



RESOLUTION NO. 2017-46

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

A RESOLUTION APPROVING PLN16-036, A MAJOR PUD AMENDMENT TO ADD 66 EMPLOYEE UNITS AS A PERMITTED USE, AND DEFINE THE DEVELOPMENT STANDARDS FOR WINTERGREEN PARCEL D; TRACT A, WINTERGREEN SUB, F#2, 11.5 ACRES, ZONED KEYSTONE PUD. (Applicant – Summit Homes Construction, LLC, Co-applicant - Summit County Board of Commissioners, as authorized by Vail Summit Resorts, Inc.)

WHEREAS, Tim Crane on behalf of Summit Homes Construction, LLC has submitted to the Board of County Commissioners (“BOCC”) for a major PUD amendment to add 66 employee units as a permitted use, and define the development standards for Wintergreen Parcel D; Tract A, Wintergreen Sub, F#2, 11.5 acres, zoned Keystone PUD; and

WHEREAS, the Snake River Planning Commission reviewed the application at their February 16, 2017 meeting and at their March 16, 2017 meeting (upon remand from the BOCC), and recommended that it be approved; and

WHEREAS, the Board of County Commissioners has held a public hearing, with public notice as required by law, on March 14, 2017, March 28, 2017, April 11, 2017, May 9, 2017, June 13, 2017, and June 27, 2017, with such continuances agreed to by the applicant, and has considered all relevant testimony and evidence; and

WHEREAS, in light of such considerations, the Board of County Commissioners of Summit County, Colorado finds as follows:

1. The modification is consistent with the efficient development and preservation of the entire Keystone PUD as it promotes the goal of creating employee housing within the PUD to help alleviate the community’s current extraordinary workforce housing needs.
2. 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. Wintergreen Parcel D is bordered by designated open space and White River National Forest land. Proposed development will not be located on hillside areas, and the density and style of the development is consistent with neighboring development.
3. The modification is not granted solely to confer a special benefit upon any person. The proposed employee ownership housing will benefit the Keystone community as well as the County as a whole.
4. The proposed PUD modification is in general conformance with the land use and housing goals, policies/actions and provisions of 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. A Final Development Agreement will define the developer's contributions and timing of site improvements.
6. The proposed PUD modification is consistent with the County's Rezoning Policies. The parcel does not contain any areas with development constraints, natural hazards, or wildfire hazard areas. A Final Development Agreement will contain the timing triggers for the required on site infrastructure improvements.
7. The proposal furthers 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, as it promotes development in a logical pattern and supports the provision of affordable workforce housing ownership within the PUD.
8. 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, as it will add 66 employee ownership units as a permitted use on Parcel D.
9. The applicant has provided final evidence of adequate water, sewer, access, utilities, and other required infrastructure. Infrastructure improvements and phasing will be further defined within the Final Development Agreement.
10. 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT: A MAJOR PUD AMENDMENT TO ADD 66 EMPLOYEE UNITS AS A PERMITTED USE, AND DEFINE THE DEVELOPMENT STANDARDS FOR WINTERGREEN PARCEL D; TRACT A, WINTERGREEN SUB, F#2, 11.5 ACRES, ZONED KEYSTONE PUD, is hereby approved with the following conditions.

1. The deed for Tract A, Wintergreen Sub, Filing #2 must be obtained by the County prior to the recordation of the PUD modification.
2. Prior to Site Plan Approval, the applicant and staff shall finalize the deed restriction and HOA documents for the affordable workforce housing being built on the property.
3. A Final Development Agreement shall be executed prior to Site Plan approval.
4. The PUD modification shall be recorded prior to the approval of an application for Site Plan review.
5. The Final Development Agreement shall contain a section outlining the developer's improvement obligations as presented at the June 27, 2017 public hearing as Exhibit A.
6. The Final Development Agreement shall be approved in its entirety at a public hearing before the Board of County Commissioners as part of either i) a subdivision or subdivision exemption plat; or ii) a special meeting called for the purpose of reviewing said document. Approval of the final Development Agreement shall take place prior to any approval of site plan review for the proposed employee housing development.
7. The Final Development Agreement shall include a landscaping plan that complies with the Snake River Master Plan policies regarding landscape buffering between development and the highway.

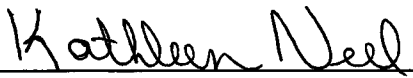
ADOPTED THIS 27th DAY OF JUNE 2017.



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


Karn Stiegelmeier, Chair of the BOCC

ATTEST:


Kathleen Neel, Clerk & Recorder