



PLANNING DEPARTMENT

970.668.4200

www.SummitCountyCO.gov

0037 Peak One Dr. | PO Box 5660

Frisco, CO 80443

SNAKE RIVER PLANNING COMMISSION

AGENDA

October 15, 2020 – 5:30 P.M.

Due to Public Health concerns and social distancing efforts, this meeting will be conducted virtually and the public is encouraged to join by following the instructions below:

To Join the Meeting, dial
(346) 248-7799 or (669)-900-9128
Meeting ID: 81333645421
Password: srpc10/15*
Press # to bypass the Participant ID
To join from your computer, tablet or smartphone:
<https://us02web.zoom.us/j/81333645421>
Password: srpc10/15/*

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF SUMMARY OF MOTIONS: April 16, 2020

IV. APPROVAL OF AGENDA: Additions, Deletions, Change of Order

V. CONSENT AGENDA

None

VI. PUBLIC HEARINGS

VII. WORK SESSION ITEMS

PLN 19-154 - Class 3 Work Session to discuss amending/upzoning the Snake River Village PUD to eliminate the one single family unit and replace with three townhome units.

VIII. DISCUSSION ITEMS

None

IX. ADJOURNMENT

* Allowance for Certain Site Plans to Be Placed on the Consent Agenda: Site plan reviews consisting of three (3) to a maximum of 12 multi-family units for the total development parcel or project may be placed on a Planning Commission's "consent agenda", which allows for expeditious review and approval of these smaller projects. Site plans may only be placed on the consent agenda if the recommendation does not include any conditions. Single-family and duplex development that are required to have a site plan review by a Planning Commission due to a plat note, PUD requirement or other regulatory mechanism may also be placed on a Commission's consent agenda. A Planning Commission member may pull such agenda item off the consent agenda to allow staff or the applicant to address issues or questions related to the site plan review criteria for decision prior to taking action.

**SNAKE RIVER PLANNING COMMISSION
VIRTUAL PUBLIC HEARING**

SUMMARY OF MOTIONS

April 16, 2020

COMMISSION MEMBERS PRESENT: Tamara Pogue, Erik Vermulen, Warren Reese, Denise Levy, Brad Bailey, Marshall Masek, Maggie Murray

STAFF PRESENT: April Kroner, Lindsay Hirsh, Jim Curnutte, Robert Jacobs, Paul Geiger, Bentley Henderson

Election of Officers:

On a unanimous vote Tamara Pogue was elected as the new Chair of the Snake River Planning Commission. Erik Vermulen will remain as Vice Chair, Erik Vermulen will also remain as the Countywide Representative and Warren Reese will become a regular member. The Planning Commission's new member is Miranda Fisher.

Denise Levy, Chair, called the meeting of the Snake River Planning Commission to order at 5:30 PM.

APPROVAL OF SUMMARY OF MOTIONS: The Summary of Motions from the December 19, 2019 meeting were approved as written.

CONSENT AGENDA: None

PUBLIC HEARINGS:

PLN20-007 Dillon Valley Vistas Site Plan a site plan for 12 deed restricted units on a 2.38 acre parcel zoned the Dillon Valley Vistas Workforce Housing PUD, Lots 0 and 1, Block 1, Dillon Valley Sub#1.

Commissioner Levy made a motion to approve PLN20-007 with the following findings:

1. The application complies with County Zoning Regulations and the Dillon Valley Vistas PUD, including but not limited to setbacks, building height, landscaping, architectural design standards and other development regulations and standards.
2. The proposed access from Straight Creek Drive and Little Beaver Trail complies with County Road & Bridge standards.
3. The application complies with County Subdivision Regulations as adequate access and services are available to the subject site for the intended use.
4. There are no previous plans approved for the subject site.
5. There are no previous conditions imposed on development of the site through previous approvals.

Commissioner Bailey seconded the motion and the motion passed on a 6-0 vote with Commissioner Pogue abstaining.

WORK SESSION ITEMS: None

ADJOURNMENT: The meeting was adjourned at approximately 7:00 PM

Respectfully submitted,

Lindsay Hirsh,
Senior Planner

DRAFT



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STAFF REPORT

TO: The Snake River Planning Commission

FROM: Sid Rivers, Planner II

FOR: Meeting of October 15, 2020 (this meeting was originally scheduled for March 19, 2020 and cancelled due to COVID-19)

SUBJECT: PLN19-154: Class 3 Work Session to discuss amending/upzoning the Snake River Village PUD to eliminate the one single family unit and replace with three multi-family units; Parcel 2, Snake River Village Sub, zoned Snake River Village PUD.

APPLICANT: Michael and Katrina Major

OWNER: Michael and Katrina Major

REQUEST: Work Session to discuss amending/upzoning the Snake River Village PUD to eliminate the one single family unit and replace with three multi-family units.

PROJECT DESCRIPTION

Location: 0221 Snake River Drive

Legal Description: Parcel 2, Snake River Village Sub.

Existing Zoning: Snake River Village PUD

Existing Use: Single Family

Proposed Use: Multi Family, Triplex

Total site area: 0.30 acres

Adjacent land uses:

- East:** Building 8, River Run Townhomes, zoned Keystone PUD
- West:** Snake River Village Condominiums, zoned Snake River Village PUD
- North:** Snake River Village Condominiums, zoned Snake River Village PUD
- South:** Snake River Village Condominiums, zoned Snake River Village PUD

Purpose and Intent of a Work Session:

Section 12103.01 of the Summit County Land Use and Development Code ("Code") states that the purpose of a zoning amendment work session is to provide the Planning Commission with an opportunity to comment on a proposed zoning amendment application and to advise the applicant of issues related to specific Code requirements and of Commissioner concerns in such regard. An applicant shall use the work session analysis in preparing a formal submittal for a zoning amendment. The information provided by the applicant for a work session is less detailed and, correspondingly, less analysis is thereby provided by the Planning Department, compared to a formal zoning amendment review. The main function of a work session is to have a non-binding, cursory review of broad issues

and concerns per the applicable Code requirements and criteria for decision rather than provide a detailed and in-depth analysis. No formal approval or disapproval is granted at work session discussions, and the Planning Commission's direction or comments on a proposal are non-binding due to the cursory nature of a work session review.

Background:

The subject property is Parcel 2, Snake River Village Subdivision, consisting of .30 acres, zoned Snake River Village Planned Unit Development (PUD). The original PUD was established on June 26, 1995. Prior to this, the site was zoned A-1. The PUD has subsequently been amended and the current version of the PUD was recorded on March 8, 1999 at Reception number 591063. The density within the PUD allows for 45 townhomes, 4 affordable housing units, and one single family residence, all of which have been constructed. Parcel 2 was platted on September 14, 1995 and is recorded at Reception number 499039.



Vicinity Map and Plat



While the rest of the density in the subdivision is located on Parcel 1, Parcel 2 contains only the one single family home. According to Summit County Assessor's records, the existing single family

residence on Parcel 2, was built in 1967 and is 1,644 square feet in size. The applicant purchased the property in June of 2014.

Applicant's Proposal:

The applicant proposes to upzone the Snake River Village PUD by removing the density allocation for one single family residence and modifying that to allow for three multi-family units. No other changes to the PUD are proposed at this time. The applicant's project narrative is attached as Attachment 2.

The development review applications and processes required to construct three multi-family units on Parcel 2 would be: a major PUD amendment to the Snake River Village PUD, Site Plan review for a three multi-family unit building, and a General Subdivision Exemption to replat Parcel 2 (townhouse plat). These are the requirements of the Planning Department, other departments, such as the Building Department or Summit Fire EMS, may have their own review and permit processes.

Criteria for Decision:

Section 12202.05 of the Code states that the Planning Commission may recommend approval of a major PUD amendment, and the BOCC may only approve such a PUD amendment, if the application meets all relevant County regulations and standards and provided the Review Authority makes the following findings:

- A. The modification is consistent with the efficient development and preservation of the entire PUD.
- B. The modification does not affect, in a substantially adverse manner, either the enjoyment of land abutting upon or across a street from the PUD or the public interest.
- C. The modification is not granted solely to confer a special benefit upon any person.
- D. The proposed PUD modification 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.
- E. The proposed PUD modification is consistent with the purpose and intent of the County's Zoning Regulations.
- F. The proposed PUD modification is consistent with the County's Rezoning Policies.
- G. The proposal is consistent with the policies constituting the purpose and intent allowing for the establishment of Planned Unit Development, as set forth in §12200.01 of this Code, as well as the policies supporting the purpose and intent of allowing a Major PUD Modification Zoning Amendment, per §12202.01 of this Code.
- H. In light of the purpose and intent of PUD designations and modifications, the proposal furthers the public health, safety integrity and general welfare, as well as efficiency and economy in the use of land and its resources.

DISCUSSION:

A. The Modification Is Consistent With The Efficient Development And Preservation Of The Entire PUD.

The Snake River Village PUD allows for 45 townhomes, 4 affordable units, and one single family residence, all of which have been constructed. The applicant proposes removing the single family dwelling from the permitted uses and adding three multi-family units. The intent of the future development on Parcel 2 is for three (3) multi-family residences with general common area to be maintained by an existing owner's association.

The PUD language proposed is as follows:

1. Permitted Uses

~~45 townhome units, one single family dwelling and four affordable housing units.~~
45 townhome units and four affordable housing units. Three additional town homes on 221 Snake River Dr. site

A major PUD modification application that increases the allowed density within the PUD will require the use of Transferable Development Rights (TDRs). Section 3506.02: TDR Regulations in the Code requires:

A. Applicability: To carry forward the purpose and intent of the TDR program, the following regulations shall be applicable to all development that undertakes any of the following actions...No development project that seeks to utilize the TDR program regulations shall be approved by the County unless the provisions of this section are met. TDR program regulations are applied to various development projects in two ways: (1) utilization of the TDR program is mandatory for rezoning/upzonings; and (2) the TDR program may voluntarily be utilized in other types of development projects to mitigate issues.

1. **Rezoning/Upzonings:** An application for a zoning amendment or PUD modification that would increase the development rights (or equivalent thereof) associated with permitted or previously-approved conditional use(s) in any one or more of the following ways shall transfer development rights accordingly:
 - a. **Residential Density:** Increases the residential density of development beyond the maximum permitted by the existing zoning district

Per the TDR regulations this proposal represents an upzoning and therefore requires that the applicant provide two (2) TDRs to the Parcel 2 site. Parcel 2, Snake River Village Subdivision is designated as a receiving area, meaning that the parcel is eligible to receive density from a designated sending area, or TDRs may be purchased from the Countywide bank and applied to the parcel.

The Code defines the multi-family residential density of a single TDR to be equivalent to 1,400 square feet in size. In addition, Department policy has always referenced one unit of multi-family density as 1,400 square feet of floor area. Therefore, if a major PUD amendment were approved and two TDRs were obtained for the site, and one single family unit was converted to one unit of multi-family density, the total density of Parcel 2 could be three multi-family units, each not to exceed 1,400 square feet of floor area.

The 2020 price of a TDR, purchased from the Countywide TDR Bank is \$37,630. If the applicant were to purchase two TDRs from the Countywide bank in 2020, the total price would be \$75,260. It should be noted that the price of a TDR from the Countywide bank adjusts annually at the beginning of the year. If the applicant were to apply for a major PUD amendment and obtain TDRs from the Countywide bank, the current TDR price shall apply for the year in which the major PUD amendment is recorded.

In lieu of purchasing TDRs from the Countywide bank, the applicant has the option to transfer density from a sending area in the Snake River Basin to Parcel 2 in conjunction with a major PUD amendment. Twenty (20) acres of vacant land in an identified sending area, generally properties with the Backcountry zoning designation, is equivalent to one development right. The applicant could purchase 40 acres of vacant land designated as sending areas in the Snake River Basin and transfer that density to Parcel 2. In addition, the applicant could purchase two TDRs on the private market.

Code Section 3509 requires that Public Use Area Fees (PUAF) be assessed for this application. The Open Space and Trails Department has determined that the PUAF shall apply to the two new units of density proposed. The PUAF is \$1500 per unit of residential density. The PUAF due is based on the

TDRs required for the site as follows: 2 x \$1,500 = \$3,000 payable in full prior to the recordation of the PUD.

The proposed application is consistent with the multi-family residential uses in the PUD. Should the applicant proceed with a major PUD amendment application, the regulations requiring the provision of TDRs and PUA in the Code will be adhered to prior to the recordation of a major PUD amendment.

B. The Modification Does Not Affect, In A Substantially Adverse Manner, Either The Enjoyment Of Land Abutting Upon Or Across A Street From The PUD Or The Public Interest.

The subject parcel is adjacent to a variety of development with multi-family uses and densities. The subject parcel is within the Snake River Village PUD, which has a current density of 48 multi-family units (four units are designated as affordable units). Directly to the east is River Run Townhomes, consisting of 33 multi-family duplex and tri-plex units. All electrical utilities and water and sewer services are available in the vicinity to support the proposed upzoning for Parcel 2. The proposed upzoning of the Snake River Village PUD would be consistent with the surrounding development patterns in the vicinity of the Keystone Resort.

C. The Modification Is Not Granted Solely To Confer A Special Benefit Upon Any Person.

The Planning Commission should discuss this criteria as it relates to this proposal. Would increasing the density on Parcel 2 confer a benefit to the applicant and only the applicant? Does utilization of the TDR program potentially confer a benefit to the larger community?

D. General Conformance with Master Plan Goals and Policies

The Development Code considers general conformance with the provisions of master plans as a requirement for certain development applications, including Major PUD Modifications. The BOCC has the authority to consider, and even require, compliance with particular master plans or master plan policies in certain applications, if such policies are sufficiently specific to ensure due process to the applicant. Relevant Goals and Policy/Action items from the applicable Master Plan documents are:

Countywide Comprehensive Plan

Urban Land Use

- Goal A. Focus development within existing Urban Areas.
- Policy/Action 2. Future urban development should be focused within existing urban areas.
- Policy/Action 5. Encourage infill, redevelopment and adaptive reuse in urban areas.

Transferable Development Rights (TDRs)

- Policy/Action 2. Encourage the continued use of TDRs as a tool that can be utilized as an effective means to offset or mitigate impacts in a variety of land use processes or for various purposes if the circumstances of a particular application warrant (e.g., subdivision, conditional use permits)

Snake River Master Plan

Land Use Development Patterns and Density

- Goal B. Maintain existing character in designated Residential Neighborhoods.

Residential Neighborhood Density

- Policy/Action 3. Proposed residential densities should be similar to the density of surrounding properties.

Within the Snake River Master Plan, the Land Use map identifies the subject property as “residential”.

These areas are described as neighborhoods surrounding Resort Neighborhood areas. The residential designation promotes a development pattern consistent with surrounding properties.

As proposed, the PUD amendment will generally conform with the Master Plan documents in terms of locating infill development within appropriate residential areas adjacent to the Keystone Resort.

E. Consistency with the Purpose and Intent of the County's Zoning Regulations

The intent of the County zoning regulations is to promote compatibility of land uses, efficient and economical use of land and light and air in development projects. As proposed the development will comply with the County zoning regulations and the standards set in the Snake River Village PUD.

If a major PUD amendment is pursued, the application will have to comply with the zoning regulations including Code section 3200 Rezoning Policies, 3506 Transferable Development Rights, and Section 3509 PUA as discussed in Criteria A of this staff report. Additionally, Site Plan review is required to evaluate the future development for the parcel. This review will further assess the technical design of the site in terms of provision of access, utilities, compliance with zoning, subdivision, and Road and Bridge standards. Additionally, architectural design and building materials will be reviewed with the Site Plan application.

F. Consistency with the County's Rezoning Policies (Section 3200 Et. Seq.)

The proposed PUD modification will be consistent with the County's rezoning policies, including the TDR policies for upzonings. The rezoning policies identified in the Development Code include the identification of development constraints, natural hazards, and wildfire hazard areas. The subject parcel is relatively flat, avoids development constraints, including slopes greater than 30%, areas of potential geologic hazard, floodways, tundra, or wetlands, and has available access to the Snake River Water and Snake River Wastewater Treatment services.

The applicant will be responsible for installation of the infrastructure required to support the future development on site including access driveways, utilities, and services, including but not limited to trash and recycling services.

G. The Proposed PUD is Consistent with and Furthers the Goals as Set Forth in Section 12200.01

Code Section 12200.01 establishes the purpose and intent of Planned Unit Developments and states the following:

In order that the public health, safety, integrity and general welfare may be furthered in an era of increased urbanization and growing demand for land use allowances of all types and design, it is the intent of the BOCC in allowing for the establishment and utilization of a Planned Unit Development ("PUD") to:

- A. Encourage innovations in residential, commercial, industrial, recreational and resort development by allowing for mixed land uses, variations in development densities and variety in the type, design and layout of buildings.
- B. Provide a means of designing development so it relates to and preserves, to the extent practical, the natural features of the site and avoids areas having development constraints.
- C. Provide a means for clustering development, allowing for the preservation of open space, more effective land utilization, more cost effective and efficient extensions of infrastructure or public benefits that promote the public health, safety and welfare.

- D. Provide a means for developing any unique design and/or development standards in the PUD that differ from the Code are justified based on particular circumstances or in order to achieve certain important development or design objectives.

This proposal seeks to modify language to the Snake River Village PUD pertaining to Parcel 2. No additional parcels or buildings in the PUD will be affected by the modification, and other PUD standards will not be affected. The proposal will increase the density allowed on Parcel 2 by two units of density, allowing for three multi-family units.

The proposed major PUD modification is consistent with the policies for a major PUD modification in that it meets a range of Master Plan goals for development and redevelopment and promotes development in a logical pattern on a parcel suitable for infill development.

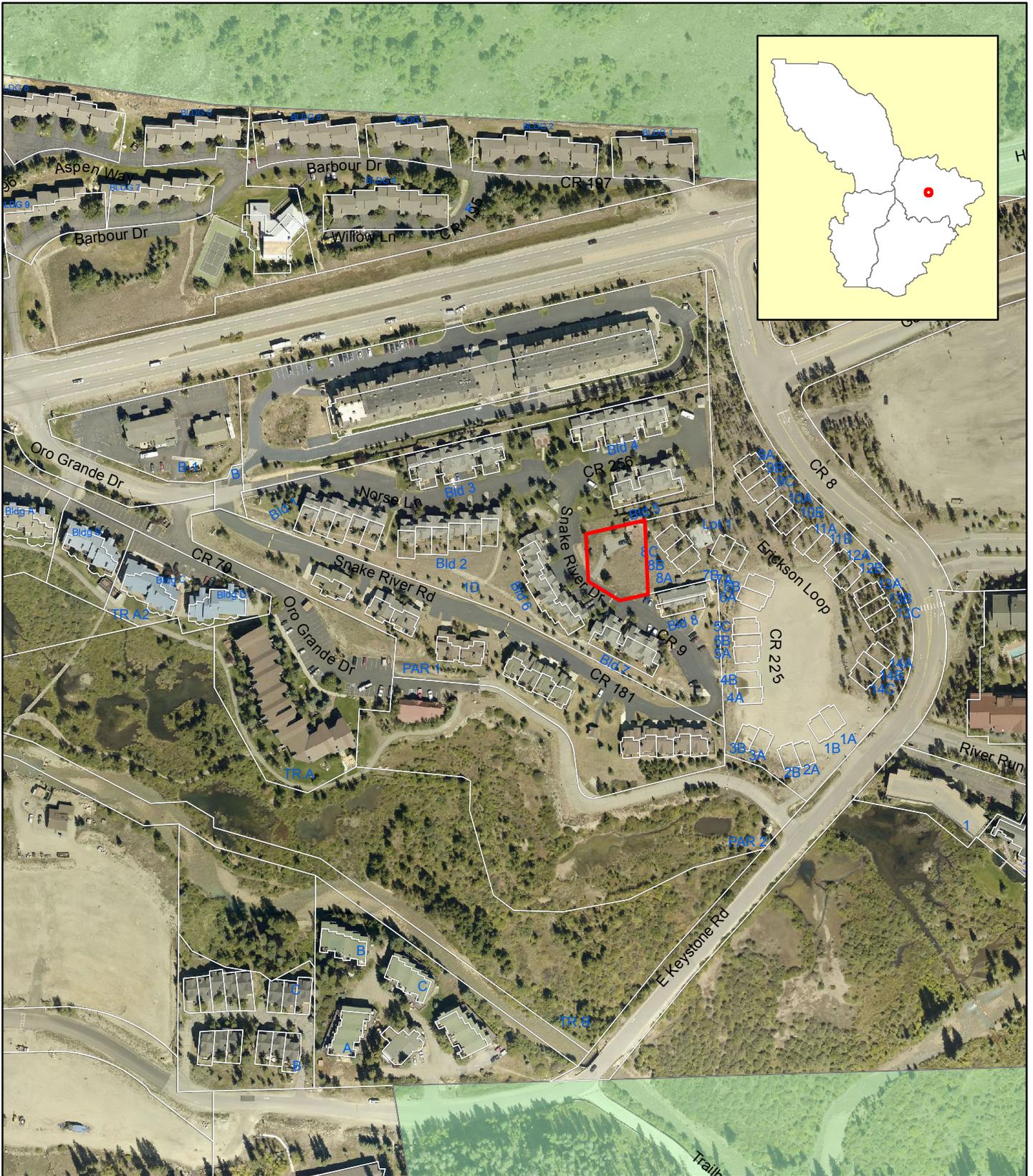
Staff Recommendation

Since this is a work session, Staff requests that the Planning Commission offer feedback regarding the applicant's proposal in light of the criteria for decision and provide comments accordingly. In order to assist the Commission in giving the applicant feedback, Staff has prepared the following discussion points.

1. Is an increase in permitted density appropriate for the Parcel 2 site?
2. Would this confer a special benefit to applicant?

ATTACHMENTS

1. Vicinity Map
2. Project Narrative
3. Conceptual Site Plan
4. Referral and Review Comments
5. Current Snake River Village PUD

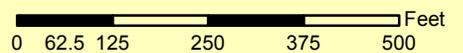


PLN19-154
 Work Session
 Snake River Village PUD
 Parcel 2, Snake River Village Sub.



1 inch = 250 feet

This map is for display purposes only.
 Do not use for legal conveyance.
 Not necessarily accurate by surveying
 standards, and does not comply with
 National Mapping Accuracy Standards.
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A4- Project Narrative

Description of development goals and key components of development:

The site is surrounded by two multi-family parcels, the Snake River Village Condos (“SRVC”) and the River Run Townhomes (“RRT”).

The proposed Site development meets each of the Summit County Building Code Section 12202.05 provisions:

- A. The modification is consistent with the efficient development and preservation of the entire PUD.

This modification would match the multi-family zoning of the surrounding SRVC and RRT parcels and the setback and building restrictions. The existing unit (“Cabin”) on the Site not only intrudes into setbacks on two sides but also intrudes into the adjacent River Run parcel. Development pursuant to this modification would reclaim the setbacks and match the multi-family zoning of the surrounding parcels.

- B. The modification does not affect, in a substantially adverse manner, either the enjoyment of land abutting upon or across a street from the PUD or the public interest.

The PUD, as written, allows a single-family home to be built on the Site within 20 foot setbacks from the Site boundary. The Cabin intrudes not only into the setbacks but also crosses the Site boundary into the RRT parcel.

The proposed three units would be placed in the center of the Site, reclaiming the setbacks and within all existing PUD building restrictions. Therefore, the impact and presence of the proposed 3 unit building will be more modest than what is currently allowed on the Site for a single-family unit.

The Site PUD currently has 45 townhomes, 4 affordable housing units and the existing Cabin. Traffic and road use increases related to the 2 additional units will be minimal. Very importantly, the proposed three Site development would not introduce any parking access or space burden on the SRVC parcel; every Site unit would have a 2 car garage and the Site would offer driveway parking for 4 more vehicles.

- C. The modification is not granted solely to confer a special benefit upon any person.

For the highest access and best use of the Site land, it should be consistent with the surrounding parcels, regardless of any individual involvement.

- D. The proposed PUD modification 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.

The Site land is currently residential and would continue to be residential under the proposed modification.

- E. The proposed PUD modification is consistent with the purpose and intent of the County's Zoning Regulations.

The proposed modification simply changes one parcel, currently governed by PUD, aligned with the surrounding area. The proposed modification provides for planned and orderly development in a manner that is consistent with all surrounding properties with no overall impact on environmental concerns (the proposed footprint is more modest than the footprint allowed for a single family unit under the current PUD).

- F. The proposed PUD modification is consistent with the County's Rezoning Policies.

The proposed modification is in alignment with surrounding properties and does not change the residential character of the property at issue.

- G. The proposal is consistent with the policies constituting the purpose and intent allowing for the establishment of Planned Unit Development, as set forth in §12200.01 of this Code, as well as the policies supporting the purpose and intent of allowing a Major PUD Modification Zoning Amendment, per §12202.01 of this Code.

The proposed modification provides a means for clustering development in an area that is already multi family residential to effectively utilize the land. Further, the proposed modification would reflect a logical land use pattern of multi family residential, in a community that is multi family residential already surrounding the proposed site.

- H. In light of the purpose and intent of PUD designations and modifications, the proposal furthers the public health, safety integrity and general welfare, as well as efficiency and economy in the use of land and its resources.

The proposed modification is efficient and economic in its consistency with the multi family nature of the area surrounding the parcel.

- I. The applicant has provided final evidence of adequate water, sewer, access, utilities and other required infrastructure to serve present demands, and adequate access and infrastructure is also available to serve reasonably anticipated future demands.

Please see letters from the water district, sewer district and energy provider, attached, which provide for available infrastructure.

- J. The Review Authority has reviewed and approved the PUD text and any revised exhibits, and, for the BOCC's review, the PUD is suitable for the Chairman's signature and recordation.

Please see proposed PUD language changes, attached.

Total development area: approximately 1,200 sq ft footprint per unit (including garage)

Number of residential units proposed: 3

Floor area of proposed residential density: Approximately 2,250 sq ft per unit (excluding garage)

Residential densities proposed (units/acre): 3 units/0.3000 acre

The proposed rezoning to 3 multifamily units will result in residential densities consistent with or below the SRVC and the RRT parcels which completely envelope the Site.

The SRVC parcel density is 7.08 units/acre determined by 49 (45 townhomes and 4 affordable housing) multifamily units on 6.92 acres. However, the Site shares deeded roadway and access paths with the SRVC parcel. Rezoning the Site for 3 multifamily units will result in a 2% parcel density increase for the aggregate Site and SRVC parcel relative to the current SRVC parcel density.

Snake River Village Existing		
Parcel Density	[units/acre]	7.08
Dwellings	[units]	49
Area	[acres]	6.92

Snake River Village Parcel w/ 3 Unit Development on Site		
Aggregate Snake River Village and Proposed Site Density	[units/acre]	7.20
Dwellings	[units]	52
Area	[acres]	7.22
Density Change	[%]	2%

While the overall SRVC parcel density is consistent with the proposed aggregate density, the existing SRVC parcel buildings are placed more densely than the proposed Site development placement. As shown in Figure 1 below (in faint red outline), 4-5 Snake River Village Condos units are placed on the same coverage area as the Site. The proposed Site rezoning would allow for only 3 multi-family units. The proposed Site density calculation, in isolation, misleadingly suggests a higher density (10 units/acre) because determined in isolation, the Site density does not consider the deeded roadway areas shared with the SVRC parcel.

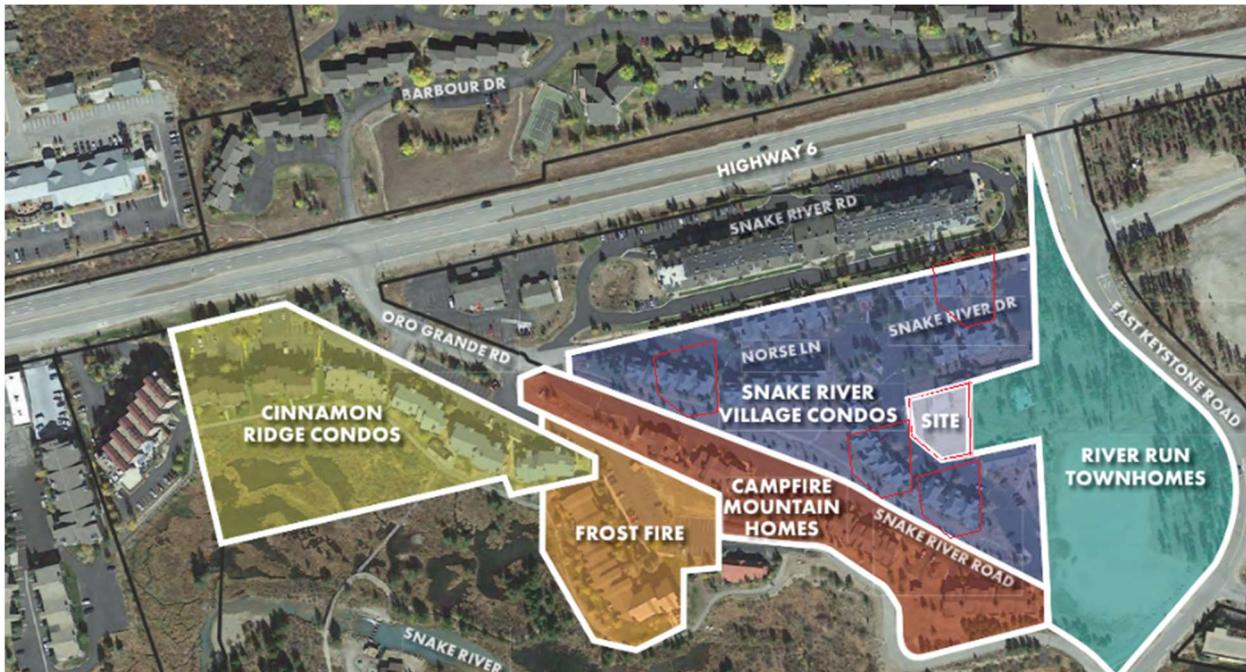


Figure 1 Site Coverage Comparison for Existing Development

In summary, rezoning the Site to 3 multifamily units will match the current SRVC density and introduce units which are less densely placed relative to the existing SRVC units and will reclaim all setbacks and other existing PUD development requirements.

Very importantly, the proposed three Site development would not introduce any parking request or space burden on the SRVC parcel; every Site unit would have a 2 car garage and the Site would provide driveway parking for 4 more vehicles.

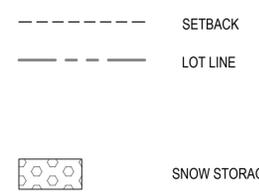
The RRT parcel is generally distinct from the Site and SRVC parcel. The RRT parcel and units are elevated and separated by a stone wall and fencing from the Site and SRVC parcels and completely isolated from the roadways accessing and servicing the SRVC and Site parcels. Nonetheless, the RRT parcel does neighbor the Site and SRVC parcel but the RRT parcel density is higher than the proposed aggregate density, at 7.60 units/acre.

Amount of open space proposed and commitments for preservation of natural features and open space:
The remaining, approximately 9,000 sq ft would remain open space for the use of the three units.

Design criteria for development per 3505 et seq and 8104 et seq: The building will comply with all design criteria set forth in the PUD, and will work with a knowledgeable local architect and the planning department to comply with design criteria provided in the Summit County building code.

LEGEND

- (4) EVERGREEN TREES (6'-8' HT. MIN., B&B)
 BRISTLECONE PINE
 PINUS ARISTATA
 COLORADO BLUE SPRUCE
 PICEA PUNGENS
- (5) DECIDUOUS TREES (1.5" CAL., B&B)
 ASPEN, QUAKING
 POPULUS TREMULOIDES
 SHUBERT CHOKECHERRY
 PRUNUS VIRGINIANA 'SHUBERT'
- (6) SHRUBS (#5 CONT.)
 COLORADO DOGWOOD
 CORNUS SERICEA COLORADENSE
 NATIVE CHOKECHERRY
 PRUNUS VIRGINIANA MELANCARPA
 MOUNTAIN SNOWBERRY
 SYMPHORICARPOS OREOPHILUS
 EXISTING TREES



SNOW STORAGE CALCULATIONS

PAVED AREA:	2,380 SF
25% REQ'D STORAGE:	595 SF
STORAGE PROVIDED:	740 SF
STORAGE PERCENT PROVIDED:	31%

SITE COVERAGE CALCULATIONS

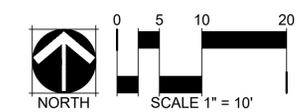
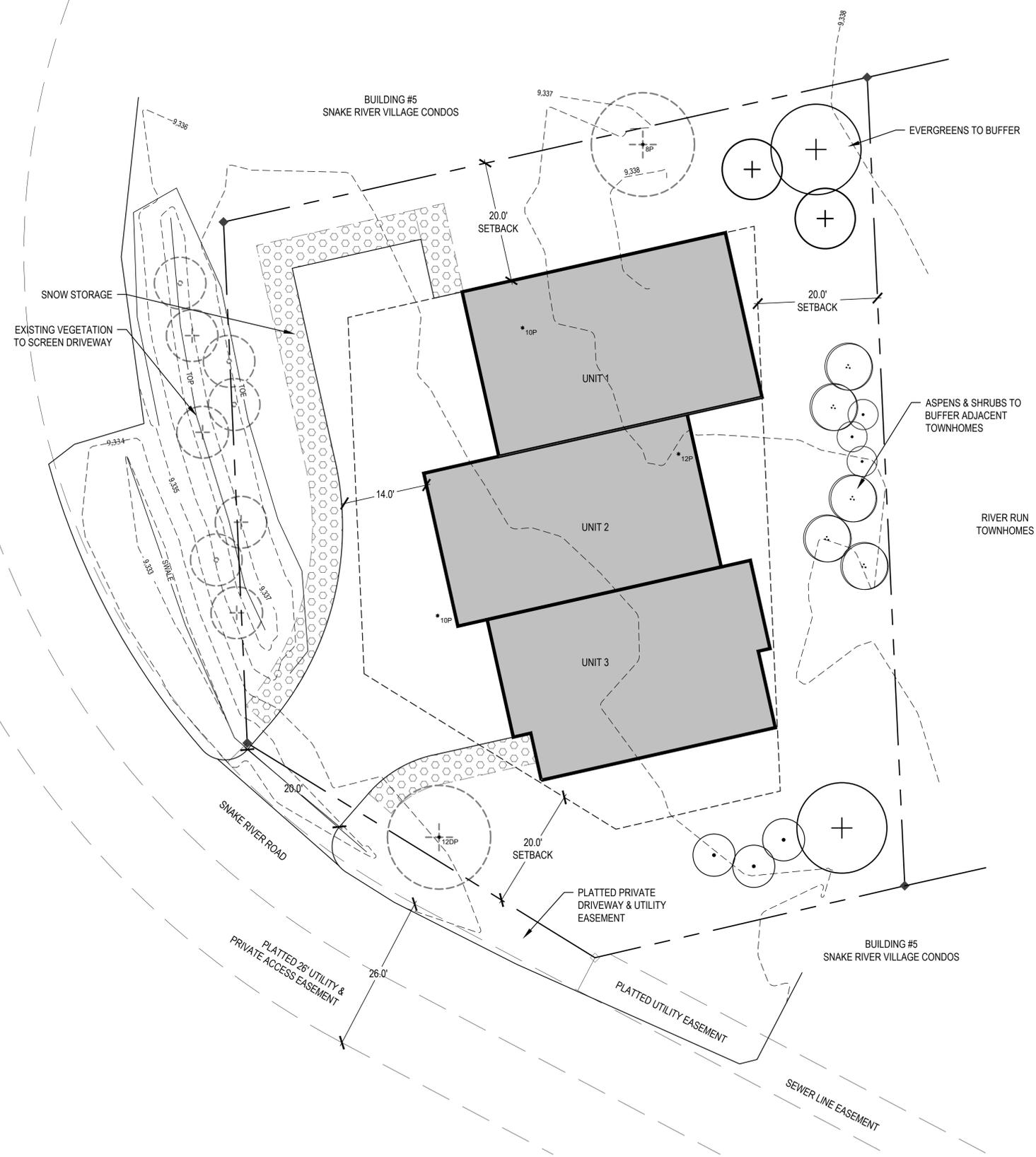
IMPERVIOUS SURFACE:	6,040 SF / .13 AC
SITE ACREAGE	13,068 SF / .30 AC
PERCENT ALLOWED	65%
PERCENT COVERAGE	46%

LANDSCAPE REQUIREMENTS

3 UNITS	# PER UNIT	REQ'D	PROVIDED
TREES	3	9	9
SHRUBS	2	6	6

GENERAL NOTES

- THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.
- THIS PLAN WILL NEED TO BE ENGINEERED FOR GRADING, DRAINAGE, AND UTILITIES.
- THE BUILDING FOOTPRINT IS CONCEPTUAL.
- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR SUMMIT COUNTY SITE PLAN APPROVAL AND IS NOT INTENDED FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.





PLANNING DEPARTMENT

970.668.4200
www.SummitCountyCO.gov

0037 Peak One Dr. PO Box 5660
Frisco, CO 80443

January 27, 2020

Michael and Katrina Major
23110 US Hwy 6 PMB 95
Keystone, CO 80435
Sent Email: mikeymajor@gmail.com

RE: Referral and Review Comments for PLN19-154; Class 3 Work Session to discuss amending/upzoning the Snake River Village PUD to eliminate the one single family unit and replace with three townhome units.

Dear Michael and Katrina Major:

On January 20, 2020 the referral and review process for the above referenced project was completed. Through this process, Staff and applicable referral agencies provided the following comments:

Planning Department Comments:

1. The applicant is encouraged to obtain a letter of support from the HOA

Please contact Sid Rivers at 970.668.4215 with any questions.

Building Department:

1. If approved and a building permit is submitted there will be comprehensive plan reviews performed for all three units.

Please contact Jeff Flynn at 970.668.4083 with any questions.

Engineering Department:

1. An Engineered drainage study shall be provided for review, addressing all requirements of Code Chapter 7 Water Quality Control Regulations, and specifically addressing the change in impervious area and surface runoff as a result of the addition of two units and associated increased parking areas.

2. The Keystone area currently experiences significant weekend and holiday traffic issues as a result of the Keystone Ski Resort. The following traffic and access questions will need to be addressed as part of any formal application for the proposed upzoning:

- a. Please provide the CDOT Access Permit for the Oro Grande Drive / Highway 6 intersection. A statement from CDOT that the new units may be added under the existing access permit, or outlining any required improvements as a condition of approval, will be required.
- b. Provide evidence of legal access for the existing unit and the proposed new units through the Snake River Village Condominiums, Campfire Mountain Homes Condominiums, and Oro Grande Drive, to reach the State Highway 6 intersection.

Please contact Paul Geiger at 970.668.4243 with any questions.

Open Space and Trails:

After reviewing the proposed zoning modifications within the PUD, per Section 3509 of the Summit County Land Use and Development Code (Code), Public Use Area requirements will apply to the proposed rezoning. Per section 3509.04(D) a Public Use Area Fee (PUAF) of \$1500/per residential lot applies - with the addition of two new residential lots, a total PUAF of \$3000 would be applicable to this rezoning request.

Please contact Jason Lederer at 970.668.4213 with any questions.

Cartographer:

New physical addresses are recommended for the 3 new units. Appropriate examples of the addressing may be:

Unit 1 : 0057 Snake River DR (CR 9)

Unit 2 : 0055 Snake River DR (CR 9)

Unit 3: 0053 Snake River DR (CR 9)

Existing address of 0221 0055 Snake River DR (CR 9) will be retired upon demolition of the cabin.

Please contact Sally Bickel at 970.668.4217 with any questions.

Summit Fire EMS:

1. Construction permits shall be obtained through the fire department. Please advise the contractor to contact the fire department for details.
2. The language Snake River Village PUD needs to be modified as follows: Section C - #4 The entire property is located within the ~~Snake River Fire District~~. Replace strike through with Summit Fire & EMS District. The last sentence remains unchanged.
3. The fire department would be happy to meet with the developer and architect if they have any questions regarding the fire code and fire protection system concepts for the project.

Please contact Kim McDonald at 970-262-5100 x-521 with any questions.

Xcel Energy:

- 1) PI The customer will need to apply for demo of existing gas and electric service.
- 2) The customer will need to apply for new service for each unit.
- 3) The customer will need to apply for temp electric service (If needed)

An application can be filled out by:

- 1) Calling 1-800-628-2121 or
- 2) https://xcelenergy.force.com/FastApp/BP_Login

A Transformer will need to be installed on the property.

- 1) The transformer must have 10' clearance all around it.
- 2) The transformer cannot be place in an area that is designated for snow storage.
- 3) The transformer will need to be in a PSCO UTILITY EASMENT

The Meters:

- 1) The Meters will need to be in a safe easily accessible location. –on the front 1/3 of the structure

2) The meters cannot be under a drip edge of the roof line. – The meters cannot be in a location where snow and ice will fall onto them.

Xcel Energy Electric installation Standards can be found here:

<https://www.xcelenergy.com/staticfiles/xe-responsive/Admin/Managed%20Documents%20&%20PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf>

Pease contact Ryan Selchert at 970.262.4068 with any questions.

Should you have any questions about a specific comment, please contact the comment provider. If you have other questions, you can contact me at 970.668.4215.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sid Rivers".

Sid Rivers
Planner II

**SNAKE RIVER VILLAGE
PLANNED UNIT DEVELOPMENT DESIGNATION**

This Planned Unit Development Designation, to be known as Snake River Village, approved the 26th day of June, 1995, and revised on April 14, 1997 is hereby revised on March 8, 1999, by the Board of County Commissioners of Summit County, Colorado, hereinafter referred to as the "County," for certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the "Property." This designation establishes the general uses which shall be permitted on the Property, a general development plan, and a statement of development guidelines and conditions which must be adhered to by Norse, Inc. hereinafter referred to as the "Owner/Developer." This designation also specifies improvements which must be made and conditions which must be fulfilled in conjunction with this designation by the Owner/Developer.

A. PERMITTED USES AND DEVELOPMENT PLAN

Use and development of the property shall be in accordance with the Development Plan attached hereto as Exhibit B and the following specific requirements:

1. Permitted Uses

45 townhome units, one single family dwelling and four affordable housing units.

B. DEVELOPMENT STANDARDS

1. Building Height

Building heights shall not exceed 35 feet as defined in the Summit County Land Use and Development Code.

2. Setbacks

The setbacks shall be 20 feet from all property lines. The existing single family dwelling shall be considered a legal nonconforming structure with regard to setbacks. All additions or reconstruction of the existing dwelling must meet current setbacks.

3. Parking

At least two parking spaces shall be required for each unit. No parking shall be permitted on County roads.

4. Public Use Areas

Pursuant to Section 8601 of the Summit County Land Use and Development Code, the Owner/Developer is required to provide lands or pay fees in lieu for public use. Dedication of land or payment of fees is required prior to recordation of a final plat for the site or issuance of building permits.

5. Animal Restrictions

Animals are permitted in accordance with Section 3802 of the Summit County Land Use and Development Code for the R-6 zoning district.

6. Trash Restrictions

Bear-proof trash dumpsters shall be required in perpetuity.

7. Signs

All signs shall comply with the Summit County Sign Regulations in the Land Use and Development Code.

8. Affordable Housing

Four 2 bedroom units of affordable housing shall be provided in phase II in accordance with Exhibit B. This housing shall comply with the following provisions and be recorded as a covenant between the County and the developer, its heirs, successors or assigns:

- a. The initial offering price of the units shall be affordable to a family of three with median income limits as determined by HUD.
- b. The initial purchaser is or will be a local resident household who falls within the 100% median income adjusted for family size.
- c. With the initial offering, units must be owner occupied. With all subsequent sales, units must be owner occupied or occupied under a rental agreement where the minimum term of occupancy is for a period of six (6) months or more.
- d. Units must be occupied by a person who will be a resident of Summit County with principal employment being within Summit County and be employed at least 30 hours per week on an annual basis.

C. REQUIRED IMPROVEMENTS

1. Access

Access to the property and to all building sites shall be provided by a private driveway built as approved by the Board of County Commissioners. Owner/Developer to provide driveway access to the platted single family home and to place water, sewer, and gas laterals to the property line.

2. Water Systems

Water supply for the development shall be provided by the Snake River Water District. Adequate fire flows and hydrants shall be provided as determined by the Snake River Fire District.

3. Sewer Systems

Sanitary sewer service is to be provided by the Snake River Waste Treatment District.

4. Fire Protection

The entire property is located within the Snake River Fire District. All development on the property shall meet all fire protection requirements of the District.

5. Landscaping

Landscaping shall be installed in accordance with the detailed landscaping plan as approved by the County with the Snake River Townhome site plan or subdivision approval with the condition that removal of existing trees shall be minimized to the maximum extent possible.

6. Utilities and Easements

All new utility lines shall be installed in full accordance with the standards of each utility provider and County Subdivision Regulations. Easements for all utilities shall be shown on the final plat.

7. Required Improvements

The employee units shall be built within four years of the initiation of Phase II as part of phase II and prior to the issuance of a certificate of occupancy for building No. 7.

D. IMPLEMENTATION

1. Platting Requirements

- a. **Preliminary and final plats:** A preliminary and final plat shall be approved by the County prior to any development that involves the conveyance of any interest in the property to others.

E. GENERAL PROVISIONS

1. Enforcement

The provisions of the planned unit designation and the development plan relating to the use of land and the location of common open space shall run in favor of Summit County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law. Other provisions of the planned unit development designation and the development plan shall run in favor of the residents, occupants and owners of the planned unit development, but only to the extent expressly provided in, and in accordance with the terms of, the planned unit development designation and the development plan. Provisions not expressly stated as running in favor of the residents, occupants or owners of the planned unit development shall run in favor of the County.

2. Breach of Provisions of PUD Designation

If any time, any provision or requirements stated in the planned unit development designation has been breached by the Owner/Developer, the County may withhold approval of any or all site plans or plat maps, or the issuance of any or all grading or building permits or occupancy permits applied for on the Property, until such breach has been remedied; provided, however, that the County shall not take affirmative action on account of such breach until it shall have first notified the Owner/Developer in writing and afforded the Owner/Developer a reasonable opportunity to remedy the same.

3. Binding Effect

The PUD Designation shall run with the land and be binding upon the Owner/Developer, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the Property or any part thereof, with the exception that provisions of this designation may be modified through an amendment in accordance with the procedure stated in the County Development Review Procedures. This designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

4. Amendments

Amendments to the provisions of a planned unit development designation shall be reviewed and acted upon as a rezoning application, subject to the County's procedures for zoning amendments and to the requirement for findings under the Planned Unit Development Act of 1972 at CRS24-67-106(3)(b).

5. Notices

All notices required by this designation shall be in writing and shall be either hand-delivered or sent by certified mail, return receipt requested, postage prepaid, as follows:

Notice to County:

Board of County Commissioners
P.O. Box 68
Breckenridge, CO 80424

Notice to Owner/Developer

Norse Inc./Peter Stalland
275 Market Street
Minneapolis, MN 55405

All notices so given shall be considered delivered three days after the mailing thereof. Either party, by notice so given, may change the address to which future notices shall be sent.

6. Entire Designation

This designation contains all provisions and requirements incumbent upon the Owner/Developer relative to the Snake River Village Planned Unit Development, except as modified by subsequent action of the Board of County Commissioners in accordance with procedures set forth in the Summit County Land Use and Development Code and the Colorado Planned Unit Development Act (CRS 24-67-106) for amending planned unit developments, and except that nothing contained herein shall be construed as waiving any requirements of the Summit County Land Use and Development Code or other regulations otherwise applicable to the development of the Property.

7. Effective Date

This designation must be signed by both the Summit County Board of County Commissioners and the Owner/Developer and must be recorded by the Summit County Clerk and Recorder in order to become effective. The effective date shall be the date of recordation.

8. PUD Review Requirements

The Summit County Land Use and Development Code, Chapter 12, includes procedures and requirements for review of all Planned Unit Developments. The Owner/Developer shall be on notice of these requirements and shall insure that information necessary for the periodic review is made available to the County within the time frames as may be established in Chapter 12. The Owner/Developer further understands that failure to provide the necessary information or to proceed with the review process may result in development approvals within the PUD being withheld.

IN WITNESS WHEREOF, the County and the Owner/Developer have executed this Designation as of the date first written above.

**BOARD OF COUNTY COMMISSIONERS
OF SUMMIT COUNTY, COLORADO**

/S/Gary M. Lindstrom
Gary M. Lindstrom, Chairman

ATTEST:

/S/Cheri Brunvand

Cheri Brunvand, Clerk and Recorder

/S/Peter Stalland

Norse Inc.
By: Peter Stalland, President

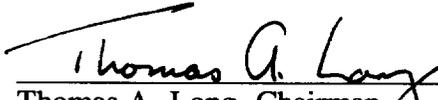
APPROVAL OF AMENDMENTS

The foregoing document is the Snake River Village Planned Unit Development Designation as amended and approved by the Summit County Board of County Commissioners on the 8th day of March, 1999, by Resolution No. 99-25.

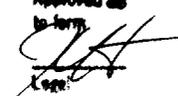
The planned unit development document dated the 26th day of June, 1995 and recorded at Reception No. 553500 and revised to incorporate the amendments approved as noted above shall remain in force as revised. The foregoing document is issued as a continuation of the original document. Copies of the original Planned Unit Development Designation and the amendments noted above are available from the Summit County Clerk and Recorder.

Adopted this 8th day of March, 1999 .

BOARD OF COUNTY COMMISSIONERS
OF SUMMIT COUNTY, COLORADO



Thomas A. Long, Chairman

Approved as
to term

Clerk

