



**KEYSTONE SCIENCE SCHOOL
PLANNED UNIT DEVELOPMENT DESIGNATION**

This Planned Unit Development Designation, to be known as The Keystone Science School PUD is approved this 26th day of June, 2007 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 The Keystone Center and Science School 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 general compliance with the Development Plan attached hereto as Exhibit B and the following specific requirements:

1. Permitted Uses

- a. School Facilities and uses
- b. Dormitories
- c. Kitchen and Dining Facilities
- d. Classrooms/indoor teaching facilities
- e. Designated outdoor teaching spaces
- f. Field and stream teaching stations
- g. Learning center and buildings
- h. Fire Circles
- i. Administration and program offices for The Keystone Science School
- j. Staff housing, in single unit or multi-unit structures for use by The Keystone Science School staff and visiting faculty only, and will be deed restricted as such.
- k. Caretaker housing consisting of a one bedroom dwelling unit for use by one person hired to look after or take charge of Keystone Science School property
- l. Recreational facilities and uses related to the Keystone Science School.
- m. Trails
- n. Maintenance facilities, including equipment storage and parking garages
- o. Nine Single Family Dwelling Units
- p. Accessory Apartment in compliance with the Summit County Land Use and Development Code
- q. Other uses similar in nature or accessory to the listed permitted uses

2. Conditional Uses

None

3. Animal Keeping

Animal keeping, other than for domestic animals, shall be prohibited, except that horses

and other animals used for educational purposes shall be allowed, as long as they are not housed or boarded on-site for periods exceeding three days.

4. Density

A. Keystone Science School Facilities

The Keystone Science School shall be allowed a maximum of 24 primary structures plus outbuildings for Keystone Science School uses, with a maximum square footage of 60,000 square feet. The property shall be developed in general conformance to the attached Development Plan (Exhibit B).

B. Residential Uses:

A maximum of nine (9) single family residential units may be allowed within the site in addition to the uses allowed for the Keystone Science School, as depicted on the attached development plan (Exhibit B) and upon approval of a preliminary and final plat. No individual single-family lot may be less than 1/3 of an acre in size.

Densities of development indicated herein represent the maximum permitted. The levels of use and each proposed development phase must meet all applicable standards and requirements as contained in the Summit County Land Use and Development Code unless such standards and requirements are specifically waived or modified by the terms of this designation.

5. Employee Housing

This PUD designation allows for the development of employee-housing units as part of the overall development of the Keystone Science School. A dwelling unit is considered an employee-housing unit if it is owned or managed by the Keystone Science School, it is made available for occupancy only to employees of the Keystone Science School, and it is not available for occupancy by the general public. Any employee housing unit shall require a covenant between the Owner/Developer and the County, in a form satisfactory to the County, to be executed prior to issuance of Certificate of Occupancy for the employee unit or such other designation of a structure as an employee housing unit.

6. Caretaker Unit

One Caretaker unit shall be permitted in the Keystone Science School PUD subject to the criteria in this section. The Caretaker unit shall be owned by the Owner/Developer and is not to be offered or used as rental units. The Caretaker unit shall consist of a one bedroom dwelling unit for use by one person hired to look after or take charge of Keystone Science School property. The Caretaker unit shall require a covenant between the Owner/Developer and the County, in a form satisfactory to the County, to be executed prior to issuance of Certificate of Occupancy for the unit or such other designation of a structure as a caretaker unit.

B. DEVELOPMENT STANDARDS

1. Building Height

Building heights shall be a maximum of 35 feet as defined in the Summit County Land Use & Development Code, as currently in effect or hereafter amended.

2. Setbacks:

A. Keystone Science School:

Front Yard: 25' For the purposes of the Keystone Science School, the "Front Yard" shall be defined as any yard that lies adjacent to a public right of way.

Side Yard: 20'

Rear Yard: 25' For the purposes of the Keystone Science School, the rear yard shall be defined as the yard adjacent to the northern property line

B. Single Family Residential Development:

Front Yard: 25"

Side Yard: 15'

Rear Yard: 25'

3. Parking

A. For Keystone Science School:

The Keystone Science School has 40 parking spaces to serve the property as currently developed. At no time shall the Keystone Science School provide less than 40 parking spaces. The parking requirement shall be analyzed with every site plan review and shall be based on the parking requirements stipulated in Fig. 3-10 of the Summit County Land Use and Development Code. Where uses are not expressly listed in said figure, the applicant may be required to provide a parking study justifying that the proposed number of parking spaces are appropriate for the intended uses.

B. Single Family Residential Development:

A minimum of two (2) parking spaces shall be required for each single-family residence and for each accessory unit.

4. Designated Open Space Areas/Public Use Areas

Open space areas: Due to the nature of the Keystone Science School, as a learning center, where open space is utilized by the center as a learning tool, no public open space shall be dedicated as a component of this PUD. The open meadow that presently exists as a component of the Science School shall be maintained to the maximum extent possible as future development is undertaken.

Trails: Due to the requirement for the safety and security of the students, trails for public use will not be provided. The only exception being the existing trail in the north east corner of the site as indicated in the attached Exhibit B. The trail shall be dedicated prior

to the recordation of the PUD. The dedication of the trail will be in lieu of the Public Use Area Fee for the nine single-family residences pursuant to section 8601 of the Summit County Land Use and Development Code.

5. Wetlands

No soil disturbance shall be permitted within the twenty-five (25) foot wetland setback. Two structures (the Ptarmigan Cabin and the structure northwest of the Ptarmigan Cabin), as indicated on the Development Plan (Exhibit B) may remain in their current location. However, no additions shall be permitted to these structures unless the addition is completely outside of the 25-foot wetlands setback.

6. Signs and Lighting

All signs shall comply with the Summit County Sign Regulations as now in effect or hereafter amended. All lighting shall comply with the Summit County Land Use and Development Code.

7. Site Plan Review

The project shall comply with Section 12600 of the Summit County Land Use and Development Codes.

8. General Building Design Standards:

All new development within this PUD shall comply with the design standards set forth in the Snake River Master Plan and the Summit County Land Use and Development Code, as currently in effect or hereafter amended. Compliance with the applicable design standards shall be ensured during any site plan review for development within the PUD.

a. **Keystone Science School:**

Buildings developed for the Keystone Science School shall strive to maintain the rustic character of the center, and shall be primarily natural or naturally appearing materials, with sloped roofs (greater than 6/12 pitch). New development shall be designed to fit with historical architectural themes. Preservation of historic structures is encouraged when possible and practical. Where it is not practical to retain historic structures in their original location, relocation should occur to another site within the development or within the Basin. Incorporate historic structures into new development when possible and practical.

b. **Residential Uses:**

Single-family residential structures shall be designed in a manner that is in character with the adjacent Keystone Science School. The single-family unit and accessory structures shall be designed with:

- ❖ Primarily natural or naturally appearing materials and colors so that the structures blend visually with the natural environment;
- ❖ Building mass that is broken into distinct, smaller forms including facades

- and rooflines;
- ❖ Lighting for the exterior of the buildings or any freestanding lights that comply with the Summit County Lighting Regulations as now in effect or hereinafter amended, with such lighting reviewed and approved during the Planning Department's site plan review for any structure;
- ❖ Roofing materials that are non-reflective; and,
- ❖ Sloped roofs (greater than 6/12 pitch).

c. **Green Building Standards:**

New buildings developed for the Keystone Science School shall strive to incorporate green building technologies, products, and practices, which conserve water and energy, reduce resource depletion and pollution, and protect indoor air quality.

9. Landscaping:

Landscaping shall comply with the applicable sections of the Summit County Land Development Code, as currently in effect or hereinafter amended. All areas disturbed by construction shall be revegetated with a Summit County native grass seed mix, or returned to a natural state, and be free of weeds, as identified by the County as invasive, noxious, or otherwise, nuisance weed species prior to the issuance of a Certificate of Occupancy.

10. Development Schedule:

The Keystone Science School is an existing facility that will redevelop to improve its existing site over time. The timing of redevelopment and additional facilities is dependent upon contributions, and thus no specific development schedule has been specified.

Prior to approval of a site plan for the Dining Hall and the Porcupine Cabin, as depicted in the Development Plan (Exhibit B), the property owner shall ensure that such structures are not built over the existing water lines. If necessary, the water line as depicted in the Development Plan, must be abandoned or relocated within an easement.

Prior to issuance of a certificate of occupancy for the Administration Building or the Learning Center, the owner/ developer shall be required to bury all overhead utility lines on the property.

C. REQUIRED IMPROVEMENTS

1. Access

Access to the Keystone Science School shall be provided off of Soda Ridge Road. Access to the Single-family residences shall be provided off Keystone Ranch Road. All roads and driveways shall comply with applicable sections of the Summit County Land Use and Development Code.

2. Water Systems

Water supply for the development shall be provided by The Snake River Water District.

3. Sewer Systems

Sanitary Sewer service for the development shall be provided by The Snake River Sanitation District.

4. Fire Protection

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

5. Utilities and Easements

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

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 selling or conveying any interest in the property to others.
- b. Any existing Keystone Science School buildings that conflict with proposed Single Family Residential lots shall be relocated prior to recordation of a final plat for the single-family residences.

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 at 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 the 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 CRS 24-67-106(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

Keystone Center and Science School
1628 Sts. John Road
Keystone, CO 80435

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 Keystone Science School 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

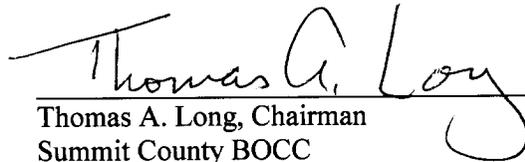
This designation must be signed by both the Summit County Board of County Commissioners and the Owner/Developer and must be recorded by the Summit County Clerk and Recorder in order to become effective. The "Effective Date" shall be the date of such recordation.

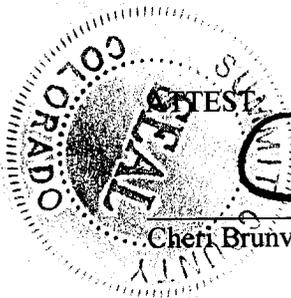
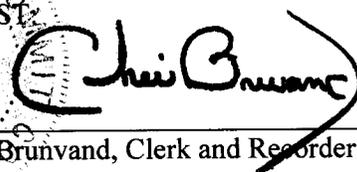
8. PUD Review Requirements

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 their potential impact should new design guidelines be established.

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


Thomas A. Long, Chairman
Summit County BOCC



Cheri Brunvand, Clerk and Recorder


Keystone Center and Science School Director

Exhibit A

Attachment 1

LEGAL DESCRIPTION

A PARCEL OF LAND BEING COMPRISED OF A PORTION OF GOVERNMENT LOTS 7, 10, 17 AND THE S 1/2 OF THE NE 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE U.S.B.L.M. AP3, A STANDARD ALUMINUM CAP MONUMENT, ON THE BOUNDARY COMMON TO GOVERNMENT LOTS 17 AND 18 BEARS S 31°02'23" E, 65.52 FEET DISTANT; THENCE N 31°02'23" W, 998.40 FEET; THENCE N 49°00'08" E, 389.86 FEET TO A POINT ON THE HIGH BANK OF THE SNAKE RIVER; THENCE ON SAID HIGH BANK FOR THE FOLLOWING NINE COURSES:

- 1). S 72°51'22" E, 116.90 FEET;
- 2). S 86°31'19" E, 83.50 FEET;
- 3). N 84°07'22" E, 162.66 FEET;
- 4). S 86°50'59" E, 48.94 FEET;
- 5). S 73°50'39" E, 80.45 FEET;
- 6). S 50°31'56" E, 80.82 FEET;
- 7). S 62°44'23" E, 129.97 FEET;
- 8). S 81°43'02" E, 75.82 FEET;
- 9). N 86°21'57" E, 175.01 FEET;

THENCE S 08°02'31" E, 837.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF KEYSTONE RANCH ROAD; THENCE ON SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO COURSES:

- 1). 149.75 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 487.47 FEET, AN INTERIOR ANGLE OF 17°36'03" AND A CHORD THAT BEARS S 74°14'31" W, 149.16 FEET DISTANT;
- 2). S 88°02'36" W, 669.43 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 1,026,964 SQUARE FEET OR 23.576 ACRES, MORE OR LESS.

THE BEARING BASE IS THE LINE BETWEEN THE S 1/16 OF SECTIONS 22 & 23, A STANDARD U.S.B.L.M. ALUMINUM CAP MONUMENT AND THE SE 1/16 OF SECTION 22, A STANDARD U.S.B.L.M. ALUMINUM CAP MONUMENT. THE BEARING OF SAID LINE IS N 89°53'24" W.

SCHOOL TRACT JOB #1332 DAL 07/16/92

Prepared by: Baseline Surveys Inc., P.O. Box 7578, Breckenridge, CO 80424
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