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Kathleen Neel—Summit County Recorder

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RESOLUTION NO. 2018-29

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

A RESOLUTION APPROVING PLANNING CASE #PLN13-003, A CLASS 5 MAJOR AMENDMENT TO A MAJOR AMENDMENT TO THE KEYSTONE SCIENCE SCHOOL PUD TO AMEND THE DEVELOPMENT STANDARDS FOR THE RESIDENTIAL AND INSTITUTIONAL USES TO REFLECT THE INTENT OF THE ORIGINAL REZONING APPLICATION AND OTHER MODIFICATIONS TO ADDRESS THE FOREGOING WHICH FURTHER ENSURE DEVELOPMENT IS CONSISTENT WITH THE ORIGINAL INTENT SET FORTH IN PUD; TRACT C, KEYSTONE SCIENCE SCHOOL, A 23.6 ACRE PROPERTY ZONED KEYSTONE SCIENCE SCHOOL PUD; AND AS AMENED AND DEPICTED IN EXHIBIT A; (APPLICANT: TIMBERLINE LAW, DANNY TEODORU ON BEHALF OF KEYSTONE SCIENCE SCHOOL) AND,

WHEREAS, Timberline Law, Danny Teodoru, on behalf of the Keystone Science School, has applied to the Board of County Commissioners for a Class 5 Major Amendment to the Keystone Science School PUD to amend the development standards for the residential and institutional uses to reflect the intent of the original rezoning application and other modifications to address the foregoing which further ensure development is consistent with the original intent set forth in PUD; Tract C, Keystone Science School, a 23.6 acre property zoned Keystone Science School PUD; and as amended and depicted in Exhibit A; and,

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

WHEREAS, the Board of County Commissioners has held a public meeting, with public notice as required by law, on May 8, 2018, and has considered all relevant testimony and evidence; 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 original Keystone Science School PUD Designation due to the fact that the original institutional uses are still being pursued, and the single family residential component of the PUD, is being eliminated. The purpose and intent of the PUD will be furthered by the proposed changes, as well as updated and clarified.**
- 2. The proposed PUD modification will not adversely affect adjacent properties or the public interest due to the fact that the proposed PUD will better establish a regulatory document for the institutional/campus uses that were originally envisioned. In addition, the proposed PUD will further define uses and applicable regulations to address potential impacts to adjacent properties in a much more specified manner than the existing PUD.**
- 3. The proposed modification is not granted solely to confer a special benefit upon any person. The proposed changes are a result of the intent to update the existing PUD and its uses and eliminate residential uses currently allowed under the existing PUD. The modification will result in an improved PUD to facilitate the community benefit of having the school continue to operate.**
- 4. The proposed PUD modification is in general conformity with the advisory goals, policies and**

provisions of the Countywide Comprehensive Plan and the Snake River Master Plan due to the fact that both plans to varying degrees support the notion of reducing density levels where appropriate, and providing for affordable/employee housing.

5. The proposed PUD modification is consistent with the purpose and intent of the County's Zoning Regulations because the proposed PUD amendment will reflect current standards, infrastructure is available, and the proposal is consistent with the Countywide Comprehensive plan and the Snake River Master Plan.
6. The proposed PUD modification furthers the policies constituting the purpose and intent allowing for the establishment of a 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 the Code because no changes to the natural environment would be necessary, the public health, safety and welfare would not be affected nor jeopardized, and there will be no increase in density or intensity of land uses.
7. 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, because reducing the density and further clarifying the allowed uses and standards of the PUD will ensure that the uses are better defined and regulated to today's standards. In addition, the proposed PUD modification will not impact land with development constraints, and adequate provisions exist to serve the property with water, sewer, fire protection and all other infrastructure necessary for the proper functioning of the site.
8. 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.
9. A complete and reviewed PUD Designation will be prepared and suitable for signature by the Chairman upon approval of the requested amendments by the BOCC.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT a Class 5 Major Amendment to the Keystone Science School PUD to amend the development standards for the residential and institutional uses to reflect the intent of the original rezoning application and other modifications to address the foregoing which further ensure development is consistent with the original intent set forth in PUD; Tract C, Keystone Science School, a 23.6 acre property zoned Keystone Science School PUD and as amended and depicted in Exhibit A; is approved subject to the following conditions:

1. Prior to the recordation of the PUD, KSS shall submit to the County a special event parking plan as specified in Section B.3.B of the PUD.
2. Prior to issuance of building permit(s) for any Faculty and Staff Housing Unit, KSS shall execute and record the On-Site Faculty and Staff Housing Unit Covenant.

ADOPTED THIS 8TH DAY OF MAY 2018.



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

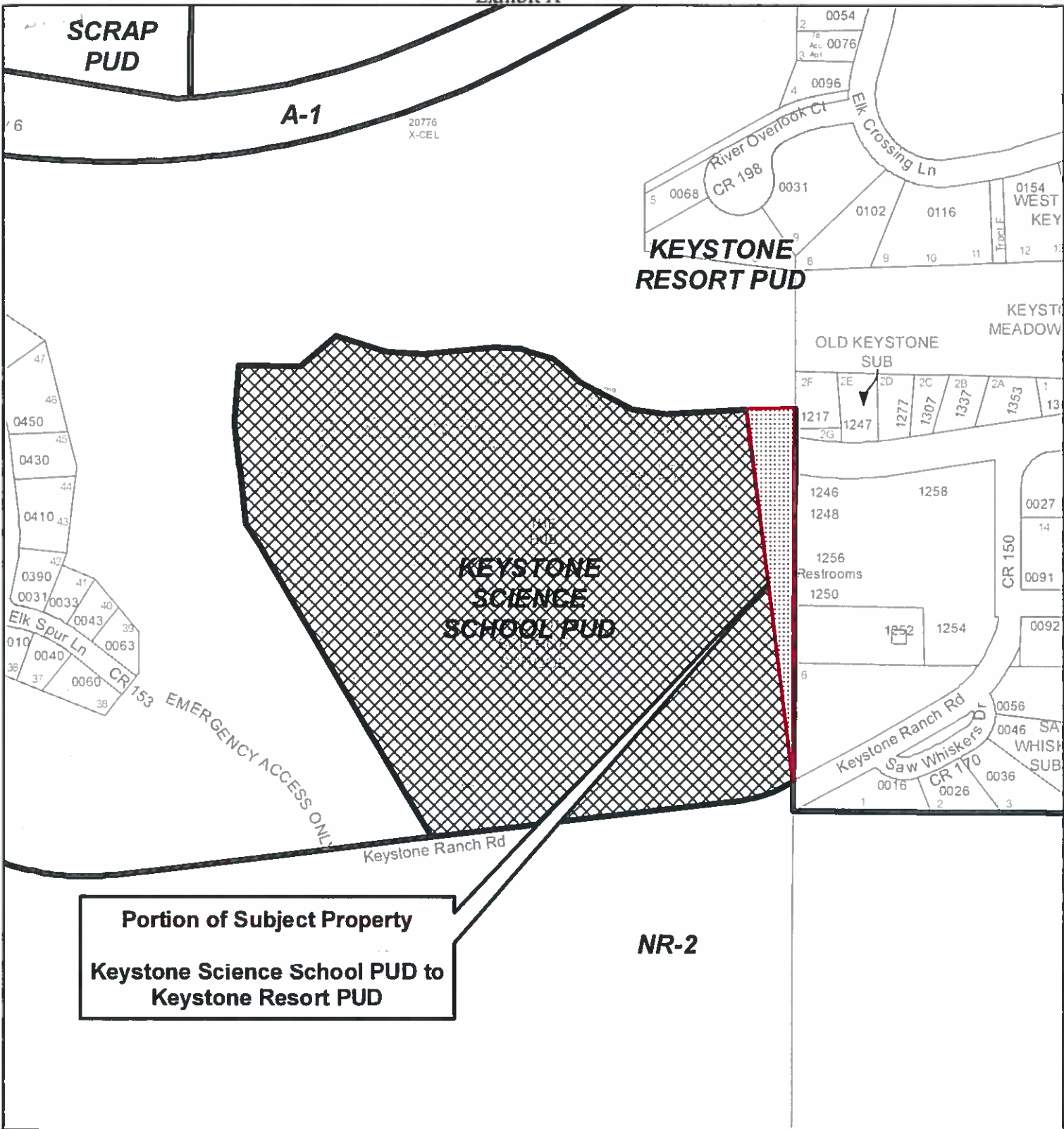
Dan Gibbs, Chair of the BOCC

ATTEST:

Kathleen Neel, Clerk & Recorder

Approved by
to forth

KMA
Lynn



**Portion of Subject Property
Keystone Science School PUD to
Keystone Resort PUD**

Resolution 2007-54; Keystone Science School PUD to Keystone Resort PUD,
in the Snake River Basin, Summit County, Colorado

Planning Department

SUMMIT COUNTY
COLORADO

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