



# MOUNTAIN HOUSE MINISTRIES



**MOUNTAIN HOUSE**  
ACADEMY



**MOUNTAIN HOUSE**  
TREK ADVENTURE CLUB

## Conditional Use Permit Application 2023



303.815.7677

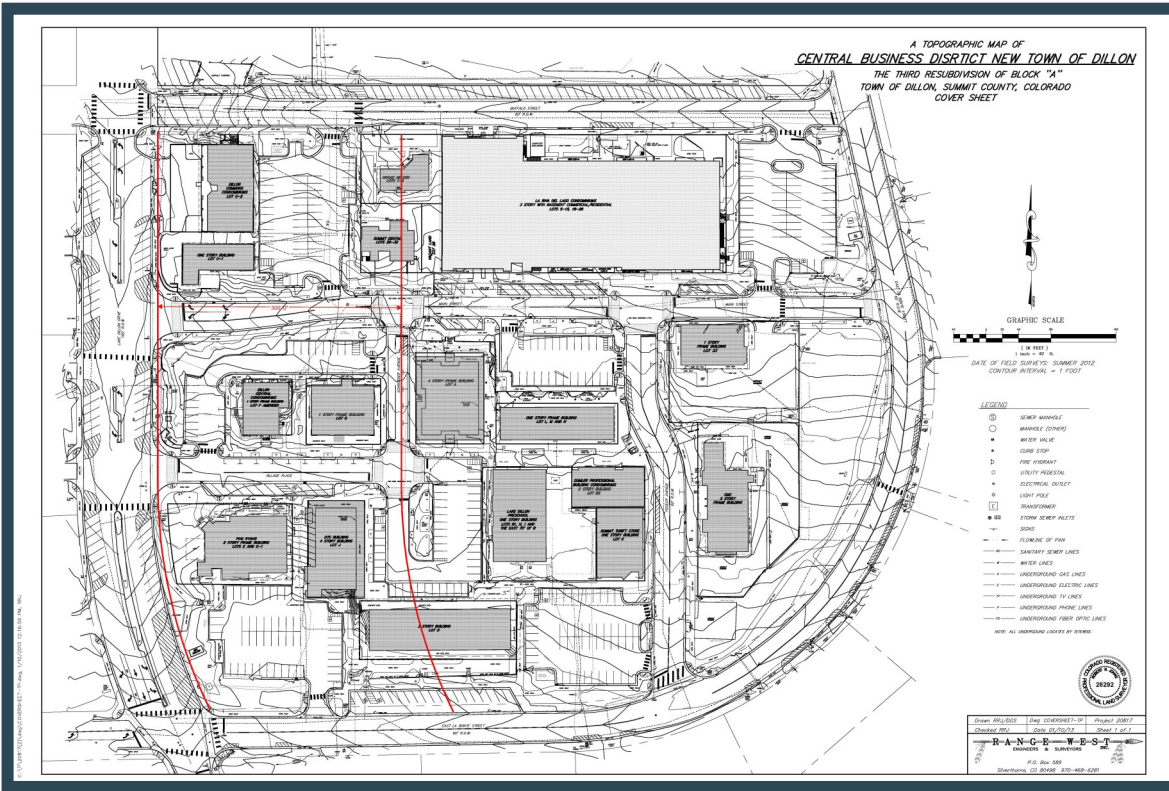


mountainhouseacademy@gmail.com



Mountainhouseministries.com

# VICINITY + EXISTING FEATURES MAPS



Existing Features map above.

Right | This map shows the proximity of two (2) separate public parks MHA plans to use for outdoor play/recess.  
Dillon Town Park and Dillon Marina Park.



# THE SUITES + BUILDING

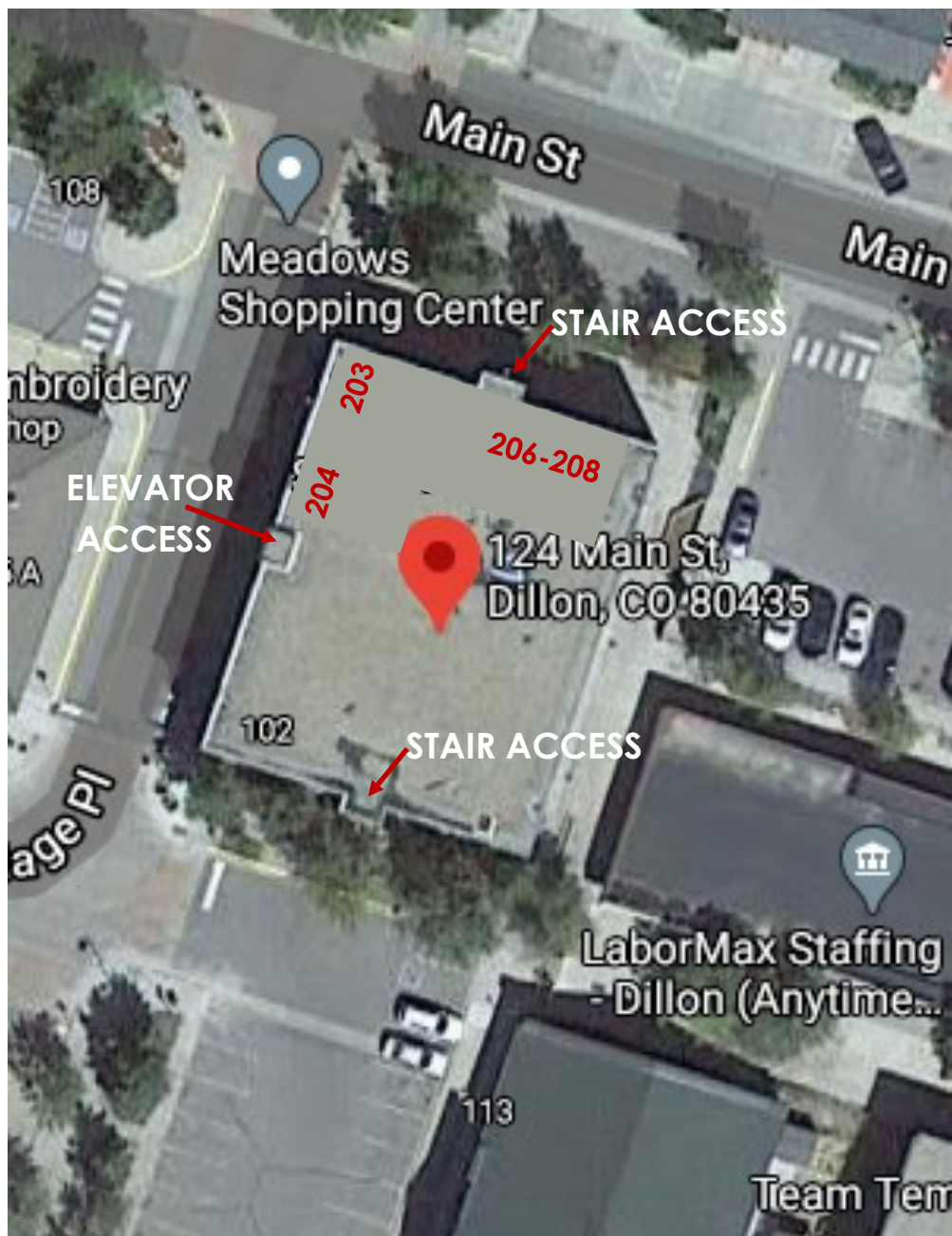
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124 Main Street Dillon, CO  
Suites 203, 204, 206-208

Please refer to detailed plans provided for layout, square footage and features





## Arial View

### 124 N Main Street—2nd level

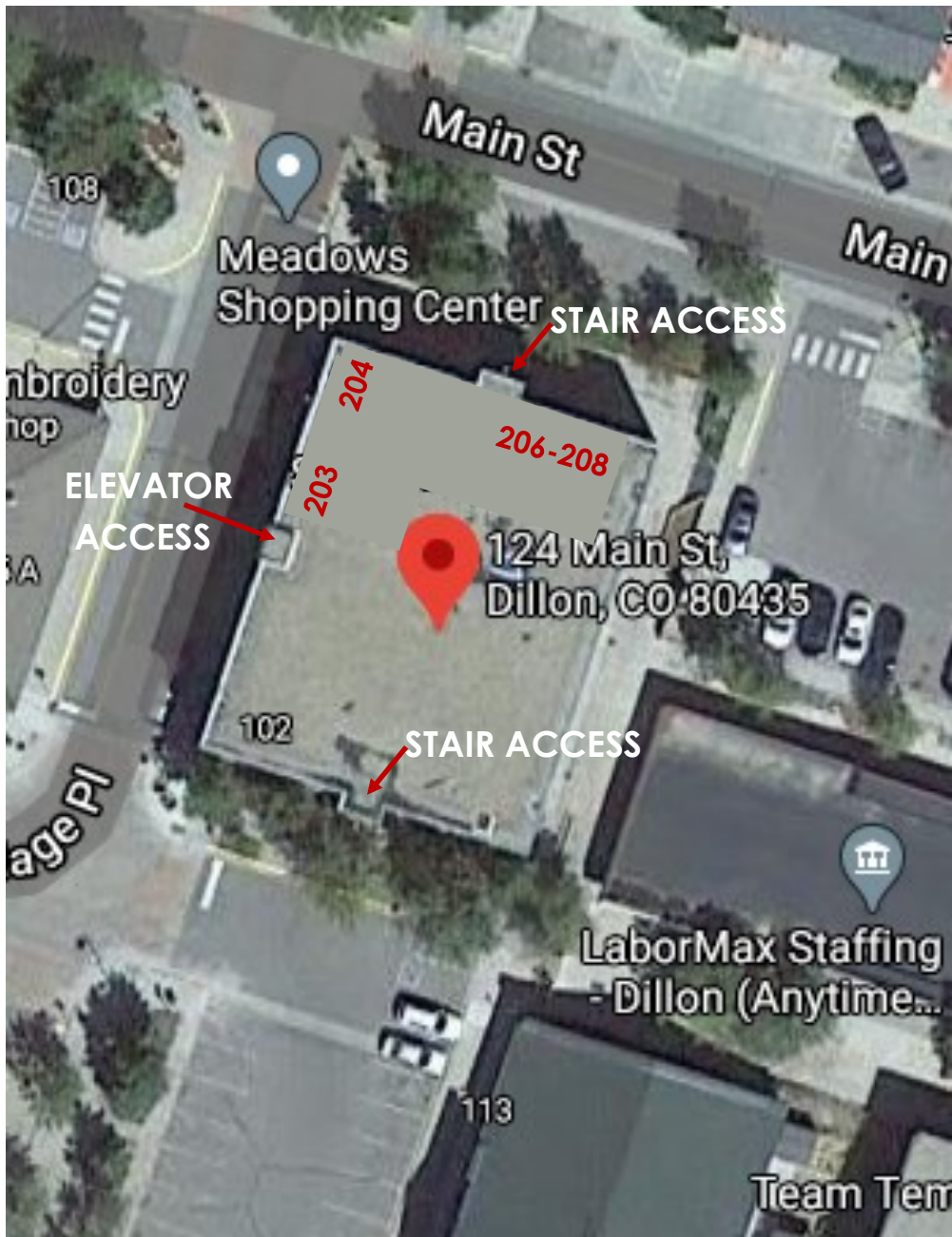
We have access to the stairs directly around the corner from Suite 203, and directly in front of 206.

In front of Suite 204, there is also an elevator to serve as access points for Mountain House Academy. A third staircase resides at the opposite end of the building that could provide access as well.

### Parking/Drop off + Pick up

The existing building is surrounded by parking on all 4 sides. We anticipate families to carpool, some children walking to school, and the entire process to take around 15 minutes between 8:30–8:45 am and 3:45–4:00 pm.

Our learners will be ushered into our learning space upon arrival, and dismissed promptly upon their parent/guardian's arrival making this process seamless and efficient.



Arial View

124 N Main Street—2nd level

## SAFETY + SECURITY

The only point of entry into MHA will be through door 204 into our vestibule. Upon entering MHA, you'll be met with security glass and a door opened by a buzzer to enter the rest of the academy. All other doors of our Academy will have panic hardware installed and security film on all doors and will not be accessible to open from the outside during our operation.

All windows will be coated with security film meant to harden the glass and prevent break-ins.

We will be adding external and internal cameras to provide extra security measures and monitor the premise in real time.

This security plan was compiled and worked on directly with Dillon Police Chief Cale Osborn.



# STOREFRONT SECURITY AND EMERGENCY RESPONSE

A Recent Study on the Impact of Recent Events on Break-ins  
and Related Loss Prevention and Risk Management Concerns

**NGS**

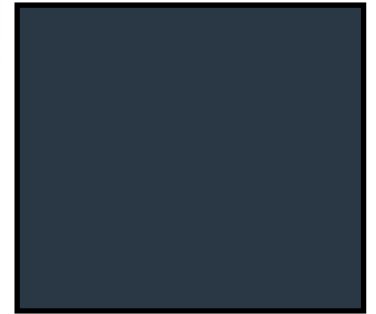
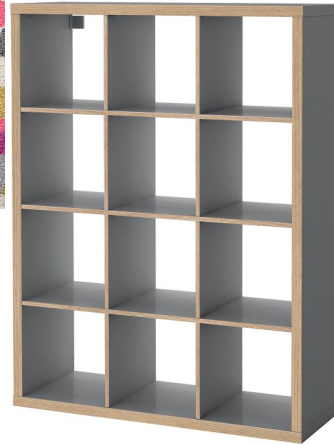
© 2022 Loss Prevention Magazine



# LEARNING STUDIOS

\*please refer to detailed plans for layout and physical alterations of our space/layout and features.

Each learning studio will encompass multiple seating options including standing desks, sitting tables, colorful poufs and wood stools for sitting. Storage cubbies and other multipurpose furniture will be utilized. Colorful geometric rugs, fresh paint and new LVP flooring will be installed. The overall space will be clutter free, modern and multi-purposed for our needs and flexible learning model.



RECEPTION

### MISSION

to partner with parents to place faith in God, and cultivating the extraordinary uniqueness God placed within each of our children through individualized experiences built in both academics and adventure.

We're a private ministry membership association.

**THERE IS NO ONE-SIZE-FITS ALL WHEN IT COMES TO OUR CHILDREN'S GROWTH SO THE WAY WE EDUCATE SHOULD NOT FOLLOW A ONE-SIZE-FITS ALL APPROACH EITHER.**

#### FAITH BASED

Comprehensive faith-based curriculum prioritizes core foundations, character and spiritual development of each learner. Focused on developing each child's individual God given talents and passions.

#### CULTIVATING EXTRAORDINARY

Our well balanced environment ignites curiosity, creativity, critical thinking and the ability to ask good questions. Our mixed-aged + ability grouped pods bring back the classic one room schoolhouse into modern age.

#### QUEST DAYS + TREK

We believe that bringing our children into nature, creating community, testing their resolve, building resilience, and gaining confidence in their abilities in nature is an essential part of childhood. Our TREK program will have a robust science-based curriculum, coupled with adventures in nature.



# PROGRAM

**Core Foundation Learning** will take place Monday through Thursday. Foundations of literacy and math will happen in the morning, with experiential learning and co-curriculars will be explored in the afternoon.

Throughout the year we are offering our **QUEST Days + TREK Adventure Extension Program**, that focuses on adventure, leadership, science-based curriculum, skill building, and environmental studies while marveling at God's creation. This program will be unit focused (ie: full study on fungi, or our alpine environment, or weather cycles, leadership and teamwork and other soft skills will be built into the program).

## FULL TIME

Monday—Thursday 8:30—3:45 pm

### Enrolling Grammar (ages 4-11 yrs)

Upper Grammar (4-8 yrs)

Lower Grammar (8-11 yrs)

### Enrolling Logic (ages 11—14 yrs)

## TREK EXTENSION

Friday's + June—August 9—3:45 pm



CHRISTIAN  
WORLDVIEW

COMMUNITY  
+ FAMILY

INSTILL  
PERSONAL  
VALUES

ESTABLISH  
FOUNDATIONS  
TO THRIVE

DEVELOP  
GOD-GIVEN  
TALENTS

SELF-PACED  
MASTERY

CREATE A  
PASSION FOR  
LEARNING

NATURE + SELF  
SUFFICIENCY

EXTENSION  
TREK ADVENTURE  
PROGRAM

REAL WORLD  
TOOLS + SKILLS

CRITICAL  
THINKING + SELF-  
GOVERNANCE

KIDS  
CAN BE KIDS

**VALUES**



## **(1) *Is MHA being consistent with the intent and purpose of the Comprehensive Plan?***

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MHA is excited to house our academy within the Core Area of Dillon. MHA aims to provide high-quality learning environment for Summit County's local families through enhanced Christian-based learning and recreational environments through our TREK program and through the local amenities existing within the Town already. Children bring vibrancy, fresh perspectives and excitement to explore the world around them, and the walkability of the Core Area of Dillon provides these children a great environment to come learn and play each day at our Academy. Our plan is to utilize, and contribute to, the Town's mission of creating a cultural and recreational environment to enhance the valuable services found within the Town. Using existing public parks, enjoying the marina, encouraging use of the family-focused businesses (Cameez and Elevation Bowl, for example) and restaurants within the Town, will increase patronage for these businesses and lengthen the amount of time local families are invested in the Town.

MHA looks to benefit the Town through good neighbor policy of service to our community (such as trash picks up to keep downtown beautiful), and by growing and contributing to the Town's mission of offering enhanced services and amenities to attract people to Dillon and Summit County, as Dillon will hold the only Christian-based alternative education option for the entire county. By placing MHA within the Core Area, we are bringing local, year-round residences into Dillon's Core Area and bringing exposure to Dillon enticing them to be spending longer periods exploring the Town.

We believe providing the community additional educational choices when considering what are the most important components to raising their family can only be a benefit for the young families that are choosing to make Summit County their home. Currently, families are faced with only two options in sending their children to either public school or choosing to home-school, which either option is not always the right fit for every learner and/or family. MHA looks to change the entire landscape of educational offerings within the county and hopes to serve a part of the community that is yearning for an alternative to public school, and additional support if they are a homeschooling family in our future part time program options.

***(2) Is the parcel suitable for the proposed conditional use, considering topography, soils, slope stability, drainage and natural features?***

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MHA will reside within an existing building and has no affect on above forementioned.

***(3) Will MHA have adverse impacts on the air or water quality of the community?***

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MHA will not have any adverse impacts on the air or water quality of the community. No disturbance will be made to surrounding areas.



***(4) Will MHA substantially limit, impair, or preclude use of surrounding properties for the uses permitted in the applicable zoning districts?***

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MHA understands our location within the Core Area does rely on public parking during our designated drop off and pick up times. We understand this may temporarily utilize some spaces but anticipate it will be a brief amount of time, rounding out at about fifteen to twenty minutes from 8:30 am until 8:45 am, and then again from 3:45 pm until 4:00 pm. Additionally, we anticipate families carpooling, and even some families walking into our Academy, limiting the need for temporary parking during drop off and pick up.

In keeping with the purpose of the Core Area as well, maybe these families at pick up with park close to their intended destination following pick up, and then walk to collect their students and return to their next fun activity, such an afternoon of bowling at Elevation Bowling.

***(5) Are there adequate public utilities and services available?***

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There will be 2 updated ADA bathrooms available on our floor that will be made available for our students use. Currently we share these bathrooms with a counseling office that works after school hours, so essentially MHA will be the only ones utilizing these facilities during academy hours and should be more than sufficient for our needs during our sessions. There is an additional sink in suite 203, we'll be adding a hand washing sink in the common area, and we'll be relocating an existing kitchen in 206 that houses a sink as well for any handwashing needs. And for any child within our care falls ill, they'll rest in the brand new infirmary, complete with direct access to a restroom and it's own sink within the infirmary, until their parent arrives to pick them up. We will have an on call medical provider accessible to us, should we need additional care for any of our learners. All of our mentors and administrators will be CPR trained as well. We're also adding 2 water drinking fountains to replace our bottled water dispensers.

We worked extensively with Maya Kulik, Public Health, to address all requirement and requests Public Health had to ensure our studios had adequate utilities and services available to our members.



PUBLIC HEALTH | Environmental Health Division

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November 7, 2022

Mountain House Academy Ministry  
[jim@summitprosvcs.com](mailto:jim@summitprosvcs.com)

Re: Plans approval, Mountain House Academy

Dear Jim:

I have received and reviewed the plans for the above referenced facility. The plans you submitted are approved at this time with the following conditions:

#### Construction

- Service sink is approved as submitted. Must be plumbed with hot and cold water and directly drained to sewer.
- Any millwork must be internally and externally finished with approved, smooth, non-absorbent and easily cleanable materials. All room finishes, cabinets, shelving and counters shall be smooth and easily cleanable.
- Secure and seal all permanent equipment to walls and/or to adjacent equipment to eliminate difficult to clean gaps.
- All paint around sinks or toilets must be gloss or semi-gloss.
- Floors, walls and ceilings of toilet rooms shall be smooth, easily cleanable and non-absorbent.
- Base cove is required at all floor/wall junctures, unless there is carpeting or cabinetry installed.
- All restrooms must have adequate mechanical ventilation to the outside.
- A minimum water pressure of 15 psi required at all fixtures that use water. All hand sinks accessible to children must have a water temperature of 90-120°F
- All plumbing, electrical and other utility lines should be concealed in the walls, floors and ceilings wherever possible. Where this is not possible, exposed utility lines must be minimized and installed in a manner that does not hinder or prevent cleaning. **Do not use unistrut or similar materials for surface mounting utility lines.**
- Drinking fountains approved as proposed.
- Based on information provided on plan a minimum water heater of 42,000 BTU's or 7 Kilowatts is strongly recommended. The following equipment is included in this calculation. If these change, please contact this department.
  - 7 hand sinks (2 bathroom, 1 classroom, 1 common, 1 kitchen, 1 infirmary)
  - 1 service sink

If you decide to not install the recommended water heater capacity, this department will run an operations test. The test will consist of running every hot water demand piece of equipment for 30 minutes and verify that hot water is maintained at the required temperatures. If sufficient water is not being provided, approval will not be granted.

- Hand sinks approved as submitted. Soap and paper towel dispensers required at height appropriate to children or a step stool is needed. Each sink must be designated for one purpose. Hand sinks may not be used to obtain drinking water.



# MOUNTAIN HOUSE MINISTRIES

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TREK + Mountain House Academy