



RESOLUTION NO. 2019-49

**BOARD OF COUNTY COMMISSIONERS
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO**

A RESOLUTION APPROVING PLANNING CASE #PLN18-078, Major PUD Amendment to the Copper Mountain Resort PUD to accomplish the following:

1. Land Use:
 - a. Increase the Equivalent Units (EU) on Parcel 32, A-Lift, from 30 to 72.
 - b. Increase the commercial square footage on Parcel 32, A-Lift, from 1,000 to 11,000.
 - c. Decrease the EUs on Parcel 18, Chapel Lot, from 239 to 194.
 - d. Decrease the commercial square footage on Parcel 18, Chapel Lot, from 28,149 to 19,849.
 - e. Addition of hotel and condos as allowed uses on Parcel 32, A-Lift.
 - f. Removal of Parcels 33, Triple Treat East, and Parcel 34, Stables and transfer of 1,700 square feet of commercial density to Parcel 32, A-Lift.
 - g. A new definition for “Event Plaza” to be located on Open Space Parcel X (OS-X).
 - h. Land use table revisions to accomplish the foregoing as well as other outstanding previously approved revisions.
2. Housing
 - a. Clarification to the priority leasing and sales process.
3. Open Space
 - a. Addition of Open Space Parcel CC (OS-CC) and establishment of permitted uses.
 - b. Addition of Trails T21, T22, T23 and T24.
 - c. Revisions to private open space golf course alignment within Open Space Parcel X (OS-X).
4. Building and Site Design
 - a. Addition of Design Standards for Parcel 32, A-Lift, including specific parameters for site development, road design, architecture and landscape.
 - b. Increase in building height for Parcel 32, A-Lift, up to 65' for hotel and multi-family structures and 35' for single-family and townhome units.
 - c. Reduction of setbacks from local access roads from 20' to 10'.
5. Roads and Parking
 - a. Addition of standards for A-Lift Transit Road “shuttle road”.
 - b. Modification to Road Maintenance Agreement language.
6. Development Triggers
 - a. Addition of development triggers for Parcel 32, A-Lift, including:
one employee housing unit in the multi-family structure, development of parking and snow storage in Parcel 31, Maintenance Lot, wetland mitigation, trail construction, golf course construction, public restroom building at the Alpine Lift, restoration of historic cabin and West Tenmile Creek Reach 2 restoration.
7. Other amendments to accomplish the foregoing.

(Applicant: Graeme Bilenduke, Powdr-Copper and Mike Anderson, Continuum Partners) and,

WHEREAS, Powdr –Copper and Continuum Partners have applied to the Board of County Commissioners for a Major Amendment to the Copper PUD; and,

WHEREAS, the Ten Mile Planning Commission recommended that the BOCC approve this request at a public hearing on June 11, 2019; and,

WHEREAS, the Board of County Commissioners has reviewed the application at a public hearing held on July 9, 2019, and considered the evidence and testimony presented at the meeting; and,

WHEREAS, the Board of County Commissioners finds as follows:

1. The modification is consistent with the efficient development and preservation of the entire PUD since the modifications further aid in the functioning of a ski and year-round resort. Trails. Development Triggers, Open Space, and density considerations affecting and furthering the development of the entire resort have been considered with this request.
2. 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.
3. The modification is not granted solely to confer a special benefit upon any person.
4. The proposed PUD modification is in general conformance with the goals, polices/actions and provisions of the Summit County Countywide Comprehensive Plan, Ten Mile Master Plan, and Copper Mountain Subbasin Plan as discussed in the staff report.
5. The proposed PUD modification is consistent with the purpose and intent of the County's Zoning Regulations, and additional standards have been established for development such as setbacks, height, and design standards among other items.
6. The proposed PUD modification is consistent with the County's Rezoning Policies, specifically in the context of minor disturbance to wetlands and slopes over 30% that cannot be reasonably avoided and will be property mitigated.
7. 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.
8. 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.
9. 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.
10. The Review Authority has reviewed the PUD text and the revised exhibits and pending the BOCC's review, the PUD will be suitable for the Chair's signature and recordation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT a Major Amendment to the Copper Mountain PUD, as described above, is approved with the following conditions:

1. Section 4.3.F of the PUD shall be modified to add the following language, underlined and italicized: The A-Lift Transit Road ("shuttle road") shall accommodate transit, bicycles, and pedestrians with private vehicle traffic prohibited. This road is the primary transportation connection between the A-Lift Neighborhood and the rest of the resort. Resort-based transit operations shall provide service year-round to the resort public to destinations within the Copper Mountain PUD. If the resort-based transit operations are proposed to be removed or reduced, or if the level of said transit operations is demonstrated to be inadequate on a regular basis, any potential alternative shall maintain this primary transportation connection. All such modifications shall be reviewed and approved by the County via the appropriate Development Review process.

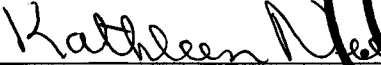
2. The illustrations submitted with the PUD Amendment shall be incorporated into Appendix 10, Conceptual Development Plans, and are generally reflective of the quality of development that will be submitted at site plan.
3. Section 3.F.1(a)d shall be modified to include the following language, underlined and italicized: 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.*

ADOPTED THIS 9TH DAY OF JULY 2019.

**COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS**


Thomas C. Davidson, Chair of the BOCC

ATTEST:


Kathleen Neel, Clerk & Recorder

