

**RESOLUTION NO. 2019-**

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

**A RESOLUTION APPROVING PLANNING CASE #PLN19-052, A REQUEST FOR A RIGHT-OF-WAY DEDICATION FOR THE VILLAGE AT WINTERGREEN, A REPLAT OF THE VILLAGE AT WINTERGREEN TRACT 1, REMAINDER OF TRACT Z, VILLAGE AT WINTERGREEN, AND LOT 1, KEYSTONE EMPLOYEE HOUSING AMENDED, ZONED KEYSTONE RESORT PLANNED UNIT DEVELOPMENT.**

**WHEREAS**, Gorman & Company, Inc. has submitted an application to the Board of County Commissioners (“BOCC”) for a Right-of-way dedication plat for the Village at Wintergreen, A Replat of Tract1, remainder of Tract Z, the Village at Wintergreen Subdivision, and Lot 1, Keystone Employee Housing Amended, zoned Keystone Resorts PUD; and,

**WHEREAS**, the Planning Department has reviewed the application and recommended approval of the application to the Board of County Commissioners, subject to certain findings; and,

**WHEREAS**, the Board of County Commissioners considered the application at a meeting on July 23, 2019, and has considered all relevant testimony and evidence; and,

**WHEREAS**, in light of such considerations, the Board of County Commissioners of Summit County, Colorado finds that:

1. The rights-of-way depicted on the right-of-way dedication plat are of sufficient size and are aligned to allow construction of a road meeting current County Road Standards (Chapter 5).
2. The applicant has not used the right-of-way platting procedure to circumvent the intent of the County’s subdivision regulations.
3. Lots resulting from the right-of-way dedication plat are in compliance with the County’s zoning regulations; or if lots affected by the right-of-way dedication are legal non-conforming lots and as a result of the right-of-way dedication will become more non-conforming, the applicant has demonstrated that it is in the best interest of the public health, safety and welfare to decrease the lot size by dedicating right-of-way.
4. Easements necessary for the provision of water, wastewater or utilities are not affected or have been relocated to the satisfaction of the water, wastewater or utility companies.
5. The right-of-way dedication plat is drawn in accordance with all standards in these regulations and is suitable for recordation.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT** a Right-of-way dedication plat for the Village at Wintergreen, A Replat of Tract1, and remainder of Tract Z, the Village at Wintergreen Subdivision, and Lot 1, Keystone Employee Housing Amended, zoned Keystone Resorts PUD, is hereby approved with the following condition:

1. Prior to recording the right-of-way dedication plat, the Summit County attorney shall review and approved the final warranty deed transferring ownership of Tract 1 from Summit County to CDOT.

**ADOPTED THIS 23rd DAY OF JULY 2019.**

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

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Thomas C. Davidson, Chair

**ATTEST:**

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Kathleen Neel, Clerk & Recorder