

**RESOLUTION NO. 2019-\_\_**

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

**A RESOLUTION APPROVING PLANNING CASE #PLN18-082, A GENERAL SUBDIVISION EXEMPTION TO CREATE A 4.24-ACRE PARCEL FOR THE ONE RIVER RUN DEVELOPMENT AND A SEPARATE 0.67-ACRE PARCEL FOR THE RIVER RUN GONDOLA; LOT 4A, BASE 1 AT KEYSTONE SUB #2, 4.90 ACRES, ZONED KEYSTONE RESORT PUD, AND**

**WHEREAS**, The applicant has applied to the Board of County Commissioners for A General Subdivision Exemption to create a 4.24-acre parcel for the One River Run development and a 0.67-acre parcel for the River Run Gondola; Lot 4A, Base 1 at Keystone Sub #2, 4.90 acres, zoned Keystone PUD; and

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

**WHEREAS**, the Board of County Commissioners has reviewed the application at a meeting held on October 8, 2019, and considered the evidence and testimony presented at the meeting; and

**WHEREAS**, the Board of County Commissioners finds as follows:

1. The subdivision exemption is not within the purposes of the State subdivision statutes. No new building sites will be created.
2. This subdivision exemption is in compliance with the Zoning Regulations and the Keystone Resort PUD in terms of setbacks, density, building envelope size 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. 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. There are no identified areas of concern on the subject lots.
6. The Treasurer's Office has confirmed that all property taxes for the property for 2018 have been paid.
7. The general subdivision exemption plat has been drawn according to Development Code regulations and is suitable for recording.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT A** General Subdivision Exemption to create a 4.24-acre parcel for the One River Run development and a separate 0.67-acre parcel for the River Run Gondola; Lot 4A, Base 1 at Keystone Sub #2, 4.90 acres, zoned Keystone PUD, is hereby approved with the following condition:

1. The owners of Lots 4A-1 and 4A-2 shall submit an amended Subdivision Exemption Plat indicating the final location of all utility, pedestrian, vehicular and emergency access easements within six months after a Site Plan is approved for Lot 4A-1.

**ADOPTED THIS 8<sup>TH</sup> DAY OF OCTOBER, 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