



1319451

Taryn Power – Summit County Recorder

**RESOLUTION NO. 2023 -78**

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

**A RESOLUTION APPROVING PLANNING CASE #PLN21-105, MAJOR AMENDMENT TO THE CONTINENTAL PUD PERTAINING TO ON-SITE EMPLOYEE HOUSING, COMPLIANCE WITH SECTION 3809 ET. SEQ. OF THE DEVELOPMENT CODE AND OTHER CLEAN UP ITEMS TO ACCOMPLISH THE FOREGOING, ZONED CONTINENTAL PUD, CONTINENTAL SUBDIVISION, BLOCKS A-F, (APPLICANT: CHRISTIE MATHEWS LEIDAL FOR JIM SMITH AND GLORY CRENSHAW)**

**WHEREAS**, Christie Mathews Leidal has applied to the Board of County Commissioners for a Major Amendment to the Continental PUD pertaining to on-site employee housing, compliance with Section 3809 et. seq. of the Development Code and other clean up items to accomplish the foregoing, zoned Continental PUD, Continental Subdivision, Blocks A-F; and,

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

**WHEREAS**, the Upper Blue Planning Commission has reviewed the application on January 27, 2022 and August 24, 2023 and recommended that it be approved; and

**WHEREAS**, the Board of County Commissioners has reviewed the application at a public meeting held on September 13, 2022 and September 26, 2023 and considered the evidence and testimony presented at the meeting; and

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

1. The proposed PUD modification is consistent with the efficient development and preservation of the entire PUD. No additional uses or development standards (setbacks, height, etc.) are being requested to be changed, thus the proposed request is consistent with the efficient development and preservation of the entire PUD. The proposed amendment will simply add clarification, flexibility and broaden the PUD with regards to Local Resident Housing.
2. The proposed PUD Modification will not affect, in a substantially adverse manner the enjoyment of land abutting upon or across the street from the PUD or the public interest as the use already exists and the amendment merely adds clarity and flexibility and broadens Local Resident Housing.
3. The proposed PUD Modification is not granting a special benefit to any one person, but to the contrary, the proposed amendment will function to permit more local resident housing to the existing and future workforce of Summit County.
4. The proposed PUD modification is in general conformance with the goals, polices/actions and provisions of the Summit County Countywide Comprehensive Plan, the Upper Blue Master Plan

and the Joint Upper Blue Master Plan. Specifically with regards to meeting the Affordable Workforce Housing related goals.

5. The proposed PUD amendment is consistent with all the applicable development standards (i.e. permitted uses, parking, setbacks, height, etc.) that are listed in the PUD and will bring a portion of the existing PUD up to date with current goals, policies and regulations regarding providing affordable workforce housing.
6. The proposed PUD modification is consistent with the County's Rezoning Policies. The proposed PUD amendment will not impact any development constraints, is consistent with the terrain and natural features of the site and is compatible with existing development in the vicinity. Adequate services (water, sewer, access, and electricity) are in place to accommodate the proposed amendment.
7. The proposal is consistent with 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.
8. The proposal is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources because, without limitation: a.) adequate provisions for central water and wastewater treatment is available; b.) legal access exists via a County road; c.) additional site disturbance will be negligible.
9. The applicant has provided evidence of adequate water, sewer, access, utilities and other required infrastructure to serve the intended use.
10. The proposed changes to the PUD Designation will be prepared and suitable for signature by the Chairman upon approval of the requested amendment by the BOCC.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO, THAT** a. Major Amendment to the Continental PUD pertaining to on-site employee housing, compliance with Section 3809 et. seq. of the Development Code and other clean up items to accomplish the foregoing, zoned Continental PUD, Continental Subdivision, Blocks A-F is hereby approved.

**ADOPTED THIS 26TH DAY OF SEPTEMBER 2023.**

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

*Elizabeth Lawrence*

Elizabeth Lawrence Chair of the BOCC

**ATTEST:**

*Taryn Power*  
Taryn Power, Clerk & Recorder

