



**RESOLUTION NO. 2019-79**

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

**A RESOLUTION APPROVING PLANNING CASE #PLN18-080, A MINOR AMENDMENT TO THE KEYSTONE RESORT PUD TO CONVERT MULTI-FAMILY UNITS TO LODGE UNITS FOR PARCEL A, RIVER RUN NEIGHBORHOOD; LOT 4A-1, BASE 1 AT KEYSTONE SUB #2.**

**WHEREAS**, The applicant has applied to the Board of County Commissioners for a Minor Amendment to the Keystone Resort PUD to convert multi-family units to lodge units for Parcel A, River Run Neighborhood; Lot4A-1, Base 1 at Keystone Sub #2; 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 proposed PUD modification is consistent with the efficient development and preservation of the entire Keystone Resort PUD. The modification will comply with the standards as listed in the PUD.
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 Keystone Resort 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 Snake River 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 Keystone Resort 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 Amendment to the Keystone Resort PUD to convert 35.67 multi-family units to 107 lodge units for Parcel A, River Run Neighborhood; Lot4A-1, Base 1 at Keystone Sub #2, with the following conditions, is approved.**

1. The PUD modification shall be recorded prior to site plan approval for the subject property.
2. The applicant has offered to voluntarily report actual employee numbers within the One River Run development and shall make such a report on an annual basis as part of the "Annual Report" described in the Keystone Resort PUD.
3. Any site plan application or approval shall address the following three issues:
  - a. Operational procedures or plans that ensure the smooth flow of traffic, restrictions on skier drop-off, and continued pedestrian access along the public pathway adjacent to Hunki Dori Court as well as mechanisms for enforcement by the owners, operators and County.
  - b. The applicant shall provide a binding and enforceable agreement for the provision of adequate employee and overflow parking for all uses on the property (including residential, commercial and lodging) which shall include employee parking and overflow parking agreements to ensure ongoing availability of parking in Keystone Resort PUD day skier parking lots or other proximate locations regardless of the Property ownership or operational control in the future.
  - c. The applicant in concert with the resort operator shall, as part of the Site Plan, provide appropriate design and an ongoing management plan for public spaces such as line ques, lift corraling, ticket windows that ensures open and equitable access to all users to provide safe and efficient public common areas, to the extent such activities occur on the applicants property.

**ADOPTED THIS 22<sup>ND</sup> DAY OF OCTOBER, 2019.**

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



*[Handwritten Signature]*  
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Thomas C. Davidson, Chair

**ATTEST:**

*[Handwritten Signature]*  
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Kathleen Neel, Clerk & Recorder