

RESOLUTION NO. 2024-42

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

A RESOLUTION APPROVING PLANNING CASE #PLN24-033, MINOR AMENDMENT TO THE ASPEN SPRINGS PUD TO EXPAND PERMITTED TRAIL, TRAILHEAD, AND PARKING USES AS WELL AS SHELTER/STORAGE USES AND UTILITY FACILITIES LOCATED WITHIN THE BOUNDARIES OF THE PUD ON THE MCDILL PLACER PARCEL, TO LOT 1 ASPEN SPRINGS SUB #1; A 0.9200-ACRE PARCEL ZONED ASPEN SPRINGS PUD. (APPLICANT: Summit County Government, OS&T); AND

WHEREAS, Summit County Government has applied to the Board of County Commissioners for a Minor Amendment to the Aspen Springs PUD to expand permitted trail, trailhead, and parking uses as well as shelter/storage uses and utility facilities located within the boundaries of the PUD on the McDill Placer Parcel, to Lot 1, Aspen Springs Sub #1; and

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

WHEREAS, the Board of County Commissioners has reviewed the application at a public hearing held on June 11, 2024, with public notice as required by law and considered the evidence and testimony presented at the hearing; and

WHEREAS, the Board of County Commissioners finds as follows:

1. The modification is consistent with the efficient development and preservation of the entire PUD due to the public need for additional parking and trailhead usage at the Property. It is appropriate to amend the PUD to expressly provide for enhanced parking use at the property.
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 considering the past development approvals for the PUD and the historical parking use for Quandary Peak on the Property and elsewhere within the PUD. In addition, the adjacent lots are large enough to put any future improvements at a distance from the subject lot.
3. The proposed PUD Modification is not granted solely to confer a special benefit upon any person but to the contrary, the proposed PUD amendment will only facilitate public benefits related to trails, trailheads, and increased communications for emergency response.
4. The proposed PUD modification is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan and the Joint Upper Blue Master Plan elements related to recreation and trails.
5. The proposed PUD modification is consistent with the purpose and intent of the County's Zoning Regulations and the County's rezoning policies due to the fact that no development constraints are present to prohibit the proposed uses, the uses are/can be designed in a manner consistent with the terrain and natural features of the property, and the due to the size of the lots the potential improvements can be viewed as being compatible with existing development in the vicinity.
6. 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 are available for the intended use; b.) legal access exists via a County road; c.) additional site disturbance will be negligible.

7. The proposed PUD modification amendment is not substantial and conforms to the intent and integrity of the original 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 THE COUNTY OF SUMMIT, STATE OF COLORADO, that a minor amendment to the Aspen Springs PUD to expand permitted trail, trailhead, and parking uses as well as shelter/storage uses and utility facilities located within the boundaries of the PUD on the McDill Placer Parcel, to Lot 1 Aspen Springs Sub #1; a 0.9200-acre parcel zoned Aspen Springs PUD, is hereby approved.

ADOPTED THIS 11TH DAY OF JUNE 2024.

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



[Signature]
Tamara Pogue, Chair

ATTEST:

[Signature]
Taryn Power, Clerk & Recorder