

**RESOLUTION NO. 2020-**

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

**A RESOLUTION APPROVING PLANNING CASE PLN 19-096**, Blue Sky Estates II – Preliminary rezoning of a 2.23 acre lot zoned Rural Estates (RE) to R-1 to accommodate two single-family lots, Lot 2, Blue Sky Estates (Applicant: Chris Hawkins, Alpine Planning, LLC); and

**WHEREAS**, Chris Hawkins, Alpine Planning, LLC has applied to the Board of County Commissioners for a preliminary rezoning of a 2.23 acre lot zoned Rural Estates (RE) to R-1 to accommodate two single-family lots, Lot 2, Blue Sky Estates; and

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

**WHEREAS**, the Upper Blue Planning Commission reviewed the subject application at a public hearing on January 23, 2020 and recommended that it be approved; and

**WHEREAS**, the Board of County Commissioners has reviewed the application at a public meeting held on February 25, 2020 and continued to the March 31, 2020 meeting and considered the evidence and testimony presented at the meeting; and

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

1. The proposed rezoning is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan and any applicable basin or subbasin master plans.
2. The proposal is consistent with the purpose and intent of the County's Zoning Regulations.
3. The proposal is consistent with the County's Rezoning Policies.
4. The proposed rezoning is compatible with present area development and will not have a significant, adverse effect on the surrounding area.
5. The proposal is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
6. The proposed rezoning is justified because there have been changes in conditions in the vicinity as development has occurred since the prior rezoning in 1988.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT** a preliminary rezoning of a 2.23 acre lot zoned Rural Estates (RE) to R-1 to accommodate two single-family lots, Lot 2, Blue Sky Estates is hereby approved with the following conditions:

1. Prior to the recordation of the final rezoning, the applicant shall obtain one TDR for the additional lot being permitted by the rezoning from RE to R-1.
2. Prior to the issuance of a building permit, if deemed necessary by the Summit County Engineering Department a wetlands delineation shall be submitted that indicates that no soil disturbance will be located within 25 feet of any identified wetland.

3. No earth disturbing activities or snow storage shall be conducted or located on adjacent USFS lands.
4. Prior to the recordation of the final plat, the proposed plat shall be amended to illustrate a 100 foot separation from the property line along Ski Hill Road and the building envelope.

**ADOPTED THIS 31<sup>ST</sup> DAY OF MARCH, 2020**

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

---

Karn Stiegelmeier, Chair

**ATTEST:**

---

Kathleen Neel, Clerk & Recorder



