

**BOARD OF COUNTY COMMISSIONERS
APRIL 28, 2020
PLANNING CASE #PLN19-148: PRELIMINARY PLAT
CLASS 5
PUBLIC HEARING**

PROJECT INFORMATION:

Location: A-Lift Neighborhood, Copper Mountain Resort; Lot 2B, Copper Mountain East Neighborhood Subdivision

Request: A request for preliminary plat to subdivide 7.7 acres of land at the A-Lift Neighborhood at Copper Mountain into 5 single-family lots, 3 townhouse tracts, 1 hotel/condo tract, 1 road tract, 3 open space parcels, and 2 remainder parcels; Lot 2B, Copper Mountain East Neighborhood Subdivision, zoned Parcel 32, Copper Mountain PUD

ISSUES:

None

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended on a 6-0 vote that the BOCC approve this request with the addition of 1 condition clarifying building height on plat note 17; this has been added to the draft plat notes.

RESOLUTION STATUS:

Draft Resolution Attached

STAFF RECOMMENDATION:

Approval with 6 findings and 0 conditions

ATTACHMENTS

Attachment A: Proposed Plat

Attachment B: Feasibility Study

Attachment C: Plans

Attachment D: Draft: Preservation of Association Maintenance and Site Improvements Agreement

Attachment E: Draft Plat Notes

Attachment F: Public Comment Received



STAFF REPORT

TO: Ten Mile Planning Commission
FROM: Jessica Potter, Senior Planner
FOR: Meeting of April 9, 2020
SUBJECT: Planning Case PLN19-148, A-Lift Preliminary Plat for Subdivision
APPLICANT: Mike Anderson, Continued Copper, LLC & Graeme Bilenduke, Powdr-Copper
OWNER: Powdr - Copper Participation LLC
REQUEST: A request for preliminary plat to subdivide 7.7 acres of land at the A-Lift Neighborhood at Copper Mountain into 5 single-family lots, 3 townhouse tracts, 1 hotel/condo tract, 1 road tract, 3 open space parcels, and 2 remainder parcels; Lot 2B, Copper Mountain East Neighborhood Subdivision, zoned Parcel 32, Copper Mountain PUD.

PROJECT DESCRIPTION

Location: A-Lift Neighborhood, Copper Mountain Resort
Legal Description: Lot 2B, Copper Mountain East Neighborhood Subdivision
Existing Zoning: Copper Mountain PUD, Parcel 32
Proposed Use: Residential, Hotel, Commercial, Resort Support, and Open Space (5 single-family lots, 3 townhome tracts, 1 condo/hotel tract, 1 road tract, 3 open space tracts, and 2 remainder tracts)
Other Uses: None
Total site area: 165.5 acres
Adjacent land uses:
East: Golf Course / Private Open Space / Ski Area Operations
West: Golf Course / Private Open Space / Ski Area Operations
North: Golf Course / Private Open Space / Ski Area Operations
South: Golf Course / Private Open Space / Ski Area Operations

DEVELOPMENT REQUIREMENTS

	Required	Proposed
Density limit:	Max. 72 EUs	Anticipated Approx. 70 EUs
Lot size (minimum):	N/A	Single-Family Lots: 0.24 – 0.4 acres Townhome Tracts: 0.36 – 0.62 acres Hotel/Condo Tract: 3.56 acres

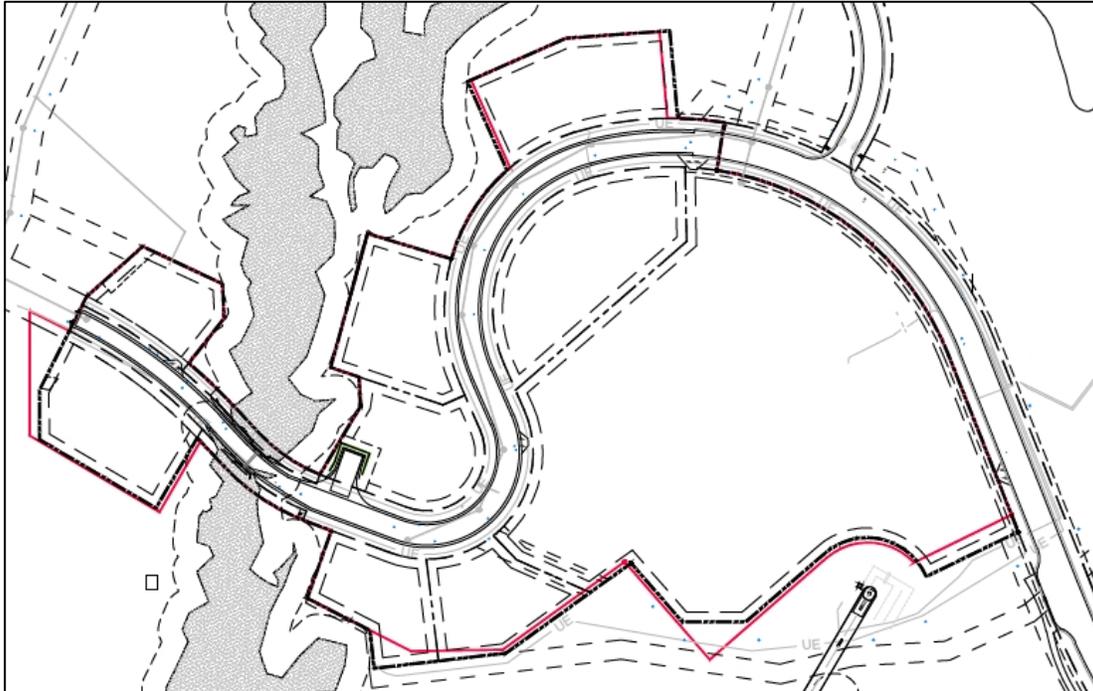
BACKGROUND

The Board of County Commissioners (BOCC) approved a major amendment to the Copper Mountain PUD (PLN18-078) on July 9, 2019 in order to facilitate a more intense development in the A-Lift Neighborhood (PUD Parcel 32) at Copper Mountain. Prior to the rezoning, the PUD contemplated 12 single-family homes at this site; the approval transferred density within the PUD to the A-Lift Neighborhood, modified development triggers, increased the parcel size, and

modified the permitted use in order to accommodate a hotel with a commercial component, condominiums, townhomes, and single-family lots.

The planning process for the PUD Amendment included a high level of detail showing a conceptual layout of the individual lots and tracts, and the current subdivision request is nearly identical to the plan presented at zoning. The following graphic illustrates the conceptual boundary of the subdivision presented at rezoning, shown in red, compared with the current proposal outlined in black.

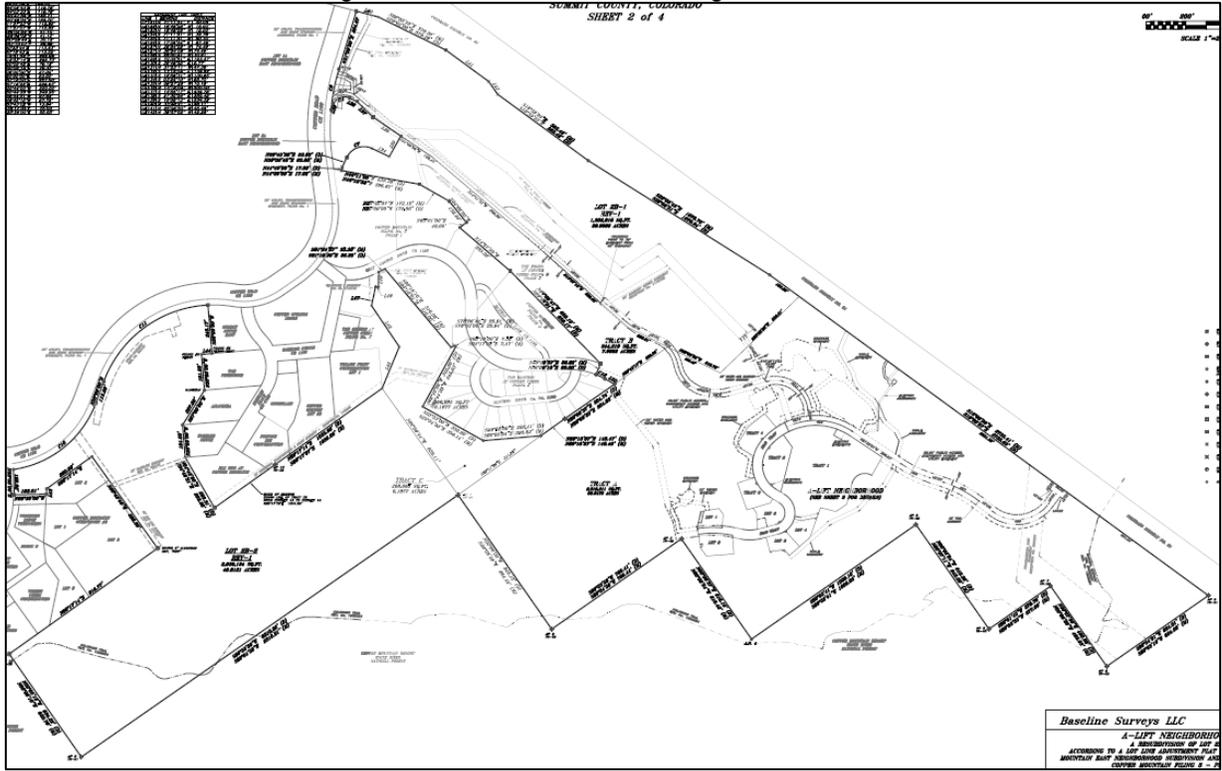
Figure 1: Development Boundary Comparison



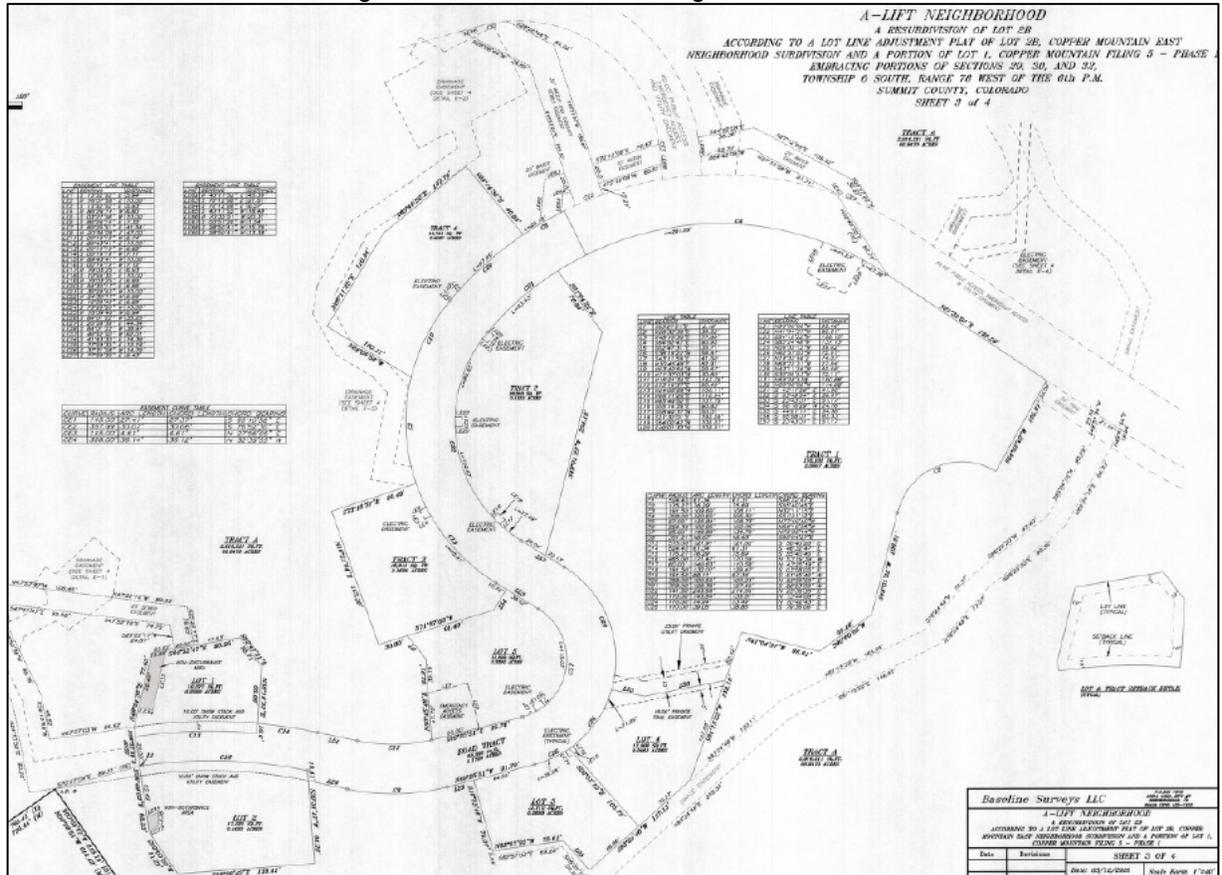
Whereas the PUD amendment analyzed development standards such as density, use, height, road standards, trail connectivity, and development triggers, the scope of the subdivision request evaluates proposed subdivision boundary, lot configuration, development constraints, utility availability and easements, and legal subdivision documents.

The A-Lift Neighborhood Subdivision will comprise 7.7 acres including 5 single-family lots, 3 townhome tracts planned to accommodate 10 townhomes, a hotel/condo tract planned to accommodate approximately 53 hotel rooms and 21 condo units, and 1 road tract; however it is being subdivided from a much larger 165 acre parcel – Lot 2B, Copper Mountain East Neighborhood Subdivision. The following page shows pages 2 and 3 of the plat, also included as Attachment A. Page 2 shows the extent of the parent parcel, the A-Lift Neighborhood Subdivision, the 3 open space tracts, and the two remainder tracts being created by this plat. Page 3 of the plat shows the A-Lift Neighborhood Subdivision in greater detail. A conceptual layout of the proposal is included in Attachment B to illustrate how development may occur in the A-Lift Neighborhood and demonstrate that the density planned by the developer can be accommodated on the property; however, it does not for instance, show final location for any structures as that will be reviewed during subsequent site plan approvals.

Plat, Page 2: Extent of Lot 2B, East Neighborhood Subdivision



Plat, Page 3: Main Area of A-Lift Neighborhood Subdivision



Ten Mile Planning Commission Meeting

The Ten Mile Planning Commission reviewed this request at their April 9, 2020 meeting. They voted 6-0 to recommend that the BOCC approve this request with the modification of a plat note clarifying that both the Fire Department's height restrictions of 30' measured using the 2018 Fire Code and the PUD's height restriction of 35' as measured per the Land Use and Development Code will apply to these homes. Both regulations already applied, the portion concerning the PUD was added for clarity and is underlined below. The applicant is supportive of this addition. Draft language, with additions underlined, is copied below and once final agreement is reached will be included for the Final Plat submission.

17. THE SINGLE-FAMILY DWELLINGS ON LOT 1 AND LOT 2 SHALL NOT EXCEED 30' IN HEIGHT AS MEASURED PER THE 2018 INTERNATIONAL FIRE CODE AND SHALL BE FURNISHED WITH THE SPRINKLER SYSTEM PER NFPA 13D. ALL IMPROVEMENTS ON THESE LOTS ARE ALSO SUBJECT TO THE HEIGHT STANDARDS PER THE COPPER MOUNTAIN PUD. THE CROSS-HATCHED AREAS ON LOTS 1 AND 2 ARE NON-DISTURBANCE AREAS WITHIN WHICH NO SITE DISTURBANCE IS PERMITTED AND SUCH AREAS SHALL BE PROTECTED WITH CONSTRUCTION FENCING OR SIMILAR MEANS DURING THE CONSTRUCTION ON SUCH LOTS.

The Commission also discussed the addition of a plat note clearly stating that a gate will not be permitted in this subdivision. The commission did not reach consensus about adding a plat note; however, following the meeting Staff and the applicant reached agreement on including a prohibition on a gate. Draft language, with additions underlined, is copied below and once final agreement is reached will be included for the Final Plat submission. For reference, the Road Tract, is depicted on page 8 of this report as "Road Segment C".

11. THE "ROAD TRACT" WILL BE GRANTED IN FEE SIMPLE TO THE ASSOCIATION AS A GENERAL COMMON ELEMENT PURSUANT TO THE TERMS OF THE DECLARATION. THERE ARE HEREBY GRANTED PERPETUAL NONEXCLUSIVE EASEMENTS IN THE ROAD TRACT FOR (A) THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND EXTENSION OF UTILITIES, (B) EMERGENCY VEHICLE AND PERSONNEL INGRESS AND EGRESS, AND (C) PUBLIC NON-MOTORIZED ACCESS. THE OWNER OF THE ROAD TRACT MAY UTILIZE SUCH TRACT SO LONG AS SUCH USE DOES NOT INTERFERE WITH THE RIGHTS OF THE EASEMENT BENEFICIARIES AND SUBJECT TO ANY NECESSARY APPROVALS AND/OR PERMITS REQUIRED BY APPLICABLE LAW. THE OWNER OF THE ROAD TRACT MAY USE SIGNAGE OR OTHER DESIGN FEATURES TO IDENTIFY ALLOWED USES AND USERS; HOWEVER, GATES OR OTHER BARRICADES SHALL NOT BE ALLOWED.

CRITERIA FOR DECISION

The Criteria of Approval for a Preliminary Plat are contained in Section 8252.01 of the Summit County Land Use and Development Code:

- A. The proposed subdivision is consistent with the Zoning Regulations applicable to the property.
- B. The proposed subdivision is consistent with the Subdivision Regulations applicable to the property.
- C. The proposed subdivision is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan and any applicable basin or subbasin master plans in accordance with Section 8004 of the Subdivision Regulations.
- D. The applicant has provided evidence that provisions can be made for a water supply that is sufficient in terms of quantity, quality and dependability to provide an appropriate supply of water for the type of subdivision proposed.

- E. The applicant has provided evidence to establish that, if a public wastewater treatment system is proposed, provision has been made for such system, and if onsite wastewater treatment is proposed, results from soil testing has been provided which demonstrate that wastewater treatment systems would comply with state and local laws and regulations in effect at the time of submission of the preliminary plat.
- F. The applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed uses of these areas are compatible with such conditions.
- G. The applicant has provided evidence that all lots and parcels created by the subdivision will have access to the County road system and to the State highway system in conformance with the State access code.

A: Consistency with Zoning

Development Constraints:

During the PUD Amendment process, impacts to land with development constraints, specifically wetlands, wetland setbacks, and slopes of over 30% were analyzed in detail. The rezoning provisions in the Code (Section 3202.02) require that development constraints are avoided, and if avoidance is impractical, disturbance may be permitted based on master plan policy goals, however, impacts must be minimized and mitigated. Accordingly, the PUD contains provisions for disturbance to slopes over 30% and wetlands and wetland setback. Those provisions are presented below:

Overall Neighborhood Design Provisions

(a) Site Development

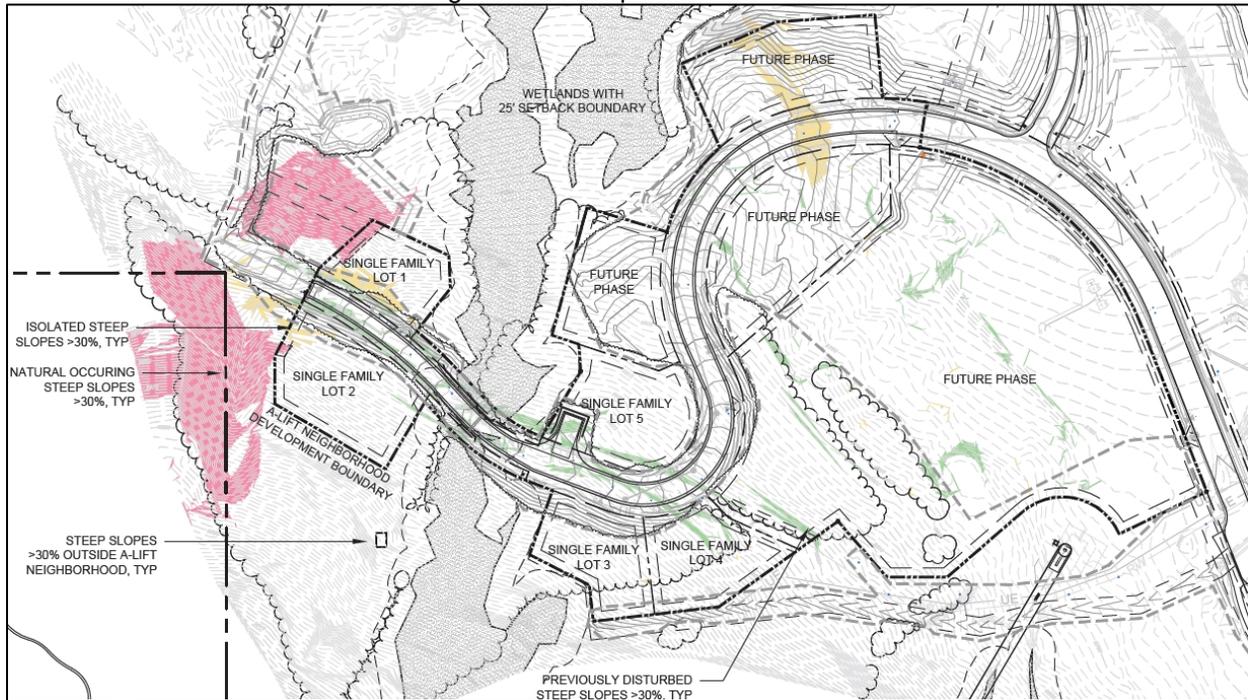
- a. Disturbance to isolated, previously disturbed, or man-made slopes over 30% will be permitted if engineered slope stabilization measures and erosion prevention measures are implemented to the satisfaction of the County.
- d. Wetland and wetland setback disturbance shall be minimized in accordance with an approved wetland mitigation plan. A bottomless culvert shall be included in the road design for access to the single-family homes.

The figure below depicts wetlands shaded in gray and slopes of over 30% categorized in accordance with subsection above. The area shaded in pink are naturally occurring slopes over 30% where disturbance is avoided. There are small areas of naturally occurring slopes over 30% within the boundary of Lots 1 and 2, mostly contained within the western setback. Disturbance envelopes are shown on the plat to prohibit soil disturbance in these areas. The area shaded in orange are isolated slopes over 30%, the area shaded in green are previously disturbed slopes over 30%. Disturbance to these slopes is permitted by the PUD.

As stated during the rezoning, the applicant is proposing to disturb wetlands and the 25-foot wetland buffer. The applicant submitted a Wetland and Wetland Setback Mitigation Plan dated February 11, 2020 prepared by Claffey Ecological Consulting. The report states that the project will impact 0.035 acres of wetlands, 0.269 acres of wetland setback, and temporary construction impacts to 0.013 acres of wetland setback. These impacts will occur from the widening of Hwy 91 at the proposed new intersection, infrastructure grading, and internal road construction, primarily for the access to the Lots 1 and 2. As required by the PUD, the current wetland condition at this crossing will be improved with the addition of a bottomless culvert. The eastern boundary of Lot 2 is drawn to avoid the 25-foot wetland buffer at final wetland condition. According to the report, 0.13 acres of wetlands and 0.28 acres of wetland setback will be

reestablished. The primary mitigation site is near Hole 10 of the golf course on the south edge of Guller Lake. The report also shows forested wetland mitigation occurring to the south and west of Tract 3. The Summit County Engineering Department has reviewed the report and has no significant concerns; plans will be reviewed in greater detail at issuance of G&E Permit. The lots have been designed to avoid development constraints in accordance with the PUD and Code.

Figure 2: Development Constrains



Setbacks / Height / Driveway Grade:

The applicant submitted a feasibility study showing conceptual layouts for the single-family homes on Lots 1 – 5 and townhomes on Tracts 2 – 4 included as Attachment B. The feasibility study demonstrates that each of the lots can be developed while maintaining compliance with Code and PUD standards for setbacks, driveway grade, and height. More detailed plans for the single-family lots, townhome and condo/hotel tracts will be reviewed during building permit or site plan review.

Density:

Per Table 2 of the PUD, the A-Lift Neighborhood (Parcel 32) is allocated 72 EUs of residential density and 11,000 square feet of commercial density. The development plan as shown, which will be further reviewed during site plan review, is compliant with the density provisions in the PUD.

Other Zoning Requirements:

Other zoning requirements such as snow storage will be reviewed and compliance ensured during site plan review for the individual lots/tracts.

B: Consistency with Subdivision Regulations

Access:

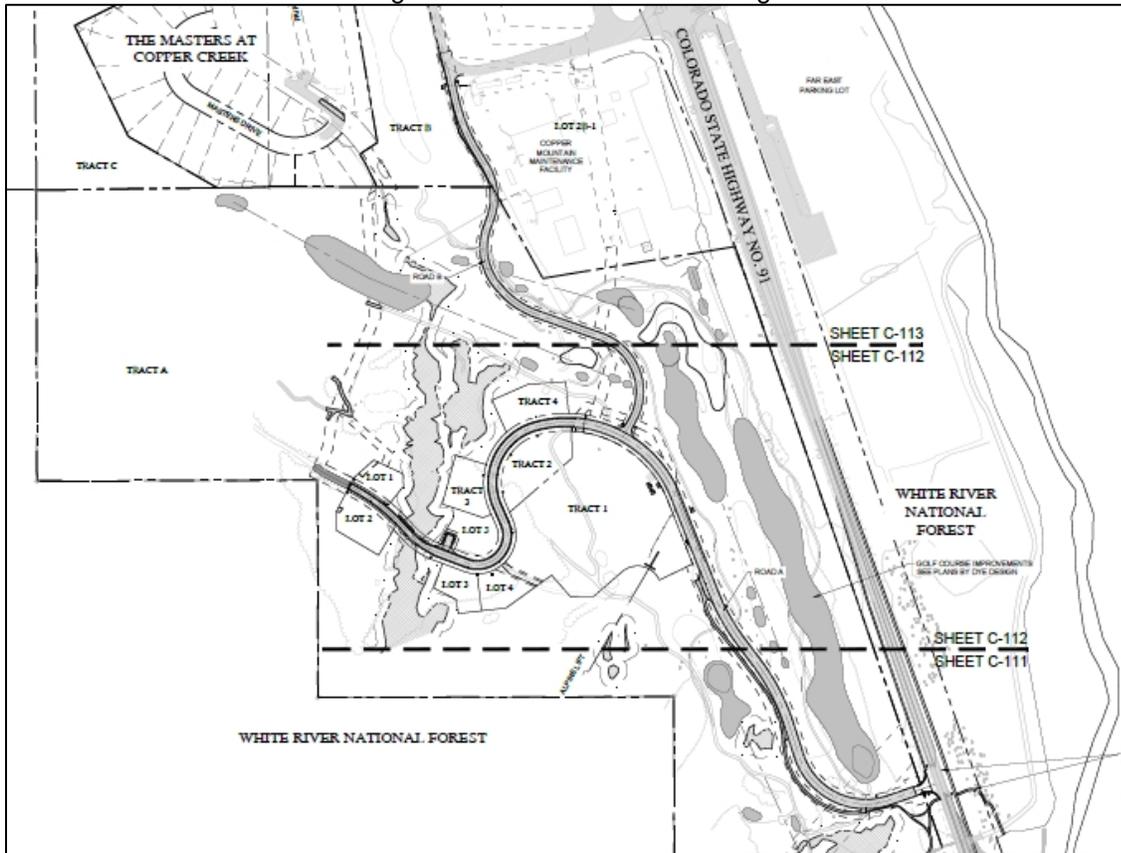
Primary access to the A-Lift Subdivision will be provided from Highway 91 via a number of easements as discussed below in additional detail. An access permit has been issued to the developer by the Colorado Department of Transportation (CDOT Permit No. 318033). The roads in the A-Lift Neighborhood will be privately owned and maintained as opposed to being dedicated to the County as right-of-way, and easements for public and emergency access will be dedicated via the plat.

A depiction of access and provisions for access in the A-Lift Neighborhood are stated in 3.F.b of the Copper PUD and are presented below:

(b) Roadway Design Standards

- a. All roads within the A-Lift Neighborhood will be privately owned and maintained, subject to public and emergency access easements.
- b. All roads within the A-Lift Neighborhood shall be designed in accordance with Section 4.2 B herein with the following exceptions:
 1. 30' minimum easement width for public and emergency access easements serving fewer than 6 homes.
 2. 40' minimum easement width for public and emergency access easement for the A-Lift Transit Road (shuttle road).
 3. 50' minimum easement width for public and emergency access easements for all other roads.
- c. Emergency turnarounds shall be provided per the International Fire Code (IFC); hammerhead turnarounds may be designed with a length of 70'.
- d. The maximum length of roads ending in emergency turnarounds shall be 1,500' as measured from the secondary means of emergency access.
- e. Driveways serving units under common area HOA maintenance are exempt from driveway spacing standards.

Figure 3: Access to the A-Lift Neighborhood



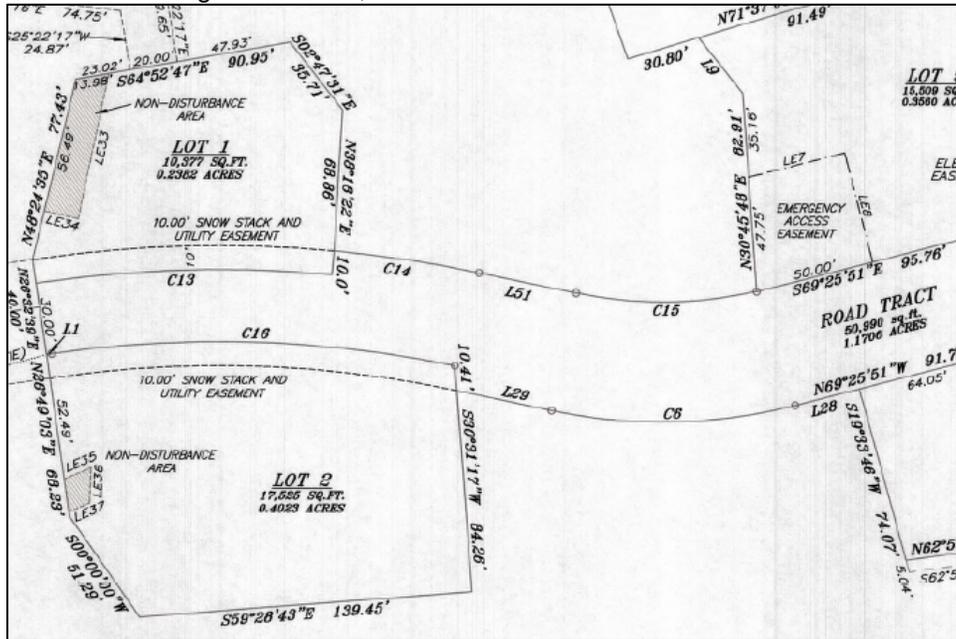
Segment A: From Hwy 91 to the Hotel/Condo Tract – Labeled on Plat as 50’ Public Access Emergency Access and Utility Easement: This is an easement for public access and emergency access through Tract A, the underlying ownership of which will be retained by Powdr-Copper. The road design, a 26-foot-paved-roadway with 2-foot-gravel-shoulders and 10 feet on either side for snow storage has been reviewed by County Engineering and Fire Department and there are no major concerns with the design. Final review will occur prior to issuance of Grading and Excavation Permit. Plat note 4 applies to this easement.

Segment B: From Segment A to the Transit Road adjacent to the Alpine Lot – Labeled on the Plat as 40’ Public Access Emergency Access and Utility Easement: During the PUD Amendment this was referred to as the “Shuttle Road” which will provide on-demand shuttle access, bicycle and pedestrian access between the A-Lift Neighborhood and the rest of the resort, as well as secondary emergency access for the subdivision. This easement allows emergency access, shuttle access, and public pedestrian access through property that will be retained by the Powdr-Copper. The proposed design, 20 feet in width inclusive of paved shoulders and 10 feet on either side of the shoulders primarily for snow storage has been reviewed by County Engineering and Fire Department and there are no major concerns with the design. Final review will occur prior to issuance of Grading and Excavation Permit. Plat note 3 applies to this easement.

Segment C: From the end of Segment A to the end of the single-family homes: This tract, labeled on the plat as Road Tract will be subdivided and separately owned by the HOA. It maintains the same 50’ width as Segment A until it narrows to 30’ whereby it only provides access to Lots 1 and 2 and the 10’ portion on either side of the tract dedicated to snow storage

and utilities is then platted as easements on Lots 1 and 2. Plat note 11 applies to the Road Tract. The road design has been reviewed by the County Engineering and the Fire Department and there are no major concerns. Final review will occur prior to issuance of Grading and Excavation Permit. A depiction of this section is presented below:

Figure 4: Lots 1, 2 and Western Extent of Road Tract



Fire Protection:

The A-Lift Subdivision will be served by Summit Fire and EMS. An easement for emergency vehicle turnaround is platted on Lot 5 (above) meeting fire department specifications, and is further addressed in plat note 8. In order to address Fire Department concerns about fire suppression on Lots 1 and 2, plat note 17 requires that the future single-family homes on Lots 1 and 2 be equipped with fire suppression sprinklers and that the structures may not exceed 30 feet in height as measured using the 2018 International Fire Code. Additionally, Summit Fire and EMS provided the developer with specifications that will be reviewed during subsequent permit applications including fire lane signage, hydrant criteria, and paving specifications.

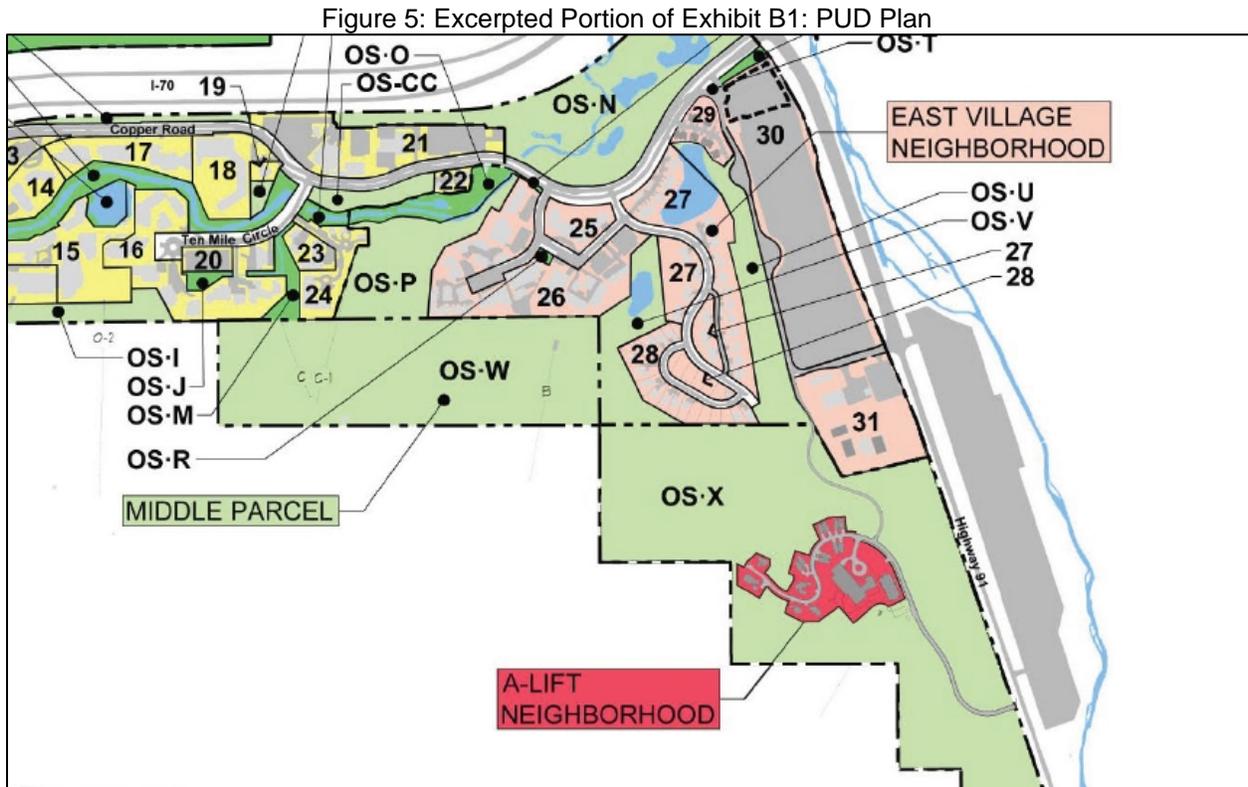
Summit Fire and EMS reviews all landscaping plans for compliance with fire mitigation requirements including defensive space requirements. During the rezoning, Colorado State Forest Service submitted referral comments that the wildfire hazard rating for the proposal is low; the Colorado State Forest Service did not reply with comments for this subdivision request which means that they do not have concerns with the proposal.

Public Use Area Fees / Trails / Open Space:

Public Use Area Fees: In accordance with the Code, Public Use Area Fees are required for new subdivisions of land in Summit County; however as stated in Section 5.4 of the Copper PUD, in light of the open space and trail dedications already required within the resort, Public Use Area Fees are not applicable within the Copper PUD.

Open Space: As required in Table 13 of the PUD, open space parcels OS-U (Tract B), OS-V (Tract C), and OS-X (Tract A) totaling 81.02 acres will be dedicated with this plat (see figure below). Plat note 19 addresses the dedication of these parcels and references the restrictions

pertaining to private open space as outlined in the PUD. Per the PUD, open space parcels OS-P, OS-W, and OS-CC will be dedicated during the subdivision of either Creekside North (Parcel 22) or Sky Chutes (Parcel 24), whichever occurs first. These open space parcels will be subdivided from Lot 2B-2 Rev-1, a 46.81 acre remainder parcel being created by this plat as well as other undeveloped adjacent parcels in order to reach the required cumulative size of 124.48 acres for these aforementioned open space parcels.



Trails: No trails are required as part of the subdivision request. Triggers for the construction of new trails were added to the PUD and contained in Exhibit P and are required prior to and as development in the A-Lift Neighborhood occurs.

Lot and Block Design Criteria:

The A-Lift Neighborhood has been designed in accordance with Section 8154 of the Code. The lots exceed the minimum 50 feet of frontage. Non-disturbance envelopes are platted on Lots 1 and 2 (see Figure 4) to ensure that there is no disturbance to slopes over 30% categorized as naturally occurring steep slopes.

Drainage:

The Summit County Engineering Department has reviewed the preliminary grading plans and drainage easements and has no significant concerns, final review will occur prior to issuance of G&E Permit. Maintenance of the drainage ditches will be the responsibility of the underlying property owner, the resort. This maintenance agreement makes logistical sense since the drainage easements are on the golf course which is maintained by the resort. Plat notes 15 and 18 address the drainage and swale easements.

Required Subdivision Documents and Plat Notes:

Maintenance of common elements is discussed in Section 8108.01 of the Code. Required documents include Covenants, Conditions, and Restrictions (CC&Rs), Preservation of Association Maintenance Responsibilities (POAMR), and a Subdivision Improvements Agreement (SIA). The CC&Rs address common area maintenance among other HOA provisions, however the County is not a party to this agreement. The County is a party to the POAMR which gives the County enforcement authority over items relating to common area maintenance or other realms of public interest such as road maintenance and repair and garbage collection. The SIA is a financial guarantee ensuring that all improvements are constructed and maintained. These documents are included as Attachment D. They have been reviewed by the County and are in final draft form, they will be subject to final review by the County Attorney's Office prior to approval.

The plat notes have been reviewed by the County and are in final draft form, they will be subject to final review by the County Attorney's Office prior to approval. They are included as Attachment E.

The documents discussed above, the SIA, POAMR, CC&Rs, and well as any other plat-related document concerning maintenance between the HOA/developer and Powder-Copper, such as maintenance of drainage ditches, shall be recorded prior to the plat. This will be a recommended condition of the forthcoming final plat request, it noted now for documentation purposes.

Surveying Standards

The County Surveyor reviewed the plat and provided comments that per Colorado Statute, the exterior of the subdivision shall be monumented prior to recording the plat. This will be a recommended condition of approval for the forthcoming final plat request, it is noted now for documentation purposes.

C: General Conformance with the Master Plans

This request for subdivision is in conformance with the Summit County Comprehensive Plan, the Ten Mile Master Plan, and the Copper Mountain Subbasin Plan contained with the Ten Mile Master Plan. Relevant policies, actions, and goals relating to mapping and minimizing impacts to areas with development constraints, ensuring appropriate density for the A-Lift neighborhood, and ensuring that the subdivision is located in an areas defined as urban in the land use map are included below.

Comprehensive Plan

Environmentally Sensitive Areas:

Goal A. Protect and preserve environmentally sensitive areas.

Policy/Action 1. Environmentally sensitive areas should be identified, mapped, and protected to the greatest extent possible.

Ten Mile Master Plan

Land Use:

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

Copper Mountain Subbasin Plan

A-Lift Neighborhood

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

Policy/Action 1. The A-Lift Neighborhood should have a lower intensity of land uses than the Village Center and East Village Neighborhoods.

Policy/Action 4. Residential development may include condominiums, townhomes, duplexes and single-family units.

D & E: Water and Sewer availability and adequacy to support to the project

The Copper Mountain Consolidated Metropolitan District (CMCMD) submitted a letter dated January 15, 2020 that water and wastewater demands for the A-Lift Neighborhood can be met by the CMCMD. The district has reviewed the plans for water and sewer easements and infrastructure and has no concerns. Infrastructure plans will be further reviewed during G&E Permit submittal and review.

F: Soil / Topographic concerns addressed

The Colorado Geologic Survey (CGS) provided comments in review of this application. Their initial comments during rezoning stated concerns related to potential slope instability. In response, the applicant subsequently submitted two reports prepared by CTL Thompson, a *Revised Geology and Geologic Hazards Assessment* dated January 22, 2020 and *Comments Regarding Proposed Development and Steep Slopes* dated January 11, 2019. CGS reviewed the reports and submitted comments dated December 9, 2019 that they do not object to this subdivision. Specifically stating that “provided CTL Thompson’s recommendations are adhered to, CGS has no objection to preliminary plat approval.” In their referral comments, CGS did express caution that “events or changes that reduce vegetation on the slopes above the site, such as through wildfire, disease, clear-cutting, grading or other disturbance, may increase the debris flow/debris hazard and potential slope instability and may trigger a need for additional hazard evaluation.”

This concern has been documented in this report, and geotechnical conditions will continue to be evaluated as part of site plan, and permit review. Changes that might occur after any approvals should be monitored by property owners and/or the resort owner for potential impacts.

G: Access to the County Road System and State Highway System

The applicant provided a copy of their Colorado Department of Transportation (CDOT) State Highway Access Permit (No. 318033) dated June 13, 2018 as well as an updated letter from CDOT extending that approval to June 13, 2020. This provides legal access to the state highway system including the authority to construct a full movement intersection with deceleration lanes on Highway 91 to serve the A-Lift Neighborhood. Construction may not proceed until a Notice to Proceed is issued by CDOT.

DISCUSSION / ISSUES

The public hearing for this request occurred during the COVID-19 outbreak of 2020. Noticing to adjacent property owners and signs posted on the subject property included an update that the meeting would occur remotely and for interested parties to check the Planning Department’s website or contact the planner for additional details.

STAFF RECOMMENDATION

Staff recommends that the Board of County Commissioners approve the request with the following findings and no conditions:

Findings:

1. The A-Lift Neighborhood subdivision request is compliant with zoning regulations applicable in the Copper PUD and Code, including but not limited to density and development constraints.
2. The A-Lift Neighborhood subdivision request is compliant with subdivision regulations including access, drainage, and fire protection.
3. The request is in general conformance with Countywide Comprehensive Plan, the Ten Mile Master Plan and the Copper Mountain Subbasin Plan including but not limited to land use, density, and environmentally sensitive areas.
4. The Copper Mountain Consolidated Metropolitan District will serve the A-Lift Neighborhood and they have submitted documentation that they can meet the projected demands.
5. There are no areas of geologic concern within the proposed subdivision; the Colorado Geologic Survey submitted a referral letter that they do not have objections to the proposal.
6. The A-Lift Subdivision will have access to the state highway system and county road system; CDOT has issued an access permit to construct a new intersection on Highway 91 to serve the subdivision.