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Taryn Power - Summit County Recorder

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Taryn Power - Summit County Recorder

RESOLUTION NO. 2023 - 96

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

A RESOLUTION APPROVING PLN22-020, A REQUEST FOR A MINOR PUD AMENDMENT TO THE RIVERPARK PUD TO ALLOW MINOR ENCROACHMENTS INTO SETBACKS AND OTHER MINOR MODIFICATIONS TO UPDATE THE PUD, RIVER PARK TOWNHOMES; ZONED RIVERPARK PUD. (Applicant: Danny Teodoru, Timberline Law.)

WHEREAS, Danny Teodoru, on behalf of the River Park Townhomes Homeowners Association, has submitted an application to the Board of County Commissioners for a Minor PUD Amendment to the Riverpark PUD to allow minor encroachments into setbacks and other minor modifications to update the PUD, River Park Townhomes; and

WHEREAS, The Planning Department has reviewed the application and recommends approval to the Board of County Commissioners, subject to certain findings; and

WHEREAS, The Board of County Commissioners has reviewed the request at a public meeting held on December 12, 2023 and considered the evidence and testimony presented at that meeting; 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 entire Riverpark PUD. The modification complies with the standards as listed in the PUD and promotes more efficient use of the land within the PUD.
2. The proposed PUD modification does not affect, in a substantially adverse manner, either the enjoyment of land abutting upon or across a street from the Riverpark PUD or the public interest.
3. The proposed PUD modification is not granted solely to confer a special benefit upon any person.
4. The proposed PUD modification is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan, the Upper Blue Master Plan and the Joint Upper Blue Master Plan.
5. The proposed PUD modification is consistent with the purpose and intent of the County's Zoning Regulations and Rezoning Policies. This amendment does not allow for additional density within the PUD or the creation of any new parcels.
6. The proposed PUD modification promotes the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
7. The proposed PUD amendment is not substantial and conforms to the intent and integrity of the original Riverpark PUD and the PUD modification has been determined to be a minor amendment in accordance with Section 12202.04.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, that Planning Case PLN22-020, a Minor Amendment to the Riverpark PUD to allow minor encroachments into setbacks and other minor modifications to update the Riverpark PUD, River Park Townhomes; zoned Riverpark PUD is hereby approved.

ADOPTED THIS 12TH DAY OF DECEMBER, 2023.

**BY AND THROUGH ITS
BOARD OF COUNTY
COMMISSIONERS
OF SUMMIT COUNTY, COLORADO**



Tara Pogue
Tara Pogue, Chair

ATTEST:
Taryn Power
Taryn Power, Clerk & Recorder