

**SNAKE RIVER PLANNING COMMISSION  
SUMMARY OF MOTIONS  
March 15, 2018**

**COMMISSION MEMBERS PRESENT:** Marshall Masek, Tamara Drangstveit, Todd Andrews, Erik Vermulen, Warren Reese, Denise Levy, Wendy Myers

**STAFF PRESENT:** Don Reimer, Sid Rivers, Lindsay Hirsh, Dan Osborn, Keely Ambrose

Wendy Myers, Chair, called the meeting of the Snake River Planning Commission to order at approximately 5:30 p.m.

**APPROVAL OF SUMMARY OF MOTIONS:** The Summary of Motions from the January 18, 2018 meeting was approved as written.

**CONSENT AGENDA:** None

**PUBLIC HEARINGS:**

**PLN18-001**, Alders Townhomes Phase 4, Site Plan review of 35 units consisting of 7 duplex and 7 triplex buildings; Remainder Parcel 2, The Estates at the Alders, 5.87 acres, zoned Keystone PUD.

**Motion:** Commissioner Levy made a motion to approve PLN18-001 with the following findings and conditions.

**FINDINGS:**

1. Upon compliance with the conditions set forth below, the application complies with County Zoning Regulations, including but not limited to permitted uses, density, employee housing, landscaping, the Keystone PUD requirements, design standards and other development regulations and standards. With the completion of this phase of development, Ski Tip Parcel C will not have any remaining actual units of density.
2. The application complies with County Road & Bridge standards since access to the units will be provided from Independence Road and Independence Court, which will be constructed prior to the sale of any units in this project.
3. The application complies with County Subdivision Regulations. Water will be provided by the Snake River Water District, and sewer services will be provided by the Snake River Waste Water Treatment Plant. The Road and Bridge and Engineering Departments have approved of Independence Road and Independence Lane as proposed.
4. There are no previous conditions of approval still in effect for this site.

**CONDITIONS:**

1. Prior to the issuance of any building or grading permits a Site Improvements Agreement with a full financial guarantee shall be provided. This financial guarantee shall include the construction costs of the soft surface trail.
2. Prior to recordation of the first townhome plat in Phase 4, final grading for the intersection of West Independence Road at Independence Lane must be established and updated topography information provided.
3. Prior to construction of the soft surface trail, an OST representative shall review and approve the trail layout as staked in the field.
4. All proposed waterlines and fire hydrants shall be installed, inspected and accepted by the local water district. The water system shall be in-service at the time building construction is started.

Commissioner Reese seconded the motion and the motion passed unanimously 7-0

**PLN13-003**, 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.

**Motion:** Commissioner Drangstveit made a motion to recommend approval of PLN13-003 to the BOCC with the following findings and one condition:

**FINDINGS:**

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 elimination of the single family residential component of the PUD, the modification facilitates bringing a 10 year old PUD more in line with current development standards. The purpose and intent of the PUD will be furthered by the proposed changes, as well as updated, clarified and cleaned up.
2. The proposed PUD modification will not adversely affect adjacent properties or the public interest due to the fact that the proposed PUD designation 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 designation.
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 eliminating residential uses currently allowed under the existing PUD designation. The modification will result in an improved and highly functioning 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/activity 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 primarily due to the fact that the proposed PUD amendment will reflect current standards and results in a better regulatory document.
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.

**CONDITION:**

1. Prior to the recordation of the subject PUD designation, KSS shall submit to the County a special event parking plan as specified in Section B3B of the PUD.

Commissioner Reese seconded the motion and the motion passed unanimously 7-0

**PLN17-145;** A Class 4 Site Plan Review of 196 multiple-family workforce housing units in the Wintergreen Subdivision/Keystone Resort PUD. The site plan review includes 36 seasonal units, 120 year-round workforce units, and 40 Low Income Tax Credit (LIHTC) units in general conformance with the Keystone Resort PUD.

**Motion:** Commissioner Levy made a motion to approve PLN17-145 with the following findings and conditions:

**FINDINGS:**

1. Upon compliance with the conditions set forth below, the application complies with County Zoning Regulations and the Keystone Resort PUD requirements, including but not limited to permitted uses, density, employee housing, landscaping, design standards and other development regulations and standards.
2. The application complies with County Road & Bridge standards.
3. The application complies with County Subdivision Regulations. Water will be provided by the Snake River Water District, and sewer services will be provided by the Snake River Waste Water Treatment Plant.
4. This development proposal will be in conformance with all previously approved plans for the site upon fulfillment of the conditions listed below. The development of this site is also governed by a Development Agreement entered into between the County and developer which imposes additional conditions and phasing of the project. There are no other outstanding conditions from previous approvals, including the PUD amendment and BOCC Resolution 2017-35.

**CONDITIONS:**

1. Development of the site shall comply with all conditions of the Development Agreement recorded at Reception number 1153248.
2. Prior to the issuance of the first building permit, the restrictive covenant shall be executed and recorded in accordance with Resolution No. 2017-35.
3. Prior to the issuance of the first building permit, the final Subdivision Exemption Plat shall be recorded.
4. Prior to the issuance of the first building permit, the Final Wetlands Disturbance Permit Application and Mitigation Plan will be submitted and approved by the Engineering Department.
5. Prior to the issuance of the County Engineering Grading and Excavation (G&E) Permit for this Project, the Engineering drawings will need to be resubmitted for review, and will need to be stamped and signed by a State of Colorado Licensed Engineer.
6. Prior to the issuance of the County Engineering Grading and Excavation (G&E) Permit for

this project, the Drainage report will need to be revised to reflect the revised plans. The revised report is to be stamped and signed by a State of Colorado Licensed Engineer.

7. Prior to issuance of a grading permit, a Site Improvements Agreement shall be recorded, with a full financial guarantee provided for all required site improvements.

Commissioner Andrews seconded the motion and the motion passed unanimously 7-0

**WORK SESSION ITEMS:** None

**DISCUSSION ITEMS:**

**Countywide Comprehensive Plan Discussion:**

**Suggested Revisions for Consideration in Next Master Plan Update: Follow-up of previous BOCC meeting:**

**Planning Commission Issues:**

**ADJOURNMENT:** The meeting was adjourned at approximately 8:33 p.m.

Respectfully submitted,

Lindsay Hirsh  
Senior Planner