

BOARD OF COUNTY COMMISSIONERS
July 9, 2019
PLANNING CASE #PLN19-042 : TRACT C, KEYSTONE VILLAGE FILING 2
GENERAL SUBDIVISION EXEMPTION PLAT - CLASS 6
NEW BUSINESS

PROJECT INFORMATION:

Location: Address TBA, Future access via Decatur Road, Keystone

Project/Request: General Subdivision Exemption to adjust the lot line between Tract C, Keystone Village F2 and Tract B, Mountain House at Keystone; 8.51 acres, zoned Keystone PUD.

ISSUES:

None

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission does not review general subdivision exemption applications.

RESOLUTION STATUS

Draft Resolution Attached

STAFF RECOMMENDATION:

Approval with 7 findings and 0 conditions

ATTACHMENTS:

1. Vicinity Map
2. Proposed Plat
3. Draft Resolution



STAFF REPORT

TO: Board of County Commissioners

FROM: Sid River, Planner II

FOR: Meeting of July 9, 2019

SUBJECT: PLN19-042: General Subdivision Exemption to adjust the lot line between Tract C, Keystone Village F2 and Tract B, Mountain House at Keystone; 8.51 acres, zoned Keystone PUD,

APPLICANT : Alan Marks, Midwest Development & Investment Corporation

OWNER: Vail Summit Resorts, Inc.

REQUEST: General Subdivision Exemption to adjust the lot line between Tract C, Keystone Village F2 and Tract B, Mountain House at Keystone; 8.51 acres, zoned Keystone PUD.

PROJECT DESCRIPTION:

Location: Address TBA, Future access via Decatur Road, Keystone

Legal Description s: Tract C, Keystone Village F2 and Tract B, Mountain House at Keystone

Existing Zoning: Keystone PUD

Adjacent land uses:

North: Highway 6

East: Tract B, Mountain House at Keystone, Keystone PUD

South: Tract B, Mountain House at Keystone, Keystone PUD

West: Decatur Condos and Decatur Meadows, Keystone PUD

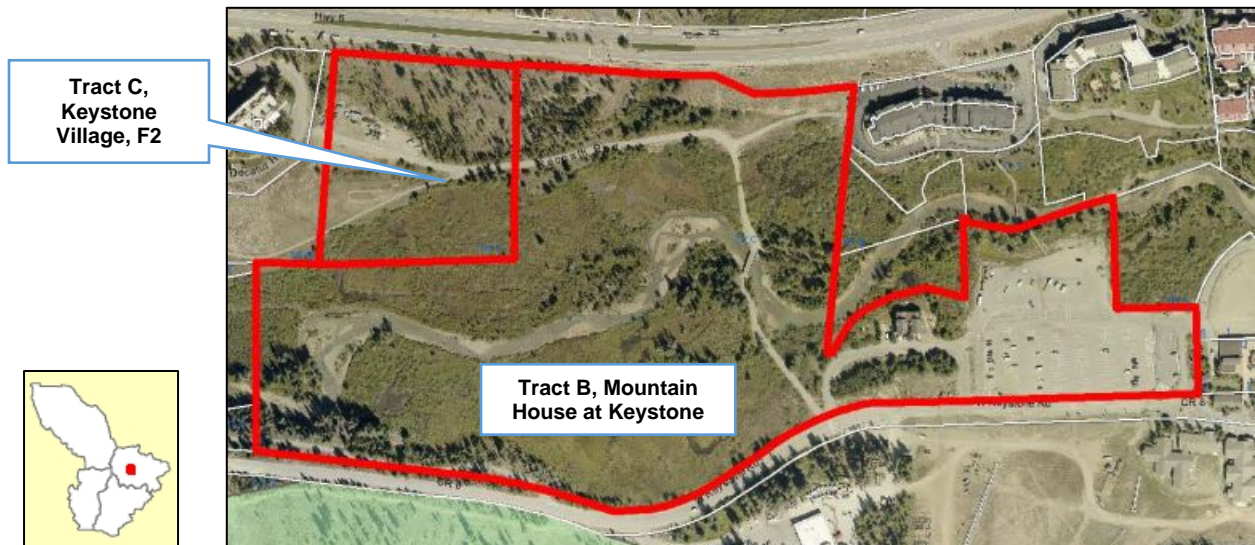
LOT INFORMATION:

	<u>Existing Lot</u>	<u>Proposed Lot</u>
Tract C, Keystone Village	5.62 acres	8.51 acres
Tract B, Mountain House at Keystone	76 acres	73.11 acres

BACKGROUND:

The subject parcel is Tract C, Keystone Village Filing 2, consisting of 5.62 acres. The property was platted in 1976 at Reception number 156682. This vacant parcel is located adjacent to Highway 6 at Decatur Road and across from the Summit Fire EMS station in Keystone. The lot to the east and south is Tract B, Mountain House at Keystone; a 76 acre parcel platted in 2000 at Reception number 637475. Tract B is predominantly wetlands with the Snake River running through the parcel. On the eastern area of Tract B is resort parking and some resort employee housing.

Subject Parcels

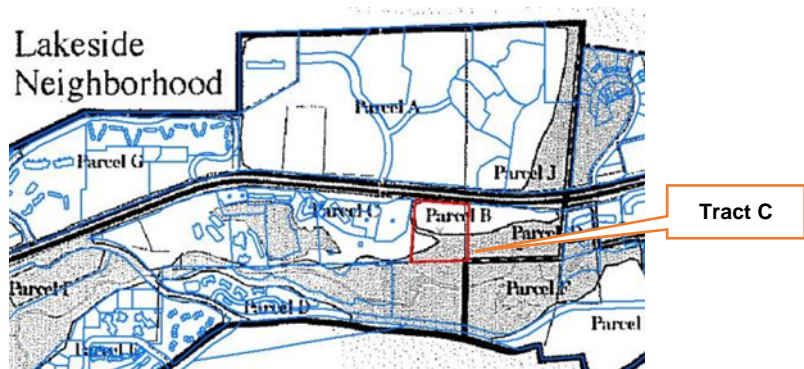


The purpose of this general subdivision exemption application is to adjust the lot line of Tract C, Keystone Village F2 to incorporate the northern most portion of Tract B, Mountain House at Keystone, consisting of 2.89 acres into Tract C. The resulting Tract C will be 8.51 acres in size.

Proposed Tract C, 8.51 acres



Lakeside Neighborhood, Parcel B



This general subdivision exemption will facilitate future development on Tract C and make the parcel boundary consistent with the Neighborhood parcels established within the Keystone PUD. The northern portion of Tract C and the northernmost portion of Tract B are Lakeside, Parcel B in the Keystone PUD. The permitted density for Lakeside, Parcel B is 65 multi-family residential units. Tract C, south of the recreation pathway is a wetlands area and there is not any density designated for that area. All development for Tract C (Lakeside, Parcel B) must occur on the northern half of the site. Adjusting the boundaries of Tract C, Keystone Village F2 will allow the applicant to develop according to the standards for Lakeside, Parcel B without crossing lot lines.

CRITERIA FOR DECISION:

Section 8402.01 of the Summit County Land Use and Development Code (“Code”) states that the following criteria must be met for the BOCC to approve a general subdivision exemption:

1. The division of land created by the subdivision exemption is not within the purposes of the State subdivision statutes (C.R.S. § 30-28-133 et seq.).
2. The lots resulting from the subdivision exemption are in compliance with County Zoning Regulations.
3. The subdivision exemption is in compliance with County Subdivision Regulations and standards (Chapter 8).
4. The proposed subdivision exemption is in general conformance with the advisory goals, policies and provisions of the Summit County Countywide Comprehensive Plan and any applicable basin or subbasin master plans.
5. The applicant has provided evidence that all areas of the proposed subdivision exemption that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed uses of these areas are compatible with such conditions.
6. The applicant has provided certification from the County Treasurer's office that all ad valorem taxes applicable to the proposed subdivision exemption, for years prior to the year in which approval is under consideration, have been paid.
7. The exemption plat is drawn in accordance with standards in the Subdivision Regulations and is suitable for recordation.

The Division of Land Created by the Subdivision Exemption is not within the Purposes of the State Subdivision Statutes (C.R.S. § 30-28-133)

This application is for a general subdivision exemption plat to adjust lot lines between Tract C, Keystone Village F2 and Tract B, Mountain House at Keystone to follow neighborhood parcel boundaries in the Keystone PUD. The adjusted Tract C will be 8.15 acres in size and the remaining Tract B will be 73.11 acres in size. No new lots or building sites will be created. Thus, the proposed subdivision exemption is not within the purposes of the State subdivision statutes.

The Lots Resulting from the Subdivision Exemption are in Compliance with County Zoning Regulations

This subdivision exemption is in compliance with the Zoning Regulations and the Keystone PUD. The modified lots meet the requirements of the Code and the Keystone PUD. Both lots are able to accommodate future development. No changes will be made to the permitted uses, or density for these parcels. Any development for either parcel will require a full site plan review of the proposed development thereby ensuring compliance with the zoning and PUD regulations.

The Subdivision Exemption is in Compliance with County Subdivision Regulations and Standards (Chapter 8)

This subdivision exemption meets the intent of the Subdivision Regulations. This application will adjust lot lines for Tract C, Keystone Village F2 and Tract B, Mountain House at Keystone. The resulting Tract C lot will be in conformance with the Neighborhood parcel designation for Lakeside, Parcel B in the Keystone PUD, which is currently zoned for 65 multi-family residential units. The density on Tract C is not proposed to be altered at this time. The resulting Tract B will remain in excess of 73 acres in size, and no development is proposed for Tract B at this time.

The Proposed Subdivision Exemption is in General Conformance with the Advisory Goals, Policies and Provisions of the Summit County Countywide Comprehensive Plan and the Snake River Master Plan

This subdivision exemption will modify the lot lines between Tract C, Keystone Village F2 and Tract B, Mountain House at Keystone. At time of original review of the Keystone Village Filing 2 and Mountain House at Keystone plats in 1976 and 2000 respectively, compliance with the applicable master plan goals and policies were reviewed and found that the proposed subdivision met all applicable master plan policies. The subject lots are existing platted lots and therefore the proposed subdivision exemption continues to conform to the provisions of the Countywide Comprehensive Plan, the Snake River Master Plan, and the Keystone PUD.

The Applicant has Provided Evidence That all Areas of the Proposed Subdivision Exemption That May Involve Soil or Topographical Conditions Presenting Hazards or Requiring Special Precautions Have Been Identified and That the Proposed Uses of These Areas are Compatible with Such Conditions

With the review of the original plats for Keystone Village Filing 2 and Mountain House at Keystone, it was determined that there are no soil or topographical conditions that present any type of hazard on the affected lots or tracts. Wetland areas are present on both lots; the wetlands cannot be developed per the standards set forth in the Keystone PUD and there is no density assigned to the wetland areas. Any future development on either lot will require a wetlands delineation and the wetlands setback must be observed.

The Applicant Has Provided Certification from the County Treasurer's Office That all Ad Valorem Taxes Applicable to the Proposed Subdivision Exemption, For Years Prior to the Year in Which Approval is Under Consideration, Have Been Paid

The Treasurer's Office has confirmed that the tax payments for Tract C, Keystone Village Filing 2 and Tract B, Mountain House at Keystone have been paid in full for 2018.

The Exemption Plat is Drawn in Accordance with Standards in the Subdivision Regulations and is Suitable For Recordation

The plat has been drawn according to Development Code regulations and the County Surveyor has found that it is suitable for recording.

STAFF RECOMMENDATION:

Staff recommends that the Board of County Commissioners approve case PLN19-042; a General Subdivision Exemption to adjust the lot line between Tract C, Keystone Village F2 and Tract B, Mountain House at Keystone; 8.51 acres, zoned Keystone PUD, with the following findings.

Findings:

1. The subdivision exemption is not within the purposes of the State subdivision statutes. No new lots or building sites will be created.
2. This subdivision exemption is in compliance with the Zoning Regulations and the Keystone PUD in terms of permitted uses, density, and other applicable development standards.
3. This subdivision exemption meets the intent of the Subdivision Regulations because no new lots or density is created with this general subdivision exemption plat.
4. The proposed subdivision exemption is in general conformance with the advisory goals, policies and provisions of the Summit County Countywide Comprehensive Plan and the Snake River Master Plan.
5. All areas of the proposed subdivision exemption that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified. There

are wetland areas on both Tracts. These areas do not have any assigned permitted uses or density.

6. The Treasurer's Office has confirmed that all tax payments are current for the lots.
7. The general subdivision exemption plat has been drawn according to Development Code regulations and is suitable for recording.

ATTACHMENTS:

1. Vicinity Map
2. Proposed Plat
3. Draft Resolution