

RESOLUTION NO. 2021-__

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

A RESOLUTION APPROVING PLANNING CASE PLN20-073, A MINOR PUD AMENDMENT TO THE SPRING CREEK RANCH PUD TO ADJUST LOT LINES (COMBINE LOT F WITH LOT AR, CREATE NEW LOT J), RENAME LOTS, AND REVISE THE PUD DEVELOPMENT PLAN and,

WHEREAS, the applicant has applied to the Board of County Commissioners for a Minor PUD Amendment to the Spring Creek Ranch PUD; and,

WHEREAS, the Planning Department has reviewed the application and recommended that it be approved; and,

WHEREAS, the Board of County Commissioners has held a public hearing, with public notice as required by law, on April 27, 2021, and has considered all relevant testimony and evidence; and,

WHEREAS, the Board of County Commissioners finds as follows:

1. The proposed PUD modification is consistent with the efficient development and preservation of the entire Spring Creek Ranch PUD. The modification will comply with the standards as listed in the PUD, and does not result in any additional density or uses.
2. The proposed PUD modification does not affect, in a substantially adverse manner, either the enjoyment of land abutting upon or across a street from the Spring Creek Ranch PUD or the public interest.
3. The proposed PUD 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, policies/actions and provisions of the Land Use elements pertaining to density in the Summit County Countywide Comprehensive Plan, and the Lower Blue Master Plan.
5. The proposed PUD modification is consistent with the purpose and intent of the County's Zoning Regulations and Rezoning Policies. This amendment does not allow for additional units within the PUD.
6. The proposed PUD modification is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
7. The proposed PUD amendment is not substantial and conforms to the intent and integrity of the original Spring Creek Ranch PUD and the PUD modification has been determined to be a minor amendment in accordance with Section 12202.04.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT a Minor PUD Amendment to the Spring Creek Ranch PUD to adjust lot lines (combine Lot F with Lot AR, create new Lot J), rename lots, and revise the PUD development plan is approved with the following condition.

CONDITION:

1. The PUD modification shall be recorded prior to the recordation of any plat for the subject lots.

ADOPTED THIS 27TH DAY OF APRIL 2021.

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

Elisabeth Lawrence, Chair

ATTEST:

Kathleen Neel, Clerk & Recorder