to involve existing resident, property owners, Resort Operator, The Village Company, and other stakeholders in building a stronger sense of community and engagement. For example, this could be accomplished through initiating discussions in future amendments to the Subbasin Plan, major amendments to the Copper Mountain Resort PUD, affordable workforce housing projects, encouraging more opportunities for permanent residency.

Additionally, this policy should be inserted into the Implementation Strategies and identified as a medium priority.

9. Reprioritize implementations strategies identified at the meeting to a higher priority regarding: wetlands, water resources (Clinton Reservoir and Tenmile Creek.), visual impacts from wildfire and U.S. Forest Service trade parcels. Moreover, within these implementations strategies and policies, accurately reflect appropriate entities that could be involved (e.g., Clinton Reservoir & Ditch Company and National Emergency Management Agency). Reprioritizing these policies could serve to bring heighten attention

to important and evolving issues in the Basin.

10. Change the second sentence in the narrative under the section regarding the “**Nexus to Development Code**” to read as follows: In this regard, within the framework of master planning, local ordinances and land use regulations are developed and adopted in consideration of master plans policies.

Commissioner Hertzberg seconded the motion and the motion passed unanimously, on a 5-0 vote.

DISCUSSION:

Ten Mile Master Plan – Prioritized Implementation Strategies

The planning commission suggested the following three implementation strategies, as identified in the Ten Mile Master Plan, represent the top priorities that should be considered as either part of future Long Range Planning work program priorities or allocation of County resources in the near future:

- 1) **Recpath to Fremont Pass** – Continue to seek funding or entitlements which would advance the development of a bicycle route that connects the Tenmile Canyon Recpath to Fremont Pass.
- 2) **Water Resources / Watershed Issues** – Continue to work on protecting the Basin’s important watersheds and County appropriated water rights. Of particular concern is maintaining adequate flows in the Tenmile Creek.
- 3) **Copper Mountain Resort PUD** – Continue to require Copper Mountain Resort to honor the commitments associated with the approval of the Copper Mountain Resort PUD. For example, relocating the Recpath east of Tenmile Creek and trading the North Parcels to the U.S. Forest Service.

Planning Commission Interviews & Appointments

The Planning Commission Bylaws state that commission member terms shall be of three years duration, but newly appointed commissioners are on a one-year probationary period until the end of their first year as a commissioner. Terms run from April 1st to April 1st of each year. The Bylaws require that Commission member terms be staggered so that the terms of one third of the planning commission members expire each year. Therefore, each year the County runs an ad in the local newspaper soliciting interested candidates.

Staff pointed out that currently the Ten Planning Commission currently has one alternate position open at this time. As of the meeting no person had applied to be on the planning commission.

This year three commission members’ terms are about to expire (Gary Wilkinson, Ruth Hertzberg, Deborah Shaner). Those commissioners have indicated their interest in being reappointed to the commission. The Commission recommends that the BOCC reappoint the existing commission members whose terms are about to expire.

Quarterly Attendance

The planning commission requested that quarterly attendance be monitored and possibly reported to the Board when considering reappointments.

Meet with BOCC

It was mentioned the BOCC has expressed a desire to meet with the planning commission in the future to discuss concerns, issues, roles, responsibilities and expectations.

ADJOURNMENT

The meeting was adjourned at 6:57 p.m.

Respectfully submitted,

John Roberts
Manager, Long Range Planning