

3.0 AGREEMENTS AND POLICIES AFFECTING DESIGN

The following section outlines agreements and policies that affect design parameters of The Lewis Ranch neighborhood. These policies were implemented by various agencies to protect the natural environment both physically and aesthetically. Some of these policies have a wide scope, such as the Copper Mountain Subbasin Plan, while others solely reflect the realities of The Lewis Ranch neighborhood (previously known as the West Parcel) and are not meant to govern other areas of Copper Mountain Resort.

3.1 SUBBASIN PLAN

The quality of life for residents of The Lewis Ranch and the visitor experience in the Copper Mountain Subbasin is, in large part, determined by the natural setting of this high alpine environment. Without careful attention to detail in how development occurs within the subbasin, this natural environment could be threatened. Consequently, design guidelines consistent with those identified in the following section shall be included in any PUD or major amendment to a PUD in the subbasin.

3.1.1 Natural Environment Design Guidelines

A primary goal of the Subbasin Plan is to ensure, to the maximum extent possible, that the preservation of the natural environment is considered in the planning of any future development. The design policies developed are intended to maintain the integrity of what remains of the subbasin's natural environment.

The Subbasin Plan states that development should generally be avoided in environmentally sensitive areas defined as:

- slopes over 30 percent;
- wetlands, streams and associated riparian areas;
- floodplains
- important wildlife habitat areas;
- alpine tundra;
- avalanche hazard areas and other geologically hazardous areas.



3.1.2 Built Environment Design Guidelines

The Subbasin Plan identifies concerns and requirements for the built environment within its jurisdiction. Relevant elements of the Design Guidelines in the Subbasin Plan are as follow:

- Innovative design and diversity in architectural elements should be encouraged;
- Breaking up the mass of buildings through variation of roof lines and facades is necessary;
- Flat roofs, large building masses, and long, linear frontages should be avoided;
- The use of native materials should be encouraged;
- Building colors should blend with natural surroundings and be limited in intensity;
- Use of historic building styles is encouraged;
- Surface parking should incorporate landscaping and other features to minimize visual impact;
- Building facades should include architectural features including bay windows, balconies, dormers and detailing as textural elements which strengthen the human scale and resort image.

3.2 PLANNED UNIT DEVELOPMENT (PUD) DESIGNATION

A new PUD (Planned Unit Development) designation for Copper Mountain Resort was adopted in late 2000. This document establishes the land uses and densities permitted within the Copper Mountain Resort property, a general development plan and development standards and conditions that must be adhered to by property owners within the resort. It also specifies improvements that must be made, and conditions that must be fulfilled in conjunction with development of the property.

The PUD prescribes both general and specific standards to be achieved by the development of Copper Mountain Resort. These standards relevant to housing design are addressed under the following categories:

- Architectural Style and Design Standards
- Exterior Materials
- Roof Forms
- Building Height
- Site Coverage
- Building Setbacks
- Building Separation



- West Neighborhood Design Criteria (now known as The Lewis Ranch neighborhood)
- Architectural Review Committee
- Historical/Archeological Features
- Wetlands and Streamside Setbacks
- Outdoor storage
- Landscaping
- Stables

Within the PUD, there are specific design requirements outlined for The Lewis Ranch neighborhood. These considerations can be found in Section B.9 of the PUD under the heading West Neighborhood Design Criteria and are reflected in the Design Requirements found in Section 5.0: The Lewis Ranch Design Guidelines.

3.3 SUMMIT COUNTY LAND USE & DEVELOPMENT CODE

Where the PUD Designation does not address a specific development standard or requirement of the Summit County Land Use and Development Code, the provisions of the Code apply. These provisions are particularly applicable with regard to Architectural Style, Design Standards and Exterior Materials.

3.3.1 Purpose and Intent

The County regards the establishment and maintenance of attractive residential neighborhoods as important to creating a quality living environment for residents and visitors, maintaining property values, preserving aesthetic values, and complementing the County's considerable natural assets. It is the County's intent to encourage high quality design in residential neighborhoods that complement the natural environment and establish cohesiveness to the neighborhood, without dictating specific architectural styles.

3.3.2 Establishment of Design Criteria

These Design Guidelines are a result of the Land Use and Development Code's requirements for subdivision application. As part of the submittal for any residential subdivision in the single family and duplex residential districts which would result in 12 or more dwelling units, the developer shall submit design criteria that achieve the purposes stated in Section 3505 of the Land Use and Development Code and that will be applied in the development of the subdivision. The criteria shall be in the form of covenants, and the covenants shall include a mechanism for the



enforcement of the design criteria. The covenants shall be recorded in conjunction with the recordation of the subdivision plat, and no building permits shall be issued prior to recordation of the covenants. The criteria shall create a consistent design theme for the development and shall address, at a minimum, the following items:

- architectural style
- building scale
- types and colors of exterior materials

3.3.3 Code Provisions

The following list outlines sections of the Land Use and Development Code that are relevant to establishment of Design Guidelines associated with development at Copper Mountain. For specific questions raised in review of these guidelines, it may be helpful to refer to the relevant section of the Code for further direction.

3500: BASIC DEVELOPMENT REGULATIONS & STANDARDS

- 3505.01: General Provisions Applicability to PUDs
 - After a PUD designation is adopted, the development regulations and standards stated in the PUD designation shall supersede the provisions of this section (3505 et seq.). Where an adopted PUD designation does not address an item covered by this section (3505 et seq.), the provisions contained in this section (3505 et seq.) shall apply as determined by the Planning Director.
 - The criteria shall create a consistent design theme for the development and shall address, at a minimum, the following items: architectural style, building scale, types and colors of exterior materials.
 - PUD districts: The design criteria for development in any PUD district shall be established as part of the PUD designation, and shall be reflected in covenants recorded against the property. The criteria contained in this section (3505.05 et seq.) shall be used as guidelines in the development of design criteria for PUDs.
- 3505.02: Density
- 3505.03: Dumpsters
- 3505.04: Drainage Improvements
- 3505.05: Exterior Materials
- 3505.06: Height Limits
- 3505.07: Lighting



- 3505.08: Manufactured and Modular Structures
- 3505.09: Offstreet Loading Areas
- 3505.10: Open Space Area
- 3505.11: Outdoor Storage Areas and Yards
- 3505.12: Recreational Vehicle Storage Yards
- 3505.13: Setbacks
- 3505.14: Site Area
- 3505.15: Site Coverage
- 3505.16: Solar Access and Orientation
- 3505.17: Street, Driveway and Parking Areas
- 3505.18: Walls and Fences
- 3505.19: Private Garages Size Limits

3600: LANDSCAPING REQUIREMENTS

- 3607: Landscape Design Standards

3700: PARKING REQUIREMENTS

- It is the County's intent in providing for PUD districts to allow for such flexibility in parking standards. After a PUD designation is adopted, the parking standards stated in the PUD designation shall supersede the provisions of this section (3700 et seq.). Where an adopted PUD designation does not address parking requirements, the provisions in this section (3700 et seq.) shall apply.

**3.4 SUMMIT
COUNTY
DESIGN
STANDARDS &
GUIDELINES**

The Design Standards and Guidelines for Summit County, which will govern design related regulations for development within its boundaries, are currently in draft form. As The Lewis Ranch neighborhood is within the jurisdiction of the Copper Mountain PUD, these Design Guidelines take precedence over the Summit County Design Standards and Guidelines. However, the County Guidelines do provide direction as to the general design vision of the County. With this in mind, these Design Guidelines cover the same topics and issues as are addressed in the County's documents and use the same headings where appropriate for clarity and consistency.



**3.5 UNIFORM
BUILDING
CODE**

All buildings shall be designed and constructed in compliance with appropriate building codes and ordinances, including existing codes or as may be adopted by Summit County, Colorado. Summit County currently utilizes all volumes of the "Uniform Building Code" as a basis for their building code. Summit County requires building permits and utilizes inspectors to inspect construction through its progress to completion. The County also requires that all contractors be licensed to work in the County.

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